



AGENDA

The Columbia Municipal Planning Commission will hold a Study session September 7, 2022 at 4:00 P.M., and a Voting Session on Wednesday September 14, 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. 22-0178 - Independence at Carter's Station 6.3 - Final Plat
Request from T-Square Engineering for final plat approval of Independence at Carter's Station Section 6 Phase 3 off [Tucker Trace](#) consisting of 25 lots.

22-0178 - Financial Surety

The applicant has provided financial surety in the amount of \$190,000 as reflected in the review of bonds and letters of credit.

22-0178 - Resubmittal - 07182022

Documents:

[22-0178_Independence at Carters Station Section 6.3 Final Plat 07182022.pdf](#)
[22-0178_Independence at Carters Station Section 6.3 Hydrant Analysis Report 07182022.pdf](#)
[22-0178_Independence at Cartes Station Section 6.3](#)

[Comment Response 20220718.pdf](#)

22-0178 - Initial Application - 06212022

Documents:

[22-0178_app_0621.pdf](#)
[22-0178_Developers Agreement Signed_0621.pdf](#)
[22-0178_Stormwater Maintenance Agreement_0621.pdf](#)
[22-0178_final plat_0621.pdf](#)

2. 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](#).

22-0214 - Financial Surety

The applicant has provided financial surety in the amount of \$450,000 as reflected in the review of bonds and letters of credit.

22-0214 - Staff Analysis - 08312022

Documents:

[22-0214_Technical Comments.pdf](#)

22-0214 - Resubmittal - 08222022

Documents:

[22-0214_Response to Comments_RidgeviewOaks Subdivision Phase 1 Final Plat_08222022.pdf](#)
[22-0214-RidgeviewOaksPhase1FP_08222022.pdf](#)
[22-0214_Ridgeview Oaks Dev Agree_08222022.pdf](#)

22-0214 - Initial Application - 07182022

Documents:

[22-0214_app_0718.pdf](#)
[22-0214_Ridgeview Oaks Phase Ph 1 plat_0718.pdf](#)

3. 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](#).

22-0216 - Financial Surety

The applicant has provided financial surety in the amount of \$203,000 as reflected in the review of bonds and letters of credit.

22-0216 - Staff Analysis - 08312022

Documents:

[22-0216_zonemap.jpg](#)
[22-0216_Technical Comments.pdf](#)

22-0216 - Resubmittal - 08222022

Documents:

[22-0216_Response Letter 08222022.pdf](#)
[22-0216_Bear Creek Overlook Development Agreement Phase 1_08152022.pdf](#)
[22-0216_Bear Creek Overlook Phase 1 Final Plat_08152022.pdf](#)

22-0216 - Initial Application 07182022

Documents:

[22-0216_app_0718.pdf](#)
[22-0216_FINAL-PLAT_0718.pdf](#)

4. 22-0217 - Drumwright Ph 1B TH - Final Plat

Request from WES Engineers and Surveyors for final plat approval for Drumwright PUD Subdivision Phase 1B for 55 townhome lots off [Drumwright Way](#).

22-0217 - Financial Surety

The applicant has provided financial surety in the amount of \$275,000 as reflected in the review of bonds and letters of credit.

22-0217 - Staff Analysis - 08312022

Documents:

[22-0217_Technical Comments.pdf](#)
[22-217-222_zonemap.jpg](#)

22-0217 - Resubmittal - 08222022

22-0217 - Initial Application - 07182022

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](#)

5. 22-0222 - Drumwright - Phase 1A Final Plat

Request from WES Engineers & Surveyors for final plat approval for Drumwright Phase 1A consisting of 57 single family lots at [Tax Map 51 Parcel 32.00](#).

22-0222- Financial Surety

The applicant has provided financial surety in the amount of \$890,000 as reflected in the review of bonds and letters of credit.

22-0222 - Staff Analysis - 08312022

Documents:

[22-0222_Technical Comments.pdf](#)
[22-217-222_zonemap.jpg](#)

22-0222 - Resubmittal - 08222022

22-0222 - Initial Application - 07182022

Documents:

[22-0222_app_0718.pdf](#)
[22-0222_final plat_0718.pdf](#)
[Columbia Letter.pdf](#)
[Development Agreement 06092022.pdf](#)
[R2762-80.pdf](#)

III. Discussion

1. 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](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

22-0100 - Deferral Request

THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM.

