

City of Columbia
MUNICIPAL PLANNING COMMISSION
MARCH 8TH, 2017

CALL TO ORDER:

Chairman Bryant called the March 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:

All present and included the following:

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

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

APPROVAL OF MINUTES:

The February minutes were presented for approval. Mayor Dickey made the motion to approve with Dr. McClain seconding. Motion passed unanimously with a vote of seven to zero.

REVIEW OF BONDS:

Mr. Harper stated all letters of credit are in order.

OFFICIAL COMMUNICATIONS:

Mr. Keltner stated that both, the annexation, zoning and comprehensive plan at 1628 Lasea Road and the rezoning for Tax Map 88N Group A Parcel 8 on Hampshire Pike passed for second and final consideration. Items that passed for first consideration were the self-storage use zoning amendment, the rezonings at 420 Theta Pike to R-6, Tax Map 114 Parcel 18 off Mooresville Pike to R-10, and 981 Industrial Park Road to IS, along with the zoning amendments for drive through facilities and landscaping in detention areas. There was also a traffic impact consultant agenda item for first consideration where a third party will review all

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traffic plans submitted with projects. The rezoning request at 607 E. 7th Street was denied.

Agenda Item #3 was moved by Chairman Bryant to allow the applicant's engineer time to arrive.

AGENDA ITEM #4

Docket #CZ-2017-10/DP-2017-13

Request from Martin Engineering to rezone and approve Preliminary Master Plan for property located at West 8th & S. Beckett Streets (Tax Map 100D Group G Parcel 7.01) from MRC (Mixed Use Residential/Commercial Service) and MCD (Mixed Use Commercial Service) to RM2-PUD (High Density Residential).

Staff Recommendation:

Mr. Keltner gave the details of the staff report concerning this proposed PUD development and rezoning. He stated that staff had questions concerning exterior materials of the proposed elevations, the alley in the rear being public or private, and the roof pitch.

Discussion:

Mr. Gary Martin, and Mr. Ken Crowder, Martin Engineering, were present to answer questions. Mr. Martin stated the materials would probably be Hardie board and the alley would be private. He will ask the developer. Discussion included the possibility of an HOA or a covenant, which utilities would be underground, and sidewalk lengths for lots 5, 6, & 7. Mr. McBroom asked who would be responsible for a covenant. Mr. Martin will let staff know later which will be adopted. Councilman King asked about the square footage for the homes. Mr. Crowder confirmed that the proposed square footage should range between 900 to 1,000 square feet for the homes. Ms. Jackie Quillen asked about the three proposed elevation styles. Ms. Kristi Martin asked questions about the maintenance and responsibility of the alley way, parking structures, entrances to the project, curbs and sidewalks, whether electrical is underground, landscaping requirements for the front of the homes, and the proposed materials. She submitted examples of existing PUDs in the area that were visually pleasing and also one that was not desirable. Dr. Craig, King's Daughters' School, inquired about traffic this project will generate and safety concerns for his students and other citizens crossing on West 9th Street. Mr. Greg Martin asked about roofline pitches, and he requested those be stipulated, along with echoing Mr. McBroom's concerns of HOA stormwater and alleyway maintenance issues. Mr. McBroom asked about street lighting. Ms. Lynne Hendrickson, 813 Barrow Court, asked about the price point for the proposed homes. Mr. Gary Martin stated the price points should range between \$120,000 to \$150,000. Mr. Wilhoite asked who is the developer and builder. Mr. Martin stated it was Mr. Charles Raines. Ms. Quillen asked if the elevation renderings submitted showing landscaping in the front would be the landscaping

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that is implemented. Mr. Martin stated there is a landscape package for each house. Mr. Wilhoite asked if this development was in an historic overlay. Mr. Keltner stated it was not. Mr. Wilhoite made the motion to approve subject to the Prescreening comments. Dr. McClain seconded the motion. Motion to approve passed with a vote of six to one, with Mayor Dickey voting nay.

AGENDA ITEM #3

Docket #DP-2017-09

Request from B.I. Naddy for multi-family site plan approval of a 4-unit apartment building at 1688 Hampshire Pike.

