



The Columbia Municipal Planning Commission will meet on Wednesday, January 14, 2026 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 Abigail Overstreet for Final Plat approval with surety of \$535,000 for Hampshire Pike Steadfast located off [Hampshire Pike at Tax Map 89 Parcel 41.15](#).
2. Request from TKC Architecture & Engineering, LLC for Final Plat approval with surety of \$690,000 for Reserve at Hickory Ridge Phase 1B located at [Tax Map 93 Parcel 3.02 off Bear Creek Pike and Red Hawk Road](#).

III. Discussion Items

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

2. 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). **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA. THE APPLICANT HAS WITHDRAWN THIS REQUEST.**
3. Request from TKC Architecture & Engineering for approval of an overlay Map Amendment to the *Downtown Columbia Commercial Historic District* concerning property at [810 Woodland Street, being Tax Map 99A Group K Parcel 11](#).
4. Request from Noah Burchell for Appeal approval to 5.12.2.A of the Engineering Standards and Specifications regarding property at [308 Granada Drive, being Tax Map 89K Group G Parcel 28](#).
5. Request from Patrick Carter for a *Connect Columbia* Comprehensive Plan Amendment approval to reclassify property at the Future Land Use Designation to reclassify property at [Tax Map 67 Parcel 1](#) located off Double Branch Road from Rural Transition (RT) to Suburban Neighborhoods (SN).
6. Request from Fulmer Lucas Engineering, LLC for Preliminary PUD Master Plan approval for new construction of a group care facility located at a portion of [Tax Map 112 Parcel 3.07 off Rutherford Lane](#).
7. Request from William Irby for Preliminary PUD Master Plan approval for new townhome construction located off [Honey Farm Way, being Lot 6B of Honey Farm Crossing at Tax Map 51 Parcel 58](#).

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.