Documents:

[22-0100 - Request to Defer.pdf](#)

22-0100 - Items Submitted After Deferral - 08222022

Documents:

[22-0100_KARST WITH DESIGN FEATURES_08042022.pdf](#)

22-0100 - Second Resubmittal - 06212022

Documents:

[22-0100_Theta Pike - Site Improvement Plans \(7-18-2022\).pdf](#)
[22-0100_Site Improvement Plans_0621.pdf](#)
[22-0100 Preliminary Plat_05162022.pdf](#)
[22-0100_Landmark Letter to City of Columbia -- Prelim Plat Re-Submittal \(7-18-2022\).pdf](#)
[22-0100_Theta Pike Estates - Pre, Post-Development Analysis_0621.pdf](#)
[22-0100_soil report_621.pdf](#)
[22-0100_Minimum Pressure at Fireflow_0718.pdf](#)
[22-0100_Water Availability Review Theta.pdf](#)
[22-0100_Water Availability Letter_0718.pdf](#)
[22-0100_Theta Pike - Site Improvement Plans \(7-18-2022\).pdf](#)

22-0100 - Resubmittal - 05162022

Documents:

22-0100 Preliminary Plat_05162022.pdf
22-0100_Site Observation Letter_05162022.pdf

22-0100 - Initial Application - 04182022

Documents:

22-0100_application_0418.pdf
22-0100_Preliminary Plat_0418.pdf
22-0100_Illustrative Layout_0418.pdf
22-0100_TIS MOU_0418.pdf
22-0100_Traffic Impact Study_0418.pdf
22-0100_Geotechnical Report_0418.pdf

2. 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.

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

22-0133 - Staff Analysis

Documents:

22-0133_Staff Report Hampshire Pike Multi-Family Site
Plan.pdf
22-0133_Technical Comments.pdf
22-0133_zonemap_705.jpg

22-0133 - Items Submitted After July Study Session

Documents:

22-0133_1.0 Executive Summary.pdf
22-0133_Meeting hand out Traffic Impact Analysis.pdf

22-0133 - Resubmittal - 06212022

Documents:

22-0133_MF Site Plan Tech Response Letter_06212022.pdf
22-0133_2022-06-21 Development Plan Set_06212022.pdf
22-0133_Hydrant Analysis Report - Steadfast Hampshire -
220509_06212022.pdf
22-0133_CPWS - Steadfast Hampshire Pike - Water
Availability Letter - 051322_06212022.pdf
22-0133_TIS Public Improvement Letter_07122022.pdf

22-0133 - Initial Application - 05162022

Documents:

22-0133_app_0516.pdf
22-0133_Plans and Elevations_0516.pdf

3. 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)(CD-2 Rural Character District) to RM1-PUD (High Density Planned Unit Development) (CD-4 PUD General Urban Character District) for 342 units located at 1647 Old Highway 99.

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

22-0134- Staff Analysis

Documents:

22-0134_Technical Comments.pdf
22-0134_zonemap_0614.jpg
22-0134_compmap_0614.jpg

22-0134 - Resubmittal - 08222022

Documents:

22-0134_Core Spaces Old Hwy 99 PUD_Comment Response Letter_08222022.pdf
22-0134_CORE Spaces Old Hwy 99 PUD_Engineering Plans_08222022.pdf
22-0134_CORE BTR Old Hwy 99 Columbia TN_Landscape and Architecture Design Package_08222022.pdf
22-0134_CORE Spaces - Public Improvement Commitment Letter_08222022.pdf
22-0134_CORE Spaces Old Hwy 99 PUD Project Narrative_08222022.pdf

22-0134 - Initial Application - 05162022

Documents:

22-0134_app_0516.pdf
22-0134_PUD checklist_0516.pdf
22-0134_project narrative_0516.pdf
22-0134_TIS and MOU_0516.pdf
22-0134_service letters_0516.pdf
22-0134_plan sheets_0516.pdf

4. 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) (CD-2 Rural Character District) and GCS (General Commercial Services) (CD-4 General Urban Character District) to a 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.

