



## AGENDA

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**The Columbia Municipal Planning Commission will meet on March 2nd for Study Session and March 9th 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:

[03-2022\\_February Active Letters of Credit.pdf](#)

1.6. Approval Of Minutes

Documents:

[cmpc\\_20220209 Minutes Draft.pdf](#)

[cmpc\\_20220228 Special Called Minutes Draft.pdf](#)

2. Consent Agenda

2.1. 22-0007 - Final Plat Summerdale Phase 6

Request from Martin Engineering & Surveying for Final Plat approval of Summerdale Phase 6 being [Tax Map 114 Parcel 19.00](#) off Precast Drive with surety in the amount of \$103,000.

Documents:

[22-0007\\_Application\\_Summerdale Phase 6.pdf](#)

22-0007\_Letter of Credit\_Summerdale Phase 6.pdf  
22-0007\_Final Plat\_Summerdale Phase 6.pdf  
22-0007\_Technical Comments\_Summerdale Phase 6.pdf  
22-0007\_Responses to Technical Comments\_Summerdale Phase 6 Final Plat.pdf  
22-0007 Revised Final Plat\_Summerdale Phase 6 Final Plat.pdf  
22-0007 Summerdale Development Agreement.pdf  
22-0007\_Subdivision Agreement\_Summerdale Phase 6.pdf  
22-0007\_Staff Report\_Summerdale Phase 6\_Final Plat.pdf

### 3. Discussion

#### 3.1. 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

#### **DEFERRED FROM FEBRUARY AGENDA**

##### Documents:

21-0286\_Application.pdf  
21-028 Preliminary Plat.pdf  
21-0286\_Technical Comments.pdf  
21-0286 Technical Responses\_7th Street Preliminary Plat.pdf  
21-0286 Legal Description\_7th Street Preliminary Plat.pdf  
21-0286\_Revised Preliminary Plat\_ 7th Street Preliminary Plat.pdf  
21-0286\_Staff Report \_7th Street Preliminary Plat.pdf  
21-0286\_Location Map\_7th Street Preliminary Plat.pdf

#### 3.2. 21-0289 - Annexation And Rezoning 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.

#### **(DEFERRED FROM FEBRUARY AGENDA)**

##### Documents:

21-0289\_Application.pdf  
21-0289\_Legal Description\_626 Baker Rd.pdf  
21-0289\_Permission\_626 Baker Rd.pdf  
21-0289\_Concept Plan\_626 Baker Rd.pdf  
21-0289\_Technical Comments.pdf  
21-0289\_Technical Comments Response.pdf  
21-0289\_Revised Concept Plan\_626 Baker Rd.pdf  
21-0289\_Plan of Services\_626 Baker Rd Annexation.pdf  
21-0289\_Staff Report 626 Baker Road Annexation Zoning RS-10.pdf  
21-0289\_Location Map Zone\_626 Baker Rd.jpg  
21-0289\_Location Map Comp\_626 Baker Rd.jpg

#### 3.3. 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 FEBRUARY AGENDA**

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\\_Staff Report Legacy at Highland Estates Manufactured Home Park.pdf](#)  
[21-0295\\_Location Map\\_Highlands Estates.pdf](#)

3.4. 22-0008 - Rezoning Of 913 Riverside Drive

Request from TKC Architecture and Engineering to rezone Parcel 2.00 of Tax Map 90J, located at [913 Riverside Drive](#), from Low Density Residential (R-10) to Medium-High Density Residential (RS-6).

Documents:

[22-0008\\_Application\\_913 Riverside.pdf](#)  
[22-0008\\_913 Riverside Dr\\_Rezone\\_LegalDescription.pdf](#)  
[22-0008\\_Survey\\_913 Riverside.pdf](#)  
[22-0008\\_Concept Plan\\_913 Riverside.pdf](#)  
[22-0008\\_Technical Comments\\_913 Riverside Drive.pdf](#)  
[22-0008\\_913 Riverside Dr\\_Rezone\\_Comment Response.pdf](#)  
[22-0008\\_Resubmitted Concept\\_913 Riverside Dr.pdf](#)  
[22-0008\\_Staff Report 913 Riverside Drive Rezoning.pdf](#)  
[22-0008\\_Location Map Zone\\_913 RiversideDr.jpg](#)  
[22-0008\\_Location Map CompPlan\\_913 Riverside Dr.jpg](#)

3.5. 22-0010 - Final Master Development Plan And Preliminary Plat For Greens Mill Planned Unit Development

Request from Crunk Engineering for approval of a Final Master Development Plan and Preliminary Plat for Greens Mill Planned Unit Development (PUD) being [Tax Map 051 Parcel 55.00](#).

Documents:

[22-0010\\_Application\\_Greens Mill.pdf](#)  
[22-0010\\_Final PUD\\_Preliminary Plat\\_Greens Mill.pdf](#)  
[22-0010 Elevations\\_Greens Mill.pdf](#)  
[22-0010\\_Preliminary PUD 20-0246\\_Greens Mill Road.pdf](#)  
[22-0010\\_Technical Comments\\_Greens Mill Road Final PUD.pdf](#)  
[22-0010\\_Comment Response\\_GreensMillPUD.pdf](#)  
[22-0010\\_Final PUD Resubmittal\\_GreensMillPUD-compressed3.pdf](#)  
[22-0010\\_Staff Report Greens Mill Road Final PUD.pdf](#)  
[22-0010\\_Location Map\\_Greens MillPUD.jpg](#)

3.6. 22-0012 - Rezoning 194 Theta Pike

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

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 CPWS Letter.pdf  
22-0012\_Revised Concept Plan\_Rezoning GCS to RM-1.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  
22-0012\_Staff Report\_Theta Pike\_Rezoning GCS to RM-1\_Revised.pdf  
22-0012 Technical Comment Responses\_Theta Pike.pdf

- 3.7. 22-0013 - Preliminary Plat The Highlands Phases 8, 9 & 10  
Request from T-Square Engineering for Preliminary Plat approval of The Highlands Phases 8, 9 & 10 being [Tax Map 77 Parcels 1.08, 1.09, and a portion of Parcel 1.00](#).

Documents:

22-2013\_Application\_Highlands 8-9-10.pdf  
22-0013\_Preliminary Plat\_Highlands 8-9-10.pdf  
22-0013\_Technical Comments\_The Highlands Phases 8-9-10.pdf  
22-0013\_Revised Preliminary Plat\_The Highlands Phase 9-9-10.pdf  
22-0013 Staff Report Highlands Phases 8-9-10 Preliminary.pdf  
22-0013\_\_Location Map\_Highlands8-10.jpg

4. Other Business

- 4.1. 21-0273 - Review And Recommendation Of New Columbia Development Code  
Request from Development Services for review and recommendation of a new Columbia Development Code

<https://www.columbiatn.com/DocumentCenter/View/1717/Columbia-Code-FINAL-Draft-020822-PDF>

- 4.2. 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>

- 4.3. 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>

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.