



AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, February 2nd, 2022 for Study Session and Wednesday, February 9th, 2022 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:

[01-2022_January Active Letters of Credit.pdf](#)

- 1.6. Approval Of Minutes

Documents:

[January PC Minutes.pdf](#)

2. Consent Agenda

- 2.1. 21-0296 - Final Plat Approval Of Armstrong Meadows Section 4
Request from Allen O'Leary for Final Plat approval of Armstrong Meadows Section 4 off Hampshire Pike being [Tax Map 101 Parcel 12.00](#) with surety in the amount of \$475,000.

Documents:

21-0296_Application.pdf
21-0296_Technical Comments.pdf
21-0296_Technical Comment Response.pdf
21-0296_Final Plat_Armstrong Meadows.pdf
21-0296_Staff Report Final Plat Armstrong Meadows Section 4.docx
21-0296locationmap.jpg

- 2.2. 21-0292 & 21-0294 - Final Master Development Plan For Trotwood Villas
Request from Bill Kottas for approval of a Final Master Development Plan and platting of Trotwood Villas being [Tax Map 112 Parcel 19.20](#) off Trotwood Avenue.

Documents:

21-0294_Application.pdf
21-0292_Technical Comments.pdf
21-0294_Technical Comments.pdf
21-0294_Technical Comment CPWS.pdf
21-0292_Technical Comment Response.pdf
21-0294_Technical Comment Response.pdf
21-0292_Master Plan_Trotwood Avenue.pdf
21-0294_Final Plat.pdf
21-0292_Staff Report Trotwood Ave Final PUD Plan.docx
21-0292_21-0294locationmap.jpg

- 2.3. 21-0170 - Final Plat For Taylor Landing Phase 5B
Request from Ragan Smith Associates for Final Plat approval of [Taylor Landing Phase 5B off River Road](#), with surety in the amount of \$72,000 (deferred from previous agenda).

Documents:

21-0170_Application.pdf
21-0170_Technical Comments.pdf
21-0170_Technical Comment CPWS.pdf
21-0170_Final Plat.pdf
21-0170locationmap.jpg
21-0170_Staff Report Taylor Landing Phase 5B.docx

3. Discussion

- 3.1. 21-0257 Access Management Exception
Request from Phillip Evers for access management exception at [109 Lee Drive](#).

Documents:

21_0257_StaffReport_Lee Drive.pdf
21_0257_Attachments_Lee Drive.pdf
21_0257_Photos_Lee Drive.pdf

- 3.2. 21-0293 - Preliminary Plat Approval Of Williamsport Pike Subdivision
Request from Martin Engineering for Preliminary Plat approval of Williamsport Pike Subdivision off Oak Springs Drive being [Tax Map 88 Parcel 51.00](#).

Documents:

21-0293_Application.pdf
21-0293_Technical Comments.pdf

21-0293_Technical Comment CPWS.pdf
21-0293_Technical Comment Response.pdf
21-0293_Revised Sketch Plat.pdf
21-0293_Revised Preliminary Plat 1of2.pdf
21-0293_Revised Preliminary Plat 2of2.pdf
21-0293_Staff Report Williamsport Pike Preliminary.pdf

- 3.3. 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

Documents:

21-0286_Application.pdf
21-0286_Technical Comments.pdf
21-0286_Technical Comment CPWS.pdf
21-028 Preliminary Plat.pdf
21-0286 7th Street Preliminary Plat.pdf
21-0286locationmap.pdf

- 3.4. 21-0287 - Preliminary Plat Approval For Williamsport Subdivision
Request from Chapdelaine and Associates for Preliminary Plat approval of Williamsport Subdivision off Williamsport Pike being Tax Map 88 Parcel 70.01.

Documents:

21-0287_Application.pdf
21-0287_Technical Comments.pdf
21-0287_Technical Comment CPWS.pdf
21-0287_Preliminary Plat.pdf
21-0287 Williamsport Subdivision Preliminary Plat.pdf
21-0287locationmap.jpg

- 3.5. 21-0288 - Annexation And Zoning Of 1686 Lasea Road
Request from Lynn Ealey to annex with a plan of services 1686 Lasea Road being Tax Map 73 Parcel 15.00 with a zoning of RS-10.

Documents:

21-0288_Application.pdf
21-0288_Annexation Permission Form.pdf
21-0288_Technical Comments.pdf
21-0288_Technical Comments Public Works.pdf
21-0288_Technical Comments CPWS.pdf
21-0288_Technical Comments Response.pdf
21-0288_Concept Plan.pdf
21-0288 legal desc.pdf
21-0282_ALTA.pdf
21-0288_Plan of Service_Lasea Rd.pdf
21-0288_Staff Report 1686 Lasea Rd Annexation.ZN.pdf
21-0288compmap.jpg
21-0288zonemap.jpg

- 3.6. 21-0289 - Annexation And Zoning 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.

Documents:

21-0289_Application.pdf
21-0289_Technical Comments.pdf
21-0289_Technical Comments Public Works.pdf
21-0289_Technical Comment Maury County Utilities.pdf
21-0289_Technical Comments CPWS.pdf
21-0289_Technical Comments Response.pdf
21-0289 Plan of Services.pdf
21-0289_Concept Plan.pdf
21-0289_Staff Report 626 Baker Road Annexation Zoning RS-10.pdf
21-0289compmap.jpg
21-0289zonemap.jpg

3.7. 21-0291 - Comprehensive Plan Amendment And Rezoning Of Property Associated With Northpointe Road Vulcan Quarry

Request from Jimmy Fleming to rezone [Parcels 20.25 and 20.26 of Tax Map 66](#) off North Pointe Road from High Density Residential to Low Density Residential and amending the comprehensive plan from Employment to Rural Residential.

Documents:

21-0291_Application.pdf
21-0291_Applicant Letter and Legal Description.pdf
21-0291_Technical Comments.pdf
21-0291_Technical Comment CPWS.pdf
21-0291_Site Map.pdf
21-0291_Staff Report Quarry CA and RZ.pdf
21-0291compmap.pdf
21-0291zonemap.pdf

3.8. 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.

Documents:

21-0295_Application.pdf
21-0295_Technical Comments.pdf
21-0295_Technical Comment Public Works.pdf
21-0295_Technical Comment CPWS.pdf
21-0295_Site Plan.pdf
21-0195_Staff Report Legacy at Highland Estates Manufactured Home Park.docx
21-0295zonemap.pdf

3.9. 21-0205 - PUD Master Plan For 1451 Lasea Road

Request from Joseph Ahler for a Preliminary Planned Unit Development Plan at [1451 Lasea Road and Bear Creek Pike](#) (deferred from a previous agenda).

Documents:

21-0205_Application.pdf
21-0205_Technical Comments.pdf
21-0205_Technical Comment CPWS.pdf
21-0205_Technical Comment Response.pdf

[21-0205_Preliminary Master Plan.pdf](#)

[21-0205_Staff Report Lasea Rd townhomes PUD Master.pdf](#)

4. Review And Recommendation Of New Columbia Development Code
Request from Development Services for review and recommendation of a new Columbia Development Code.

Documents:

[Columbia Code Draft 13-Jan-2022.pdf](#)

5. Other Business
6. 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.