

City of Columbia
MUNICIPAL PLANNING COMMISSION
January 12, 2022

CALL TO ORDER:

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

ROLL CALL:

All present and included the following:

Present were: Mr. Charlie Goatz
Mr. Thomas Hutto
Mr. Randy McBroom
Dr. Rose McClain
Mayor Chaz Molder
Mr. Ray Pace
Councilman Ken Wiles

Other attendees: Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Tony Massey, City Manager
Mr. Kevin McCarthy, Planning Associate II
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I
Mr. Douglas Toney, Assistant City Engineer

APPROVAL OF MINUTES:

The December minutes were presented for approval. Mayor Molder moved to approve with Councilman Wiles seconding. Motion carried with a vote of seven to zero.

REVIEW OF BONDS:

City Engineer, Glenn Harper reported all letters of credit are in order, or in the process of being updated.

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OFFICIAL COMMUNICATIONS:

AGENDA ITEM #2

Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.

City Planner, Austin Brass stated that at first consideration was the rezoning at 200 Theta Pike which was for a mobile home park that currently is an eight unit mobile home park, with a proposed rezoning to RM-1 High Density Residential, and passed on first consideration. There was discussion regarding the Greens Mill Drumwright property, a previous item that went to City Council with recommendation for approval from this Commission for rezoning and annexation of 77 acres to RS-6 PUD. However, there was a request to bring it back to City Council. On the Bakers Bridge annexation and rezoning, the applicant has pulled that item, before going forward to City Council. The applicant has submitted a request for a manufactured home park site plan for this property that is on the Technical Review for this month. Mayor Molder inquired if this is what the property is currently zoned for, and Mr. Brass stated that it is zoned for manufactured homes.

AGENDA ITEM #3

Case #21-0150

Request from John Franks for Final Plat approval of Polk Place 2B subdivision off Theta Pike with surety in the amount of \$56,000.

Staff Recommendation:

Mr. Brass presented the details of the staff report. Mr. Harper stated that everything is installed and ready to go.

Discussion:

Mr. Goatz stated for clarification when Public Works makes a comment, is it simply a recommendation of theirs or is it required to be done. Mr. Harper stated that at this point it is a recommendation, if it was a requirement it would be during the initial PUD. Mr. Goatz moved to approve subject to Technical Comments with Mayor Molder seconding. Motion to approve passed seven to zero.

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AGENDA ITEM #4

Case #21-0240

Request from T-Square Engineering for final plat approval of Independence Subdivision Phase 2 section 3 off Carters Creek Station Road with surety in the amount of \$372,000.

Staff Recommendation:

Mr. Brass presented the details of the staff report.

Discussion: Discussion included compatibility. Mr. Goatz moved to approve and was seconded by Councilman Wiles. Motion to approve passed seven to zero.

AGENDA ITEM #5

Case #21-0257

Request from Phillip Evers for access management exception at 109 Lee Drive.

Staff Recommendation:

Mr. Harper gave the details of the staff report. Currently it has a driveway. An additional driveway is what triggers this exception request. The drive is already installed, it does not have adequate site distance, driveway width or culvert size so staff finds that it does not meet the criteria for an exception.

Discussion:

Mr. Phillip Evers was present to answer questions. Discussion included the after the fact, need of a permit, intent to keep both driveways, backing out on to oncoming traffic, existing driveway goes to the basement, better access, turnaround, circular drive, connection, parking at the front door, no backing out, making corrections, open permit, willing to meet with staff, site distance, and meeting the standards. Mayor Molder moved to defer giving the applicant the opportunity to meet with staff on this request. Dr. McClain seconded the motion. Motion to defer passed seven to zero.

AGENDA ITEM #6

Case #20-0260

Request from Teresa Beck to approve a minor plat at Halcyon Way within a Planned Unit Development.

Staff Recommendation:

Mr. Brass presented the staff report. This request is a Minor Plat approval for the replatting of lots 4-6.

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Discussion:

Discussion included buildable lots. Mr. McBroom moved to approve with Councilman Wiles seconding. Motion to approve passed seven to zero.

AGENDA ITEM #7

Case #21-0262

Request from Eddie Campbell for multifamily site plan approval at 1008 Beckett Street being Tax Map 100E Group A Parcel 12.00.

Staff Recommendation:

Mr. Brass gave the details of the staff report. Staff is in communication with the applicant in reference to the buffers.

