

City of Columbia
MUNICIPAL PLANNING COMMISSION
FEBRUARY 14, 2018

REGULAR MEETING OF THE PLANNING COMMISSION
CALL TO ORDER:

Chairman Bryant called the February 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. Charlie Goatz
Mr. Wesley Bryant
Mr. Ray Pace

Absent were: Dr. Rose McClain
Councilman King
~~Mr. Andy Wilhoite~~

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

APPROVAL OF MINUTES:

The January 10, 2018 minutes were presented for approval. Mr. Pace made the motion to approve with Mayor Dickey seconding the motion. Motion to approve passed five to zero. Next, the January 17, 2018 meeting minutes were presented. Mr. Bryant stated the word "extension" was to be added between "lane" and "on" to the minutes in Item 7 under staff recommendation. Mayor Dickey made the motion to approve as amended with Mr. McBroom seconding the motion. Motion to approve the January 17th meeting minutes as amended passed with a vote of five to zero.

REVIEW OF BONDS:

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

City of Columbia
MUNICIPAL PLANNING COMMISSION
FEBRUARY 14, 2018

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated text amendments for outdoor recreation parking, security living units, and *Connect Columbia* was approved for final reading. Also the Theta Pike and Highway 43 rezoning passed first consideration. Mr. Bryant asked if the stub road that will be developed with the Polk Place development is planned to be private or public.

Agenda Item #3 was moved by Chairman Bryant to the end of the agenda.

AGENDA ITEM #4

Docket # DP-2018-08

Request from Reynolds Baldwin for multi-family site plan approval of Bear Creek Commons off Lasea Road and Bear Creek Pike being Tax Map 73 Parcel 51.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the traffic study corrections and revised site plan information has not been reviewed or completed.

Discussion:

Mr. John Gordon, Reynolds Baldwin, was present to answer questions. Discussion included the Technical Committee comments being addressed, the status of the traffic study, the road improvements identified to date, and the new Access Management Ordinance, phasing and amenities, and the topography. Mayor Dickey made the motion to defer with Mr. McBroom seconding. Motion to defer passed with a vote of four to one with Mr. Pace voting nay.

AGENDA ITEM #5

Docket #DP-2018-06/ CZ-2018-01/LP-2018-01

Request from Cornerstone Construction to rezone with Master Plan approval and amend the Comprehensive Plan for property at Tindell Lane and Williamsport Pike, being Tax Map 87 Parcel 6.02 from RS-10 to MRC-PUD.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this item falls under the previous Comprehensive Plan and also pointed out the review of Articles 3.19.6 and 3.18.7(B) of the *Columbia Zoning Ordinance*.

Discussion:

City of Columbia
MUNICIPAL PLANNING COMMISSION
FEBRUARY 14, 2018

Mr. Gerald Vick was present to answer questions. Discussion and questions included the changes between the previous Comprehensive Plan and Connect Columbia, landscaping, architectural review, canopy elevations, and the site layout.

Mr. McBroom made the motion to defer with Mr. Goatz seconding the motion. Motion to defer passed with a vote of five to zero.

AGENDA ITEM #6

Docket # DP-2018-07

Request from TSquare Engineering for final plat approval with a surety amount of \$40,000 for Honey Farm Townhomes being Phase 2 Section 2 of Tax Map 51 Parcel 58.02.

Staff Recommendation:

Chairman Bryant informed the Commission of an amended plat that was received. Mr. Keltner gave the details of the staff report and stated the differences from the Master Plan and previously submitted final plat.

Discussion:

Mr. Blake Turner, TSquare Engineering, was present to answer questions. Mayor Dickey asked about the garages. Mr. McBroom made the motion to approve subject to comments. Mayor Dickey seconded the motion. Motion passed with a vote of five to zero.

AGENDA ITEM #3

Docket # ZA-2018-01

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

Staff Recommendation:

Chairman Bryant informed Commissioners of the history concerning this deferred agenda item. Mr. Keltner stated he included a comparison matrix concerning other cities regulations on mobile vending.

Discussion:

Mr. Bryant asked the Mayor and Mr. Keltner what comments City Council made for the Commission to review. Mr. Keltner stated this originally went to Council combined with other text amendment requests. The Commission discussed getting regulations in place for this need. Mr. Keltner stated the difficulty of on-street parking. Mr. McBroom made a motion to approve the addition of matrix comparative information with the original recommendation. Mr. Pace seconded the motion. Motion passed with a vote of four to one, with Mr. Bryant voting nay.

City of Columbia
MUNICIPAL PLANNING COMMISSION
FEBRUARY 14, 2018

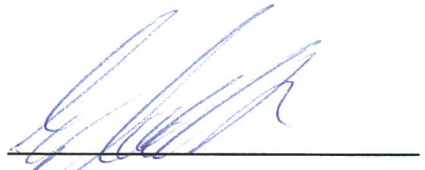
AGENDA ITEM #7

OTHER BUSINESS:

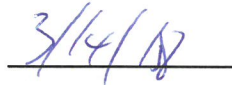
In other business, Mr. McBroom asked about signage violations. Mr. Pace asked about the Bear Creek apartments' traffic study and the Arden Village condos. Mr. Bryant spoke about the Maury County Public School Redistricting Committee and Columbia's growth.

ADJOURNMENT:

Mr. McBroom made the motion to adjourn with Mr. Pace seconding. Meeting adjourned at 4:50 p.m. with a unanimous vote of five to zero.



Planning Commission Chairman



Date