

City of Columbia
MUNICIPAL PLANNING COMMISSION
JULY 12TH, 2017

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:

Quorum present and included the following:

Present were: Mr. Ray Pace
 Mayor Dean Dickey
 Councilman King
 Mr. Wesley Bryant
 Mr. Randy McBroom
 Dr. Rose McClain (arrived late)

Absent was: Mr. Andy Wilhoite

Other attendees: Mr. Tony Massey, City Manager
 Mr. Paul Keltner, Development Services Director
 Mr. Glenn Harper, City Engineer
 Mr. Armond Harris, Asst. City Engineer
 Mr. Douglas Toney, Staff Engineer
 Mrs. Melissa Sanders, Secretary

AGENDA ITEM #1

Docket #LP-2017-09

Public Hearing for a Comprehensive Plan Amendment to designate a 5.11 acre portion of Tax Map 66 Parcel 20.04 off of Northpointe Road & Ridgecrest Drive as Employment District.

Discussion:

Director Keltner gave the details of the requested comprehensive plan amendment concerning the Employment District designation for the five acre portion of property. No one came forward for comments.

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AGENDA ITEM #2

Docket #LP-2017-08

Public Hearing for a Comprehensive Plan Amendment to designate 7 lots in Cord Place Subdivision on Lynda Lee Lane, being Tax Map 113L Group A Parcels 1, 2, 3, 4, 6, 7, & 8, from Suburban Neighborhood to Suburban Corridor.

Discussion:

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

AGENDA ITEM #3

Docket #LP-2017-10

Public Hearing for a Comprehensive Plan Amendment to designate a 31.83 portion of Tax Map 112 Parcel 6 off of Forrest Drive, as Suburban Neighborhood as part of a proposed annexation.

Discussion:

Dr. McClain arrived to the meeting. Director Keltner gave the details of the requested comprehensive plan amendment. Ms. Brenda Caldwell, 226 Hampton Road, had questions concerning the proposed type of homes and the impact to home values in this area. Chairman Bryant asked if the density would remain the same as the existing subdivision.

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER:

Chairman Bryant called the July 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:

Quorum present and included the following:

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

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Absent was: Mr. Andy Wilhoite

Other attendees: Mr. Tony Massey, City Manager
Mr. Paul Keltner, Development Services Director
Mr. Glenn Harper, City Engineer
Mr. Armond Harris, Asst. City Engineer
Mr. Douglas Toney, Staff Engineer
Mrs. Melissa Sanders, Secretary

APPROVAL OF MINUTES:

The June minutes were presented for approval. Dr. McClain made the motion to approve with Councilman King seconding. Motion passed unanimously with a vote of six to zero.

REVIEW OF BONDS:

Mr. Harper stated there was one letter of credit for consideration.

AGENDA ITEM #1.A

Docket #LOC-2017-04

Request from LPT, LLC to renew Timberland Estates Section 6 in the amount of \$76,000.

Staff Recommendation:

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

Discussion:

Mr. Pace made the motion to approve the letter of credit renewal. Dr. McClain seconded the motion. Motion to renew the Letter of Credit passed six to zero.

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated there were two items that passed second consideration and they were the Best Sellers PUD Master Plan at 2563 Nashville Highway being approved and Ordinance 4133, the annexation and zoning off of Monsanto Road. For first consideration, Ordinance 4137, rezoning at 601 W 7th Street; Ordinance 4138, rezoning on Santa Fe Pike; Ordinance 4139, rezoning on Ridgecrest Drive for additional storage; and, 4140, rezoning and master plan approval at 1106 ½ W 7th Street were all approved. The Non-banking financial limited use standards report from Planning Commission was discussed in length and may be placed on an upcoming Council agenda.

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AGENDA ITEM #3

Docket # DP-2017-30

Request from Gary Batson to approve a preliminary plat for Honey Farms Phase 2 Sections 5 thru 10 for 141 lots off Nashville Highway.

Staff Recommendation:

Mr. Keltner explained the details of the agenda item and finds comments still needing to be addressed for this item. Staff would find this plat not to be compliant with City regulations.

Discussion:

No one was present to answer questions. Mr. Pace asked how much of the development is in the floodplain. Mr. McBroom asked about the setbacks for this PUD. Dr. McClain made the motion to defer this request with Mr. Pace seconding the motion. Motion to defer passed with a vote of six to zero.

