

City of Columbia
MUNICIPAL PLANNING COMMISSION
JANUARY 11TH, 2017

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CALL TO ORDER:

Vice-Chairman Randy McBroom called the January meeting of the Planning Commission for the City of Columbia to order at 4:02 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
Mayor Dean Dickey
Dr. Rose McClain
Mr. Randy McBroom

Absent was: Mr. Wesley Bryant
Councilman King
Mr. Andy Wilhoite

Other attendees: Mr. Tony Massey, City Manager
Mr. Tim Tisher, City Attorney
Mr. Paul Keltner, Development Services Director
Mr. Glenn Harper, City Engineer
Ms. Liz Olmstead, City Planner
Mrs. Melissa Sanders, Secretary

APPROVAL OF MINUTES:

The December minutes were presented for approval. Dr. McClain made the motion to approve with Mayor Dickey seconding. Motion passed four to zero.

REVIEW OF BONDS:

Director Keltner asked the Commission to consider deferment for the one letter of credit renewal to review this month since there are only four Commission members present and the item directly involves one Commissioner. Mr. Pace made the motion to defer with Dr. McClain seconding. Motion to defer passed with a vote of four to zero.

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated a few items were passed on first consideration and the item passed for second consideration was the comprehensive plan amendment concerning Employment districts.

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AGENDA ITEM #3

Docket #DP-2017-01

Request from T-Square Engineering for Preliminary Plat approval of a proposed 66 lot conservation subdivision located at Tax Map 74 Parcel 37.03 off Tom Sharpe Rd.

Staff Recommendation:

Mr. Keltner presented the details of the staff report and recommended approval subject to the Prescreening Comments.

Discussion:

Mr. Cole Newton, T-Square Engineering and Mr. Justin Hicks, property owner, were present to answer questions. Mr. McBroom asked what the proposed homes would look like. Mr. Newton stated all Prescreening comments were addressed. Mr. Keltner stated the elevations were requested, but not until after the Prescreening meeting. Mr. Hicks gave some description to the products proposed and after more discussion, Mr. Pace made the motion to approve subject to prescreening comments. Dr. McClain seconded the motion. Motion to approve passed with a vote of four to zero.

AGENDA ITEM #4

Docket #DP-2017-02

Request from Rhodes Engineering for Multi-Family Site Plan approval of Ashwood Park Apartments for a total of 210 units at Tax Map 113E Group B Parcels 13 & 15 off of Ashwood Drive and Nicholas Long Drive.

Discussion:

Vice Chairman McBroom stated this item had been withdrawn.

AGENDA ITEM #5

Docket #DP-2017-03

Request from Mahon Holdings, LLC for Preliminary Plat approval of Colter Place PUD Subdivision Section 2 for a total of 52 lots.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval.

Discussion:

Mr. Gerald Vick, WES Engineers & Surveyors, was present to answer questions. Mayor Dickey asked about all the developments in the area and traffic concerns. Discussion ensued about traffic issues and a needed traffic study. Dr. McClain made the motion to approve this request. With no second to the motion, the motion died. Dr. McClain made the motion to approve subject to a traffic study

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being completed before the final plat. Mayor Dickey seconded the motion. Motion to approve passed by a vote of four to zero.

AGENDA ITEM #6

Docket # DP-2017-04

Request from LPT, LLC for Preliminary Plat approval of Feildstone Farms Subdivision Section 5 for a total of 25 lots.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval subject to Prescreening comments.

Discussion:

Mr. Gerald Vick, WES Engineers & Surveyors, was present to answer questions. Mr. Pace made the motion to approve with Mayor Dickey seconding the motion. Motion to approve passed with a vote of four to zero.

AGENDA ITEM #7

Docket #DP-2017-05

Request from Martin Engineering for Final Plat approval of Grove Park PUD Subdivision Phase 3 for a total of 19 lots and letter of credit in the amount of \$99,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval subject to Prescreening comments.

Discussion:

Mayor Dickey made the motion to approve with Dr. McClain seconding the motion. Motion to approve passed by a vote of four to zero.

