



The Columbia Municipal Planning Commission will meet on Wednesday, February 12, 2025 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

Cmpc_2025 January Minutes

6. Review of Bonds and Letters of Credit

II. Consent

III. Discussion Items

1. 24-0418 - Request from Greg Gamble to Rezone property at [Tax Map 90 Parcel 7.12](#), being a five acre tract at River Road and Taylor Bend, from PUD (Planned Unit Development) to CD-5 (Urban Center Character District) with revocation of the Water's Edge at Taylor Bend PUD.

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.

Documents:

1. 24-0418_Staff Report

2. 24-0418_Concept Plan_01-27-2025
 3. 24-0418_Taylor Landing Commitment Letter_02-12-2025
 4. 24-0418_Citizen Communications_February 2025
 5. 24-0418_Deferral Request Email_01-06-2025
 6. 24-0418_Deferral Request Email_12-06-2024
 7. 24-0418_Resident Comments 11-14-2024
 8. 24-0418_Concept Plan_10-21-2024
 9. 24-0418_Response to DRC Comments_10-21-2024
 10. 24-0418_October DRC Comments_10-8-2024
 11. 24-0418_Concept Plan_09-16-2024
 12. 24-0418_Zone Map
 13. 24-0418_Legal Description_09-16-2024
 14. 24-0418_Water Availability Letter_10-07-2024
 15. 24-0418_WW Will Serve Letter_09-16-2024
 16. 24-0418_Application_09-16-2024
 17. 24-0418_MCPS Capacity Numbers_10-10-2024
2. Request from WES Engineers & Surveyors for Final Plat revision of Beechcroft Plaza PUD Lot 8 consisting of two lots off Nashville Highway and [Cayer Lane at Tax Map 42 Parcel 14.05](#).

Documents:

1. 24-0538_Cayer Ln PUD_Final Plat_Staff Report
 2. 24-0538_Final Plat_01-21-2025
 3. 24-0538_Response to DRC Comments_01-21-2025
 4. 24-0538_DRC Comments_01-07-2025
 5. 2005 Beechcroft Plaza Preliminary Master Development Plan
 6. 24-0538_Final Plat_12-16-2024
 7. 24-0538_Submittal Letter_12-16-2024
 8. 24-0538_Application_12-16-2024
3. Request from City of Columbia Wastewater Department for Preliminary and Final Plat approval at [Bear Creek Pike, being a portion of Tax Map 90 Parcels 17.06 and 19](#).

Documents:

1. 24-0539_Preliminary-Final Plat_Staff Report
2. 24-0539_Final Plat_01-21-2025
3. 24-0539_Preliminary Plat_01-21-2025
4. 24-0539_Response to DRC Comments_01-21-2025
5. 24-0539_DRC Comments_01-07-2025
6. 24-0539_Application_01-21-2025
7. 24-0539_Recorded Document
8. 24-0539_City v. Vaughn Status Letter_12-17-2024

9. 24-0539_Final Plat_12-16-2024
 10. 24-0539_Preliminary Plat_12-16-2024
 11. 24-0539_CPWS Water Availability and Fire Requirement Email_12-16-2024
 12. 24-0539_CPWS Electrical Service Letter_12-16-2024
 13. 24-0539_DRC Previous Case Comments_09-11-2024
 14. 24-0539_Checklist_12-16-2024
 15. 24-0539_Application_12-16-2024
4. Request from Emma Donnelly-Bullington for a Site Development Plan with Alternative Performance at [115 S. James M. Campbell Blvd., being a 1.19 acre portion of Tax Map 113E Group B Parcel 4.](#)

Documents:

1. 24-0536_Staff Report_Whataburger Site Development Plan with Alternative Performance
 2. 24-0536_Site Development Plan_01-21-2025
 3. 24-0536_Building Elevations_01-21-2025
 4. 24-0536_Response to DRC Comments_01-21-2025
 5. 24-0536_DRC Comments_01-07-2025
 6. 24-0536_Preliminary Site Plan_12-16-2024
 7. 24-0536_Building Elevations_12-16-2024
 8. 24-0536_Submittal Letter_12-16-2024
 9. 24-0536_Application_12-16-2024
5. Request from Olivia DuPuy for Preliminary PUD Master Plan approval with Architectural Design regarding construction of a 45,000 square foot commercial building in the Honey Farm Crossing PUD Subdivision, being a 7.49 acre portion of [Tax Map 51 Parcel 58 at Nashville Highway and Honey Farm Way.](#)

Documents:

