

City of Columbia
MUNICIPAL PLANNING COMMISSION
August 10, 2022

1. Organization

1.1. Call To Order

Chairman Charlie Goatz reconvened the August 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.

1.2. Roll Call

Quorum present and included the following:

Present were: Mr. Charlie Goatz
Mr. Thomas Hutto
Mr. Randy McBroom
Mayor Chaz Molder
Mr. Ray Pace

Absent was: Dr. Rose McClain

Other attendees: Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Paul Keltner, Director of Development Services
Mr. Tony Massey, City Manager
Mr. Kevin McCarthy, Planning Associate II
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I
Mr. Tim Tisher, City Attorney
Mr. Douglas Toney, Assistant Engineer

1.3. Welcome Of Visitors/Rules Of Conduct.

Mayor Molder stated that the Commission have lost one of it's on in the last week. Council Member Ken Wiles, he was a good man, a very good Council member, and certainly a good Planning Commissioner as well. He also stated that the Commission would ask everyone to stand and have a moment of silence for Councilman Ken Wiles.

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

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Mr. Keltner stated that the first item was for Ordinance 4408, which was an ordinance to rezone property stated as 1221 East End Street. This was going forward on second consideration. It was asked to be rezoned from R-20 to an RS-6, and that request was denied on second reading. Ordinance 4410, is the request to zone the property that will come up later as annexation in Council agenda, which is at the corner of Trotwood and Foster Lane. The request is to annex the property with zoning of RS-10 which will then convert over to the CD-3, and that was approved on first reading.

1.5 Approval of Minutes:

The July minutes were presented for approval. The meetings were broken into two sessions. There are two sets of minutes for July. Mayor Molder moved to approve with Mr. McBroom seconding. Both minutes were approved with a vote of five to zero.

1.6 Review of Bonds And Letters of Credit:

City Engineer Glenn Harper reported that all letters of credit are in order.

2. Consent

2.1 Case #22-0136

Request from T-Square Engineering for final plat approval of Homestead at Carter's Station 5.2B with a letter of Credit in the amount of \$149,000 and consisting of 38 lots off Chaplains Trace.

2.2 Case # 22-0177

Request from T-Square Engineering for final plat approval of Quail Run Meadows Phase 2 with a letter of credit in the amount of \$183,000 and consisting of 34 lots off Somersby Trail.

2.3 Case # 22-0168

Request from CSDG for a consolidation final plat approval of MSC Apartments - Columbia at 2741 Carters Creek Station Road.

2.4 Case #22-0162/22-0164

Request from WES Engineers & Surveyors for preliminary and final plat approval for 914 E. End Street consisting of three lots.

2.5 Case # 22-0167

Request from Mark Sawyer for preliminary plat approval with extension of right-of-way at 1101 Nashville Highway consisting of one lot.

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2.6 Case # 22- 0173

Request from WES Engineers & Surveyors for preliminary plat approval of Drumwright PUD Phases 2A-C and 3A-B consisting of 126 lots off Nashville Highway.

2.7 Case # 22-0175

Request from WES Engineers & Surveyors for preliminary plat approval of Drumwright Townhomes Phase 2D consisting of 51 lots off Nashville Highway.

2.8 Case # 22-0181

Request from Chris Mabery for preliminary plat approval of Bear Springs Phase 1A-C located off Bear Creek Pike and Rock Springs Road for 65 lots.

2.9 Case # 22-172

Request from Colin Aufhammer for annexation of a +/- 300 ft. length portion of right-of-way along Greens Mill Road.

Chairman Goatz stated the consent items, and moved to approve the consent items subject to Technical and staff comments. Mayor Molder seconded. Motion to approve the consent items was approved five to zero.

3. Discussion Items:

3.1 Case #22-0069

Request from Andrew Ethridge for: Comprehensive plan amendment to change the future land use designation from Suburban Neighborhood to Suburban Corridor for approximately 405.5 acres; Annexation of approximately 405.5 acres with a plan of services; and Rezoning with approval of a residential Preliminary PUD Master Plan for: 338.2 acres RS-6 PUD (CD-3 PUD); and 77.5 acres RM-1 PUD (CD-4 PUD), being Tax Map 112 Parcels 2.03, 9, 10.01, And 10.07 off Trotwood avenue.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This item will be under the previous code 3638. The comprehensive plan change has been removed. They have removed the townhome portion from this particular request. Suburban Neighborhood does support the RS-6 based zoning district that has been requested. The RM-1 is no longer needed in order to have the townhomes. All single-family on that with regards to the acreage of the approximately 415 acres. Some of the summary of the changes is in the report. Staff did have clarification on the access street connection to Ridley Park. Staff did verify that it will still be there. The unit count did stay the same for this project. All traffic impact

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improvement studies are still relevant. In the staff report are the review criteria for this project in regards to the zoning map amendment as well as the rezoning of the property itself.

