



The Columbia Municipal Planning Commission will meet on Wednesday, December 13, 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

III. Discussion Items

1. Request from Wade Kincaid for Rezoning of property located at [6218 Cayce Lane](#) from CD-2 (Rural Character District) to CD-3L (Neighborhood Large Lot Character District).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. Staff Report
2. 23-0238_Concept Plan_20230717
3. 23-0238_Developer Response Letter
4. 23-0238_DRC Meeting Comments

5. 23-0238_MCPS Comments
 6. 23-0238_Concept Plan_0620
 7. 23-0238_FLU map
 8. 23-0238_zone map
 9. 23-0238_Water Availability Letter - 20231102
 10. 23-0238_Water Availability Letter - 20230508
 11. 23-0238_Water Availability Letter - 20230321
 12. 23-0238_Hydrant Analysis Report
 13. 23-0238_Fire Flow Requirements
 14. 23-0238_TIS Review Memo
 15. 23-0238_Legal Description
 16. 23-0238_Description of Requested Zone
 17. 23-0238_Checklist
 18. 23-0238_Cover Letter
 19. 23-0238_Application
2. Request from Louis Sloyan for a Comprehensive Plan amendment to change the future land use classification of [200 Oakwood Drive](#), being Tax Map 89 Parcel 21 and consisting of approximately 57 acres, from Suburban Corridor to Suburban Neighborhood and to Rezone the property from CD-3L (Large Lot Neighborhood Character District) to CD-3 (Neighborhood Character District).
**THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
 THE APPLICANT HAS REQUESTED A DEFERRAL.**

Documents:

1. Staff Report
 2. 23-0388_Concept Plan
 3. 23-0388_Comment Response Letter
 4. 23-0388_DRC Comments
 5. 23-0388_MCPS Capacity
 6. 23-0388_Zone Map
 7. 23-0388_FLU Map Area
 8. 23-0388_FLU Map
 9. 23-0388_Sewer Availability
 10. 23-0388_Water Availability
 11. 23-0388_Hydrant Analysis
 12. 23-0388_Legal Description
 13. 23-0388_Letter of Intent
 14. 23-0388_Rezoning Memo to Staff
 15. 23-0388_Application
3. Request from Allen O'Leary and Nick Branum for Final Plat approval with surety in the amount of \$135,000 for Drumwright PUD Phase 3A consisting of 16 lots off [Lyman Ridge Road and Steadman Street](#).

Documents:

1. Staff Report Ph 3A
 2. Staff Markup of Drumwright Phases
 3. 23-0385_Final Plat_20231120
 4. 23-0385_Response to Comments
 5. 23-0385_Landscape Schedule
 6. 23-0385_DRC Comments
 7. 23-0385_MCPS Capacity
 8. 23-0385_Final Plat_20230918
 9. 23-0385_Development Agreement
 10. 23-0385_Submittal Letter
 11. 23-0385_Application
4. Request from Allen O'Leary and Nick Branum for Final Plat approval with surety in the amount of \$120,000 for Drumwright PUD Phase 3B consisting of 23 lots off [Steadman Street](#).

Documents:

1. Staff Report 3B
 2. Staff Markup of Drumwright Phases
 3. 23-0386_Final Plat_20231120
 4. 23-0386_Landscape Schedule
 5. 23-0386_Response to Comments
 6. 23-0386_DRC Comments
 7. 23-0386_MCPS Capacity
 8. 23-0386_Final Plat_20230918
 9. 23-0386_Development Agreement
 10. 23-0386_Submittal Letter
 11. 23-0386_Application
5. Request from Allen O'Leary for Final Plat approval with surety in the amount of \$190,000 for Drumwright PUD Phase 3C consisting of 24 lots off [Jacobs Valley Court](#).

Documents:

1. Staff Report 3C
2. Staff Markup of Drumwright Phases
3. 23-0412_Final Plat_20231120
4. 23-0412_DRC Comments

5. 23-0412_Application
 6. 23-0412_Response to Comments
 7. 23-0412_Submittal Letter
 8. 23-0412_Development Agreement
 9. 23-0412_Final Plat_20231012
 10. 23-0412_Landscape Timeline
6. Request from Allison Corolla for Exception to Access Management concerning property at [1400 Hampshire Pike, being Tax Map 88M Group B Parcels 7 and 7.01.](#)

Documents:

1. Engineering Staff Report
 2. 23-0406_DRC Comments
 3. 23-0406_Site Plan
 4. 23-0406_Affidavit
 5. 23-0406_Submittal Letter
 6. 23-0406_Application
7. Request from Louis Sloyan for Preliminary Plat and Site Development Plan approval of a new industrial park consisting of 16 lots on approximately 46 acres at Tax Map 89 Parcel 46 off [Industrial Park Road.](#)
8. Request from M2Group for Site Development Plan and Preliminary Plat approval of MacKenzie Place and consisting of 32 townhome units at [220 Theta Pike, being Tax Map 90B Group B Parcel 47.](#)
9. Request from Development Services for consideration and recommendation to City Council regarding revisions to the text of the Zoning Ordinance at 8.3.6 (composition and authority of the Architectural Design Review Team), 8.5.19 (process and criteria for amendments to the official zoning map), 8.5.15 (design review process), various sections of Articles 3 and 4 referencing Connect Columbia, the comprehensive plan, as well as corrections to scrivener's errors throughout the text of the Ordinance.

IV. Other Business

1. Election of Officers
2. Update from Planning Staff
 - Recap of December 7th Parking Forum with Downtown Stakeholders

Request from

Documents:

1. December 7th Listening Session Handout
- 2024 CMPC Meeting Schedule

Request from

Documents:

1. 2024 CMPC Schedule
- Plan for Zoning Text Revisions in 2024 and Thereafter

Request from

Documents:

1. 2024 Proposed Zoning Text Amendment Timeline
2. 2025 - 2028 Proposed ZTA Annual Cycle

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.