



AGENDA

The Columbia Municipal Planning Commission will hold a Study session September 7, 2022 at 4:00 P.M., and a Voting Session on Wednesday September 14, 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. Review of Bonds and Letters of Credit

II. Consent

1. 22-0178 - Independence at Carter's Station 6.3 - Final Plat
Request from T-Square Engineering for final plat approval of Independence at Carter's Station Section 6 Phase 3 off [Tucker Trace](#) consisting of 25 lots.

22-0178 - Financial Surety
The applicant has provided financial surety in the amount of \$190,000 as reflected in the review of bonds and letters of credit.
2. 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 \$364,000 as reflected in the review of bonds and letters of credit.

3. 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](#).

22-0214 - Financial Surety

The applicant has provided financial surety in the amount of \$450,000 as reflected in the review of bonds and letters of credit.

4. 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](#).

22-0216- Financial Surety

The applicant has provided financial surety in the amount of \$203,000 as reflected in the review of bonds and letters of credit.

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

2. 22-0133 - Hampshire Pike Mixed Use - Multifamily Site Development Plan
Request from Kimley Horn for Hampshire Pike Mixed Use multifamily site development plan approval of 360 units off [HAMPSHIRE PIKE](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

3. 22-0134 - CORE Spaces - Preliminary PUD Master Plan, Rezoning
Request from Kimley Horn for preliminary PUD master plan approval with rezoning from RS-40 (Low Density)(CD-2 Rural Character District) to RM1-PUD (High Density Planned Unit Development) (CD-4 PUD General Urban Character District) for 342 units located at [1647 Old Highway 99](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

4. 22-0135 - Greens Mill Steadfast PUD - Preliminary PUD Master Plan, Rezoning
Request from Kimley-Horn for rezoning with approval of a Preliminary PUD Master Plan from RS-40 (Low Density Residential) (CD-2 Rural Character District) and GCS (General Commercial Services) (CD-4 General Urban Character District) to a mixed use Planned Unit Development consisting of 223 residential units and retail space being [TAX MAP 51 PARCELS 19, 20 AND 20.01](#) located at the intersection of Nashville Highway and Greens Mill Road.

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING

5. 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

6. 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](#).
7. 22-0206 - The Crossings - Site Development Plan Revision
Request from Joshua Henrick for a revision to The Crossings site development plan located [off Kathryn Court](#).

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.