Discussion:

Discussion included buffers. Mr. Pace moved to approve with Mr. McBroom seconding. Motion to approve passed seven to zero.

AGENDA ITEM #8

Case #21-0265

Request from Crunk Engineering to rezone properties off Pulaski Highway being Parcels 80 and 80.37 from Tax Map 113 and a portion of Parcel 80.47 from Commercial to High Density Residential and Mixed Residential Commercial.

Staff Recommendation:

Mr. Brass gave the details of the staff report. This concept plan indicates remaining frontage of the tract to remain GCS.

Discussion:

Mr. Adam Crunk, Crunk Engineering, was present to answer questions. Discussion included clarification of the map with a portion showing GCS to MRC. Mr. Crunk stated that the primary change between this request and the previous request is keeping General Commercial Service along Pulaski highway. The item was not denied by Council, it was withdrawn by the first vote. Further discussion included land use plan, the lowering of intensity, keeping with the design, MRC zoning, MRC maximum height requirement, and site standards. Mr. Nelson Crowe, Developer, stated that they were here before, and heard the comments in response to that and they worked to leave GCS on the plan and pull the rezone back as they felt was requested. He felt the key for them in analyzing the property is to be able to have some flexibility to meet demands whether it be a commercial development or some type of mixed use with residential. This provides that opportunity that the straight GCS did not. Mr. McBroom inquired about the water tower. Mr. Crunk stated in conversation with Columbia Power and Water they understand there is not enough flow and pressure to provide fire protection for a commercial use or multi-

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family use. Therefore, the proposal is to install a tank and a pump that will provide fire protection for this property with the ability to share with other property should they wish. There has been a letter submitted to Mr. Keltner in support of this by the property owner to the south. Mr. McBroom inquired about the surrounding properties. Mr. Crunk stated that the tank is based on the fire flow chart in the IFC, and basically it is based on the size of the building and the duration of the flow that you need. That is how you come up with the tank size. Further discussion included HOA, tank maintenance agreement, recourse, occupancy, testing, Fire Marshall in person inspections, elevation, traffic study, the lower part of the development, requirements, options, water lines, and blending. Mayor Molder moved to approve, with Dr. McClain seconding. Motion to approve passed six to one with Mr. Goatz voting nay.

AGENDA ITEM #9

Case #21-0268

Request from K2 Development to rezone property at 210 Rutherford Lane being Tax Map 112 Parcel 3.00 from high density residential and commercial to low density residential.

Staff Recommendation:

Mr. Brass gave the details of the staff report. The request to rezone to RS-10 would meet the city's master plan of Suburban Corridor & Suburban Neighborhood. A concept plan was submitted showing 120 residential zoned lots.

Discussion:

Mr. Luke Kontz, K-2 development, was present to answer questions. Mr. Kontz stated that this item was previously approved at a higher density, and they have down graded to a RS-10. Mr. Charles Norwood, 6001 Criddle Drive, expressed concerns with traffic, the road width, access, and connection. Mr. Goatz inquired about the previous agreement, and Mr. Kontz stated that the sidewalks, crosswalks, flashing lights, and right lane turn will still be committed to do this. Mayor Molder moved to approve, with Mr. McBroom seconding. Motion to approve passed seven to zero.

AGENDA ITEM #10

Case #21-0271

Request from Larry Owens for access management exception at 417 and 419 East 9th Street.

Staff Recommendation:

Mr. Harper gave the details of the staff report. East 9th Street is a collector roadway, and has a 220' separation requirement from existing adjacent and opposite drives. The applicant is consolidating three lots. Based on the criteria and the access at South Water Street, it does not meet criteria for exception.

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Discussion:

