



**Columbia Planning & Zoning Commission
Meeting Recap**

Council Chambers, Columbia City Hall
7:00 PM Thursday, February 23, 2017

CALL TO ORDER (Members Present: Strodman, Burns, Harder, MacMann, Rushing, Toohey, Stanton, Loe and Russell)
(Members Absent: None.)

APPROVAL OF AGENDA Approved as submitted
APPROVAL OF MINUTES January 19, 2017 meeting minutes approved.

PUBLIC HEARINGS

Case # 17-63

A request by Engineering Surveys and Services (agent) on behalf of Jeffrey E. Smith Investments, LC for approval of an O-P development plan to be known as "Sinclair Estates - O-P Development Plan". The approximate 5.81-acre subject site is located on the northeast corner of Southampton Drive and Sinclair Road.

(Action: Staff report presented as indicated with description of intended project; presentation of the development plan; and an update to the traffic study conducted earlier for this project.
Public comment was opened.

A representative of the applicant indicated that the project was similar in nature to senior living projects located near Nifong and Bethel in Columbia. Offered to answer any further questions.

No other speakers came forward. Public discussion was closed.

Motion to approve the plan as presented passed 9-0.)

Case # 17-85

A request by the City of Columbia to amend Chapter 29, Section 22 of the City Code (Zoning) pertaining to the F-1 (Floodplain Overlay) district. The proposed amendment will result in the adoption of new countywide Flood Insurance Rate Maps (FIRMs) and a Flood Insurance Study (FIS) that will become effective on April 19, 2017.

(Action: Staff presented a report indicating that in order to remain compliant with the Federal Flood Insurance program, they would have to adopt a series of technical amendments to the Flood Plain Overlay, currently in force in the City of Columbia. The amendments would adopt new panels (maps)

including 20 updated panels and 3 panels on the periphery of the city that carry over from the current plan. The amendments would also include new methods for analyzing flood hazards as referenced in a newly released Flood Insurance Study. These amendments would change the flood profile of some properties in Columbia.

Commissioners asked if these amendments would have an impact on insurance rates for property owners whose property was reclassified on the new maps. Staff indicated that that could happen, but could not be sure in relation to any specific property since various factors in determining rates would be considered. Staff also indicated that since some standards for flood determination were more stringent than those required by the national program, some properties would not see a significant change. One commissioner indicated that if a particular property was adversely affected, an exemption could be sought. Another commissioner indicated that was true, but could involve some considerable expense.

No further discussion ensued. No public testimony was presented.

Motion to approve the technical amendments passed unanimously 9-0.)

COMMENTS OF THE PUBLIC

(None.)

COMMENTS OF THE STAFF

(Action: Staff indicated that the next regular meeting of P&Z would be held on March 9 and that only one item was currently scheduled for hearing on that date. (C E Harr Final Plat approval.) Staff indicated the worksession scheduled before the regular meeting would begin to focus on the scorecard for the Comprehensive Plan (not the infrastructure scorecard that is under development.) Staff also indicated that if any items from the UDC were redirected to Planning & Zoning by the City Council, those items would be discussed.)

COMMENTS OF THE COMMISSION

(None.)

NEXT MEETING DATE - March 9, 2017 @ 7 pm (tentative)

ADJOURNMENT

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