

City of Columbia
MUNICIPAL PLANNING COMMISSION
SEPTEMBER 13, 2017

CALL TO ORDER:

Vice-chairman Randy McBroom called the September 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. Andy Wilhoite

Absent were: Councilman King
 Mr. Wesley Bryant
 Dr. Rose McClain

Other attendees: Councilman Mike Greene
 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 August minutes were presented for approval. Mayor Dickey made the motion to approve with Mr. Wilhoite seconding. Motion passed unanimously with a vote of four to zero.

REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated City Council approved second consideration for the annexation, zoning and master plan for 2425 Nashville Highway, being the Villages of Carter's Station. He also stated there were multiple items passed for first consideration including the annexation and zoning off Forrest Drive in the Pleasant Hills and Westfield subdivision, also the five acres rezoning for self-storage units off Northpointe Road, the rezoning on Lynda Lee Lane, the 74 acres rezoning off Theta Pike on Taylor Bend Road with the master plan, the rural center designation allowance, and the fees updated for Planning.

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AGENDA ITEM #3

Docket #DP-2017-42

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 stated the after review of the prescreening comments, the plat is now in compliance.

Discussion:

Mr. Pace made the motion to approve with Mayor Dickey seconding. Motion passed with a vote of four to zero.

AGENDA ITEM #4

Docket #DP-2017-41

Request from Jason Strain for Multi-Family Site Plan approval of 504 Santa Fe Pike.

Staff Recommendation:

Mr. Keltner stated the applicant is needing to finish the sight distance issue and is working with a civil engineer and would request a deferral.

Discussion:

The Commission discussed sight distance, access and easements. Mayor Dickey made the motion to defer. Mr. Wilhoite seconded the motion. Motion to defer passed with a vote of four to zero.

AGENDA ITEM #5

Docket # DP-2017-46

Request from Brad Slayden for Multi-Family Site Plan entrance approval off Pillow Drive for the Eagle Ridge at Gholson Hill development.

Staff Recommendation:

Mr. Keltner stated this was an access adjustment and nothing else in the development or site has changed. Mr. Harper informed the Commission of the traffic study report improvements. He would like the drainage issues and installation of a culvert to catch rainwater be part of the approval for this item.

Discussion:

Mr. Brad Slayden, Ragan Smith, was present to answer questions. He stated they are aware of the improvements resulting from the traffic study. Mr. McBroom

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asked about the increase of traffic accessing the Whispering Hills subdivision until the improvements are finished. Mr. Pace made the motion to approve subject to the additional drainage improvements installed. Mr. Wilhoite seconded the motion. Motion to approve passed with a unanimous vote of four to zero.

AGENDA ITEM #6

Docket # DP-2017-45

Request from Martin Engineering for Final Plat and letter of credit approval of Grove Park Phase 4 containing 30 lots.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated it was compliant with the Preliminary Plat. Staff is also asking for the approval with a Letter of Credit in the amount of \$211,000.

Discussion:

Mr. Pace made the motion to approve with Mr. Wilhoite seconding. Motion passed with a vote of three to one, with Mayor Dickey voting nay.

AGENDA ITEM #7

Docket # DP-2017-44

Request from Martin Engineering to revise the Final Plat for Grove Park Phase 3 lot 48.

Staff Recommendation:

Mr. Keltner stated this is a correction for lot 48. The approval process spanned both the City of Columbia's previous zoning ordinance and its current zoning ordinance. It does follow the previous plat that was submitted.

Discussion:

Mayor Dickey asked about the setbacks. Mr. Pace made the motion to approve with Mr. Wilhoite seconding. Mr. McBroom asked about the direction the house will face. Motion passed with a vote of four to zero.

AGENDA ITEM #8

Docket # DP-2017-43

Request from Gary Martin for Preliminary Plat approval of Section 4 Phase 1 of Homestead at Carter's Station Subdivision for a total of 42 lots.

Staff Recommendation:

Mr. Keltner stated the details of the staff report. This phase will allow the second access into the development. Staff finds this plat to be in compliance.

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Discussion:

Mr. Wilhoite made the motion to approve. Mr. Pace seconded the motion. Motion passed with a unanimous vote of four to zero.

AGENDA ITEM #9

Docket # DP-2017-39

Request from Charles Raines for final plat and a letter of credit approval of Honey Farm Subdivision Phase 2 Section 2 for 22 lots.

Staff Recommendation:

Mr. Keltner stated the details of the staff report and stated the plat was in compliance with city regulations and the preliminary plat. A letter of credit approval is also being requested in the amount of \$99,000.

Discussion:

Mr. Charles Raines was present to answer questions. Mayor Dickey made the motion to approve. Mr. Pace seconded the motion. Motion passed with a vote of four to zero.

AGENDA ITEM #10

Docket # DP-2017-47

Request from WES Engineering for final plat revision of Armstrong Meadows Section 3.

Staff Recommendation:

Mr. Keltner stated the details of the staff report for this setback modification.

Discussion:

Mr. Gerald Vick, WES Engineering, was present to answer questions. Mr. McBroom asked about the temporary cul-de-sac on Susan Road. Mr. Pace asked about the remaining lots in this development. Mr. Wilhoite made the motion to approve with Mr. Pace seconding the motion. Motion passed with a unanimous vote of four to zero.

AGENDA ITEM #11

Docket # ZA-2017-06

Request from Development Services for amendments to Zoning Ordinance 3638 on mobile vending, security living units, and outdoor recreation parking.

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Staff Recommendation:

Mr. Keltner separated the zoning ordinance amendments and presented each item to the Commission.

Discussion:

Mobile Vending: Discussion ensued about current standards for temporary use permits and vendor permits, along with time limits, tracking, special events, locations, parking, permanent versus temporary, types of mobile vendors, and site requirements. Mobile vendors present included Mr. Abe Everitt with Ab's BBQ Smokehouse, Ms. Maria Valadez, M & M Plus Catering, and Eric and Angela Russell with Foodies Food Truck. These vendors gave insight to other standards that are required for food truck vendors and asked questions concerning the proposed regulations. Mr. Russell stated he would like to organize a Maury County Mobile Vendor Association. Mr. McBroom made the motion to defer to the October 2, 2017 special called Planning Commission meeting. Mayor Dickey seconded the motion. Motion to defer passed with a vote of four to zero.

Security Living Units: The Commission asked questions concerning current security measures and the need for any on-site living security means. Mr. Wilhoite made the motion to approve with Mr. Pace seconding. Motion to approve passed with a vote of four to zero.

Outdoor Recreation Parking: Mr. Pace made the motion to approve with Mr. Wilhoite seconding. Motion to approve passed with a vote of four to zero.

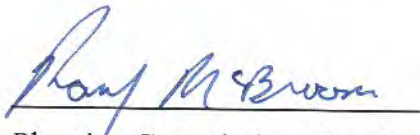
AGENDA ITEM #12

OTHER BUSINESS:

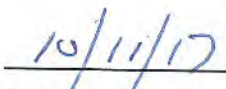
In other business, Mr. Keltner presented *Connect Columbia* documents to be reviewed for the upcoming special called Planning Commission meeting discussing these on Monday, October 2, 2017.

ADJOURNMENT:

Mr. Wilhoite made the motion to adjourn with Mr. Pace seconding. Meeting adjourned at 5:37 p.m. with a unanimous vote of four to zero.



Planning Commission Vice Chair



Date