

City of Columbia
MUNICIPAL PLANNING COMMISSION
MAY 10TH, 2017

CALL TO ORDER:

Chairman Bryant called the May meeting of the Planning Commission 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
 Mayor Dean Dickey
 Mr. Randy McBroom
 Mr. Wesley Bryant
 Councilman King
 Dr. Rose McClain (arrived late)

Absent was: 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

APPROVAL OF MINUTES:

The April minutes were presented for approval. Councilman King made the motion to approve with Mr. McBroom seconding. Motion passed unanimously with a vote of five to zero.

REVIEW OF BONDS:

Mr. Harper stated there are two letters of credit for consideration of renewal.

AGENDA ITEM #1.A

Docket #LOC-2017-02

Approval request for a Letter of Credit for the Cherry Springs Subdivision in the amount of \$106,000.

Staff Recommendation:

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

City of Columbia
MUNICIPAL PLANNING COMMISSION
MAY 10TH, 2017

Discussion:

Mayor Dickey made the motion to approve the letter of credit renewal. Mr. McBroom seconded the motion. Motion to renew the Letter of Credit passed five to zero.

AGENDA ITEM #1.B

Docket #LOC-2017-03

Approval request for a renewal/replacement of the Letter of Credit for the Fieldstone Farms Subdivision Section 4 in the amount of \$175,000.

Staff Recommendation:

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

Discussion:

Councilman King made the motion to approve the letter of credit renewal. Mr. McBroom seconded the motion. Motion to renew the Letter of Credit passed five to zero.

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated all items forwarded by the Planning Commission have been approved for first reading at City Council.

AGENDA ITEM #3

Docket # CZ-2017-17

Request from Greg Martin to rezone the property located 601 W 7th Street (Tax Map 100D Group F Parcel 20) from MCD (Mixed Use Commercial Service) to MRC (Mixed Use Residential/Commercial Service).

Staff Recommendation:

Mr. Keltner explained the details of the agenda item and finds the request to be compliant after review and subject to the requirements of Section 3.18.7(B) of the Columbia Zoning Ordinance.

Discussion:

Dr. McClain arrived to the meeting. No one was present to answer questions. Mr. McBroom made the motion to approve this request with Mr. Pace seconding the motion. Motion passed with a vote of six to zero.

City of Columbia
MUNICIPAL PLANNING COMMISSION
MAY 10TH, 2017

AGENDA ITEM #4

Docket #CZ-2017-13

Request from Jason Strain to rezone the property located at Tax Map 89E Group D Parcel 6.01 on Santa Fe Pike near River Heights Drive from GCS (General Commercial Service) to MCD (Mixed Use Commercial Service).

Staff Recommendation:

Mr. Keltner stated the details of the staff report and finds the request compliant with regulations.

Discussion:

Mr. Strain was present to answer questions. Mr. McBroom asked about access through the neighboring property. Mr. McBroom made the motion to approve with Dr. McClain seconding. Motion to approve passed with a unanimous vote of six to zero.

AGENDA ITEM #5

Docket #CZ-2017-14

Request from Mark Mackenzie to rezone a portion of the property located at Tax Map 66 Parcel 20.04 on Northpointe Road and Ridgecrest Drive from CEG-PUD (Commercial General Enterprise PUD) to IG (General Industrial).

Discussion:

This item has been removed.

AGENDA ITEM #6

Docket # CZ-2017-15

Request from Mark Mackenzie to rezone the property located at Tax Map 66 Parcel 20.11 on Ridgecrest Drive from CEG-PUD (Commercial General Enterprise PUD) to IG (General Industrial).

Staff Recommendation:

Mr. Keltner stated the details of the staff report and finds the request to be compliant with the review of Section 3.18.7(B) of the Columbia Zoning Ordinance.

Discussion:

Mr. Bryant and Councilman King asked about the neighboring property that remains in a CEG-PUD (Commercial Enterprise General PUD) zoning district. Mayor Dickey made the motion to approve with Councilman King seconding. Motion to approve passed with a unanimous vote of six to zero.

City of Columbia
MUNICIPAL PLANNING COMMISSION
MAY 10TH, 2017

AGENDA ITEM #7

Docket # DP-2017-20

Request from LPT, LLC for Final Plat approval of Greystone Subdivision at Tax Map 91 Parcel 13 off of Bear Creek Pike and approval of a surety in the amount of \$166,500.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this request matches the Master Plan and is compliant.

