

City of Columbia
MUNICIPAL PLANNING COMMISSION
SEPTEMBER 11, 2019

CALL TO ORDER:

Chairman Wesley Bryant called the September 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
 Dr. Rose McClain
 Mayor Chaz Molder
 Mr. Wesley Bryant

Absent was: Councilman King

Other attendees: Mr. Paul Keltner, Development Services Director
 Mr. Douglas Toney, Staff Engineer
 Mr. Tony Massey, City Manager
 Mrs. Melissa Sanders, Planning Associate
 Mrs. Sandra Richardson, Secretary

Chairman Bryant asked for a moment of silence in memory of those who lost their lives on September 11th.

APPROVAL OF MINUTES:

The August minutes were presented for approval. Dr. McClain made the motion to approve the minutes with Mr. McBroom seconding the motion. Motion to approve the minutes passed with a vote of Six to zero.

REVIEW OF BONDS:

Mr. Douglas Toney stated all letters of credit are in order.

OFFICIAL COMMUNICATIONS:

Director Keltner stated that there were several items on the agenda, all related to Garden Street. There are multiple comprehensive plans in zoning changes in that area, going from Industrial zone to mixed residential commercial on second reading. They will be coming up for final vote. The first reading is coming up for Ms. McCready on Depot Street, requesting the same thing.

City of Columbia
MUNICIPAL PLANNING COMMISSION
SEPTEMBER 11, 2019

Mr. Bryant, chairman moved Item #13 to be heard first.

AGENDA ITEM #13

Case #19-0127

Request from T-Square Engineering for Preliminary Plat approval of Homestead at Carter's Station Section 5 Phase 2 and Section 6 Phase 1 being a portion of Tax Map 41 Parcel 15.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff find this request subject to the Technical comments, compliant with the master plan that was approved back in December of 2018.

Discussion:

Mr. Nathan McVey was present for questions. Mr. McVey stated that in section 5 there is no buffer, and in section 6 the flood plain, the south side trees can be a buffer. Further Discussion included previous approval, 6.1 additional section, landscape, Frye Road, density, number of lots, check and balance, commission's job, and buffers.

Mr. David Knowles asked about sewer and septic tanks, Mr. Keltner confirmed no septic tanks.

Ms. Sue Stephenson, representing District 6 on the Maury County Commission, stated that this development is in her District. Ms. Stephenson discussed concerns, and provided a letter asking the commission to apply three conditions before the request can be approved. The existing two to three feet wide wooded tree line is not in and of itself an acceptable or sufficient protective buffer zone between the Estate Homes on rural parcels contiguous to section 5 of the Homestead development. She requested the commission to require that Chaplains Trace turn North to connect with Holiday Lane and remain an internal connection and loop around rather than leave a stub out that dead ends facing one of the Frye Road rural properties. She also asked that only the currently proposed lots along the West and South sides of section five of Homestead, which run along the periphery of the development and that are contiguous to Frye Road estate home property owners, be reduced to much lower density lots. The third request is that twenty two contiguous be reduced to twelve lots along the periphery. Further discussion included buffers, PUD requirements, lots, amenities, sewer meeting with developers, an approved master plan, road adjustment, green space, back yard space, buffer at 5.2, fifty foot elevation drop, complying with master plan requirements, developers' vesting, changes, section 6, recommendations, public hearing, checks and balances, and notification of property owners. Mr. Keltner stated that he does not remember seeing a buffer at 5.2 on the Master Plan, and the one at 6.1 is mostly on the northern boundary. There is no buffer requirement. They are complying with the master plan. They have the right to do exactly what is approved. Mr. Bryant inquired about the point of coming before the Planning Commission once you have a master plan approved, for preapproval on different phases. The master plan went to City Council without Planning Commission

City of Columbia
MUNICIPAL PLANNING COMMISSION
SEPTEMBER 11, 2019

recommendation. Mr. Keltner stated that a lot of the items discussed by Ms. Stephenson were pointed out by staff. The connection to Frye Road over shadowed all the other comments. The only thing that came out of the master plan was the removal of those two access points on Frye Road when it came before City Council. He did not see any buffer along section five.

Mr. Keith Styles discussed buffering and grading. He asked if this is the final version, and Mr. Keltner stated that this is a preliminary plat which is in agreement with matching the master plan. When they come back with the final plat it must match this preliminary plat. He also asked how are they allowed to take the trees down and put the sewer in. Mr. Keltner stated that it is their land and they can clear trees if they desire, but they cannot start building until they have approval. He also asked about buffers. Mr. Keltner stated that you can apply for mass grading before the plan is approved. The plan that the City Council approved did not require any buffering. The only buffer required is along the stream itself.