Mr. Owens was present to answer questions. Mr. Goatz and Mr. Hutto will abstain on the vote. Mr. Owens stated that when he bought the property it had two houses on it, and both had East 9th addresses, both had a sewer line, and water line from east 9th street. They have a curve, uphill driveway from East 9th Street. South Water Street, is an alley. Mr. Harper stated that the Ordinance is directing the access to South Water which is the least classified roadway. The intent is for someone to get turned around to pull onto the major collector road on East 9th. Further discussion included a back up area, turn around area, and backing out on the street. Mr. McBroom inquired about making the motion to approve. Mayor Molder stated you can move to approve the exception subject to the driveway area being sufficient for a backup area out of the garage instead of the straight backup onto 9th Street. Further discussion included having sufficient back up space, Waters Street is more of an alley. Mayor Molder stated backing out on East 9th Street might be safer than driving out on Waters Street. To the previous point Water Street is more of an alley. Especially if you have cars going from both directions, and that this is a case for an exception based on that reason alone. He also stated that he does like the thought process of Mr. McBroom making sure there is sufficient backup space. Mr. Owens stated that he wants to be compliant. Mayor Molder stated that he thinks the process that Mr. Owens employed was the right process and he thanked him for doing that. Mayor Molder made a motion to approve the exception, authorizing Mr. Harper to approve as long as there is sufficient space to back out of the driveway, turn around and get onto East 9th Street, and submitted on the site plan, with Mr. McBroom seconding. Motion to approve passed five to zero, with Mr. Hutto, and Mr. Goatz abstaining.

AGENDA ITEM #11

Case #21-0273

Request from Development Services for review and recommendation of a new Columbia Development Code.

Staff Recommendation:

Mr. Brass stated that staff felt this is an opportunity to take any comments that the public may have. It was discussed at the last meeting having a special call meeting; however, there was an issue with the newspaper notification. It was not staff's fault. The newspaper had an issue and they were not able to get the notification published, in time. We can discuss having another call meeting scheduled in the near future, addressing the code specifically.

Discussion:

Mr. Goatz stated that Mr. Keltner addressed several of the things from the last meeting. He hopes the information was emailed out. Mr. Brass stated that they were regarding the signage and confirmed that Mr. Stoffel was emailed. Mr. Stoffel stated that he appreciated the changes that were made. Mr. Stoffel inquired about the meeting to discuss other concerns. Mayor Molder stated that we have had

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several public meetings on this, and perhaps there is an opportunity to have even greater degree to have transparency, and public input opportunity. He also stated that he would like to have the opportunity to have one more special call meeting on this so that individuals such as Mr. Stoffel and others who have interest in this can make sure whether or not they like the final product, and whether or not the final product is approved. There can always be disagreement, but he does not want there to be disagreements over the opportunities for input and actual implementation from that public input. Mayor Molder moved that a special call meeting is scheduled at the first available opportunity subject to notice, guidelines, and requirements of state law. After the special call meeting it can then be placed back on this agenda for review and potential adoption and discussion for the next steps. Further discussion included the scheduling of the special call meeting. Mr. McBroom seconded the motion. Motion to schedule a special call meeting passed seven to zero.

OTHER BUSINESS:

Election of officers:

Mr. McBroom nominated Mr. Goatz as Chairman, and Dr. McClain seconded the motion. Motion to elect Mr. Goatz Chairman passed seven to zero.

Mr. Goatz nominated Mr. McBroom as Vice Chairman, with Dr. McClain seconding. Motion to elect Mr. McBroom Vice Chairman passed seven to zero.

Mr. Goatz nominated staff as the Secretary with Dr. McClain seconding. Motion to continue staff as Secretary passed seven to zero.

Mr. Steve Hill, Maury County Realty, stated that he didn't know if the Commission had a chance to discuss some of the things that he brought up, like the 74 lot Subdivision that was the Windy Hill Farm on the map. The code says it can be up to 270 units, and he mentioned that GCS would automatically flip over to be 12 units per acre. His other concerns were public meeting notification, his sign, other signs, the book, and rules. Mr. Goatz stated that the code book has been placed on the internet, and at the library. The City has done everything to get it out to the public. Mr. Brass stated that due to Covid 19, there have been restrictions. Staff has not done the planapalooza, but did have virtual call outs, and Saturday open meetings. Further discussion included criteria, changes, existing signs, conforming signs, and reproducing. Mr. Goatz stated that this Commission is doing all that it can to get communications out to the public. The Commission is trying to schedule this special call meeting inclusive of your concerns as well. To answer your question whether we have talked about what you expressed last month, no this is our first session back together. The Commission can't talk about it without meeting together. Mr. Goatz stated that all amended items to the book will be discussed to address amended changes that will all be in consideration in a final packet. It would be a fluent document.

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Further discussion included conforming to the new book. Mr. Tom Gordon expressed concerns with the availability of the ordinance.

ADJOURNMENT:

Dr. McClain made the motion to adjourn, with Mr. Pace seconding the motion. Motion to adjourn passed seven to zero. Meeting adjourned at 5:13 p.m.

Planning Commission Chairman

Date

DRAFT