



AGENDA

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](#)