



## AGENDA

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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. Approval of Minutes
6. 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 for 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.

5. 22-0217 - Drumwright Ph 1B TH - Final Plat  
Request from WES Engineers and Surveyors for final plat approval for Drumwright PUD Subdivision Phase 1B for 55 townhome lots off [Drumwright Way](#).

22-0217 - Financial Surety

The applicant has provided financial surety in the amount of \$275,000 as reflected in the review of bonds and letters of credit.

6. 22-0222 - Drumwright - Phase 1A Final Plat  
Request from WES Engineers & Surveyors for final plat approval for Drumwright Phase 1A consisting of 57 single family lots at [Tax Map 51 Parcel 32.00](#).

22-0222 - Financial Surety

The applicant has provided financial surety in the amount of \$890,000 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. 22-0176 - PUD Master Plan Revision  
Request from Chet Rhodes to revise a Planned UNit Development Master Plan for [730 Mooresville Pike](#).
7. 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](#).
8. 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

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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.