Municipal Planning Commission - COLUMBIA, TENNESSEE

December 13, 2023 - 4:00 PM

Organization

Item I.1. - **Call to Order**

Chairman Goatz called the December Planning Commission meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in the Council Chambers at City Hall.

Item I.2. - **Roll Call**

Chairman Goatz called for a verbal roll call. The quorum was established.

Members Present: Planning Commission Chair Charlie Goatz, Planning Commission Member Councilman Danny Coleman, Planning Commission Member Thomas Hutto, Planning Commission Member Dr. Christa Martin, Planning Commission Member James Shannon, Planning Commission Member Mayor Molder.

Absent Was: Planning Commission Member Ray Pace.

Staff Present: Mr. Robert Archibald, Planner II; Mr. Austin Brass, Assistant City Planner; Mr. Glenn Harper, City Engineer; Mr. Paul Keltner, Director of Development Services; Mr. Tony Massey, City Manager; Mr. Kevin McCarthy, City Planner; Mrs. Sandra Richardson, Secretary; Mrs. Melissa Sanders, Planner I; Mr. Tim Tisher, City Attorney; and Mr. Douglas Toney, Assistant City Engineer.

Item I.3. - **Welcome of Visitors/Rules of Conduct**

Chairman Charlie Goatz welcomed guests and applicants to the meeting. Mr. Goatz discussed the meeting rules of conduct and the process for speakers to be heard.

Item I.4. - **Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.**

Director Paul Keltner presented the details of the updated status of the planning items that were presented to the City Council.

Item I.5. - **Approval of Minutes**

Chairman Goatz moved to approve the minutes, and Mayor Molder seconded. All the Planning Commissioners present voted aye. The motion to approve the minutes passed six to zero.

Item I.6. - **Review of Bonds and Letters of Credit**

Mr. Glenn Harper, City Engineer, stated that all letters of credit are in order or in the process of being updated.

Consent

There were no consent items.

Discussion Items

Item III.1. - **Request from Wade Kincaid for Rezoning of property located at 6218 Cayce Lane from CD-2 (Rural Character District) to CD-3L (Neighborhood Large Lot Character District).**

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. Goatz recused himself in reference to this item and turned it over to Vice-chair Coleman. Mr. McCarthy gave the details in the staff report. Mr. McCarthy stated that the Planning Commission is the recommending body, and the City Council is the decision-making authority.

Mr. Gerald Vick, WES Engineering and Surveyors, and Mr. Aaron Evans, developer, were present to answer questions. Mr. Darryl Shuff, 6219 Cayce Lane, and Ms. Jenny Parachak, 6213 Cayce Lane, expressed their concerns about this request. Mayor Molder inquired about any active litigation against the City. Mr. Tisher stated that this is the only thing in front of the City at the current time. Additional discussion included safety concerns, storm water study, the traffic study, and the safety portion of the study. Mr. Harper discussed the triggering of the traffic study. Further discussion included addressing the city's concerns with the traffic study, roadway safety, drainage issues, existing issues, and highlights. Councilman Coleman moved to approve contingent to staff recommendation, and Mr. Shannon seconded the motion. The motion to approve contingent on staff recommendation passed four to zero, with Mr. Goatz, and Mr. Hutto abstaining.

Item III.2. - **Request from Louis Sloyan for a Comprehensive Plan amendment to change the future land use classification of 200 Oakwood Drive, being Tax Map 89 Parcel 21 and consisting of approximately 57 acres, from Suburban Corridor to Suburban Neighborhood and to Rezone the property from CD-3L (Large Lot Neighborhood Character District) to CD-3 (Neighborhood Character District).**

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

THE APPLICANT HAS REQUESTED A DEFERRAL.

Mr. Goatz stated that the applicant requested a deferral. Mr. McCarthy gave the details of the staff recommended deferral. Mr. Goatz moved to defer with Councilman Coleman seconding. This item will be moved to the January Planning Commission meeting. The motion to defer passed six to zero.

Item III.3. - **Request from Allen O'Leary and Nick Branum for Final Plat approval with surety in the amount of $135,000 for Drumwright PUD Phase 3A consisting of 16 lots off Lyman Ridge Road and Steadman Street.**

Mr. Robert Archibald gave the details of the staff report for this item and the next two items. Mr. Gerald Vick was present to answer questions. Mr. Goatz moved to approve subject to the landscaping being installed in phases 2A, 3A, 2B,3B, 1B, and 3C prior to issuance of any building permit in phase 3C. Dr. Martin seconded the motion. Mr. Tisher asked if this was items three, four, and five. Mr. Archibald stated that is correct with conditions. Mr. Goatz stated that he made that motion on all three items, being items three, four, and five. Dr. Martin seconded the motion. Dr. Martin inquired about the staff report, and Mr. Keltner confirmed. Mr. Goatz amended his motion to add subject to any other staff and Technical comments, with Dr. Martin seconding. The motion to approve with condition passed six to zero for items three, four, and five.

Item III.4. - **Request from Allen O'Leary and Nick Branum for Final Plat approval with surety in the amount of $120,000 for Drumwright PUD Phase 3B consisting of 23 lots off Steadman Street.**

This item was included in the vote for item 3.

Item III.5. - **Request from Allen O'Leary for Final Plat approval with surety in the amount of $190,000 for Drumwright PUD Phase 3C consisting of 24 lots off Jacobs Valley Court.**

This item was included in the vote for item 3.

