



The Columbia Municipal Planning Commission will meet on Wednesday, July 9, 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 Wyatt Woeltje for Final Plat approval of Columbia Mall Lot 1 located at [800 S James M. Campbell Blvd. being Tax Map 100N Group L Parcel 6.](#)

Documents:

1. 25-0203\_Final Plat\_06-16-2025
2. 25-0203\_Final Plat\_05-19-2025
3. 25-0203\_Development Agreement\_05-19-2025
4. 25-0203\_Submittal Letter\_05-19-2025
5. 25-0203\_Application\_05-19-2025

III. Discussion Items

1. 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](#). **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

Documents:

1. 25-0083\_Staff Report
  2. 25-0083\_Public Comment Email
  3. 25-0083\_Deferral Email
  4. 25-0083\_Tower Documents\_Site Plan
  5. 25-0083\_Zoning Submittal Letter with Site Photos\_3-11-2025
  6. 25-0083\_Response to DRC Comments\_04-21-2025
  7. 25-0083\_DRC Comments\_04-08-2025
  8. 25-0083\_FLU Map
  9. 25-0083\_Zone Map
  10. 25-0083\_Special Area\_FLU Map
  11. 25-0083\_Submittal Letter\_3-11-2025
  12. 25-0083\_Application\_03-19-2025
2. Request from Allison Corolla for Preliminary Plat and Site Development Plan approval for Trotwood Foster Subdivision off [Trotwood Ave, being Tax Map 112 Parcel 18.03](#). **THIS ITEM WAS FORWARDED FROM A PREVIOUS AGENDA.**

Documents:

1. 25-0136\_Staff Report
2. 25-0136\_Site Development Plan Part 2\_05-19-2025
3. 25-0136\_Site Development Plan Part 1\_05-19-2025
4. 25-0136\_Landscape Plan\_05-19-2025
5. 25-0136\_Easement Deed Dobual - Nomau\_05-19-2025
6. 25-0136\_Fire Tanker Truck\_05-19-2025
7. 25-0136\_HOA Docs\_05-19-2025
8. 25-0136\_2024 ALTA\_05-19-2025
9. 25-0136\_Easement Deed Dobual - Nomau\_05-19-2025
10. 25-0136\_Comment Response Letter\_05-19-2025
11. 25-0136\_DRC Comments\_05-13-2025
12. 25-0136\_Preliminary Plat\_04-21-2025
13. 25-0136\_ALTA\_04-21-2025
14. 25-0136\_HOA Docs\_04-21-2025
15. 25-0136\_Home Example Bradford\_04-21-2025
16. 25-0136\_Home Example Burgess\_04-21-2025
17. 25-0136\_Home Example Cumberland\_04-21-2025
18. 25-0136\_Home Example Fuller\_04-21-2025

19. 25-0136\_Home Example Natchez\_04-21-2025
  20. 25-0136\_Home Example Pinson\_04-21-2025
  21. 25-0136\_Home Example Roan\_04-21-2025
  22. 25-0136\_Playground Examples\_04-21-2025
  23. 25-0136\_Project Letter of Intent\_04-21-2025
  24. 25-0136\_Landscape Plan\_04-21-2025
  25. 25-0136\_Easement Deed RECORDED Halliday\_04-21-2025
  26. 25-0136\_RECORDED Main Sewer Easements and Improvements Agreement\_04-21-2025
  27. 25-0136\_Water Availability Letter\_04-21-2025
  28. 25-0136\_Submittal Letter\_04-21-2025
  29. 25-0136\_Checklist\_04-21-2025
  30. 25-0136\_Application\_04-21-2025
3. Request from Colton Dorris for Preliminary Plat and Site Development Plan approval of Hampshire Pike Steadfast Mixed Use Development located off [Hampshire Pike, being a portion of Tax Map 89 Parcel 41.15](#). THIS ITEM WAS FORWARDED FROM A PREVIOUS AGENDA

Documents:

1. 25-0137\_Staff Report
2. 25-0137\_SDP Resubmittal\_05-28-2025
3. 25-0137\_Response to Staff Comments\_05-28-2025
4. 25-0137\_Site Development Plan\_05-19-2025
5. 25-0137\_Preliminary Plat\_05-19-2025
6. 25-0137\_Committment Letter\_05-19-2025
7. 25-0137\_Legal Description\_05-19-2025
8. 25-0137\_Application\_05-19-2025
9. 25-0137\_Response to DRC Comments\_05-19-2025
10. 25-0137\_DRC Comments\_05-19-2025
11. 25-0137\_Site Plan\_04-21-2025
12. 25-0137\_Preliminary Plat\_04-21-2025
13. 25-0137-Use\_Preliminary Plat\_04-21-2025
14. 25-0137\_Building Elevations\_04-21-2025
15. 25-0137\_Floor Plans\_04-21-2025
16. 25-0137\_Traffic Study\_04-21-2025
17. 25-0137\_Traffic Impact Analysis\_04-21-2025
18. 25-0137\_Public Improvement Committment Letter\_04-21-2025
19. 25-0137\_Water Availability Letter\_04-21-2025
20. 25-0137\_Power Availability\_04-21-2025
21. 25-0137\_Sewer Availability Letter\_04-21-2025
22. 25-0137\_SDP Checklist\_04-21-2025
23. 25-0137\_Description of Proposed Project\_04-21-2025
24. 25-0137\_Application\_04-21-2025

