



# AGENDA

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**The Columbia Planning Commission Technical Committee will meet on Tuesday, May 10, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:**

1. 22-0098 - Final Plat For Ridge At Carters Station 1B  
Request from T-Square Engineering for approval of a Final Plat with surety for Phase 1B of Ridge at Carter's Station, being [TAX MAP 42 PARCEL 3.13](#).

Documents:

[22-0098\\_APPLICATION.PDF](#)  
[22-0098\\_FINAL PLAT.PDF](#)

2. 22-0100 - Theta Pike & Columbia Rock Road - Theta Pike Estates Preliminary Plat  
Request from Pentagon Reids LP for approval of Theta Pike Estates Preliminary Plat consisting of 211 single family lots at [THETA PIKE AND COLUMBIA ROCK ROAD](#).

Documents:

[22-0100\\_APPLICATION\\_0418.PDF](#)  
[22-0100\\_PRELIMINARY PLAT\\_0418.PDF](#)  
[22-0100\\_ILLUSTRATIVE LAYOUT\\_0418.PDF](#)  
[22-0100\\_GEOTECHNICAL REPORT\\_0418.PDF](#)  
[22-0100\\_TRAFFIC IMPACT STUDY\\_0418.PDF](#)

3. 22-0106 - 2504-2524 Nashville Highway - McClure Farms Final PUD Master Plan  
Request from Clint Camp for final PUD Master plan approval of McClure Farms consisting of 431 units at [2504](#) and [2524](#) Nashville Highway.

Documents:

[22-0106\\_APPLICATION\\_0418.PDF](#)  
[22-0106\\_FINALPUDMASTERPLAN\\_0418.PDF](#)

4. 22-0107 - 2504 Nashville Highway - McClure Farms PUD Preliminary Plat Phase 1  
Request from Adam Bledsoe for approval of the McClure Farms PUD Preliminary plat

Phase 1 consisting of 70 lots at [2504 NASHVILLE HIGHWAY](#).

Documents:

[22-0107\\_APPLICATION\\_0418.PDF](#)  
[22-0107\\_PRELIMINARY PLAT PHASE 1\\_0418.PDF](#)

5. 22-0101 - 1451 Lasea Road - Lasea Road Townhomes Planned Unit Development  
Request from Joseph Ahler for approval of a Planned Unit Development revision to the Lasea Townhomes PUD consisting of 198 units located at [1451 LASEA ROAD](#) and Bear Creek Pike.

Documents:

[22-0101\\_APPLICATION\\_0418.PDF](#)  
[22-0101\\_PUDMASTERPLAN\\_0418.PDF](#)  
[22-0101\\_ARCHITECTURALS\\_0418.PDF](#)

6. 22-0102 - 4015 Trotwood Avenue - Comprehensive Plan Amendment, Rezoning, Preliminary Planned Unit Development Master Plan  
Request from Highland Corporation for approval of a Comprehensive Plan amendment and rezoning from RS-20 (single family low density residential) to commercial with a Preliminary PUD Master Plan at Trotwood Avenue and Sunnyside Lane, being [TAX MAP 112 PARCELS 22-24](#).

Documents:

[22-0105\\_APPLICATION\\_0418.PDF](#)  
[22-0102\\_MASTER DEVELOPMENT PLAN\\_0418.PDF](#)  
[22-0102\\_ARCHITECTURE\\_0418.PDF](#)  
[22-0102\\_LEGAL DESCRIPTION TRACTS 1-3\\_0418.PDF](#)  
[22-0102\\_LEGAL DESCRIPTION TM 112 PARCEL PORTION 22 AND 23\\_0418.PDF](#)

7. 22-0069 - 6150 Trotwood Avenue - Annexation, Plan Of Services, Comprehensive Plan Amendment, Rezoning To High Density Residential With Preliminary PUD Master Plan  
Request from Andrew Ethridge for Annexation with Plan of Services, Comprehensive Plan amendment and rezoning to high density residential with Preliminary Planned Unit Development Master Plan approval of 981 units at 6150 Trotwood Avenue being Tax Map 112 Parcels [2.03](#), [9](#), [10.01](#) and [10.07](#).

Documents:

[22-0069\\_APPLICATION WITH ALL SIGNATURES\\_0502.PDF](#)  
[22-0069\\_SUBMITTAL LETTER\\_0404.PDF](#)  
[22-0069\\_LEGAL DESCRIPTIONS ALL\\_0321.PDF](#)  
[22-0069\\_PRELIMINARY PUD PLANS\\_0404.PDF](#)  
[22-0069\\_TRAFFIC IMPACT STUDY\\_0321.PDF](#)  
[22-0069\\_SEWER AVAILABILITY\\_0321.PDF](#)  
[22-0069\\_WATER AVAILABILITY\\_0321.PDF](#)

8. 22-0079 - Pewitt Place PUD - Annexation, Plan Of Services, Rezoning To High Density

Residential With Preliminary PUD Master Plan

Request from T-Square Engineering for Annexation with Plan of Services for portions of Tax Map 90 Parcels [12](#) and [13](#) off Bear Creek Pike with rezoning of all to RM1-PUD with Preliminary PUD Master plan approval.

