

City of Columbia
MUNICIPAL PLANNING COMMISSION
FEBRUARY 8TH, 2017

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PUBLIC HEARING:
COMPREHENSIVE PLAN AMENDMENTS

CALL TO ORDER:

Chairman Wesley Bryant called the Public Hearing for the Comprehensive Plan Amendments to order at 4:00 p.m.

ROLL CALL:

All present and included the following:

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

Other attendees: Mr. Paul Keltner, Development Services Director
 Mr. Glenn Harper, City Engineer
 Ms. Liz Olmstead, City Planner
 Mr. Armond Harris, Asst. City Engineer
 Mrs. Melissa Sanders, Secretary

AGENDA ITEM #1

Docket #LP-2017-01

**Public Hearing for a Comprehensive Plan Amendment to designate Tax Map 52
Parcel 14.05 as Suburban Neighborhood as part of a proposed annexation.**

Discussion:

Director Keltner gave the details for the requested comprehensive plan amendment concerning the Suburban Neighborhood designation. Mr. William Stevens, 1646 Frye Road, came forward to state concerns of drainage, street lighting and buffering of the proposed annexation and future development of this property.

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AGENDA ITEM #2

Docket #LP-2017-02

Public Hearing for a Comprehensive Plan Amendment to designate the northeast quadrant of Santa Fe Pike and Hwy 43 Bypass as Suburban Corridor.

Discussion:

Director Keltner gave the details for the requested comprehensive plan amendment concerning the Suburban Corridor designation. No one came forward for comments.

ADJOURNMENT OF THE PUBLIC HEARING

Mayor Dickey made the motion to adjourn the Public Hearing. Dr. McClain seconded the motion. Motion to adjourn passed with a vote of six to one, with Commissioner McBroom abstaining. The Public Hearing adjourned at 4:08 p.m.

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER:

Chairman Bryant called the February meeting of the Planning Commission for the City of Columbia to order at 4:09 p.m. The meeting was held in the Council Chambers at City Hall.

ROLL CALL:

All present and included the following:

Present were: Mr. Ray Pace
Mayor Dean Dickey
Dr. Rose McClain
Mr. Randy McBroom
Mr. Wesley Bryant
Councilman King (left early)
Mr. Andy Wilhoite

Other attendees: Mr. Paul Keltner, Development Services Director
Mr. Glenn Harper, City Engineer
Ms. Liz Olmstead, City Planner
Mr. Armond Harris, Asst. City Engineer
Mrs. Melissa Sanders, Secretary

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APPROVAL OF MINUTES:

The January minutes were presented for approval. Mr. Wilhoite made the motion to approve with Dr. McClain seconding. Motion passed with a vote of six to one, with Chairman Bryant abstaining.

REVIEW OF BONDS:

Chairman Bryant stated there was one letter of credit up for renewal.

AGENDA ITEM #1.A

Docket #LOC-2017-01

Approval request for renewal of the Letter of Credit for Wellington Place Subdivision Section 2 in the amount of \$100,000.

Staff Recommendation:

Mr. Harper gave the details of the staff report and recommended approval for this letter of credit.

Discussion:

Dr. McClain made the motion to approve the letter of credit renewal. Councilman King seconded the motion. Motion to renew the Letter of Credit passed six to one, with Mr. McBroom abstaining.

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated the comprehensive plan amendment concerning Employment districts passed along with the zoning amendments concerning lighting and drive thru facilities. He also stated that the Hampshire Pike rezoning and the Lasea Road annexation items passed. There are eight items on the agenda for City Council this month.

AGENDA ITEM #3

Docket #DP-2016-27

Request from WES Engineers & Surveyors for a Final Plat revision to alter the sidewalk location in the Honey Farm Subdivision Phase 1 Section 2A.

Staff Recommendation:

Mr. Keltner stated this plat was previously approved and there are no changes however the time to record the plat had expired. The plat does comply with City standards.