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

22-0135 - Items Submitted after August Deferral

Documents:

22-0135_RENDERED SITE PLAN_08222022.pdf
22-0135_Steadfast Greens Mill Rd PUD_Eng-Arch Plan
Set_08222022.pdf
22-0135_Steadfast Greens Mill - Public Improvement
Committment Letter_08222022.pdf

22-0135 - Items Submitted After Study Session - 08032022

Documents:

22-0135_PUD Plan revised_0810.pdf
22-0135_Staff Summary of Master Plan Revisions.pdf

22-0135 - Staff Analysis

Documents:

22-0135_Staff Report_Greens Mill Steadfast_REVISED.pdf
22-0135_Staff Report_Greens Mill Steadfast.pdf
22-0135_Technical Comments.pdf
22-0135_compmap_0614.jpg
22-0135_zonemap_0614.jpg

22-0135 - Resubmittal - 06212022

Documents:

22-0135_Project Narrative_Greens Mill MF
PUD_06212022.pdf
22-0135_LANDSCAPE PLAN - TYPICAL BUILDING
PLANTING DESIGN_0622.pdf
22-0135_Comment Response Letter_Greens Mill MF
PUD_06212022.pdf
22-0135_TIS_Greens Mill MF PUD_06212022.pdf
22-0135_Legal Description_Greens Mill MF
PUD_06212022.pdf
22-0135_Prelim PUD Plan - Greens Mill MF
PUD_06212022.pdf

22-0135 - Initial Application - 05162022

Documents:

22-0135_app_0516.pdf
22-0135_PUD checklist_0516.pdf
22-0135_Project Narrative_0516.pdf
22-0135_Prelim PUD Plan_0516.pdf
22-0135_Utility Availability Letters_0516.pdf
22-0135_TIA and MOU_0516.pdf

5. 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.

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

22-0180- Deferral Request

THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM.

Documents:

[Deferral Email.pdf](#)

22-0180 - Initial Application - 06212022

Documents:

[22-0180_Application_PreliminaryPlat_06212022.pdf](#)
[22-0180_Application_FinalPlat_0622.pdf](#)
[22-0180_FIELDSTONE FARMS SECTION 5 PHASE 1
PRELIMINARY PLAT_06212022.pdf](#)
[FIELDSTONE FARMS SECTION 5 PHASE 1 FINAL
PLAT.pdf](#)

6. 22-0176 - PUD Master Plan Revision

Request from Chet Rhodes to revise a Planned UNit Development Master Plan for [730 Mooresville Pike](#).

7. 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](#).

22-0202 - Staff Analysis - 08312022

Documents:

[22-0202_Technical Comments.pdf](#)

22-0202 - Resubmittal - 08222022

Documents:

[22-0202_Rutherford Tech Review Comment
Response_08222022.pdf](#)
[22-0202_Rutherford Subdivision Preliminary Plat
Dated_08222022.pdf](#)
[22-0202_Sewer_08222022.pdf](#)

22-0202 - Initial Application - 07182022

Documents:

[Rutherford Preliminary Plat application.pdf](#)
[RUTHERFORD SUBDIVISION RS10 PREL PLAT.pdf](#)
[Rutherford water availability letter.pdf](#)
[Rutherford - Traffic Impact Study.pdf](#)

8. 22-0206 - The Crossings - Site Development Plan Revision

Request from Joshua Henrick for a revision to The Crossings site development plan located [off Kathryn Court](#).

22-0206 - Staff Analysis - 08312022

Documents:

[22-0206_Technical Comments.pdf](#)

22-0206 - Resubmittal - 08222022

Documents:

[22-0206 The Crossings - Site Plan 082222.pdf](#)

[22-0206 Re-Submittal Letter 082222.pdf](#)

[22-0206 The Crossings - Existing Aerial 082222.pdf](#)

[22-0206 The Crossings - Landscape Plan 082222.pdf](#)

22-0206 - Initial Application - 07182022

Documents:

[22-0206_app_0718.pdf](#)

[22-0206_The Crossings - Landscape Plan 071822.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.