Staff Recommendation:

Mr. Keltner stated the details of the staff report including comments and questions from staff, since the resubmittal, that need to be addressed (dumpster location and screening; whether this is a private drive or parking lot to determine the required standards; and, façade questions concerning gables and porches, exterior façade materials and the lack of foundation visual interest) in addition to the original Prescreening Committee comments.

Discussion:

Dr. Naddy, owner, and Mr. Rich Crutcher, Rhodes Engineering, were present to answer questions. Mr. Rhodes, Rhodes Engineering, was delayed. Dr. Naddy answered questions pertaining to the façade and foundation. Discussion ensued about the private drive. Mr. Keltner stated if this is a private drive it would need to meet all city standards as a road. Chairman Bryant suspended discussion and moved this item to later in the docket to allow time for Mr. Rhodes to arrive and answer questions. Discussion resumed upon taking this matter back up. Mr. Rhodes answered questions about the foundation and gables; and, also stated he will consult with Dr. Naddy to determine the private drive issue. Mr. Pace made the motion to approve subject to Prescreening comments with Dr. McClain seconding. Motion to approve passed with a unanimous vote of seven to zero.

AGENDA ITEM #5

Docket #CZ-2017-09

Request from James D. Webb to rezone property from RM-1 (High Density Residential) to GCS (General Commercial Service), and from RS-40 (Single-Family Low Density Residential) and GCS (General Commercial Service) to RM-1 (High Density Residential), respectively, being a portion of Tax Map 113 Parcels 80 & 80.47 off of Pulaski Highway.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this rezoning is to clean up the zoning lines and provide a straight division of districts with commercial zoning off of Pulaski Highway and residential off of Morrow Lane.

Discussion:

Mr. James Webb, representing JLM Investment owners Mark and Jim Baker, was present to answer questions. He stated the owners would like to make a straight line division. For GCS, this will possibly allow a box store to develop along with small commercial buildings in rear. He also stated the RM-1 zoning would allow current prospectors to develop this tract. The Bakers will extend sewer lines to near Ms. Allison Dean's property to the south and Mr. Barry Daniel's property to the north. Mayor Dickey asked about aligning the road at Rankins Drive. Mr. Webb stated he proposed to the owners to allow a right of way to reach the RM-1 zoning district from Pulaski Highway. He believes a traffic signal would be needed in the future. Mr. Keltner asked if these parcels would be combined later. Mr. Webb stated he would record these as separate plat tracts once the rezoning is accomplished. Councilman King made the motion to approve this request subject to Prescreening comments. Mayor Dickey seconded the motion. Motion to approve passed by a vote of seven to zero.

AGENDA ITEM #6

Docket # DP-2017-10

Request from Martin Engineering for Preliminary Plat approval of Townhomes at Homestead (formerly Carter's Creek Station Townhomes) PUD for 24 units at Tax Map 51 Parcel 1 off of Nashville Highway.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this preliminary plat is compliant with the master plan. He noted that the dumpster is an item to be resolved between Mr. Martin and Public Works before final plat.

Discussion:

Mr. McBroom asked about any stub-out to the south for Allison Avenue. Mr. Keltner stated homeowners were against any connectivity to this county road. Mr. Pace made the motion to approve with Mr. Wilhoite seconding. Motion to approve passed with a vote of seven to zero.

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AGENDA ITEM #7

Docket # DP-2017-02

Request from Rhodes Engineering for Multi-Family Site Plan approval of Ashwood Park Apartments for a total of 210 units at Tax Map 113E Group B Parcels 13 & 15 off of Ashwood Drive and Nicholas Long Drive.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated that there was much discussion over whether this is one building or two. The regulations provide a maximum of 24 units per apartment building. Because of this, the applicant has spaced out the building with an elevator in the middle adjoined by one roofline. He stated it would be for Planning Commission to determine if this development style is considered one building or two buildings since the code does not address this specifically. Chairman Bryant stated this would be setting precedence. Mr. Keltner also stated there were several Prescreening Committee comments that need addressing before moving to construction.