Discussion:

Mr. Scotty Bernick, Landscape Architect, Ragan Smith, and Mr. Andrew Ethridge, were present to answer questions. Mr. Goatz stated that it has been brought to his attention that there may be one spokesperson in lieu of three minutes. The Commission may be granting more time to one spokesperson on this, and Mr. Douglas Chapman is the spokesperson. If everyone is in agreement upon completion of Mr. Chapman's presentation the Commission will close the public comment on this particular item. There will be one speaker in addition to Mr. Chapman. Mr. Douglas Chapman, 6415 Yeatman Lane, stated that he was here as a neighbor of Ashwood Manor. He also stated that he appreciated the developer as he reached out to them, and scheduled a meeting to sit down and talk with them. They did this on yesterday, and he appreciate the developer for what they have done but the number is way to large. He expressed concerns with acreage per lots, average homes, and this is a ten year plus project impact. He provided a handout to the Commission. Concerns of Ashwood Manor Neighborhood included: (1) Access between Yeatman Lane & Old Zion PUD; (2) Negative effect of 981 homes on Ashwood Manor via: (a) Traffic on Trotwood Avenue from James Campbell boulevard to Zion Lane, (b) Burden on school system, (c) Massive change to the "Overall character of the area as laid out in Connect Columbia which includes, but it not limited to, lot sizes being way smaller than one acre and average home size smaller than Ashwood Manor; (d) PUD not complying with City Zoning Code 7.2 (PUD along Mt. Pleasant Pike) & Connect Columbia. (3) - All property around Ashwood Manor (except one half acre on the back of a neighbor's property) being annexed into the City. Additional concerns included trees, and buffer from Trotwood Avenue. Mr. Chapman stated that the community got together and they came up with what they would like to see: The ideal solution from Ashwood Manor is: (1) Follow Zoning code 7.2 with regards to: (a) not cutting down trees greater than eight inches in diameter or in clumps of three or more, (b) Setback from Trotwood Avenue between one hundred to three hundred feet depending on parking facing Trotwood, (c) minimal grading of land sloping; (2) Have same setback boundary around Ashwood Manor as facing Trotwood; (3) Completely remain zoned rural with R-40 lots an acre or larger; (4) Protect the historic house on the property where it cannot be torn down; and (5) No connection between Old Zion PUD and Yeatman Lane. He stated that they would like to propose the listing from page thirteen of the handout. He also stated that they want them to have a good product, a good place to live, and call home. Mr. Gabe Howard, 1270 Cranford Hollow Road, expressed concerns with multiple proposed developments including Trotwood and Rock Springs Phase two, growth, and the ability to plan for this growth. He believes growth should pay for growth, preserve the quality of life, make schools and environment better, get impact fees, schools must be planned for, school vacancies, water, and sustainability of the Duck River. Mr. Scotty Bernick, stated that they are not requesting a land use amendment by the removal of the townhomes. The development plan is compliant with the land use policy that is in place. The land use policy was a plan put together with community input, the land use zoning is consistent with the plan in place, density, the CD3 of the new code is less dense, smaller

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lots doesn't always mean that they get more homes it could also mean the development can plan and space accordingly. Mr. Bernick stated that they met with the Planning Department and the Parks Department in reference to the signal intersection at Ridley Park Drive and Trotwood. He stated that he also wanted to note that they increased

