



## AGENDA

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**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\_Staff Report\_Quail Run Ph2\_Final Plat\_8-2-22.pdf  
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\_Staff Report\_MSC Aprtments\_Final Plat.pdf  
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 Staff Report\\_Trotwood PUD.docx](#)  
[22-0069 SUmmary\\_of\\_Revisions\\_Trotwood PUD.docx](#)  
[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 Ilc- 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 Description - 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\_Update Theta Pike Estates Preliminary.docx  
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\_Staff Report Updated

Documents:

22-0126\_Staff Report Revised Legacy at Highland  
Estates.docx

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\_Prelim PUD Plan - Greens Mill MF  
PUD\_06212022.pdf  
22-0135\_Staff Report\_Greens Mill Steadfast.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\_Resubmittal\_Plan\_0803.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  
22-0161\_zonemap.jpg  
22-0161\_Preliminary Plat\_0621.pdf  
22-0161\_Resubmittal\_Checklist.pdf  
22-0161\_Resubmittal\_TIS Commitment Letter.pdf  
22-0161\_Resubmittal\_Transmittal Letter.pdf  
22-0161\_Resubmittal\_Water Availability 060922.pdf  
22-0161\_Resubmittal\_Survey.pdf  
22-0161\_Resubmittal\_Submittal Letter.pdf  
22-0161\_Resubmittal\_Project Letter.pdf  
22-0161\_Resubmittal\_Fire Marshall Letter.pdf  
22-0161\_Resubmittal\_Application.pdf  
22-0161\_Resubmittal\_WW Letter.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\_0164\_EastEnd\_Plat\_Staff Report.pdf  
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:

[21-0167\\_PolkPlace\\_RoW\\_Extension\\_Preliminary Plat\\_StaffReport.pdf](#)  
[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\\_Staff Report\\_MSC\\_PUD\\_Revision.pdf](#)  
[22-0169\\_2022-07-18\\_MSC Apartments PUD Revision Resubmittal Letter.pdf](#)  
[22-0169\\_site layout c1.00\\_0621.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\_Staff Report\_TomJHitch\_AN.ZN.pdf  
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\_Green Mills RoW Annex\_8-2-22.pdf  
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\_Staff Report

Documents:

22-0173\_Staff Report Drumwright Phases 2-3.docx

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\_Staff Report

Documents:

[22-0175\\_Staff Report Drumwright PUD 2D\\_Preliminary.docx](#)

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

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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.