

City of Columbia
MUNICIPAL PLANNING COMMISSION
JUNE 14TH, 2017

PUBLIC HEARING:
COMPREHENSIVE PLAN AMENDMENTS

CALL TO ORDER:

Chairman Wesley Bryant called the Public Hearing for the Comprehensive Plan Amendments to order at 4:00 p.m.

ROLL CALL:

Quorum present and included the following:

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

Absent was: Mr. Randy McBroom

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

AGENDA ITEM #1

Docket #LP-2017-05

Public Hearing for a Comprehensive Plan Amendment to designate 2425 Nashville Hwy., being Tax Map 51 Parcel 22, as Suburban Corridor as part of a proposed annexation.

Discussion:

Director Keltner gave the details for the requested comprehensive plan amendment concerning the Suburban Corridor designation for the proposed mixed use development. No one came forward for comments.

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AGENDA ITEM #2

Docket #LP-2017-06

Public Hearing for a Comprehensive Plan Amendment to designate a 14.36 acre portion of Tax Map 66 Parcel 20.04 off of Northpointe Road & Ridgecrest Drive as Employment District.

Discussion:

Director Keltner gave the details for the requested comprehensive plan amendment. He stated this would be an extension to an existing business for additional storage inside the industrial park. No one came forward for comments.

AGENDA ITEM #3

Docket #LP-2017-07

Public Hearing for a Comprehensive Plan Amendment to designate Tax Map 87 Parcel 6.02 off of Williamsport Pike & Tindell Lane as Suburban Corridor.

Discussion:

Dr. McClain arrived to the meeting. Director Keltner gave the details for the requested comprehensive plan amendment. The applicant is requesting to turn the property commercial. The Comprehensive Plan has this area as Rural Corridor, being residential only. The Comprehensive Plan would need to be amended to Suburban corridor to support commercial land uses. After reviewing this, staff proposes the Commission explore a Suburban Center designation. Mr. Mike Anderson, 2273 Tindell Lane, came forward in opposition to the Comprehensive Plan amendment to allow commercial development in this area.

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER:

Chairman Bryant called the June meeting of the Planning Commission for the City of Columbia to order at 4:09 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. Wesley Bryant
 Councilman King
 Dr. Rose McClain
 Mr. Andy Wilhoite

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Absent was: Mr. Randy McBroom

Other attendees: Ms. Christa Martin, Vice Mayor
Mr. Tony Massey, City Manager
Mr. Paul Keltner, Development Services Director
Mr. Glenn Harper, City Engineer
Ms. Liz Olmstead, City Planner
Mr. Armond Harris, Asst. City Engineer
Mrs. Melissa Sanders, Secretary

APPROVAL OF MINUTES:

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

REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated there were two items that passed second consideration and they were the annexation request of 533.96 acres off of Monsanto Road and the Best Sellers PUD at 2563 Nashville Highway. Other items that passed first consideration were the rezoning requests at 601 W 7th Street, 504 Santa Fe Pike, Tax Map 66 Parcel 20.04 off of Ridgecrest Drive and also 1106 ½ W 7th Street.

Chairman Bryant stated that Agenda Item #13 would be heard before Agenda Item #3 and so moved it.

AGENDA ITEM #13

Docket #ZA-2017-04

Request from City Council to review & discuss Zoning Ordinance Section 8.3.5.B regarding Non-Banking Financial Institutions.

Staff Recommendation:

Mr. Keltner informed the Commission that City Council has requested this standard be reviewed for continuation, modification or elimination. He also stated that the dialogue for this request is from concern of any unfair treatment for this single business use with the limited use requirement of a distance separation. Staff reviewed this limited use standard against seven other cities and the results were comparable or stricter including a residential use or zone separation requirement also.

