



The Columbia Municipal Planning Commission will meet on Wednesday, July 12, 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

- June 2023 Minutes

Request from

Documents:

1. cmpc_20230614_minutes draft

6. Review of Bonds and Letters of Credit

II. Consent

1. Request from TKC Architecture and Engineering for Final Plat approval with surety in the amount of \$295,000 for Honey Lakes Townhomes Phase 1 off [Williamsport Pike](#) consisting of 91 lots.

2. Request from Allen O'Leary for Preliminary and Final plat approval for 3 lots at [462 Mooresville Pike](#).
3. Request from T-Square Engineering for Final Plat approval with surety in the amount of \$175,000 for Summit at Carter's Stations Phase 2 consisting of 32 lots off [Wellwind Road](#).
4. Request from Allen O'Leary for Final Plat approval with surety in the amount of \$200,000 for Drumwright Phase 2A consisting of 29 lots off [Scooter Street and Lyman Ridge Road](#).
5. Request from Allen O'Leary for Final Plat approval with surety in the amount of \$125,000 for Drumwright Phase 2B consisting of 14 lots off [Steadman Street and Lyman Ridge Road](#).
6. Request from Allen O'Leary for Final Plat approval with surety in the amount of \$265,000 for Drumwright 2D consisting of 51 townhome units off [Drumwright Way and Fordham Street](#).

III. Discussion Items

1. Request from Sue Stephenson to rezone multiple properties from CD-3 (Neighborhood Character District) to CD-3L (Neighborhood Large Lot Character District) in the [Carriage Hills subdivision located off Concord Road](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
2. Request from Chapdelaine and Associates for Preliminary Plat and Site Development Plan approval for 29 lots in Fieldstone Farms Section 5 Phase 2 off Williamsport Pike and [Golden Place](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
3. Request from Larry Owens to rezone property from CD-3L (Neighborhood Large Lot Character District) to CD-4 (General Urban Character District) at [1205 East End Street](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
4. Request from Joseph Ahler for Preliminary Plat and Development Plan approval for Liberty Pointe at Bear Creek located at [1451 Lasea Road](#) consisting of 143 lots.
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
THE APPLICANT IS REQUESTING A DEFERRAL TO THE NEXT MEETING
5. Request from P-R Vesper, LLC for Final Plat approval of Vesper Court with surety in the amount of \$28,500 for 16 lots off [Sunset Avenue](#).
6. Request from Adam Crunk for Preliminary PUD Master Plan approval for Honey Farm Townhomes consisting of 197 units off [Honey Farm Way](#).

7. Request from Eric McNeely for Access Management Exception at [2408 Nashville Highway and Greens Mill Road](#).
8. Request from Travis Bonar for revision to Final PUD Master Plan and Preliminary Plat approvals of McClure Farms Phases 1-4 consisting of 431 lots at [2504 Nashville Highway](#).

THE APPLICANT HAS WITHDRAWN THIS REQUEST

9. Request from M2 Group LLC for Site Development Plan approval of Mackenzie Place consisting of 34 units at [220 Theta Pike](#).

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.