Discussion:

Mr. Larry Reaves, developer and Mr. Gerald Vick, WES Engineers, were present to answer questions. Much discussion included the safety and traffic issues for residents with school age children walking, the lack of any comments from the Maury County Public School System, and the creation of an easement to help keep walkers off of Highway 412. Dr. McClain made the motion to approve subject to an easement between lots 29 and 30. Mr. Pace seconded the motion. Motion passed with a unanimous vote of six to zero.

AGENDA ITEM #8

Docket #DP-2017-19

Request from Charles Raines for Final Plat approval of Honey Farm Phase 2 Section 1 at Tax Map 51 Parcel 56.01 off of Nashville Highway and approval of a Letter of Credit in the amount of \$75,000.

Staff Recommendation:

Mr. Keltner stated this request for final plat approval was compliant.

Discussion:

Councilman King stated there are continuous complaints for this development concerning roadway obstruction and construction operation hours. Councilman King made the motion to approve. Mr. Pace seconded the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #9

Docket #DP-2017-18

Request from General Homes of Columbia for Final Plat approval of Armstrong Meadows Section 3 at Tax Map 101 Parcel 12.01 off of Hampshire Pike.

Discussion:

This item has been removed.

City of Columbia
MUNICIPAL PLANNING COMMISSION
MAY 10TH, 2017

AGENDA ITEM #10

Docket # DP-2017-17

Request from Arlington Heights General Partnership for Final Plat approval of Arlington Heights Phase 1 Section 2 at Tax Map 75 Parcel 50.02 off of Nashville Highway.

Discussion:

This item has been removed.

AGENDA ITEM #11

Docket #DP-2017-21

Request from Arden Village, LLC for Final Plat approval of Arden Village Phase 2 Section 2 at Tax Map 51 Parcel 2.03 off of Nashville Highway.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this plat coincides with the master plan and is compliant with the regulations.

Discussion:

Councilman King made the motion to approve. Mayor Dickey seconded the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #12

Docket #DP-2017-23

Request from Martin Engineering for a Master Plan Revision of the Honey Farm Townhomes at Tax Map 51 Parcel 58 off of Nashville Highway.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Councilman King asked about a secondary access for this development. Councilman King made the motion to approve. Mr. Pace seconded the motion. Motion to approve passed with a vote of six to zero.

City of Columbia
MUNICIPAL PLANNING COMMISSION
MAY 10TH, 2017

AGENDA ITEM #13

Docket #CZ-2017-16/DP-2017-22

Request from Martin Engineering for approval to rezone the property located at 1106 ½ W 7th Street (Tax Map 890 Group A Parcel 5) from GCS (General Commercial Service) to RM1-PUD (High Density Residential PUD) and approval of a master plan.

Staff Recommendation:

Mr. Keltner gave the detail of the staff report including the review for amenities and an increased landscaping buffer. Staff finds the request to be compliant with the regulations review of Section 3.18.7(B) of the Columbia Zoning Ordinance.

Discussion:

Mr. Gary Martin, Martin Engineering, was present to answer questions. Discussion included the topography, landscaping, common areas, traffic and speed control, and whether this development is home occupied or rented. Mr. Martin stated the grade will be cut to help step the units for this development. Mr. Pace made the motion to approve with Mr. McBroom seconding. Motion to approve passed with a vote of six to zero.

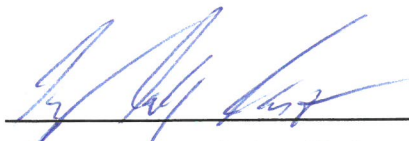
AGENDA ITEM #14

OTHER BUSINESS:

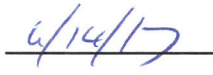
In other business, Mr. McBroom made a request to receive agenda item information as soon as possible. Mayor Dickey informed the Commission about the deed restrictions discovered for the Teal property annexation request to the Neapolis PUD. Mr. Keltner stated the City does not regulate deed restrictions. A request to review and research application fees was made. Mr. Bryant and the Commission spoke of concerns for the lack of comments from the Maury County Public School system about Planning Commission requests.

ADJOURNMENT:

Mayor Dickey made the motion to adjourn with Mr. McBroom seconding. Meeting adjourned at 5:01 p.m. with a unanimous vote of six to zero.



Planning Commission Chairman



Date