1. 24-0535_Staff Report_Honey Farm Wal Mart Preliminary PUD Master Plan
2. 24-0535_Preliminary PUD Master Plan Revision_01-21-2025
3. 24-0535_Signage
4. 24-0535_Elevations Resubmittal
5. 24-0535_Building Elevations with Callouts_01-21-2025
6. 24-0535_TIS Review Memo_01-21-2025
7. 24-0535_Revised TIS_01-21-2025
8. 24-0535_Deviation Requests Letter_01-21-2025
9. 24-0535_Carlson Consulting Response to DRC Comments_01-21-2025
10. 24-0535_HFA Response to DRC Comments_01-21-2025
11. 24-0535_DRC Comments_01-07-2025
12. 24-0535_Preliminary PUD Plan_12-16-2024
13. 24-0535_Building Elevations_12-16-2024
14. 24-0535_Alta Survey_12-16-2024

15. 24-0535_Zone Map
 16. 24-0535_Traffic Impact Study_12-16-2024
 17. 24-0535_Water Availability Letter_12-16-2024
 18. 24-0535_WW Will Serve_12-16-2024
 19. 24-0535_Floor Plans Letter_12-16-2024
 20. 24-0535_Submittal Letter_12-16-2024
 21. 24-0535_Checklist_12-16-2024
 22. 24-0535_Application_12-16-2024
6. Request from Mike Harris for Final PUD Master Plan approval of the CPWS Treatment Plant at [806 and 812 Nashville Highway, being 12.65 acres at Tax Map 90I Group B Parcels 1 and 5.](#)

Documents:

1. 24-0533_CPWS PUD_Final PUD_Staff Report
 2. 24-0533_Resubmittal Packet_01-21-2025
 3. 24-0533_Response to DRC Comments_01-21-2025
 4. 24-0533_DRC Comments_01-07-2025
 5. 24-0533_PUD Plan_12-16-2024
 6. 24-0533_PUD-MU Exceptions Table_Rev 12-2024
 7. 24-0533_Color Elevations_12-16-2024
 8. 24-0533_CPWS Renderings_12-16-2024
 9. 24-0533_Site Changes_12-16-2024
 10. 24-0533_Exterior Lighting Calcs_12-16-2024
 11. 24-0533_Wallpack Lighting Information_12-16-2024
 12. 24-0533_Road Lighting Information_12-16-2024
 13. 24-0533_Site Lighting Plan_12-16-2024
 14. 24-0533_Landscaping_12-16-2024
 15. 24-0533_Location Map
 16. 24-0533_Checklist_12-16-2024
 17. 24-0533_Application_12-16-2024
7. 24-0475 - Request from Development Services for review and recommendation of Zoning Text Amendments concerning Principal Uses, Accessory Uses, Temporary Uses, and Limited Use Standards contained in Article 4.
THIS ITEM WAS REFERRED FROM CITY COUNCIL.

Documents:

1. Staff Report_Limited Use Standards ZTAs
2. Private Frontage Type 4.3.7
3. Facade Materials

Home Occupations

[Map of Current Home Occupation Permits](#)

Documents:

1. Draft Zoning Text - Home Occupations
2. Draft Use Table Revisions - Home Occupations
3. Information Item_8.5.16.K Conditional Use Procedures

Bars, Taverns & Nightclubs

[Map Illustrating Current Standards](#)

Documents:

1. Draft Zoning Text - Bars, Taverns, & Nightclubs

Vape, Tobacco & Cannabinoid Retailers

Documents:

1. Draft Zoning Text - Vape, Tobacco, & Cannabinoid
2. Draft Use Table Revisions - Vape, Tobacco, & Cannabinoid

8. Request from Development Services for review and recommendation of Zoning Text Amendments concerning Principal Uses, Accessory Uses, Temporary Uses, and Limited Use Standards contained in Article 4 as regards to Short Term Rental Use.

THIS ITEM WAS REFERRED FROM CITY COUNCIL.

Documents:

1. 24-0475_STR NOTIFICATION POSTING_11-27-2024
2. 24-0475_STR_USE TABLE_PARKING_11272024_REVISED
3. 24-0475_ZTA_4.3.9.E.6_STR_12062024

Short Term Rentals

[Map Comparing Current and Proposed Standards](#)

9. Request from Development Services for review and recommendation of Zoning Text Amendments concerning minor administrative changes and corrections throughout the document.

THIS ITEM WAS REFERRED FROM CITY COUNCIL

Documents:

1. Staff Report_Housekeeping ZTAs

2. Draft Zoning Text - Various Corrections

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.