



The Columbia Planning Commission Development Review Committee will meet on Tuesday, May 7, 2024 at 10:00 AM in Conference Room A, basement level, City Hall, to consider the following:

I. Items For Review

1. 24-0191 - Request from Allen O'Leary for Final Plat approval with surety for Williamsport Landing Phase 2 consisting of 33 lots off [Rockwell and Williamsport Landings](#) at Tax Map 88 Parcel 51.05.

Documents:

1. 24-0191_Final Plat_20240415
 2. 24-0191_Development Agreement
 3. 24-0191_Submittal Letter
 4. 24-0191_Application
2. 24-0192 - Request from Allen O'Leary for Final Plat approval with surety of The Preserve at Drumwright Phase 2 consisting of 42 lots off [Williams Ridge Drive](#) at Tax Map 51 Parcel 34 and 34.01.

Documents:

1. 24-0192_Final Plat_20240415
 2. 24-0192_Development Agreement
 3. 24-0192_Submittal Letter
 4. 24-0192_Application
3. 24-0195 - Request from Greg Gamble for Preliminary Plat and Site Development Plan approval of a mixed use development comprised of 444 residential units and 30,120 sq. ft. of commercial space located off [N. James M. Campbell Blvd and Professional Center Drive](#).

Documents:

1. 24-0195_Site Development Plan Combined_20240415
 2. 24-0195_Building Type 3A_2 Floors_R24
 3. 24-0195_Building Type 3B_2 Floors_R24
 4. 24-0195_Building Type 1A_EXTERIOR ELEVATIONS
 5. 24-0195_Building Type 1B_EXTERIOR ELEVATIONS
 6. 24-0195_Building Type 2A_EXTERIOR ELEVATIONS
 7. 24-0195_Building Type 2B_EXTERIOR ELEVATIONS
 8. 24-0195_Building Type 4A_2 Floors Split_R24
 9. 24-0195_Building Type 4B_2 Floors Split_R24
 10. 24-0195_Building Type 4C_2 Floors Split_R24
 11. 24-0195_Building Type 4D_2 Floors Split_R24
 12. 24-0195_MU_BLDG 1
 13. 24-0195_MU_BLDG 2
 14. 24-0195_TIS
 15. 24-0195_Water Availability Letter_20240412
 16. 24-0195_Wastewater Will Serve
 17. 24-0195_Checklist
 18. 24-0195_Application
4. 24-0197 - Request from Clint Clamp for Preliminary Plat approval of three lots off [Nashville Highway at Tax Map 42 Parcel 28](#).

Documents:

1. 24-0197_Preliminary Plat
 2. 24-0197_Water Availability Letter_20240412
 3. 24-0197_Wastewater Will-serve
 4. 24-0197_Checklist
 5. 24-0197_Agent Authorization Letter
 6. 24-0197_Application
5. 24-0198 - Request from Clint Camp for Preliminary PUD Master Plan approval of the McClure Farms Commercial PUD at [Tax Map 42 Parcel 28 off Nashville Highway](#).

Documents:

1. 24-0198_COMMERCIAL PUD
2. 24-0198_WAB Elevations and Materials
3. 24-0198_Floor Plan

4. 24-0198_TIS Revision_20240216
 5. 24-0198_Planning Notes Submitted
 6. 24-0198_Checklist_Plat_PUD
 7. 24-0198_Water Availability Letter__20240412
 8. 24-0198_Wastewater Will-serve
 9. 24-0198_Agent Authorization Letter
 10. 24-0198_Application
6. 24-0199 - Request from T-Square Engineering for Final Plat approval with surety for Independence at Carter's Station Phase 6.5 consisting of 40 lots off [Tucker Trace](#) at Parcel ID Map 41 Parcel 15.

Documents:

1. 24-0199_Final Plat_20240415
 2. 24-0199_SWMA LTMP Signed
 3. 24-0199_Development Agreement
 4. 24-0199_Application
7. Request from T-Square Engineering for Final Plat approval with surety for Summit at Carter's West Phase 1B consisting of 29 lots off [Clebune Road at Tax Map 41 Parcel 15.50](#).
8. 24-0194 - Request from T-Square Engineering for Final Plat approval with surety of Summit at Carter's West Phase 2 consisting of 36 lots off [Cobbler and Kindler Courts](#) at Tax Map 41 Parcel 15.50.