AGENDA ITEM #4

Docket #DP-2017-32

Request from Jason Strain to approve a triplex multi-family site plan for 504 Santa Fe Pike.

Staff Recommendation:

Mr. Keltner stated the details of the staff report and finds the site plan not to be compliant. This plan has comments that need to be addressed from Prescreening.

Discussion:

No one was present to answer questions. Mr. Pace asked about what consequences a denial for this project would cause. Mr. McBroom asked about addressing any line of sight traffic issues and when they are checked during the approval process. Mr. Pace made the motion to defer with Dr. McClain seconding. Motion to defer was passed with a unanimous vote of six to zero.

AGENDA ITEM #5

Docket #AN-2017-05/DP-2017-31/CZ-2017-22/LP-2017-10

Request from Delilah Speed to annex 31.83 acres off Forrest Drive being a portion of Tax Map 112 Parcel 6 with a zoning of R-10 and approve a plan of services. The applicant also seeks the property to have a Comprehensive Plan designation of Suburban Neighborhood.

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Staff Recommendation:

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

Discussion:

Dr. McClain made the motion to approve with Mr. Pace seconding. Motion to approve passed with a unanimous vote of six to zero.

AGENDA ITEM #6

Docket # CZ-2017-23

Request from Larry Reaves to rezone 13.7 acres being Tax Map 89 Parcels 23.01 and 23.02 off Hiwassee Drive from R-20 to RM-1 for a multi-family development.

Staff Recommendation:

Mr. Keltner gave details of the staff report including the review of criteria in Section 3.18.7(B) of the *Columbia Zoning Ordinance*. He stated after also reviewing the Comprehensive Plan and Prescreening Comments, this request is compliant with the Comprehensive Plan.

Discussion:

Chairman Bryant asked about comments from the Maury County School System, and also the concept plan for this rezoning. Mr. Thomas Reaves, Reaves Construction, was present to answer questions and speak on the project. He presented possible elevations for the development. Mayor Dickey asked if the ownership of the units would be private. Mr. Mike Sharpton, 1006 Hillcrest Ave., spoke of a reciprocal negative easement statute, traffic, drainage, and school enrollment concerns. He requested the Commission deny this request. Chairman Bryant stated the traffic study will identify any traffic routes for this area. The Chairman asked the audience not to speak out across the room. Mr. Dave Goodpasture, 1104 Tennessee Dr., spoke of stormwater and power line concerns. Councilman King asked about water issues also. Mrs. Kathy Evers Cook, 2219 Hampshire Pike, speaking for the property owners, stated that the infrastructure regulations are improved since the 1960's, that another buyer could develop the property to anything allowed in that zone, there are several existing rental properties in the area, and no property has ever flooded. Mr. Rick Bolton, 1002 Alicia Lane, presented the Commission with a signed petition of people objecting to the rezoning request. Mrs. Rick Bolton, 1002 Alicia Lane, spoke to the density of the existing property along with deed covenants. Mr. McBroom asked about Mr. Sharpton's comment of reciprocal negative easement statute. Mr. Pace stated his thoughts for drainage issues, school concerns, and lack of amenities. The Commission discussed the lack of involvement from the Maury County Public School System. Mr. Pace made the motion to deny the rezoning request. Mr. McBroom seconded the motion. Motion to deny passed with a unanimous vote of six to zero.

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Chairman Bryant had to leave and thus transferred the chairmanship to Vice Chair McBroom.

AGENDA ITEM #7

Docket # DP-2017-33

Request from Rickey Peden for Preliminary Plat approval of Horizon Park Subdivision off Mooresville Pike being Tax Map 114 Parcel 18.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated in review of Prescreening comments, the preliminary plat is in compliance with City regulations.

Discussion:

No one was present to answer questions. Dr. McClain made the motion to approve with Mr. Pace seconding the motion. Motion passed unanimously with a vote of five to zero.

AGENDA ITEM #8

Docket #CZ-2017-21/LP-2017-09

Request from Stacy Hill to rezone 5 acres off Northpointe Road being a portion of Tax Map 66 Parcel 20.04 from CEG-PUD to IG with a Comprehensive Plan amendment designation to Employment District.

Staff Recommendation:

Mr. Keltner stated this request was one of the items from the Public Hearing. He gave the details of the project and finds it to be compliant after review of *Columbia Zoning Ordinance* Section 3.18.7(B).

