

DEVELOPMENT SERVICES DEPARTMENT

STAN'S RESTAURANT MEETING

AUGUST 5, 2014



The meeting was held in Development Services Department meeting area, City Hall, at 9:30 a.m.

ATTENDEES:

Present were: Mr. Dean Dickey, Mayor
Mr. Tony Massey, City Manager
Mr. Paul Keltner, Development Services Director
Mr. Johnny McClanahan, Chief Building Official
Mr. Glenn Harper, City Engineer
Mr. Micah Wood, City Planner
Mr. Armond Harris, Asst. Engineer

Other attendees: Mr. Enoch Jarrell, Huddleston-Steele Engineering
Mr. Bob Patel, owner
Ms. Melissa Sanders, Planning Admin. Asst.

LOCATION:

This development is proposed at 1555 Bear Creek Pike, being Tax Map 73, Parcel 018.01. This is currently home to Stan's Restaurant and is zoned GCS (General Commercial Service District).

PROJECT:

The proposed plan is for a hotel, possibly Best Western or Comfort Inn Suites, and a new Stan's restaurant with a convenience store and fuel pumps. This will replace what is currently at the location now. The Architectural Design Review Team approved this project at the July 10, 2014 meeting.

DISCUSSION:

Much discussion involved the traffic issue of a right turn in access on the east side of the property next to McDonald's off Highway 99. Mr. Jarrell presented the owner's concerns with closing the access point. The City of Columbia, not Tennessee Department of Transportation, requires a deceleration and taper lane for safety purposes where a driveway is proposed on a state highway, and then TDOT typically requires a 100 feet turn lane with 50 feet of transition.

- The owner may be able to use the existing paved shoulder to stripe the turn lane.
- There is now a legal shared access agreement with the property owner on the west side, 1547 Bear Creek Pike.
- Stormwater was also discussed and will be worked out through site design.

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After much consideration on the access point, Mr. Patel decided to follow staff's suggestion of closing the eastern most access point and then shortening the tapered turn lane by reducing it from 150 feet to 100 feet. This will also remove one MPD under the canopy of the fuel station.

ADJOURNMENT:

Meeting adjourned at 10:14 p.m.