



## 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

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).

**THE APPLICANT HAS REQUESTED A DEFERRAL**

22-0259 Staff Analysis

Documents:

[22-0259\\_DR Team Comments.pdf](#)  
[22-0259\\_Staff Report 200 Oakwood Drive.pdf](#)

22-0259 Submittal at Study Session

Documents:

[22-0259\\_handout\\_1005.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\\_compmap\\_0928.pdf](#)  
[22-0259\\_zonemap\\_0927.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

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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.