



The Columbia Municipal Planning Commission will meet on Wednesday, March 13, 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 TKC Architecture and Engineering LLC for Final Plat approval with surety in the amount of \$203,000 for a revision to Open Space in Bear Creek Overlook Phase 1 off [Merkel Road](#).
2. Request from Allen O'Leary for Final Plat approval with surety in the amount of \$1,190,000 (Phases 1 and 2) for The Preserve at Drumwright Phase 1 consisting of 68 lots off [Williams Ridge Drive](#).

III. Discussion Items

1. Request from Abigail Overstreet for Final Plat approval with surety in the amount of \$645,000 for Hillcrest Village Subdivision Phase 1A consisting of 27 lots and three open spaces off [Rolling Brook Drive at Tax Map 113 Parcel 80.50](#).

2. Request from Greg Gamble for approval of Annexation with a Plan of Services and zoning to PUD-R (Residential Planned Unit Development) under a Preliminary PUD Site Development Plan for an approximate 410 acre portion of property at [400 Bear Creek Pike being Tax Map 90 Parcel 12.01](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
3. Request from Greg Gamble for Annexation approval with a Plan of Services and zoning to CD-4C (General Urban Corridor Character District) for an approximate 3.27 acre portion of [Tax Map 90 Parcel 12.01 located at 400 Bear Creek Pike](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
4. Request from TKC Architecture & Engineering, LLC for Preliminary Plat and Site Development Plan approval of a mixed use development consisting of commercial, mixed use, and 98 townhome lots off Harley Davidson Blvd. [at Tax Map 93 Parcels 2 and 2.01](#).
5. Request from Corey Nelsen to Rezone properties at [West 12th and Haley Streets, being Tax Map 100E Group F Parcels 25, 25.01, 25.02, and 25.03](#), from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).
6. Request from Josh Rowland for Annexation with Plan of Services, a Comprehensive Plan amendment from Rural Countryside to Suburban Neighborhoods and Zoning to CD-3 (Neighborhood Character District) for 57.26 acres at [1748, 1768, 1770 and 1774 Bear Creek Pike, being Tax Map 72 Parcels 54, 54.01 and 54.02](#).

IV. Other Business

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.