



## AGENDA

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**The Columbia Municipal Planning Commission will hold a Study session October 5, 2022 at 4:00 P.M., and a Voting Session on Wednesday October 12, 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. 22-0212 - The Ridge Phase 2 - Final Plat  
Request from T-Square Engineering for final plat approval with a Letter of Credit of 80 lots in Phase 2 of The Ridge at Carter's Station Subdivision off [Fernwood Lane](#).

22-0212- Financial Surety

The applicant has provided financial surety in the amount of \$645,000 as reflected in the review of bonds and letters of credit.

22-0212 - Staff Analysis - 08312022

Documents:

[22-0235\\_DRC Comments\\_0915.pdf](#)

22-0212 - Resubmittal - 08222022

Documents:

[The Ridge at Carters Station Section 2 Comment Response 20220822.pdf](#)  
[The Ridge at Carters Station Section 2 Final Plat 20220822.pdf](#)

22-0212 - Initial Application - 07182022

Documents:

[22-0212\\_app\\_0718.pdf](#)  
[22-0212\\_plat\\_0718.pdf](#)  
[22-0212\\_development agreement\\_0718.pdf](#)  
[22-0212\\_Hydrant\\_Flush\\_IY33rfASY3Ygj5Sc\\_0718.pdf](#)  
[22-0212\\_Hydrant\\_Flush\\_xxAxSxMSY3YY0kpb\\_0718.pdf](#)  
[22-0212\\_stormwater agreement\\_0718.pdf](#)

2. 22-0235 - Bear Creek Glen Phase 1 - Final Plat

Request from Martin Engineering & Surveying, LLC for final plat approval with a Letter of Credit of Bear Creek Glen Phase 1 consisting of 25 townhome units off [Harley Davidson Blvd.](#)

22-0235 Financial Surety

The applicant has provided financial surety in the amount of \$90,000 as reflected in the review of bonds and letters of credit.

22-0235 Staff Analysis

Documents:

[22-0235\\_DRC Comments\\_0915.pdf](#)

22-0235 Resubmittal - 09192022

Documents:

[22-0235\\_Bear Creek Glen Phase 1 Final Plat.pdf](#)  
[22-0235\\_9-16-22 Response Letter\\_Bear Creek Glen Phase 1.pdf](#)

22-0235 Initial Application - 08222022

Documents:

[22-0235\\_\\_final plat\\_081022.pdf](#)  
[22-0235\\_application\\_08102022.pdf](#)

3. 22-0264 - Independence at Carter's Station 3.3 - Final Plat

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

22-0264 Financial Surety

The applicant has provided financial surety in the amount of \$155,000 as reflected in the review of bonds and letters of credit.

#### 22-0264 Staff Analysis

Documents:

[22-0264\\_DRC Comments\\_0915.pdf](#)

#### 22-0264 Resubmittal 09192022

Documents:

[22-0264\\_Final Plat\\_0919.pdf](#)  
[22-0264\\_Comment Response\\_0919.docx](#)

#### 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](#)

### 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 Staff Analysis

Documents:

[22-0100\\_Staff Report\\_Update Theta Pike Estates Preliminary.docx](#)  
[22-0100\\_Technical Comments\\_07122022.pdf](#)

#### 22-0100 Resubmittal 08222022

Documents:

[22-0100\\_KARST WITH DESIGN FEATURES\\_08042022.pdf](#)

#### 22-0100 Resubmittal 07182022

Documents:

[22-0100\\_Theta Pike - Site Improvement Plans \(7-18-2022\).pdf](#)  
[22-0100\\_Response to Comments\\_0718.pdf](#)  
[22-0100\\_Technical Comments\\_07122022.pdf](#)

22-0100\_Site Observation Letter 7.18.22.pdf  
22-0100\_Water Availability Letter\_0718.pdf  
22-0100\_Water Availability Review Theta.pdf

22-0100 Resubmittal 06212022

Documents:

22-0100\_Site Improvement Plans\_0621.pdf  
22-0100\_Landmark Responses to Tech Review  
Comments\_0621.pdf  
22-0100\_soil report\_621.pdf  
22-0100\_Theta Pike Estates - Pre, Post-Development  
Analysis\_0621.pdf  
22-0100\_zonemap\_0601.jpg

22-0100 Resubmittal 05162022

Documents:

22-0100 Preliminary Plat\_05162022.pdf  
22-0100\_Technical Comments\_05102022.pdf  
22-0100\_Site Observation Letter\_05162022.pdf  
22-0100\_zonemap\_0601.jpg

22-0100 Initial Application

Documents:

22-0100\_Preliminary Plat\_0418.pdf  
22-0100\_Illustrative Layout\_0418.pdf  
22-0100\_Geotechnical Report\_0418.pdf  
22-0100\_TIS MOU\_0418.pdf  
22-0100\_Traffic Impact Study\_0418.pdf  
22-0100\_ThetaPkEstates\_app.pdf

2. 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 Staff Analysis

Documents:

22-0180\_Technical Comments\_0714.pdf

22-0180 - Resubmittal - 09192022

Documents:

22-0180\_Fieldstone 5.1 prelim plat\_0919.pdf  
22-0180\_Construction Drawings\_0919.pdf  
22-0180\_Design Set\_0919.pdf  
22-0180\_TECH COMMENT RESPONSES\_0919.docx  
22-0180\_CPWS Availability Request\_0919.pdf

22-0180\_EMAIL to CWPS\_0919.pdf  
22-0180\_fire flow req\_0919.pdf  
22-0180\_Pre Project\_0919.pdf  
22-0180\_Post Project\_0919.pdf  
22-0180\_SUBMISSION MEMO\_0919.docx  
22-0180\_COPY OF INITIAL APP FOR RE-  
SUBMISSION\_0919.pdf

#### 22-0180 Initial Application

##### Documents:

FIELDSTONE FARMS SECTION 5 PHASE 1 FINAL  
PLAT.pdf  
22-0180\_FIELDSTONE FARMS SECTION 5 PHASE 1  
PRELIMINARY PLAT\_06212022.pdf  
22-0180\_zonemap\_0928.jpg  
22-0180\_Application\_FinalPlat\_0622.pdf  
22-0180\_Application\_PreliminaryPlat\_06212022.pdf

#### 3. 22-0204 - Honey Farm - PUD Revision

Request from Bridgette Ganter for revision to the Honey Farm PUD Master Plan located at [2248 Nashville Highway](#) and Honey Farm Way.

