



## AGENDA

---

**The Columbia Municipal Planning Commission will hold a Study session August 3, 2022 at 4:00 P.M., and a Voting Session on Wednesday August 10, 2022 at 4:00 P.M.. Both sessions will be held in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will 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
6. Review of Bonds and Letters of Credit

### II. Consent

1. 22-0136 - Homestead At Carter's Station Section 5 Phase 2B - Final Plat Request from T-Square Engineering for final plat approval of Homestead at Carter's Station 5.2B consisting of 38 lots off CHAPLINS TRACE.

22-0136 - Current Submittal and Staff Report

Documents:

[22-0136\\_Staff Report Homestead\\_Carters Station Final Plat 5.2.B.pdf](#)  
[22-0136\\_plat\\_0621.pdf](#)

22-0136 - Supporting Documents

Documents:

[22-0136\\_app\\_0516.pdf](#)

22-0136\_stormwater agreement\_0516.pdf  
22-0136\_fnal plat\_0516.pdf  
22-0136 Technical Comments.pdf  
22-0136\_Comment Response\_0621.pdf  
22-0136\_Developers Agreement\_0621.pdf  
22-0136\_fireflow\_0621.pdf  
22-0136\_zonemap\_0614.jpg

2. 22-0177 Quail Run Meadows Phase 2

Request from T-Square Engineering for final plat approval of Quail Run Meadows  
Phase 2 final plat for 34 lots off of [Somersby Trail](#).

22-0177 Current Submittal and Staff Report

Documents:

22-0177\_Final Plat\_0718.pdf

22-0177 - Supporting Documents

Documents:

22-0177\_app\_0621.pdf  
22-0177\_Technical Comments (1)\_0715.pdf  
22-0177\_Technical Comments.pdf  
22-0177\_Comment Response 20220718.docx  
22-0177\_Development Agreement\_0718.pdf  
22-0177\_Hydrant Coverage Exhibit\_0718.pdf  
22-0177\_Hydrant Flow Report\_0718.pdf  
22-0177\_plat\_0621.pdf

3. 22-0168 - MSC Apartments Columbia - Final Plat

Request from CSDG for a consolidation final plat approval of MSC Apartments  
- Columbia at [2741 Carters Creek Station Road](#).

22-0168 - Current Submittal and Staff Report

Documents:

22-0168\_Resubmittal Letter.pdf  
22-0168\_PLAT\_0715.pdf

22-0168 - Supporting Documents

Documents:

22-0168\_Technical Comments.pdf  
22-0168\_app\_0621.pdf  
22-0168\_submittal letter\_0621.pdf  
22-0168\_plat\_0621.pdf

III. Discussion Items

1. 22-0069 - 6150 Trotwood Avenue (at Old Zion) - Annexation, Plan Of Services, Comprehensive Plan Amendment, Rezoning, Preliminary PUD Master Plan  
Request from Andrew Ethridge for:

- Comprehensive plan amendment to change the future land use designation from Suburban Neighborhood to Suburban Corridor for approximately 405.5 acres;
- Annexation of approximately 405.5 acres with a plan of services; and
- Rezoning with approval of a residential Preliminary PUD Master Plan for:
  - 338.2 acres RS-6 PUD; and
  - 77.5 acres RM-1 PUD,

being [TAX MAP 112 PARCELS 2.03, 9, 10.01, AND 10.07](#) off Trotwood Avenue.

22-0069 - Current Submittal and Staff Report

Documents:

- [22-0069\\_2022.07.27 - Preliminary PUD Plans - Site Sheets.pdf](#)
- [22-0069\\_2022.07.27 - Preliminary PUD Plans - Exhibits.pdf](#)

22-0069 - Supporting Documents

Documents:

- [22-0069\\_Application with all signatures\\_0502.pdf](#)
- [22-0069\\_Submittal letter\\_0321.pdf](#)
- [Old Zion llc- Annexation-Rezone Letter.pdf](#)
- [22-0069n\\_Alta Survey Sheets\\_0520.pdf](#)
- [22-0069\\_PUD Checklist\\_0621.pdf](#)
- [22-0069\\_Preliminary PUD Plan Site Sheets\\_0621.pdf](#)
- [22-0069\\_PUD Plan Exhibit Sheets\\_0621.pdf](#)
- [Old Zion\\_Preliminary PUD Site Sheets\\_0520.pdf](#)
- [22-0069\\_Preliminary PUD Exhibits\\_0520.pdf](#)
- [22-0069\\_Preliminary PUD Master Plan\\_0401.pdf](#)
- [22-0069\\_TIS Concurrence Letter\\_0621.pdf](#)
- [22-0069\\_Traffic Impact Study\\_0621.pdf](#)
- [22-0069\\_Traffic Impact Study\\_0321.pdf](#)
- [22-0069\\_TIS MOU\\_0318.pdf](#)
- [22-0069\\_Regulatory Constraints Analysis - BDY.pdf](#)
- [22-0069\\_CPWS Water Availability Letter\\_071122.pdf](#)
- [22-0069\\_Water Availability\\_0321.pdf](#)
- [22-0069\\_Sewer Availability\\_0321.pdf](#)
- [22-0069\\_Utility Plan\\_0404.pdf](#)
- [22-0069\\_Tech ReviewRESPONSES\\_0621.pdf](#)
- [22-0069 Technical Comments.pdf](#)
- [22-0069 Public Works Technical Comments.pdf](#)
- [22-0069 POS 6150 Trotwood Avenue 07-13-2022.doc](#)
- [22-0069 Fire POS.pdf](#)
- [22-0069\\_Annexation permission RIDLEY - COLEMORE Parcel 2.03\\_0321.pdf](#)
- [22-0069\\_Annexation permission DOUBAL Parcel 9\\_0317.pdf](#)
- [22-0069\\_Annexation permission INGRAM Parcels 10.01 and 10.07\\_0316.pdf](#)
- [22-0069\\_Parcel 10.07 Annexation\\_0621.pdf](#)
- [22-0069\\_Parcel 10.01 Annexation\\_0621.pdf](#)
- [22-0069\\_Parcel 9.0 Annexation\\_0621.pdf](#)
- [22-0069\\_Legal Descriptions all \\_0321.pdf](#)
- [22-0069\\_Legal Description AREA 2 \\_0405.pdf](#)
- [22-0069-Legal Area 2\\_0405.pdf](#)
- [AREA 2 Desription - RM1 Base zone.pdf](#)
- [22-0069\\_AREA 1 Description - RS6 Base zone.pdf](#)

22-0069\_Legal Area 1\_0405.pdf  
22-0069\_Legal Description AREA 1\_0405.pdf  
22-0069\_Legal Area 3\_0405.pdf  
22-0069\_Legal Description AREA 3\_0405.pdf  
AREA 3 Description - RM1 Base zone.pdf  
22-0069\_Parcel 2.03 North Portion\_0621.pdf  
22-0069\_Parcel 2.03 South Portion\_0621.pdf  
22-0069\_compmap\_0614.jpg  
22-0069\_zonemap\_0614.jpg

#### 22-0069 - Comments Received

##### Documents:

[Highway Scanner\\_20220624\\_074830.pdf](#)

#### 2. 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.

#### 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 2022.04.18 - Rock Springs II Application COMPLETE.pdf](#)  
[2022.03.21 - Rock Springs II Submittal Ltr.pdf](#)  
[22-0077\\_Concept Plan\\_Rock Springs Road II Annex and Rezone.pdf](#)  
[22-0077\\_MCHD Request for Annexation Letter\\_061322.pdf](#)  
[22-0077 Response to Technical Comments.pdf](#)  
[22-0077\\_Technical Comments.pdf](#)  
[22-0077\\_Annexation Request - Connelly Property.pdf](#)  
[22-0077\\_Annexation Request - Blair Property.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 POS Rock Springs Road.pdf](#)  
[22-0077 Fire POS.pdf](#)  
[22-0077\\_CPWS - Rock Springs Parcel 1102 - Water Availability Letter - 060722.pdf](#)  
[21-0077\\_CPWS - Bear Springs - Water Availability Letter - 060722.pdf](#)

[22-0077\\_compmap\\_0420.jpg](#)  
[22-0077\\_zonemap\\_0420.jpg](#)

3. 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 208 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\\_Theta Pike - Site Improvement Plans \(7-18-2022\).pdf](#)

22-0100 - Supporting Documents

Documents:

