



The Columbia Municipal Planning Commission will meet on Wednesday, February 11, 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 TKC Architecture & Engineering for Final Plat approval with surety in the amount of \$445,000 for Reserve at Hickory Ridge Phase 1A off Red Hawk Road and [Bear Creek Pike, being a portion of Tax Map 72 Parcel 66 and Tax Map 93 Parcel 3.02.](#)

III. Discussion Items

1. 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.](#) **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**
2. Request from Patrick Carter for a *Connect Columbia* Comprehensive Plan Amendment to reclassify property at [Tax Map 67 Parcel 1](#) located off Double Branch Road from Rural Transition (RT) to Suburban Neighborhoods (SN). **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

3. 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](#). **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**
4. 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.**
5. Request from Hunter Fred for Final PUD Master Plan and Preliminary Plat approval of Bear Springs Phase 2C located off [Rock Springs Road, being a portion of Tax Map 92 Parcel 12](#).
6. Request from Rachel Bovee for Architectural Design Review Alternative Compliance approval of a new religious facility off [Tom J. Hitch Parkway at Tax Map 114 Parcel 18.28](#).
7. Request from Wyatt Woeltje for Preliminary and Final Plat approval at [800 S. James M. Campbell Blvd. being a portion of Tax Map 100N Group L Parcel 6](#).
8. Request from AutoZone Development LLC for Preliminary PUD Master Plan approval of Beechcroft Plaza Lot 8A being [Tax Map 42 Parcel 14.05 off Cayer Lane and Nashville Highway](#).

#### 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.