

City of Columbia
MUNICIPAL PLANNING COMMISSION
FEBRUARY 13, 2019

CALL TO ORDER:

Chairman Wesley Bryant called the February 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
 Councilman King
 Mr. Wesley Bryant
 Dr. Rose McClain

Other attendees: Mr. Tony Massey, City Manager
 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 January minutes were presented for approval. Dr. McClain made the motion to approve the minutes with Councilman King seconding the motion. Motion to approve the minutes passed 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 the 8th & Beckett Street PUD revision and Briarworks being placed in the historic district for Downtown Columbia Commercial both passed on first consideration and will be on Council's agenda for second reading. Also, the annexation at Bear Creek next to the interstate for Interstate Service District is on the Council's agenda for first consideration.

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AGENDA ITEM #3

Docket #DP-2019-01

Request from Scott Williams and Associates for a PUD Master Plan revision of 1683 Nashville Highway to allow an apartment complex to be constructed.

Staff Recommendation:

Mr. Keltner gave an update to this deferred agenda item.

Discussion:

Mr. John Huff was present to answer questions. Mr. McBroom asked about the communication between developments for the proposed entrance onto Nashville Highway. Councilman King asked if the changes proposed were agreeable with the developer. Other questions included the timeline for the alignment of Columbia Rock and Baker Roads, costs, and grading. Mr. Pace made the motion to approve subject to Technical Committee comments. Dr. McClain seconded the motion. Motion to approve passed with a vote of five to two, with Mr. McBroom and Mr. Bryant voting nay.

AGENDA ITEM #4

Docket # CZ-2019-03

Request from Mark Baker to rezone 2677 Pulaski Highway being Tax Map 113 Parcel 81.00 from RS-40 (residential) to RS-10 (residential)

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated subject to Technical Committee comments the request is compatible with City policies.

Discussion:

Mr. Gerald Vick, WES Engineers & Surveying, was present to answer questions. Discussion included the zoning request being RS-10, not R-10, HOA, lot sizes, driveway connections, and the review of Columbia Zoning Ordinance Article 3.18.7(B). Councilman King made the motion to approve subject to Technical Committee comments and Section 3.18.7(B). Mr. Goatz seconded the motion. Motion to approve passed with a vote of seven to zero.

AGENDA ITEM #5

Docket #CZ-2019-02/DP-2019-05

Request from Martin Engineering and Surveying to rezone property off Precast Drive and Sidco Drive from IR (industrial) to RM1-PUD (residential planned unit development) with a Master Development Plan for Tax Map 114 Parcel 19.00.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report including the variances requested, and requested any approval be subject to Technical comments, Columbia Zoning Ordinance Article 3.18.7(B), and an alignment to the already approved Horizon Park development's stub road.

Discussion:

Mr. Gary Martin, Martin Engineering & Surveying, was present to answer questions. Discussion included garage allowances and parking, elevations, alignment to adjoining Horizon Park development, street yard setback for the single family lots, landscaping, traffic study, dumpsters, and private and public roads. Dr. McClain made the motion to approve with review of Article 3.18.7(B) and Technical Committee comments. Councilman King seconded the motion. Motion to approve passed with a vote of six to one, with Mr. McBroom voting nay.

AGENDA ITEM #6

Docket #DP-2019-06

Request from Joshua Green for preliminary and final plat approval of 600 Bullock Street being Tax Map 89M Parcels 20 and 20.01.

Discussion:

Chairman Bryant stated this item was removed by the applicant.

AGENDA ITEM #7

OTHER BUSINESS:

The Municipal Planning Commission entered into an Executive Session at 4:41 p.m. and reconvened at 4:47 p.m.

Chairman Bryant made the motion to add the request from Fulmer Engineering for multi-family site plan approval of Villages on Bear Creek that was previously heard at the September 2018 Planning Commission meeting onto the agenda for March 13, 2019. Dr. McClain seconded the motion. Motion to place the aforementioned item onto the agenda passed with a unanimous vote of six to zero, with Mr. McBroom abstaining. Dr. McClain asked about the applicant being properly notified.

(a) Continuing Education with Staff and City Attorney

The Commission discussed this item after the meeting adjourned.

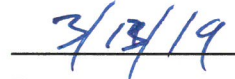
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ADJOURNMENT:

Chairman Bryant made the motion to adjourn. Councilman King seconded the motion. Meeting adjourned at 4:49 p.m. with a vote of seven to zero.



Planning Commission Chairman



Date