



AGENDA

The Columbia Municipal Planning Commission will meet on April 6th for Study Session and April 13th 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 Letters Of Credit

Documents:

[April Letters of Credit.pdf](#)

1.6. Approval Of Minutes

Documents:

[cmpc_20220309 Minutes Draft.pdf](#)

2. Consent Agenda

2.1. 22-0027 - Final Plat For Summerdale Phase 7

Request from Martin Engineering for approval of a Final Plat with surety of \$66,000 for Summerdale Phase 7, located at [Tax Map 114 Parcel 19.00](#).

2.1.A. 22-0027 - Current Submittal And Staff Report

Documents:

[22-0027_Final Plat_Summerdale Phase 7 Final Plat.pdf](#)

[22-0027_Staff Report_Summerdale Phase 7_Final Plat.pdf](#)

3. Discussion

- 3.1. 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 A PREVIOUS AGENDA

- 3.1.A. 21-0295 - Current Submittal And Staff Report

Documents:

[21-0295_Updated Site Plan_Legacy at Highland.pdf](#)
[21-0195 Staff Report Legacy at Highlands Updated.pdf](#)

- 3.2. 22-0012 - Rezoning 194 Theta Pike
Request from Fulmer Lucas Engineering to rezone a portion of Parcel 46.00 of Tax Map 90B, located at [194 Theta Pike](#), from General Commercial Services (GCS) to High Density Residential (RM-1).

DEFERRED FROM A PREVIOUS AGENDA

- 3.2.A. 22-0012 - Current Submittal And Staff Report

Documents:

[22-0012_Revised Concept Plan_Rezoning GCS to RM-1.pdf](#)
[22-0012_Staff Report_Theta Pike_Rezoning GCS to RM-1_Revised.pdf](#)

- 3.3. 22-0033 Preliminary Plat For Honey Farms Townhomes Phases 1A, 1B,And 3
Request from McNeely Civil Engineering for approval of a Final PUD and Preliminary Plat for Honey Farms Townhomes Phases 1A, 1B and 3, being [Tax Map 51 Parcel 58.02](#).

- 3.3.A. 22-0033 - Current Submittal And Staff Report

Documents:

[22-0033_Revised Master Plan_Honey Farms Final PUD.pdf](#)
[22-0033_Preliminary Plat 0_Honey Farms.pdf](#)
[22-0033_Preliminary Plat 1_Honey Farms.pdf](#)
[22-0033_Preliminary Plat 2_Hopney Farms.pdf](#)
[22-0033_Staff Report_Honey Farms PrePlat Final Pud Master Phases 1A_1B_3.pdf](#)

- 3.4. 22-0035 - Rezoning Off Bear Creek Pike
Request from T-Square Engineering to rezone approximately 7.43 acres off Bear Creek Road from (General Commercial Services) GCS to (High Density Residential) RM-1, being [Tax Map 72 Parcel 30.02](#).

THE APPLICANT HAS WITHDRAWN THIS APPLICATION

- 3.5. 22-0037 Preliminary Plat For Homestead South
Request from T-Square Engineering for approval of a Preliminary Plat for Homestead

South Subdivision to consist of 19 single family lots zones RS-6, being [Tax Map 52 Parcel 14.00](#).

3.5.A. 22-0037 - Current Submittal And Staff Report

Documents:

[22-0037 Staff Report Homestead South Preliminary.pdf](#)
[22-0037_Resubmittal Preliminary Plat_Homestead South.pdf](#)

3.6. 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>

3.7. 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>

4. Other Business

4.1. 2021 Annual Report From The Department Of Development Services

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.