[22-0100\\_application\\_0418.pdf](#)  
[22-0100\\_Site Improvement Plans\\_0621.pdf](#)  
[22-0100 Preliminary Plat\\_05162022.pdf](#)  
[22-0100\\_Preliminary Plat\\_0418.pdf](#)  
[22-0100\\_Illustrative Layout\\_0418.pdf](#)  
[22-0100\\_Landmark Letter to City of Columbia -- Prelim Plat Re-Submittal \(7-18-2022\).pdf](#)  
[22-0100\\_Technical Comments.pdf](#)  
[22-0100\\_Technical Comments\\_05102022.pdf](#)  
[22-0100\\_TIS MOU\\_0418.pdf](#)  
[22-0100\\_Traffic Impact Study\\_0418.pdf](#)  
[22-0100\\_Theta Pike Estates - Pre, Post-Development Analysis\\_0621.pdf](#)  
[22-0100\\_Theta Pike - Site Improvement Plans \(7-18-2022\).pdf](#)  
[22-0100\\_Geotechnical Report\\_0418.pdf](#)  
[22-0100\\_soil report\\_621.pdf](#)  
[22-0100\\_Site Observation Letter\\_05162022.pdf](#)  
[22-0100\\_Minimum Pressure at Fireflow\\_0718.pdf](#)  
[22-0100\\_Water Availability Review Theta.pdf](#)  
[22-0100\\_Water Availability Letter\\_0718.pdf](#)

4. 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](#).

22-0102 – Current Submittal And Staff Report

Documents:

[22-0102\\_Staff Report\\_Sunnyside.Trotwood PUD.pdf](#)  
[21583 Fast Stop Markets 7-14-22-M-1 Master Development Plan.pdf](#)

22-0102 - Supporting Documents

Documents:

22-0102\_application\_0418.pdf  
22-0102\_Preliminary PUD Master Development Plan  
Checklist\_06212022.pdf  
22-0102\_Fast Stop Trotwood Master Development  
Plan\_06212022.pdf  
22-0102\_Master Development Plan\_0418.pdf  
22-0102\_Fast Stop Markets - Sunnyside PUD Master  
Resubmittal Transmittal\_06212022.pdf  
22-0102\_Response to Technical Comments\_06212022.pdf  
22-0102\_Technical Comments.pdf  
22-0102\_Trotwood Fast StopTIS\_Review Memo.pdf  
22-0102\_TrafficImpactStudy\_06212022.pdf  
22-0102\_Sunnyside\_HD\_Report\_06212022.pdf  
Sunnyside\_HD\_Grow\_Maury .pdf  
21583 - Fast Stop Markets - Sunnyside Architecture.pdf  
22-0102\_Architecture\_0418.pdf  
21583 - Fast Stop Markets - Sunnyside - Property  
Descriptions REZONE.pdf  
22-0102\_Legal Description Tracts 1-3\_0418.pdf  
BK R1668 PG 524.pdf  
22-0102\_compmap\_0614.jpg  
22-0102\_zonemap\_0614.jpg

5. 22-0126 - Legacy At Highland Estates - Site Development Plan  
Request from Civil Design Consultants, LLC for site plan approval of The Legacy  
at Highland Estates located off Willis Way and PORTER CIRCLE.

22-0126 - Current Submittal and Staff Report

Documents:

22-0126\_Staff Report Legacy at Highlands Site Plan.pdf  
22-0126\_LEGACY AT HIGHLAND ESTATES 7-18-2022  
RESUBMITTAL.pdf

22-0126 - Supporting Documents

Documents:

22-0126\_app\_0516.pdf  
22-0126\_Transmittal Letter 7-18-22.pdf  
22-0126\_RESUBMITTAL LEGACIES AT HIGHLAND  
ESTATES\_06212022.pdf  
22-0126\_site plan\_0516.pdf  
22-0126\_ARCH-Layout1\_06212022.pdf  
22-0126\_arch\_0516.pdf  
22-0126\_Response to Technical Comments\_06212022.pdf  
22-0126 Technical Comments.pdf  
22-0126\_dentention report\_0516.pdf  
22-0126\_zonemap\_0705.jpg

6. 22-0133 - Hampshire Pike Mixed Use - Multifamily Site Development Plan  
Request from Kimley Horn for Hampshire Pike Mixed Use multifamily site  
development plan approval of 360 units off HAMPSHIRE PIKE.

THE APPLICANT HAS REQUESTED A DEFERRAL.

7. 22-0134 - CORE Spaces - Preliminary PUD Master Plan, Rezoning  
Request from Kimley Horn for preliminary PUD master plan approval with rezoning from RS-40 (Low Density) to RM1-PUD (High Density Planned Unit Development) for 342 units located at [1647 Old Highway 99](#).

