



The Columbia Municipal Planning Commission will meet on Wednesday, May 14, 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
6. Review of Bonds and Letters of Credit

II. Consent

1. Request from Jansen Dakin for Final Plat approval of Honey Farm Crossing Lot 1 located at [2240 Nashville Highway, being a portion of Tax Map 51 Parcel 58](#).
2. Request from Jacob Vincent for Final Plat approval with surety in the amount of \$120,000 for Bear Springs Phase 1B located at [1449 Rock Springs Road, being a portion of Tax Map 92 Parcel 12.05](#).
3. Request from Davide Tocci for Final Plat approval with surety in the amount of \$145,000 for Bear Creek Overlook Phase 3 off [Merkel Road, being a portion of Tax Map 72 Parcel 53](#).
4. Request from Curt Harakas for Final Plat approval with surety in the amount of \$175,000 for Bullock Street Townhomes located at [600 Bullock Street, being Tax Map 89M Group A Parcels 20 and 20.01](#).

5. Request from Wilson & Associates for Final Plat approval with surety in the amount of \$455,000 for Hillcrest Village Subdivision at Tax Map 113 Parcels 80.51 and 80.53 off [Pulaski Highway and Peaceful Valley Drive](#).

III. Discussion Items

1. Request from Josh Rowland for Annexation with a Plan of Services and Rezoning to CD-4C (General Urban Corridor Character District), CD-3 (Neighborhood Character District) and CV (Civic District) of [1754 Hampshire Pike, consisting of 104 acres at Tax Map 88 Parcel 71.01](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
2. Request from Louis Sloyan for Annexation with a Plan of Services and Rezoning to CD-3 (Neighborhood Character District) off [Lasea Road, being Tax Map 73 Parcel 17.02](#).
3. Request from Cindy Sims for Site Development Plan revision approval of *The Crossings* multifamily development at [225 Tara Court, located at Tax Map 75 Parcel 34 off West Burt Drive and Columbia Rock Road](#).
4. Request from Michael Sandifer for a Preliminary PUD Master Plan recommendation for the construction of a telecommunications tower on the site of Christ Our Savior Church at [2494 Nashville Highway, being Tax Map 51 Parcel 7.01](#).

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.