

City of Columbia
MUNICIPAL PLANNING COMMISSION
JANUARY 9, 2019

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:

Quorum present and included the following:

Present were: Mr. Ray Pace
 Mr. Charlie Goatz
 Mr. Randy McBroom
 Mayor Chaz Molder (arrived late)
 Councilman King
 Mr. Wesley Bryant

Absent was: 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 December minutes were presented for approval. Mr. Goatz made the motion to approve the minutes with Mr. McBroom seconding the motion. Motion to approve the minutes passed five to zero.

REVIEW OF BONDS:

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

OFFICIAL COMMUNICATIONS:

Mayor Molder arrived to the meeting. Mr. Keltner stated the approval for Frye Road annexation, rezoning and master plan passed on second reading. The rezoning of the 0.8 acres on Old Bear Creek Pike along with the zoning ordinance amendments for height standards and garage parking all passed first reading and will be on second reading.

City of Columbia
MUNICIPAL PLANNING COMMISSION
JANUARY 9, 2019

AGENDA ITEM #3

Docket #DP-2019-02

Request from Habitat for Humanity for Preliminary and Final Plat approval of 401 West 13th Street.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval with conditions for a few minor items on the plat from the Technical Committee comments.

Discussion:

No one was present to answer questions. Chairman Bryant asked about the comments from the Technical Committee. Mr. Goatz asked about school capacity numbers. Mr. Keltner stated there was a previous error in reporting from Maury County Schools. Mr. Pace made the motion to approve with Councilman King seconding the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #4

Docket # DP-2019-03

Request from Mark MacKenzie for access management exception on Ridgecrest Drive being Tax Map 66 Parcel 20.16.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated a recommendation of approval based on the Technical Committee comments.

Discussion:

No one was present to answer questions. Mr. Goatz made the motion to approve with Councilman King seconding the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #5

Docket #DP-2019-04

Request from McBroom Construction for Final Plat approval of Tall Trees Estates townhome development off Caldwell Drive.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated, subject to Technical comments, this request is recommended for approval.

Discussion:

Mr. Pace made the motion to approve. Mr. Goatz seconded the motion. Motion to approve passed with a vote of five to zero, with Mr. McBroom abstaining.

City of Columbia
MUNICIPAL PLANNING COMMISSION
JANUARY 9, 2019

AGENDA ITEM #6

Docket # AN-2019-01/CZ-2019-01

Request from Kiser + Vogrin Design for recommendation to annex with plan of services 20.69 acres being 1540 Bear Creek Pike, Tax Map 92 Parcel 12.01, with a zoning of Interstate Service District.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated that the point of access will need to be reviewed before redevelopment per the Access Management Ordinance.

Discussion:

Mr. Gary Vogrin, Kiser + Vogrin Design, was present to answer questions. Discussion included the number of units per the concept plan, other proposed developments in the area, the zoning district requested and allowed uses, the driveway connection, and distance to the interchange. Councilman King made the motion to approve with Mr. McBroom seconding the motion. Motion to approve passed with a unanimous vote of six to zero.

AGENDA ITEM #7

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 the details of the staff report, stated the differences for this PUD Master Plan revision and the level of traffic service. Based on Article 7.2 of the Columbia Zoning Ordinance and the Technical Committee comments, staff recommends denial of the request.

Discussion:

Mr. Scott Williams, Scott Williams & Associates, was present to answer questions. Discussion and questions included the alignment of Baker and Columbia Rock Roads, adjoining developments and their impact, traffic for the entire area, traffic study results and grade, gas utility location, the Nashville Highway connection design, and public safety. Mr. Williams spoke about the traffic study that was amended for this project and the specific improvements requested. He also spoke about a sight distance issue on Columbia Rock Road if a connection was made for the development. Mr. Greg Judy, P.E., P.T.O.E., Neel-Schaffer, spoke to the Commission about the traffic study. Councilman King made the motion to defer due to Zoning Ordinance Article 7.2.1(A) and (B) along with the lack of access onto Columbia Rock Road. Mayor Molder seconded the motion. Motion to defer passed with a vote of three to two, with Mr. McBroom and Mr. Bryant voting nay.

City of Columbia
MUNICIPAL PLANNING COMMISSION
JANUARY 9, 2019

AGENDA ITEM #8

Docket # DP-2018-04

Request from Architectural Design Review Team to review and approve modifications to Zoning Ordinance 3638 Article 6.1.6.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the changes made since the last approval of this item.

Discussion:

Chairman Bryant restated the changes and asked for clarity of the standards addressed. Mr. Pace made the motion to deny based on the visibility requirement. With no second, the motion died. Mr. McBroom made the motion to approve. Mr. Goatz seconded the motion. Motion to approve passed with a vote of five to one, with Mr. Pace voting nay.

AGENDA ITEM #9

OTHER BUSINESS:

In other business, Mr. McBroom asked if there was any other guidance the Commission could offer concerning the request from Mr. Williams. Mr. Keltner stated staff looks at the whole area when considering recommendations. Mr. Keltner also shared an updated map of approved 2015-2018 residential developments along with 2017 versus 2016 traffic counts for areas in Columbia.

(a) Election of Officers

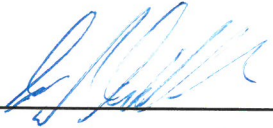
The Commission held election of officers. For the office of Secretary, Mr. Keltner explained the duties and stated staff currently holds that office. Mr. Bryant made the motion to approve with Mr. McBroom seconding the motion. Motion to approve staff as Secretary passed with a vote of six to zero. For the office of Vice-Chair, Mr. Bryant nominated Mr. McBroom. Mr. Goatz seconded the nomination. No other nominations were made. Motion to approve Mr. McBroom as Vice-Chair passed with a unanimous vote of six to zero. Mr. Bryant then moved the election of Chair to Vice-Chair Mr. McBroom. Mr. McBroom opened nominations for the office of Chair. Councilman King nominated Mr. Bryant. Mr. Goatz seconded the nomination. No other nominations were made. Motion to approve Mr. Bryant as Chair passed with a vote of five to zero, with Mr. Bryant abstaining.

Mayor Molder thanked the Commission for their service.

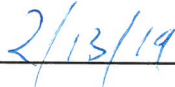
City of Columbia
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JANUARY 9, 2019

ADJOURNMENT:

Councilman King made the motion to adjourn with Mr. McBroom seconding the motion. Meeting adjourned at 5:03 p.m. with a vote of six to zero.



Planning Commission Chairman



Date