the lot size along Trotwood and along the perimeter. They have a 100 to 200 feet buffer they have sizable setbacks, and they are proposing to maintain the existing vegetation around the existing development. They removed the school site from this plan, and are offering forty-five hundred dollars per unit, to be paid at the closing for each house. He also stated that they are providing and building the adjacent stub to the road, which is a recommendation from staff. They are showing it to be gated on both sides, and they have updated the amenity sketches. They are also donating thirty-one acres on the north side to the parks department. Mr. Bernick also stated that they are consistent with the land use policy. Mr. Goatz stated for clarification the applicant at this time is not asking them for an amendment to the comp plan just asking for an annexation. Mr. Keltner stated yes, back to the basis request there is no exceptions or variances being requested with this plan. There is no comprehensive plan amendment being requested. It is an annexation with a base zoning of RS-6 with a PUD Master Plan. Mr. Goatz stated to confirm the developer stated that it does conform to the land use plan, but also less dense things RS-20 also conform to that plan. Mr. Keltner stated that while the RS-6 does comply with Urban Neighborhood, there are other zoning districts that would comply with it as well. Mr. Goatz inquired about the preservation of trees. He asked Mr. Keltner if he could elaborate on it. Mr. Keltner stated that there are several sections within the PUD, and in particular there was one section that was being referenced along certain highways. There are additional standards inside of that, and the applicant still has the option to waive or increase those standards. Those standards do have certain roads. He stated that he believes there may be some confusion between Highway 43 then 243. When staff first reviewed this, the entrance way was coming off of 243 and the majority of the property is coming into 243. It didn't actually touch 43 as the separation, and annexation does not go all the way to 43. It is a PUD and the applicant can apply those standards if they wish to do so. That was not a requirement in staff's determination. Mr. Keltner stated that there were also comments about notifications. Staff did go back and look, and proper notification was sent to all those who should have been notified. Staff has a running list if it comes into question. Further discussion included density, and larger lots. Mr. Goatz moved to deny the request based on the propose changes would be consistent with the intent, the density could interfere with that. Also, the whether the proposed changed could create substantial affects on the adjacent area. He believes that could create an impact on them. Mr. Pace seconded the motion. Mayor Molder stated that he would like to speak on the motion, procedurally. He wanted to make sure it was clear if the motion to deny was approved. How that would work with their opportunities to come back. There were a couple of things not mentioned. He inquired about the historic house and the thought process with the house, the concerns that have been addressed. Speaking of concerns, this Commission has had several of these large scales developments to come through over the last couple of years, and generally speaking, the products that comes through initially ends up looking a lot different from the product that comes in six months earlier. Generally speaking that is because the developers meet with the surrounding land

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owners, and they are able to have an opportunity to meet, and try to figure out whether or not they can agree, or agree to disagree. He also stated that either way it is a better product after they have had those opportunities. Now we have the opportunity where folks are putting together a list of concerns they have been able to meet with the developers to discuss. He said he feels this is what this Commission wants to see.

This Commission talk a lot about smart growth, and smart growth is having stake holders at the table talking about what they want to see and helping to come to a better final product. Mayor Molder stated that he appreciates that those conversations are on-going. In some of his conversations with some of the interested community members that he has had over the last couple of weeks there is a realization that this property is ultimately going to be developed. He also stated, "Let's make sure this Commission can have the best product if in fact that this property is to be developed." From his perspective, he would like for the developer, and stake holder continue to have those conversations so that we are not faced with the predicament that months down the road a much higher density product is coming to the table. The Commission will have to try to figure it out if there is a willingness from the developers to take a look at these concerns. As the Chairman pointed out, and he appreciate that the applicant heard the call that this Commission is not interested in townhomes right there. The reason that this Commission is not interested in townhomes, at least in part is because of the density townhomes create. When you take away the townhomes, but keep the density that didn't accomplish what he was hoping to see. He also stated that the motion to deny is on the table and if that is granted then basically this project is denied and they come back and have to start all over again to move forward. Mr. Keltner stated that they will have the option to move forward to City Council with a recommendation of denial from this Commission, or they can withdraw that item from moving forward to City Council, and then start over again under the new Ordinance 4400. Mayor Molder stated that he was going to vote against the motion to deny so that they will have an opportunity for him to make a motion to defer so that they can continue conversation, but he understands if the motion to deny is granted then their option will be to go to City Council. Further discussion included coming back under the new code, density, CD-3, the density cap is four per acre, it will be less than the RS-6, and it could also come back as a CD-3L. Mayor Molder inquired about a motion to defer. Mr. Tisher stated that a motion to defer can be made at any time. You would take up the motion to defer, and if the motion to defer is denied then the underlying motion is takes precedence. Mayor Molder asked the developer if he has seen the concerns. He stated no, that they had about an hour conversation with Judge Chapman on the phone. Pretty much nothing of what they saw during the presentation came up. Mayor Molder asked if they heard him tonight. Mr. Ethridge stated that they heard them tonight. Mayor Molder asked him after hearing him tonight did he believe that there is an opportunity for continued conversations, and potential opportunity to where density will be lowered, and concerns addressed in ongoing conversations. Mr. Ethridge stated that he believes so, they are at 2.7 on the density, and he would love to continue the conversation with them. Mayor stated for those reasons he thinks that those conversation should have an opportunity to be had, and for this Planning Commission to ultimately have the say for recommendation or not prior to sending it to Council. Mayor Molder made the motion to defer at this time. Mr. McBroom asked what happened to the

