

PUBLIC HEARING:
COMPREHENSIVE PLAN AMENDMENT

CALL TO ORDER:

Chairman Wesley Bryant 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
 Councilman King
 Mr. Wesley Bryant
 Mr. Charlie Goatz
 Mr. Randy McBroom
 Dr. Rose McClain

Absent was: Mayor Molder

Other attendees: Mr. Tony Massey, City Manager
 Mr. Tim Tisher, City Attorney
 Mr. Paul Keltner, Development Services Director
 Mr. Glenn Harper, City Engineer
 Mr. Armond Harris, Asst. City Engineer
 Mr. Douglas Toney, Staff Engineer
 Mrs. Melissa Sanders, Secretary

AGENDA ITEM #1

Case #19-0016

Public Hearing for a Comprehensive Plan Amendment to designate 1316 Hampshire Pike being Tax Map 89 Group A Parcel 15.00 and Tax Map 89 Parcel 39.00 from Suburban Neighborhood to Suburban Corridor.

Discussion:

Director Keltner stated this item is number ten on the regular Planning Commission agenda and gave the details for the requested comprehensive plan amendment concerning the Suburban Corridor designation. Mr. Jim Webb, applicant, stated he designed the plan for Mr. David Baxter and this property is adjoining properties that are already designated as Suburban Corridor. Commissioners asked about the size, density, and location. Ms. Beverly Norman, adjoining property owner, asked about privacy, noise, lighting, and adequate buffers. A second citizen who is an adjoining property owner in the Wyndham

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Park development, asked about the type, size and ownership of the proposed residences. Mr. Webb stated this development would be very similar to the Wyndham Park development and not be rental property. A third citizen, living in LaDue Manor Subdivision, asked about access to the new development.

ADJOURNMENT OF THE PUBLIC HEARING

Dr. McClain made the motion to adjourn the Public Hearing. Mr. McBroom seconded the motion. Motion to adjourn passed with a vote of six to zero. The Public Hearing adjourned at 4:02 p.m.

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER:

Chairman Wesley Bryant called the April Planning Commission meeting for the City of Columbia to order at 4:03 p.m. The meeting was held in Council Chambers at City Hall.

ROLL CALL:

Quorum present and included the following:

Present were: Mr. Ray Pace
 Mr. Charlie Goatz
 Mr. Randy McBroom
 Mr. Wesley Bryant
 Dr. Rose McClain
 Councilman King

Absent was: Mayor Chaz Molder

Other attendees: Mr. Tony Massey, City Manager
 Mr. Tim Tisher, City Attorney
 Mr. Paul Keltner, Development Services Director
 Mr. Glenn Harper, City Engineer
 Mr. Armond Harris, Asst. City Engineer
 Mr. Douglas Toney, Staff Engineer
 Mrs. Melissa Sanders, Secretary

APPROVAL OF MINUTES:

The April minutes were presented for approval. Dr. McClain made the motion to approve the minutes. Mr. Goatz seconded the motion. Motion to approve the minutes passed unanimously with a vote of six to zero.

AGENDA ITEM #8

Case #19-0015

Request from T-Square Engineering to annex with a plan of services 28 acres off Frye Road being Tax Map 52 Parcel 14 with an R-10 zoning.

Staff Recommendation:

Director Keltner stated agenda item number eight is requested to be deferred due to a notifications discrepancy.

Discussion:

Dr. McClain made the motion to defer with Mr. Goat seconding. Motion to defer passed with a unanimous vote of six to zero. Chairman Bryant informed the audience of the next Planning Commission meeting date.

REVIEW OF BONDS:

Mr. Harper stated all letters of credit are in order or in the process of being updated.

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated there were two items approved on second reading, the Morrow Lane rezoning from RS-40 to RS-10, and the rezoning with master plan on Sidco Drive. Also, there was the first reading for the Barrow Court Historic District modification for two properties on West 8th Street.

AGENDA ITEM #3

Case #19-0019

Request from Allen O'Leary for preliminary plat approval of Morgan Meadows Conservation Subdivision off Forrest Drive being Tax Map 112 Parcel 6.

Staff Recommendation:

Mr. Keltner presented the details of the staff report and stated the plat is currently not in conformance to the conservation subdivision guidelines due to required sidewalk(s). Staff would also like to recommend the street setback be 20 feet not 15 due to parking.

Discussion:

Mr. Gerald Vick, WES Engineers and Surveyors, was present to answer questions.

Discussion included the relocation of existing sewer and water, access to open space, buildability of lots 107-108, Stonewall Road and Stonewall Drive connections, maintenance of the conservation area, HOA, signage for owner

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awareness, Maury County E911 Technical comments, and 100 ft. buffer requirements. Mr. Goatz made the motion to approve with the condition of staff

comments. Dr. McClain seconded the motion. Motion passed with a vote of six to zero.

AGENDA ITEM #4

Case #19-0021

**Request from Allen O'Leary for final plat approval of Honey Farm Subdivision
Phase 2 Section 8 with surety in the amount of \$145,000.**

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the request is in compliance with City standards and policies and also compliant with the preliminary plat.

Discussion:

Mr. Gerald Vick, WES Engineers and Surveyors, was present to answer questions. Questions included phases and the total count of lots for the development. Mr. McBroom made the motion to approve with Councilman King seconding. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #5

Case #19-0020

**Request from WES Engineers and Surveyors for preliminary plat approval of
Beckett Place Subdivision on South Beckett Street being Tax Map 100D Group G
Parcel 7.01.**

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the plat is compliant with the master plan subject to the driveway adjustment.

