

City of Columbia
MUNICIPAL PLANNING COMMISSION
MAY 9, 2018

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PUBLIC HEARING:
COMPREHENSIVE PLAN AMENDMENT

CALL TO ORDER:

Vice-Chairman Randy McBroom called the Public Hearing for the May Planning Commission meeting of 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: Mr. Ray Pace
Mr. Charlie Goatz
Mr. Randy McBroom
Mayor Dean Dickey

Absent were: Dr. Rose McClain
Councilman King
Mr. Wesley Bryant

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

AGENDA ITEM #1

Docket #AN-2018-03/CZ-2018-05/DP-2018-26/LP-2018-03

Public Hearing for a Comprehensive Plan Amendment to designate Tax Map 42 Parcel 24.04 being a four acre tract of land from Suburban Neighborhood to Suburban Corridor.

Discussion:

Mr. Keltner gave the details concerning this agenda item request. Mr. Tom Peck, 2759 Carters Creek Station Road, spoke to the Commission concerning private deed restrictions that were established with the land auction in 1979 and the zoning designation allowing retail use. Jamie and Hunter Johnson, 2751 Carters Creek Station Road, spoke about the zoning classification, strategic planning, traffic studies and infrastructure, and building material restrictions. Mr. Harris Sorenson, 2422 Soule Drive, commented on sewer services, utility disruptions, driveway access, and the possibility of a change of use from residential. He also presented

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pictures of his home and where the sewer manhole is in relation to his property. Pete and Betty Henry, 2418 Duxbury Drive, had concerns of their driveway being blocked with sewer infrastructure work, and drainage and mosquito issues with the nearby creek.

AGENDA ITEM #2

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:

Mr. Keltner stated that although this item was removed a public hearing would still be conducted to allow anyone an opportunity to speak concerning this request. Ms. Lisa Whacker, 1612 Frye Road, was curious why the item was withdrawn but wanted to state her concerns over the loss of a rural setting and traffic impact. Mr. Nelson Crowe, developer, stated the reason for this item being withdrawn was to have more time to develop the plan to present to the Commission.

ADJOURNMENT OF THE PUBLIC HEARING

Mr. McBroom closed the public hearing at 4:16 p.m.

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER:

Vice-Chairman Randy McBroom called the May Planning Commission meeting for the City of Columbia to order at 4:17 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. Charlie Goatz
 Mr. Randy McBroom
 Mayor Dean Dickey

Absent were: Dr. Rose McClain
 Mr. Wesley Bryant
 Councilman King

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

APPROVAL OF MINUTES:

The April minutes were presented for approval. Mr. Goatz made the motion to approve the minutes with Mayor Dickey seconding the motion. Motion to approve passed four to zero.

REVIEW OF BONDS:

Mr. Harper stated all letters of credit are in order. Mr. Harper also stated the two final plats on the agenda would need to include a Letter of Credit with any approval.

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated that Council approved second consideration for the comprehensive plan change Tindell Lane and Williamsport Pike.

AGENDA ITEM #3

Docket #DP-2018-28

Request from Martin Engineering for final plat approval for Section 2 Phase 1B of Homestead at Carter's Station Subdivision.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated subject to Technical Committee comments, this plat is compliant with City regulations. Mr. Harper stated this approval will need to include a Letter of Credit in the amount of \$65,000.

Discussion:

Mr. McBroom questioned the setbacks for this final plat and wanted to confirm the additional building standards. He also questioned the building materials approved with the Master Plan. Mr. Pace made the motion to approve with Mr. Goatz seconding the motion. Motion passed with a vote of four to zero.

AGENDA ITEM #4

Docket # DP-2018-27

Request from H & S Capital Management to vacate right of way off Alpine Drive with property lot consolidation.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the Technical Committee comments were addressed with a corrected plat resubmitted May 8, 2018. Therefore, the plat would be compliant with regulations subject to those comments.

Discussion:

No one was present to answer questions. Discussion included the combining of lots along with the development of existing lots proposed with this plat, the sewer connection, and making future property owners aware of the private drive maintenance. Mr. Pace made the motion to approve with Mr. McBroom seconding. Motion to approve passed with a vote of four to zero.

AGENDA ITEM #5

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

Request from Gary Martin to annex with a 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 for allowance of an RS-10 zoning.

Discussion:

Mr. McBroom stated this item was removed.

AGENDA ITEM #6

Docket # CZ-2018-06

Request from Larry Anderson to rezone 17.83 acres off West Burt Drive being Tax Map 75 Parcel 35 from R-20 to R-10.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this rezoning request is supported by the Comprehensive Plan.

Discussion:

Mr. Charles Garner, 202 W. Burt Drive, asked about the developer's intentions for the property, sewer service, the number of entrances to the proposed development, the timeline for building, if this would be considered spot zoning, and also who would benefit with this rezoning approval and also price points for the future homes. Mr. Larry Anderson was present to answer questions. Mr. McBroom asked about the type of homes to be constructed. Mr. Anderson stated the homes would be hardy board houses with a price point of \$200,000 - \$250,000. Mr. McBroom asked about duplexes and if Mr. Anderson had a problem with an "RS" zoning district to only allow single family homes. Mr. Garner asked about landscaping buffering and setbacks. Mr. Keltner stated landscaping is not required for

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traditional zoning. Mr. Pace made the motion to approve the rezoning to allow RS-10 zoning for single family residential only. Mr. McBroom seconded the motion. Motion to approve the rezoning to RS-10 passed with a vote of four to zero.

