

City of Columbia
MUNICIPAL PLANNING COMMISSION
OCTOBER 12TH, 2016

31

**PUBLIC HEARING:
COMPREHENSIVE PLAN AMENDMENT**

CALL TO ORDER:

Chairman Wesley Bryant called the Public Hearing for the Comprehensive Plan Amendment to order at 4:00 p.m.

ROLL CALL:

All present and included the following:

Present were: Mr. Ray Pace
Mr. Randy McBroom
Mayor Dean Dickey
Councilman King
Mr. Wesley Bryant
Mr. Andy Wilhoite
Dr. Rose McClain (arrived late)

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

DISCUSSION:

Director Keltner gave the details for the requested comprehensive plan amendment concerning the Employment District designation. No one came forward for comments. Mr. Wilhoite made the motion to close the public hearing with Councilman King seconding. The public hearing was closed at 4:04 p.m. with a unanimous vote.

REGULAR MEETING OF THE PLANNING COMMISSION

CALL TO ORDER:

Chairman Wesley Bryant called the October regular meeting of the Planning Commission for the City of Columbia to order at 4:05 p.m. The meeting was held in the Council Chambers at City Hall.

City of Columbia
MUNICIPAL PLANNING COMMISSION
OCTOBER 12TH, 2016

32

ROLL CALL:

All present and included the following:

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

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

APPROVAL OF MINUTES:

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

REVIEW OF BONDS:

City Engineer Glenn Harper stated that all letters of credit were in order.

OFFICIAL COMMUNICATIONS:

Mr. Keltner informed the Commission that City Council passed final considerations for the Lasea Road annexation and rezoning request, the Nashville Highway rezoning for Mr. West, the Comprehensive Plan amendment and the abandonment of right-of-way on Harmony Way. The City is still waiting for the legal description and plat from the surveyor to complete the Harmony Way docket item. The Industrial Park IS rezoning was sent back to Planning Commission and is on this agenda for consideration.

AGENDA ITEM #3

Docket #DP-2016-18

Request from Martin Engineering for Final Plat approval of Homestead at Carter's Station Section 1 Phase 1B (Tax Map 51 Parcel 1.02) for a total of 12 lots.

City of Columbia
MUNICIPAL PLANNING COMMISSION
OCTOBER 12TH, 2016

Staff Recommendation:

Mr. Keltner presented the details of the staff report and recommended deferral subject to the lack of receiving a letter of credit and development agreement.

Discussion:

Mayor Dickey made the motion to defer with Mr. Wilhoite seconding the motion. Motion to defer was approved by a vote of seven to zero.

AGENDA ITEM #4**Docket #DP-2016-17**

Request from Batson & Associates for Preliminary Plat approval of Honey Farm Subdivision Phase 2 Section 1 through 4 (Tax Map 51 Parcel 58) for a total of 80 lots.

Staff Recommendation:

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

Discussion:

Chairman Bryant asked which items needed to be addressed. Director Keltner stated there were minor clerical issues with setbacks and utility and drainage easements on the plat needing correction. Mr. Pace made the motion to approve with Dr. McClain seconding. Motion to approve passed seven to zero.

AGENDA ITEM #5**Docket #CZ-2016-15**

Request from Hope Clancy to rezone 0.6 acres from GCS (General Commercial Service) to R-10 (Low Density Residential) at 728 Patrick Lane (Tax Map 114 Parcel 3.02).

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval subject to the requirements of Section 3.18.7(B) of the Columbia Zoning Ordinance.

Discussion:

Mr. McBroom asked if the lot was large enough to split into two lots. Mr. Wilhoite made the motion to approve the request subject to Section 3.18.7(B). Dr. McClain seconded the motion. Motion passed with a vote of seven to zero.

City of Columbia
MUNICIPAL PLANNING COMMISSION
OCTOBER 12TH, 2016

34

AGENDA ITEM #6

Docket # CZ-2016-16

Request from Stephen Roberson to rezone 3.74 acres from RS-40 (Single-Family Low Density Residential) to GCS (General Commercial Service) off of Hampshire Pike at Tax Map 101D Group A Parcel 4.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval subject to the requirement of Section 3.18.7(B) of the Columbia Zoning Ordinance.

Discussion:

Councilman King made the motion to approve with Mr. Wilhoite seconding the motion. Motion to approve passed by a vote of seven to zero.

AGENDA ITEM #7

Docket #CZ-2016-12

Request from TennReal 1, LLC to rezone 57.81 acres from IG (Industrial General) to IS (Industrial Special) at 981 Industrial Park Road (Tax Map 89 Parcel 9.01).

Staff Recommendation:

Mr. Keltner gave the details of the staff report and recommended approval subject to Section 3.18.7(B) of the Columbia Zoning Ordinance.

Discussion:

Mr. Ben Freeland, TennReal 1, LLC President, was present to answer questions. The Commission asked questions concerning use, noise, compacting, storage, loading and expansion into areas of the nearby floodplain as well as the number of jobs created. Mr. Keltner stated TDEC would handle any environmental impact, and the heavy manufacturing permit is handled by City Council. Mr. Freeland stated his business would have to meet OSHA standards. Mr. Kenneth Hall, 1078 Old Williamsport Pike, was present to speak of concerns of the proposed business. Mr. Pace made the motion to deny with Mr. McBroom seconding the motion. Motion to deny was approved by a vote of four to three, with Councilman King, Mr. Wilhoite and Mr. Bryant voting nay.

AGENDA ITEM #8

Docket #LP-2016-06

Request from Joseph Ahler, P.E., R.L.S. to modify the Comprehensive Plan in regard to modular housing.

City of Columbia
MUNICIPAL PLANNING COMMISSION
OCTOBER 12TH, 2016

Staff Recommendation:

Mr. Keltner stated this is the agenda item that was discussed during the Public Hearing.

Discussion:

Chairman Bryant asked for clarification that this agenda item is for the Comprehensive Plan amendment approval now and not a rezoning request. Mr. Keltner stated the Employment District Comprehensive Plan designation would allow for affordable modular housing or apartments. Mr. Pace asked if it would allow single-wide or double-wide mobile homes. Mr. Keltner stated it would be possible with an R-MHP (Manufactured Home Park Residential District) zoning. Councilman King asked if the mobile home park located on Industrial Park Road predated the Comprehensive Plan. Mr. McBroom made the motion to defer. Mr. Pace seconded the motion. Motion to defer was approved by a vote of four to two to one, with Mayor Dickey and Mr. Bryant voting nay and Dr. McClain abstaining.

OTHER BUSINESS:

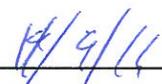
In other business, Mr. McBroom asked for further clarification concerning the comprehensive plan employment district designation. Commissioners discussed mobile home park standards.

ADJOURNMENT:

Councilman King made the motion to adjourn with Dr. McClain seconding. Meeting adjourned at 5:04 p.m. with a vote of seven to zero.



Planning Commission Chairman



Date