AGENDA ITEM #8

Docket #CZ-2017-03

Request from Burchell Properties to rezone 8 acres from R-20 (Low Density Residential) to R-6 (Medium High Residential) at 420 Theta Pike (Tax Map 75 Parcel 45).

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval subject to the requirements of Section 3.18.7(B) of the Columbia Zoning Ordinance.

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Discussion:

Mr. Eddie Baker, 203 Caldwell Drive, Mr Steve Secrest, 610 Danrich Drive, and Mr. Steve Hill, Maury County Realty, spoke of density and traffic concerns about this request. The Commission asked about deferment since no applicant was present. After much discussion, Mr. Pace made the motion to deny based on requirement number three of Section 3.18.7(B) of the Columbia Zoning Ordinance. Mr. McBroom seconded the motion. Motion to deny passed by a vote of three to one, with Dr. McClain abstaining.

AGENDA ITEM #9

Docket #CZ-2017-01

Request from Joseph Ahler, PE, RLS to rezone 0.8 acres from R-6 (Medium High Residential) to RM-1 (High Density Residential) at 607 E 7th St (Tax Map 99A Group C Parcel 29).

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval subject to the requirements of Section 3.18.7(B) of the Columbia Zoning Ordinance.

Discussion:

Mr. Joseph Ahler, applicant, was present to answer questions. Ms. Vickie Dawson, 605 E 7th Street, and Ms. Valerie Webster both spoke of density concerns for this request. Mayor Dickey made the motion to deny based on requirement number three of Section 3.18.7(B) of the Columbia Zoning Ordinance. Dr. McClain seconded the motion. Motion to deny passed with a vote of four to zero.

AGENDA ITEM #10

Docket #CZ-2017-05

Request from Peden Construction to rezone 7.96 acres from IR (Restrictive Industrial) to R-10 (Low Density Residential), a portion of Tax Map 114 Parcel 18 off of Mooresville Pike.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval.

Discussion:

Dr. McClain asked about the public notice sent out for this item and any feedback from it. Mr. Gerald Vick, WES Engineers & Surveyors, was present to answer questions. He stated this property is north of Skyline Drive. Mr. Thomas Gilbreath, New Zion Original Church of God Trustee, 516 Mooresville Pike, asked what effects this rezoning would have concerning his church. Mr. Pace

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made the motion to approve. Mr. McBroom seconded the motion based on the requirements of Section 3.18.7(B). Motion to approve passed with a vote of four to zero.

AGENDA ITEM #11

Docket #CZ-2017-02

Request from Tune, Entrekin & White, PC to rezone 58 acres from IG (General Industrial) to IS (Special Industrial) at Tax Map 89 Parcel 9.01.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval.

Discussion:

Mr. Shawn R. Henry, Esq., Tune, Entrekin & White, along with owner, Ben Freeland, were present to answer questions. He presented the Commission with a packet of customer recommendations concerning Freeland Auto Parts. Discussion ensued and included noise concerns, frequency and amount of compacting, along with visibility and impact to neighboring businesses. Mr. Keltner stated that the Heavy Manufacturing Permit City Council will review and vote on will be specific in scope, including an attachment of hours of operation that Mr. Henry will provide. Mr. Kenneth Hall, 1078 Old Williamsport Pike, spoke of noise concerns for this request. Mr. McBroom made the motion to approve based on meeting requirements of Section 3.18.7(B). Mayor Dickey seconding the motion. Motion to approve passed with a vote of three to one, with Mr. Pace voting nay.

AGENDA ITEM #12

Docket #ZA-2017-01

Request from Development Services for approval of various amendments to the Columbia Zoning Ordinance.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval.

Discussion:

Dr. McClain made the motion to approve with Mr. McBroom seconding the motion. Motion to approve passed with a vote of four to zero.

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OTHER BUSINESS:

In other business, Mr. Pace mentioned the great information from Public Works for anyone needing trash or bulky item pickup service. Mr. McBroom asked about enforcement. Mayor Dickey asked to sit down and discuss trash and bulky item pickup with staff the following week.

ADJOURNMENT:

Dr. McClain made the motion to adjourn with Mr. McBroom seconding. Meeting adjourned at 6:13 p.m. with a vote of four to zero.



Planning Commission Chairman



Date