



The Columbia Municipal Planning Commission will meet on Wednesday, September 11, 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
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

1. Request from Allison Corolla for Final Plat approval with surety in the amount of \$175,000 for Quail Run Meadows Subdivision Phase 5 consisting of 27 lots at [Tax Map 73 Parcel 17.03 off Quail Run Way.](#)
2. Request from WES Engineers & Surveyors for Final Plat approval with surety in the amount of \$130,000 for Honey Farm Townhomes Phase 1A consisting of 18 lots, easements, and open space located off [Honey Farm Way and Nectar Lane at Tax Map 51 Parcel 58.02.](#)
3. Request from Allen O'Leary for Final Plat approval with surety in the amount of \$1,900,000 of The Preserve at Drumwright Phase 2 PUD subdivision consisting of 42 single family lots with dedication of right-of-way off [Williams Ridge Road, being a portion of Tax Map 51 Parcel 34.00 and 34.01.](#)

III. Discussion Items

1. Request from Emily Zeller for a Mixed Use Preliminary PUD Master Plan with Architectural Design Review approval to revise 3.97 acres of the Villages at Carters Creek PUD located at [2425 Nashville Highway being Tax Map 51 Parcel 22.03](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
2. Request from WES Engineers and Surveyors for a Final PUD Master Plan revision of the single family architectural elevations for the McClure Farms PUD located at [2504 Nashville Highway being Tax Map 51 Parcel 6](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
3. Request from Louis Sloyan for Preliminary Plat and Site Development Plan for Oakwood Subdivision consisting 104 lots at [200 Oakwood Drive](#) being Tax Map 89 Parcel 21.
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
4. Request from Crunk Engineering for Final Plat approval with surety in the amount of \$1,040,000 for The Landing at Greens Mill Phase 1A consisting of 33 lots with 3 open space lots, dedication of right-of-way and easements at [Tax Map 51 Parcel 55 off Greens Mill Road](#).
5. Request from Cathy Stephens for Final PUD Master Plan approval of a commercial tract in the Honey Farm PUD being a 1.34 acre portion of [Tax Map 51 Parcel 58 at Nashville Highway and Honey Farm Way](#).
6. Request from Jansen Dakin for Preliminary Plat approval of Honey Farm Crossing Lot 1 at [Nashville Highway and Honey Farm Way being a portion of Tax Map 51 Parcel 58](#).
7. Request from TKC Architecture & Engineering LLC to Rezone approximately three acres of property at [Carmack Blvd., Cemetery Ave., and Pencil Alley, being Tax Map 99I Group D Parcels 3, 7, 7.01, 7.02, 7.04](#).
8. Request from Tim Dwyer for revision to a previously approved Site Development Plan for the property located at [Tax Map 90 Parcel 7.08 off River Road](#).
9. Request from Patrick Carroll for Final PUD Master Plan and Preliminary Plat approval of the multifamily portion of Bear Springs PUD consisting of 336 units and an amenity center at [1449 Rock Springs Road being Tax Map 92 Parcels 12 and 12.02](#).

IV. Other Business

V. Adjourn

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.