



The Columbia Municipal Planning Commission will meet on Wednesday, April 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 WES Engineers & Surveyors for Final Plat approval with surety in the amount of \$400,000 for Rutherford Subdivision Phase 1 consisting of 31 lots and dedication of right-of-way off [Rutherford Lane](#).

Documents:

1. 24-0114_Final Plat_03-18-2024
2. 24-0114_Response to DRC Comments_03-18-2024
3. 24-0114_DRC Comments_03-12-2024
4. 24-0114_Development Agreement_02-19-2024
5. 24-0114_Application_02-19-2024

2. Request from Allison Corolla for Final Plat approval with surety in the amount of \$120,000 for Summit at Carter's West Phase 1A consisting of nine lots off [Cleburne and Fellowship Roads](#).

Documents:

1. 24-0009_Final Plat_02-19-2024
2. 24-0009_Development Agreement_02-19-2024
3. 24-0089_Stormwater Management Agreement_02-19-2024
4. 24-0009_Application_02-19-2024

III. Discussion Items

1. 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

Documents:

1. 23-0414_Public Comment_Richard Klein_04-04-2024
2. 23-0414_Applicant New Materials Provided at Meeting_03-13-2024
3. 23-0414_Plan of Services_03-13-2024
4. 23-0414_Staff Mark Up Overlaying Revisions_03-13-2024
5. 23-0414_Staff Mark Up Grading Overlay Existing_03-13-2024
6. 23-0414_Park and Greenways Map_03-13-2024
7. 23-0414_Applicant Adjusted Sanitary Illustration_03-08-2024
8. 23-0414_Updated_Architecture Review Pattern Book_03-08-2024
9. 23-0414_Water Availability Letter_03-08-2024
10. 23-0414_Deferral Request_02-12-2024
11. 23-0414_Amenity Construction Phase_02-09-2024
12. 23-0414_Updated GeoTech Letter_02-09-2024
13. 23-0414_Geotech Final Report_02-09-2024
14. 23-0414_Geotech Appendices_02-09-2024
15. 23-0414_Wastewater Pump Station Comment_02-03-2024
16. 23-0414_Response to Comments_01-23-2024
17. 23-0414_January Revised PUD Master Plan_01-23-2024
18. 23-0414_Requested PUD Deviations_01-23-2024
19. 23-0414_PUD Justification Document_01-23-2024
20. 23-0414_DRC Comments_2024-01-10
21. 23-0414_Aerial of Traffic improvements_PDF_12-18-2023
22. 23-0414_December Revised PUD Master Plan_12-18-2023
23. 23-0414_PUD Justification Document_12-18-2023

24. 23-0414_Traffic Concurrence Letter_12-18-2024
 25. 23-0414_Response to DRC Comments_12-18-2023
 26. 23-0414_Supplemental DRC Review Lots and Throughfares_11-14-2023
 27. 23-0414_DRC Comments_11-07-2023
 28. 23-0414_Partial_DRC Comments_11-07-2023
 29. 23-0414_Traffic Impact Study_10-16-2023
 30. 23-0414_Civic Space Illustrations_10-16-2023
 31. 23-0414_Active Adult HOA Draft_10-16-2023
 32. 23-0414_Residential HOA Declaration Draft_10-16-2023
 33. 23-0414_Electric Availability_10-16-2023
 34. 23-0414_Sewer Availability_10-16-2023
 35. 23-0414_Description of Proposed Project_10-16-2023
 36. 23-0414_Legal Description_10-16-2023
 37. 23-0414_PUD-R Checklist_10-16-2023
 38. 23-0414_Preliminary PUD Master Plan_10-16-2023
 39. 23-0414_Application_10-16-2023
2. 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

Documents:

1. 23-0421_400 Bear Creek Pike_Rezone_Staff Report_3-13-2024
 2. 23-0421_Plan of Services_03-13-2024
 3. 23-0421_Revised Concept Plan_02-19-2024
 4. 23-0421_Revised Application_02-19-2024
 5. 23-0421_Response to DRC Comments_02-19-2024
 6. 23-0421_Deferral Request_02-12-2024
 7. 23-0421_Response to DRC Comments_01-23-2024
 8. 23-0421_DRC Comments_01-09-2024
 9. 23-0421_Concept Plan_10-16-2023
 10. 23-0421_Legal Description_10-16-2023
 11. 23-0421_Owner Permission Form_10-16-2024
 12. 23-0421_Application_10-16-2023
 13. 23-0421_FLU Map
 14. 23-0421_Zone Map
3. 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](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. Deferral Request 3-12-24
 2. 24-0031_Staff Report_DRAFT_03-13-2024
 3. 24-0031_Plan of Services_03-13-2024
 4. 24-0031_Revised Concept_02-19-2024
 5. 24-0031_Applicant Fire Access Illustration_02-19-2024
 6. 24-0031_Applicant Sewer Illustration_02-19-2024
 7. 24-0031_Response to DRC Comments_02-19-2024
 8. 24-0031_DRC Comments_02-13-2024
 9. 24-0031_Concept Plan_01-15-2024
 10. 24-0031_Concept Plan Aerial_01-15-2024
 11. 24-0031_Applicant FLU Map Illustration_01-15-2024
 12. 24-0031_Applicant Zoning Map Illustration_01-15-2024
 13. 24-0031_Water Availability__01-15-2024
 14. 24-0031_Wastewater Availability_01-15-2024
 15. 24-0031_Legal Description_01-15-2024
 16. 24-0031_Permission Forms_01-15-2024
 17. 24-0031_Application_01-15-2024
 18. 24-0031_FLU Map
 19. 24-0031_Zone Map
4. Request from Richard Woodson to Rezone property at [1209 Galloway Street](#) from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Documents:

1. 24-0096_Staff Report_DRAFT
 2. 24-0096_Fire Marshal Letter_03-18-2024
 3. 24-0096_Wastewater Availability__03-18-2024
 4. 24-0096_Response to DRC Comments_03-18-2024
 5. 24-0096_DRC Comments_03-12-2024
 6. 24-0096_Concept Plan_02-19-2024
 7. 24-0096_Legal Description_02-19-2024
 8. 24-0096_Application_02-19-2024
5. Request from Richard Woodson to Rezone property at [815 Woodside Street](#) from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Documents:

1. 24-0095_Staff Report_Draft
 2. 24-0095_Fire Marshal Letter_03-18-2024
 3. 24-0095_Wastewater Availability_03-18-2024
 4. 24-0095_Response to DRC Comments_03-18-2024
 5. 24-0095_DRC Comments_03-12-2024
 6. 24-0095_Concept Plan_02-19-2024
 7. 24-0095_Wilkes Street Warranty Deed_02-19-2024
 8. 24-0095_Application_02-19-2024
6. Request from Ben Beasley to amend a previously approved Preliminary Plat of Hampshire Hills subdivision consisting of 43 lots at [Tax Map 89P Group A Parcel 15](#). The prior approval included 42 lots and is vested under Ordinance 3638, the previous zoning ordinance.

Documents:

1. 24-0094_Staff Report_DRAFT
 2. 24-0094_Revised Preliminary Plat_3-20-2024_03-18-2024
 3. 24-0094_Checklist_03-18-2024
 4. 24-0094_Response to DRC Comments_03-18-2024
 5. 24-0094_DRC Comments_03-12-2024
 6. 24-0094_Application_02-19-2024
 7. 24-0094_Preliminary Plat_02-19-2024
7. Request from TKC Architecture & Engineering LLC for Rezoning of property from PUD-R (Residential Planned Unit Development) to CD-3L (Neighborhood Large Lot Character District) of approximately 57.5 acres at [Tax Map 75 Parcel 11.17 off Baker Road](#).

Documents:

1. 24-0033_Response to Comments_03-18-2024
2. 24-0033_Revised_Concept Plan_03-18-2024
3. 24-0033_DRC Comments_03-12-2024
4. 24-0033_Application_02-19-2024
5. 24-0033_Submittal Letter_02-19-2024
6. 24-0033_Concept Plan_02-19-2024
7. 24-0033_Property Owner Permission Form
8. 24-0033_Survey_02-19-2024
9. 24-0033_Legal Description_02-19-2024
10. 24-0033_Water Availability Letter_02-19-2024

11. 24-0033__Wastewater Availability Letter_02-19-2024
12. 24-0033__Electric Availability_02-19-2024
13. 24-0033_Zonemap
14. 24-0033_FLU Map

IV. Other Business

1. Updates from Planning Staff

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.