The Mayor stated for clarification, the master plan was approved by the City Council contrary to the recommendation of this commission, and today the Commission is asked to approve the preliminary plat. This requires the Commission to make sure that the preliminary plat is consistent with the master plan that council has approved. There will be a time between today's approval and final plat approval which property owners can meet and communicate with the developer and hash out any concerns, before coming back here for final plat approval. Mr. Pace asked about the total lots at Carter's Station on the master plan. There are 767 with four access road points.

Mr. John Osborne, 1217 Imperial Road, stated there have been five traffic deaths since 2011. Mayor Molder made the motion to defer until getting legal council, with Mr. Pace seconding. Motion to defer passed six to zero.

AGENDA ITEM #3

Case #19-0102

Request from Columbia Industrial Development Board to rezone approximately 129 acres at 1955 Hampshire Pike being Tax Map 101 Parcel 31.00 and 31.01 from Village Concept PUD to Industrial General.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds this request compatible with City's general policies.

Discussion:

Mr. Tony Ball 1976 Hampshire Pike, discussed increased traffic concerns. Other discussion included PUD, zoning, concerns, changing zoning, access, setting up zoning, notification, publicized, public hearing, and Industrial zoning. Mr. Wes Helm, 1989 Hampshire Pike, had concerns on annexation, location, and type of plans. Mr. McBroom made the motion to approve, with Dr. McClain seconding. Motion passed with a unanimous vote of six to zero.

City of Columbia
MUNICIPAL PLANNING COMMISSION
SEPTEMBER 11, 2019

AGENDA ITEM #4

Case #19-0111

Request from Bobby Lovell for Multi-family Site Plan approval of 400 & 402 Lynda Lee Lane.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Subject to the Technical comments, staff would find this request to be compatible with Zoning Ordinance.

Discussion:

Mr. Bobby Lovell was present to answer questions. Motion to approve was made by Mr. Pace subject to staff comments, and seconded by Mr. McBroom. The motion passed five to zero, with Mr. Goatz abstaining.

AGENDA ITEM #5

Case #19-0125

Request from Allen O'Leary for Final Plat approval of Elan Subdivision Phase 1 off Baker Road being Tax Map 75 Parcel 17.01 with surety in the amount of \$157,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Gerald Vick, WES Engineering, was present to answer questions. Discussion included mail kiosk and the post office. Mr. Keltner was asked to bring regulations at the next meeting. Mr. Goatz made the motion to approve, with Mr. McBroom seconding. The motion passed six to zero.

AGENDA ITEM #6

Case #19-0114

Request from Walker Hoyer for driveway exception at 1624 Williamsport Pike.

Staff Recommendation:

Mr. Douglas Toney gave the details of the staff report. The adjacent driveway does not meet the separation requirement, the applicant has agreed to remove the eastern driveway, and with the change, based on the Technical comments, staff would find the access location to be acceptable and compliant.

Discussion:

Mr. Walker Hoyer and Mr. Kevin Eakes were present to answer questions. Discussion included that Mr. Pace stated Mr. Knox discussed with him that he signed a letter to have the driveway removed, but he wished he hadn't. Mr. Keltner stated that if he does not agree with his signing he still have an opportunity to not sign the plat. The motion to approve was made by Dr.

City of Columbia
MUNICIPAL PLANNING COMMISSION

SEPTEMBER 11, 2019

McClain, and seconded by Mr. Goatz. The motion passed four to one, with Mr. Pace voting nay, and Mayor Molder abstaining.

AGENDA ITEM #7

Case #19-0117

Request from Erica Garrison for annexation with a plan of services and a base zoning of Industrial General for property being Tax Map 76 Parcel 80.03 and 80.00 off Santa Fe Pike.

Discussion:

Item deferred to next meeting.

AGENDA ITEM #8

Case #19-0120

Request from T-Square Engineering for Preliminary Plat approval of Homestead at Carter's Station Section 4, Phase 3 being a portion of Tax Map 41 Parcel 15.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds this request compliant with the Master Plan.

Discussion:

Discussion was inclusive of buffers, four access points, and a light. Mr. Goatz made the motion to approve and Mayor Molder seconded the motion. The motion passed four to two, with Mr. Pace, and Mr. McBroom voting nay.

AGENDA ITEM #9

Case #19-0121

Request from Brent Campbell for PUD Master Plan revision of Tax Map 90 Parcel 7.12 off River Road for multi-family development.

Staff Recommendation:

Mr. Keltner gave the details of the staff report, and stated he would let the engineer discuss the changes that he presented today.

