

City of Columbia
MUNICIPAL PLANNING COMMISSION
JUNE 20, 2018

158

CALL TO ORDER:

Chairman Bryant called the June 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: Mr. Ray Pace
 Mr. Charlie Goatz
 Mr. Randy McBroom
 Mayor Dean Dickey
 Mr. Wesley Bryant
 Councilman King

Absent was: Dr. Rose McClain

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

APPROVAL OF MINUTES:

The May minutes were presented for approval. Mayor Dickey made the motion to approve the minutes with Mr. McBroom seconding the motion. Motion to approve passed six to zero.

REVIEW OF BONDS:

There was one letter of credit to be reviewed for renewal.

AGENDA ITEM #1.A

Docket #LOC-2018-01

Request from Arden Village for Letter of Credit renewal of Arden Village Phase 2 Section 2 for 35 lots in the amount of \$165,000.

City of Columbia
MUNICIPAL PLANNING COMMISSION
JUNE 20, 2018

159

Staff Recommendation:

Mr. Harper gave the details of the staff report and recommended renewal for this letter of credit.

Discussion:

Mr. Pace made the motion to approve the letter of credit renewal. Councilman King seconded the motion. Motion to renew the Letter of Credit passed six to zero.

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated there were three items to report on first reading. Ordinance 4195 was for the right-of-way abandonment on Alpine Dr.; 4196, was for rezoning off West Burt Drive; and then 4197 was for rezoning at 101 James Campbell Blvd. North.

AGENDA ITEM #3

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.

Discussion:

Mr. Keltner asked for this item to be removed for lack of public notice.

AGENDA ITEM #4

Docket # DP-2018-34

Request from Batson and Associates for final site plan approval of lots 209 and 210 being Tax Map 51 Parcel 2.00 between Kingsbury Drive and Arden Village Drive off Nashville Highway.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this plan was approved under the previous zoning ordinance.

Discussion:

Mr. Batson was present to answer questions. Councilman King asked about parking. Mr. Pace made the motion to approve with Mayor Dickey seconding. Motion to approve passed with a vote of six to zero.

City of Columbia
MUNICIPAL PLANNING COMMISSION
JUNE 20, 2018

160

AGENDA ITEM #5

Docket #DP-2018-32

Request from Allen O'Leary for final plat approval of Phase 2 Section 5 of Honey Farm Subdivision with a surety in the amount of \$66,000 being Tax Map 51 Parcel 56.01.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this final plat is compliant with the preliminary plat.

Discussion:

Mr. O'Leary was present to answer questions. Councilman King made the motion to approve with Mr. Goatz seconding. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #6

Docket # DP-2018-33

Request from Allen O'Leary for final plat approval of Phase 2 Section 6 of Honey Farm Subdivision with a surety in the amount of \$49,000 being Tax Map 51 Parcel 56.01.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this is compliant with the preliminary plat.

Discussion:

Mr. O'Leary was present to answer questions. Mr. McBroom noticed the Technical Committee comments from the school system. Councilman King made the motion to approve with Mr. Goatz seconding. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #7

Docket # DP-2018-30

Request from Jacqueline Didur for driveway access exception for a commercial development on Shadybrook Street being Tax Map 100N Group L Parcel 1.09.

Staff Recommendation:

Mr. Harper gave the details of the staff report and recommended approval of the exception.

City of Columbia
MUNICIPAL PLANNING COMMISSION
JUNE 20, 2018

161

Discussion:

Mr. Bobby Lovell was present to answer questions. Mayor Dickey made the motion to approve with Mr. Goatz seconding the motion. Motion passed with a vote of six to zero.

AGENDA ITEM #8

Docket # DP-2018-35

Request from Gary Martin for final plat approval of Section 4 Phase 1A of Homestead at Carters Station Subdivision with a Letter of Credit amount of \$134,000 being Tax Map 41 Parcel 15.00

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this plat will open up a connection to Arden Village Subdivision.

Discussion:

Mr. Gary Martin was present to answer questions. Councilman King made a motion to approve with Mr. Goatz seconding the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #9

Docket # DP-2018-36

Request from Gary Martin for final plat approval of Section 4 Phase 1B of Homestead at Carters Station Subdivision with a Letter of Credit amount of \$120,000 being Tax Map 41 Parcel 15.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this is also a portion of the same preliminary plat as the previous item.

Discussion:

Mr. Gary Martin was present to answer questions. Mr. Pace made a motion to approve with Councilman King seconding the motion. Motion passed with a vote of six to zero.

AGENDA ITEM #10

Docket # DP-2018-31

Request from Daniel Reynolds for driveway access exception for a residential structure on James Campbell North being Tax Map 89L Group B Parcel 37.00.

Staff Recommendation:

Mr. Harper gave the details of the Access Management exception and stated staff supports the request.

Discussion:

Mr. Daniel Reynolds was present to answer questions. Councilman King made a motion to approve with Mr. Goatz seconding the motion. Motion passed with a vote of six to zero.

AGENDA ITEM #11

Docket # DP-2018-37

Request from Fulmer Engineering for multi-family site plan revision of Villages at Bear Creek townhomes being Tax Map 91B Group A Parcel 56.00.

Discussion:

Mr. Keltner stated this item was requested to be removed this month and has already been resubmitted for the July Planning Commission meeting.

AGENDA ITEM #12

Docket # ZA-2018-03

Request from Development Services to amend the Subdivision Regulations removing the allowance of bonds as a form of surety.

Staff Recommendation:

Mr. Keltner and Mr. Harper both spoke concerning the details of this request.

Discussion:

The Commission discussed the difference between bonds and letters of credit, the complexity of a bond, the security of a bond or letter of credit, and the matter of collection. Mayor Dickey made the motion to approve with Mr. McBroom seconded the motion. Motion passed with a vote of five to one, with Mr. Bryant voting nay. After more discussion in *Other Business* and a request from Mr. Goatz to change his vote on this item, Chairman Bryant asked for a request to rescind the previous vote for this matter. Mr. McBroom made the motion to rescind with Councilman King seconding. Motion to rescind the original vote was approved six to zero. Once the previous vote was revoked, Mr. McBroom made the motion to approve the agenda item request. Councilman King seconded the motion. Motion to approve passed with a vote of five to one, with Mr. Goatz abstaining.

City of Columbia
MUNICIPAL PLANNING COMMISSION
JUNE 20, 2018

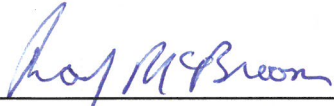
163

OTHER BUSINESS:

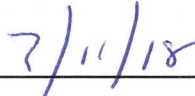
In other business, Mr. Goatz asked to change his vote for agenda item 12. The Commission took the matter back into deliberation. Also discussed were advertising requirements for Planning Commission meetings, a study session to discuss listed projects that have been approved, and also parking requirements for townhomes with consideration of garages.

ADJOURNMENT:

Mr. McBroom made the motion to adjourn with Mr. Goatz seconding. Meeting adjourned at 4:37 p.m. with a unanimous vote of six to zero.



Planning Commission Chairman



Date