Item III.6. - **Request from Allison Corolla for Exception to Access Management concerning property at 1400 Hampshire Pike, being Tax Map 88M Group B Parcels 7 and 7.01.**

Mr. Glenn Harper gave the details of the staff report. He stated that the request did not meet three provisions of the Access Management Ordinance. Mr. Nathan McVey was present to answer questions. Discussion included right out only, the existing access points, TDOT, concrete island, curve island, exiting, support full access on Williamsport Pike, no connection to Hampshire Pike, signalized, safety concern, stacking, and CD-4C district. Mr. Goatz moved to deny the request based on safety concerns, and the Engineer's recommendation. Dr. Martin seconded the motion. The motion to deny passed six to zero.

Item III.7. - **Request from Louis Sloyan for Preliminary Plat and Site Development Plan approval of a new industrial park consisting of 16 lots on approximately 46 acres at Tax Map 89 Parcel 46 off Industrial Park Road.**

Austin Brass gave the details of the staff report. The condition is the site development plan adheres to all TDEC requirement for removal of the waste. Staff feel the site development plan does meet the code with the exception of the administrative adjustment moving forward. Mr. Nathan McVey was present to answer questions. Discussion included sidewalk, ADA compliant, civic space, public use, accessible, playground equipment, recreation equipment, community ideas, walking trail, cul-de-sac, pedestrian shed, large drop off, shape of the property, storage, parking, gated, and flexibility. Mr. McCarthy discussed public access to the civic space, and the benefit. Further discussion included parallel parking, Mr. Goatz moved to approve subject to staff comments, and Mr. Hutto seconded. The motion to approve subject to staff comments passed six to zero.

Item III.8. - **Request from M2Group for Site Development Plan and Preliminary Plat approval of MacKenzie Place and consisting of 32 townhome units at 220 Theta Pike, being Tax Map 90B Group B Parcel 47.**

Mr. McCarthy discussed the details of the staff report. Discussion included the landscape buffer, driveway, sidewalk, non-street parking on the driveway access, individually marketed, stack parking is a concern, the depth of the garages, Public Works requirements, public access, the City will take responsibility of the street for the long term maintenance, private street, and HOA maintenance. Mr. Harper discussed public and private street maintenance. Additional discussion included methodology for private roads, consistency, and connectivity goes away. Mr. Goatz moved to approve subject to any staff and technical comments, and with it being labeled a private street. Councilman Coleman seconded the motion. The motion passed five to one, with Mr. Hutto voting nay.

Item III.9. - **Request from Development Services for consideration and recommendation to City Council regarding revisions to the text of the Zoning Ordinance at 8.3.6 (composition and authority of the Architectural Design Review Team), 8.5.19 (process and criteria for amendments to the official zoning map), 8.5.15 (design review process), various sections of Articles 3 and 4 referencing Connect Columbia, the comprehensive plan, as well as corrections to scriveners errors throughout the text of the Ordinance.**

Mr. McCarthy discussed the details of the staff report. He discussed corrections to be made, the Design Review Team, Ordinance 4400, comp plan consistency, the rezone process, making sure the Ordinance matches, draft text amendments, and process changes. Mr. Tisher stated that he wouldn't increase the Design Review Team and then dissolve it. The only thing they are requesting is an increase in size. Further discussion included consolidating. Mr. Keltner discussed the Design Review Team role. Additional discussion included lengthening the Commission meeting, having an architect on the Board, expediting some of the processes, having it more in professional hands for staff decisions, finding volunteers for the positions, and having an appeals board. Mr. Goatz moved to approve the other amendments with the exception of omitting the ART discussion, or postponing it. Mr. Hutto discussed adding a definition of what neighborhood character is to have criteria to go by. Mr. Keltner discussed the descriptions of the Character Districts. Further discussion included changing some of the language in the amendments, giving guidance to the people trying to interpret, guidelines, moving forward, having joint study sessions for the amendments, comprehensive plan, and you cannot use the plan and force zoning. Mr. Goatz amended his motion removing may to shall, work on the definition of character district, and Mr. Shannon seconded the motion. The motion to approve passed five to zero with Councilman Coleman leaving at 5:45 p.m.

Other Business

Item IV.1. - **Election of Officers**

Mayor Molder moved to re-appoint Chairman Goatz as the Chairman of this Commission, and Dr. Martin seconded the motion. Motion passed five to zero.
Mr. Goatz moved to re-appoint Councilman Coleman as Vice-Chair, and Dr. Martin seconded the motion. The motion passed five to zero.

Item IV.2. - **Update from Planning Staff**

Mr. McCarthy gave the update from the Planning staff on the recap of the December 7th Parking Forum with Downtown Stakeholders.

Item IV.2. - **Recap of December 7th Parking Forum with Downtown Stakeholders**

Mr. McCarthy gave the recap report.

Item IV.2. - **2024 CMPC Meeting Schedule**

Mr. McCarthy gave the update on the 2024 CMPC meeting schedule.

Item IV.2. - **Plan for Zoning Text Revisions in 2024 and Thereafter**

Mr. McCarthy gave the update on the Plan for Zoning Text Revisions in 2024 and thereafter. Mr. McCarthy also gave the update for Administrative interpretations of the Zoning Ordinance in 2023.

Item IV.2. - **Administrative Interpretations of the Zoning Ordinance in 2023**

Adjournment

Mr. Goatz moved to adjourn and Mr. Hutto seconded the motion. The meeting adjourned at 6:06 by a vote of five to zero.

Planning Commission Chairman,
Charlie Goatz

1/10/2024
Date