

City of Columbia
MUNICIPAL PLANNING COMMISSION
July 14, 2021

CALL TO ORDER:

Chairman Charlie Goatz called the July 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:

Quorum present and included the following:

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

Absent was: Dr. Rose McClain

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

APPROVAL OF MINUTES:

The June minutes were presented for approval. Councilman Wiles moved to approve with Mayor Molder seconding. Motion to approve the minutes passed with a vote of six to zero.

REVIEW OF BONDS:

Mr. Glenn Harper stated 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.

Director Keltner stated that there were a few items that were reviewed by City Council. The rezoning on West 12th Street and Hampshire Pike next to Ladue Manor were approved on the first reading. The Columbia Rock Road and Bear Creek Pike Master Plan and annexation was also approved on first reading, along with the Master Plan, and rezoning along Williamsport Pike.

AGENDA ITEM #3

Case #21-0084

Request from Land Solutions Company to annex with a zone of RS-10 with a plan of services for 626 Baker Road being Tax Map 74 Parcel 37.

Staff Recommendation:

Mr. Keltner presented the details of the deferral request. The applicant is making adjustments to the concept plan from what was heard from City Council and public meetings.

Discussion:

Mayor Molder made the motion to defer, with Mr. Hutto seconding. Motion to defer passed six to zero.

AGENDA ITEM #4

Case #21-0095

Request from Crunk Engineering to rezone Tax Map 90 Parcel 1.00 off Bear Creek Pike to RM-1 PUD being High Density Residential Planned Unit Development.

Staff Recommendation:

Mr. Keltner presented the details of the staff report. There was a new submittal emailed out.

Discussion:

Mr. Adam Crunk, Crunk Engineering, was present to answer questions. Discussion included the unit count, the retainer wall, material, landscaping, the stub road should be constructed, and the variances. Mr. Walter Clot, 806 Cheairs Circle expressed concerns of the abundance of townhomes existing and being built, property current owner, and the sink hole. Mr. Gary Martin, owner to the property next door inquired about the comprehension plan, and Suburban Corridor. He stated that it makes sense to him to have the density along the state designated four lane highway. Mr. Goatz asked Mr. Crunk about the sink hole. Mr. Crunk stated that they had a technical engineer to walk the site, and they did

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find one possible area that will need to be further investigated to see if it is truly a sink hole. The location was on the northern portion of the property. Mr. Goatz asked about the density on the four lane highway that Mr. Martin brought up, and also asked if that is a standard thing putting more density on the four lane highways. Mr. Keltner stated that not necessarily a four lane highway, but arterial highways or roadway classification roads that looks for that transition of high density into lower density. He said staff has been thinking about Nashville Highway and Bear Creek the more important thing is the access and how this is going to play out moving forward. A person could do density in a lot of places in Columbia, but how it affects the roadway that we are hearing more and more about how protective we should be of the capacity of the roadway should be emphasized. Further discussion included trying to get ingress, egress to neighborhoods verses having to come off of Bear Creek Pike. Mr. Keltner stated that it is a separate piece of property back behind them, but it is the same ownership. There is a descent amount of grade there, if a building can be constructed there is a possibility of a road there. Additional discussion included high density residential, and mixture of use. Mr. Phil Bossingham, 955 Crosby Court, shared concerns of setbacks, high density, buffer, requirements, vegetations, and who makes the determination. Ms. Cynthia Lunn, Crestland Drive, expressed concerns with sink holes, and traffic. Mr. Goatz inquired about the dictation of a traffic study. Mr. Harper gave the report of the study. Mr. Hutto moved to approve subject to technical comments. Motion to approve died due to a lack of a second. Mr. Goatz made the motion to deny due to density, with Mr. McBroom seconding. The motion to deny passed with a vote of four to two, with Mr. Hutto, and Mayor Molder voting nay. Mr. Keltner stated the motion to deny is a just a recommendation it is up to the applicant if they would like to proceed forward to City Council. The dates for Council were in the notification letters that were sent out to adjoining property owners.

AGENDA ITEM #5

Case #21-0119

Request from Civil Design Consultants to annex with a plan of services 221 Porter Circle and 911 Baker Road being Tax Map 75 Parcels 51.06 and 17.00 with an amendment to the Comprehensive Plan from Suburban to Urban Neighborhood and a zoning of RM-1 High Density Residential.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Jared Gray, Civil Design Consultant, was present to answer questions. Mr. Goatz wanted to clarify that the staff comment pertaining to the areas that the Commission is reviewing Section 3.19.6 and Section 3.18.7 reiterated that the comprehensive plan does not support the request of today. Mr. Bob Squires, 408

