

City of Columbia
MUNICIPAL PLANNING COMMISSION
APRIL 11, 2018

CALL TO ORDER:

Chairman Bryant called the April 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:

All present and included the following:

Present were: Mr. Ray Pace
 Mr. Wesley Bryant
 Mr. Charlie Goatz
 Mr. Randy McBroom
 Dr. Rose McClain
 Mayor Dean Dickey
 Councilman King

Other attendees: Mr. Paul Keltner, Development Services Director
 Mr. Glenn Harper, City Engineer
 Mrs. Melissa Sanders, Secretary

APPROVAL OF MINUTES:

The March minutes were presented for approval. Mayor Dickey made the motion to approve the minutes with Dr. McClain seconding the motion. Motion to approve passed seven to zero.

REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated that Polk Place on US 43 and Theta Pike received final approval, and the ordinance for mobile vending passed on first reading.

AGENDA ITEM #3

Docket #DP-2018-23

Request from GKD Properties for driveway access exception for a new commercial development at 913 Nashville Highway being Tax Map 90G Group B Parcel 1.00

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Staff Recommendation:

Mr. Harper gave the details of the staff report for this request and stated it to be compliant with the Access Management Ordinance exception application requirements.

Discussion:

Mr. Pace made the motion to approve with Dr. McClain seconding the motion. Motion passed with a vote of seven to zero.

AGENDA ITEM #4

Docket # DP-2018-19

Request from Batson and Associates for final site plan approval of 13 live/work units in Arden Village Subdivision being Tax Map 51 Parcel 2.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report for this agenda item.

Discussion:

Mr. Gary Batson, Batson & Associates, was present to answer questions. Discussion included the mixed use of commercial and residential, if any approval is needed from the Architectural Design Review Team, the standard length of parking stalls, and height limitations. Mr. McBroom made the motion to approve with Councilman King seconding. Motion to approve passed with a vote of seven to zero.

AGENDA ITEM #5

Docket #DP-2018-18

Request from Tripp Smith for driveway access exception for a new commercial development at 507 South James Campbell Boulevard being Tax Map 113C Group C Parcels 10.00 and 9.00.

Staff Recommendation:

Mr. Harper stated staff supports this item request for an Access Management exception.

Discussion:

Mr. Goatz stated he would need to abstain from this request. Mr. Pace made the motion to approve with Dr. McClain seconding. Motion to approve passed with a vote of six to one, with Mr. Goatz abstaining.

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AGENDA ITEM #6

Docket # DP-2018-24

Request from Martin Engineering for preliminary plat of Polk Place townhome development off Theta Pike being Tax Map 90B Group B Parcel 48.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this Preliminary Plat does match the Master Plan, and subject to Technical Committee comments is compliant to City policies.

Discussion:

Mr. Gary Martin, Martin Engineering, was present to answer questions. Discussion included the street connectivity to adjoining properties, the status of being a private or public road, through traffic, any future traffic study for Theta Pike, any needed enforcement for private streets, safety concerns, and lack of Technical Committee comments from the Maury County Public Schools. Mayor Dickey made the motion to defer. Councilman King requested a letter from the Mayor be drafted to invite the Director of Schools and County Mayor to attend the next Planning Commission meeting. The Commission discussed who should receive the letter. Mr. Pace seconded the motion. The motion to defer failed with a vote of three to four, with Councilman King, Mr. Goatz, Mr. McBroom and Mr. Bryant voting nay. Councilman King made the motion to approve with Mr. McBroom seconding. Motion to approve passed with a vote of four to three, with Dr. McClain, Mr. Pace and Mayor Dickey voting nay.

AGENDA ITEM #7

Docket # DP-2018-22

Request from Preston Ayer for driveway access exception for a new commercial building off Tom Hitch Parkway being Tax Map 114 Parcels 18.14, 18.15, and 18.16.

Staff Recommendation:

Mr. Keltner gave the details of the agenda item request. Mr. Harper stated the exception request is acceptable.

Discussion:

Councilman King made a motion to approve with Mayor Dickey seconding the motion. Motion passed with a vote of seven to zero.

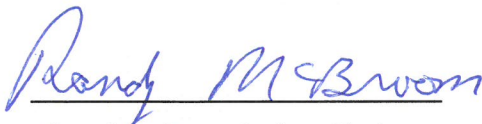
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OTHER BUSINESS:

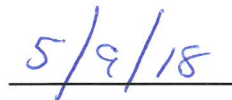
In other business, Councilman King asked what was needed to start the process in issuing any letters to officials who may address school issues for development approval requests. Mr. Keltner stated a request from the Commission could be made to anyone or perhaps make MCPS comments a required item upon submittal. Mayor Dickey asked if their legal council would be the one to receive the letter. Mr. Keltner stated the time to address any lack of comments would be at the annexation and zoning/rezoning request. It was decided that Mr. Bryant would draft a letter as Planning Commission Chairman and address it to Maury County Mayor Norman, MCPS Director Marczak, and the Maury County School Board Chairperson, and also copied to Maury County Commission and Maury County School Board Council, requesting their presence at the May Planning Commission meeting. Also in other business, Mr. Keltner asked the Commission if they wanted to continue to see the Access Management exception requests if both the applicant and staff are in agreeance. The Commission requested to continue to see these items.

ADJOURNMENT:

Dr. McClain made the motion to adjourn with Councilman King seconding.
Meeting adjourned at 5:09 p.m. with a unanimous vote of seven to zero.



Planning Commission Chairman



Date