THE APPLICANT HAS REQUESTED A DEFERRAL.

8. 22-0135 - Greens Mill Steadfast PUD - Preliminary PUD Master Plan, Rezoning  
Request from Kimley-Horn for rezoning with approval of a Preliminary PUD Master Plan from RS-40 (Low Density Residential) and GCS (General Commercial Services) to mixed use Planned Unit Development consisting of 223 residential units and retail space being [TAX MAP 51 PARCELS 19, 20 AND 20.01](#) located at the intersection of Nashville Highway and Greens Mill Road.

22-0135 - Current Submittal and Staff Report

Documents:

[22-0135\\_Staff Report\\_Greens Mill Steadfast.docx](#)  
[22-0135\\_Prelim PUD Plan - Greens Mill MF PUD\\_06212022.pdf](#)

22-0135 - Supporting Documents

Documents:

[22-0135\\_app\\_0516.pdf](#)  
[22-0135\\_PUD checklist\\_0516.pdf](#)  
[22-0135\\_Project Narrative\\_Greens Mill MF PUD\\_06212022.pdf](#)  
[22-0135\\_Project Narrative\\_0516.pdf](#)  
[22-0135\\_Prelim PUD Plan\\_0516.pdf](#)  
[22-0135\\_LANDSCAPE PLAN - TYPICAL BUILDING PLANTING DESIGN\\_0622.pdf](#)  
[22-0135\\_Utility Availability Letters\\_0516.pdf](#)  
[22-0135\\_Comment Response Letter\\_Greens Mill MF PUD\\_06212022.pdf](#)  
[22-0135\\_Technical Comments.pdf](#)  
[22-0135\\_TIA and MOU\\_0516.pdf](#)  
[22-0135\\_TIS\\_Greens Mill MF PUD\\_06212022.pdf](#)  
[22-0135\\_Legal Description\\_Greens Mill MF PUD\\_06212022.pdf](#)  
[22-0135\\_compmap\\_0614.jpg](#)  
[22-0135\\_zonemap\\_0614.jpg](#)

9. 22-0161 - Dabbs Subdivision - Preliminary Plat  
Request from TKC Engineering and Architecture LLC for preliminary plat approval for alternative cluster development of Dabbs Subdivision at [Tax Map 93 Parcel 3 and Tax Map 72 Parcel 65](#) located off Bear Creek Pike and consisting of 428 lots.

22-0161 - Current Submittal and Staff Report

Documents:

22-0161\_Staff Report RS-10 Cluster Preliminary.docx  
22-0161\_Preliminary Plat\_0621.pdf

22-0161 - Supporting Documents

Documents:

22-0161\_Application\_0621.pdf  
22-0161\_Submittal Letter\_0621.pdf  
22-0161\_Project Letter\_0161.pdf  
22-0161\_Checklist\_0621.pdf  
22-0161\_Comment Responses\_0621.pdf  
22-0161\_Technical Comments.pdf  
22-0161\_Fire Marshall Letter\_0621.pdf  
22-0161\_Water Availability\_0621.pdf  
22-0161\_WW Letter\_0621.pdf  
22-0161\_Survey\_0621.pdf

10. 22-0162/22-0164 - 914 E. End Street - Preliminary & Final Plat  
Request from WES Engineers & Surveyors for preliminary and final plat approval  
for [914 E. End Street](#) consisting of three lots.

22-0162/22-0164 - Current Submittal and Staff Report

Documents:

22-0162\_EAST END FINAL PLAT 07-18-22.pdf  
22-0162\_EAST END PRELIMINARY PLAT 07-18-22.pdf

22-0162/22-0164 - Supporting Documents

Documents:

22-0162\_Prelim Application\_0608.pdf  
22-0164\_Final Application\_0608.pdf  
22-0162\_Columbia Letter.pdf  
22-0162\_914 E END STREET FIRE FLOW LETTER.pdf  
22-0162\_Technical Comments.pdf  
22-164\_Technical Comments.pdf  
22-0162\_Warranty Deed R2832-950\_0608.pdf  
R2832-950.pdf  
22-0162\_Preliminary Plat\_0608.pdf  
22-0164\_Final Plat\_0608.pdf

11. 22-0167 - 1101 Nashville Highway - Extension of Right-of-Way, Preliminary Plat  
Request from Mark Sawyer for preliminary plat approval with extension of right-  
of-way at [1101 Nashville Highway](#) consisting of one lot.

