

June 5, 2024 - 4:00 PM

Planning Commission Training Session

The Planning Commission Special Training began at 4:00 p.m.

Item I.1. - **4:00 PM - 4:15 PM Software Training for Planning Commission**

Mr. McCarthy conducted the Software Training for all Planning Commission members present.

Organization

Item II.1. - **Call to Order**

Chairman Charlie Goatz called the June Special Called Planning Commission Meeting for the City of Columbia to order at 4:18 p.m. The meeting was held in Council Chambers at City Hall.

Item II.2. - **Roll Call**

Chairman Charlie Goatz called for a verbal roll call. The quorum was established and included the following:

Planning Commission Chairman Charlie Goatz; Planning Commission Member Mayor Chaz Molder; Planning Commission Member James Shannon; Planning Commission Member James Sloan; Planning Commission Member Nancy Williams.

Absent Were: Planning Commission Member Councilman Danny Coleman; and Planning Commission Member Dr. Christa Martin.

Other Attendees: Mr. Robert Archibald, Planner II; Mr. Austin Brass, Assistant City Planner; Mr. Glenn Harper, City Engineer; Mr. Paul Keltner, Director of Development Services; Mr. Tony Massey, City Manager; Mr. Kevin McCarthy, City Planner; Mrs. Sandra Richardson, Recording Secretary; Mrs. Melissa Sanders, Planner I; Mr. Douglas Toney, Assistant City Engineer.

Item II.3. - **Welcome of Visitors/Rules of Conduct**

Chairman Goatz welcomed guests to the meeting. The Chairman discussed the Zoning Ordinance meeting order and the process for speakers to be heard.

Discussion Items

Item III.1. - **Request from Development Services for approval of amendments to the City of Columbia Subdivision Regulations.**

Mr. Douglas Toney gave the details of the amendments to the Subdivision Regulations request. Mr. Gerald Vick, of WES Engineers and Surveyors, asked for clarification on

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the concrete monument. Mr. Toney addressed the clarification concerns in reference to the marker, and the intent of Section 3.1. Mr. Goatz moved to approve the Subdivision Regulations with Mr. Vick's concerns being addressed, and Mr. Shannon seconded. The motion to approve with conditions passed four to zero with Mayor Molder stepping away for a moment.

Item III.2. - Request from Development Services for review and recommendation of updates to the Access Management Ordinance.

Mr. Douglas Toney gave the details of the recommendation of the updates to the Access Management Ordinance. Mr. Goatz asked for clarification, and Mr. Toney gave details. Mr. Goatz moved to approve the recommended changes, and Mr. Shannon seconded. The motion to approve passed five to zero.

Item III.3. - Request from Development Services for approval of amendments to the City of Columbia Engineering Standards and Specifications.

Mr. Douglas Toney gave the details of his report, and he stated that most were corrections, modifications, and revisions. The discussion included the current zoning, no parking, front loaded, block by block changes, formats, easements, and standard right-of-way width. Mr. Gerald Vick, WES Engineers, requested more detailed language on 3.2. His concerns were the negative impact on pedestrian and bicycle movements. TDOT does not exceed 25 feet. In Section 3.10.4, wording changes in Section 4.1.1, concerning swells and stormwater, and 4.2.5 clarified the 100 feet past the survey line/property line. Mr. Toney addressed the concerns. Further discussion included welcoming public recommendation, making suggestions, listening to comments, the processes, the 30-foot change, implementing some of the public suggestions, deletion of minor cross streets, and changing it to minor and major local. Mr. Toney stated that changing from 30 to 25 feet is fine. There may be opportunities to make revisions. Mayor Molder asked if he could keep track of what has been presented to the Planning Commission and what will be presented to the Council in order that they will be aware that the change has happened. Mr. Toney stated yes. Mr. Toney addressed the other concerns. Mr. Goatz moved to approve, with Mr. Sloan seconding. The motion to approve passed five to zero.

Item III.4. - Request from Development Services for review and recommendation of revisions to the Stormwater Ordinance.

Mr. Toney gave the details of the recommendation of revisions to the Stormwater Ordinance. Mr. Goatz moved to approve, followed by a second from Mr. Shannon. The motion to approve passed five to zero.

Item III.5. - Request from Development Services for review and recommendation of amendment to Article 8 of Zoning Ordinance 4400, Administration, Procedures

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and Enforcement, and to Definitions in Article 9, along with various related changes in the Code.

Mr. McCarthy gave the details for the recommendation of amendment to Article 8 of Zoning Ordinance, and Article 9. Mr. Gerald Vick expressed concerns about compliance. Discussion included interpretation of the standards, and PUD. Mr. McCarthy gave clarification of a PUD. Mr. Vick expressed concerns about the need for a clear definition of a major local road. Mr. McCarthy responded. Mr. Toney discussed the classifications. Additional discussion included standards, quality, staff reports, being recorded, procedures for the process requested, analysis of the request, and the impact. Mr. Goatz moved to approve, and Ms. Williams seconded. The motion to approve passed five to zero.

Item III.5. - Proposed Changes

Item III.5. - 2022 Adopted Ordinance

Item III.6. - Request from Development Services for review and recommendation of amendments to Article 4 of Zoning Ordinance 4400, Building, Lot & Building Site Standards, and Definitions in Article 9, along with various related changes to the Ordinance.