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previous motion to deny. Mr. Tisher stated that the motion to defer trumps the previous motion. Mr. Hutto seconded the motion. Mr. Goatz asked what is the history, and has this motion been deferred by this Board previously. Mr. Tisher stated that it was deferred last month. Mr. Goatz asked if there was a limitation to the deferral. Mr. Tisher stated that there is not a limitation, that the Board has had a history on not allowing continuous deferring. He also stated if this Commission choose to defer

something for another month that is the Board's prerogative. There is not a set number for deferrals. Mayor Molder stated what the Commission doesn't want is for the applicant to ask the Board to keep deferring for them. His request for deferral is because he see an opportunity for the surrounding property owners to get a product that maybe they can live with and have some control in the process versus something coming through that might not be as likable as what potentially could be reached. Mr. McBroom asked if this Commission denies the request, then the applicant can bring it back. Mr. Keltner stated under the new Ordinance. Mr. Pace stated that coming back as the CD3 L will be more apt to satisfy everybody. Mr. McBroom stated that he doesn't want to see them do the work for the deferral and come back with the fifty-foot lot. He is not happy with the density of the fifty-foot lot. Motion to defer failed with a vote of two to three with Mr. McBroom, Mr. Pace, and Mr. Goatz voting nay. Mr. Tisher stated that the motion failed now the Commission will vote on the underlying motion. Mr. Goatz stated that motion to deny was the underlying motion. The Commission will call the vote on that. Motion to deny passed with a vote of three to two with Mr. Hutto, and Mayor Molder voting nay. Mr. Goatz stated that the applicant will still have an opportunity to bring the request to City Council at next month's meeting with the recommendation to deny from this Board.

3.2 Case #22-0077

Request from Scotty Bernick for annexation with Plan of Services of approximately 106 acres being Tax Map 92 Parcels 11.01 and 11.02 with rezoning to RS-10 Single Family Low Density Residential (CD-3 Neighborhood Character District). The applicant also requests to amend Connect Columbia to remove the subject parcel from the Interstate Gateway Special District.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant is not requesting to do attached housing.

Discussion:

Mr. Scotty Bernick, Landscape Architect, Ragan Smith and Cliff Smith, were present to answer questions. Mr. Goatz asked the request to remove from the Interstate Gateway District, is because the Interstate Gateway District would require attached housing. Mr. Keltner stated that it requires a mixture of product types. Further discussion included rural options, and the better route was moving it from the special area. Mr. Brandon Babcock, 1814 Rock Springs Road, expressed concerns for infrastructure, parameters, tendrils, it doesn't fit the character, focus more on the organic road, smart growth, pause for a little on the

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growth, take into consideration the harm that is caused in these areas, and it is a very curvy road. Mr. Keltner stated that during the study session they discussed the request from Maury County Highway to annex the portion of Rock Springs Road from the development entrance to Bear Creek Pike. Mr. Bernick stated that this piece of property is next to the interstate, along a major arterial road, so when they look at land development and how the City grows, there is really good logic and reasoning to provide density

in the schools. Their core request is consistent with the City's urban growth boundary. This particular property is in the interstate gateway number seven overlay. This specific overlay encourages a high density style development pattern meaning if you have multi-family and commercial next to you that is what is appropriate for the site. By default, he stated that they are coming tonight to request removal from the overlay and propose a low density residential product type. Part of the logic and part of the reasoning is although this is where development should occur, they are looking at the transition between the commercial center, the multi-family, and the townhomes directly to their north. They have a rural property directly to the west. This is a very responsible transition when you go from a density and from a building form, this fits well and addresses that. He also stated that they came in under the old zoning ordinance; however, this is not a PUD. This is different, as it falls into the new zoning regulations. This will comply with CD-3 zoning. Mr. McBroom asked if the Commission is looking at this request as a RS-10, or a CD-3. Mr. Keltner stated that it is an automatic conversion to CD-3. Mr. McBroom asked about the CD-3L. Mr. Keltner stated that they are wider lots. Mr. Goatz asked about the status of Wastewater comments. Mr. Keltner stated that he has not heard of any tests results or flow rates. Mayor Molder asked anything that this Board does on this request will be "subject to," correct? Mr. Keltner stated yes, their plat would have to demonstrate how they will do the infrastructure. Mr. Goatz asked the Interstate Gateway that is currently zoned, would that Interstate Gateway allow for any future hope for some type of cooperate office. This particular property would have to amend the comp plan to go down that route. Mr. Goatz asked if staff removed the front piece. Mr. Keltner stated that the front piece conformed. Mayor Molder moved to approve subject to staff and Technical comments. Mr. McBroom seconded. Mr. Keltner asked to amend the motion to add the annexation of the road as requested by Maury County. Mayor Molder amended to add subject to staff comment communication from the Highway department recently regarding annexation of the Rock Springs Road being the portion of the road that's this development. Mr. McBroom seconded the amended motion. Motion to approve passed four to one with Mr. Goatz voting nay.