22-0167 - Current Submittal and Staff Report

Documents:

22-0167\_1101 Nashville Hwy Preliminary Plat.pdf

22-0167 - Supporting Documents

Documents:

22-0167\_app\_0621.pdf  
22-0167\_Transmittal Sheet 1101 Nash Hwy LLC.pdf  
22-0167\_Technical Comments.pdf  
22-0167\_plat\_0621.pdf

12. 22-0169 - MSC Apartments Columbia - PUD Revision  
Request from CSDG for MSC Apartments Columbia Planned Unit Development  
revision concerning amenities at [2741 Carters Creek Station Road](#).

22-0169 Current Submittal and Staff Report

Documents:

22-0169\_2022-07-18\_MSC Apartments PUD Revision  
Resubmittal Letter.pdf

22-0169 - Supporting Documents

Documents:

22-0169\_app\_0621.pdf  
22-0169\_submittal letter\_0621.pdf  
22-0169\_Technical Comments.pdf  
22-0169\_site layout c1.00\_0621.pdf  
22-0169\_20-032-01 - C1.00 - Overall Site Layout Plan-  
C1.00.pdf  
22-0169\_zonemap\_0727.jpg

13. 22-0170 - Columbia at I-65 Townhomes - Preliminary Plat  
Request from Martin Engineering & Surveying for preliminary plat approval of  
Columbia at I-65 located off [Harley Davidson Blvd](#) and consisting of 300 units.

22-0170 - Current Submittal and Staff Report

Documents:

22-0170\_Staff Report Preliminary Plat Pumpkin Creek  
Townhomes.docx  
Townhomes at Pumpkin Creek Preliminary Plat.pdf

22-0170 - Supporting Documents

Documents:

22-0170\_app\_0621.pdf  
22-0170\_Response to comments.pdf  
22-0170\_Technical Comments.pdf  
22-0170\_CPWS availability\_0621.pdf  
22-0170\_FireFlow.pdf  
22-0170\_TIS Commitment Letter.pdf  
I-65 Exit 46 Townhomes Preliminary Plat.pdf  
22-0170\_prelim plat\_0621.pdf

14. 22-0171 - 1112 Tom J. Hitch Parkway - Comp Plan Amend, Annexation with Plan  
of Services, Rezoning

Request from David Slocum for a comprehensive plan amendment from Special Area 3 overlay and to Urban Corridor, annexation with a plan of services, and rezoning of 319.51 acres to RS-6 (Single Family Medium High), RM-1 (High Density Residential) and GCS (General Commercial Service) at [Tom J. Hitch Parkway and Iron Bridge Road](#) known as RiverBend, being portions of Tax Map 90 Parcel 30 and Tax Map 99 Parcel 11: 148.41 acres to RS-6; 94.98 acres to RM-1; and, 76.12 acres to GCS.

22-0171 - Current Submittal and Staff Report

Documents:

[22-0171\\_Annexation and Rezoning Map\\_0621.pdf](#)

22-0171 - Supporting Documents

Documents:

[22-0171\\_app\\_0621.pdf](#)  
[2-0171\\_Transmittal Letter\\_0621.docx](#)  
[22-0171 POS 1112 Tom J Hitch Parkway Draft.doc](#)  
[22-0171\\_Tech Review response 2022-07-15.docx](#)  
[22-0171 Technical Meeting Comments.pdf](#)  
[22-0171\\_RiverBendComprehensive Plan Compliance.docx](#)  
[22-0171\\_RiverBendComprehensive Plan Compliance\\_0621.docx](#)  
[22-0171\\_7-18-22 Comp Plan Amendment.pdf](#)  
[22-0171\\_Lewis-Parks Annexation Permission Form\\_0621.pdf](#)  
[22-0171\\_Parks Annexation Authorization Signed\\_0621.pdf](#)  
[22-0171\\_RiverBend Legal Descriptions\\_0621.docx](#)  
[22-0171\\_RiverBend Elevations 3\\_0621.pdf](#)  
[2-0171\\_RiverBend Elevations 2\\_0621.pdf](#)  
[22-0171\\_RiverBend Elevations\\_0621.pdf](#)  
[22-0171\\_compmap\\_0705.jpg](#)  
[22-0171\\_zonemap\\_0705.jpg](#)

15. 22-0172 - Greens Mill Road - Annexation of Right-of-Way  
Request from Colin Aufhammer for annexation of a +/- 300 ft. length portion of right-of-way along [Greens Mill Road](#).

