

City of Columbia
MUNICIPAL PLANNING COMMISSION
JULY 11, 2018

CALL TO ORDER:

Vice-Chairman Randy McBroom called the July Planning Commission meeting for the City of Columbia to order at 4:03 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
Councilman King

Absent were: Mr. Wesley Bryant
Dr. Rose McClain

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 June minutes were presented for approval. Mr. Goatz made the motion to approve the minutes with Councilman King seconding the motion. Motion to approve the minutes passed five to zero.

REVIEW OF BONDS:

Mr. Harper stated there were two Letters of Credit for renewal.

AGENDA ITEM #1.1

Docket #LOC-2018-02

Request from Nelson Crowe for surety renewal of Homestead at Carters Station Section 1 Phase 1C for \$211,000.

Staff Recommendation:

Mr. Harper gave the details of the staff report and recommended renewal of the Letter of Credit.

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Discussion:

Mr. Goatz made the motion to approve the letter of credit renewal. Councilman King seconded the motion. Motion to renew passed five to zero.

AGENDA ITEM #1.2

Docket #LOC-2018-03

Request from Arlington Heights GP for surety renewal of Arlington Heights Phase 2 Section 1 for \$106,000.

Staff Recommendation:

Mr. Harper gave the details of the staff report and recommended renewal for this Letter of Credit also.

Discussion:

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

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated the Alpine Drive right of way abandonment, the rezoning on West Burt Drive and also at 101 North James Campbell Boulevard all passed at City Council.

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.

Staff Recommendation:

Mr. Keltner gave an update to outline the deferred agenda item details and stated a legal opinion has been received from the applicant concerning the private deed restrictions and is included.

Discussion:

Mr. Tom Peck, 2759 Carters Creek Station Road, stated concerns for legal deed restrictions, the requested zoning, and also questioned the number of certified letters received and the signage posted at the property. Mr. Hunter and Jamie Johnson, 2751 Carters Creek Station Road, asked about the commercial zoning district proposed and how it may allow for future commercial or use changes with a new owner. They also requested access to information online. The Commission

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discussed deed restrictions and the lack of public notice in June creating the need for multiple letters notifying residents. Mr. Keltner stated multiple letters were required due to errors by The Daily Herald and all required notices have been met. Mr. Gary Martin, Martin Engineering, asked what he could have done differently when presenting this item to the Commission for recommendation. Discussion continued about the posted signage, the PUD overlay and the commercial zoning. Mr. Perry Sorenson, 2422 Soule Drive, asked if the four acre tract was needed for sewer access to the development. He expressed concerns for his property being inconvenienced with the disruption from sewer installation. Mr. James Moore, 2424 Hobbit Drive, expressed concerns of sewer installation, stormwater retention, reduced quality of life, and protection of the local creek. Mr. Sorenson requested any sewer access come from Highway 31 to avoid any inconvenience to homeowners. Mr. Keltner pointed out items to review include building materials and rear façade visibility of lots 1 – 16 with a recommendation for an earth berm. Mr. Harper stated all items will have permits through state and local agencies. Mr. Johnson asked if the neighbors are notified for any future changes to the plan. Mr. Jimmy Pantall, 2781 Carters Creek Station Road, stated concerns after seeing Spring Meade development's lack of detention maintenance and landscaping. Mr. Goatz made the motion to deny the request based on the rural aspect of the roadway. Councilman King seconded the motion. Motion to deny failed with a vote of two to three with Mr. Pace, Mr. McBroom, and Mayor Dickey voting nay. Mr. McBroom made the motion to approve the request with the City's recommendations and the amendment that Tax Map 42 Parcel 24.04 be zoned RM1-PUD (High Density Residential). Mr. Sorenson questioned what was public or private for streets and sewer and also his legal rights to enjoy his property and access to his property without sewer installation disruption. He also questioned if the Planning Commission's attentiveness when voting was to the citizens or developers. Mr. Pete Henry, 2418 Duxbury Drive, voiced concerns that construction will make the trees near the greenway unstable. Mr. Goatz seconded the motion to approve with the amendment.

The Planning Commission recessed 5:12 p.m. and reconvened at 5:17 p.m.

Vice Chairman Randy McBroom restated the agenda item request and called for the vote. Motion to approve as amended passed with a vote of four to one, with Councilman King voting nay. Mr. Keltner restated the City Council August meeting dates.

AGENDA ITEM #4

Docket # DP-2018-40

Request from Meritage Homes for PUD Master Plan revision of Taylor Landing (formerly Rivers Edge) subdivision off Theta Pike being Tax Map 90 Parcel 6.01, 7.01, 7.03, 7.06, 7.13, and 7.15 containing 74 acres.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this revised master plan is compliant subject to the Technical Committee comments.

