City of Columbia
MUNICIPAL PLANNING COMMISSION
NOVEMBER 8, 2017

REGULAR MEETING OF THE PLANNING COMMISSION
CALL TO ORDER:

Chairman Bryant called the November Planning Commission meeting 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
Councilman King
Mr. Wesley Bryant

Absent was: Dr. Rose McClain

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

APPROVAL OF MINUTES:

The October special called meeting minutes were presented for approval. Mr. Wilhoite made the motion to approve with Mr. McBroom seconding. Motion passed unanimously with a vote of six to zero. Next, the October regular meeting minutes were presented. Mr. Wilhoite made the motion to approve with Mayor Dickey seconding the motion. Motion to approve passed six to zero.

REVIEW OF BONDS:

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

AGENDA ITEM #1.A
Docket #LOC-2017-06
Renewal Letter of Credit for Savannah Cove Subdivision for $69,575.

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

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

AGENDA ITEM #1.B
Docket #LOC-2017-05
Renewal Letter of Credit for The Landings Phase 2 Section 1 for $95,000.

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. Councilman King seconded the motion. Motion to renew the Letter of Credit passed six to zero.

OFFICIAL COMMUNICATIONS:
Mr. Keltner stated City Council approved consideration for Colter Estates' revised master plan.

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 agenda item.

Discussion:
Mr. Strain was present to answer questions. Discussion includes proposed changes, access, elevations, fencing and landscaping. Mr. McBroom made the motion to approve subject to the removal of fencing and adding shrubbery to base of the house. Mr. Wilhoite seconded the motion. Discussion continued with Mr. Pace suggesting the plans be redrawn and brought back to the Commission. Mr. Wilhoite withdrew his second for the motion. Mr. McBroom withdrew his motion. After further discussion, Mr. Pace made the motion to defer with Mr. Wilhoite seconding

the motion. Motion to defer passed with a vote of four to two with Councilman King and Mr. Bryant voting nay.

AGENDA ITEM #4
Docket # DP-2017-52/CZ-2017-29

Request from Preston Ayer for the rezoning of 271 Theta Pike with Master Development Plan approval of 16.73 acres from R-20 to RS6-PUD (Planned Unit Development).

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated its compliance with PUD regulations.

Discussion:

Mr. Preston Ayer, T-Square Engineering, along with Mr. Bill Charles and Ms. Cecilia Gonsewski, Land Management Group, were present to answer questions. A presentation was made for the proposed Water Crest development. Questions included noise, buffer, side yard setbacks and mechanical units, home owners' association management, accessory structures, materials, square footage, product price point, and if it would be gated. Ms. Danielle Sullivan, Primm Springs, Tennessee spoke against the proposed side yard setbacks and price point of the residential homes. Mr. Richard Peach, 107 Jefferson Dr., spoke of noise and traffic concerns. Mr. Bill and Molly Ammons, 117 Jefferson Dr. voiced traffic concerns as well as private deed restrictions. Mr. Cecil Conner, 102 Jefferson Dr., questioned deed restrictions, sink holes, sewer services, and the need and risks of blasting. Mr. Charles stated the deed would be verified with a title search. Councilman King made the motion to defer with Mr. Pace seconding the motion. Motion to defer passed with a vote of five to one, with Chairman Bryant voting nay.

AGENDA ITEM #5
Docket # DP-2017-57

Request from Heather Grimes for multi-family approval in the Village of Carter's Station residential community off Nashville Highway being a portion of Tax Map 51 Parcel 22.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated its compliance with the Master Plan.

Discussion:

Mr. Randy Chastain, Parkside Builders, was present to answer questions. The Commission asked questions about the home owner's association and materials. Mr. Pace made the motion to approve with Mr. McBroom seconding. Motion passed with a vote of six to zero.

AGENDA ITEM #6
Docket # DP-2017-55

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

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this revision was for a rear setback correction.

Discussion:

Mr. Gerald Vick, WES Engineers, was present to answer questions. Councilman King made a motion to approve with Mr. Wilhoite seconding. Motion passed with a unanimous vote of six to zero.

AGENDA ITEM #7
Docket # DP-2017-56

Request from WES Engineers for Final Plat and a $259,000 Letter of Credit approval of Highlands of Bear Creek Subdivision Phase 2 Section 2 off Tom Sharp Road

Staff Recommendation:

Mr. Keltner stated the details of the staff report and finds it compliant with the Master Plan.

Discussion:

Mr. Gerald Vick was present to answer questions. Chairman Bryant asked about the lack of prescreening comments from the Fire Department. Councilman King made the motion to approve with Mr. McBroom seconding. Motion passed with a vote of six to zero.

AGENDA ITEM #8
Docket # DP-2017-51

Request from Bobby Lovell for multi-family site plan approval of two parcels off Lynda Lee Lane.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and pointed out items for the Commission to review. He also stated that the request did change from approval of five lots down to approval of two lots.

