



AGENDA

The Columbia Municipal Planning Commission will meet on March 2nd for Study Session and March 9th for Voting Session at 4:00 P.M., Council Chambers in the basement of City Hall, 700 N. Garden Street to consider the following:

1. Organization

1.1. Call To Order

1.2. Roll Call

1.3. Welcome Of Visitors/Rules Of Conduct

1.4. Acknowledgement Of Official Communications Of The Columbia City Council On Annexation And Zoning.

1.5. Review Of Bonds And/Or Letters Of Credit

Documents:

[03-2022_February Active Letters of Credit.pdf](#)

1.6. Approval Of Minutes

Documents:

[cmpc_20220209 Minutes Draft.pdf](#)

[cmpc_20220228 Special Called Minutes Draft.pdf](#)

2. Consent Agenda

2.1. 22-0007 - Final Plat Summerdale Phase 6

Request from Martin Engineering & Surveying for Final Plat approval of Summerdale Phase 6 being [Tax Map 114 Parcel 19.00](#) off Precast Drive with surety in the amount of \$103,000.

Documents:

[22-0007_Application_Summerdale Phase 6.pdf](#)

22-0007_Letter of Credit_Summerdale Phase 6.pdf
22-0007_Final Plat_Summerdale Phase 6.pdf
22-0007_Technical Comments_Summerdale Phase 6.pdf
22-0007_Responses to Technical Comments_Summerdale Phase 6 Final Plat.pdf
22-0007 Revised Final Plat_Summerdale Phase 6 Final Plat.pdf
22-0007 Summerdale Development Agreement.pdf
22-0007_Subdivision Agreement_Summerdale Phase 6.pdf
22-0007_Staff Report_Summerdale Phase 6_Final Plat.pdf

3. Discussion

3.1. 21-0286 - Preliminary Plat For East 7th Subdivision

Request from Chapdelaine and Associate for Preliminary Plat approval of East 7th Subdivision on the corner of East 7th and East End

DEFERRED FROM FEBRUARY AGENDA

Documents:

21-0286_Application.pdf
21-028 Preliminary Plat.pdf
21-0286_Technical Comments.pdf
21-0286 Technical Responses_7th Street Preliminary Plat.pdf
21-0286 Legal Description_7th Street Preliminary Plat.pdf
21-0286_Revised Preliminary Plat_ 7th Street Preliminary Plat.pdf
21-0286_Staff Report _7th Street Preliminary Plat.pdf
21-0286_Location Map_7th Street Preliminary Plat.pdf

3.2. 21-0289 - Annexation And Rezoning Of 626 Baker Road

Request from Lynn Ealey to annex with a plan of services 626 Baker Road being Tax Map 74 Parcel 37.00 with a zoning of RS-10.

(DEFERRED FROM FEBRUARY AGENDA)

Documents:

21-0289_Application.pdf
21-0289_Legal Description_626 Baker Rd.pdf
21-0289_Permission_626 Baker Rd.pdf
21-0289_Concept Plan_626 Baker Rd.pdf
21-0289_Technical Comments.pdf
21-0289_Technical Comments Response.pdf
21-0289_Revised Concept Plan_626 Baker Rd.pdf
21-0289_Plan of Services_626 Baker Rd Annexation.pdf
21-0289_Staff Report 626 Baker Road Annexation Zoning RS-10.pdf
21-0289_Location Map Zone_626 Baker Rd.jpg
21-0289_Location Map Comp_626 Baker Rd.jpg

3.3. 21-0295 - Site Plan Approval Of Legacy At Highland Estates

Request from Civil Design Consultants for site plan approval of Legacy at Highland Estates off Willis Way being Tax Map 75 Parcel 51.06.

DEFERRED FROM FEBRUARY AGENDA

Documents:

[21-0295_Application.pdf](#)
[21-0295_Site Plan_Highland Estates.pdf](#)
[21-0295_Technical Comments.pdf](#)
[21-0295_Revised Site Plan_Highland Estates.pdf](#)
[21-0295_Staff Report Legacy at Highland Estates Manufactured Home Park.pdf](#)
[21-0295_Location Map_Highlands Estates.pdf](#)

3.4. 22-0008 - Rezoning Of 913 Riverside Drive

Request from TKC Architecture and Engineering to rezone Parcel 2.00 of Tax Map 90J, located at [913 Riverside Drive](#), from Low Density Residential (R-10) to Medium-High Density Residential (RS-6).