Mr. McCarthy presented amendments to Article 4 of the Zoning Ordinance. Mr. Gerald Vick shared concerns with the CD-3 section limiting alley loaded lots to 50 percent, reducing the density of the developments, and he explained his request to keep the density. He also has concerns on the CD-4 about the infill density, and the detached dwellings with the garages in the rear. Dale McAllister, 108 North Hardin Drive, was concerned that six hundred is small for an accessory dwelling, and he would like to see two family homes not three. Mr. Barry Bradford, 106 North Hardin Drive, expressed concerns about density, and Air bnb. Ms. Betsy Dempsey, 104 1/2 N Hardin Drive, expressed the same concerns as Mr. Bradford, and Mr. McAllister, and she doesn't see how the road can support townhouses. Mr. Drew Smith, 6148 Lee Hwy, Chattanooga, questioned 4.3.8A and B commercial buildings in a PUD, possible typo or intent. He wanted to make sure staff wasn't eliminating commercial buildings as a primary building type. Mr. McCarthy discussed Article 8 and 9. Discussion included special case scenario, CMU block, undue hardship, small percentage, and foundation. Mr. McCarthy led the discussion on item 3, Article 4: Building Site Standards. Further discussion included CD-4, CD-4C, the block perimeter, CD-3, rear loading, character, requirements, moving section number three, recommendations, requests, lot sizes, and lot widths. Mr. Vick expressed concerns about the buffer standards. Additional discussion included the buffers, the intent, townhomes, single family homes, changing the character of one lot, block face, character district, glazing, principal layering, screening, parking, interpretation, frontage, principal arterial clarification, garage side entry, there are no limits in the zoning ordinance right now, the restrictions, violating, principal structure, Air bnb, establishing standards where you don't have one, parking, discretion, table

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contradicting, reformatting the document, and ADU clarification. Mr. Goatz moved to approve subject to striking item three, number eight adding the buffer to match CD-4C's 25- foot buffer, correcting the typo from per acre to per lot, item 28 clarification of accessory dwelling unit being on one per acre and it should be on one per lot. Mr. Shannon seconded the motion. Mr. McCarthy asked if there is a motion to replace the minimal area of the townhomes with the minimum buffer Table 4.3.1. has the standards but right now we have a one acre minimum. Mr. McCarthy asked if it needed to be struck and added to 4.3.11. Mr. Goatz stated yes that needs to be integrated in there. The motion to approve passed five to zero.

Chairperson Goatz called for a five-minute break. Mayor Molder inquired about the remaining items. Mr. Goatz stated that there were a few remaining items. Mr. McCarthy confirmed with clarification of the remaining items.

The meeting resumed.

Item III.6. - Proposed Changes

Item III.6. - 2022 Adopted Ordinance

Item III.7. - Request from Development Services for review and recommendation of amendments to Article 5 of Zoning Ordinance 4400, Development Parcel Standards, and Definitions in Article 9, along with various related changes to the Ordinance.

Mr. McCarthy gave the details of Article 5: Mr. Gerald Vick, WES Engineers & Surveyors, shared his concerns on Table 5.1.10, 50% reduction of large multi-families being allowed in CD-5, and the CD-5C is kind of the core, making it more dense. Justin Goavec asked for clarification on 5.2.4 about the bicycle accommodation on the total length of the bicycle network. Item number 5 is the elimination of the Live/Work building type as an option for non-residential requirements. Mr. McCarthy gave the clarification. Mr. Sloan inquired about the Arts District. Mr. McCarthy gave the clarifications. Mr. Vick stated that he understood, but he hated to see the reduction. Mr. Toney gave the details of the intent. Discussion included a dedicated shared path. Mr. Drew Smith clarified that Honey Farm was just an example. Mr. Goatz moved to approve with Mr. Shannon seconding. The motion to approve passed five to zero.

Item III.7. - Proposed Changes

Item III.7. - 2022 Adopted Ordinance

Item III.8. - Request from Development Services for review and recommendation of amendments to Article 6 of Zoning Ordinance 4400, Supplemental Standards, including Floodplain Protection, and Definitions in Article 9, along with various related changes to the Ordinance.

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Mr. McCarthy gave the details of the report. Mr. Goatz moved to approve with Mr. Shannon seconding. The motion to approve passed five to zero.

Item III.8. - Proposed Changes

Item III.8. - 2022 Adopted Ordinance

Item III.9. - Request from Development Services for review and recommendation of Fee Schedule updates.

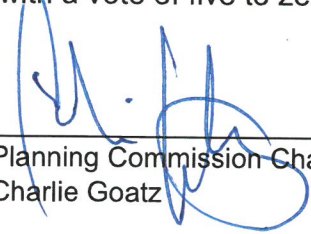
Mr. McCarthy gave the details of the Fee Schedule updates report. Discussion included item number six, signs. Mr. Goatz moved to approve and Ms. Williams seconded. The motion to approve passed five to zero.

Other Business

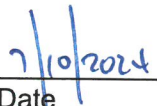
There was no other business to discuss.

Adjournment

Mr. Goatz moved to adjourn with Mr. Shannon seconding. The motion to adjourn passed with a vote of five to zero at 8:10 p.m.



Planning Commission Chairman,
Charlie Goatz



Date