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Request from Pentagon Reids LP for approval of Theta Pike Estates Preliminary Plat consisting of 208 single family lots at Theta Pike and Columbia Rock Road.

Staff Recommendation:

Mr. Keltner presented the details of the staff report. Mr. Keltner stated that staff has had a few conversations with the applicant in reference to this project. They are still working through some of those. At this time the request will not be compliant with the standards, but the applicant is getting close to achieving that.

Discussion:

Discussion included previous deferral by the applicant. Mr. Goatz moved to defer to allow time for the applicant to continue working with staff. Mayor Molder seconded. Motion to defer passed with a vote of five to zero.

3.4 Case #22-0102

Request from Highland Corporation for approval of a Comprehensive Plan amendment and rezoning from RS-20 (Single family low density residential) (CD-3L Neighborhood Large Lot Character District) to a Preliminary PUD Master Plan at Trotwood Avenue and Sunnyside Lane, being Tax Map 112 Parcels 22-24.

Staff Recommendation:

Mr. Keltner presented the details of the staff report. This request is under Ordinance 3638.

Discussion:

Mr. Gerald Vick, WES Engineering & Surveyors, and Seth Banks, were present to answer questions. Mr. Steve Thomason, 107 Sunnyside Lane, shared concerns with storm water, access road, keeping as much grass and trees as possible, and traffic. Mr. Jimmy Dugger, representing the property owners, stated that this will be an a project for a convenient store, and the rest will be hybrid for a mixed development. Mr. McBroom stated that Mr. Emery called him and stated that he is for this request, but he does not want the road. Mr. Goatz stated that he called him as well and expressed the same concerns. Mr. Vick stated that what Mr. Dugger was talking about was the residential part, and they have taken that part out for now, because they are working with the neighbors to the south. They will be using that land for a potential detention area. He also stated that the road across the back was requested by staff they added it in, but the owners don't have any purpose for it. Obviously, they just as soon not build it if they don't have to, and the residents don't want it. If the Commission wants them to eliminate it, or keep it in, they are willing. Mr. Goatz asked about preserving some trees, and if the Commission decided to eliminate the road, would the trees still have to go away. Mr. Vick stated based on the way they have everything laid out now, the only thing affecting the trees is the road going in. If the road is eliminated he said he doesn't see any reason why the trees will have to be taken out. Mr. Vick stated

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if they leave the easement on it and then the neighbor come back and wants to put something across there in the future then it comes into play at that point. Mr. Pace stated that it is important for the neighbors to come and express their opinions on these developments. By voting to approve this request he feels that the Commission will be voting the wishes of the neighborhood. Mr. Goatz inquired about the environmental report. It just has to conform to their requirements is what he is assuming. Mr. Vick stated that early on, with this development they made sure that the client understood that they needed to have a study done particularly on the drainage across the back of the property to make sure if it was a stream it's a different set of criteria versus being a wet weather variance. Further discussion included if the road was put in, hammer head turnaround, adequate fire access, it is not accessing anything that they need to access, property line, granting easement, and construction of the road. Mr. Harper stated that the access management ordinance promotes cross connectivity access, and they know these parcels are going to develop down Trotwood, and they are trying to get access to them without multiple cuts being requested along Trotwood for future development. Additional discussion included easement, future, if you are going to illuminate the road there needs to be an additional easement outside of this access for slope and construction, temporary construction easement, and road grade. Mr. Goatz asked if the slope would interfere with the slope the applicant is having to do with the improvement for the stormwater that the applicant would already be planning. Could the slope change the direction the water is headed in now. Mr. Vick stated that with his understanding of the terrane, it wouldn't. He also stated that what was drawn out would accommodate for the road. They will probably be twenty feet away from the trees. They will be twenty to forty feet in diameter. Mr. Keltner stated that he wouldn't guarantee that the trees would survive. Further discussion included tree requirement, there is no guarantee that the trees will survive, adding buffer along the back, operating hours, radius, right-of-way, and curb. Mayor Molder stated that he has heard from a lot of folks on this project as Mr. Dugger pointed out this property has been available and on the market some time. He applauded the developer and the adjoining property owners that have been communicating. The overall project will be a net gain for the property. Mr. Oscar Laud, 608 Edenburg Drive, stated that he really didn't see a benefit in having this in his community. He expressed concerns with noise, traffic, chemical hazard, property value, and taking into consideration the voices of the community. Mr. Goatz moved to approve and grant the easement, and at the moment eliminate the continuation of the road. He also stated that he wanted to point out that could potentially not preserve the trees. Mr. McBroom seconded. Motion to approve passed four to one, with Mr. Pace voting nay.