Discussion:

Mr. Eddie Campbell was present to answer questions. Mayor Dickey made the motion to approve with Councilman King seconding the motion. Motion passed with a vote of six to zero.

AGENDA ITEM #9
Docket # DP-2017-54

Request from Fulmer Engineering for Master Development Plan approval of a Medical Office off Nashville Highway and Honey Farm Way.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated specific items for Commission review.

Discussion:

Mr. Ross Lucas, Fulmer Engineering, was present to answer questions. Discussion included future development, the probability of a warranted traffic light, the access road, and the project's construction entrance. Mr. Pace made the motion to approve subject to adding a sidewalk on the access road. Mayor Dickey seconded the motion. Motion passed with a vote of six to zero.

AGENDA ITEM #10
Docket # CZ-2017-28

Request from Michael Sullivan to rezone 2.75 acres at 1300 Industrial Park Road from General Commercial Service to Industrial Restrictive.

Staff Recommendation:

Mr. Keltner gave 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:

Mr. Michael Sullivan was present to answer questions. Commissioners asked about the type of business, noise, and truck traffic. Mr. McBroom made the motion to approve with Mr. Wilhoite seconding the motion. Motion passed with a vote of six to zero.

AGENDA ITEM #11
Docket # ZA-2017-07

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

Staff Recommendation:

Chairman Bryant updated the Commission with the status of the deferred item.

Discussion:

Mr. Brad Thompson and Mr. Micah Wood, Volkert, Inc., were both present to answer questions. Mayor Dickey asked for the consultants to speak concerning the Connect Columbia Plan. Mr. Keltner asked if there were any specific questions for the individual plans concerning land use, transportation and access management. Mr. Bryant asked how these plans will be used in the future. Mr. Wood stated these plans would be a good tool when making decisions for public and private development use. Mayor Dickey made the motion to approve with Mr. McBroom seconding the motion. Motion passed with a vote of six to zero.

AGENDA ITEM #12
Docket # ZA-2017-06

Request from Development Services for amendments to Zoning Ordinance 3638 on mobile vending.

Staff Recommendation:

Mr. Keltner updated the Commission on this deferred agenda item.

Discussion:

Councilman King left the meeting early. The Commission discussed submitted comments concerning this deferred item. Mr. Jim Bratton, former mobile vendor, spoke in favor of not restricting the time limits for mobile vendors. Mr. Eric Russell, Foodies Food Truck, suggested a sticker with the annual permit that would give permission to park in designated areas. Mr. Keltner stated it will probably be a placard. Mr. Russell would not support additional permit fees. Mr. Abe Everett, Abe's Barbeque, presented an amendment, for food truck vendors only, to the Commission. After much discussion and public comments, Chairman Bryant asked the Commission if they would choose to take action on separate portions of the proposed mobile vending regulations. The first item voted on concerned the time frame allowance for mobile vendors. Mr. McBroom made the motion for mobile vendors to set up for one, 24 hour day in the Right-of-Way. Mr. Pace seconded the motion. Motion to allow one day in the Right-of-Way, passed with a vote of five to zero. For mobile vendors on private property, Mr. McBroom made the motion to approve the allowance of four (4) consecutive days in a seven (7) day week. Mr. Pace seconded the motion. Motion to allow four consecutive days in a seven day week passed with a vote of four to one with Mr. Bryant voting nay. Next regulation voted on was for a fee associated with the mobile vendor permit. Mr. McBroom made the motion to approve a $50 annual fee for the mobile vending permit. Mr. Wilhoite seconded the motion. Motion to approve the $50 annual fee passed five to zero. Mr. McBroom then made the motion for no additional fee to be incurred with subsequent location additions to the annual permit. Mr. Wilhoite seconded the motion. Motion for no additional fee passed with a vote of five to zero. The next portion of proposed regulation was to exclude produce stands from this annual mobile vendor permit. Mr. McBroom made the motion to exclude with Mr. Wilhoite seconding the motion. Motion to exclude produce stands passed five to zero. Finally, Mayor Dickey made the motion to approve all other proposed regulations as presented for mobile vending. Mr. Wilhoite seconding the motion. Motion to approve the remaining proposed amendment regulations passed with a vote of five to zero.

AGENDA ITEM #13
OTHER BUSINESS:

In other business, Mayor Dickey asked about the walkway easement in the Greystone subdivision. Mr. Bryant updated the Commission concerning the lack of response from the Maury County School System and their Re-Districting Board. He will present the map of approved projects through Planning Commission since 2015 that was provided to the Planning Commission.

ADJOURNMENT:

Mayor Dickey made the motion to adjourn with Mr. Bryant seconding. Meeting adjourned at 6:57 p.m. with a unanimous vote of five to zero.

Planning Commission Chairman

12/13/17
Date