Discussion:

Mr. Pace made the motion to approve with Mr. Wilhoite seconding the motion. Motion to approve passed with a vote of seven to zero.

AGENDA ITEM #4

Docket #DP-2016-22

Request from WES Engineers & Surveyors for a Final Plat revision to alter the sidewalk location in the Honey Farm Subdivision Phase 1 Section 2A.

Staff Recommendation:

Mr. Keltner stated this plat approval is identical to the previous item and the time to be recorded had also expired. This plat also complies with City Standards.

Discussion:

Mr. Pace made the motion to approve with Councilman King seconding. Motion to approve passed with a vote of seven to zero.

AGENDA ITEM #5

Docket #DP-2017-07

Request from McBroom Family Partnership for a Final Plat revision to alter lots 40-45 in the Cobblestone Cove Subdivision off Santa Fe Pike.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and subject to Prescreening Comments finds the item compliant.

Discussion:

Dr. McClain made the motion to approve this request. Councilman King seconded the motion. Motion to approve passed by a vote of six to one, with Mr. McBroom abstaining.

AGENDA ITEM #6

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:

Director Keltner stated this item has been withdrawn by the applicant and should be on next month's agenda.

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AGENDA ITEM #7

Docket #LP-2017-02

Request from Maury Farmers Co-op for a Comprehensive Plan Amendment to change the northeast quadrant of Santa Fe Pike and Hwy 43 Bypass from Suburban Neighborhood to Suburban Corridor.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and asked the Commission to review criteria per Article 3.19.6 of the *Columbia Zoning Ordinance* for compliance.

Discussion:

Mayor Dickey made the motion to approve with Mr. Pace seconding the motion. Motion to approve passed by a vote of six to one with Mr. Broom abstaining.

AGENDA ITEM #8

Docket #CZ-2017-06

Request from Maury Farmers Co-op to rezone 23.57 acres at 975 Riverview Lane from RM-1 PUD (High Density Residential) to GCS (General Commercial Service).

Staff Recommendation:

Mr. Keltner gave the details of the staff report and referred the Commission to review criteria per Article 3.18.7(B) of the *Columbia Zoning Ordinance* that staff has answered.

Discussion:

Mr. Keith Farmer, Manager, Maury Farmers Co-op, was present to answer questions about this request. He elaborated on the use for this site. Mr. Pace made the motion to approve with Dr. McClain seconding. Motion to approve passed with a vote of six to one, with Mr. McBroom abstaining.

AGENDA ITEM #9

Docket #DP-2017-08

Request from New Song Christian Fellowship for Preliminary PUD Master Plan approval of a religious facility and commercial development at 1683 Nashville Hwy.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and found the plan to be compliant subject to Prescreening Comments. He also stated that after the revision was submitted that there were additional comments needing addressing including the dumpster location to be moved from Nashville Highway visibility, the consideration of allowing a construction easement for the road re-alignment improvements, parking counts, sidewalk system connectivity to the North, and a

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plat for the right-of-way concerning the re-alignment of Baker Road and Columbia Rock Road before site construction.

Discussion:

Mr. Gerald Vick, WES Engineers & Surveyors, along with Mr. Tad LeFevre, SilverPointe Properties, were present to answer questions. Discussion included the proposed development plan, timeline, a traffic study, and road improvements including the right-of-way given to the City. Mr. McBroom asked about the architectural design for the commercial outparcels. Mayor Dickey made the motion to approve subject to all Prescreening and additional review comments. Councilman King seconded the motion. Motion to approve passed with a vote of seven to zero.

AGENDA ITEM #10

Docket #CZ-2017-07

Request from Civil Site Design Group to rezone 31.5 acres at Tax Map 114 Parcel 19 off of Tom J. Hitch from IR (Restrictive Industrial) to RM-1 (High Density Residential).

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the required Planning Commission criteria in Article 3.18.7(B) of the *Columbia Zoning Ordinance* is included for review.

