



## AGENDA

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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**

**THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT**

- 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 - 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

- 3.2.B. 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](#)

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

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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.