



AGENDA

The Columbia Planning Commission Development Review Committee (Technical) will meet on Tuesday, August 9, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:

I. Items For Review

1. 22-0182 - Heritage Green - Preliminary Plat

Request from Lynn Ealey for Preliminary Plat approval of 185 lots in Heritage Green at [626 BAKER ROAD](#).

Documents:

[22-0182_APP_0621.PDF](#)
[22-0182_CHECKLIST.PDF](#)
[22-0182_HERITAGE GREEN PRELIMINARY PLAT_0621.PDF](#)

2. 22-0219 - Marlon's Creek Subdivision - Preliminary Plat

Request from Jennifer Speich for Preliminary Plat approval of 157 lots in Marlon's Creek Subdivision located at [1686 LASEA ROAD](#).

Documents:

[22-0219_APP_0718.PDF](#)
[21_0718 MARLONS CREEK PP INITIAL SUBMITTAL COVER LETTER.PDF](#)
[22-0219_SUBMITTAL LETTER_0718.PDF](#)
[22-0219_CHECKLIST_0718.PDF](#)
[22-0219_PRELIM PLAT_0718.PDF](#)
[21-0282 ALTA TOPO-ALTA 24X36 \(1 OF 2\).PDF](#)
[21-0282 ALTA TOPO-ALTA 24X36 \(2 OF 2\).PDF](#)

3. 22-0202 - Rutherford Subdivision - Preliminary Plat

Request from McNeely Civil Engineering for Preliminary Plat approval of 124 lots off Rutherford Lane at [TAX MAP 112 PARCEL 3.06](#).

Documents:

[RUTHERFORD PRELIMINARY PLAT APPLICATION.PDF](#)
[RUTHERFORD SUBDIVISION RS10 PREL PLAT.PDF](#)

RUTHERFORD WATER AVAILABILITY LETTER.PDF
RUTHERFORD - TRAFFIC IMPACT STUDY.PDF

4. 22-0204 - Honey Farm - PUD Revision

Request from Bridgette Ganter for revision to the Honey Farm PUD Master Plan located at [2248 NASHVILLE HIGHWAY](#) and Honey Farm Way.

Documents:

HONEY FARM -PLANNING COMMISSION APPLICATION 7-13-22.PDF
22-0204 OWNERS SIGNATURES STATEMENT.PDF
HONEY FARM VARIANCE REQUEST.PDF
HONEY FARM (STORPLACE) - SITE PLAN.PDF
HONEY FARM SURVEY.PDF
HONEY FARM CPWS.PDF
HONEY FARM (STORPLACE) - UTILITY PLAN.PDF
HONEY FARM (STORPLACE) - LANDSCAPE PLAN.PDF
HONEY FARM (STORPLACE) - LANDSCAPE RENDERING.PDF
HONEY FARM - COLORED ELEVATIONS - 07-13-2022.PDF

5. 22-0206 - The Crossings - Site Development Plan Revision

Request from Joshua Henrick for a revision to The Crossings site development plan located off Kathryn Ct. [HTTPS://ARCG.IS/JSGKR](https://arCG.is/jsgkr)

Documents:

22-0206_APP_0718.PDF
22-0206_THE CROSSINGS - LANDSCAPE PLAN 071822.PDF

6. 22-0212 - The Ridge Phase 2 - Final Plat

Request from T-Square Engineering for final plat approval with a Letter of Credit of 80 lots in Phase 2 of The Ridge at Carter's Station Subdivision off [FERNWOOD LANE](#).

Documents:

22-0212_APP_0718.PDF
22-0212_PLAT_0718.PDF
22-0212_DEVELOPMENT AGREEMENT_0718.PDF
22-0212_HYDRANT_FLUSH_LY33RFASY3YGGJ5SC_0718.PDF
22-0212_HYDRANT_FLUSH_XXAXSXMSY3YY0KPB_0718.PDF
22-0212_STORMWATER AGREEMENT_0718.PDF

7. 22-0214 - Ridgeview Oaks Ph 1 - Final Plat

Request from SEC, Inc for final plat approval of 49 lots in Phase 1 of Ridgeview Oaks Subdivision off [TOM SHARP ROAD](#).

Documents:

22-0214_APP_0718.PDF
22-0214_RIDGEVIEW OAKS PHASE PH 1 PLAT_0718.PDF

8. 22-0216 - Bear Creek Overlook Ph 1 - Final Plat

Request from Martin Engineering and Surveying for final plat approval of 30 lots in Bear Creek Overlook off [BEAR CREEK PIKE](#).

Documents:

[22-0216_APP_0718.PDF](#)
[22-0216_FINAL-PLAT_0718.PDF](#)

9. 22-0222 - Drumwright PUD - Phase 1A Final Plat
Request from WES Engineers & Surveyors for final plat approval with a Letter of Credit for Drumwright Phase 1A consisting of 57 single family lots off Drumwright Way.

Documents:

[22-217-222_ZONEMAP.JPG](#)
[22-0222_APP_0718.PDF](#)
[22-0222_FINAL PLAT_0718.PDF](#)
[COLUMBIA LETTER.PDF](#)
[DEVELOPMENT AGREEMENT 06092022.PDF](#)
[R2762-80.PDF](#)

10. 22-0217 - Drumwright Ph 1B TH - Final Plat
Request from WES Engineers and Surveyors for final plat approval with a Letter of Credit of Drumwright PUD Subdivision Phase 1B for 55 townhome lots off [DRUMWRIGHT WAY](#).

Documents:

[22-0217_APP_0718.PDF](#)
[22-0217_LETTER_0718.PDF](#)
[22-0217_FINAL PLAT_0718.PDF](#)
[22-0217_DEVELOPMENT AGREEMENT_0718.PDF](#)
[22-0217_R2762-80_0718.PDF](#)