



AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, April 8, 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

Documents:
None

6. Review of Bonds and Letters of Credit

Documents:

1. LOC_April 2026

II. Consent

1. Request from Crunk Engineering LLC for Final Plat approval with surety of The Landing at Greens Mill Phase 2A located off [Greens Mill Road at Tax Map 51 Parcel 55](#).

Documents:

1. 25-0437_Final Plat_02-16-2026
2. 25-0437_Feb DRC Comments_02-10-2026
3. 25-0437_Jan DRC Comments_01-13-2026
4. 25-0437_Development Agreement_02-16-2026
5. 25-0437_SW LTMA_02-16-2026
6. 25-0437_Final Plat_12-15-2025
7. 25-0437_Preliminary Plat_12-15-2025
8. 25-0437_WAL_09-30-2025
9. 25-0437_TDEC Letter_12-15-2025
10. 25-0437_Stormwater Maintenance Agreement_12-15-2025
11. 25-0437_Development Agreement_12-15-2025

III. Discussion Items

1. 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.**

Documents:

1. 25-0417_Deferral Request_02-24-2026
2. 25-0417_WAL Extension_02-12-2026
3. 25-0417_Deferral Request_02-06-2026
4. 25-0417_Staff Report
5. 25-0417_Master Plan_12-15-2025
6. 25-0417_Architectural Elevations_12-15-2025
7. 25-0417_Variance Memo_12-15-2025
8. 25-0417_Response to DRC Comments_12-15-2025
9. 25-0417_DRC Comments_12-15-2025
10. 25-0417_Floor Plans_11-17-2025
11. 25-0417_Water Availability Letter_11-17-2025
12. 25-0417_Fire Flow_11-17-2025
13. 25-0417_WW Will Serve Letter_11-17-2025
14. 25-0417_CPWS Power Will Serve_11-17-2025
15. 25-0417_Zone Map_12-09-2025
16. 25-0417_Future Park Area Map_12-10-2025
17. 25-0417_FLU Map_12-10-2025
18. 25-0417_Legal Description_11-17-2025
19. 25-0417_Checklist_11-17-2025
20. 25-0417_Submittal Letter_11-17-2025
21. 2026-0114_Planning Commission Presentation

2. Request from Chris Mischel for Preliminary PUD Master Plan with Architectural Design approval for new commercial construction of a quick-serve restaurant at [Nashville Highway and Leafcutter Bee Road, being Tax Map 51 Parcel 58.07, Lot 1B in Honey Farm Crossing](#). **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

Documents:

1. 26-0029_Staff Report
2. 26-0029_PUD Master Plan_02-16-2026
3. 26-0029_Response to DRC Comments_02-16-2026
4. 26-0029_DRC Comments_02-16-2026
5. 26-0029_Preliminary PUD Master Plan_01-20-2026
6. 26-0029_Building Elevations_01-20-2026
7. 26-0029_Floor Plans_01-20-2026
8. 26-0029_Water Availability Letter_01-20-2026
9. 26-0029_Fire Flow_01-20-2026
10. 26-0029_Wastewater Will Serve_01-20-2026
11. 26-0029_Zone Map
12. 26-0029_Checklist_01-20-2026
13. 26-0029_Project Description_01-20-2026

3. Request from Adam Crunk for Final PUD Master Plan approval regarding Bear Springs multi-family elevations off [Bear Creek Pike and Rock Springs Road at Tax Map 92 Parcel 12.02](#). **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

Documents:

1. 26-0028_Staff Report
2. 26-0028_Side Elevation Comparison_02-16-2026
3. 26-0028_Rendering Comparison_02-16-2026
4. 26-0028_Front and Rear Elevation Comparison_02-16-2026
5. 26-0028_Exterior Changes Narrative_02-16-2026
6. 26-0028_Response to DRC Comments_02-16-2026
7. 26-0028_DRC Comments_02-10-2026
8. 26-0028_Zone Map
9. 26-0028_Building Elevation Updates_01-20-2026

4. Request from Nathan Guesseto for Preliminary and Final Plat approval at [800 S. James M. Campbell Blvd, being a portion of Tax Map 100N Group L Parcel 6](#). **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

Documents:

1. 25-0463_Staff Report
 2. 25-0463_SDP with Striping_03-18-2026
 3. 25-0463_PP_Final Plat_03-18-2026
 4. 25-0463_Retaining Wall Cert_03-10-2026
 5. 25-0463_Retaining Wall Calc_03-10-2026
 6. 25-0463_Final Plat_03-04-2026
 7. 25-0463_Landscape Plan_02-16-2026
 8. 25-0463_Response to DRC Comments_02-16-2026
 9. 25-0463_Feb DRC Comments_02-10-2026
 10. 25-0463_Preliminary Plat_01-20-2026
 11. 25-0463_Response to DRC Comments_01-20-2026
 12. 25-0463_DRC Comments_01-20-2026
 13. 25-0463_Location Map
 14. 25-0463_Development Agreement_12-15-2025
 15. 25-0463_Will Serve Utility Letters_12-15-2025
5. Request from Kristen Whitehead for Architectural Design Review approval of modifications to the Honey Farm Crossing Lot 6A Final Planned Unit Development plan at [Tax Map 51 Parcel 58 off Nashville Highway and Honey Farm Way.](#)

Documents:

1. 26-0058_PUD Re-Submittal_03-19-2026
 2. 26-0058_PUD Re-Submittal_03-10-2026
 3. 26-0058_PUD Re-Submittal_03-09-2026
 4. 26-0058_Response to DRC Comments_03-16-2026
 5. 26-0058_DRC Comments_03-10-2026
 6. 26-0058_Elevations_02-16-2026
 7. 26-0058_Signage_02-16-2026
 8. 26-0058_Zone Map_03-16-2026
6. Request from Will Thomas for Architectural Design Review approval of a self-storage facility at [1600 Polk Place, being Tax Map 90B Group B Parcel 33.01.](#)

Documents:

1. 26-0042_Comparisons_03-16-2026
2. 26-0042_Response to PW Comment_03-16-2026
3. 26-0042_DRC Comments_03-10-2026
4. 26-0042_Elevations_02-16-2026

5. 26-0042_Location Map
7. Request from Adam Crunk for Annexation with a Plan of Services including Rezoning to CD-2 (Rural Character District) for property located off [Foster Lane at Tax Map 112 Parcel 17](#).

Documents:

1. 26-0062_Concept Plan_03-16-2026
2. 26-0062_Justification Statement_03-16-2026
3. 26-0062_Maury County Road List_03-16-2026
4. 26-0062_Plan of Services_03-16-2026
5. 26-0062_Updated Legal Description_03-16-2026
6. 26-0062_Response to DRC Comments_03-16-2026
7. 26-0062_DRC Comments_03-10-2026
8. 26-0062_Concept Exhibit_02-16-2026
9. 26-0062_CD-2 Character District Description_02-16-2026
10. 26-0062_WAL_02-16-2026
11. 26-0062_Fire Flow_02-16-2026
12. 26-0062_Sewer Easement_02-16-2026
13. 26-0062_Access Easement_02-16-2026
14. 26-0062_Easement Exhibit_02-16-2026
15. 26-0062_Electric Will-Serve Letter_02-16-2026
16. 26-0062_FLU Map_02-27-2026
17. 26-0062_Zone Map_02-27-2026
18. 26-0062_Legal Descripton.1_02-16-2026
19. 26-0062_Legal Descripton_02-16-2026
20. 26-0062_Property Owner Permission Form_02-16-2026
21. 26-0062_Statement of Justification_02-16-2026
22. 26-0062_Submittal Letter_02-16-2026

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.