



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:

[cmpe_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](#)

2.1.B. 22-0027 - Supporting Documents

Documents:

22-0027_Application_Summerdale Ph7 Final Plat.pdf
22-0027_Final Plat_Summerdale Phase 7 Final Plat.pdf
22-0027_Subdivision Development Agreement_Summerdale Ph7 Final Plat.pdf
22-0027_Technical Comments.pdf
22-0027_SummerdalePh7_locationmap.jpg

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

- 3.1.B. 21-0295 - Supporting Documents

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_Location Map_Highlands Estates.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 - Supporting Documents

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 Technical Comment Responses_Theta Pike.pdf
22-0012 CPWS Letter.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

- 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

3.3.B. 22-0033 - Supporting Documents

Documents:

22-0033_Application_Honey Farms Townhomes 1A 1b 3 Preliminary
Plat.pdf
22-0033_Preliminary Plat CO.02_Honey Farms Townhomes 1A 1b 3
Preliminary Plat.pdf
22-0033_Preliminary Plat CO.00_Honey Farms Townhomes 1A 1b 3
Preliminary Plat.pdf
22-0033_Preliminary Plat CO.01_Honey Farms Townhomes 1A 1b 3
Preliminary Plat.pdf
22-0033_Technical Comments_Honey Farms.pdf
22-0033_Responses to Technical Commets_Honey Farms.pdf
22-0033_Clubhouse_Honey Farms.pdf
22-0033_Clubhouse Front and Right Elevations_Honey Farms.pdf
22-0033_Clubhouse Rear and Left Elevations_Honey Farms.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

3.5.B. 22-0037 - Supporting Documents

Documents:

[22-0037_Application_Homestead South Preliminary Plat.pdf](#)
[22-0037_Preliminary Plat_Homestead South Preliminary Plat.pdf](#)
[Frye Road Wastewater Will Serve Letter.pdf](#)
[22-0037_Technical Comments_Homestead South.pdf](#)
[Homestead South Comment Response.pdf](#)
[Homestead South _ Road Name Request.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. (Study Session) Discussion Of Access Management Revisions For 2425 Nashville Highway

Documents:

[C5.6 DETAILED LAYOUT PLAN.pdf](#)
[C6.6 DETAILED GRADING PLAN.pdf](#)

4.2. 2021 Annual Report From The Department Of Development Services

Documents:

[2021 Annual Report.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.