



The Columbia Municipal Planning Commission will meet on Wednesday, January 10, 2024 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. Request from T-Square Engineering for final plat approval with surety in the amount of \$610,000 for Summit at Carter's Station Phase 3 consisting of 44 lots off [Wellwind Drive](#).

Documents:

1. 23-0422_Staff Report
2. 23-0422_Final Plat
3. 23-0422_Stormwater Management Agreement
4. 23-0422_Development Agreement
5. 23-0422_Application

III. Discussion Items

1. 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

Documents:

1. 23-0388_Staff Report
 2. 23-0388_Concept
 3. 23-0388_Response to Comments
 4. 23-0388_DRC Comments
 5. 23-0388_MCPS Capacity
 6. 23-0388_FLU map area
 7. 23-0388_FLU map
 8. 23-0388_Zoning map
 9. 23-0388_Memo to Staff_10-16-2023
 10. 23-0388_Legal Description
 11. 23-0388_Sewer Availability
 12. 23-0388_Water Availability
 13. 23-0388_Hydrant Analysis
 14. 23-0388_Letter of Intent
 15. 23-0388_Application
2. Request from WES Engineers & Surveyors for Comprehensive Plan amendment to change the future land use classification of two parcels off [Morningside Lane, being Tax Map 89E Group F Parcels 1.01 and 1.02](#), from Urban Neighborhood 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 REFERRED FROM CITY COUNCIL
 3. Request from WES Engineers & Surveyors for Rezoning approval from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) at [807 Athenaeum Street](#).
 4. Request from Generation 2 Generation, LLC for Site Development Plan and Preliminary and Final Plat approval of four lots located at [1205 E. End Street](#), being Tax Map 99 Parcel 59.
 5. Request from Michael Williams for Preliminary Plat and Site Development Plan approval of Heritage Village combining four lots and developing 20 multi-family units off [Santa Fe Pike and River Heights Drive](#).

Documents:

1. 23-0274_Staff Report Heritage Village
 2. 23-0274_Site Plan_20240103
 3. 23-0274_Architectural Elevations
 4. 23-0355_Preliminary Grading_20240103
 5. 23-0355_Preliminary Utility_20240103
 6. 23-0274_Water Availability_20231108
 7. 23-0274_Prelim Utility Plan_20231107
 8. 23-0274_Prelim Grading Plan_20231107
 9. 23-0274_Survey_20231107
 10. 23-0274_Landscape Plan_20231107
 11. 23-0274_Checklist_20231107
 12. 23-0274_Response to Comments_20231107
 13. 23-0274_DRC Comments_20231011
 14. 23-0274_Architectural Elevations_20230929
 15. 23-0274_Preliminary Plat_20230911
 16. 23-0274_Response Letter_20230825
 17. 23-0355_Preliminary Plat_20230825
 18. 23-0274_Preliminary Grading Drainage Plan_20230825
 19. 23-0274_Preliminary Utility Plan_20230825
 20. 23-0274_Site Plan_20230825
 21. 23-0274_Revised Technical Comments_20230825
 22. 23-0274_DRC Comments_20230808
 23. 23-0274_MCPS Capacity
 24. 23-0274_Location map
 25. 23-0274_Survey_20230825
 26. 23-0274_Application_20230824
 27. 23-0355_Application_20230824
 28. 23-0274_Wastewater Availability Letter
 29. 23-0274_Water Availability Letter_20230707
 30. 23-0274_Fire Flow Analysis
 31. 23-0274_Fire Flow Results
 32. 23-0274_Description of Proposed Project
 33. 23-0274_Application_20230710
6. Request from Greg Gamble for Preliminary Plat and Site Development Plan approval of 122 units off [River Road at Tax Map 90 Parcel 7.08](#).
 7. Request from Andrew Wiseman to approve partial revocation of the Villages at Carters Creek PUD Master plan with rezoning to CD-4C (General Urban Corridor Character District) at [2425 Nashville Highway](#).
 8. 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) and 8.5.15

(design review process)as well as corrections to scriveners errors throughout the text of same.

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

IV. Other Business

V. 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.