



AGENDA

The Columbia Municipal Planning Commission will meet on June 1, 2022 for Study Session and June 8, 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:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct
4. Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.
5. Approval Of Minutes

Documents:

[cmpe_20220511 Minutes Draft.docx](#)

6. Review of Bonds and Letters of Credit

Documents:

[June_LOC.pdf](#)

II. Consent

1. 22-0066 – Morgan Meadows Phase 2 – Final Plat
Request from Allen O'Leary for approval of a Final Plat with surety in the amount of \$135,000 for Morgan Meadows Phase 2, located at [Tax Map 112 Parcel 6](#).

22-0066 – Current Submittal and Staff Report

Documents:

[22-0066_Staff Report_05242022.pdf](#)

22-0066 - Supporting Documents

Documents:

22-0066_Application - Signed.pdf
22-0066_Development Agreement_Morgan Meadows Phase 2.pdf
22-0066_Final Plat_ Morgan Meadows Phase 2.pdf
22-0066_Technical Comments_05122022.pdf
22-0066_Responses to Technical Comments_05162022.pdf
22-0066_MorganMeadowsPh2_map.jpg

2. 22-0098 - Final Plat For Ridge At Carters Station 1B

Request from T-Square Engineering for approval of a Final Plat with surety in the amount of \$260,000 for Phase 1B of Ridge at Carter's Station, being TAX MAP 42 PARCEL 3.13.

22-0098 – Current Submittal And Staff Report

Documents:

22-0098_Staff Report.pdf
22-0098 Ridge at Carters Station Phase 1B Final Plat_05162022.pdf

22-0098 – Supporting Documents

Documents:

22-0098_Application.pdf
22-0098_Final Plat_04182022.pdf
22-0098_Technical Comments.pdf
22-0098_Responses to Technical Comments_05162022.pdf
22-0098 Open Space Exhibit.pdf
22-0098_Fire Flow Results_05162022.pdf
22-0098 Long Term Maintenance Plan_05162022.pdf
22-0098 Developers Agreement_05162022.pdf

III. Discussion

1. 22-0029 - Tom J Hitch - Annexation and Rezoning

THE APPLICANT HAS WITHDRAWN THIS ITEM

Request from David Slocum, P.E. for annexation with a plan of services of a portion of Tax Map 90 Parcel 30 consisting of approximately 188 acres with rezoning of approximately 183 acres to RS-6 and 5 acres to GCS.

2. 22-0076 – Fieldstone Farms Section 5 – Preliminary Plat

Request from Chapdelaine and Associates for approval of a Preliminary Plat for Fieldstone Farms Section 5 located at Tax Map 88 Parcel 70.01.

22-0076 – Current Submittal And Staff Report

Documents:

22-0276_Staff Report.pdf
22-0276_Staff Report_Addendum.pdf
22-0076_Fieldstone Farms Preliminary Plat
Revised_05162022.pdf

22-0076 – Supporting Documents

Documents:

22-0076_Preliminary Plat_04182022.pdf
22-0076_Fieldstone Farms Master Subdivision_04182022.pdf
22-0076_Technical Comments.pdf
22-0076_Response to Technical Comments_04182022.pdf
22-0076_Fire Flow 1_04182022.pdf
22-0076_Fire FLOW 2_04182022.pdf
22-0076_Fieldstone Farms Section 5 Preliminary
Plat_04182022.pdf
22-0076_Fieldstone Farms Section 5 TOPO_05162022.pdf
22-0076_zonemap_0420.jpg

3. 22-0078 – Big Bear Bluffs – Comprehensive Plan Amendment, Annexation and Rezoning with Preliminary PUD Master Plan

THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM

Request from Greg Gamble, for:

- Comprehensive Plan Amendment to change the future land use designation from Suburban Neighborhood to Suburban Corridor for 68.5 acres;
- Annexation of approximately 413 acres; and
- Rezoning with approval of a mixed-use Preliminary PUD Master Plan for:
 - 76.35 acres RM1-PUD with limited commercial/office uses; and
 - 343.43 acres R-6-PUD,

being Tax Map 90 Parcels 16 and 12.01.

4. 22-0077 – Rock Spring Road – Comprehensive Plan Amendment, Annexation and Rezoning

Request from Scotty Bernick for annexation with Plan of Services of approximately 106 acres being Tax Map 92 Parcels 11.01 and 11.02 with rezoning to RS-10 Single Family Low Density Residential. The applicant also requests to amend Connect Columbia to remove the subject parcel from the Interstate Gateway Special District.

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

22-0077 – Current Submittal And Staff Report

Documents:

[22-0077_Concept Plan_04182022.pdf](#)
[22-0077_Staff Report.pdf](#)

22-0077 – Supporting Documents

Documents:

[22-0077_Application_Rock Springs Road II Annex and Rezone.pdf](#)
[22-0077_Legal Description Parcel 11.01__Rock Springs Road II Annex and Rezone.pdf](#)
[22-0077_Legal Description Parcel 11.02_Rock Springs Road II Annex and Rezone.pdf](#)
[22-0077_Concept Plan_Rock Springs Road II Annex and Rezone.pdf](#)
[22-0077_Technical Comments.pdf](#)
[22-0077 Response to Technical Comments.pdf](#)
[22-0077 2022.04.18 - Rock Springs II Application COMPLETE.pdf](#)
[22-0077_Annexation Request - Connelly Property.pdf](#)
[22-0077_Annexation Request - Blair Property.pdf](#)
[22-0077 Fire POS.pdf](#)
[22-0077_compmap_0420.jpg](#)
[22-0077_zonemap_0420.jpg](#)

5. 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.

