



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

II. Consent

1. Request from Radeana Owens for **Final Plat** approval with surety in the amount of \$570,000 for *Hillcrest Village Phase 3* off [Sharpstone Drive, being a portion of Tax Map 113 Parcel 80.50](#).
2. Request from Allen O'Leary for revision approval of a **Final Plat** with surety in the amount of \$515,000 for Lots 3 and 4 on Heartland Drive in [McClure Farms Phase 1B, being Tax Map 51B Group I Parcels 32 and 33](#).
3. Request from Allen O'Leary for **Final Plat** approval with surety in the amount of \$55,000 for *Woodward Estates Phase 1B* off [Rutherford Lane, being Tax Map 101 Parcel 36.06](#).

III. Discussion Items

1. Request from Jason Morelock for **Final PUD Master Plan approval** of *Westfield Park's group living facility*, being a portion of [Tax Map 112 Parcel 3.07 off Rutherford Lane](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
2. Request from M2 Group for **Preliminary Plat approval** of *Westfield Park commercial subdivision* at [Tax Map 112 Parcel 3.07 off Rutherford Lane](#).
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3. Request from M2 Group for **Final Plat approval** of *Westfield Park commercial subdivision* at [Tax Map 112 Parcel 3.07 off Rutherford Lane](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
4. Request from Gamble Collaborative Design Group for **Final PUD Master Plan approval** of *Waters Edge at Taylor Landing*, located at [Tax Map 90 Parcel 7.12 off River Road and Taylor Landing](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
5. Request from Bryan Ross for the *AutoZone* **Final PUD Master Plan approval** at Lot 8A in the *Beechcroft Plaza PUD*, being [Tax Map 42 Parcel 14.05 off Nashville Highway and Cayer Lane](#).
6. Request from Michael Shamsie for **Rezoning approval** of [6218 Cayce Lane](#), being [Tax Map 101 Parcel 39](#), from CD-2 (Rural Character District) to CD-3L (Neighborhood Large Lot Character District).
7. Request from Lynn Ealey for approval of the *Heritage Green Phase 2C* **Preliminary Plat and Site Development Plan** located at [Tax Map 74 Parcel 37, off Baker Road](#).
8. Request from Crunk Engineering for revision approval of the *Landing at Greens Mill* **Final PUD Master Plan** located off [Greens Mill Road at Tax Map 51 Parcel 55](#).
9. Request from WES Engineers & Surveyors for revision approval of the *Rutherford Estates* **Preliminary and Final Plat** off Rutherford Lane, being [Tax Map 101N Group C Parcel 77](#).
10. Request from Tim Mehta for **Architectural Design approval** of new construction in *Bear Creek Plaza* located at [1530 Bear Creek Pike, being Tax Map 73 Parcel 18.26](#).

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.