

City of Columbia
MUNICIPAL PLANNING COMMISSION
OCTOBER 10, 2018

CALL TO ORDER:

Chairman Wesley Bryant called the October Planning Commission meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in 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
 Mr. Wesley Bryant

Absent was: Dr. Rose McClain

Other attendees: Mr. Tony Massey, City Manager
 Mr. Tim Tisher, Esq.
 Mr. Paul Keltner, Development Services Director
 Mr. Glenn Harper, City Engineer
 Mr. Armond Harris, Asst. City Engineer
 Mr. Joren Dunnivant, City Planner
 Mrs. Melissa Sanders, Secretary

APPROVAL OF MINUTES:

The September minutes were presented for approval. Mr. Goatz made the motion to approve the minutes with Mr. Pace 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, or are in the process of being updated.

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated there were two items for first consideration at City Council. They were the rezoning at 130 Ashwood Drive for the TSC new construction, and the apartment complex off the north side of Columbia Rock Road and Nashville Highway.

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AGENDA ITEM #3

Docket # AN-2018-05/CZ-2018-09/DP-2018-47

Request from T-Square Engineering for Annexation with plan of services for a portion of Tax Map 41 Parcel 46.01 off Frye Road with a zoning of RS10-PUD combined with a Master Plan revision for Homestead of Carters Station Subdivision.

Staff Recommendation:

Mr. Keltner stated the details of the staff report, discussed the points of interest, stated the proposed variances, and also reviewed Article 3.18.7(B) of the Columbia Zoning Ordinance with some of those items not being in agreement with the plan's Rural Countryside designation design standards.

Discussion:

Mr. McBroom stated he talked with Eric Perryman, Maury County Public Schools Transportation & School Safety Supervisor, with the statement that the school system could handle this proposal. Mr. Cole Newton, T-Square Engineering, Mr. Will Coles, Division President of Pulte Group Tennessee, along with Mr. Nelson Crowe, co-developer, were present to answer questions. Mr. Coles spoke to buyer needs and demographics, along with features of the proposal. Mr. Crowe spoke about the variety of products offered. Discussion included conforming to surrounding properties and other sections of the Homestead at Carters Station Subdivision. Ms. Sue Stephenson, Vice Chair of the Maury County Commission and also the commissioner for district six, had concerns of high density, Frye Road safety concerns, the development access points, and comprehensive plan compatibility. Mr. Jim White, 1308 Pimlico Place, off Frye Road, voiced concerns over the ingress and access on Frye Road and the safety impact, along with the question of buyers' age 55 plus and what percentage in that age group has purchased properties thus far. Mr. Glenn Harper, City Engineer, gave the details of the traffic study completed for this project; and, he also provided additional improvements requested with any approval. Mr. White asked about lack of representation of the county road for a decision being made by the City. Mr. McBroom asked about the annexation of Frye Road. Mr. Mark Delo, 1591 Frye Road, spoke of safety concerns of adding new road connections on Frye Road and the current road conditions. Ms. Pat Burse, 1440 Brook Dr., pointed out a dangerous curve on Frye Road. Mr. Severn Berg, 2612 Chesterfield Lane, had concerns over the change of density, and the new section proposed including the amenities and how the Homestead at Carters Station Home Owners Association is structured. Mr. Crowe addressed items including the many access points to the community and the identified floodplain. Chairman Bryant asked about the access points on Frye Road and if the applicant would be willing to change the proposal. Councilman King asked staff what changes would be needed to make the proposal compatible with the comprehensive plan. Mr. Pace asked about the maintenance of the county roads and whom would be responsible to address this for the future.

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Councilman King made the motion to deny due to safety concerns and the comprehensive plan non-

compliance. Mr. McBroom seconded the motion. Motion to deny passed with a vote of five to one with Mr. Pace voting nay.