Discussion:

Mr. Gerald Vick, WES Engineers and Surveyors, was present to answer questions. The Commission discussed the turnaround and driveways for the project. Mr. Pace made the motion to approve with Dr. McClain seconding the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #6

Case #19-0017

Request from Scott Williams for multi-family site plan approval of Stonebridge Apartments Phase 2 off Highlander Drive being Tax Map 99 Parcel 60.10.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated any approval be subject to staff comments.

Discussion:

Mr. Scott Williams, Williams and Associates, was present to answer questions. The Commission discussed the brick facades, phases, height, turnaround and landscaping for the project. Councilman King made the motion to approve subject to staff comments with Mr. Goatz seconding the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #7

Case #19-0018

Request from Martin Engineering and Surveying for preliminary plat approval of Columbia Meadows Subdivision Phase 1 off Sidco Drive.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the dumpster would need to be relocated but it did match the master plan overall.

Discussion:

Mr. Gary Martin, Martin Engineering and Surveying, was present to answer questions. Discussion included the location of the dumpster. Dr. McClain made the motion to approve contingent on staff notes with Councilman King seconding the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #8

Case #19-0015

Request from T-Square Engineering to annex with a plan of services 28 acres off Frye Road being Tax Map 52 Parcel 14 with an R-10 zoning.

This item was deferred at the beginning of the meeting.

AGENDA ITEM #9

Case #19-0007

Request from KCS Companies for final plat approval of Autumn Brook Subdivision at 420 Theta Pike with surety in the amount of \$103,000 being Tax Map 75 Parcel 45.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this request matches the preliminary plat previously submitted.

Discussion:

Mr. Gerald Vick, WES Engineers and Surveyors, was present to answer questions. Questions included the amount of rock, rock wall and any needed guardrail, the surety, and construction permits. Councilman King made the motion to approve with Dr. McClain seconding the motion. Motion to approve passed with a vote of five to one, with Mr. Pace voting nay.

AGENDA ITEM #10

Case #19-0016

Request from James Webb for Comprehensive Plan Amendment of 17.48 acres at 1316 Hampshire Pike being Tax Map 89 Parcels 15 and 39 from Suburban Neighborhood to Suburban Corridor. Annexation of 15.57 acres with a plan of services zoned RM-1 Planned Unit Development is also being requested with a master plan.

Staff Recommendation:

Mr. Keltner broke out the details of the request along with the staff report and comments, and also included Articles 3.18.7(B) and 3.19.6 for review.

Discussion:

Mr. James Webb, applicant, along with Mr. David Baxter, potential owner, were present to answer questions. Discussion included condos versus townhomes, age targeted market, amenities, density, land use designation of Suburban Corridor, the adjacent Wyndham Park development, LaDue Subdivision and traffic access, and access management. Mr. Webb presented the details of the PUD plan to the Commission. Mr. Baxter stated he receives several requests for senior housing. Mr. McBroom stated the development would not be required to remain a senior development. Mr. Tisher, City Attorney, stated the City would not regulate an HOA and its requirements. Mr. Pace asked about Stormwater retention. Mr. Gary Grider, 208 Buena Vista Drive, asked about the zoning request and how to prevent a change to the proposed plans such as age restriction, connections and commercial traffic, and drainage issues and liability. Mr. Nelson Shields, 1323

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Danbury Drive, asked about any damages to property values, intent, and any zoning restrictions mandating subsidized housing. Ms. Gracie Pitts, 109 Galion Drive, had concerns with density. Mr. Jerry Seabolt, 211 Buena Vista Drive, asked about preventing

thru traffic. Mr. Goatz asked about the land use designation for the proposed annexation. Mr. Richard Howell, 106 Revere Drive, questioned the disturbance during stormwater detention pond construction and vehicle access for the construction. Mr. Pace made the motion to deny based on the compatibility with the adjacent neighborhood and it does not meet the City's policies and plans. Dr. McClain seconded the motion. Motion to deny passed with a vote of five to one, with Chairman Bryant voting nay.

AGENDA ITEM #11

Case #19-0022

Request from Development Services Department for a Stormwater hearing concerning property at 919 Nashville Highway.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and provided the history and timeline for this project.

Discussion:

Mr. Robert Rogers, Parks Motor Sales, Inc., was present to answer questions. Mr. Tisher, City Attorney, stated this is an initial, de novo hearing concerning this matter and provided guidance to the Commission on what actions were possible. Mr. Bryant asked for clarification to any relationship with Houston Parks. Mr. Rogers stated the only different opinion he has is with the word exacerbate, but everything else is accurate. He did not realize the situation when purchasing the property. Discussion ensued about Tennessee Department of Environmental Conservation involvement, projected timeline, proposed plan and remediation, and affected properties. Mr. Douglas Toney, staff engineer, also provided information concerning this matter. Mr. Bryant made the motion for Mr. Rogers to submit engineered plans, provide stabilization to the property, remove all cars and gravel from the site by June 3rd; to start actual construction per the submitted and approved plans and/or permits by July 1st; and, to hold the \$300 daily fine in abeyance contingent on these actions and if not satisfied to make it effective starting May 9th. He also asked for this case to be reviewed for a status update at the June Planning Commission meeting. Mr. McBroom seconded the motion. Motion to approve these findings passed with a unanimous vote of six to zero.

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AGENDA ITEM #12

OTHER BUSINESS:

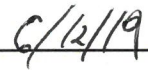
No other business was presented.

ADJOURNMENT:

Dr. McClain made the motion to adjourn with Councilman King seconding the motion. Meeting adjourned at 6:02 p.m. with a vote of six to zero.



Planning Commission Chairman



Date