Discussion:

Vice Chair McBroom asked about architectural design review guidelines and landscaping standards. Mayor Dickey made the motion to approve. Councilman King seconded the motion. Motion to approve passed with a vote of five to zero.

AGENDA ITEM #9

Docket #CZ-2017-20/LP-2017-08

Request from Campbell and Lovell to rezone approximately 3 acres off Lynda Lee Lane from GCS to MRC being Tax Map 113L Group A Parcels 1, 2, 3, 4, 6, 7 and 8 with a Comprehensive Plan designation of Suburban Corridor.

Staff Recommendation:

Mr. Keltner stated this request was the second item from the Public Hearing. He gave the details of the project and finds it to be compliant with proposed use after review of *Columbia Zoning Ordinance* Sections 3.19.6 and 3.18.7(B).

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Discussion:

Mr. Pace made the motion to approve. Dr. McClain seconded the motion. Motion to approve passed with a vote of five to zero.

AGENDA ITEM #10

Docket # DP-2017-35

Request from Martin Engineering to approve a preliminary plat for Homestead at Carter's Station Subdivision off Nashville Highway being Phase 1 Section 2.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and project. After the addressing of Prescreening comments, staff finds the plat is compliant with City regulations.

Discussion:

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

AGENDA ITEM #11

Docket #DP-2017-34/CZ-2017-24

Request from Martin Engineering to rezone and approve a Master Plan for 74 acres being Tax Map 90 Parcels 6.01, 7.01, 7.03, 7.06, 7.13, and 7.15 from a Mixed Use-PUD and GCS to RM1-PUD for residential development off Theta Pike.

Staff Recommendation:

Mr. Keltner gave the details of the staff report for this residential development. Staff reviewed the criteria of Section 3.18.7(B) and deferred to Mr. Harper for traffic study results and recommended improvements. Mr. Keltner stated some additional Prescreening comments have not been remedied including landscaping, Lots 1-4 for the brow adjustment, the amenity phasing, and the greenway trail connecting point.

Discussion:

Mayor Dickey asked about the buffer near the river. Mr. McBroom stated he owned property next to this development request. He also asked if this would need review by the Architectural Design Review Team. Mr. Keltner stated the applicant would like a 25 foot rear setback for the single family portion of the development. Mr. Martin stated it would not be for all the single-family homes but specifically for one type model of the single-family development. Councilman King asked about traffic flow to Highway 43. Mr. Harper stated this intersection is identified and may be requested for State funding for future improvements. Councilman King made the motion to approve subject to the additional items stated and discussed. Dr. McClain seconded the motion. Motion passed with a vote of five to zero.

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AGENDA ITEM #12

Docket #LP-2017-07

Request from Cornerstone Construction Management for a Comprehensive Plan Amendment to the Rural Center designation allowances.

Staff Recommendation:

Mr. Keltner presented the amendment details of the previously discussed request from the June Planning Commission meeting. He stated the process for this amendment and then the follow up portion of the request for the rezoning of the specific parcel.

Discussion:

Councilman King made the motion to approve with Dr. McClain seconding. Motion to approve passed with a vote of five to zero.

AGENDA ITEM #13

Docket #ZA-2017-05

Request from Planning Commission to review Zoning Fees and staff recommendation on such fees.

Staff Recommendation:

Mr. Keltner stated the details of the staff report and discussed the history of fees and the research done to present the modification reflecting the need for this request.

Discussion:

The Commission discussed the proposed change of fees. Dr. McClain made the motion to approve with Councilman King seconding. Motion passed with a vote of five to zero.

AGENDA ITEM #14

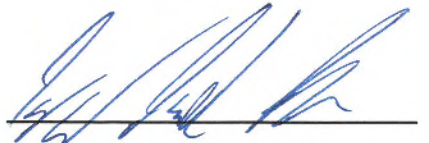
OTHER BUSINESS:

In other business, Mr. Pace asked about adding setback regulations for apartment building developments similar to the self-storage requirement. Mr. Keltner explained the different items that are required or could be requested. The Commission also discussed the need for response from the Maury County Public School System.

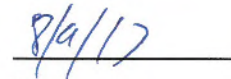
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ADJOURNMENT:

Mr. Pace made the motion to adjourn with Councilman King seconding. Meeting adjourned at 5:55 p.m. with a unanimous vote of five to zero.



Planning Commission Chairman



Date

