



The Columbia Municipal Planning Commission will meet on Wednesday, December 10, 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 Owen Hosay for Final Plat approval with surety in the amount of \$470,000 for Marlon's Creek Subdivision Phase 2A, located at [Tax Map 73 Parcel 15, off Lasea Road](#).
2. Request from Allen O'Leary for Final Plat approval with surety in the amount of \$55,000 for Woodward Estates Phase 1B located off [Rutherford Lane at Tax Map 101 Parcel 36.06](#).
3. Request from WES Engineers & Surveyors for Final Plat approval with surety of Lots 10 and 13 of the Beechcroft Plaza PUD located at [Tax Map 42 Parcel 14 off Cayer Lane](#).

III. Discussion Items

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

2. Request from TKC Architecture and Engineering, LLC for Preliminary Plat revision of Reserve at Hickory Ridge Phase 1A amenity lot in Open Space 1, being a portion of [Tax Map 72 Parcel 66 off Bear Creek Pike and Red Hawk Road.](#)
3. Request from Hunter Fred for Preliminary Plat and Final PUD Master plan approval for Bear Springs Phase 2A located at [Tax Map 92 Parcel 12 off Bear Creek Pike and Rock Springs Road.](#)
4. Request from T-Square Engineering, Inc. to Rezone property located at [601 and 605 West 7th Street, being Tax Map 100D Group F Parcel 20,](#) from CD-4 (General Urban Character District) to CD-5 (General Urban Center).
5. Request from Columbia City Council for review and recommendation of the de-annexation of properties located at [Tax Map 52 Parcels 38.03, 38.05, 38.06 and Tax Map 66 Parcels 1.01, 1.02 and 1.03 off of Darks Mill Road.](#)

#### IV. Other Business

1. Election of Officers

#### 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.