

City of Columbia
MUNICIPAL PLANNING COMMISSION
JANUARY 17, 2018

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER:

Chairman Bryant called the January Planning Commission meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in the Council Chambers at City Hall.

ROLL CALL:

Quorum present and included the following:

Present were: Mayor Dean Dickey
Mr. Randy McBroom
Councilman Mark King
Mr. Wesley Bryant

Absent were: Dr. Rose McClain
Mr. Andy Wilhoite
Mr. Ray Pace

Other attendees: Mr. Tony Massey, City Manager
Mr. Paul Keltner, Development Services Director
Mr. Glenn Harper, City Engineer
Mr. Joren Dunnivant, City Planner
Mrs. Melissa Sanders, Secretary

APPROVAL OF MINUTES:

The December meeting minutes were presented for approval. Councilman King made the motion to approve with Mr. McBroom seconding the motion. Motion to approve passed four to zero.

REVIEW OF BONDS:

Mr. Harper stated all letters of credit are in order.

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated *Connect Columbia* was approved for final reading. Also the Theta Pike and Highway 43 rezoning passed first consideration.

City of Columbia
MUNICIPAL PLANNING COMMISSION
JANUARY 17, 2018

Agenda Item #7 was moved by Chairman Bryant for a concerned citizen.

AGENDA ITEM #7

Docket # DP-2017-61/CZ-2017-27

Request from Martin Engineering to rezone and approve a PUD Master Plan for 18.42 acres at the corner of Theta Pike and US 43 Bypass being Tax Map 90B Group B Parcel 48 from GCS (General Commercial Service) to RM-1 (High Density Residential).

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this item falls under the previously approved Comprehensive Plan. He also noted the review of requirements of Section 3.18.7(B) of the *Columbia Zoning Ordinance*. Mr. Harper reported the traffic study results for this request which included turn lanes on Theta Pike and staff would also request a 50 foot left hand turn lane extension on west bound US Highway 43 along with a new controller for the signal cabinet.

Discussion:

Mr. Gary Martin, Martin Engineering, was present to answer questions. He provided information about the proposed builders. Discussion and questions included the proposed single-level elevations, ownership, price point, traffic improvements, HOA, connectivity, square footage, landscaping, phasing, and the surrounding communities. Mr. Martin offered to put a fence up to help prevent through foot traffic into the Greenwood Acres Subdivision. Mr. Farmer, 126 Greenwood Acres Drive, spoke to concerns for lack of privacy, setbacks, and possible trespassing. Mr. Steve Parks, 1101 Nashville Highway, asked about the affects this development would have on his property concerning landscape buffering. Councilman King made the motion to approve subject to Technical Committee comments and the addition of a fence on the property line from the east bound Polk Place connector street to the southern property line and across the southern property line. Mayor Dickey seconded the motion. Motion to approve passed with a vote of four to zero.

AGENDA ITEM #3

Docket #DP-2017-41

Request from Jason Strain for Multi-Family Site Plan approval of 504 Santa Fe Pike.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval.

Discussion:

Jason Strain was present to answer questions. Mr. McBroom made the motion to approve with Mayor Dickey seconding the motion. Motion passed with a vote of four to zero.

City of Columbia
MUNICIPAL PLANNING COMMISSION
JANUARY 17, 2018

AGENDA ITEM #4

Docket # DP-2017-58

Request from Allen O'Leary for Final Plat and surety approval in the amount of \$55,000 for Honey Farm Phase 2 Section 3 off Queen Bee Drive.

Staff Recommendation:

Mr. Keltner gave an update concerning the deferred agenda item and stated it appears to be compliant with the Preliminary Plat. Staff has received the needed surety.

Discussion:

Mr. Gerald Vick, WES Engineers, was present to answer questions. Mr. McBroom made the motion to approve with Councilman King seconding the motion. Motion passed with a vote of four to zero.

AGENDA ITEM #5

Docket # DP-2017-59

Request from Allen O'Leary for Final plat and Letter of Credit approval in the amount of \$61,000 for Honey Farm Phase 2 Section 4 off Stinger Drive.

Staff Recommendation:

Mr. Keltner gave an update concerning this deferred agenda item and stated the bond has been received.

Discussion:

Mr. Gerald Vick, WES Engineers, was present to answer questions. Councilman King made a motion to approve with Mr. McBroom seconding. Motion passed with a vote of four to zero.

