



The Columbia Municipal Planning Commission will conduct a Voting Session on Wednesday, March 8, 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
 - February 2023

Documents:

1. cmpc_20230208 Minutes Draft

6. Review of Bonds and Letters of Credit

II. Consent

1. 23-0010 - Request from Allen O'Leary for final plat approval with surety in the amount of \$220,000 for Morgan Meadows Phase 3 consisting of 39 lots off [Forrest Drive](#).

Documents:

1. Staff Report Morgan Meadows Ph 3 Final Plat
2. Final Plat v2
3. Response to Comments
4. DRC Comments
5. Development Agreement
6. Final Plat v1
7. Submittal Letter
8. Application

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](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. McNabb Auto Dealership Exception Request_Staff Report
 2. Aerial Overlay_Staff Report
 3. Aerial Overlay McNabb
 4. Site Layout Plan
 5. Roadway Improvements
 6. Comment Response Letter
 7. DRC Comments
 8. Exemption Request
 9. 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](#). This request has been updated for approval of Phases 1-2 consisting of 182 lots.

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. Staff Report Update
2. Staff Report
3. Resubmittal Letter
4. Preliminary Plat Ph 1-2 v3

5. Response To Comments
 6. DRC Comments
 7. Preliminary Plat Ph 4 v2
 8. Preliminary Plat Ph 3 v2
 9. Preliminary Plat Ph 2 v2
 10. Preliminary Plat Ph 1 v2
 11. Stormwater Report
 12. Preliminary Plat Ph 1-4 v1
 13. Electric Availability Letter
 14. Sewer Availability Letter
 15. Water Availability Letter
 16. TIS Recommendations Letter
 17. Checklist
 18. Application
3. 22-0333 - Request from Adam Crunk for Preliminary Plat and Development Plan approval of 126 lots off Trotwood Avenue and Foster Lane, being portions of [Tax Map 112 Parcels 18, 18.03, and 18.04](#). This request is updated to approval of 124 lots.

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. Staff Report
 2. Preliminary Plat v2
 3. Development Plan
 4. Culdesac Letter
 5. Comment Response
 6. DRC Comments
 7. Preliminary Plat v1
 8. TIS
 9. TIS MOU
 10. CPWS Water Availability Letter
 11. Checklist
 12. Application- Rogers
 13. Application - Gores
4. 22-0291 - Request from John G Dewaal for Preliminary PUD Master Plan revision approval of Colter Place Section 2 for 136 lots off Baker Road being [Tax Map 75 Parcel 11.17](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

THIS ITEM HAS BEEN REQUESTED FOR DEFERRAL

Documents:

1. Update to Staff Report Colter
 2. PC Deferral Request 2-28-23
 3. Staff Report
 4. PUD v3
 5. Response to Comments
 6. DRC Comments
 7. Architectural Color Renderings
 8. Architectural Renderings
 9. Revised Grading
 10. Tree v2
 11. Tree Cover Protection and Landscape Plan
 12. PUD v2
 13. PUD Color Plan
 14. Revised Master PUD Plan v1
 15. Draft CC&R
 16. Checklist
 17. Aerial Photo
 18. Boundary Survey
 19. Zoning Map
 20. Property Descriptions
 21. Availability Letters-Water-Sewer-Power
 22. Submittal Letter
 23. Application
5. 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).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. Staff Report
2. Concept
3. Response to Comments
4. DRC Comments
5. Paraschak letter
6. Land Use Map
7. Zoning Map
8. Water Availability Letter

9. Hydrant Analysis Report - 6218 Cayce Ln - 221215
 10. Fire Flow requirements
 11. Legal
 12. Checklist
 13. Application
 14. Citizen Handout - Character Districts
 15. Citizen Handout - Petition
 16. Citizen Handout - School Busing
 17. Citizen Handout - Water
 18. Citizen Handout Exhibits A-H
 19. Paraschak Feb 27 Email
6. 22-0297 - Request from Crunk Engineering for preliminary plat and development plan approval of the Waterford townhomes consisting of 55 units off [Pulaski Highway](#).

Documents:

1. Staff Report
 2. Preliminary Plat v3
 3. Response to Comments v2
 4. Preliminary Plat v2
 5. Response to Comments
 6. DRC Comments
 7. Preliminary Plat v1
 8. CPWS Availability Letter
 9. Hydrant Analysis Report
 10. Cul-de-sac Cause Letter
 11. Application
7. 22-0282 - Request from Jeff Heinze for Columbia Multifamily site plan approval of 278 units at Woodland, East Sixth, and North Glade Streets.

Documents:

1. Staff Report Update
2. Staff Report v1
3. Site Plan v2
4. Application v2
5. Response to Comments
6. DRC Comments
7. Site Plan v1
8. Zoning Map
9. Mural Character Images

10. Renderings Option 2
 11. Renderings Option 1
 12. Colored Elevations_1025
 13. Electrical_1025
 14. Angled Parking Exhibit_1025
 15. Authorization Letter
 16. Application v1
8. 23-0035 - Request from Zoning Administrator Austin Brass (through Planning Associate KM) to Amend the Text of the Zoning Ordinance related to Mobile Vending

Documents:

1. Application
 2. Zoning Administrator's Proposed Text Amendment
 3. Alternative Proposed Text Amendment
 4. Mobile Kitchen Text
 5. 23-0035 Staff Report Mobile Vending Text Amendment_2-28-23
 6. Murfreesboro Food Truck Info_OnStreet
 7. Franklin Ordinance Excerpt_HOAs
 8. HB0814-Draft
 9. A Everett Comments on Behalf of Vendors 2-16-23
 10. Public Comments Received
 11. Mobile Vending Listening Session Info
 12. Research (January 2023 Info Item)
 13. Attachment A Zoning Ordinance Excerpt
 14. Attachment B Peer City Review
 15. Attachment C 2018 IFC Excerpt
9. - Request from Development Services for review and approval of amendments to Engineering Standards and Specifications and Stormwater Ordinance.

PULLED FROM AGENDA: DEVELOPMENT SERVICES WILL BRING THIS ITEM TO A FUTURE AGENDA

Documents:

None

IV. Other Business

1. 23-0055 - 2022 Development Services Annual Report

Documents:
None

2. - Staff Update on Status of Connect Columbia Comprehensive Plan

Documents:
None

3. 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. For other questions, please contact the Department of Development Services at 931-560-1560.