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Discussion:

Discussion included the original zoning amendment and any impact it has had on the business use. Director Keltner stated the number of businesses had not really changed. Chairman Bryant asked about non-conforming use time limitations. Commissioners asked why this is being reviewed. Chairman Bryant thought standards for the uses allowed are important to our City. Mr. Joe Evans, Pastor for First Presbyterian Church, stated his concerns for this business use and asked for stricter zoning regulations for the spiritual good of the citizens. Chairman Bryant asked about the community group, Stand Together Fellowship, and how they are addressing this issue. Mr. Jim Webb, Maury Hills Church Treasurer, stated helping people from needing this use would benefit citizens and this community as a whole. Mr. Wilhoite asked if spacing out this business helps the perception of the community. Director Keltner answered that The Retail Coach, hired by the City, had stated in its report that spacing of these businesses help investors' perception of our community. Dr. McClain stated she received phone calls concerning this item. Mr. Tom Grosko, 2567 Antrim Circle, spoke of his concerns and wishes the Commission to keep the regulation. The Commissioners asked about also including a residential district and use distance requirement similar to other cities' regulations. Mr. Mark Saline, 2206 Quality Street, also spoke in favor of keeping the regulations. Mayor Dickey made the motion to approve the current regulation with Councilman King seconding. Motion to approve passed with a vote of five to one, with Mr. Wilhoite voting nay.

AGENDA ITEM #3

Docket # DP-2017-28

Request from Martin Engineering to revise Section 1 Phase 1A of Homestead at Carter's Station Subdivision off of Nashville Highway.

Staff Recommendation:

Mr. Keltner explained the details of the agenda item and finds the plat to be compliant with all City regulations.

Discussion:

Councilman King made the motion to approve this request with Dr. McClain seconding the motion. Motion passed with a vote of six to zero.

AGENDA ITEM #4

Docket #DP-2017-27

Request from Martin Engineering for Preliminary Plat approval of 22 lots at 420 Theta Pike (Tax Map 75 Parcel 45).

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Staff Recommendation:

Mr. Keltner stated the details of the staff report and finds the plat to be compliant. He also stated the plat will have a note about the road entrance on the final plat.

Discussion:

Councilman King verified that there will not be any driveways onto Theta Pike. Mr. Pace made the motion to approve with Dr. McClain seconding. Motion to approve passed with a unanimous vote of six to zero.

AGENDA ITEM #5

Docket #CZ-2017-26

Request from Martin Engineering for Final Plat approval of Homestead at Carter's Station Section 1 Phase 1C at Tax Map 51 Parcel 1.02 off of Nashville Highway and approval of a Letter of Credit in the amount of \$211,000.

Staff Recommendation:

Mr. Keltner stated the details of the staff report and finds the request compliant with all City regulations.

Discussion:

Dr. McClain made the motion to approve with Mr. Pace seconding. Motion to approve passed with a unanimous vote of six to zero.

AGENDA ITEM #6

Docket # AN-2017-04/CZ-2017-18/DP-2017-25/LP-2017-05

Request from Martin Engineering for Annexation, Comprehensive Plan Designation, Zoning, Plan of Services, and PUD Master Plan Approval at 2425 Nashville Highway (Tax Map 51 Parcel 22).

Staff Recommendation:

Mr. Keltner stated the details of the staff report and project and finds the request to be compliant after review of Prescreening comments and Section 3.19.6 of the *Columbia Zoning Ordinance*.

Discussion:

Mr. Gary Martin, Martin Engineering, along with Mr. Tyler Ring, co-owner, and Randy Chastain, President, Parkside Builders, LLC, were all present to answer questions and speak about the project. Mr. Pace asked about sewer and water services for this area. Mr. Martin stated there would be a pump station near the front of the development. Mr. Bryant asked about project phasing. Councilman King asked about the Plan of Services for this area with Fire Station No. 3 having

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a location change. Dr. McClain made the motion to approve with Councilman King seconding. Motion to approve passed with a unanimous vote of six to zero.

AGENDA ITEM #7

Docket # DP-2017-29

Request from James Webb for minor plat approval in a PUD (Planned Unit Development) at 2540 & 2544 Nashville Highway (Tax Map 42 Parcel 13.03 & 13.04).

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this minor plat is in compliance.

Discussion:

Mr. Jim Webb was present to answer questions. He explained the reasons for moving the property line in this Planned Unit Development. Mayor Dickey made the motion to approve with Councilman King seconding the motion. Motion passed with a unanimous vote of six to zero.

AGENDA ITEM #8

Docket #CZ-2017-14/LP-2017-06

Request from Mark Mackenzie to amend the Comprehensive Plan designation and rezone a portion of the property located at Tax Map 66 Parcel 20.04 on Northpointe Road and Ridgecrest Drive from CEG-PUD (Commercial General Enterprise PUD) to IG (General Industrial).

