



AGENDA

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

Documents:

[cmpr_20220914 Minutes Draft.docx](#)

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:

22-0212_Staff Report The Ridge at Carters Station Phase
2.pdf
22-0212_DRC Comments.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_Staff Report_Bear Creek Glen Phase 1.pdf
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_Independence at Carters Station Section 3.3 Final.pdf](#)
[22-0264_DRC Comments_0915.pdf](#)

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

THIS ITEM HAS BEEN REQUESTED FOR DEFERRAL

22-0100 Staff Analysis

Documents:

[22-0100_Staff Report_Update Theta Pike Estates Preliminary.pdf](#)
[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_Staff Report_Fieldstone Farms Preliminary_Final.pdf
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_Staff Report Honey Farms PUD Revision.pdf
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 Staff Report_1113 Nashville Hwy
Preliminary_Final Plat.pdf
22-0256_22-0257_DRC Comments.pdf

22-0256/22-0257 Resubmittal 10042022

Documents:

22-0256_Preliminary Plat_1004.pdf
22-0257_final plat_1004.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_Staff Report 200 Oakwood Drive.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_Staff Report_Wynnsong Valley.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

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.