

**City of Columbia**  
**MUNICIPAL PLANNING COMMISSION**  
**APRIL 12<sup>TH</sup>, 2017**

**PUBLIC HEARING:**  
**COMPREHENSIVE PLAN AMENDMENTS**

**CALL TO ORDER:**

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

**ROLL CALL:**

Quorum present and included the following:

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

Absent was: 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  
Mr. Douglas Toney, Staff Engineer  
Mrs. Melissa Sanders, Secretary

**AGENDA ITEM #1**

**Docket #LP-2017-03**

**Public Hearing for a Comprehensive Plan Amendment to designate 2741 Carter's Creek Station Road, being Tax Map 42 Parcel 24.04, as Suburban Center as part of a proposed annexation.**

**Discussion:**

Director Keltner gave the details for the requested comprehensive plan amendment concerning the Suburban Center designation. No one came forward for comments.

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**AGENDA ITEM #2**

**Docket #LP-2017-04**

**Public Hearing for a Comprehensive Plan Amendment to designate a 544 acre portion of Tax Map 77 Parcel 1.00 off of Hicks Lane and Monsanto Road, as Suburban Neighborhood as part of a proposed annexation.**

**Discussion:**

Director Keltner gave the details for the requested comprehensive plan amendment. He stated this would be a split designation of Suburban Neighborhood and Suburban Center. No one came forward for comments.

**ADJOURNMENT OF THE PUBLIC HEARING**

Mr. Wilhoite made the motion to adjourn the Public Hearing. Mr. Pace seconded the motion. Motion to adjourn passed with a vote of six to zero. The Public Hearing adjourned at 4:02 p.m.

**REGULAR MEETING OF THE PLANNING COMMISSION**

**CALL TO ORDER:**

Chairman Bryant called the April meeting of the Planning Commission for the City of Columbia to order at 4:03 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  
                          Mayor Dean Dickey  
                          Mr. Randy McBroom  
                          Mr. Wesley Bryant  
                          Councilman King  
                          Mr. Andy Wilhoite

Absent was:        Dr. Rose McClain

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

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**APPROVAL OF MINUTES:**

The March minutes were presented for approval. Councilman King made the motion to approve with Mr. Wilhoite seconding. Motion passed unanimously with a vote of six to zero.

**REVIEW OF BONDS:**

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

**OFFICIAL COMMUNICATIONS:**

Mr. Keltner stated that several ordinances were at City Council for consideration. Items that were passed for second consideration included the following ordinance numbers: 4101, Self-Storage allowed in C-PUD; 4106, traffic impact consultant; 4108, rezoning at 420 Theta Pike; 4110, rezoning at TM 114 Parcel 18 off Mooresville Pike; 4111, rezoning at 981 Industrial Park Road; and zoning ordinance amendments for stacking and planting in easements. Ordinances passed for first consideration included: 4114, rezoning at Riverview Lane; 4115, Master PUD Plan at Columbia Rock Road; 4117, zoning and Master Plan of 20 acres in Homestead subdivision; 4118, Comprehensive plan designation of 20 acres in Homestead subdivision; and, 4119, rezoning of parcels off Industrial Park Road. Lastly, Ordinance 4116, rezoning request at Tom J Hitch failed.

**AGENDA ITEM #3**

**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 explained the newly, reformatted staff reports that will be presented for agenda items. He gave the details of the deferred agenda item along with the research that was completed concerning the project being one or two separate structures.

**Discussion:**

Mr. Mike Dooley, MDI, and Mr. Chad Perkins, co-owner, along with Mr. Rick Crutcher, Rhodes Engineering, were present to answer questions. Mr. Dooley provided an estimation of economic impact for the proposed project and also stated the housing shortage in this market area. Mr. Perkins discussed the height issue of the project and the determination of the number of structures for this project stating the Fire Marshal has reviewed this request. He went on to state he would ask that Commissioner McBroom not be allowed to vote on this matter due to his ownership

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of rental properties in the city. Chairman Bryant stated that a conflict of interest would only be if a Commissioner had direct involvement or ownership in said property. Mr. McBroom stated he felt like his integrity was questioned. He had questions concerning the project as that is part of his job in serving as a Commissioner. Discussion ensued about the determination of number of structures for zoning regulation purposes. Chairman Bryant stated that the Commission should first vote on criteria for classifying whether the structures for this project would be considered one or two, and then vote on this specific proposal. Mr. Wilhoite made the motion that a development may be considered to have two structures, maximum, when joined by a breezeway yet separated by the distance of the summation of 25 percent of each building's front façade. Councilman King seconded the motion. Motion to approve two separate structures with conditions passed with a vote of six to zero. Mr. McBroom asked about grading and constructability and Mr. Bryant asked about traffic improvement plans for the project. Mr. Wilhoite made the motion to approve this request subject to the Prescreening comments and construction plan approvals. Mr. Pace seconded the motion. Motion passed with a vote of four to two, with Mr. McBroom and Mr. Bryant voting nay.

**AGENDA ITEM #4**

**Docket #DP-2017-16**

**Request from Roger Witherow for right-of-way dedication at Tax Map 89 Parcels 41 & 41.08 on Professional Center Drive off of N. James Campbell Drive.**

**Staff Recommendation:**

Mr. Keltner stated the details of the staff report and finds the plat to be compliant with the regulations.