Documents:

[22-0008_Application_913 Riverside.pdf](#)
[22-0008_913 Riverside Dr_Rezone_LegalDescription.pdf](#)
[22-0008_Survey_913 Riverside.pdf](#)
[22-0008_Concept Plan_913 Riverside.pdf](#)
[22-0008_Technical Comments_913 Riverside Drive.pdf](#)
[22-0008_913 Riverside Dr_Rezone_Comment Response.pdf](#)
[22-0008_Resubmitted Concept_913 Riverside Dr.pdf](#)
[22-0008_Staff Report 913 Riverside Drive Rezoning.pdf](#)
[22-0008_Location Map Zone_913 RiversideDr.jpg](#)
[22-0008_Location Map CompPlan_913 Riverside Dr.jpg](#)

3.5. 22-0010 - Final Master Development Plan And Preliminary Plat For Greens Mill Planned Unit Development

Request from Crunk Engineering for approval of a Final Master Development Plan and Preliminary Plat for Greens Mill Planned Unit Development (PUD) being [Tax Map 051 Parcel 55.00](#).

Documents:

[22-0010_Application_Greens Mill.pdf](#)
[22-0010_Final PUD_Preliminary Plat_Greens Mill.pdf](#)
[22-0010 Elevations_Greens Mill.pdf](#)
[22-0010_Preliminary PUD 20-0246_Greens Mill Road.pdf](#)
[22-0010_Technical Comments_Greens Mill Road Final PUD.pdf](#)
[22-0010_Comment Response_GreensMillPUD.pdf](#)
[22-0010_Final PUD Resubmittal_GreensMillPUD-compressed3.pdf](#)
[22-0010_Staff Report Greens Mill Road Final PUD.pdf](#)
[22-0010_Location Map_Greens MillPUD.jpg](#)

3.6. 22-0012 - Rezoning 194 Theta Pike

Request from Fulmer Lucas Engineering to rezone Parcel 46.00 of Tax Map 90B, located at [194 Theta Pike](#), from General Commercial Services (GCS) to High Density Residential (RM-1).

Documents:

[22-2012_Application_Theta Pike Multifamily.pdf](#)
[22-2012_Legal Description_Theta Pike Multifamily.pdf](#)

22-2012_Site Location from Applicant_Theta Pike Multifamily.pdf
22-2012_Concept Plan_Theta Pike Multifamily.pdf
22-0012_Technical Comments_Theta Pike.pdf
22-0012 CPWS Letter.pdf
22-0012_Revised Concept Plan_Rezoning GCS to RM-1.pdf
22-0012_Revised Legal Description_Theta Pike.pdf
22-0012_Location Map Zone_Theta Pike.pdf
22-0012_Location Map CompPlan_Theta Pike.pdf
22-0012_Staff Report_Theta Pike_Rezoning GCS to RM-1_Revised.pdf
22-0012 Technical Comment Responses_Theta Pike.pdf

- 3.7. 22-0013 - Preliminary Plat The Highlands Phases 8, 9 & 10
Request from T-Square Engineering for Preliminary Plat approval of The Highlands Phases 8, 9 & 10 being [Tax Map 77 Parcels 1.08, 1.09, and a portion of Parcel 1.00](#).

Documents:

22-2013_Application_Highlands 8-9-10.pdf
22-0013_Preliminary Plat_Highlands 8-9-10.pdf
22-0013_Technical Comments_The Highlands Phases 8-9-10.pdf
22-0013_Revised Preliminary Plat_The Highlands Phase 9-9-10.pdf
22-0013_Staff Report Highlands Phases 8-9-10 Preliminary.pdf
22-0013__Location Map_Highlands8-10.jpg

4. Other Business

- 4.1. 21-0273 - Review And Recommendation Of New Columbia Development Code
Request from Development Services for review and recommendation of a new Columbia Development Code

<https://www.columbiatn.com/DocumentCenter/View/1717/Columbia-Code-FINAL-Draft-020822-PDF>

- 4.2. 22-0042 - Review And Recommendation On The Proposed City Of Columbia Engineering Standards And Specifications (ESS)

Request by the Development Services Department to review and recommend to the City Council to approve by Ordinance the Proposed Engineering Standards and Specifications.

<https://www.columbiatn.com/DocumentCenter/View/1709/ESS-Public-Draft-Feb-9-2022-PDF>

- 4.3. 22-0041 - Review And Action On The Revised City Of Columbia Subdivision Regulations
Request by Development Services Department to review and approve the Revised Subdivision Regulations conditioned upon the approval of the Engineering Standards and Specifications with the same effective date.

<https://www.columbiatn.com/DocumentCenter/View/1710/SubRegs-Public-Draft-Feb-9-2022-PDF>

5. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting. The [2022 Meeting Schedule](#) can be found on the [City of Columbia Municipal Planning Commission webpage](#). The City's Comprehensive Plan, [Connect Columbia](#) can be found on the [Planning & Zoning webpage](#). For other questions, please contact the Department of Development Services at 931-560-1560.