



## AGENDA

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**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**THE APPLICANT HAS WITHDRAWN THIS ITEM**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

**THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING**

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.

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

**THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM**

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.

6. 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\_Peliminary PUD Checklist\_05162022.pdf  
22-0101\_Fireflow\_05162022.pdf  
22-0101\_Townhome Renderings\_05162022.pdf  
22-0101\_zonemap\_0518.jpg

7. 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

8. 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.

9. 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.

10. 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

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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.