AGENDA ITEM #4

Docket # DP-2018-53

Request from T-Square Engineering for Preliminary Plat review and approval of Homestead at Carters Station subdivision Section Four Phase Two within Tax Map 41 Parcel 15.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated subject to Technical comments that staff finds the plat to be compliant with the sketch plat.

Discussion:

Councilman King made the motion to approve with Mr. Goatz seconding the motion. Motion to approve passed with a unanimous vote of six to zero.

AGENDA ITEM #5

Docket #DP-2018-52

Request from Allen O'Leary for Final Plat and surety in the amount of \$70,000 for review and approval on Honey Farm subdivision Phase 2 Section 7 being a portion of Tax Map 51 Parcel 56.01.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated subject to Technical Review comments that staff finds it also to be compliant with the preliminary plat.

Discussion:

Mr. McBroom made the motion to approve with Mr. Goatz seconding. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #6

Docket # AN-2018-06/CZ-2018-10/DP-2018-51

Request from Martin Engineering and Surveying for recommendation to annex with a plan of services on 4 acres having an RS10-PUD zoning being Tax Map 42 Parcel 24.04 to be combined with a PUD Master Plan that includes Tax Map 42 Parcel 27.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report and offered the review of Article 3.18.7(B) of the Columbia Zoning Ordinance. He also stated subject to Technical

Review comments, the proposal is compliant with the comprehensive plan and current zoning ordinance.

Discussion:

Mr. Gary Martin, Martin Engineering, was present to answer questions. Mr. Bryant asked about City Council's denial of the previous plan. Councilman King asked about the differences between this master plan and the previous one. Discussion included, parking, garages, HOA parameters, the non-covered patios. Mr. Tom Peck, 2759 Carters Creek Station Road, spoke in opposition to the plan because of private deed restrictions, lack of communication from the property developer, posted and written notices, and possible future rezoning. Ms. Elizabeth Allen Kelly, for Ms. Mary Alice Delk, 2740 Carters Creek Station Road, was concerned about the driveway used by the Teals and the possible future increase in traffic. Mr. Pace asked about City Council concerns over the previous proposal. Mr. King asked about other similar developments in the City. Mr. Tim Tisher, city attorney, stated townhomes would suffice as residential as far as building restrictions were concerned. Mr. Martin asked if a reason would be stated if this agenda item is deferred or denied. Mr. Tisher stated that a reason would be required for a denial decision. Mr. Pace made the motion to approve with Mr. Bryant seconding. Motion to approve passed with a vote of five to one with Mr. McBroom voting nay.

AGENDA ITEM #7

Docket # ZA-2018-04

Request from Development Services to review and recommend a modification to Zoning Ordinance 3638 Article 6.1.6 Building Façade Design Standards.

Staff Recommendation:

Mr. Keltner presented the item to the Commission and then deferred to Mr. Joren Dunnavant, City Planner for more details. Mr. Dunnavant pointed out the changes proposed.

Discussion:

Mr. Pace asked about the requirement concerning unbroken facades larger than 35 feet, visible properties subject to review further than 300 feet off the roadway, metal materials, and the different types of projects under review. Mr. Goatz made the motion to approve. Councilman King seconded the motion. Motion to approve passed with a vote of five to zero, with Mr. Pace abstaining.

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OTHER BUSINESS:

In other business, Mr. McBroom asked about an ordinance revision concerning garage parking. Mr. Pace spoke about bulky items on Hatcher Lane. Mr. Keltner proposed bringing forth information concerning education for the Commission. Mayor Dickey presented concern about the roads issue being presented with new development projects. Mr. Keltner stated staff could offer the agenda to Maury County officials to help with awareness. Councilman King spoke of county roads that impact the city such as Baker Road and also bulky item pickups and citations. Mr. Pace would like to see bulky item pickup records.

ADJOURNMENT:

Mr. McBroom made the motion to adjourn with Mr. Goatz seconding the motion. Meeting adjourned at 5:59 p.m. with a unanimous vote of six to zero.



Planning Commission Chairman



Date

