

City of Columbia
MUNICIPAL PLANNING COMMISSION
APRIL 10, 2019

CALL TO ORDER:

Chairman Wesley Bryant called the April 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. Ray Pace
 Mr. Charlie Goatz
 Mr. Randy McBroom
 Mayor Chaz Molder
 Mr. Wesley Bryant
 Dr. Rose McClain
 Councilman King

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

APPROVAL OF MINUTES:

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

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 three items going through council with the first one being the Tom Hitch and Sidco Drive rezoning and master plan approval, then the Baker property on Morrow Lane and Pulaski Highway rezoning and the Foxridge apartments master plan on Baker Road and Nashville Highway also went through on first reading.

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AGENDA ITEM #3

Docket #DP-2019-07

Request from Meritage Homes for PUD Master Plan revision on the façade of the townhome dwellings in Taylor Landing Subdivision.

Staff Recommendation:

Mr. Keltner presented the details of the staff report and stated that the applicant is requesting modifications to the townhome elevations and also the single family as well. He gave a brief summary of the changes and pointed out the previously approved images in comparison with the requested changes.

Discussion:

Mr. Baylen Dahl, Meritage Homes, and Mr. Jay Easter, Ragan Smith, were both present to answer questions. Questions included the reason for the requested change, why the item was deferred, what was originally approved, the lack of an original rear elevation, and which facades will face River Road and Theta Pike. Commissioners expressed concerns over not being able to determine exactly on which changes they would be voting. Discussion continued about the materials details, with Mr. Easter stating the original documents listed vinyl, brick and cementitious materials. The request would be for a different configuration of the same materials listed.

The Commission requested staff to pull the original documents, thus Chairman Bryant moved this agenda item to the end of the docket.

The Commission reviewed the materials listed on the original documents and questioned the front façade materials. Mr. Keltner stated the request would include a change in the articulation design of the townhomes. Single family homes are requested to have a reduction in stone material and the number of build options that were originally submitted. Discussion continued concerning the different options the Commission could chose on which to vote and the phasing of the project. Mr. Dahl spoke to the cost and demand market study and the model changes that now included two car garages. Councilman King made the motion to approve the changes to the single family elevations and deny the townhome elevations. Chairman Bryant suggested to split the requests. Therefore, Councilman King's first motion is for single family approval only. Mr. Goatz seconded that motion. Motion to approve the single family was approved with a vote of six to one with Mr. Pace voting nay. The second motion from Councilman King is to deny the townhome elevations. With no second, the motion died. Mr. Pace made the motion to approve the townhome elevation Exhibit A only. Mr. McBroom seconded the motion. Motion to approve the townhome Elevation A passed with a vote of six to one, with Chairman Bryant voting nay.

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AGENDA ITEM #4

Docket #CZ-2019-06

Request from WES Engineers and Surveyors to rezone 1418 South Main Street being Tax Map 100L Group E Parcel 7 from Commercial to Residential.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the request is supported by the Comprehensive Plan and reviewed with Article 3.18.7(B).

Discussion:

Mr. Gerald Vick, WES Engineers and Surveyors, was present to answer questions. Mr. Goatz asked about the Maury County Schools Technical Committee comments. Councilman King made the motion to approve subject to the Technical Committee comments and Article 3.18.7(B). Dr. McClain seconded the motion. Motion to approve passed with a vote of seven to zero.

AGENDA ITEM #5

Docket #AN-2019-03

Request from Jamie Reed to annex 1.39 acres off Hicks Lane being a portion of Tax Map 88 Parcel 3.03 with .7 acres being zoned RS-40.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and included Article 3.19.6 for review by the Commission.

Discussion:

Mr. Jamie Reed, applicant, was present to answer questions. Mr. Goatz disclosed family residing nearby the subject property. Questions by the Commission included the current zoning of the property and the shared driveway access on Williamsport Pike. Mr. Pace made the motion to approve with approval of Article 3.19.6 with Councilman King seconding the motion. Motion to approve passed with a vote of seven to zero.

AGENDA ITEM #6

Docket #CZ-2019-05

Request from Jamie Reed to rezone 1.35 acre portion of Tax Map 88 Parcel 3.03 off Hicks Lane from RS-40 to RS-20.

Discussion:

Chairman Bryant announced this item had been removed from the agenda.

The Commission returned to Docket Item #3.

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AGENDA ITEM #7

OTHER BUSINESS:

In other business, Mr. McBroom stated the success of Columbia's First Fridays event.

ADJOURNMENT:

Mayor Molder made the motion to adjourn with Dr. McClain seconding the motion. Meeting adjourned at 4:49 p.m. with a vote of seven to zero.



Planning Commission Chairman



Date