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Willis Way, presented a petition. His concerns included density, infrastructure and traffic. Ms. Elizabeth O'Hair, 440 Willis Way, turned in a petition, expressed concerns in reference to decisions being made, she asked the board if the following is true. It was brought to her attention by a credible source that the City has already purchased the property rights for the proposed land from the County for an undisclosed amount of money in order for the city to annex the land into the city. The city will recoup the money by raising taxes in the area. Mr. Keltner stated that he was not clear of the question. Mayor Molder stated that he would be glad to speak to that. He stated he was not in favor of this project, but she was losing his support when making an allegation such as that. Mayor Molder stated that this is not true. To come up here and try to spread a rumor about something that is totally false is not helping the case, and so I am against this project and I will let that be known on the record, but he was offended that she would come and spread a rumor that she has not done any research to confirm. Ms. O'Hair stated her source is somebody in the county that is very credible. Mayor Molder stated that is categorically false. He asked Ms. O'Hair to have that person come and talk with him, because it is not true. Mr. Pace stated that the board serves at the request of the Mayor at their own expense, and we openingly make decisions for the betterment of the city. He was offended by what was said. Mr. Hutto said whoever said that have no concept of how land transactions work. Mr. Marc Munkers, 940 Crosby Court, expressed concerns living in a suburban area, land use plans, entrances and exits, safety, property values going down, infrastructure, right of ways, and traffic. Mr. Brian McKelvy, 935 Nash Nook, County Commissioner District 5, stated for the record, as far as he knows there have been no dealing between the county and the city on any property. He also stated that he thinks the townhome idea is a bad idea. He expressed concerns with the property values going down and traffic. Ms. Jessica Akers, 428 Willis Way, expressed concerns of sidewalks, traffic, children, and safety. Mr. Chris Coin, 948 Crosby Court expressed concern in the dynamiting. Mr. Jared Gray requested a deferral to allow time to come back with something more in line with what they are hearing tonight. They will have to do a traffic study, in regard to property value the product is not a cheap product, plans to have a large buffer area, and tax revenue is important. They are requesting to defer to bring back a different plan, a different classification. Mr. Goatz inquired that if an applicant is asking to defer, can the Commission make a decision on what has been presented tonight. Mr. Keltner stated yes, but keep in mind that they are only talking about the zoning not necessarily requiring the concept portion of it, in order to do something different it would go into a different zone and it would end up having to have to be re-advertised. The deferral would not help anything if there is a change the classifications of the request. We would need to start that over. Mr. Goatz made the motion to deny the request. Mr. McBroom seconded. Mayor Molder asked if there was a distinction between the applicant not getting a deferral as requested versus him withdrawing the item from the agenda. Mr. Keltner stated no and that only if Council denied something does it have a time frame associated with it. Motion to deny passed six to zero. Mr.

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Goatz stated there is an opportunity for the applicant to proceed forward to City Council.

AGENDA ITEM #6

Case #20-0120

Request from T-Square Engineering for Preliminary Plat approval of the Highlands Subdivision Phase 6 off Monsanto Road.

Staff Recommendation:

Mr. Keltner presented the staff report. Staff finds this request to be compatible with the City Zoning Ordinance, subject to Technical comments.

Discussion:

Ms. Allison Baldwin, T-Square Engineering, was present to answer questions. Discussion included this has been seen as a sketch plan. Mayor Molder moved to approve subject to Technical comments, and Mr. McBroom seconded the motion. Further discussion included the pump station, sewer line, water was approved in phase one, this is approving the layout, and construction. Motion to approve passed six to zero.

AGENDA ITEM #7

Case #21-0123

Request from Sound Investment Concept for multi-family site plan approval of properties off East 9th Street being Tax Maps 99H Group G Parcels 4,5, and 6.00 with access management exception.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Charles Phillips, Phillips Development Group, and Mr. Brett Smith, Ragan Smith Associates, were present to answer questions. Discussion included an approval going to BZA, creating an HPR, handouts, parking appearance, status on the north side, delayed material orders eight weeks out, meeting requirements, variances, open space, full transparency, parking, urban infill project, tightening up the location, walking downtown, HOA, two car garages, work session, price point, and providing a product that people want downtown. Chery Barton, 106 East 9th Street, stated that she is in favor of this project. Mr. Steve Porter, 104 East 5th Street, stated that he is in support of this project. He is behind this caliber of a project, and the price point that it is going to offer. He also thinks it is going to change the demographics of the downtown area. Ralph Terry, Owner of Southern Tre Restaurant, stated that the need of businesses to come here and flourish, and the need for residential in the downtown area to be a support on a day to day basis, not just the weekend. He said he is in support of this upscale project. Mayor Molder

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stated that he is a big supporter of downtown density, and this project is a support of that. Mayor Molder made the motion to approve, with Mr. Hutto seconding. Mr. McBroom stated that he wants to make sure that everyone understands that tomorrow the parking could change. Further discussion included downtown growth, the applicant being gone and the city having to take care of the parking in the future, parking on the street, and a better product. Mr. Goatz inquired if there is enough street traffic space on 9th street. Mr. Harper stated that there is parking allowed on both sides of the street currently. Mr. Phillips stated that there is parking there, but he honestly doesn't think people should park on 9th street, and he believe people will park in their garages. Mr. Goatz reiterated that the motion could be changed by the Board of Zoning Appeals. Motion to approve passed six to zero.

