



AGENDA

The Columbia Municipal Planning Commission will conduct a Voting Session on Wednesday, December 14, 2022 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. 22-0293 - Baker Creek Place Phase 1 Final Plat
Request from Allen O'Leary for final plat approval of Baker Creek Place Phase 1, which consists of 42 lots off [Mooreville Pike](#) with sureties in the amount of \$360,000.

Documents:

1. Staff Report
2. Final Plat v2
3. Response to Comments
4. DRC Comments
5. Final Plat v1

6. Development Agreement
 7. Submittal Letter
 8. Application
2. 22-0294 - 4015 Trotwood Avenue Final PUD Plan
Request from Highland Corporation for final PUD plan approval of the Highland Convenience Market Trotwood Avenue PUD located at [4015 TROTWOOD AVENUE](#).

Documents:

1. Staff Report
2. Final Master Development Plan v2
3. DRC Comments
4. Final Master Development Plan v1
5. Architecture Plan
6. Water Availability Letter
7. TDEC Review
8. Hydrologic Determination Report
9. Zoning Map
10. Book and Page Description
11. Legal Description
12. PUD Checklist
13. Application

III. Discussion Items

1. 22-0292 - 1754 Hampshire Pike Annexation, Plan of Services, Land Use Amendment, Rezoning
Request from David M. Cumming for annexation with a Plan of Services at [1754 Hampshire Pike](#) with a comprehensive plan amendment from Suburban Neighborhood to Suburban Corridor along with rezoning approximately 94 acres to CD-3 (Neighborhood Character District) and nine acres to CD-4C (General Urban Corridor Character District).

THE APPLICANT HAS WITHDRAWN THIS REQUEST

Documents:

1. Staff Report
2. Concept Plan
3. Land Use Map
4. Zoning Map

5. Water Availability Letter
 6. Sewer Availability Letter
 7. Response to Comments
 8. DRC Comments
 9. Plan of Services
 10. Fire Flow Requirement
 11. Legal Description 1
 12. Legal Description 2
 13. Annexation Permission
 14. Submittal Letter
 15. Application
2. 22-0182 - Heritage Green Preliminary Plat
Request from Lynn Ealey for preliminary plat and development plan approval of Heritage Green located off Baker Road and consisting of 156 lots.

Documents:

1. Staff Report
 2. Preliminary Plat v3
 3. CPWS water availability
 4. TIS commitment letter
 5. DRC Response to Comments v2
 6. DRC Comments v2
 7. Preliminary Plat v2
 8. DRC Response to Comments v1
 9. DRC Comments v1
 10. Preliminary Plat v1
 11. Right of Way MOU
 12. Application
3. 22-0280 - Arden Village PUD Revision
Request from Garry M. Batson for revision to mixed use for Building A on lots 209 and 210 within the Arden Village PUD at [2475 Nashville Highway](#).

Documents:

1. Staff Report
2. Final Site Plan v2
3. DRC Comments
4. Exterior Elevation
5. Exterior and Floor Plans
6. Final Site Plan v1

7. Zoning Map
 8. Application
4. 22-0282 - Bristol Multifamily Site Development Plan
Request from Jeff Heinze for multifamily site development plan consisting of 221 off [E. 6th, Woodland, and N. Glade Streets](#).

THE APPLICANT HAS WITHDRAWN THIS REQUEST

Documents:

1. Staff Report
 2. Site Plan
 3. Woodland & E. 7th Renderings
 4. Woodland & E.7th Mural Examples
 5. Comment Response Letter to DRC
 6. DRC Comments
 7. Zoning Map
 8. Application
5. 22-0296 - 400, 420 Bear Creek Pike Annexation with Plan of Services, Land Use Amendment, Rezoning
Request from Greg Gamble for annexation with a plan of services including a comprehensive plan amendment from Suburban Neighborhood to Urban Neighborhood along with rezoning to CD-4 (General Urban Character District) for 420 Bear Creek Pike and a portion of [400 Bear Creek Pike](#).

Documents:

1. Staff Report
2. Conceptual Plan Request
3. Current Zoning Area Map
4. Land Use Map
5. Water Availability Letter
6. Cover Letter 2
7. Response to DRC comments
8. DRC Comments
9. Plan of Services
10. Legal Description
11. Annexation Request
12. Cover Letter

13. Application

IV. Other Business

1. Adjournment

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.