

City of Columbia
MUNICIPAL PLANNING COMMISSION
AUGUST 8, 2018

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CALL TO ORDER:

Vice-Chairman Randy McBroom called the August 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
 Councilman King
 Dr. Rose McClain (arrived late)

Absent was: Mr. Wesley Bryant

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 July 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 six to zero.

REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated Council passed the second and final reading for the rezoning of 18 acres off West Burt Drive, the second and final reading at 101 N. James Campbell Blvd., and also the final reading for the Alpine Drive plat vacating the right of way.

AGENDA ITEM #3

Docket #DP-2018-45

Request from T-Square Engineering for preliminary plat approval of Homestead at Carter's Station Section 2 Phase 3 off Sullivan Street.

Staff Recommendation:

Mr. Keltner presented the details of the staff report and stated that subject to Technical comments the plat is compliant with the previously approved master plan.

Discussion:

Mr. Nathan McVey, T-Square Engineering was present to answer questions. Mr. Pace made the motion to approve with Councilman King seconding the motion. Motion to approve passed with a unanimous vote of six to zero.

AGENDA ITEM #4

Docket # DP-2018-44

Request from Rickey Crutcher for preliminary plat approval of Morgan Meadows off Forrest Drive.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the points of discussion concerning this preliminary plat. Based on Technical comments, staff finds the plat to not be compliant with city standards for construction.

Discussion:

Mr. Chet Rhodes, Rhodes Engineering, was present to answer questions. Mr. McBroom asked City Engineer Glenn Harper to go over the points of discussion. Discussion and questions included homeowner's insurance, flood areas, grading, cut and fill areas, lack of field surveying, soil types and compaction, and retaining walls on west side of the east fork of Greenlick Creek that are in the right of way. Mr. Rhodes stated grading would be shown at construction plans submittal and asked for approval with any included conditions. Mr. Pace asked if the issues were too many to be addressed by the next deadline submittal. Mr. Goatz made the motion to deny. Councilman King seconded the motion to deny due to staff concerns and also no necessary waiting period for resubmittal. Motion to deny passed with a unanimous vote of six to zero.

AGENDA ITEM #5

Docket #AN-2018-04

Request from James Webb for annexation of 400 and 420 Bear Creek Pike containing 412 acres with a zoning of RS-40 being Tax Map 90 Parcels 12.01 and 16.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated based on the Technical Committee comments the request would be compliant with the Connect Columbia comprehensive plan.

Discussion:

Mr. James Webb, representing Big Bear Bluffs, LLC, was present to answer questions. Mr. Terry Potts, District 8 County Commissioner, spoke against the request because of traffic impact to Iron Bridge Road and Bear Creek Pike. Mr. Andy Ogles, Maury County Mayor-Elect, spoke to concerns about Iron Bridge Road. Mr. Terry Cantrell, was concerned his property was involved in this request. Ms. Debbie Turner, District 8 County Commissioner, asked that thought be given for flooding, terrain, impact to county residents, and roadways. Dr. Mark Seago, 236 Bear Creek Pike, questioned the development of the property, impact to the Duck River, and adequate notification of the request, and thus asked for a deferment. Ms. Tina Seago, stated concerns for the loss of privacy and the impact to the rural setting of the area. Mr. Jason Whatley, Esq., stated he is against this request based on annexation with only the idea for development and it borderlines on being arbitrary and capricious. He asked for a deferral due to lack of information. Mr. Pace stated this area was placed in a growth plan area and this will be considered for annexation and later for any future development. Mr. James Webb, stated that Mr. Jenkins, co-owner, has the right to request annexation and any future development would come before this commission. He stated the concept plan for this request is just a generalization but does consider the floodplain. He also stated the submittal of the properties' legal descriptions to staff that does not include any other properties. Mayor-Elect Ogles stated that future development may need to include the annexation of Iron Bridge Road. Ms. Seago asked for clarification of the process for annexation approval along with any future development requests concerning this property. Mr. Bill Krambs, 960 Mt. Olivet Road, asked what the advantage is to the City for annexing the property. Mr. Webb stated he talked with Mr. Stan Breeden, Maury County Public Schools, concerning this annexation request. Councilman King asked if there was any immediate financial cost impact to the City. Mr. McBroom made the motion to approve with Mr. Pace seconding. Motion to approve passed with a vote of four to one, with Mr. Goatz voting nay and Dr. McClain abstaining.

AGENDA ITEM #6

Docket # DP-2018-43

Request from Martin Engineering for Master Development Plan revision for a 21 acre apartment complex off Nashville Highway being Tax Map 75 Parcel 8.03.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report, stated the items of discussion, and deferred to Mr. Harper for traffic study information.

Discussion:

Mr. Gary Martin, Martin Engineering, was present to answer questions. Mr. Harper reported the traffic study improvements to the Commission. Mr. McBroom stated that traffic has worsened since the previous plan submittal. Mr. McBroom asked if any progress has been made for access through neighboring properties or to improve the Columbia Rock and Baker Road alignment. Mayor Dickey asked about the warrant of a traffic signal from a previously proposed development. Mr. Pace asked about the course of action for traffic improvements with future adjoining developments. Mayor Dickey asked about a timeline for the aforementioned road realignment. Mr. Martin stated this is a tax credit apartment complex for affordable housing and offered to provide a list of the developer's other projects. Mr. Pace made the motion to approve with Dr. McClain seconding. Motion to approve passed with a vote of three to two with Councilman King and Mr. McBroom voting nay and Mr. Goatz abstaining.

OTHER BUSINESS:

In other business, Councilman King and Mayor Dickey asked about requesting the City's legal counsel be present at the meetings to help answer questions and provide guidance.

ADJOURNMENT:

Councilman King made the motion to adjourn. Dr. McClain seconded the motion. Meeting adjourned at 5:42 p.m. with a unanimous vote of six to zero.



Planning Commission Chairman



Date