

City of Columbia
MUNICIPAL PLANNING COMMISSION
MAY 11TH, 2016

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CALL TO ORDER:

Acting Chairman Paul Keltner called the May meeting of the Planning Commission for the City of Columbia to order at 4:04 p.m. The meeting was held in the Council Chambers at City Hall.

ROLL CALL:

Quorum present and included the following:

Present were: Mayor Dean Dickey
Dr. Rose McClain
Councilman Mark King
Mr. Ray Pace
Mr. Andy Wilhoite

Absent were: Mr. Wesley Bryant
Mr. Randy McBroom

Other attendees: Mr. Tony Massey, City Manager
Mr. Thad Jablonski, Asst. City Manager
Mr. Paul Keltner, Development Services Director
Mr. Glenn Harper, City Engineer
Mrs. Liz Olmstead, City Planner
Mr. Armond Harris, Asst. City Engineer
Mrs. Melissa Sanders, Secretary

APPROVAL OF MINUTES:

The April minutes were presented for approval. Mayor Dickey made the motion to approve with Dr. McClain seconding. Motion passed five to zero.

REVIEW OF BONDS:

There is one letter of credit for renewal consideration this month.

AGENDA ITEM #1.A

Docket #LOC-2016-04

Approval request for a Letter of Credit in Cherry Springs Subdivision in the amount of \$106,000.00.

Staff Recommendation:

Mr. Harper gave the details of the staff report and recommended approval for this letter of credit.

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Discussion:

Councilman King made the motion to approve the letter of credit renewal. Mr. Wilhoite seconded the motion. Motion passed unanimously five to zero.

OFFICIAL COMMUNICATIONS:

Mr. Keltner informed the Commission that several items sent to City Council passed including Resolution 16-32, annexation of 93 acres on Carters Creek Station Road; first consideration of Ordinance 4054, Bear Creek Pike rezoning from GCS to ISD; first consideration of Ordinance 4055, Carters Creek Station Townhomes development; second consideration of Ordinance 4053, the temporary sign amendment; and second consideration of 4052, Bear Creek Pike rezoning from RS-40 to GCS.

AGENDA ITEM #3

Docket #AN-2016-03/CZ-2016-08

Request from Anderson, Delk, Epps and Associates to annex 22.35 acres on the corner of Lasea Road and Bear Creek Pike being Tax Map 73 Parcel 51. A zoning for the entire property of RM-1 (High Density Residential) and a Plan of Services recommendation is also included in this request.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval based on the review of criteria per Article 3.18.7(B) of the *Columbia Zoning Ordinance*.

Discussion:

Public comments were received from several residents. Gracia Foster, 1516 Old Highway 99, expressed concern of possible encroachment of her property for construction vehicles using a narrow portion of the subject property. Sandy Collins, 1481 Lasea Road, is concerned about the impact of a high density zoning, traffic, and a plan for services. Doyle Collins also expressed concerns about construction through his property. Mr. Keltner stated an easement would be needed before anyone could cross onto another's property. Brenda MacArthur, 1462 Old Highway 99, is concerned for traffic and sewer issues. Casey Cox, 1506 Old Highway 99, is concerned for the loss of privacy with high density, along with water drainage and an adequate buffer. Ms. Ollie Parham, concerned for her mother's property at 1516 Old Highway 99, reiterated the concerns of the previous comments made. Mr. Wilhoite asked how we address services and green space and when does the Planning Commission see the development plans. Mr. Keltner confirmed that annexation is only the first step and it will next move forward for City Council consideration. When the applicant is ready to develop, he would apply to Planning Commission for approval with a development plan at that time. Mr. Joe Epps, representing Heritage Bank, confirmed the process as it was

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explained to him. He stated the bank will not be the one to develop the property but they wanted to seek a desirable zoning for the property. Mr. Pace made the motion to approve with Dr. McClain seconding. The motion to approve passed with a vote of five to zero.

AGENDA ITEM #4

Docket #DP-2016-06

Request from Larry Reaves for Preliminary Plat approval of Greystone Subdivision off Bear Creek Pike being Tax Map 91 Parcel 13 for a total of 30 lots.

Staff Recommendation:

Mr. Keltner presented the details of the staff report and recommended approval subject to Prescreening Comments.

Discussion:

Mr. Gerald Vick, WES Engineers, was present to answer questions. Mr. Pace asked about the TDOT permit for this project's driveway. Councilman King made the motion to approve with Mr. Wilhoite seconding the motion. Motion was approved by a vote of five to zero.

AGENDA ITEM #5

Docket #DP-2016-07

Request from Martin Engineering for Final Plat approval of Grove Park Subdivision Phase 2 for a total of 32 lots off Nashville Highway.

Staff Recommendation:

Mr. Keltner presented the details of the staff report and recommended approval subject to Prescreening Comments.

Discussion:

Mr. Rick Cantrell, Property Solutions of Middle Tennessee, was present to answer questions. Mr. Pace asked about the completion of Phase 1 and the number of homes already built. Mr. King asked about the timeline for the signalization for this development. Mayor Dickey made the motion to approve with an amendment to also approve the Letter of Credit in the amount of \$104,000.00. Mr. Wilhoite seconded the motion. Motion was approved by a vote of five to zero.

AGENDA ITEM #6

Docket # DP-2016-08

Request from Columbia DD, LLC to approve a commercial alley located at 1110 Nashville Highway being Tax Map 90B Parcel 8.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval subject to Prescreening Comments.

Discussion:

Mr. Pace asked if the alley would be city property or considered private. Ms. Barbara Walker, 1108 Nashville Highway, asked about the development plans for the property and requested a copy of the concept site plan. Mr. Pace made the motion to approve with Dr. McClain seconding the motion. Motion was approved by a vote of five to zero.

AGENDA ITEM #7

Docket # DP-2016-09

Request from General Homes of Columbia for Preliminary Plat approval of Armstrong Meadows Section 4 for a total of 92 lots off Hampshire Pike.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval subject to Prescreening Comments.

Discussion:

Mr. Gerald Vick, WES Engineers, was present to answer questions. Mayor Dickey made the motion to approve with Mr. Pace seconding the motion. Motion was approved by a vote of five to zero.

AGENDA ITEM #8

Docket # LP-2016-02

Request from the Columbia Arts Council to create the Station Hill Arts District overlay along the South Garden and South High Street area.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval based on the review of criteria per Article 3.19.6 of the *Columbia Zoning Ordinance*.

Discussion:

Mr. Thad Jablonski, Assistant City Manager and staff liaison to the Columbia Arts Council, was present to answer questions. Councilman King asked about designated signage for the overlay district. Mr. Jablonski stated they would be seeking grant funds for this. Mayor Dickey asked about how the district was named. Mr. Wilhoite made the motion to approve with Mayor Dickey seconding the motion. Motion was approved by a vote of five to zero.

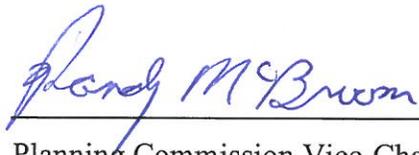
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OTHER BUSINESS:

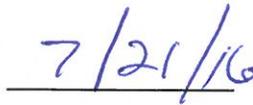
In other business, questions concerning window signage including signage within store fronts were questioned.

ADJOURNMENT:

Mayor Dickey made the motion to adjourn with Mr. Wilhoite seconding. Meeting adjourned at 5:08 p.m.



Planning Commission Vice-Chairman



Date