#### 22-0204 - Staff Analysis

##### Documents:

22-0204\_Technical Comments.pdf

#### 22-0204 Resubmittal 09192022

##### Documents:

22-0204\_Honey Farm Commercial Response to  
Comments.pdf  
Honey Farm StorPlace Site Plan.pdf  
Honey Farm StorPlace Grading-Utility-Drainage Plan.pdf  
Honey Farm StorPlace Variance Request.pdf  
Honey Farm StorPlace PUD Checklist.pdf  
Honey Farm StorPlace Survey.pdf  
Honey Farm StorPlace Floor Plan and Elevations.pdf  
Honey Farm StorPlace Landscape Rendering.pdf  
Honey Farm StorPlace Landscape Plan.pdf

#### 22-0204 - Initial Application - 07182022

##### Documents:

Honey Farm -Planning Commission Application 7-13-22.pdf  
22-0204 Owners Signatures Statement.pdf  
Honey Farm Variance Request.pdf  
Honey Farm (StorPlace) - Site Plan.pdf  
Honey Farm Survey.pdf  
Honey Farm CPWS.pdf  
Honey Farm (StorPlace) - Utility Plan.pdf  
Honey Farm (StorPlace) - Landscape Plan.pdf

[Honey Farm \(StorPlace\) - Landscape Rendering.pdf](#)  
[Honey Farm - Colored Elevations - 07-13-2022.pdf](#)

4. 22-0256/22-0257 - 1113 Nashville Highway - Preliminary Plat/Final Plat  
Request from Allen O'Leary for preliminary and final plat approval of 1113  
Nashville Highway for two lots off Nashville Highway and Pawnee Trail.

22-0256/22-0257 Staff Analysis

Documents:

[22-0256\\_22-0257\\_DRC Comments.pdf](#)

22-0256/22-0257 Resubmittal 09192022

Documents:

[22-0257\\_FINAL Plat\\_0919.pdf](#)  
[22-0256\\_Preliminary Plat\\_0919.pdf](#)  
[22-0256\\_Columbia Letter\\_0919.pdf](#)  
[22-0256\\_zonemap\\_0902.jpg](#)

22-0256/22-0257 Initial Application

Documents:

[22-0256\\_Preliminary Plat\\_0822.pdf](#)  
[22-0256\\_Submittal Letter\\_0822.pdf](#)  
[22-0256\\_Application\\_0822.pdf](#)  
[22-0257\\_FINAL PLAT\\_0822.pdf](#)  
[22-0257\\_submittal letter\\_0822.pdf](#)  
[22-0257\\_Final Plat Application\\_0822.pdf](#)  
[22-0257\\_deedbookr2537-page1370.pdf](#)

5. 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).

22-0259 Staff Analysis

Documents:

[22-0259\\_DR Team Comments.pdf](#)

22-0259 Resubmittal 09192022

Documents:

[22-0259\\_legal\\_0919.pdf](#)

22-0259 Initial Application - 08222022

Documents:

[22-0259\\_concept plan\\_0822.pdf](#)

[22-0259\\_submittal letter\\_0822.pdf](#)  
[22-0259\\_Hydrant Analysis Report Location Map\\_0822.pdf](#)  
[22-0259\\_Hydrant Analysis Report\\_0822.pdf](#)  
[22-0259\\_water availability letter\\_0822.pdf](#)  
[22-0259\\_Application\\_0822.pdf](#)

6. 22-0272 2500 Pulaski Highway - Access Management  
Request from Gabby Marroquin for an Exception to Access Management concerning Lot 1 at [2500 Pulaski Highway](#).

22-0272 Staff Analysis

Documents:

[22-0262\\_DR Team Comments.pdf](#)

22-0272 Initial Application

Documents:

[Letter to Planning Commission 0901.pdf](#)  
[2500 Pulaski - Appeals Plans Set 11x17 Not to Scale.pdf](#)  
[2500 Pulaski - Appeals Plans Set Letter Size Not to Scale.pdf](#)  
[Access Exception Request Application Signed.pdf](#)  
[22-0272\\_locationmap\\_0928.jpg](#)

7. 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 including the rezoning from CD-2 (Rural Character District) along with rezoning Tax Map 42 Parcel 13.07 from PUD (Commercial Enterprise General PUD) to CD-3 (Neighborhood Character District).

22-0262 Staff Analysis

Documents:

[22-0262\\_DR Team Comments.pdf](#)

22-0262 Resubmittal 09192022

Documents:

[22-0262\\_Wynnsong Valley Annexation and Rezoning Concept Plan.pdf](#)  
[22-0262\\_Wynnsong Valley Annexation and Rezoning Letter of Intent.pdf](#)  
[22-0262\\_Wynnsong Valley Annexation and Rezoning Transmittal Letter.doc](#)  
[22-0262\\_Wynnsong Valley Annexation and Rezoning Application.pdf](#)

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\_compmap\_0928.jpg  
22-0262\_zonemap\_0928.jpg  
22-0262\_application\_0822.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.