

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
**MARCH 14, 2018**

**PUBLIC HEARING:**  
**COMPREHENSIVE PLAN AMENDMENT**

**CALL TO ORDER:**

Chairman Wesley Bryant called the Public Hearing for the Comprehensive Plan Amendment to order at 4:00 p.m.

**ROLL CALL:**

Quorum present and included the following:

Present were: Mr. Ray Pace  
Mr. Wesley Bryant  
Mr. Charlie Goatz  
Mr. Randy McBroom  
Dr. Rose McClain

Absent were: Mayor Dean Dickey  
Councilman King

Other attendees: Mr. Paul Keltner, Development Services Director  
Mr. Douglas Toney, Staff Engineer  
Mrs. Melissa Sanders, Secretary

**AGENDA ITEM #1**

**Docket #AN-2018-01/CZ-2018-02/LP-2018-02**

**Public Hearing for a Comprehensive Plan Amendment to designate a portion of Tax Map 41 Parcel 46.01 being 54.17 acres from Rural Countryside to Suburban Neighborhood.**

**Discussion:**

This item was removed by the applicant. No one came forward with comments.

**ADJOURNMENT OF THE PUBLIC HEARING**

Mr. Pace made the motion to adjourn the Public Hearing. Mr. McBroom seconded the motion. Motion to adjourn passed with a vote of five to zero. The Public Hearing adjourned at 4:01 p.m.

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**REGULAR MEETING OF THE PLANNING COMMISSION**

**CALL TO ORDER:**

Chairman Bryant called the March Planning Commission meeting for the City of Columbia to order at 4:02 p.m. The meeting was held in the Council Chambers at City Hall.

**ROLL CALL:**

Quorum present and included the following:

Present were:   Mr. Ray Pace  
                      Mr. Wesley Bryant  
                      Mr. Charlie Goatz  
                      Mr. Randy McBroom  
                      Dr. Rose McClain

Absent were:     Mayor Dean Dickey  
                      Councilman King

Other attendees: Mr. Paul Keltner, Development Services Director  
                      Mr. Douglas Toney, Staff Engineer  
                      Mrs. Melissa Sanders, Secretary

**APPROVAL OF MINUTES:**

The February minutes were presented for approval. Chairman Bryant stated changes to the minutes concerning members in attendance. Mr. Goatz made the motion to approve the minutes as amended with Mr. McBroom seconding the motion. Motion to approve as amended passed five to zero.

**REVIEW OF BONDS:**

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

**OFFICIAL COMMUNICATIONS:**

Mr. Keltner stated the rezoning request at Polk Place on US 43 and Theta Pike was approved for final reading and the regulations for mobile vending passed on first consideration.

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**AGENDA ITEM #3**

**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 for this deferred item and stated it to be compliant subject to any Technical Committee comments.

**Discussion:**

Mr. Gerald Vick was present to answer questions. Mr. McBroom made the motion to approve with Mr. Pace seconding the motion. Motion passed with a vote of five to zero.

**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 for this deferred agenda item and stated it is acceptable subject to the traffic study improvements plan.

**Discussion:**

Mr. John Gordon, Wiser Consultants, was present to answer questions. Discussion included items for improvement from the traffic study, access management planning, and addressing sinkholes. Mr. Pace made the motion to approve with Mr. McBroom seconding. Motion to approve passed with a vote of five to zero.

**AGENDA ITEM #5**

**Docket # AN-2018-01/CZ-2018-02/LP-2018-02**

**Request from Gary Martin to annex with plan of services and zone a 54.17 acre portion of Tax Map 41 Parcel 46.01 off Frye Road with a Comprehensive Plan amendment from Rural Countryside to Suburban Neighborhood to allow an R-6 zoning.**

**Staff Recommendation:**

Mr. Keltner stated this item was removed by the applicant.

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**AGENDA ITEM #6**

**Docket # DP-2018-13**

**Request from McBroom Construction for final site development plan approval at Tax Map 51 Parcel 4.04 adjacent to 2482 Nashville Highway.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report.

**Discussion:**

Mr. Keltner stated the temporary turn around radius was noted to be amended and increased to 45' or submitted with an alternate design from the Subdivision Regulations; therefore, any approval would need to be subject to that correction. Mr. Bryant stated Mr. McBroom would need to abstain. Mr. Goatz also said he would need to abstain. Dr. McClain made the motion to approve. Mr. Pace seconded the motion. Motion passed with a vote of three to two, with Mr. McBroom and Mr. Goatz abstaining.

**AGENDA ITEM #7**

**Docket # DP-2018-11**

**Request from George Vrailas for multi-family site plan approval of lots 4 and 6 off Lynda Lee Lane being Tax Map 113L Group A Parcels 4 and 6.**

**Staff Recommendation:**

Mr. Keltner stated the Commission had seen this request before and gave the details to the staff report concerning this item.

**Discussion:**

Mr. Chet Rhodes, Rhodes Engineering, was present to answer questions. Mr. Bryant asked if this proposal conformed to City regulations. Mr. Pace asked about elevations. Mr. McBroom asked about fencing and landscaping. Mr. Pace made a motion to approve with Dr. McClain seconding the motion. Motion passed with a vote of five to zero.