Discussion:

Mr. Jay Easter, Ragan Smith, was present to answer questions. Discussion and questions included the neighboring excluded property, Tax Map 90 Parcel 7.12, the entrance off Theta Pike, the updated traffic study, restriping of pavement, and if Theta Pike is a local or state road. Councilman King made the motion to approve with Mr. Pace seconding. Motion to approve passed with a vote of five to zero.

AGENDA ITEM #5

Docket #DP-2018-39

Request from McBroom Construction for Preliminary Plat approval of Hunter's Glen Section 4, an extension of Alderwood Drive.

Staff Recommendation:

Mr. McBroom announced he had a conflict of interest. Mr. Keltner gave the details of the staff report and stated that subject to the Technical Committee comments, this preliminary plat is compliant with the master plan. A point of discussion is the location of open space. He also asked if the Commission would like him to chair this item.

Discussion:

Mr. Justin Goevac, WES Engineers & Surveyors, was present to answer questions. Councilman King made the motion to approve with Mr. Pace seconding. Motion to approve passed with a vote of four to one, with Mr. McBroom abstaining.

AGENDA ITEM #6

Docket # DP-2018-38

Request from Arlington Heights GP for Final Plat approval of Arlington Heights Subdivision Phase 2 Section 2 extending Willis Way with the surety of \$105,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated that subject to Technical Committee comments, this final plat is compliant with the master plan.

Discussion:

Mr. Justin Goevac, WES Engineers & Surveyors, was present to answer questions. Mr. Pace made the motion to approve with Mr. McBroom seconding. Motion to approve passed with a vote of five to zero.

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AGENDA ITEM #7

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.

Staff Recommendation:

Mr. McBroom informed the Commission that he is an owner to one of the multi-family units and did have a meeting with the applicant concerning the subdivision and he will abstain from the vote. Mr. Keltner gave the details of the staff report and stated points of interest included rear and side facades and dedicated parking within the garages.

Discussion:

Mr. Ross Lucas, Fulmer Engineering, along with developer Ms. Pat Shevel, 9468 Lebanon Road, Mt. Juliet, TN, were present to answer questions. Discussion and questions included completion of the development, condominium versus townhome, ownership, parking, home owners association, visibility and traffic on Bear Creek Pike and phasing. Mr. Lucas provided parking statistics to the Commission. Ms. Shevel stated that the driveway would be completed for emergency vehicle access and also that the six unit building has been pre-sold. Mr. Scott Shevel, 4475 Gosey Hill Road, Franklin, TN spoke on the materials. Discussion continued about HOA restrictions, parking, materials, installation, unit price points, and total number of units. Mr. Nathan McBroom, co-owner of 710-714 Joshua Street, spoke of condo financing difficulties, lack of parking, style and construction, and possible negative affects to the value of the current townhomes. Mr. Bob Toothaker, co-owner, 705-709 Joshua Street, spoke of concerns for parking, compatibility to existing townhomes, the separate HOA rules and enforcement, and the proposed renderings. Ms. Shevel spoke to the concerns of financing, maintaining the property, parking, difference in owner versus rental occupied properties, and the reduction of total units previously approved. Mr. Nathan McBroom asked about the setbacks for condominiums and how the pre-sold units were financed. Mr. Keltner stated the project changed to condominiums to allow the proposed width standards. Ms. Shevel stated the units that were pre-sold were paid for with cash from buyers across the country. Mr. Toothaker spoke about marketing the townhomes he currently owns. Councilman King voiced concerns about setting the precedence for ruling on the parking and the product itself. Councilman King made the motion to deny the request with Mr. Pace seconding the motion. Mr. Lucas asked for the Commission's advice for improvements to the proposal for future submittal and requested a deferral or table of the item. Motion to deny passed with a vote of four to one, with Mr. McBroom abstaining.

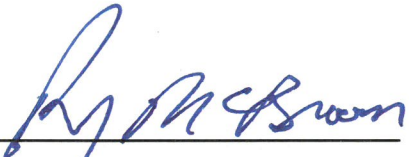
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OTHER BUSINESS:

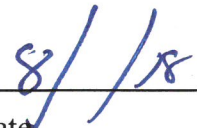
In other business, Mr. McBroom recommended the Technical Committee.

ADJOURNMENT:

Mayor Dickey made the motion to adjourn with Councilman King seconding.
Meeting adjourned at 6:36 p.m. with a unanimous vote of five to zero.



Planning Commission Chairman



Date