

City of Columbia
MUNICIPAL PLANNING COMMISSION
OCTOBER 11, 2017

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PUBLIC HEARING:
COMPREHENSIVE PLAN AMENDMENTS

CALL TO ORDER:

Vice Chair McBroom called the Public Hearing for the Comprehensive Plan Amendment to order at 4:00 p.m.

ROLL CALL:

Quorum present and included the following:

Present were: Mr. Ray Pace
Mayor Dean Dickey
Mr. Randy McBroom
Dr. Rose McClain

Absent was: Mr. Andy Wilhoite
Councilman King
Mr. Wesley Bryant

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

AGENDA ITEM #1

Docket #LP-2017-11

Public Hearing for a Comprehensive Plan Amendment to designate Tax Map 73 Parcel 17 and a ten acre portion of Tax Map 73 Parcel 17.02 to Suburban Neighborhood.

Discussion:

Director Keltner gave the details of the requested comprehensive plan amendment to change the designation for 48 acres off Lasea Road to Suburban Neighborhood. No one came forward for comments.

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ADJOURNMENT:

Dr. McClain made the motion to adjourn with Mr. McBroom seconding. The Public Hearing adjourned at 4:02 p.m. with a unanimous vote of four to zero.

REGULAR MEETING OF THE PLANNING COMMISSION
CALL TO ORDER:

Vice Chair Randy McBroom called the October regular meeting of the Planning Commission for the City of Columbia to order at 4:03 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
 Dr. Rose McClain

Absent was: Mr. Andy Wilhoite
 Councilman King
 Mr. Wesley Bryant

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

APPROVAL OF MINUTES:

The September minutes were presented for approval. Dr. McClain made the motion to approve with Mr. McBroom 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 final consideration for items including the annexation and zoning off Forrest Drive, the five acre rezoning off Northpointe

Road, the seven lots on Lynda Lee Lane to be rezoned, the 74 acre rezoning and master plan off Theta Pike behind the shopping center, the Comprehensive Plan Rural Center designation allowance, along with the new fees for development.

AGENDA ITEM #3

Docket #DP-2017-41

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

Staff Recommendation:

Mr. Keltner gave an update to the deferred item and stated the applicant is requesting a deferral.

Discussion:

Mayor Dickey made the motion to defer. Dr. McClain seconded the motion. Motion to defer passed with a vote of four to zero.

AGENDA ITEM #4

Docket # AN-2017-06\CZ-2017-26/LP-2017-11

Request from Preston Ayer to rezone 1628 Lasea Road and a portion of 1610 Lasea Road from Interstate Service District to R-6 (Medium High Residential). Comprehensive plan amendments for the properties modifying them to Suburban Neighborhood will also be needed. Annexation and Plan of Services recommendations for 10 acres on 1610 Lasea Road being Tax Map 73 Parcel 17.02 are also being requested.

Staff Recommendation:

Mr. Keltner stated the Public Hearing before the meeting was for this agenda item. The staff report details also included the review of both Article 3.19.6 and Article 3.18.7(B) in *The Zoning Ordinance*.

Discussion:

Mr. Preston Ayer, T-Square Engineering, was present to answer questions. Mr. McBroom asked if the applicant is aware of the sewer requirements. Mr. Pace asked if the I-65 interstate interchange improvements will affect this property. Mr. McBroom made the motion to approve with Mayor Dickey seconding the motion. Motion to approve passed with a unanimous vote of four to zero.

AGENDA ITEM #5

Docket # DP-2017-49

Request from Martin Engineering for Preliminary Plat approval of Rivers Edge Subdivision (previously Theta Cove) off Theta Pike.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated overall it is compliant with the Master Plan but will ask this request be subject to Prescreening comments and construction plan approval.

Discussion:

No one was present to answer questions. Mr. McBroom stated he owned a lot adjacent to this request. Mr. McBroom made the motion to approve subject to Prescreening comments and the additional note to designate all roads public or private. Dr. McClain seconded the motion. Motion passed with a vote of four to zero.

AGENDA ITEM #6

Docket # DP-2017-50

Request from Martin Engineering for Preliminary Plat approval of Homestead at Carter's Station Subdivision Section 3 Phase 1.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this section will require some road improvements at this time before the overall traffic study is complete and other sections are presented. Mr. Keltner also recommended Lot 196 be removed from the request. Overall, the Preliminary Plat is similar with the Master Plan.

Discussion:

No one was present to answer questions. City Engineer shared the traffic study recommended improvements report to date with the Commission. The Commission discussed the traffic improvements, Carters Creek Station Road, and Lot 196. Dr. McClain made the motion to approve excluding Lot 196, leaving it as open space, and including all recommended traffic improvements as identified in Figure 7 from the required study. Mr. Pace seconded the motion. Mr. McBroom asked about the direction the house will face. Motion passed with a vote of four to zero.

AGENDA ITEM #7

Docket # DP-2017-48

Request from John Dewaal for Master Plan revision of Colter Estates Subdivision (formerly Colter Place) off Baker Road.

Staff Recommendation:

Mr. Keltner stated the details of the staff report. He pointed out changes from the previously approved Master Plan. He asked Mr. Harper to share the recommended traffic improvements concerning this request.

Discussion:

Mr. John Dewaal, Dewaal & Associates, and Mr. Stevenhagen, US Equities Corp., were present to answer questions. Commissioners asked about the approved developments on Nashville Highway including New Song Christian Church and Beckett Commons. Mr. Keltner stated Beckett Commons has been removed from City Council. Discussion ensued about traffic, setbacks, and elevations. Mr. Dewaal offered to put a note on the plan to guarantee no vinyl siding on the home materials. Mayor Dickey made the motion to approve with the additional note added. Mr. Pace seconded the motion. Mayor Dickey amended his motion to approve subject to the recommended traffic improvements. Motion passed with a vote of three to one with Mr. McBroom voting nay.

AGENDA ITEM #8

Docket # ZA-2017-07

Request from Development Services for recommendation of Connect Columbia Master Comprehensive Plan.

Staff Recommendation:

Mr. Keltner asked the Commission if this item was ready for discussion and recommendation.

Discussion:

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

AGENDA ITEM #9

OTHER BUSINESS:

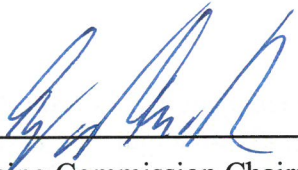
In other business, Mr. Keltner asked if the Commission would like the consultant, Mr. Brad Thompson, Volkert, Inc. to be present at the next meeting concerning *Connect Columbia*. He also introduced Mr. Joren Dunnivant, City Planner. Also in other business, Mr. Ray Pace discussed trailer parks versus RV parks and their tax rates.

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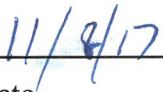
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ADJOURNMENT:

Mr. Pace made the motion to adjourn with Mr. McBroom seconding. Meeting adjourned at 5:09 p.m. with a unanimous vote of four to zero.



Planning Commission Chairman



Date