22-0172 - Current Submittal and Staff Report

Documents:

[22-0172\\_ANNEXATION EXHIBIT\\_0621.pdf](#)

22-0172 - Supporting Documents

Documents:

[22-0172\\_MCHD Response - Greens Mill Rd Sewer Exp.pdf](#)  
[22-0172\\_Technical Comments.pdf](#)  
[22-0172\\_Green Mills Legal Description\\_0621.pdf](#)  
[22-0172\\_app\\_0621.pdf](#)

16. 22-0173 - Drumwright PUD Phases 2A-C and 3A-B - Preliminary Plat  
Request from WES Engineers & Surveyors for preliminary plat approval of

Drumwright PUD Phases 2A-C and 3A-B consisting of 126 lots off [Nashville Highway](#).

22-0173 - Current Submittal and Staff Report

Documents:

[22-0173\\_Drumwright-Preliminary Plat.pdf](#)

22-0173 - Supporting Documents

Documents:

[22-0173\\_app\\_0621.pdf](#)  
[22-0173\\_letter\\_0621.pdf](#)  
[22-0173\\_Columbia Letter.pdf](#)  
[22-0173\\_Technical Comments.pdf](#)  
[22-0173\\_Drumwright PUD Phase 2 - 3 - 177 Units.pdf](#)  
[22-0173\\_DRUMWRIGHT PHASE 2 AND 3 HYDRANT EXHIBIT.pdf](#)  
[22-0173\\_Residential Local Street.pdf](#)  
[22-0173\\_CPWS - Drumwright Phase 2-3 - Water Availability Letter - 071122.pdf](#)  
[22-0173\\_prelim plat\\_0621.pdf](#)  
[22-0173\\_216188\\_2021-08-16\\_Rutherford RS6\\_Master Plan.pdf](#)

17. 22-0175 - Drumwright PUD Ph 2D Townhomes - Preliminary Plat  
Request from WES Engineers & Surveyors for preliminary plat approval of [Drumwright](#) Townhomes Phase 2D consisting of 51 lots off Nashville Highway.

22-0175 - Current Submittal and Staff Report

Documents:

[22-0175 - Drumwright - Preliminary Plat Phase 2 TH.pdf](#)

22-0175 - Supporting Documents

Documents:

[22-0174\\_app\\_0621.pdf](#)  
[22-0174\\_letter\\_0621.pdf](#)  
[22-0175\\_comment response letter\\_0718.pdf](#)  
[22-0175\\_Technical Comments.pdf](#)  
[22-0174\\_prelim plat\\_0621.pdf](#)

18. 22-0180 - Fieldstone Farms Section 5 Phase 1 - Preliminary, Final Plat  
Request from Chapdelaine & Associates for preliminary and final plat approval of Fieldstone Farms Section 5 Phase 1 off of [Golden Place](#) consisting of four lots.

THE APPLICANT HAS REQUESTED A DEFERRAL.

19. 22-0181 - Bear Springs Phase 1A-C - Preliminary Plat

Request from Chris Mabery for preliminary plat approval of Bear Springs Phase 1A-C located off [Bear Creek Pike and Rock Springs Road](#) for 65 lots.

22-0181 - Current Submittal and Staff Report

Documents:

[22-0181\\_Staff Report Bear Springs PUD Preliminary.docx](#)  
[22-0181\\_Bear Springs Ph 1 Preliminary Plat\\_07182022.pdf](#)

22-0181 - Supporting Documents

Documents:

[22-0181\\_app\\_0621.pdf](#)  
[22-0181\\_Ph 1 Prelim Plat 2022.06.21.pdf](#)  
[22-0181\\_Richardson.CityofColumbia.response letter\\_07182022.pdf](#)  
[22-0181\\_Technical Comments.pdf](#)  
[22-0181\\_Bear Springs Commitment Letter\\_07182022.pdf](#)  
[22-0181\\_1449 Rock Springs Road-Bear Springs Fire Flow Letter\\_07182022.pdf](#)  
[22-0181\\_CPWS - Bear Springs - Water Availability Letter - 060722\\_07182022.pdf](#)  
[22-0181\\_Deed RB 2797-1063.pdf](#)

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.