4. Request from Abigail Overstreet for Final Plat approval with surety in the amount of \$535,000 for Hampshire Pike Steadfast Mixed Use Subdivision Phase 1 located at [Tax Map 89 Parcel 41.15 off Hampshire Pike](#).

Documents:

1. 25-0205\_Final Plat\_05-19-2025
  2. 25-0205\_Development Agreement\_05-19-2025
  3. 25-0205\_Owner Affidavit\_05-19-2025
  4. 25-0205\_Application\_05-19-2025
5. Request from WES Engineers & Surveyors for Preliminary Plat and Site Development Plan approval of Legends at Hunters Glen, being [Tax Map 112 Parcel 18.02 located off Hunters Glen Drive](#).

Documents:

1. 25-0138\_Preliminary Plat-SDP\_5-19-25
  2. 25-0138\_Impact Study\_05-13-2025
  3. 25-0138\_Preliminary Plat\_04-21-2025
  4. 25-0138\_Survey\_04-21-2025
  5. 25-0138\_Parcel Map\_05-19-2025
  6. 25-0138\_Aerial Map\_04-21-2025
  7. 25-0138\_WAL\_04-23-2025
  8. 25-0138\_WAL\_11-14-2024
  9. 25-0138\_Fire Flow\_04-21-2025
  10. 25-0138\_WW Will Serve\_04-21-2025
  11. 25-0138\_Checklist\_04-21-2025
  12. 25-0138\_Submittal Letter\_04-21-2025
  13. 25-0138\_Application\_04-21-2025
6. Request from TKC Architecture & Engineering to Rezone property at [1221 E. End Street, being Tax Map 99 Parcel 59.03](#) from CD-3L (Residential Large Lot Character District) to CD-3 (Neighborhood Character District).

Documents:

1. 25-0193\_Concept Plan\_05-19-2025
2. 25-0193\_Legal Description Exhibit\_05-19-2025
3. 25-0193\_Legal Description\_05-19-2025
4. 25-0193\_Water Availability Letter\_05-19-2025
5. 25-0193\_Wastewater Availability Letter\_05-19-2025
6. 25-0193\_Submittal Letter\_05-19-2025

7. 25-0193\_Application\_05-19-2025
7. Request from Adam Crunk, PE, for Annexation with Plan of Services approval with a requested zoning designation of CD-3 (Neighborhood Character District) being Tax Map 112 Parcel 17.00 including a Comprehensive Land Use Designation Amendment from Rural Transition to Suburban Neighborhoods for property at [Tax Map 112 Parcel 17.00 and Tax Map 112 Parcel 18.02 located off Foster Lane.](#)

Documents:

1. 25-0198\_Concept Plan\_05-19-2025
  2. 25-0198\_Legal Description\_05-19-2025
  3. 25-0198\_WAL Ext\_12-13-2024
  4. 25-0198\_Fire Flow\_05-19-2025
  5. 25-0198\_Electric Will-Serve Letter\_12-04-2024
  6. 25-0198\_WW Will-Serve Letter\_Foster Ln\_11-22-2024
  7. 25-0198\_Property Owner Permission Form\_05-19-2025
  8. 25-0198\_Submittal Letter-Plan Amendment\_05-19-2025
  9. 25-0198\_Application\_05-19-2025
  10. 25-0198\_Annexaton Application\_05-19-2025
8. Request from Nick Moran for Annexation with Plan of Services approval including a Comprehensive Plan Land Use Designation Amendment from Rural Transition to Suburban Neighborhoods with the default zoning designation of CD-3L (Neighborhood Large Lot Character District) for property at [Tax Map 67 Parcel 1 located off Double Branch Road.](#)

Documents:

1. 25-0200\_Concept Plan\_05-19-2025
2. 25-0200\_Recorded Plat\_05-19-2025
3. 25-0200\_Requested Zone\_05-19-2025
4. 25-0200\_Comprehensive Plan FLU Pre-Post 2024\_05-19-2025
5. 25-0200\_FLU Statement\_05-19-2025
6. 25-0200\_Legal Description\_05-19-2025
7. 25-0200\_WAL\_05-19-2025
8. 25-0200\_Property Owner Permission\_Lepley\_05-19-2025
9. 25-0200\_Application\_05-19-2025
10. 25-0200\_Annexation Application\_05-19-2025

#### IV. Other Business

1. Residential Parking Standards

## 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.