



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

II. Consent

1. Request from Lynn Ealey for Final Plat approval with surety in the amount of \$915,000 for [Heritage Green Phase 1, located at Tax Map 74 Parcel 37, off of Baker Road.](#)
2. Request from Abigail Overstreet for Final Plat approval with surety in the amount of \$570,000 for Hillcrest Village Phase 3, located at [Tax Map 113 Parcel 80.50 off Morrow Lane and Rolling Brook Drive.](#)
3. Request from Allen O'Leary for Final Plat approval with surety in the amount of \$690,000 for McClure Farms Townhomes Phase 2 at [Tax Map 51 Parcel 6 off Nashville Highway.](#)

III. Discussion Items

1. Request from Emily Zeller for Final PUD Master Plan approval of Lot 3 in the Villages of Carters Creek PUD, located at [2425 Nashville Highway and Napa Valley Way, being a portion of Tax Map 51 Parcel 22.03](#).
2. Request from Emily Zeller for Preliminary and Final Plat approval of the Villages at Carters Creek Lots 2 and 3 located at [2425 Nashville Highway, being Tax Map 51 Parcel 22.03](#).
3. Request from Michael Williams for revision of the previously approved Heritage Village Multi-Family Site Development Plan located at [Santa Fe Pike and River Heights Drive, being Tax Map 89E Group B Parcel 20](#).
4. Request from Adam Crunk, PE, for Annexation with Plan of Services approval with requested zoning designation of CD-3L (Large Lot Neighborhood Character District) and Civic (CV) 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 18.02 along with [a portion of the property at Tax Map 112 Parcel 17, both located off Foster Lane](#).

#### IV. Other Business

#### V. Public Comments

#### VI. 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.