



The Columbia Municipal Planning Commission will hold a Study session on Wednesday, February 1, 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. 22-0325 / 22-0326 - Request from Allen O'Leary for preliminary and final plat approval of Highland Convenience Market Trotwood Avenue PUD located at [4015 Trotwood Avenue](#).

Documents:

1. Final Plat v2
2. Response to Comments
3. DRC Comments
4. Final Plat v1
5. Preliminary Plat v1
6. CPWS Availability Letter
7. Application_Preliminary Plat

8. Application_final plat

III. Discussion Items

1. 22-0332 - Request from Adam Crunk for Exception to Access Management for properties at Baker Road and Nashville Highway being [Tax Map 75 Parcels 11.04 and 31.01](#).

Documents:

1. Site Layout Plan
 2. Roadway Improvements
 3. Comment Response Letter
 4. DRC Comments
 5. Exemption Request
 6. Application
2. 22-0319 - Request from Jason Dye for Preliminary Plat approval of McClure Farms Subdivision Phases 1-4 consisting of 431 lots at [2504 Nashville Highway](#).

Documents:

1. Preliminary Plat Ph 4 v2
 2. Preliminary Plat Ph 3 v2
 3. Preliminary Plat Ph 2 v2
 4. Preliminary Plat Ph 1 v2
 5. Response To Comments
 6. DRC Comments
 7. Stormwater Report
 8. Preliminary Plat Ph 1-4 v1
 9. Electric Availability Letter
 10. Sewer Availability Letter
 11. Water Availability Letter
 12. TIS Recommendations Letter
 13. Checklist
 14. Application
3. 22-0334 - Request from Adam Crunk for Preliminary PUD Master Plan revision approval for 205 townhome units on 25.87 acres in the Honey Farm Subdivision at [2248 Nashville Highway](#).

Documents:

1. HONEY FARM TOWNHOMES PRELIMINARY PUD v2
 2. Comment Response
 3. DRC Comments
 4. Honey Farm Tonwhomes Preliminary PUD v1
 5. Architectural Plans
 6. Elevation Color Schemes
 7. RP Homes Spec Sheet
 8. Zoning Map
 9. Traffic Letter of Commitment
 10. Water Availability Letter
 11. Sewer Capacity
 12. Checklist
 13. Legal Description
 14. Application Statement
 15. Application
4. 22-0333 - Request from Adam Crunk for Preliminary Plat approval of 126 lots off Trotwood Avenue and Foster Lane, being portions of [Tax Map 112 Parcels 18, 18.03, and 18.04](#).

Documents:

1. Preliminary Plat v2
 2. Development Plan
 3. Culdesac Letter
 4. Comment Response
 5. DRC Comments
 6. Preliminary Plat v1
 7. TIS
 8. TIS MOU
 9. CPWS Water Availability Letter
 10. Checklist
 11. Application- Rogers
 12. Application - Gores
5. 22-0291 - Request from John G Dewaal for Preliminary PUD Master Plan revision approval of Colter Place Section 2 for 144 lots off Baker Road being [Tax Map 75 Parcel 11.17](#).

Documents:

1. PUD v3

2. Response to Comments
 3. DRC Comments
 4. Architectural Color Renderings
 5. Architectural Renderings
 6. Revised Grading
 7. Tree v2
 8. Tree Cover Protection and Landscape Plan
 9. PUD v2
 10. PUD Color Plan
 11. Revised Master PUD Plan v1
 12. Draft CC&R
 13. Checklist
 14. Aerial Photo
 15. Boundary Survey
 16. Zoning Map
 17. Property Descriptions
 18. Availability Letters-Water-Sewer-Power
 19. Submittal Letter
 20. Application
6. 22-0324 - Request from Wade Kincaid to rezone 30.76 acres at [6218 Cayce Lane](#) from CD-2 (Rural Character District) to CD-3 (Neighborhood Character District).

Documents:

1. Concept
2. Response to Comments
3. DRC Comments
4. Paraschak letter
5. Land Use Map
6. Zoning Map
7. Water Availability Letter
8. Hydrant Analysis Report - 6218 Cayce Ln - 221215
9. Fire Flow requirements
10. Legal
11. Checklist
12. Application

IV. Other Business

1. Request from Development Services concerning an update to the Planning Fee Schedule
2. Staff Update on Status of Connect Columbia Comprehensive Plan

3. 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.