



# AGENDA

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**The Columbia Planning Commission Technical Committee will meet on Tuesday, March 8, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:**

1. 22-0027 - Final Plat For Summerdale Phase 7  
Request from Martin Engineering for approval of a Final Plat with surety for Summerdale Phase 7, located at [TAX MAP 114 PARCEL 19.00](#).

Documents:

[22-0027\\_SUBDIVISION DEVELOPMENT AGREEMENT\\_SUMMERDALE PH7 FINAL PLAT.PDF](#)  
[22-0027\\_APPLICATION\\_SUMMERDALE PH7 FINAL PLAT.PDF](#)  
[22-0027\\_FINAL PLAT\\_SUMMERDALE PHASE 7 FINAL PLAT.PDF](#)

2. 22-0029 - 1112 Tom J Hitch Parkway - Annexation And Rezoning  
Request from David A. Slocum, P.E. to approve the annexation and rezoning of +/- 187.78 acres at [1112 TOM J. HITCH PARKWAY](#), being Tax Map 90 Parcel 30. The applicant requests a zoning designation of RS-6 for approximately 182.78 acres and GCS for the remaining +/- 5.0 acres.

Documents:

[22-0029\\_APPLICATION\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_APPLICATION LETTER \(PREVIOUS SUBMITTAL\)\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_ANNEXATION AUTHORIZATION\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_LEGAL DESCRIPTION COMMERCIAL\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_LEGAL DESCRIPTION RESIDENTIAL\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_CONCEPT PLAN\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_ELEVATIONS \(PREVIOUS SUBMITTAL\)\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_ELEVATIONS 2 \(PREVIOUS SUBMITTAL\)\\_TOM J HITCH ANX RZ.PDF](#)

3. 22-0033 Preliminary Plat For Honey Farms Townhomes Phases 1A, 1B, And 3  
Request from McNeely Civil Engineering for approval of a Preliminary Plat for Honey Farms Townhomes Phases 1A, 1B and 3, being [TAX MAP 51 PARCEL 58.02](#).

Documents:

22-0033\_APPLICATION\_HONEY FARMS TOWNHOMES 1A 1B 3 PRELIMINARY PLAT.PDF  
22-0033\_PRELIMINARY PLAT CO.02\_HONEY FARMS TOWNHOMES 1A 1B 3 PRELIMINARY PLAT.PDF  
22-0033\_PRELIMINARY PLAT CO.00\_HONEY FARMS TOWNHOMES 1A 1B 3 PRELIMINARY PLAT.PDF  
22-0033\_PRELIMINARY PLAT CO.01\_HONEY FARMS TOWNHOMES 1A 1B 3 PRELIMINARY PLAT.PDF

4. 22-0035 - Rezoning Off Bear Creek Pike

Request from T-Square Engineering to rezone approximately 7.43 acres off Bear Creek Road from (General Commercial Services) GCS to (High Density Residential) RM-1, being [TAX MAP 72 PARCEL 30.02](#).

Documents:

22-0035\_APPLICATION\_BEAR CREEK PIKE RZ.PDF  
22-0035\_CONCEPT PLAN\_BEAR CREEK PIKE RZ.PDF

5. 22-0036 - Final Plat For Ridge At Carters Station

Request from T-Square Engineering for approval of a Final Plat with surety for Phase 1B of Ridge at Carter's Station, being [TAX MAP 42 PARCEL 3.13](#).

Documents:

22-0036\_APPLICATION\_RIDGE AT CARTERS CREEK STATION PHASE 1B.PDF  
22-0036\_FINAL PLAT\_RIDGE AT CARTERS STATION PHASE 1B.PDF

6. 22-0037 Preliminary Plat For Homestead South

Request from T-Square Engineering for approval of a Preliminary Plat for Homestead South Subdivision to consist of 19 single family lots zones RS-6, being [TAX MAP 52 PARCEL 14.00](#).

Documents:

22-0037\_APPLICATION\_HOMESTEAD SOUTH PRELIMINARY PLAT.PDF  
22-0037\_PRELIMINARY PLAT\_HOMESTEAD SOUTH PRELIMINARY PLAT.PDF