3.5 Case #22-0126

Request from Civil Design Consultants, LLC for site plan approval of The Legacy at Highland Estates located off Willis Way and Porter Circle.

Staff Recommendation:

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Mr. Keltner gave the details of the staff report. This request is not compliant with the zoning ordinance in regards to the tower itself, any fallout zones with regards to that on the roadway itself.

Discussion:

Mr. Jared Gray was present to answer questions. Discussion included fallout zone, public right-of-way, and non-conforming. Mr. Goatz moved to deny, with Mayor Molder seconding. Mr. Gray stated in regards to fall radius they are showing what is the maximum allowed for permit. Specifically, regarding right-of-way, if there is an issue with right-of-way and that being public etcetera we can and see if they can just move the right-of-way. Mr. Keltner stated basically and we have talked

about this a little bit, at the study session and before this that you cannot have a new property line within the fallout zone. It has to be within the one hundred-twenty-five feet fallout. There can be no property line or structures within side of that. Mr. Gray stated that structures are what he understood, not property lines within fallout zones. Mr. Keltner stated that it was discussed with him last Wednesday. Mr. Gray stated that he misunderstood what Paul had indicated to him, specifically with respect to property lines. He said he understood it to be structures. He also stated that typically you could have structures in many jurisdictions within the fall radius. Mr. Goatz inquired to staff that based on the fact that this is a mobile home development it is not meeting the City standards. Mr. Keltner stated yes, based on the property line being created inside the fall out. Mayor Molder stated that it is a creative argument, but it doesn't fly with him. He also stated that sometimes these developments are all about timing and this one come to this Commission before in a previous form, and timing on that one and the way being situated between others developments around it, and now coming to the Commission wanting a straight zone, but still having a timing issue because at some point the cell tower was put there before you were able to develop it from a residential perspective and that is why he is seconding the motion to deny. Motion to deny passed five to zero.

3.6 Case #22-0133

Request from Kimley Horn for Hampshire Pike Mixed Use multifamily site development plan approval of 360 units off Hampshire Pike.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant requested a deferral.

Discussion:

Mr. Goatz moved to defer with Mr. McBroom seconding. Motion to defer passed five to zero.

3.7 Case #22-0134

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Request from Kimley-Horn for preliminary PUD master plan approval with rezoning from RS-40 (Low Density) (CD-2 Rural Character District) to RM1-PUD (High Density Planned Unit Development) (CD-4 PUD General Urban Character District) for 342 units located at 1647 Old Highway 99.

Staff Recommendation:

Mr. Keltner gave the details of the request. Deferral was requested by the applicant.

Discussion:

Mr. Goatz moved to defer with Mr. Hutto seconding. Motion to defer pass four to zero, with Mr. Pace stepping away for a moment.

3.8 Case #22-0135

Request from Kimley-Horn for rezoning with approval of a Preliminary PUD Master Plan from RS-40 (Low Density Residential) and GCS (General Commercial Services) (CD-4 General Urban Character District) to Mixed Use Planned Unit Development consisting of 223 residential units and retail space being Tax Map 51 Parcels 19.20 and 20.01 located at the intersection of Nashville Highway and Greens Mill Road.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff is still working with the applicant, at this point staff don't have a recommendation that it is compliant.