Documents:

[22-0079\\_APPLICATION\\_0418 \(2\).PDF](#)  
[22-0079\\_LEGAL DESCRIPTION PARCEL 12\\_0321.PDF](#)  
[22-0079\\_LEGAL DESCRIPTION PARCEL 13\\_0321.PDF](#)  
[22-0079\\_PEWETT PLACE PUD MASTER PLAN\\_0418.PDF](#)  
[22-0079\\_COMPREHENSIVE PLAN MAP\\_0321.PDF](#)  
[22-0079\\_SINGLE FAMILY ELEVATIONS\\_0418.PDF](#)  
[22-0079\\_TOWNHOME ELEVATIONS\\_0418.PDF](#)  
[22-0079\\_WW AVAILABILITY\\_0418.PDF](#)  
[22-0079\\_CPWS AVAILABILITY\\_0418.PDF](#)  
[22-0079\\_TIS\\_0418.PDF](#)  
[22-0079\\_ALTA SURVEY\\_110821.PDF](#)  
[22-0079\\_HYDROLOGIC AND SPECIES REPORT\\_110821.PDF](#)

9. 22-0103 - Martin Drive - Annexation, Plan Of Services, And Rezoning

Request from Wade Kincaid for Annexation and Plan of Services with rezoning to R-6 (Medium High Density) of Tax Map 90 Parcel [29.02](#) and a portion of [29.00](#) off Martin Drive.

Documents:

[22-0103\\_APPLICATION\\_0418.PDF](#)  
[22-0103\\_ANNEXATION PERMISSION\\_0418.PDF](#)  
[22-0103\\_LEGAL DESCRIPTION PARCEL 29\\_0418.PDF](#)  
[22-0103-LEGAL DESCRIPTION PARCEL 29.02\\_0418.PDF](#)  
[22-0103\\_2001 SURVEY PLAT\\_0418.PDF](#)  
[22-0103\\_CONCEPT\\_0418.PDF](#)

10. 22-0105 - 1887 Nashville Highway - Annexation, Plan Of Services, Zoning And Master Planned Unit Development

Request from Denton Floyd Real Estate for Annexation with a Plan of Services and Rezoning to a high density residential Master Planned Unit Development consisting of 308 multi-family units at [1887 NASHVILLE HIGHWAY](#), being a 38 acre portion of the property.

Documents:

[22-0105\\_APPLICATION\\_0418.PDF](#)  
[22-0105\\_ANNEXATION PERMISSION FORM\\_0418.PDF](#)  
[22-0105\\_LEGAL DESCRIPTION\\_0418.PDF](#)  
[22-0105\\_BOUNDARY SURVEY\\_0418.PDF](#)  
[22-0105\\_PUDMASTERPLAN\\_0418.PDF](#)  
[22-0105\\_TIS MEMO\\_0418.PDF](#)  
[22-0105\\_TRAFFIC IMPROVEMENT STUDY\\_0418.PDF](#)  
[22-0105\\_CLUBHOUSE ILLUSTRATION\\_0418.JPG](#)  
[20220216\\_CLUBHOUSE POOL ILLUSTRATION\\_0418.JPG](#)  
[22-0105\\_ELEVATION A\\_0418.PDF](#)

[22-0105\\_ELEVATION B\\_0418.PDF](#)

11. 22-0112 - Trotwood Avenue And Foster Lane - Annexation, Plan Of Services And Rezoning To Single Family Low Density Residential

Request from Crunk Engineering for Annexation with Plan of Services for portions of properties off Trotwood Avenue and Foster Lane with rezoning of all to RS-10 at Tax Map 112 Parcels [18](#), [18.03](#) and 18.04.

Documents:

[22-0112\\_APPLICATION ROGERS\\_0415.PDF](#)

[22-0112\\_APPLICATION GORE\\_0415.PDF](#)

[22-0112\\_ANNEXATION PERMISSION GORE\\_0415.PDF](#)

[22-0112\\_ANNEXATION PERMISSION ROGERS\\_0415.PDF](#)

[22-0112\\_LEGAL DESCRIPTION DEEDS\\_0418.PDF](#)

[22-0112\\_CONCEPT PLAN\\_0328.PDF](#)