Documents:

1. 24-0194_Final Plat_20240415
2. 24-0194_SWMA LTMP
3. 24-0194_Development Agreement
4. 24-0194_Application

II. Items for Additional Review

1. 24-0128 - Request from T-Square Engineering for Final Plat approval with surety for Quail Run Meadows Phase 4 consists of 34 lots and open spaces at [Tax Map 73 Parcel 17.03](#).

Documents:

1. 24-0128_DRC_20240409

2. 24-0128_Final Plat_03-18-2024
 3. 24-0128_Development Agreement_03-18-2024
 4. 24-0128_Stormwater Management Agreement_03-18-2024
 5. 24-0128_Application_03-18-2024
2. 24-0137 / 24-0138 - Request from T-Square Engineering for Final Planned Unit Development Master Plan and Preliminary Plat approval for Old Zion Subdivision consisting of 765 lots off [Trotwood Avenue](#).

Documents:

1. 24-0137_PUD Changes Exhibit
 2. 24-0137_Landscape Buffer Plan
 3. 24-0138_Old Zion Preliminary Plan_202403018
 4. 24-0137_TIS Phasing Addendum Letter
 5. 24-0137_Updated Traffic Commitments Letter
 6. 24-0137_April DRC Comment Response Letter
 7. 24-0137_Additional DRC Comments_20240409
 8. 24-0137_DRC_20240409
 9. 24-0137_Final PUD Master Plan_03-18-2024
 10. 24-0137_Sample Elevations_03-18-2024
 11. 24-0137_Old Zion Rd Traffic Impact Study_03-18-2024
 12. 24-0137_Old Zion Commitment Letter_03-18-2024
 13. 24-0137_Declaration of CC Rs_03-18-2024
 14. 24-0137_Water Availability Letter_03-18-2024
 15. 24-0137_Sewer Availability_03-18-2024
 16. 24-0137_Checklist_03-18-2024
 17. 24-0137_Application_03-18-2024
 18. 24-0138_Response to DRC April Comments_20240422
 19. 24-0138_Additional DRC Comments__20240411
 20. 24-0138_DRC_20240409
 21. 24-0138_Alta Survey Sheets
 22. 24-0138_Updated Required Fire Flow
 23. 24-0138_Deed Bk R2600 Pg 96
 24. 24-0138_Deed Bk R2939 Pg 1340
 25. 24-0138_Deed Bk R2944 Pg 1256
 26. 24-0138_Application
3. 24-0142 - Request from TKC Architecture & Engineering for Final Plat approval with surety of Bear Creek Overlook Phase 2 consisting of 24 single-family lots at [Tax Map 72 Parcel 53](#).

Documents:

1. 24-0142_DRC_20240409
 2. 24-0142_Final Plat_03-18-2024
 3. 24-0142_Development Agreement_03-18-2024
 4. 24-0142_Maintenance Agreement
 5. 24-0142_Application_03-18-2024
4. 24-0143 - Request from Crunk Engineering for Final Plat approval with surety of Landings at Greens Mill Road Ph 1A located at [Tax Map 51 Parcel 55](#) consisting of 33 single-family lots, open space and dedication of right-of-way.

Documents:

1. 24-0143_April 2024_Additional DRC Comments_04-10-2024
 2. 24-0143_DRC_20240409
 3. 24-0143_Final Plat_03-18-2024
 4. 24-0143_Development Agreement_03-18-2024
 5. 24-0143_Application_03-18-2024
5. 24-0146 - Request from Crunk Engineering for revision of a Final PUD Master Plan and Preliminary Plat approval for Landings at Greens Mill Road located at [Tax Map 51 Parcel 55](#) consisting of 550 residential lots. The prior approval implements a Planned Unit Development approved under Ordinance 3638, the previous zoning ordinance.

Documents:

1. 24-0146_Preliminary Plat_20240415
2. 24-0146_inal PUD Master Plan_20240415
3. 24-0146_Response to April DRC Comments_20240415
4. 24-0146_April 2024_Additional DRC Comments_04-10-2024
5. 24-0146_20240409_DRC
6. 24-0146_Greens Mill TIS_03-18-2024
7. 24-0146_Preliminary Plat_Combined_03-18-2024
8. 24-0146_Application_03-18-2024