Discussion:

Discussion included deferring to allow more time for the applicant, the L shape building changes, and what was shown at the ART board. Mr. Goatz moved to defer. Melanie Anderson, 2424 Greens Mill Road, stated that she never received any information. Mr. Brass asked if she saw the sign, and Ms. Anderson stated no. Mr. Keltner stated that staff sends out certified letters, and this will be tracked to see what happened. Ms. Anderson stated that she received the letter today. Mr. Keltner stated that there will be several opportunities for public input. Mr. Goatz stated that the public will have several opportunities, because the motion is to defer. Motion was seconded by Mr. Hutto. Motion to defer passed four to zero, with Mr. Pace abstaining.

3.9 Case #22-0161

Request from TKC Engineering and Architecture LLC for preliminary plat approval for alternative cluster development of Dabbs Subdivision at Tax Map 93

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Parcel 3 and Tax Map 72 Parcel 65 located off Bear Creek Pike and consisting of 428 lots.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Cole Newton, TKC, 2004 Carmack, was present to answer questions. Discussion included alternative development. Mr. Goatz asked if the zoning ordinance allow the RS-10, the cluster to occur or is it based on this Commission's approval. Mr. Keltner stated that it is based upon this Commission's approval upon the review of the reason why a cluster development. It is listed in Article 6.3.9, page two of the staff report. Mayor Molder stated the number approved density wise was approved previously by City Council November 2021. Council previously reviewed and approved the annexation and the rezoning. This is essentially something that we have already reviewed as a Commission and as a Council, from a rezoning and annexation request. They are just coming back with a preliminary plat approval of how they are going to lay it out. Mr. Keltner stated that the concept would have demonstrated an estimated number of lots that would be done on that piece of property. The difference between the concept and this is the concept was laid out more of a traditional form, and now they are requesting a different form. Mr. Newton stated that it was somewhere in the three forty-three to fifty range on the concept that came in. with the rezone that came through in December. He also stated that they resubmitted last Friday, and the density was lower. They updated everything per the comments from the study session. Additional comments included gridded options, density, broad range of lot sizes, lot frontages, concept contained 500, providing open spaces, pocket parks, trails, preservation, open green space, amenities, walk ways, lots of different product types throughout the subdivision, tracking, emergency turn around, breakdown on the back page, rear loaded lots, buffers, two cul-de-sacs, alter and cluster. Mr. Goatz asked if there is a way to get an increase buffer on the horse shoe between there and Bear Creek Pike. Mr. Newton stated yes, they have the space. Mr. Goatz moved to approve with the above mentioned buffer, and subject to staff and Technical comments. Mr. Hutto seconded. Motion to approve subject to comments passed five to zero. Additional comments included Fire support, and Public Works support.

3.10 Case #22-0169

Request from CSDG for MSC Apartments Columbia Planned Unit Development revision concerning amenities at 2741 Carters Creek Station Road.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant came to study session and discussed the challenges that they have been having with doing the trail along the southwestern portion with regard to meeting the ADA compliance.

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They have offered an alternative area to add more area. During study session it was agreed upon to move the ones at the north and run it up and down old Nashville Highway.

Discussion:

A representative was present to answer questions. Mr. McBroom moved to approve, with Mr. Hutto seconding. Discussion included the breezeway. Motion to approve passed five to zero.

3.11 Case #22-0170

Request from Martin Engineering & Surveying for preliminary plat approval of Columbia at I-65 located off Harley Davidson BLVD and consisting of 300 units.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The zoning is compatible for the townhomes itself.

Discussion:

Mr. Wesley Bryant, and Mr. Gary Martin, Engineer/Developer, were present to answer questions. Discussion included the plat that was previously approved was more of a mixture as townhomes, and single family. This is Ordinance 3638. Discussion also included design change, making it compatible with the original design, the original design was for the entire property, it had more units, there were probably two hundred single units, and one hundred and fifteen townhomes, but when you look at the MRC zoning and you look at what makes sense at the interstate. Additional discussion included it makes sense to have a good mix right next to the interstate, same units, straight zones in the regs, amenities, open space areas, copy of the amenities, making sure they get done, it is not a requirement, the plan, seeing what it looks like, and illustrations. Mr. Bryant stated that generally speaking the amenities are not required in a straight zoning, but that is what they are planning to put there. There is not any follow-up that is required. Unfortunately there is no way for the Planning Commission or the City Council to do that, but by trust it is going to get done, but it is not required. Mr. McBroom stated that as long as it is understood the buyers will buy at their own risk. Mr. Goatz stated to clarify this is a straight zone request. Mr. Keltner stated yes. Mr. Goatz moved to approve, with Mr. Hutto seconding. Motion to approve passed five to zero.

