



AGENDA

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

- I. 22-0098 - Final Plat For Ridge At Carters Station 1B
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.

22-0098 APPLICATION

22-0098 FINAL-PLAT 0503

- II. 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 211 single family lots at THETA PIKE AND COLUMBIA ROCK ROAD.

22-0100 APPLICATION 0418

22-0100 PRELIMINARY PLAT 0418

22-0100 GEOTECHNICAL REPORT 0418

22-0100 ILLUSTRATIVE LAYOUT 0418

22-0100 TRAFFIC IMPACT STUDY 0418

- III. 22-0106 - 2504-2524 Nashville Highway - McClure Farms Final PUD Master Plan
Request from Clint Camp for final PUD Master plan approval of McClure Farms consisting of 431 units at 2504 and 2524 Nashville Highway.

22-0106 APPLICATION 0418

22-0106 FINALPUDMASTERPLAN 0418

- IV. 22-0107 - 2504 Nashville Highway - McClure Farms PUD Preliminary Plat Phase 1
Request from Adam Bledsoe for approval of the McClure Farms PUD Preliminary plat
Phase 1 consisting of 70 lots at [2504 NASHVILLE HIGHWAY](#).

[22-0107 APPLICATION 0418](#)

[22-0107 PRELIMINARY-PLAT-PHASE-1 0418](#)

- V. 22-0101 - 1451 Lasea Road - Lasea Road Townhomes Planned Unit Development
Request from Joseph Ahler for approval of a Planned Unit Development revision to the
Lasea Townhomes PUD consisting of 198 units located at [1451 LASEA ROAD](#) and Bear
Creek Pike.

[22-0101 PUDMASTERPLAN 0418](#)

[22-0101 APPLICATION 0418](#)

[22-0101 ARCHITECTURALS 0418](#)

- VI. 22-0102 - 4015 Trotwood Avenue - Comprehensive Plan Amendment, Rezoning, Preliminary
Planned Unit Development Master Plan
Request from Highland Corporation for approval of a Comprehensive Plan amendment and
rezoning from RS-20 (single family low density residential) to commercial with a
Preliminary PUD Master Plan at Trotwood Avenue and Sunnyside Lane, being [TAX MAP
112 PARCELS 22-24](#).

[22-0102 ARCHITECTURE 0418](#)

[22-0102 LEGAL-DESCRIPTION-TRACTS-1-3 0418](#)

[22-0102 LEGAL-DESCRIPTION-TM-112-PARCEL-PORCION-22-AND-23 0418](#)

[22-0102 MASTER-DEVELOPMENT-PLAN 0418](#)

[22-0102 APPLICATION 0418](#)

- VII. 22-0069 - 6150 Trotwood Avenue - Annexation, Plan Of Services, Comprehensive Plan
Amendment, Rezoning To High Density Residential With Preliminary PUD Master Plan
Request from Andrew Ethridge for Annexation with Plan of Services, Comprehensive Plan
amendment and rezoning to high density residential with Preliminary Planned Unit
Development Master Plan approval of 981 units at 6150 Trotwood Avenue being Tax Map
112 Parcels [2.03](#), [9](#), [10.01](#) and [10.07](#).

[22-0069 APPLICATION-WITH-ALL-SIGNATURES 0502](#)

[22-0069 SUBMITTAL-LETTER 0404](#)

22-0069 LEGAL-DESCRIPTIONS-ALL- 0321

22-0069 WATER-AVAILABILITY 0321

22-0069 SEWER-AVAILABILITY 0321

22-0069 TRAFFIC-IMPACT-STUDY 0321

22-0069 PRELIMINARY-PUD-PLANS 0404

- VIII. 22-0079 - Pewitt Place PUD - Annexation, Plan Of Services, Rezoning To High Density Residential With Preliminary PUD Master Plan
Request from T-Square Engineering for Annexation with Plan of Services for portions of Tax Map 90 Parcels [12](#) and [13](#) off Bear Creek Pike with rezoning of all to RM1-PUD with Preliminary PUD Master plan approval.

22-0079 CPWS-AVAILABILITY 0418

22-0079 PEWETT-PLACE-PUD-MASTER-PLAN 0418

22-0079 APPLICATION 0418-2

22-0079 TIS-JAN2020 0418

22-0079 TOWNHOME-ELEVATIONS 0418

22-0079 SINGLE-FAMILY-ELEVATIONS 0418

22-0079 LEGAL-DESCRIPTION-PARCEL-13 0321

22-0079 LEGAL-DESCRIPTION-PARCEL-12 0321

22-0079 WW-AVAILABILITY 0418

22-0079 COMPREHENSIVE-PLAN-MAP 0321

22-0079 ALTA-SURVEY 110821

22-0079 HYDROLOGIC-AND-SPECIES-REPORT 110821

- IX. 22-0103 - Martin Drive - Annexation, Plan Of Services, And Rezoning
Request from Wade Kincaid for Annexation and Plan of Services with rezoning to R-6 (Medium High Density) of Tax Map 90 Parcel [29.02](#) and a portion of [29.00](#) off Martin Drive.

22-0103-LEGAL-DESCRIPTION-PARCEL-2902 0418

22-0103 2001-SURVEY-PLAT 0418

22-0103 ANNEXATION-PERMISSION 0418

22-0103 APPLICATION 0418

22-0103 CONCEPT 0418

22-0103 LEGAL-DESCRIPTION-PARCEL-29 0418

- X. 22-0105 - 1887 Nashville Highway - Annexation, Plan Of Services, Zoning And Master Planned Unit Development
Request from Denton Floyd Real Estate for Annexation with a Plan of Services and Rezoning to a high density residential Master Planned Unit Development consisting of 308 multi-family units at 1887 NASHVILLE HIGHWAY, being a 38 acre portion of the property.

22-0105 ANNEXATION-PERMISSION-FORM 0418

22-0105 APPLICATION 0418

22-0105 BOUNDARY-SURVEY 0418

22-0105 ELEVATION-A 0418

22-0105 ELEVATION-B 0418

22-0105 LEGAL-DESCRIPTION 0418

22-0105 CLUBHOUSE-ILLUSTRATION 0418

22-0105 CLUBHOUSE-POOL-ILLUSTRATION 0418

22-0105 TIS-MEMO 0418

22-0105 TRAFFIC-IMPROVEMENT-STUDY 0418

22-0105 PUDMASTERPLAN 0418

- XI. 22-0112 - Trotwood Avenue And Foster Lane - Annexation, Plan Of Services And Rezoning To Single Family Low Density Residential
Request from Crunk Engineering for Annexation with Plan of Services for portions of properties off Trotwood Avenue and Foster Lane with rezoning of all to RS-10 at Tax Map 112 Parcels 18, 18.03 and 18.04.

22-0112 ANNEXATION-PERMISSION-GORE 0415

22-0112 ANNEXATION-PERMISSION-ROGERS 0415

22-0112 APPLICATION-GORE 0415

22-0112 APPLICATION-ROGERS 0415

22-0112 CONCEPT-PLAN 0328

22-0112 LEGAL-DESCRIPTION-DEEDS 0418