Discussion:

Mr. Chet Rhodes, Rhodes Engineer, and Mr. Brent Campbell, owner, were present to answer questions. Discussion was on the area, elevation, parking ratio misunderstanding, townhomes in the area, structure appearance, material, single family homes, mixed use, units, townhome, apartments, low lot lines, three stories, high density, Urban style design, and traffic. Mayor Molder made the motion to approve subject to technical comments, and Dr. McClain seconded. The motion carried four to two, with Mr. Goatz, and Mr. McBroom voting nay.

AGENDA ITEM #10

Case #19-0122

City of Columbia
MUNICIPAL PLANNING COMMISSION
SEPTEMBER 11, 2019

Request from T-Square Engineering for Final Plat approval of Homestead at Carter's Station Section 2 Phase 2B with a surety in the amount of \$111,000.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. He stated that staff finds this request to be compliant with the city standards and plans.

Discussion:

Mr. Nathan McVey was present to answer questions. Discussion included the property. Motion to approve was made by Mr. Goatz, and seconded by Mr. Pace. The motion passed six to zero.

AGENDA ITEM #11

Case #19-0123

Request from T-Square Engineering for Preliminary Plat approval of Valley View Subdivision off West Burt Drive being Tax Map 75 Parcel 35.00.

Staff Recommendation:

Mr. Keltner, gave the details of the staff report, and stated staff find this request to be compliant.

Discussion:

Mr. Nathan McVey was present to answer questions. Discussion included PUD, HOA, retention pond, mail kiosk, and variance. Mr. Keltner stated that they are asking for an exception to the distance, typically 650 feet is the maximum. Staff is asking for an exception to the 650, based on the future connectivity to this area. Motion to approve was made by Mr. Goatz, and seconded by Mr. McBroom. The motion passed six to zero.

AGENDA ITEM #12

Case #19-0124

Request from Montgomery Turner for driveway exception off Santa Fe Pike being Tax Map 89E Group D Parcel 2.00.

Staff Recommendation:

Mr. Douglas Toney gave the details of the staff report. Based on the technical review, staff finds the access locations acceptable and compliant with required criteria for the exception, contingent on the applicant providing a cross access easement to the southern and northern adjacent properties. The applicant has relayed concern of providing an access easement with the neighboring properties, but Development Services Staff feels that this would be imperative to meet the intent of the access management ordinance.

City of Columbia
MUNICIPAL PLANNING COMMISSION
SEPTEMBER 11, 2019

Discussion:

Mr. Montgomery Turner, and Mr. Monte Turner were present to answer questions. Discussion included easement fronting Santa Fe Pike, consolidated access, disruptions, maintenance provisions, restrictions, legal issues, recorded documents, the only access for properties, traffic safety, impact, elevation, site sloping, and easement controlling. Motion to approve was made by Mr. Pace, and seconded by Dr. McClain. The motion passed four to one with Mr. Bryant voting nay, and Mayor Molder abstaining.

AGENDA ITEM #14

Case #19-0128

Request from Roger Kelly for driveway exception at 101 North James Campbell Boulevard.

Staff Recommendation:

Mr. Douglas Toney, gave the details of the staff report. Applicant agreed to revise the easement to better align with the proposed access and the adjacent property to the west. With those changes staff finds the access locations acceptable and compliant.

Discussion:

Discussion included parking, and right of way. Motion to approve was made by Mayor Molder, and seconded by Mr. Goatz. The motion passed six to zero.

AGENDA ITEM #15

Case #19-0129

Request from Tom Darnall for Final Plat approval of Village at Carter's Station Section 2 and 3 off Nashville Highway being Tax Map 51 Parcel 22.01.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The plat is to establish the various utility and access easements needed within the development since the individual lots are descriptive only.

Discussion:

Motion to approve was made by Mr. Goatz, and seconded by Dr. McClain. The motion passed four to two, with Mr. Pace, and Mr. McBroom voting nay.

City of Columbia
MUNICIPAL PLANNING COMMISSION
SEPTEMBER 11, 2019

OTHER BUSINESS:

- a. Mr. McBroom discussed Water's Edge, he said give changes at the meeting, is not enough time to review. He also has concerns with having apartments built in with the other established homes.
- b. Mr. McBroom discussed the deferred Homestead PUD, and making changes to a preliminary plat. Mr. Keltner stated that if someone has received the rights to build something, and doing what they were approved for, the Commission cannot go back and require them to make changes.
- c. Other discussion was on signage, access point, delays, congestion, Frye Road, Ridley Park, and First Fridays.

ADJOURNMENT:

Mr. McBroom made the motion to adjourn, with Mayor Molder seconding the motion. Meeting adjourned at 5:51 p.m. with a vote of six to zero.



Planning Commission Chairman



Date