

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
**NOVEMBER 14, 2018**

**CALL TO ORDER:**

Chairman Wesley Bryant called the November Planning Commission meeting for the City of Columbia to order at 4:00 p.m. He thanked Mayor Dickey for his service. The meeting was held in Council Chambers at City Hall.

**ROLL CALL:**

All present and included the following:

Present were:     Mr. Ray Pace  
                         Mr. Charlie Goatz  
                         Mr. Randy McBroom  
                         Mayor Dean Dickey  
                         Councilman King  
                         Mr. Wesley Bryant  
                         Dr. Rose McClain

Other attendees: Mr. Paul Keltner, Development Services Director  
                         Mr. Glenn Harper, City Engineer  
                         Mr. Douglas Toney, Staff Engineer  
                         Mr. Joren Dunnivant, City Planner  
                         Mrs. Melissa Sanders, Secretary

**APPROVAL OF MINUTES:**

The October minutes were presented for approval. Mr. Goatz made the motion to approve the minutes with Dr. McClain seconding the motion. Motion to approve the minutes passed seven 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 that the Bear Creek Pike rezoning for Candlewood Suites and the rezoning at Ashwood Drive for Tractor Supply were on second and final reading at City Council. Items on first reading included the annexation request on Frye Road for Homestead; and, the Spring Brooke Villas plan was removed by the applicant.

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**6AGENDA ITEM #3**

**Docket #CZ-2018-11**

**Request from James Webb for recommendation on rezoning a portion of Tax Map 90 Parcel 12.04, being 376 Old Bear Creek Pike, from Industrial Restrictive (IR) to Residential (R-20).**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report and verified the zoning history for the area. Staff finds the request to be compliant.

**Discussion:**

Mr. James Webb was present to answer questions. This request will allow the owner to place his future home on the property. Mr. McBroom made the motion to approve subject to a minor plat. Mayor Dickey seconded the motion. Motion to approve passed with a vote of seven to zero.

**AGENDA ITEM #4**

**Docket # DP-2018-54**

**Request from Ragan Smith Associates for preliminary plat approval of Taylor Landing at 195 Theta Pike.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report and stated that subject to Technical Comments, with also the greenway width expanded to ten feet and a public access easement, it does meet the master plan.

**Discussion:**

Discussion included the traffic study findings, density, the bordering Duck River, amenities, Riverwalk extension, whether the roads and alleys were private or public, and parking. Mr. Taylor McMurty, Ragan Smith Associates, and Mr. Dan Allen, Director of Development, Meritage Homes, were present to answer questions. Mr. Goatz made the motion to approve subject to more feasible parking added to the plat. Councilman King seconded the motion. Motion to approve passed with a unanimous vote of seven to zero.

**AGENDA ITEM #5**

**Docket #ZA-2018-05**

**Request from Development Services to review and recommend a modification to Zoning Ordinance 3638 Article 8, 6, and 5 being limited use standards, height, and district classifications.**

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**Staff Recommendation:**

Mr. Keltner gave the details of the amendments requested.

**Discussion:**

The Commission discussed the different amendment options to include garages as required counts toward parking for townhomes or multi-family. Chairman Bryant made the motion to approve the amendment request to include option one, three with the note that the garage be zero or 22 feet from the sidewalk, and also the 15 feet of garage floor space be unobstructed. Councilman King seconded the motion. Mr. Bryant amended his motion to approve the amendment with the change of garage minimum distance from zero to three feet. Councilman King seconded the amended motion. Motion to approve passed with a vote of seven to zero. The next item of discussion was for the height limitations in GCS zoning districts. The limitations scale in conjunction with street setbacks. Mr. McBroom made the motion to approve with Mayor Dickey seconding. Motion to approve passed with a vote of seven to zero.

**OTHER BUSINESS:**

In other business, the Commission questioned the management of road improvement needs with annexations requests.

**ADJOURNMENT:**

Dr. McClain made the motion to adjourn with Councilman King seconding the motion. Meeting adjourned at 5:00 p.m. with a unanimous vote of seven to zero.

  
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Planning Commission Chairman

  
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Date