Discussion:

Mr. Pace asked about the lack of response from the Maury County Public School System concerning enrollment impacts. Mr. Ryan Lovelace, CSDG, was present to answer questions. Mr. McBroom asked about property ownership and utility tap fees. Mr. Lovelace agreed that each duplex and triplex will have a separate connection and the tap connections will be determined based on how they run the lateral line. This was information was based on the conversation between Director Keltner and Wastewater Director, Mark Williams. Mr. Nathan McBroom asked about the possibility of land-locking the parcel at 131 Sidco Drive. Mr. Keltner stated he has not seen a plat showing the easement for the property. Mr. Brad Horne, 107 Sidco Drive, spoke of concerns about possible environmental soil contamination from chemical spills with the neighboring property at 131 Sidco Drive, why that property is not included in the rezoning, and the affects this request would have on his property. Mr. Richard Ewald, 2501 Precast Drive asked about the impact for his business and property. Mr. Daniel Bovee, 2412 Precast Drive, asked about the traffic impact, drainage, and utilities for the proposed development of the property. Dr. McClain spoke of public feedback she received concerning some of the same questions. Mayor Dickey asked about responses from certified letters to the adjoining property owners. Mr. Keltner stated they would check with

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TDEC (Tennessee Department of Environmental Conservation) for records concerning any possible soil contamination. Mr. Pace made the motion to approve. Mr. McBroom seconded the motion. Motion to approve passed with a vote of seven to zero.

AGENDA ITEM #11

Docket #AN-2017-01/CZ-2017-04/DP-2017-06/LP-2017-01

Request from Martin Engineering for Annexation and Plan of Services recommendation, Comprehensive Plan designation to Suburban Neighborhood, and zoning of the property being 20 acres to an R-6 PUD with master plan approval at Tax Map 52 Parcel 14.05, west of the Homestead at Carter's Station Subdivision off of Nashville Hwy.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the criteria per Article 3.19.6 of the *Columbia Zoning Ordinance* was included for review.

Discussion:

Commissioners asked for clarification to all aspects to this application needing approval. No one was present to answer questions. Ms. Joyce Riggins, 1616 Frye Road, asked about the how this request would impact her property. Mr. McBroom asked about the side setbacks in the requested PUD zoning. Discussion ensued about mechanical unit placement, distances between structures, and PUD zonings. Mr. Pace made the motion to approve with Dr. McClain seconding the motion. Motion to approve failed with a vote of two to five, with Councilman King, Mr. Wilhoite, Mr. McBroom, Mayor Dickey and Mr. Bryant all voting nay.

AGENDA ITEM #12

Docket #CZ-2017-08

Request from Joseph Ahler, P.E., R.L.S. to rezone 81.75 acres at Tax Map 76 Parcel 75.13 zoned IR (Restricted Industrial) and 30.69 acres Tax Map 89 Parcel 6.05 zoned RS-40 (Single-Family Low Density Residential) to R-MHP (Manufactured Home Park Residential).

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Councilman King left the meeting. Mr. Brandt McMillan, Esquire, Tune, Entrekin & White, P.C. and Ms. Sue Salisbury, Community Manager with Countryside Village, UMH Properties, Inc. were present to answer questions. Ms. Salisbury presented the Commission with sample manufactured home elevations within the

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community and spoke of example home owners, how she manages the properties and its amenities, and the affordability this provides for citizens. Discussion included property ownership, property maintenance, the size of the community, and the school district zoning. Mayor Dickey made the motion to approve with Dr. McClain seconding the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #13

Docket #ZA-2017-02

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

Discussion:

Chairman Bryant stated this item has been removed from the agenda.

OTHER BUSINESS:

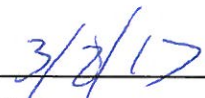
No other business was presented.

ADJOURNMENT:

Dr. McClain made the motion to adjourn with Mr. Pace seconding. Meeting adjourned at 5:43 p.m. with a vote of four to zero.



Planning Commission Chairman



Date