AGENDA ITEM #6

Docket # DP-2017-60

Request from George Vrailas for Multi-Family Site Plan approval of lots 4 and 6 off Lynda Lee Lane.

Staff Recommendation:

Mr. Keltner gave the details of deferred item and stated it was removed for the grading plan. He stated there was additional information at the Commissioners' seats.

City of Columbia
MUNICIPAL PLANNING COMMISSION
JANUARY 17, 2018

Discussion:

Mr. George Vrailas, applicant, and Mr. Chet Rhodes, Rhodes Engineering, were present to answer questions. Discussion included the various development scenarios, the temporary turn around, site layout, elevations, future construction plans, parking, and compliance with regulations. Mr. Keltner asked for clarification concerning the different lot designs and which one is being requested for approval. Mayor Dickey made the motion to deny due to a lack of information. Mr. McBroom seconded. Motion to deny passed with a vote of four to zero.

AGENDA ITEM #8

Docket # DP-2018-01

Request from Dewaal and Associates for Preliminary Plat approval of Colter Place Estates off Baker Road for a total of 144 lots.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the Preliminary Plat matches the master plan and city ordinances.

Discussion:

The Commission discussed the traffic study improvements, the realignment of Columbia Rock and Baker Roads, and critical lots. Councilman King made the motion to approve with Mr. McBroom seconding. Motion passed with a vote of four to zero.

AGENDA ITEM #9

Docket # DP-2018-03

Request from McBroom Construction for Multi-Family Site Plan approval of townhome units on the corner of Caldwell Drive and Danrich Drive.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated that subject to Prescreening comments staff finds this site plan to be compliant.

Discussion:

Mr. Nathan McBroom, McBroom Construction, was present to answer questions and elaborate on his project. Mr. Randy McBroom stated his conflict of interest with this agenda item request. Mayor Dickey asked about the ownership for the townhomes. Councilman King made the motion to approve with Mayor Dickey seconding. Motion passed with a vote of three to one, with Mr. McBroom abstaining.

City of Columbia
MUNICIPAL PLANNING COMMISSION
JANUARY 17, 2018

AGENDA ITEM #10

Docket # DP-2018-02

Request from Cornerstone Construction for Multi-Family Site Plan approval of townhome units off Nowlin Court being Map 89E Group A Parcel 1.15.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated that subject to Prescreening comments this item is in compliance.

Discussion:

Mr. Gerald Vick, WES Engineers, was present to answer questions. Councilman King made the motion to approve with Mayor Dickey seconding. Motion passed with a vote of four to zero.

AGENDA ITEM #11

Docket # DP-2018-04

Request from Martin Engineering for final plat approval of Homestead at Carter's Station Subdivision Section 2 Phase 1A being Map 41 Parcel 15 and sureties in the amount of \$141,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated a plat revision was at the Commissioners' seats. This plat matches the master plan that was previously approved.

Discussion:

Mr. Gary Martin, Martin Engineering, was present to answer questions. Mr. McBroom made the motion to approve with Councilman King seconding. Motion passed with a vote of four to zero.

AGENDA ITEM #12

Docket # DP-2018-05

Request from Martin Engineering for driveway construction approval of Eagle's Ridge at Gholson Hill off Pillow Drive.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated Mr. Harper has provided the Commission with a map showing slope percentages of various ranges that are currently in the city.

City of Columbia
MUNICIPAL PLANNING COMMISSION
JANUARY 17, 2018

Discussion:

Mr. Gary Martin, Martin Engineering, was present to answer questions. Questions included HOA, the private drive, and utilities. Mr. McBroom asked if the Fire Department had any comments. Mr. Matthew Hargrove, 0 Pillow Drive, spoke against the variance. Councilman King made the motion to deny with Mr. McBroom seconding. Motion to deny passed with a vote of three to one with Chairman Bryant voting nay.

AGENDA ITEM #13

Docket # ZA-2018-01

Request from City Council to review with recommendation on Mobile Vending standards.

Discussion:

Mayor Dickey made the motion to defer with Mr. McBroom seconding. Motion to defer passed with a vote of four to zero.

AGENDA ITEM #14

OTHER BUSINESS:

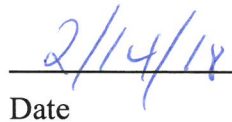
No other business was presented.

ADJOURNMENT:

Councilman King made the motion to adjourn with Mr. McBroom seconding. Meeting adjourned at 5:50 p.m. with a unanimous vote of four to zero.



Planning Commission Chairman



Date