3.12 Case #22-0171

Request from David Slocum for a comprehensive plan amendment from Special Area 3 overlay and to Urban Corridor, annexation with a plan of services, and rezoning of 319.51 acres to RS-6 (Single Family Medium High) (CD-3 Neighborhood Character District), RM-1 (High Density Residential) (CD-4 General Urban Character District) and GCS (General Commercial Service) (CD-4C General Urban Corridor Character District) at Tom J. Hitch Parkway and Iron Bridge Road

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known as River Bend, being portions of Tax Map 90 Parcel 30 and Tax Map 99 Parcel 11: 148.41 acres to RS-6 (CD-3); 94.98 acres to RM-1 (CD-4); and, 76.12 acres to GCS (CD-4C).

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The different characteristics to the zones being requested is included in the packet. The applicant has provided a concept showing single family, and some commercial. Staff did note that the concept would not match the Zoning Ordinance 4400. Staff did not receive anything from Maury County Highway on this one, and schools did not have any issues with this one. There will be substantial improvement to the water system to have water in this development.

Discussion:

Mr. Jim Parks, property owner, was present. Discussion included Wastewater comments, looking at under the new ordinance, reverse, and the higher density. Mr. Keltner stated this property has the potential to be it's on community, as well as contributing toward the downtown if done correctly. There was some discussion with regards to Tom Hitch Parkway being a two-lane road, having a strip commercial affect to it. As far as how is the road going to be widened, and who is

going to pay for the widen comes into play. Traditionally if you want to see a mixed-use type development, this one is mixed, but it is very compartmentalized in the mix. Traditionally you will see the mixture integrated into the development itself. Not necessarily being segregated out. Additional discussion included corridor, CD-4C could be apartment, or commercial, high density residential, and straight zoning would allow so many different things in those areas. Mr. Keltner stated the CD-4 would require a commercial component to be within it, of at least fifteen percent. Further discussion included there is a lot of flexibility, relying on the standards, the new ordinance is very defined, meeting the mixture type, entrances, and less commercial. Mr. Keltner stated that the allowance of usages is very similar, the difference is the size of the building. Further discussion included two lane road, corridor, different view along this stretch, upgrade signs, the one lane bridge, road changes, impact, and traffic impact study. Mr. Parks stated that they had initially requested that a smaller portion be annexed for residential development only. At the recommendation of staff, it expanded out to the submittal that the Commission have before you tonight. The commercial end has been studied over since Tom Hitch Parkway was built thirty years ago. They will retain the commercial, there is no immediate planning for commercial. Other discussion contained potential four lane highway, future plan, distance to Maury Regional, the property abuts all city limits, the property has all utilities onsite, the staff report showed proposed apartment that is inaccurate, higher density, later phase, their property falls in line as submitted, and their planners has tried to be responsible in looking at the Columbia Connect land use plan. He also stated that the Columbia Land use plan states that the development should include a mixture of uses included medium to high residential entity, and intensity structures

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attached and detached. The Tom Hitch corridor should allow for commercial uses such as hotel restaurants, retail office medical, and personal services to mix with the city's intercore, and to blend in to James Campbell boulevard. Further discussion included CD-4, Publix and the larger commercial buildings can go into CD-4C. seventy-six acres CD-4C, the CD-3 is one hundred and forty-eight acres, comp plan, the CD-4C and the CD-4 can have a lot of the same uses, interchangeable, zoning, strip, wanting to see this close to downtown, intensity, you can have everything in CD-4 residentially, it has been strategically laid out for potential being commercial, the commercial depth, location factors in, phases, and phase one single family. Mr. McBroom moved to approve with Mr. Pace seconding. Motion to approve passed four to one, with Mr. Goatz voting nay.

3.13 Case #22-0180

Request from Chapdelaine & Associates for preliminary and final plat approval of Fieldstone Farms Section 5 Phase 1 off of Golden Place consisting of four lots.

Staff Recommendation:

The applicant requested to defer.

Discussion:

Mr. Goatz moved to defer, with Mr. Hutto seconding. Motion to defer passed five to zero.

VI. OTHER BUSINESS:

Mr. McCarthy stated that he put together an estimated contribution to enrollment per chairman Goatz request for the, public school system impact.

5. ADJOURNMENT:

Mayor Molder moved to adjourn, with Mr. McBroom seconding the motion. Motion to adjourn passed five to zero. Meeting adjourned at 7:03 p.m.

Planning Commission Chairman

Date