

City of Columbia
MUNICIPAL PLANNING COMMISSION
DECEMBER 13, 2017

REGULAR MEETING OF THE PLANNING COMMISSION
CALL TO ORDER:

Chairman Bryant called the December 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:

All present and included the following:

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

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

APPROVAL OF MINUTES:

The November meeting minutes were presented for approval. Mr. McBroom made the motion to approve with Mayor Dickey seconding the motion. Motion to approve passed five to zero.

REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated City Council approved the Lasea Road annexation and zoning for first reading. Also approved was the 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.

City of Columbia
MUNICIPAL PLANNING COMMISSION
DECEMBER 13, 2017

Discussion:

Mr. Keltner stated the applicant would like a deferral for his request. Mr. McBroom made the motion to defer with Councilman King seconding the motion. Motion to defer passed with a vote of five to zero.

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 an update to the deferred agenda item including questions concerning deed restrictions.

Discussion:

Commissioners McClain and Wilhoite arrived to the meeting. Mr. Cole Newton, T-Square Engineering, and Mr. Bill Charles, Land Management Group, were present to answer questions. Mr. William Jackson, 111 Jefferson Drive, presented the Planning Commission with *The Columbia Zoning Code* Article 3.6 information, along with voicing floodplain concerns. He also stated his neighbor, Mr. Richard Peach, has been approached to sell his property. Mr. Cecil Conner, 102 Jefferson Dr., voiced concerns about safety including sink holes and blasting. Mr. Bill Ammons, 117 Jefferson Dr. also showed concerns about sink holes. Mr. Satterfield, 119 Jefferson Drive spoke about sink holes, traffic, sewer capacity and road widening. Ms. Sissy White, 101 Jefferson Drive, asked about phasing, stormwater concerns and the obligation the City has for protecting established residents. Ms. Judy Cole, 103 Jefferson Dr., spoke about the country style setting that would be lost with this nearby development. Mr. Ken Penkal, 121 Jefferson Drive, asked about the type of housing, property values being affected, and traffic problems. Chairman Bryant addressed these questions with staff concerning approval and construction processes. Mr. Charles answered questions concerning price point and blasting. Commissioners asked questions concerning the number of units allowed under current and proposed zoning, sewer needs, what is reviewed under standard and PUD development, and the road at Theta Pike. Mr. Cole Newton stated the development entrance and Pawnee Trail could be lined up but may take away from the landscaping buffer. Mr. Charles stated they would create an exhibit working with Staff and the homeowner on the screened landscaping buffer. Mr. Pace made the motion to approve with the widening of the road for construction of a left hand turn lane from Sioux to Pawnee Trail and line up the subdivision entrance to Pawnee Trail. Mr. McBroom seconded the motion. Motion passed with a vote of seven to zero.

City of Columbia
MUNICIPAL PLANNING COMMISSION
DECEMBER 13, 2017

AGENDA ITEM #5

Docket # DP-2017-58

Request from Allen O'Leary for Final plat and Letter of Credit approval in the amount of \$55,000 for Honey Farm Phase 2 Section 3 off Queen Bee Drive.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the City does not have the required Letter of Credit. Staff recommends denial or deferral of this item.

Discussion:

Mr. Gerald Vick, WES Engineers, representing the owner, asked for a deferral. Mr. Harper stated he received no communications from any financial institutions. Dr. McClain made the motion to defer with Mr. Pace seconding. Motion to defer passed with a vote of six to one, with Mr. Bryant voting nay.

AGENDA ITEM #6

Docket # DP-2017-59

Request from Allen O'Leary for Final plat and Letter of Credit approval in the amount of \$61,000 for Honey Farm Phase 2 Section 4 off Stinger Drive.

Staff Recommendation:

Mr. Keltner stated the City does not have the required Letter of Credit for this item also. Again, staff recommends denial or deferral of this item.

Discussion:

Mr. Gerald Vick, WES Engineers, was present to answer questions. Mayor Dickey asked who is responsible to provide the Letter of Credit. Discussion ensued concerning lack of required items being submitted. Chairman Bryant suggested the Commission continue the discussion in other business. Mr. McBroom made a motion to defer with Mr. Wilhoite seconding. Motion to defer passed with a vote of six to one, with Mr. Bryant voting nay.

AGENDA ITEM #7

Docket # DP-2017-60

Request from George Vrailas for Multi-Family Site Plan approval of lots 4 and 6 off Lynda Lee Lane.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the applicant requests a deferral to allow more time to provide grading and landscaping plans as required.

City of Columbia
MUNICIPAL PLANNING COMMISSION
DECEMBER 13, 2017

Discussion:

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

AGENDA ITEM #8

Docket # CZ-2017-27/DP-2017-61

Request from Martin Engineering to rezone and approve a PUD Master Plan for 18.42 acres at the corner of Theta Pike and US 43 Bypass being Tax Map 90B Group B Parcel 48 from GCS (General Commercial Service) to RM-1 (High Density Residential).

Staff Recommendation:

Mr. Keltner informed the Commission that this agenda item request was not advertised correctly as required and could not be taken into consideration or discussion. This item will be presented again at the January 2018 Planning Commission meeting as well as the City Council agenda. Mr. Keltner stated new notification letters were sent.

Discussion:

Mr. Farmer, 126 Greenwood Acres Drive, asked when the new notification letters were sent as well as the January meeting dates.

AGENDA ITEM #9

Docket # DP-2017-53

Request from Gary Martin for final plat and Letter of Credit approval in the amount of \$76,000 for Townhomes at Homestead off Nashville Highway and Hidden Creek Way.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this matches the previously submitted Preliminary Plat from earlier this year. He also stated there is a Letter of Credit submitted.

Discussion:

Mr. McBroom asked about landscaping. Councilman King made the motion to approve with Mr. McBroom seconding. Motion passed with a vote of seven to zero.

AGENDA ITEM #10

OTHER BUSINESS:

In other business, the Commission discussed Letters of Credit along with any other standard required elements due at submittal. The Commission were in consensus

City of Columbia
MUNICIPAL PLANNING COMMISSION
DECEMBER 13, 2017

to not accepting any incomplete applications. Mr. Gerald Vick asked if consideration would be given until time of the Technical Committee meeting date. Mr. Keltner stated pre-application meetings are required before submittal and all required items are discussed at that time. Mr. Pace asked about access roads between subdivisions. Mr. Keltner stated the request would have to come back because the public road would need Commission approval. Mr. Pace also asked about the mobile home park on Nashville Highway have more recreational vehicles than mobile homes. Mr. Keltner stated that several years ago, the City sent a letter to the property owner that grandfathered in so many RV units. He would follow up on the number allowed. Mr. Bryant asked about the mobile home condemned on Westover Drive.

ADJOURNMENT:

Mayor Dickey made the motion to adjourn with Dr. McClain seconding. Meeting adjourned at 5:40 p.m. with a unanimous vote of seven to zero.



Planning Commission Chairman



Date

