



The Columbia Municipal Planning Commission will meet on Wednesday, August 13, 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 T-Square Engineering for Final Plat approval with surety in the amount of \$740,000 for Summit at Carter's West Phase 4 off [Carter's Creek Station Road, being a portion of Tax Map 41 Parcel 15.05](#).
2. Request from Ragan Smith & Associates for Final Plat approval with surety in the amount of \$560,000 for Marlons Creek Phase 1B, being a portion of [Tax Map 73 Parcel 15 off Lasea Road](#).
3. Request from M2 Group LLC for Final Plat approval with surety in the amount of \$255,000 for Idlewild Farms Subdivision Phase 3 located off [Hiwassee Drive, being Tax Map 89 Parcels 23.01 & 23.02](#).
4. Request from Allen O'Leary for Final Plat approval with surety in the amount of \$795,000 for Rutherford Lane Subdivision Phase 2 located at [Tax Map 112 Parcel 3.06 off Rutherford Lane](#).

III. Discussion Items

1. Request from Adam Crunk to correct the official zoning map by rezoning a portion of [Tax Map 99 Parcel 60 off Tom J. Hitch Parkway](#) from CD-3 (Neighborhood Character District) to SD-LI (Light Industrial Special District), CD-4C (General Urban Corridor Character District) and CD-4 (General Urban Character District).
2. Request from Olivia DuPuy for Preliminary Plat and Final PUD Master Plan approval of a portion of [Honey Farm Crossing Lot 6 at Nashville Highway and Honey Farm Way](#) at Tax Map 51 Parcel 58.
3. Request from Greg Gamble for Preliminary PUD Master Plan with Architectural Design approval of Waters Edge at Taylor Landing located at [River Road and Taylor Landing, being Tax Map 90 Parcel 7.12](#).
4. Request from Damon Hill for Final PUD Master Plan revision approval of The Landing at Greens Mill, being a portion of [Tax Map 51 Parcel 55 off Greens Mill Road](#).
5. Request from Mark Merrill for Final PUD Master Plan of Bear Springs Subdivision Phases 1A-B, 2A-C, and 3A being a portion of [Tax Map 92 Parcel 12 off Bear Creek Pike](#).
6. Request from Development Services for review and recommendation regarding a Zoning Text Amendment of Ordinance 4400 concerning Article 4, Building, Lot & Building Site Standards.

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.