

City of Columbia
MUNICIPAL PLANNING COMMISSION
AUGUST 9TH, 2017

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER:

Chairman Bryant called the August 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:

All present and included the following:

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

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

APPROVAL OF MINUTES:

The July minutes were presented for approval. Mayor Dickey made the motion to approve with Dr. McClain seconding. Motion passed unanimously with a vote of seven to zero.

REVIEW OF BONDS:

Mr. Harper stated all letters of credit are in order.

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated the annexation, comprehensive plan, master plan and zoning for 2425 Nashville Highway were approved, and also the 14.36 acre portion of property on Northpointe Road was approved for the rezoning and comprehensive plan amendment. He also stated there were multiple items for first consideration on the City Council agenda this month.

City of Columbia
MUNICIPAL PLANNING COMMISSION
AUGUST 9TH, 2017

AGENDA ITEM #3

Docket #DP-2017-37

Request from Martin Engineering for preliminary plat approval of Lily Rhea Place at 1106 ½ West 7th Street for a total of 42 townhomes.

Staff Recommendation:

Mr. Keltner stated the details of the staff report along with the request for one of the common areas to have more amenities than a sitting area due to the number of townhome units in the development.

Discussion:

Mr. Gary Martin, Martin Engineering, was present to answer questions. Mr. McBroom asked if the HOA is aware of having to pay for the street lighting, and if they would have to take care of the force main. Dr. McClain asked for which school is this property zoned. Mayor Dickey asked about amenities and unit ownership. Mr. Wilhoite asked about square footage. Mr. McBroom asked about the trash corral. Mr. Pace made the motion to approve with Mr. Wilhoite seconding. Motion passed with a vote of six to one, with Mayor Dickey voting nay.

AGENDA ITEM #4

Docket #DP-2017-38

Request from Martin Engineering for recommendation of a PUD Master Plan to City Council on Beckett Commons off Nashville Highway being Tax Map 75 Parcel 8.03 for a total of 132 townhomes.

Staff Recommendation:

Mr. Keltner stated the details of the staff report and pointed out items of interest to the Commission.

Discussion:

Mr. Gary Martin, Martin Engineering, was present to answer questions. Discussion ensued about the traffic study report, traffic safety concerns, re-alignment of Columbia Rock and Baker Roads, connectivity to the property directly south, and a right-turn only exiting the development along with a U-turn improvement at Baker Road. Chairman Bryant asked about the open space. Mr. McBroom asked about unit ownership. Mr. McBroom asked about front porches to the townhomes and owner-occupied restrictions. Councilman King made the motion to approve subject to staff recommendations to prohibit east-bound left turn movement onto northbound Nashville Highway out from development and to design road improvements of a U-turn at Baker Road. Mr. Pace seconded the motion. Motion to approve passed with a vote of five to two, with Mr. McBroom and Mayor Dickey voting nay.

City of Columbia
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AUGUST 9TH, 2017

AGENDA ITEM #5

Docket # DP-2017-40

Request from WES Engineers for final plat and letter of credit approval of Highlands at Bear Creek Subdivision Phase 2, Section 1 off Tom Sharp Road.

Staff Recommendation:

Mr. Keltner gave details of the staff report for this request including a Letter of Credit approval in the amount of \$82,000.

Discussion:

Mr. Gerald Vick, WES Engineers, was present to answer questions. Mr. Keltner asked about road improvements. Councilman King asked about a possible future traffic signal at the school. Mr. McBroom made the motion to approve with Mayor Dickey seconding the motion. Motion to approve passed with a unanimous vote of seven to zero.

AGENDA ITEM #6

Docket # DP-2017-36

Request from Joseph Ahler for site plan approval of Countryside Village Section 2 being Tax Map 76 and 89 Parcels 75.13 and 6.05 off Industrial Park Road.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and referred the Commission to the Prescreening Comments concerning the proposed Clear Branch Way road over the access road to an existing pump station owned by the City of Columbia.

Discussion:

Mr. Joseph Ahler, P.E., and Ms. Sue Salisbury, Community Manager with Countryside Village, UMH Properties, Inc. were present to answer questions. Discussion included the traffic study report, development access, the school system bus route staging area, school zoning for this community, and if the Maury County school board has responded to the applicant's communications. Mayor Dickey asked if this item would go to Council for approval. Dr. McClain made the motion to approve subject to staff recommendations concerning traffic improvements and Clear Branch Way. Councilman King seconded the motion. Motion passed unanimously with a vote of seven to zero.

AGENDA ITEM #7

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.

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AUGUST 9TH, 2017

Staff Recommendation:

Mr. Keltner stated there were no updated information or plans for this deferred agenda item.

Discussion:

No one was present to answer questions. Chairman Bryant asked if the Prescreening Comments have been addressed. Mr. McBroom made the motion to deny this request with Mayor Dickey seconding the motion. Motion to deny passed with a vote of four to two to one with Mr. Pace and Mayor Dickey voting nay and Dr. McClain abstaining.

AGENDA ITEM #8

OTHER BUSINESS:

In other business, Mr. McBroom asked for clarification concerning access to the Beckett Commons townhome development agenda item. The Commission discussed communicating with the Maury County Public Schools representatives for a possible study session. Mayor Dickey stated the unusual number of safety issues with the agenda items. Mr. Pace asked about violations off of Highland Avenue and E. 6th Street. Mr. Keltner gave an update for the Connect Columbia plan and upcoming meetings. Mr. Greg Judy, PE, PTOE, with Neel Schaffer, introduced himself to the Commission.

ADJOURNMENT:

Mr. Wilhoite made the motion to adjourn with Councilman King seconding. Meeting adjourned at 5:20 p.m. with a unanimous vote of seven to zero.



Planning Commission Chairman Date