**Discussion:**

Mayor Dickey made the motion to approve with Mr. Pace seconding. Motion to approve passed with a unanimous vote of six to zero.

**AGENDA ITEM #5**

**Docket #DP-2017-15**

**Request from Pranay Patel for PUD Master Plan approval of a commercial development at Tax Map 42 Parcels 16, 17 and 17.01 off of Nashville Highway and Carters Creek Station Road.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report and stated the items lacking in this request for the Commission when making a determination.

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**Discussion:**

Mr. Gerald Vick, WES Engineers, was present to answer questions. He provided photos of a similar project in the community for the Commission's review. Mr. Keltner asked about joint access of the project with the property directly south of it providing one common entrance. Mr. Pace made the motion to approve this request subject to the condition of a joint access, right-in and right-out, onto Nashville Highway is completed. Mr. McBroom seconded the motion. Motion to approve passed by a vote of six to zero.

**AGENDA ITEM #6**

**Docket # DP-2017-14**

**Request from Batson & Associates for Multi-Family Site Plan approval of 11 buildings (10 apartment buildings and 1 amenities building) at Arden Village (Tax Map 51 Parcel 2) off of Nashville Highway.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report and stated the plan looks compliant and in agreement with the Master Plan.

**Discussion:**

Mr. Garry Batson, Batson & Associates, along with Mr. David McGowan, President/Owner, Regent Homes, were present to answer questions. Mr. McBroom asked about the asterisk notations on the plan. Mr. Batson stated they referred a previous plan of the other sections that contained single family residences. Mr. Harper updated the Commission concerning the traffic signal at this development. Councilman King asked about the timeline for the signal's activation. Mr. McGowan stated these units would be for apartments unless the market changes. Mr. Wilhoite made the motion to approve with Councilman King seconding. Motion to approve passed with a vote of six to zero.

**AGENDA ITEM #7**

**Docket # DP-2017-12**

**Request from Martin Engineering for Preliminary Plat approval of Grove Park Phases 4, 5 & 6 at Tax Map 51 Parcel 4 off of Nashville Highway.**

**Staff Recommendation:**

Mr. Keltner gave the details of the staff report and stated this request matches the Master Plan and is compliant.

**Discussion:**

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

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**AGENDA ITEM #8**

**Docket #AN-2017-02/CZ-2017-11/LP-2017-03/DP-2017-11**

**Request from Martin Engineering for PUD Master Plan approval of 16.27 acres (including Tax Map 42 Parcel 27 & 24.04) with Annexation, Comprehensive Plan Designation, Zoning and Plan of Services for 3.93 acres.**

**Staff Recommendation:**

Mr. Keltner stated this was an item discussed during the Public Hearing. He provided more details concerning the project and stated items to look for are the building façade renderings, traffic, and landscaping. Requirements have been met and the request is in compliance.

**Discussion:**

Mr. Gary Martin, Martin Engineering, was present to answer questions. Chairman Bryant asked about access through Carters Creek Station Road. Mr. Martin stated they would not be using that access. Discussion also included architectural details for the project. Mr. Pace made the motion to approve. Councilman King seconded the motion. Motion to approve passed with a vote of six to zero.

**AGENDA ITEM #9**

**Docket #AN-2017-03/CZ-2017-12/LP-2017-04**

**Request from Martin Engineering for Annexation, Comprehensive Plan Designation, Zoning and Plan of Services for 533.96 acres at Tax Map 77 Parcel 1.04 and 12.01 off of Monsanto Road.**

**Staff Recommendation:**

Mr. Keltner stated this item was also discussed earlier during the Public Hearing. He gave the details of the project including the division of densities. The site has terrain challenges and access to Highway 43. Items to review for consideration are traffic and road network, density, and creation of donut holes with the City's corporate limits.

**Discussion:**

Mr. Gary Martin, Martin Engineering, was present to answer questions. Mayor Dickey asked about the density and entrance to the development. Mr. McBroom asked about the Greenlick pump station being able to handle the demand. Mr. Martin stated utilities would need to be upgraded. Mr. Wilhoite asked if this was the Monsanto Plant site and what studies have been done. Mr. Martin stated it was excavation only in this area. Mr. Martin also provided information of a working plan for the development process. Mr. Pace made the motion to approve. Mr. Wilhoite seconded the motion. Motion to approve passed with a vote of six to zero.

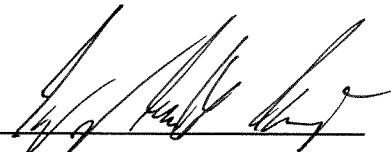
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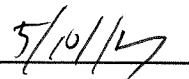
**AGENDA ITEM #10**  
**OTHER BUSINESS:**

In other business, Mr. Pace suggested the Planning Commission conduct study sessions. Mr. Wilhoite asked about city support services being adequate for the current and potential growth of Columbia. Mr. Bryant stated his concern for the lack of comments from the Maury County Public School system about these agenda items.

**ADJOURNMENT:**

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

  
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Planning Commission Chairman

  
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Date

