



The Columbia Municipal Planning Commission will meet on Wednesday, May 10, 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
7. Process Updates

II. Consent

1. 23-0014 - Request from SEC, Inc for Final Plat approval with surety in the amount of \$335,000 of Ridgeview Oaks Phase 2 consisting of 44 lots off [Echo Ridge Road](#).

Documents:

1. 23-0014\_Staff Report\_RidgeviewOaksPh2\_Final Plat
2. Final Plat
3. Stormwater Maintenance Agreement
4. DRC Comments
5. Application

2. 23-0097 - Request from Adam Crunk for Preliminary and Final Plat approval of six lots in the Honey Farm Crossing commercial development at [2248 Nashville Highway and Honey Farm Way](#).

Documents:

1. 23-0097\_Staff Report\_HoneyFarmCommercial\_Final Plat
2. Final Plat v2
3. Response to Comments
4. DRC Comments
5. Honey Farm Final Plat v1
6. Preliminary Plat v1
7. Honey Farm StorPlace Sewer Capacity Letter
8. Honey Farm StorPlace Variance Request
9. Honey Farm StorPlace Water Availability Letter CPWS
10. Honey Farm StorPlace Survey
11. Checklist
12. 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. 22-0333 - 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. Update to Staff Report 22-0333 Trotwood.Foster Preliminary
  2. Staff Report
  3. 22-0333\_2023-03-14 Comment Response
  4. 22-0333\_Trotwood and Foster Preliminary Plat Resubmittal
  5. Preliminary Plat v2
  6. Development Plan
  7. Culdesac Letter
  8. Comment Response
  9. DRC Comments
  10. Preliminary Plat v1
  11. TIS
  12. TIS MOU
  13. CPWS Water Availability Letter
  14. Checklist
  15. Application- Rogers
  16. Application - Gores
3. 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. 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
13. Citizen Handout - Character Districts
14. Citizen Handout - Petition
15. Citizen Handout - School Busing
16. Citizen Handout - Water
17. Citizen Handout Exhibits A-H

18. Paraschak letter
  19. Paraschak Feb 27 Email
4. 23-0059 - Request from Cole Gaumnitz for Preliminary Plat and Development Plan review for [Tax Map 89 Parcel 46 off Industrial Park Road](#).

Documents:

1. Staff Report 23-0059 Industrial Park Rd Preliminary Plat\_SitePlan
  2. Prelim Plat and Site Plan v2
  3. Prelim Plat and Site Plan v1
  4. Response to Comments 0320
  5. DRC Comments
  6. Update to Environmental Site Study
  7. Environmental Site Study Report
  8. Geotechnical Report
  9. Traffic Study
  10. TIS MOU
  11. CulDeSac Justification
  12. Wastewater Availability
  13. Water Availability Letter
  14. Survey
  15. Legal Description
  16. Checklist
  17. Application
5. 23-0093 - Request from Sue Stephenson to rezone 55 properties from CD-3 (Neighborhood Character District) to CD-3L (Neighborhood Large Lot Character District) in the [Carriage Hills subdivision located off Concord Road](#).  
**NO ACTION CAN BE TAKEN ON THIS ITEM AT THE MAY MEETING DUE TO A DEFECT OF REQUIRED NOTICE. THIS ITEM WILL BE MOVED TO THE JUNE AGENDA. PROPER NOTICE HAS BEEN MADE FOR THE NEXT PLANNING COMMISSION MEETING.**

Documents:

1. 23-0093\_Staff Report\_Carriage Hills Rezoning
2. Response to Comments
3. DRC Comments
4. Concept Plan
5. CartersCreekPropertyDescriptions
6. ConcordDescriptions
7. DoverPropDescriptions
8. GraysonPlaceDescriptions

9.     LenoxDescriptions
  10.    SaxonPropDescriptions
  11.    PropertyOwnerSignatures\_ALL
  12.    Application
6. 23-0094 - Request from Jacob Vincent for Preliminary Plat and Development Plan approval for Rock Springs Phases 1-4 consisting of 187 lots off [Rock Springs Road](#).

Documents:

1.     Staff Report 23-0094 Rock Springs Rd Preliminary Plat\_Site Plan
  2.     Preliminary Plat-Development Plan v2
  3.     Response to Comments
  4.     DRC Comments
  5.     Preliminary Plat-Development Plan v1
  6.     Traffic Impact Study
  7.     Draft CCRs
  8.     Water Availability Letter
  9.     Fire Flow Letter
  10.    Duck River Electric\_Intent to serve
  11.    Rock Springs Sewer Availability Letter
  12.    Gary Connelly property description 2
  13.    Gary Connelly property description
  14.    Donald Blair property description
  15.    Checklist
  16.    Application
7. 23-0099 - Request from WES Engineers & Surveyors for Preliminary Plat and Development Plan approval of four lots at [1009 Woodland Street](#).

Documents:

1.     Staff Report 23-0099 Woodland Preliminary Plat
2.     Prelim Plat v2
3.     Response to Comments
4.     DRC Comments
5.     Prelim Plat v1
6.     Floorplan
7.     Street Aerial
8.     Tax Map
9.     2015 Plat
10.    Water Availability
11.    Legal Description

12. Checklist
  13. Application
8. 23-0100 - Request from Joseph Ahler for site plan revision approval of Duck River Estates off [Industrial Park Road](#).

Documents:

1. Staff Report\_23-0100\_DuckRiverRevisions
2. Staff Markup of Revisions
3. DUCK RIVER REVISION\_V2
4. DUCK RIVER ORIGINAL\_V2
5. Letter of Explanation
6. DRC Comments
7. Revised Site Plan
8. Traffic Access Study\_2017
9. Property Description
10. Checklist
11. Application

#### IV. Other Business

##### 1. 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.