

City of Columbia
MUNICIPAL PLANNING COMMISSION
January 8, 2020

CALL TO ORDER:

Chairman Wesley Bryant called the January Planning Commission meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in Council Chambers at City Hall.

ROLL CALL:

All present and included the following:

Present were: Mr. Wesley Bryant
Mr. Ray Pace
Mr. Charlie Goatz
Mr. Randy McBroom
Dr. Rose McClain
Mayor Chaz Molder
Councilman Ken Wiles

Other attendees: Mr. Paul Keltner, Development Services Director
Mr. Glenn Harper, City Engineer
Mr. Tim Tisher, City Attorney
Mrs. Melissa Sanders, Planning Associate
Mrs. Sandra Richardson, Secretary

Mr. Bryant stated that items 4, 5, and 8 did not have proper notice in the paper, and they are being removed for lack of notice by the paper.

APPROVAL OF MINUTES:

The December minutes were presented for approval. Mr. Goatz made the motion to approve with Dr. McClain seconding. Motion to approve the minutes passed with a vote of six to zero, with Mr. Bryant abstaining.

REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

AGENDA ITEM #2

Acknowledgement of Official Communication of the Columbia City Council on annexation and zoning.

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Director Paul Keltner stated that there were two items presented to City Council on first consideration; the West seventh street overlay modification taking out a portion of the property in that District, and the rezoning of a smaller parcel on Bear Creek Pike from RS-40 to RS-10. Both will have second consideration on January 9, 2020.

AGENDA ITEM #3

Case #19-0184

Request from Cole Newton, T-Square Engineering, for revised Preliminary Plat approved of Cottages of Bear Creek Subdivision off Tom Sharp Road being Tax Map 74 Parcel 37.03.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The product appearance is better, and the applicant committed to adding some hardware to the garage doors.

Discussion:

Mr. Cole Newton, T-Square Engineering, and Mr. Steven Power, homebuilder were present to answer questions. Discussion included Mr. Keltner asking if the stone will continue around the side and rear of the homes, or will the material be a vinyl product around the side and rear of the homes. Mr. Power stated that it will be primarily vinyl around the sides and rear of the homes. Further discussions included going down to the ground to the foundation, wrapping the back and the sides with stone, easement, length of the roadway, conservation subdivision, neighborhood unique presence to it, setbacks, buffers, nine different fronts, character, material, and elevation, rock, visibility from the street, and any approval to note inclusion in reference to traffic improvement, and landscape. Motion to approve was made by Mayor Molder subject to staff report, as clarified February 12, 2020, adding the brick on the sides and the back, and the traffic improvement note. The motion was seconded by Dr. McClain. Motion passed seven to zero.

AGENDA ITEM #4

Case #19-0180

Request from Martin Engineering & Surveying to annex with a plan of services a portion of Tax Map 51 Parcel 32.00 fronting Nashville Highway and zone the entire parcel RM-1 PUD with a Master Development Plan.

This Item is being removed due to lack of notice by the paper.

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AGENDA ITEM #5

Case #19-0202

Request from Gerald Vick to annex with a plan of services 15.64 acres at 1316 Hampshire Pike being Tax Map 89 Parcel 39.00 with a zoning of RS-10.

This item is being removed due to lack of notice by the paper.

AGENDA ITEM #6

Case #19-0198

Request from Ragan Smith Associates for final plat approval with surety in the amount of \$118,500 for Taylor Landing Subdivision Phase 1B off Taylor Bend Road.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds request to be compliant with preliminary plat subject to staff comments.

Discussion:

Mr. Tom Darnell was present to answer questions. Discussion included final plat, Columbia Water comment requesting that they show the outline of the buildings. They are not townhomes. Mr. Goatz made a motion to approve subject to staff comments, and the motion was seconded by Mr. Ray Pace. The motion passed seven to zero.

AGENDA ITEM #7

Case #19-0196

Request from Martin Engineering for final plat approval with surety in the amount of \$135,000 for Phase 1 Summerdale Subdivision of Precast Drive.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds request to be compliant subject to staff comments.

Discussion:

Mr. Gary Martin was present for questions. Discussion included location, and the process. Motion to approve was made by Mayor Molder, and seconded by Dr. McClain. Motion passed seven to zero.

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AGENDA ITEM #8

Case #19-0197

Request from Doss Brothers for revised PUD master site plan approval of 988 Baker Road being Tax Map 75 Parcel 11.00.

This item is being removed due to lack of notice by the paper.

OTHER BUSINESS:

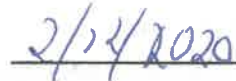
Mayor Molder welcomed Commissioner Ken Wiles.

ADJOURNMENT:

Mayor Molder made the motion to adjourn, with Mr. Ken Wiles seconding the motion. Motion passed seven to zero. Meeting adjourned at 4:23 p.m.



Planning Commission Chairman



Date