AGENDA ITEM #8

Case #21-0124

Request from Martin Engineering to rezone a portion of property off Bear Creek Pike being Tax Map 72 Parcel 53.00 from Commercial to Mixed Residential Commercial.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant is requesting to rezone the property to match the surrounding MRC zoning that is currently there to allow for townhome development in the future.

Discussion:

Mr. Gary Martin, Martin Engineering was present to answer questions. Discussion included the material, price point, straight zoning, traffic, density, additional townhomes, open space, and parking. Mr. Goatz made the motion to approve with Mr. McBroom seconding. Motion to approve passed six to zero.

AGENDA ITEM #9

Case #21-0100

Request from Columbia Nashville Highway, LLC for a revised Master Plan at 2504 and 2524 Nashville Highway being Tax Map 42 Parcel 28.00 and Tax Map 51 Parcel 6.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This item came in as two different properties and one request. The original requests were known as the Hood Property on the northern side and the southern property was the Foster property.

Discussion:

Mr. Clint Camp, Civil Engineer, WA Engineering, and Patrick Carter, Esquire, were present to answer questions. Mr. Goatz stated that post the study session, counsel for the applicant called him, and he just wanted to ask what the

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Commission's concerns were and he expressed to him the concerns from the study session. The discussions leaned to traffic and density. Mr. Goatz wanted to disclose that he did have a conversation with Mr. Carter on that. Mr. Keltner asked if Mr. Goatz had any biases to the project and if he planned on voting. Mr. Goatz stated there were no biases. Mr. Camp stated to address some of the concerns there is a handout for tonight to address some of the road work alignment as well as show some additional connectivity. Discussion included the points of connections, numbers revised downward, and preserved commercial space in the front. Mr. Harper gave the results of the traffic study. Further discussion included offsite improvements, stub roads, base zoning, reduced density, traffic wait times, driving through Grove Park, buffers, variance, patios, future development and hitting limits on Nashville Highway. Mr. Patrick Carter stated that the reason why the base zoning is important here is because the base zoning allows many more units than what is being requested with this PUD. There is more control over a PUD. Mr. Carter stated that the original master plan is approved. Mr. Keltner stated that the master plan was expired after three years. Mr. Keltner stated, it is required to be a Planned Unit Development as the Ordinance has it, and it would have to come through this body and City Council for approval. Mr. Carter stated that Nashville Highway is a problem for Spring Hill and Columbia. The issue is any development along this corridor is going to be problematic, because everyone is going to have to go through these lights. This project is an applicant who has applied and has greatly reduced the numbers. He has proposed many offsite improvements to address this intersection. This is the same intersection that the other half is being addressed by the apartment complex across the street, so what this plan does is it offers the ability to get that intersection in a much approved state. The developers agree to do that, it is less dense than he is permitted, and I understand that density is an issue. Mr. Pace stated that we owe some responsibility to Grove Park. Additional discussion included growth, price point, interconnection, TDOT, and this is the best plan the developer was able to put forward with the best product in that location. Mr. Camp stated, in reference to the impact to Grove Park, they are following through with previous connectivity that was identified showing the current connections into Persimmons Lane that was offered. That is the connects that we have to connect to between the two properties in order to make that work. Mr. Goatz inquired about the buffers not showing, the density may go down slightly by working with staff. Mr. Keltner stated the north side is the side they looked at the closest. It only show the ten feet, but it is going to be double if not more than that. Mr. Goatz discussed showing the true buffers to see what the density will be. Mr. Keltner stated that yes we should be sure of what we are recommending to City Council or we should have something that can identify, it is hard to tell on the spot right now, and at this scale if that is actually feasible or not. Mr. Goatz made the motion to defer to allow the applicant to work with staff, with Mr. Hutto seconding the motion. The motion to defer passed five to one, with Mr. McBroom voting nay.

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OTHER BUSINESS:

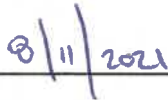
The Commission discussed the update on the Columbia Mall area.

ADJOURNMENT:

Mayor Molder made the motion to adjourn, with Mr. McBroom seconding the motion. Motion passed six to zero. Meeting adjourned at 5:57 p.m.



Planning Commission Chairman



Date