



AGENDA

The Columbia Municipal Planning Commission will hold a Study session August 3, 2022 at 4:00 P.M., and a Voting Session on Wednesday August 10, 2022 at 4:00 P.M.. Both sessions will be held 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. 22-0136 - Homestead At Carter's Station Section 5 Phase 2B - Final Plat Request from T-Square Engineering for final plat approval of Homestead at Carter's Station 5.2B with a letter of credit in the amount of \$149,000 and consisting of 38 lots off CHAPLINS TRACE.

22-0136 - Current Submittal and Staff Report

Documents:

[22-0136_Staff Report Homestead_Carters Station Final Plat 5.2.B.pdf](#)
[22-0136_plat_0621.pdf](#)

22-0136 - Supporting Documents

Documents:

22-0136_app_0516.pdf
22-0136_stormwater agreement_0516.pdf
22-0136_final plat_0516.pdf
22-0136 Technical Comments.pdf
22-0136_Comment Response_0621.pdf
22-0136_Developers Agreement_0621.pdf
22-0136_fireflow_0621.pdf
22-0136_zonemap_0614.jpg

2. 22-0177 - Quail Run Meadows Phase 2 - Final Plat

Request from T-Square Engineering for final plat approval of Quail Run Meadows Phase 2 with a letter of credit in the amount of \$183,000 and consisting of 34 lots off [Somersby Trail](#).

22-0177 - Current Submittal and Staff Report

Documents:

22-0177_Staff Report_Quail Run Ph2_Final Plat_8-2-22.pdf
22-0177_Final Plat_0718.pdf

22-0177 - Supporting Documents

Documents:

22-0177_app_0621.pdf
22-0177_Technical Comments (1)_0715.pdf
22-0177_Technical Comments.pdf
22-0177_Comment Response 20220718.docx
22-0177_Development Agreement_0718.pdf
22-0177_Hydrant Coverage Exhibit_0718.pdf
22-0177_Hydrant Flow Report_0718.pdf
22-0177_plat_0621.pdf

3. 22-0168 - MSC Apartments Columbia - Final Plat

Request from CSDG for a consolidation final plat approval of MSC Apartments - Columbia at [2741 Carters Creek Station Road](#).

22-0168 - Current Submittal and Staff Report

Documents:

22-0168_Staff Report_MSC Aprtments_Final Plat.pdf
22-0168_Resubmittal Letter.pdf
22-0168_PLAT_0715.pdf

22-0168 - Supporting Documents

Documents:

22-0168_Technical Comments.pdf
22-0168_app_0621.pdf
22-0168_submittal letter_0621.pdf
22-0168_plat_0621.pdf

III. Discussion Items

1. 22-0133 - Hampshire Pike Mixed Use - Multifamily Site Development Plan
Request from Kimley Horn for Hampshire Pike Mixed Use multifamily site development plan approval of 360 units off [HAMPSHIRE PIKE](#).

THE APPLICANT HAS REQUESTED A DEFERRAL.

2. 22-0162/22-0164 - 914 E. End Street - Preliminary & Final Plat
Request from WES Engineers & Surveyors for preliminary and final plat approval for [914 E. End Street](#) consisting of three lots.

22-0162/22-0164 - Current Submittal and Staff Report

Documents:

[22-0162_0164_EastEnd_Plat_Staff Report.pdf](#)
[22-0162_EAST END FINAL PLAT 07-18-22.pdf](#)
[22-0162_EAST END PRELIMINARY PLAT 07-18-22.pdf](#)

22-0162/22-0164 - Supporting Documents

Documents:

[22-0162_Prelim Application_0608.pdf](#)
[22-0164_Final Application_0608.pdf](#)
[22-0162_Columbia Letter.pdf](#)
[22-0162_914 E END STREET FIRE FLOW LETTER.pdf](#)
[22-0162_Technical Comments.pdf](#)
[22-164_Technical Comments.pdf](#)
[22-0162_Warranty Deed R2832-950_0608.pdf](#)
[R2832-950.pdf](#)
[22-0162_Preliminary Plat_0608.pdf](#)
[22-0164_Final Plat_0608.pdf](#)

3. 22-0167 - 1101 Nashville Highway - Extension of Right-of-Way, Preliminary Plat
Request from Mark Sawyer for preliminary plat approval with extension of right-of-way at [1101 Nashville Highway](#) consisting of one lot.

22-0167 - Current Submittal and Staff Report

Documents:

[21-0167_PolkPlace_RoW_Extension_Preliminary Plat_StaffReport.pdf](#)
[22-0167_1101 Nashville Hwy Preliminary Plat.pdf](#)

22-0167 - Supporting Documents

Documents:

[22-0167_app_0621.pdf](#)
[22-0167_Transmittal Sheet 1101 Nash Hwy LLC.pdf](#)
[22-0167_Technical Comments.pdf](#)
[22-0167_plat_0621.pdf](#)

4. 22-0169 - MSC Apartments Columbia - PUD Revision
Request from CSDG for MSC Apartments Columbia Planned Unit Development revision concerning amenities at [2741 Carters Creek Station Road](#).

22-0169 Current Submittal and Staff Report

Documents:

[22-0169_Staff Report_MSC_PUD_Revision.pdf](#)
[22-0169_2022-07-18_MSC Apartments PUD Revision Resubmittal Letter.pdf](#)
[22-0169_site layout c1.00_0621.pdf](#)

22-0169 - Supporting Documents

Documents:

[22-0169_app_0621.pdf](#)
[22-0169_submittal letter_0621.pdf](#)
[22-0169_Technical Comments.pdf](#)
[22-0169_site layout c1.00_0621.pdf](#)
[22-0169_20-032-01 - C1.00 - Overall Site Layout Plan-C1.00.pdf](#)
[22-0169_zonemap_0727.jpg](#)

5. 22-0172 - Greens Mill Road - Annexation of Right-of-Way
Request from Colin Aufhammer for annexation of a +/- 300 ft. length portion of right-of-way along [Greens Mill Road](#).

22-0172 - Current Submittal and Staff Report

Documents:

[22-0172_Green Mills RoW Annex_8-2-22.pdf](#)
[22-0172_ANNEXATION EXHIBIT_0621.pdf](#)

22-0172 - Supporting Documents

Documents:

[22-0172_MCHD Response - Greens Mill Rd Sewer Exp.pdf](#)
[22-0172_Technical Comments.pdf](#)
[22-0172_Green Mills Legal Description_0621.pdf](#)
[22-0172_app_0621.pdf](#)

6. 22-0180 - Fieldstone Farms Section 5 Phase 1 - Preliminary, Final Plat
Request from Chapdelaine & Associates for preliminary and final plat approval of Fieldstone Farms Section 5 Phase 1 off of [Golden Place](#) consisting of four lots.

THE APPLICANT HAS REQUESTED A DEFERRAL.

IV. Other Business

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.