

City of Columbia
MUNICIPAL PLANNING COMMISSION
JULY 19TH, 2016

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**PUBLIC HEARING:
COMPREHENSIVE PLAN AMENDMENT**

CALL TO ORDER:

Vice Chairman Randy McBroom called the Public Hearing for the Comprehensive Plan Amendment to order at 4:08 p.m.

ROLL CALL:

Quorum present and included the following:

Present were: Mr. Ray Pace
Mr. Randy McBroom
Mayor Dean Dickey
Councilman King

Absent was: Mr. Wesley Bryant
Mr. Andy Wilhoite
Dr. Rose McClain

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

DISCUSSION:

Director Keltner invited the public to make comments and then discussed the comprehensive amendment agenda items. No one came forward for comments. Mr. McBroom made the motion to close the public hearing with Mayor Dickey seconding. The public hearing was closed at 4:22 p.m.

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER:

Vice Chairman Randy McBroom called the July meeting of the Planning Commission for the City of Columbia to order at 4:23 p.m. The meeting was held in the Council Chambers at City Hall.

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ROLL CALL:

Quorum present and included the following:

Present were: Mr. Ray Pace
Mr. Randy McBroom
Mayor Dean Dickey
Councilman King

Absent was: Mr. Wesley Bryant
Mr. Andy Wilhoite
Dr. Rose McClain

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

APPROVAL OF MINUTES:

The May minutes were presented for approval. Councilman King made the motion to approve with Mr. Pace seconding. Motion passed four to zero.

REVIEW OF BONDS:

There are two letter of credit renewals for consideration this month.

AGENDA ITEM #1.A

Docket #LOC-2016-05

**Approval request for a renewal of the Letter of Credit for Fieldstone Farms
Subdivision Section 4 in the amount of \$175,000.**

Staff Recommendation:

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

Discussion:

Mr. McBroom made the motion to approve the letter of credit renewal. Mayor Dickey seconded the motion. Motion passed unanimously four to zero.

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AGENDA ITEM #1.B

Docket #LOC-2016-06

Approval request for a renewal of the Letter of Credit for Cherry Springs Subdivision Section 2 in the amount of \$277,000.

Staff Recommendation:

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

Discussion:

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

OFFICIAL COMMUNICATIONS:

Mr. Keltner informed the Commission that Ordinance No. 4068 passed City Council for final consideration and thus has established The City of Columbia Arts District overlay.

AGENDA ITEM #3

Docket #ZA-2016-02

Request from Development Services to revise Section A.6, Certificate of Approval of Subdivision Name and Street Names, in the Subdivision Regulations.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Councilman King made the motion to approve with Mayor Dickey seconding the motion. Motion was approved by a vote of four to zero.

AGENDA ITEM #4

Docket #DP-2016-10

Request from WES Engineers & Surveyors to vacate a portion of a public right-of-way on Harmony Way between Lots 52 & 53 of the Landings Subdivision.

Staff Recommendation:

Mr. Keltner presented the details of the staff report and recommended approval.

Discussion:

Mrs. Denise Darnell, Lot 53 property owner, was present and had understood that this was her property. She asked for clarification concerning the right-of-way's ownership. Mr. Pace made the motion to approve with Councilman King seconding the motion. Motion was approved by a vote of four to zero.

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AGENDA ITEM #5

Docket #DP-2016-07

Request from WES Engineers & Surveyors for Final Plat approval of Timberland Estates Section 6 (Tax Map 74 Parcel 37.01) for a total of 13 lots, and approval of a letter of credit in the amount of \$76,000.

Staff Recommendation:

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

Discussion:

Mr. Pace made the motion to approve with Mayor Dickey seconding the motion. Motion was approved by a vote of four to zero.

AGENDA ITEM #6

Docket # CZ-2016-10

Request from Louis West to rezone 5.97 acres from R-20 (Residential Single-Family Low Density) to GCS (General Commercial Service) at 913 Nashville Highway.

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:

Mr. West was present to answer questions. Mr. Pace made the motion to approve with Councilman King seconding the motion. Motion was approved by a vote of four to zero.

AGENDA ITEM #7

Docket # DP-2016-12/CZ-2016-09/LP-2016-04

Request from Civil Site Design Group for a Comprehensive Plan Amendment to change the Comprehensive Plan designation from Suburban Neighborhood to Suburban Corridor, rezone and master plan approval from CEG-PUD (Commercial General Enterprise PUD) to RM1-PUD (Residential Multi-Family PUD) at the corner of Columbia Rock Road and Nashville Highway (Tax Map 75 Parcel 8.02).

Staff Recommendation:

Mr. Keltner stated the applicant would like this item deferred.

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Discussion:

Director Keltner explained the details of the applicant's request. Mayor Dickey asked about the original roadway entrance off of Nashville Highway that was proposed in 2004 and 2008 for this development. Councilman King asked about the realignment project for Columbia Rock Road and Baker Road. Mr. Harper stated it is a TDOT identified long-term project. Mr. Pace asked if the state has to review the entrance connection. Mayor Dickey made the motion to defer with Mr. Pace seconding the motion. Motion to defer was approved by a vote of four to zero.

AGENDA ITEM #8

Docket #LP-2016-03

Request from Development Services for recommendations on amendments to the Comprehensive Plan compatible zoning classifications and future land use designations.

Staff Recommendation:

Mr. Keltner stated even though we held a Public Hearing concerning this request that the Planning Commission will still needed to vote on this matter.

Discussion:

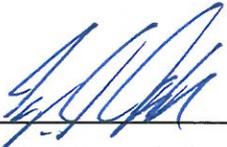
Mr. Pace made the motion to approve with Mr. McBroom seconding the motion. Motion was approved by a vote of three to one with Councilman King voting nay.

OTHER BUSINESS:

In other business, Mr. McBroom asked about brush and bulky item pickup. Discussion ensued about reporting, scheduling, and pickup costs.

ADJOURNMENT:

Mayor Dickey made the motion to adjourn with Mr. McBroom seconding. Meeting adjourned at 5:01 p.m.



Planning Commission Chairman



Date