AGENDA ITEM #7

Docket # CZ-2018-07

Request from Columbia Marketplace to rezone 4.6 acres on the corner of Santa Fe Pike and James Campbell North being Tax Map 89L Group G Parcel 1 and 2 from IR (Industrial) to MCD (Mixed Commercial).

Staff Recommendation:

Mr. Keltner gave the details of the staff report for the rezoning request and stated this is compliant with the Comprehensive Plan. Site compliance will be reviewed at the time of any building permit application.

Discussion:

Mr. Darrell Lynn, proposed owner, was present to answer questions. Mayor Dickey made the motion to approve with Mr. Goatz seconding the motion. Motion passed with a vote of four to zero.

AGENDA ITEM #8

Docket # AN-2018-03/CZ-2018-05/DP-2018-26/LP-2018-03

Request from Martin Engineering to annex and zone 4 acres with a plan of services being Tax Map 42 Parcel 24.04 to CRS-PUD (Commercial/Residential) amending the Comprehensive Plan from Suburban Neighborhood to Suburban Corridor. A master plan including Tax Map 42 Parcel 27 combined with Parcel 24.04 for an overall project of 16.24 acres is also being requested for review and recommendation.

Staff Recommendation:

Mr. Keltner restated the agenda item components to clarify all requests. He also stated the review of Articles 3.19.6 and 3.18.7(B) of *The Columbia Zoning Ordinance* for this request. This item was heard at the Public Hearing held prior to the regular meeting.

Discussion:

Discussion included any comments from the Maury County Public School System, the discussion of deed restrictions, the previous annexation request, the CRS-PUD zoning designation, the division of property and zonings, the master plan proposed, and landscaping. Mr. Keltner stated deed restrictions are private and not reviewed or enforced by the City. Mr. Gary Martin, Martin Engineering, was present to answer questions. Mr. Tom Peck, 2759 Carters Creek Station Road, asked the Commission to consider only the development of the 12 acre property and not the

4 acre annexation request. Mr. McBroom asked how the private deed restrictions were resolved on the previous case. Mr. Keltner stated this request could be zoned under a different classification and asked if townhomes were against the private deed restrictions. Mr. Hunter Johnson, 2751 Carters Creek Station Road, stated he retained a lawyer to review the deed restrictions during the previous annexation request and was not sure if townhomes would be a violation. He also asked about the commercial zoning, the buildings' views into his yard, a needed fence, and lack of communication with the current developer. Mr. Martin stated the developer was comfortable with their request from a legal standpoint. Mr. Keltner stated the request could be brought back by the applicant with a multi-family zoning classification and a legal opinion reviewing the restrictions to make the Commission more comfortable. Mr. Pace stated even if the zoning classification was changed that the plan itself would be the same. Mayor Dickey made a motion to defer with Mr. Goatz seconding the motion. Motion to defer passed with a vote of four to zero.

AGENDA ITEM #9

Docket # DP-2018-25

Request from Martin Engineering for final plat approval of Grove Park Phase 5.

Staff Recommendation:

Mr. Keltner gave the details of the agenda item request. Mr. Harper stated the request needed to include the approval of a Letter of Credit in the amount of \$102,000.

Discussion:

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

AGENDA ITEM #10

Docket # DP-2018-29

Request from T-Square Engineering for preliminary plat approval of Quail Run Meadows Subdivision off Lasea Road.

Staff Recommendation:

Mr. Keltner gave the details of the agenda item request and stated subject to Technical Committee comments that staff finds the plat to be compliant.

Discussion:

Mr. Tim Turner, TSquare Engineering, was present to answer questions. Discussion included sewer services and road ownership. Mr. Pace made a motion

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to approve with Mr. McBroom seconding the motion. Motion passed with a vote of four to zero.

AGENDA ITEM #11

Docket # ZA-2018-02

Request from City Council to review Columbia Zoning Ordinance 3638 Article 8.5.7 Mobile Vending.

Staff Recommendation:

Mr. Keltner explained the points of discussion for the request from City Council.

Discussion:

Mr. Abe Everett, Abe's BBQ, had concerns over the current ordinance time restrictions, referenced an article from Food Truck Nation, and requested an amendment be drafted to allow food truck owners buying or leasing property establish a stationary business. Ms. Jamie Saunders, 1200 South Garden Street, also had concerns for the four day time period and her business plan highlighting a "food truck of the month". She also stated the State of Tennessee Cottage Law has eliminated the permit for in-home caterers which may increase food truck businesses. After more discussion, Mr. McBroom made the motion to approve with no alterations. Mr. Goatz seconded the motion. Motion passed with a unanimous vote of four to zero.

OTHER BUSINESS:

In other business, Mr. Pace asked about the Commission needing a study session. Mr. Keltner stated all were welcome to the Technical Committee meeting held two weeks prior to the Planning Commission meeting.

ADJOURNMENT:

Mayor Dickey made the motion to adjourn with Mr. McBroom seconding. Meeting adjourned at 5:52 p.m. with a unanimous vote of four to zero.



Planning Commission Chairman



Date

