



AGENDA

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. 22-0256/22-0257 - 1113 Nashville Highway - Preliminary Plat/Final 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](#)

2.ii. 22-0257 Initial Application

Documents:

[18560-20 BEAR CREEK-FINAL PLAT 08-22-22.PDF](#)
[BC FINAL PLAT APPLICATION.PDF](#)
[COLUMBIA LETTER.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