



# AGENDA

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**The Columbia Planning Commission Development Review Committee (Technical) will meet on Tuesday, August 9, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:**

I. Items For Review

1. 22-0182 - Heritage Green - Preliminary Plat

Request from Lynn Ealey for Preliminary Plat approval of 185 lots in Heritage Green at [626 BAKER ROAD](#).

Documents:

[22-0182\\_APP\\_0621.PDF](#)  
[22-0182\\_CHECKLIST.PDF](#)  
[22-0182\\_HERITAGE GREEN PRELIMINARY PLAT\\_0621.PDF](#)

2. 22-0219 - Marlon's Creek Subdivision - Preliminary Plat

Request from Jennifer Speich for Preliminary Plat approval of 157 lots in Marlon's Creek Subdivision located at [1686 LASEA ROAD](#).

Documents:

[22-0219\\_APP\\_0718.PDF](#)  
[21\\_0718 MARLONS CREEK PP INITIAL SUBMITTAL COVER LETTER.PDF](#)  
[22-0219\\_SUBMITTAL LETTER\\_0718.PDF](#)  
[22-0219\\_CHECKLIST\\_0718.PDF](#)  
[22-0219\\_PRELIM PLAT\\_0718.PDF](#)  
[21-0282 ALTA TOPO-ALTA 24X36 \(1 OF 2\).PDF](#)  
[21-0282 ALTA TOPO-ALTA 24X36 \(2 OF 2\).PDF](#)

3. 22-0202 - Rutherford Subdivision - Preliminary Plat

Request from McNeely Civil Engineering for Preliminary Plat approval of 124 lots off Rutherford Lane at [TAX MAP 112 PARCEL 3.06](#).

Documents:

[RUTHERFORD PRELIMINARY PLAT APPLICATION.PDF](#)  
[RUTHERFORD SUBDIVISION RS10 PREL PLAT.PDF](#)

RUTHERFORD WATER AVAILABILITY LETTER.PDF  
RUTHERFORD - TRAFFIC IMPACT STUDY.PDF

4. 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.

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

5. 22-0206 - The Crossings - Site Development Plan Revision  
Request from Joshua Henrick for a revision to The Crossings site development plan located off Kathryn Ct. [HTTPS://ARCCG.IS/JSGKR](https://arccg.is/jsgkr)

Documents:

22-0206\_APP\_0718.PDF  
22-0206\_THE CROSSINGS - LANDSCAPE PLAN 071822.PDF

6. 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](#).

Documents:

22-0212\_APP\_0718.PDF  
22-0212\_PLAT\_0718.PDF  
22-0212\_DEVELOPMENT AGREEMENT\_0718.PDF  
22-0212\_HYDRANT\_FLUSH\_LY33RFASY3YGGJ5SC\_0718.PDF  
22-0212\_HYDRANT\_FLUSH\_XXAXSXMSY3YY0KPB\_0718.PDF  
22-0212\_STORMWATER AGREEMENT\_0718.PDF

7. 22-0214 - Ridgeview Oaks Ph 1 - Final Plat  
Request from SEC, Inc for final plat approval of 49 lots in Phase 1 of Ridgeview Oaks Subdivision off [TOM SHARP ROAD](#).

Documents:

22-0214\_APP\_0718.PDF  
22-0214\_RIDGEVIEW OAKS PHASE PH 1 PLAT\_0718.PDF

8. 22-0216 - Bear Creek Overlook Ph 1 - Final Plat  
Request from Martin Engineering and Surveying for final plat approval of 30 lots in Bear Creek Overlook off [BEAR CREEK PIKE](#).

Documents:

[22-0216\\_APP\\_0718.PDF](#)  
[22-0216\\_FINAL-PLAT\\_0718.PDF](#)

9. 22-0217 - Drumwright Ph 1B TH - Final Plat  
Request from WES Engineers and Surveyors for final plat approval with a Letter of Credit of Drumwright PUD Subdivision Phase 1B for 55 townhome lots off [DRUMWRIGHT WAY](#).

Documents:

[22-0217\\_APP\\_0718.PDF](#)  
[22-0217\\_LETTER\\_0718.PDF](#)  
[22-0217\\_FINAL PLAT\\_0718.PDF](#)  
[22-0217\\_DEVELOPMENT AGREEMENT\\_0718.PDF](#)  
[22-0217\\_R2762-80\\_0718.PDF](#)

10. 22-0222 - Drumwright PUD - Phase 1A Final Plat  
Request from WES Engineers & Surveyors for final plat approval with a Letter of Credit for Drumwright Phase 1A consisting of 57 single family lots off Drumwright Way.

Documents:

[22-217-222\\_ZONEMAP.JPG](#)  
[22-0222\\_APP\\_0718.PDF](#)  
[22-0222\\_FINAL PLAT\\_0718.PDF](#)  
[COLUMBIA LETTER.PDF](#)  
[DEVELOPMENT AGREEMENT 06092022.PDF](#)  
[R2762-80.PDF](#)