Discussion:

Mr. Rhodes, Rhodes Engineering, was present to answer questions. He stated he has been working with staff for months on this project and he did not realize the determination of one or two buildings was a matter for consideration. He has submitted these proposed elevations based on building code requirements of separation and yet still meet the number of units per zoning regulations. Mr. Rhodes stated they consider it strictly as two separate buildings. Mayor Dickey asked a safety concern about the buildings' four stories with only one elevator and stairwell. Mr. Pace asked for clarity of one elevator servicing what may or may not be two buildings. Mr. Keltner stated there are no other developments like this nor any four story apartments in Columbia. Mr. McBroom stated he considered it one connected building since it was on one slab with one elevator. Mr. Bryant restated this is setting a precedence and didn't know if the Commission might defer this item in order to do its due diligence on the matter. Councilman King asked if staff has checked with other municipalities that may have this type of development. Mr. Mike Dooley, developer, stated the intent was to have two separate buildings serviced by one elevator that was ecstatically pleasing. Mr. Dooley stated a second stairwell or elevator would be looked at if needed. Mr. Rhodes restated the intent is for this to be two separate buildings for a total of 14 buildings. Mr. McBroom asked if there will be an on-site manager. Mr. Dooley stated it would. Mr. McBroom also noted that Mr. Stan Breeden, MCPS, was present earlier but there is no comment from the Maury County Public Schools. Mr. Webb stated that Maury County collects an adequate facilities tax that could be used for schools. Mr. Rhodes stated that Mr. Breeden was at the Prescreening Committee meeting so that MCPS is aware and has been notified about this development. Mr. McBroom stated there are no four story apartment buildings in Columbia and would need time to think about this request. Dr. McClain made the

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motion to defer with Mr. McBroom seconding. Motion to defer passed with a vote of four to three with Mr. Pace, Mayor Dickey and Mr. Bryant all voting nay. Mr. Pace asked what specific information the Commission should be reviewing.

AGENDA ITEM #8

Docket #DP-2017-12

Request from Martin Engineering for Preliminary PUD Master Plan revisions approval to the Neapolis Mixed Use PUD located at 2513 Nashville Highway.

Discussion:

This item was removed.

AGENDA ITEM #9

Docket #ZA-2017-02

Request from Development Services for approval of various amendments to the Columbia Zoning Ordinance.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated the amendments were for fencing materials in proximity to residential uses and zones, and also incidental signs height limits and wall signs limitation as a percentage base of 10% of front elevation and 5% for other elevations.

Discussion:

Councilman King made the motion to approve. Mayor Dickey seconded the motion. Motion to approve passed with a vote of seven to zero.

AGENDA ITEM #10

Docket #ZA-2017-03

Request from Development Services for approval of Amendment No. 5 to the City of Columbia Subdivision Regulations to require LED lighting in subdivisions.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated LED is reliable and cost saving. He hopes this expenditure can be reduced through this change.

Discussion:

Mayor Dickey stated this is on the strategic plan and the City Manager has been working with the CPWS Director on this project. He made the motion to approve with Councilman King seconding the motion. Motion to approve passed with a vote of seven to zero.

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AGENDA ITEM #11
OTHER BUSINESS:

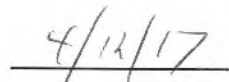
In other business, Mayor Dickey asked that the questions presented concerning the rezoning request at W 8th and S. Beckett streets be answered and attached to the City Council agenda item. Mr. Keltner stated this will be recorded, answered and attached to the City Council agenda item. Commissioners also discussed the multi-family site plan request for Ashwood Apartments that was deferred. Mr. Keltner stated staff will check with other municipalities concerning their determination of separation of buildings. Mr. Rhodes stated there was a traffic study done on this project.

ADJOURNMENT:

Mr. Wilhoite made the motion to adjourn with Councilman King seconding. Meeting adjourned at 5:21 p.m. with a unanimous vote of seven to zero.



Planning Commission Chairman



Date