



The Columbia Municipal Planning Commission will meet on Wednesday, May 8, 2024 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct

- Acknowledgment of new and former Planning Commission members.

Request from

Documents:
None

4. Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.
5. Approval of Minutes
6. Review of Bonds and Letters of Credit

II. Consent

III. Discussion Items

1. 24-0141 - Request from WES Engineers & Surveyors for revision of architectural standards for McClure Farms, a previously approved Planned Unit Development Master Plan located at [Tax Map 51 Parcel 6](#). The prior approval is vested under Ordinance 3638, the previous zoning ordinance.

Documents:

1. 24-0141_Staff Report_DRAFT
 2. 24-0141_Brightland Elevations_Combined
 3. 24-0141_McClure 2021 Elevations
 4. 24-0141_Response to Comments
 5. 24-0141_Additional DRC Comments_20240410
 6. 24-0141_DRC_20240409
 7. 24-0141_Belmont Elevations_03-18-2024
 8. 24-0141_Delta Elevations_03-18-2024
 9. 24-0141_Gibson Elevations_03-18-2024
 10. 24-0141_Harpeth Elevations_03-18-2024
 11. 24-0141_Oakland Elevations_03-18-2024
 12. 24-0141_Aria Elevations_03-18-2024
 13. 24-0141_Fiore Elevations_03-18-2024
 14. 24-0141_Terrazza Elevations_03-18-2024
 15. 24-0141_Ryman Elevations_03-18-2024
 16. 2021 McClure Farms Elevations
 17. 24-0141_Permission to Submit_03-18-2024
 18. 24-0141_Application_03-18-2024
2. 24-0022 - Request from Mike Harris for Rezoning from CD-4C (General Urban Corridor Character District) and CD-3 (Neighborhood Character District) to PUD-MU (Mixed Use Planned Unit Development) and Preliminary Master Plan approval at [806 and 812 Nashville Highway](#), respectively.

Documents:

1. 24-0022_Staff Report_DRAFT
2. 24-0022_Revised Site Plans - 4-15-24
3. 24-0022_Response to Comments
4. 24-0022_DRC Comments
5. 24-0022_PUD Plan_February 2024
6. 24-0022_Landscape Plans - 04-15-2024
7. 24-0022_Landscape Set_v3
8. 24-0022_PUD Justification - 04-15-2024
9. 24-0022_PUD-MU Exceptions Table - 04-15-2024
10. 24-0022_Exception List
11. 24-0022_Resident Public Meeting Letter_20240415
12. 24-0022_Rendering of Chemical Building 04-15-2024
13. 24-0022_Aerial Rendering Looking North 04-15-2024
14. 24-0022_Aerial Rendering Looking South 04-15-2024
15. 24-0022_Aerial Rendering Looking East 04-15-2024

16. 24-0022_Aerial Rendering Looking West 04-15-2024
 17. 24-0022_Rendering of GAC Building 04-15-2024
 18. 24-0022_Aerial Rendering Overhead View 04-15-2024
 19. 24-0022_Rendering Locus Street View 04-15-2024
 20. 24-0022_CPWS Renderings
 21. 24-0022_ARCH_ELEVATIONS_March 2024
 22. 24-0022_ARCH Elevations_February 2024
 23. 24-0022_FLU Map_0422
 24. 24-0022_Special Area Map_0422
 25. 24-0022_Zone Map_0422
 26. 24-0022_TrafficAccessStudy_010324
 27. 24-0022_Comp Plan Compliance Statement
 28. 24-0022_Description of Requested Zone
 29. 24-0022_Water Availability Letter_20240401
 30. 24-0022_Existing WTP Property Deed
 31. 24-0022_Legal Description
 32. 24-0022_Application
3. 24-0125 - Request from Joshua McBride to rezone approximately 17.5 acres from CD-2 (Rural Character District) to CV (Civic District) at [1201 Mapleash Avenue](#).

Documents:

1. 24-0125_Staff Report_DRAFT
 2. 24-0125_Agathos Vision Document
 3. 24-0125_Agathos_Full Concept_04-15-2024
 4. 24-0125_Concept Plan_03-18-2024
 5. 24-0125_Rezoning letter
 6. 24-0125_Additional DRC Comments_Response_April 2024
 7. 24-0125_DRC Comments_Response
 8. 24-0125_April 2024_Additional DRC Comments_04-11-2024
 9. 24-0125_DRC Comments_20240409
 10. 24-0125_Survey_03-18-2024
 11. 24-0125_FLU Hillside Natural Areas Map_0422
 12. 24-0125_FLU Map_0422
 13. 24-0125_Zone Map_0422
 14. 24-0125_Water Availability_03-18-2024
 15. 24-0125_Legal Description_03-18-2024
 16. 24-0125_Application_03-18-2024
4. 24-0140 - Request from Permit Solutions, Inc. for Mixed-Use Planned Unit Development (PUD-MU) Master Plan approval for an approximately 1.34 acre portion of the Honey Farm development located at [2248 Nashville Highway](#).

Documents:

1. 24-0140_Staff Report
2. 41-1210_Revised Site Plan_05-01-2024
3. 24-140_Site Construction Documents_20240424
4. 24-0140_Preliminary PUD Civil Set_20240415
5. 24-0140_Truck Turning_20240410
6. 24-0140_Response to Comments
7. 24-0140_Additional DRC Comments_04-10-2024
8. 24-0140_DRC_20240409
9. 24-0140_McDonalds Site Plan_03-18-2024
10. 24-0140_McDonalds Proposed Signs_03-18-2024
11. 24-0140_McDonalds Color Building Elevations_03-18-2024
12. 24-0140_McDonalds Floor Plans_03-18-2024
13. 24-0140_FLU Map_0422
14. 24-0140_Park Area Map_0422
15. 24-0140_Zone Map_0422
16. 24-0140_McDonalds Supplemental Documents_03-18-2024
17. 24-0140_McDonalds PC Application Checklist_03-18-2024

IV. Other Business

1. Update from Joint Study Session

V. Adjournment

The Planning Commission of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address the Commission regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before the Commission votes on the item. Once recognized, you may then come to the podium and state your name and address.

Anyone requesting accommodation due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting. For other questions, please contact the Department of Development Services at 931-560-1560.