Staff Recommendation:

Mr. Keltner stated this request was one of the items from the Public Hearing. He gave the details of the project and finds it to be compliant after review of *Columbia Zoning Ordinance* Section 3.19.6.

Discussion:

Councilman King made the motion to approve. Mr. Wilhoite seconded the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #9

Docket #DP-2017-18

Request from General Homes of Columbia for Final Plat approval of Armstrong Meadows Section 3 at Tax Map 101 Parcel 12.01 off of Hampshire Pike and approval of a Letter of Credit in the amount of \$203,500.

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Staff Recommendation:

Mr. Keltner stated that based on Prescreening Comments, staff finds this plat to be compliant with all City Regulations.

Discussion:

Mr. Wilhoite made the motion to approve. Dr. McClain seconded the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #10

Docket # DP-2017-17

Request from Arlington Heights General Partnership for Final Plat approval of Arlington Heights Phase 1 Section 2 at Tax Map 75 Parcel 50.02 off of Nashville Highway and approval of a Letter of Credit in the amount of \$106,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated there were some erosion control matters in the area and they have been cleaned up. The plat is compliant with City regulations.

Discussion:

Dr. McClain made the motion to approve. Mr. Pace seconded the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #11

Docket #CZ-2017-19/LP-2017-07

Request from Cornerstone Construction Management for a Comprehensive Plan Amendment from Rural Corridor to Suburban Corridor and rezone from RS-10 (Single-Family Low Density Residential) to MCD (Mixed Use Commercial Service) at Tax Map 87 Parcel 6.02 off of Williamsport Pike & Tindell Lane.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated Staff feels like this would not be a compatible use when looking at the existing pattern and thus suggests the Rural Center designation.

Discussion:

Mr. Mike Anderson, 2273 Tindell Lane, spoke in opposition with concerns about this MCD rezoning and comprehensive plan designation change. He is not necessarily in opposition with a convenience market use. He suggested a PUD zoning with restrictions to keep it regulated. Robert Carlyon, Cornerstone Construction Management, was present to answer questions and stated he has only received positive feedback for that need in the area. Discussion ensued about options including a Planned Unit Development for this project. Dr. McClain made

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the motion to defer. Councilman King seconded the motion. Motion to defer passed with a vote of six to zero.

AGENDA ITEM #12

Docket #DP-2017-24

Request from Batson & Associates to revise the Honey Farms Master Plan at Tax Map 51 Parcel 58 off of Nashville Highway.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Gary Batson, Batson & Associates, was present to answer questions. Discussion included usable open space, the cemetery area including any grave markers, and maintaining the space. Councilman King named several complaints for the development including work hours, road obstructions, and drainage. Councilman King made the motion to deny. With no second, the motion died. Dr. McClain made the motion to approve with the space being usable with benches and maintained by the HOA. Mr. Pace seconded the motion. Councilman King asked about maintenance enforcement. Motion to approve passed with a vote of four to two, with Councilman King and Chairman Bryant voting nay.

AGENDA ITEM #14

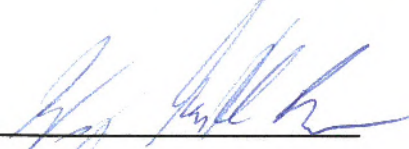
OTHER BUSINESS:

Councilman King left the meeting. In other business, the review of land use fees were discussed. Director Keltner stated a comparison of other city fees would be available for next month's meeting. Mayor Dickey stated there was a need for an increase. Mr. Pace questioned parking in the City of Columbia Arts District. Mr. Keltner explained the overlay's parking requirements. Mr. Webb stated angle parking is a dangerous condition and should be remedied. Also discussed were the prescreening packets that were now being mailed to commissioners. Mr. Pace and Dr. McClain asked for no more prescreening packets. Mayor Dickey announced that Ms. Olmstead, City Planner, was leaving the city.

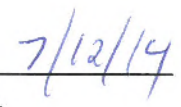
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ADJOURNMENT:

Dr. McClain made the motion to adjourn with Mr. Wilhoite seconding. Meeting adjourned at 5:44 p.m. with a unanimous vote of five to zero.



Planning Commission Chairman



Date