**AGENDA ITEM #8**

**Docket # DP-2018-12**

**Request from Martin Engineering and Surveying for preliminary plat approval of Section 2 Phase 2 of Homestead at Carter's Station Subdivision.**

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**Staff Recommendation:**

Mr. Keltner gave the details of the staff report and stated the roads had shifted slightly as compared to the Master Plan. He also stated this plat approval is compliant subject to Technical Committee comments.

**Discussion:**

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

**AGENDA ITEM #9**

**Docket # DP-2018-09**

**Request from Gordon Thomas for an exception to the Access Management Plan on property at 6006 Trotwood Avenue.**

**Staff Recommendation:**

Mr. Keltner gave the details for this Access Management Plan exception request as it is the first one since the ordinance was adopted. He pointed out what to look for when a request is presented to the Commission. Staff finds the access location to be acceptable and compliant with the criteria of the exception.

**Discussion:**

Mr. John Dewaal, Dewaal & Associates, was present to answer questions. Mr. Bryant asked about the proposed development. Discussion included access points available for the development that were researched, access easements available with adjoining developments, right of way and any traffic study. Mr. McBroom made the motion to approve with Mr. Goatz seconding the motion. Motion passed with a vote of four to one, with Mr. Pace voting nay.

**AGENDA ITEM #10**

**Docket # DP-2018-15**

**Request from Aaron Whitaker for final site development plan approval of 2563 Nashville Highway.**

**Staff Recommendation:**

Mr. Keltner said this item was previously seen by the Commission as the Best Sellers PUD. He gave the details of the staff report and based on comments and the updated version of the elevation, staff finds the plan to be substantially compliant with the Master Plan.

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**Discussion:**

Mr. McBroom asked if this item would be sent to the Architectural Design Review Team for approval. Mr. Keltner pointed out the landscaping for the plan. Mr. Pace made the motion to approve with Mr. McBroom seconding the motion. Motion to approve passed with a vote of five to zero.

**AGENDA ITEM #11**

**Docket # DP-2018-14**

**Request from McBroom Construction for preliminary plat approval at Tax Map 75I Group C Parcel 10 off Caldwell Drive.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report and stated the plat is compliant to the site plan previously approved in January and still governed by all items previously approved.

**Discussion:**

Mr. Pace made a motion to approve with Dr. McClain seconding the motion. Motion passed with a vote of three to two, with Mr. Goatz and Mr. McBroom abstaining.

**AGENDA ITEM #12**

**Docket # DP-2018-10**

**Request from James Webb for multi-family site plan approval on property being Tax Map 88N Group A Parcel 8 adjacent to 1688 Hampshire Pike.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report and subject to the Technical Committee comments staff finds the plan to be compliant. Staff does feel like the structures on the corridor could use a little different building elevation.

**Discussion:**

Mr. James Webb was present to answer questions. Discussion included the previously approved neighboring multi-family development, the entrance being a drive or road, street lighting, and elevations and materials. Mr. Webb stated the two structures in the front of the development will be improved to look like two front elevations. Mr. Pace made the motion to approve with the amendment to staff recommendation that the front facing structures have brick up to the windows and the corners be blocked to the roofline. Dr. McClain seconded the motion. Motion passed with a vote of five to zero.

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**AGENDA ITEM #13**

**Docket # DP-2018-16**

**Request from Sawyer Land Surveying for preliminary plat approval of Lytle Creek Subdivision Section One off Potter Drive.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report and finds the plat to be compliant subject to Technical Committee comments.

**Discussion:**

Mr. Mark Sawyer, 2232 Dr. Robertson Rd., was present to answer questions. Mr. Pace made a motion to approve with Dr. McClain seconding the motion. Motion passed with a vote of five to zero.

**AGENDA ITEM #14**

**Docket # DP-2018-17**

**Request from T-Square Engineering for final site plan approval of 2544 Nashville Highway.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report and stated staff would like the pylon removed, questioned the painting of the CMU block material, and to request more landscaping around the boundary.

**Discussion:**

Mr. Steve Howell was present to answer questions. He stated Mr. Turner, T-Square Engineering, had to leave for another meeting. Also, the owner would like to keep the pylon and alter it to meet code. Mr. Bryant asked about painted versus pigmented block. Mr. Goatz asked about the proposed location. Mr. Toney stated it was requested to have the northern cross access easement stub out to the property line. Dr. McClain made the motion to approve with staff recommendations that include the removal of the abandoned pylon, or reduction of height of the pylon with elimination of the current free standing sign in order to meet current code, the pigmentation of block, additional landscaping, and the extension of the cross-access easement to stub to the northern property line. Mr. Pace seconded the motion. Motion to approve passed with a vote of five to zero.

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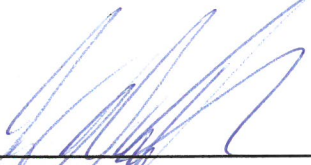
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**OTHER BUSINESS:**

In other business, Mr. Bryant asked about a safety audit on Trotwood Avenue for traffic concerns near the proposed development at 6006 Trotwood Avenue running south to Ridley Park. Mr. Keltner stated that staff could make a request to the state. Mr. Pace asked about the Morgan Meadows Subdivision development. Mr. McBroom asked about parking regulation requirements.

**ADJOURNMENT:**

Mr. McBroom made the motion to adjourn with Dr. McClain seconding. Meeting adjourned at 5:08 p.m. with a unanimous vote of five to zero.

  
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Planning Commission Chairman

  
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Date