



The Columbia Municipal Planning Commission will hold a Study session on Wednesday, January 11, 2023 and a Voting session on Wednesday, January 18, 2023 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. 22-0308 - Request from Allison Corolla for final plat approval with surety in the amount of \$465,000 for Summit at Carter's Station Phase 1 consisting of 59 lots off [Freehand Lane](#).

Request from

Documents:

1. Final Plat v2
2. Response to Comments
3. DRC Comments
4. Final Plat v1
5. Stormwater Maintenance Agreement
6. Hydrant Analysis
7. Development Agreement

8. Application
2. 22-0313 Request from Adam Crunk for Final Master Plan approval of Honey Farm PUD for 3.05 acres off [Honey Farm Way and Nashville Highway](#).

Documents:

1. Site Plan v2
2. Response to Comments
3. DRC Comments
4. Site Plan v1
5. Survey
6. Sewer Capacity Letter
7. Water Availability Letter
8. Variance Request
9. Owners Statement
10. Application

III. Discussion Items

1. 22-0280 - 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](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

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
2. 22-0296 - 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](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

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
3. 22-0312 Request from Greg Gamble for Annexation with a Plan of Services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at [400 and 420 Bear Creek Pike](#).

Documents:

1. Sketch Plan v2
2. Response to Comments
3. DRC Comments
4. Sketch Plan L1.0
5. Sketch Plan L1.1
6. Land Use Map
7. Zoning Map
8. Legal Description
9. Water Availability Letter - Phase 2
10. Cover Letter
11. Application with Permission Form

IV. Other Business

1. Election of Officers
2. Adjournment

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting. The [2023 Meeting Schedule](#) can be found on the [City of Columbia Municipal Planning Commission webpage](#). The City's Comprehensive Plan, [Connect Columbia](#) can be found on the [Planning & Zoning webpage](#). For other questions, please contact the Department of Development Services at 931-560-1560.