22-0079 – Current Submittal and Staff Report

Documents:

[22-0079_Staff Report Pewitt Place PUD.pdf](#)
[22-0079 Pewitt Place Preliminary Master Development Plan_05162022.pdf](#)

22-0079 - Supporting Documents

Documents:

[22-0079_Application_0418.pdf](#)
[22-0079_PreliminaryMasterPlan_0418.pdf](#)
[22-0079_TIS_0418.pdf](#)
[22-0079_WW Availability_0418.pdf](#)
[22-0079_CPWS Availability_0418.pdf](#)
[22-0079_Townhome Elevations_04182022.pdf](#)
[22-0079_Single Family Elevations_0418.pdf](#)
[22-0079_Deed Parcel 13_0321.pdf](#)

22-0079_Legal Description Parcel 13_0321.pdf
22-0079_Deed Parcel 12_0321.pdf
22-0079_Legal Description Parcel 12_0321.pdf
22-0079_Technical Comments_05102022.pdf
22-0079 Pewett Place PUD Comment Response
Memo_05162022.pdf
22-0079 Pewett Place PUD Variance Letter_05162022.pdf
22-0079 Pewett Place Single Family Elevation_05162022.jpg
22-0079 Pewett Place 6 Plex Elevations_05162022.jpg
22-0079_compmap_0518.jpg
22-0079_zonemap_0518.jpg

6. 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.

22-0100 – Current Submittal And Staff Report

Documents:

22-0100 Staff Report Theta Pike Estate Preliminary.pdf
22-0100 Preliminary Plat_05162022.pdf

22-0100 - Supporting Documents

Documents:

22-0100_application_0418.pdf
22-0100_Preliminary Plat_0418.pdf
22-0100_Illustrative Layout_0418.pdf
22-0100_Traffic Impact Study_0418.pdf
22-0100_Geotechnical Report_0418.pdf
22-0100_Technical Comments_05102022.pdf
22-0100_Site Observation Letter_05162022.pdf

7. 22-0101 - 1451 Lasea Road - Lasea Road Townhomes Planned Unit Development

Request from Joseph Ahler for approval of a Planned Unit Development with Preliminary Master Plan consisting of 198 townhome units located at 1451 LASEA ROAD and Bear Creek Pike.

22-0101 – Current Submittal and Staff Report

Documents:

22-0101_Staff Report Lasea Road Townhomes.pdf
22-0101 Full Set.pdf

22-0101 Supporting Documents

Documents:

22-0101_application_0418.pdf
22-0101_PUDmasterplan_0418.pdf
22-0101_architecturals_0418.pdf

22-0101 Full Set.pdf
22-0101_Deed.pdf
22-0101_Response to Technical Comments.pdf
22-0101_Mail Kiosk Detail_05162022.pdf
22-0101_View of Site_05162022.pdf
22-0101_Preliminary PUD Checklist_05162022.pdf
22-0101_Fireflow_05162022.pdf
22-0101_Townhome Renderings_05162022.pdf
22-0101_zonemap_0518.jpg

8. 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.

22-0103 – Current Submittal and Staff Report

Documents:

22-0103_Staff Report.pdf
22-0103_Concept_0418.pdf

22-0103 - Supporting Documents

Documents:

22-0103_Application_0418.pdf
22-0103_Annexation permission_0418.pdf
22-0103_2001 Survey Plat_0418.pdf
22-0103_Concept_0418.pdf
22-0103_Legal description parcel 29_0418.pdf
22-0103-Legal description parcel 29.02_0418.pdf
22-0103_zonemap_0518.jpg
22-0103_Technical Comments_05102022.pdf

9. 22-0106 - 2504-2524 Nashville Highway - McClure Farms Final Planned Unit Development Master Plan

THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM

Request from Clint Camp for final PUD Master plan approval of McClure Farms consisting of 431 units at 2504 and 2524 Nashville Highway.

10. 22-0107 - 2504 Nashville Highway - McClure Farms Phase 1 Preliminary Plat

THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM

Request from Adam Bledsoe for approval of a Preliminary Plat for Phase 1 of McClure Farms consisting of 70 lots at 2504 NASHVILLE HIGHWAY.

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.

22-0112 – Current Submittal and Staff Report

Documents:

22-0112 Staff Report Trotwood Ave Annexation.pdf
22-0112 Concept Plan_05162022.pdf

22-0112 - Supporting Documents

Documents:

22-0112_Application Gore_04182022.pdf
22-0112_Application Rogers_04182022.pdf
22-0112_Concept Plan_04182022.pdf
22-0112_Annexation permission Gore_04182022.pdf
22-0112_Annexation permission Rogers_04182022.pdf
22-0112_Legal Description Deeds_04182022.pdf
22-0112_Technical Comments_05102022.pdf
22-0112_Response to Technical Comments_05162022.pdf
22-0112_zonemap_05182022.jpg
22-0112_compmap_051822.jpg

IV. Other Business

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.