



The Columbia Municipal Planning Commission will conduct 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. Staff Report
2. Final Plat v2
3. Response to Comments
4. DRC Comments
5. Final Plat v1
6. Stormwater Maintenance Agreement
7. Hydrant Analysis
8. Development Agreement

9. Application

III. Discussion Items

1. 22-0313 - 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. Staff Report
 2. Site Plan v2
 3. Updated landscaping for Site Plan
 4. Response to Comments
 5. DRC Comments
 6. Site Plan v1
 7. Survey
 8. Sewer Capacity Letter
 9. Water Availability Letter
 10. Variance Request
 11. Owners Statement
 12. Application
2. 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
3. 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. Study Session Handout
 3. Conceptual Plan Request
 4. Current Zoning Area Map
 5. Land Use Map
 6. Response to DRC comments
 7. Water Availability Letter
 8. Cover Letter 2
 9. DRC Comments
 10. Plan of Services
 11. Legal Description
 12. Annexation Request
 13. Cover Letter
4. 22-0312 - 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. Staff Report
2. Study Session Handout
3. Sketch Plan v2
4. Response to Comments
5. DRC Comments
6. Plan of Services
7. Land Use Map
8. Zoning Map
9. Water Availability Letter - Phase 2
10. Sketch Plan L1.1
11. Sketch Plan L1.0
12. Legal Description
13. Cover Letter
14. Application with Permission Form

IV. Other Business

1. Staff update on Planning Fee Schedule review.
2. Staff preliminary informational items on Mobile Vending Update per the City Strategic Plan.
3. Staff update on the status of the Connect Columbia plan.

4. Election of Officers

5. 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.