



AGENDA

The Columbia Municipal Planning Commission will hold a Study session on Wednesday, December 7, 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. Final Plat v2
2. Response to Comments
3. Final Plat v1
4. 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. Final Master Development Plan
2. Architecture Plan
3. Water Availability Letter
4. TDEC Review
5. Hydrologic Determination Report
6. 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).

Documents:

1. Concept Plan
 2. Current Zoning Map
 3. Connect Columbia Plan view
 4. Water Availability Letter
 5. Sewer Availability Letter
 6. Response to Comments
 7. Application
2. 22-0182 - Heritage Green Preliminary Plat
Request from Lynn Ealey for preliminary plat approval of Heritage Green located off Baker Road and consisting of 156 lots.

Documents:

1. Preliminary Plat v3
2. DRC Comments Response
3. CPWS water availability

4. TIS commitment letter
 5. Preliminary Plat v2
 6. Preliminary Plat v1
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. Final Site Plan
 2. Exterior Elevation
 3. Exterior and Floor Plans
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](#).

Documents:

1. Site Plan
 2. Comment Response Letter to DRC
 3. 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. Conceptual Plan Request
2. Comprehensive Plan Area Map
3. Current Zoning Area Map
4. Response to DRC comments
5. Water Availability Letter
6. Application

IV. Other Business

1. 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.