



# AGENDA

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**The Columbia Planning Commission Development Review Committee will meet on Tuesday, September 13, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:**

I. Items For Review

1. 22-0235 - Bear Creek Glen Phase 1 - Final Plat

Request from Martin Engineering & Surveying for final plat and Letter of Credit approval of Bear Creek Glen Phase 1 consisting of 25 townhome units off Harley Davidson Blvd.

1.i. 22-0235 Initial Application - 08222022

Documents:

[22-0235\\_\\_FINAL PLAT\\_081022.PDF](#)  
[22-0235\\_APPLICATION\\_08102022.PDF](#)

2. 22-0256 - 1113 Nashville Highway - Preliminary Plat

Request from Allen O'Leary for preliminary plat approval of 1113 Nashville Highway for two lots off Nashville Highway and Pawnee Trail.

2.i. 22-0256 Initial Application - 08222022

Documents:

[22-0256\\_PRELIMINARY PLAT\\_0822.PDF](#)  
[22-0256\\_SUBMITTAL LETTER\\_0822.PDF](#)  
[22-0256\\_APPLICATION\\_0822.PDF](#)

3. 22-0258 - 194 Theta Pike - Site Development Plan

Request from Ross Lucas for site development plan approval at [194 THETA PIKE](#), being an 11.48 acre portion of property.

3.i. 22-0258 Initial Application 08222022

Documents:

22-0258\_CIVIL AND LANDSCAPE PLANS.PDF  
22-0258\_LANDSCAPE ARCHITECTURAL PLANS.PDF  
22-0258\_SITE LIGHTING PLAN.PDF  
22-0258\_AMENITY CENTER ARCHITECTURAL.PDF  
22-0258\_TOWNHOME ARCHITECTURAL.PDF  
22-0258\_APPLICATION.PDF

4. 22-0259 - 200 Oakwood Drive - Rezoning

Request from Greg Gamble for rezoning of 200 Oakwood Drive from CD-3L (Neighborhood Large Lot Character District) to CD-4 (General Urban Character District).

4.i. 22-0259 Initial Application - 08222022

Documents:

22-0259\_APPLICATION\_0822.PDF  
22-0259\_CONCEPT PLAN\_0822.PDF  
22-0259\_HYDRANT ANALYSIS REPORT LOCATION MAP\_0822.PDF  
22-0259\_HYDRANT ANALYSIS REPORT\_0822.PDF  
22-0259\_SUBMITTAL LETTER\_0822.PDF  
22-0259\_WATER AVAILABILITY LETTER\_0822.PDF

5. 22-0264 - Independence At Carter's Station 3.3 - Final Plat

Request from T-Square Engineering for final plat and Letter of Credit approval (\$155,000) of Independence at Carter's Station Section 3.3 consisting of 28 lots off Hearth Hollow Road.

5.i. 22-0264 Initial Application - 08222022

Documents:

22-0264\_SECTION 3.3 FINAL PLAT\_0822.PDF  
22-0264\_DEVELOPMENT AGREEMENT.PDF  
22-0264\_SURETY CALCULATIONS.PDF  
22-0264\_TRANSMITTAL LETTER.DOC  
22-0264\_APPLICATION.PDF

6. 22-0262 - Wynnsong Valley - Annexation, Plan Of Services, And Rezoning

Request from Allison Baldwin for annexation with a Plan of Services of a portion of Tax Map 42 Parcel 13.02 and including the rezoning from CD-2 (Rural Character District)

6.i. 22-0262 Initial Application 08222022

Documents:

22-0262\_BOUNDARY SURVEY.PDF  
22-0262\_ANNEXATION PERMISSION 1.PDF  
22-0262\_ANNEXATION PERMISSION 2.PDF  
22-0262\_ANNEXATION PERMISSION 3.PDF  
22-0262\_PROPERTY DESCRIPTION.PDF  
22-0262\_WASTEWATER WILL SERVE LETTER.PDF  
22-0262\_WATER AVAILABILITY LETTER.PDF  
22-0262\_LETTER OF INTENT\_0822.PDF  
22-0262\_TRANSMITTAL LETTER.DOC

[22-0262\\_APPLICATION\\_0822.PDF](#)

7. 22-0263 - Wynnsong Valley PUD - PUD Revision

Request from Allison Baldwin for a planned unit development revision to what is now known as Wynnsong Valley PUD off Hospitality Drive.

7.i. 22-0263 Initial Application - 08222022

Documents:

[22-0263\\_CONCEPT PLAN\\_0822.PDF](#)

[22-0263\\_LETTER OF INTENT\\_0822.PDF](#)

[22-0263\\_BOUNDARY SURVEY\\_0822.PDF](#)

[22-0263\\_PROPERTY DESCRIPTION\\_0822.PDF](#)

[22-0263\\_WASTEWATER LETTER\\_0822.PDF](#)

[22-0263\\_WATER AVAILABILITY LETTER\\_0822.PDF](#)

[22-0263\\_TRANSMITTAL LETTER\\_0822.DOC](#)

[22-0263\\_APPLICATION\\_0822.PDF](#)