

**City of Columbia**  
MUNICIPAL PLANNING COMMISSION  
SEPTEMBER 14<sup>TH</sup>, 2016

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**CALL TO ORDER:**

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

**ROLL CALL:**

Quorum present and included the following:

Present were: Mr. Ray Pace  
Mr. Randy McBroom  
Mayor Dean Dickey  
Councilman King  
Mr. Wesley Bryant  
Mr. Andy Wilhoite

Absent was: Dr. Rose McClain

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

**APPROVAL OF MINUTES:**

The August minutes were presented for approval. Mr. Wilhoite made the motion to approve with Mr. McBroom seconding. Motion passed six to zero.

**REVIEW OF BONDS:**

City Engineer Glenn Harper stated that there was one letter of credit renewal to review this month.

**AGENDA ITEM #1.A**

**Docket #LOC-2016-07**

**Approval request for renewal of the Letter of Credit for Hunter's Glenn Subdivision Section 3 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:**

Mr. Pace made the motion to approve the letter of credit renewal. Mr. Wilhoite seconded the motion. Motion to renew passed five to one with Mr. McBroom abstaining.

**OFFICIAL COMMUNICATIONS:**

Mr. Keltner informed the Commission that City Council passed the Lasea Road annexation and rezoning request, the Nashville Highway rezoning for Mr. West, and the Comprehensive Plan amendments for final consideration. The Industrial Park IS rezoning was sent back to Planning Commission for the October meeting, and the temporary signage amendment was passed for first consideration.

**AGENDA ITEM #3**

**Docket #DP-2016-13**

**Request from WES Engineers & Surveyors for Final Plat approval of Honey Farm Phase 1 Section 3 (Tax Map 51 Parcel 58) for a total of 25 lots and letter of credit in the amount of \$113,000.**

**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 Mr. Wilhoite seconding the motion. Motion was approved by a vote of six to zero.

**AGENDA ITEM #4**

**Docket #DP-2016-14**

**Request from Martin Engineering for revision of the Grove Park PUD Master Plan.**

**Staff Recommendation:**

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

**Discussion:**

Mr. Gary Martin, Martin Engineering, was present to answer questions. He presented illustrations of mechanical units within the residential five foot side yard setbacks. Discussion included current setbacks, the reason for the change of setback, open space, and any additional fire code requirements for the five foot setback. Mr. Pace stated he drove through the development and talked to

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residents concerning the setbacks. Mr. Pace made the motion to approve with Councilman King seconding. Motion to approve passed with a vote of five to one, with Mr. McBroom voting nay.

**AGENDA ITEM #5**

**Docket #DP-2016-15**

**Request from Martin Engineering for Final Plat approval of Homestead at Carter's Creek Station (formerly Chickering Meadows) Section 1 Phase 1A (Tax Map 51 Parcel 1.02) and approve letter of credit in the amount of \$521,000.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report and recommended approval with modification to the Letter of Credit in the amount of \$449,000 along with it being subject to Prescreening Comments and an additional list of items to complete for the plat and intersection.

**Discussion:** Mr. McBroom asked about the entrance roadway and speeding. Ms. Sue Stephenson, District 6 Maury County Commissioner, stated a concern for the same potential problem. Mr. McBroom made the motion to approve with amendment to the letter of credit and subject to Prescreening Comments. Mr. Wilhoite seconded the motion. Motion passed with a vote of six to zero.

**AGENDA ITEM #6**

**Docket # AN-2016-04/CZ-2016-11/LP-2016-05**

**Request from Martin Engineering for annexation and a plan of services recommendation of 7.36 acres at 2513 Nashville Highway (Tax Map 42 Parcel 27) and zoning of the entire property (12.62 acres) to CRS-PUD (Convenience Retail/Service PUD) with master plan approval.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report and recommended approval subject to Prescreening Comments and also a roadway pavement detail for the roadway into Spring Meade Blvd. since it will be a minor collector road with future increase of traffic.

**Discussion:**

Mr. Gary Martin, Martin Engineering, was present to answer questions. Discussion ensued about the proposed zoning, traffic flow, connectivity and signals, architectural facade in the rear that is visible from the corridor, landscaping, parking requirements, unit storage, and price ranges. Councilman King spoke of density concerns in this area of the city. City Engineer Glenn Harper spoke of the traffic improvements submitted in the traffic study that the

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owner did commit to that are not shown on the plan. Specifically noted were a right turn lane from Highway 31 onto Old Highway 31 with 150 feet of storage, a northbound left turn lane from Nashville Highway onto Old Highway 31 with 225 feet of storage, along with the southbound, northbound and eastbound stop signs at that intersection. Ms. Sue Stephenson, District 6 Maury County Commissioner, asked about Old Highway 31 and what improvements will be done and if it will be annexed into the City. She also had concerns for parking and density. Mr. Mike Chance, 2418 Arden Village Drive, asked about zoning, and the traffic flow and future signal in his subdivision. Mr. Pace made the motion to approve with Mr. McBroom seconding the motion. Motion to approve passed by a vote of five to one with Mr. Wilhoite voting nay.

**AGENDA ITEM #7**

**Docket #DP-2016-16**

**Request from T-Square Engineering for site plan approval of new multi-family development at 1705 Alpine Drive (Tax Map 100J Group D Parcel 29.12.**

**Staff Recommendation:**

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

**Discussion:**

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

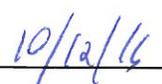
**OTHER BUSINESS:**

In other business, Commissioners discussed street lighting, flashing lights on Nashville Highway, unsafe parking in the right-of-way, parking requirements for multi-family uses and church traffic plans.

**ADJOURNMENT:**

Mr. Wilhoite made the motion to adjourn with Mayor Dickey seconding. Meeting adjourned at 5:10 p.m. with a vote of six to zero.

  
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Planning Commission Chairman

  
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Date