



The Columbia Planning Commission Development Review Committee will meet on Tuesday, July 9, 2024 at 10:00 AM in Conference Room A, basement level, City Hall, to consider the following:

I. Items For Review

1. Request from Eric McNeely for Preliminary Plat and Site Development Plan approval of Hampshire Hills Townhomes consisting of 14 units at [1316 Hampshire Pike being Tax Map 89P Group A Parcel 15..](#)

24-0270 - Initial Application - June 2024

Documents:

1. 24-0270_Preliminary Plat_06-17-2024
2. 24-0270_Survey_06-17-2024
3. 24-0270_Water Availability Letter_05-03-2024
4. 24-0270_WW Will Serve_06-17-2024
5. 24-0270_Fire Flow_06-17-2024
6. 24-0270_Application_06-17-2024

2. Request from Abigail Overstreet for Final Plat approval with surety for Hillcrest Village Phase 2 consisting of 24 lots on 6.38 acres at [Tax Map 113 Parcel 80.50 off Morrow Lane.](#)

24-0274 - Initial Application - June 2024

Documents:

1. 24-0274_Final Plat_06-17-2024
2. 24-0274_Development Agreement_06-17-2024
3. 24-0274_Owner Affidavit_06-17-2024

4. 24-0274_Application_06-17-2024
3. Request from Emily Zeller for a Mixed Use Preliminary PUD Master Plan with Architectural Design Review approval to revise 3.97 acres of the Villages at Carters Creek PUD located at [2425 Nashville Highway being Tax Map 51 Parcel 22.03](#).

24-0276 - Initial Application - June 2024

Documents:

1. 24-0276_Preliminary Site Plans_06-17-2024
 2. 24-0276_Elevations_06-17-2024
 3. 24-0276_Photometric Plans_06-17-2024
 4. 24-0276_Traffic Queue Memo_06-17-2024
 5. 24-0276_Survey_06-17-2024
 6. 24-0276_Availability Letters_06-17-2024
 7. 24-0276_Checklist_06-17-2024
 8. 24-0276_Submittal Letter_06-17-2024
 9. 24-0276_Application_06-17-2024
4. Request from Cole Newton to Rezone properties located at [E.13th and E.14th Streets, being Tax Map 100L Group F Parcels 21, 8, 9, 9.01, 10, and 11](#) from SD-LI (Light Industrial Special District) and CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

24-0283 - Initial Application - June 2024

Documents:

1. 24-0283_Application_06-17-2024
 2. 24-0283_Concept Plan_06-17-2024
 3. 24-0283_Legal Description_06-17-2024
 4. 24-0283_Lots 8-12 and 16-18 Survey_06-17-2024
 5. 24-0283_Owner Consent_06-17-2024
 6. 24-0283_Submittal Letter_06-17-2024
 7. 24-0283_Water Availability Letter_06-17-2024
5. Request from Patrick Carroll for Final PUD Master Plan and Preliminary Plat approval of the multifamily portion of Bear Springs PUD consisting of 336 units and an amenity center at [1449 Rock Springs Road being Tax Map 92 Parcels 12 and 12.02](#).

24-0282 - Initial Application - June 2024

Documents:

1. 24-0282_PUD Plan_06-17-2024
2. 24-0282_Architectural Renderings_06-17-2024
3. 24-0282_ALTA Survey_06-17-2024
4. 24-0282_Checklist_06-17-2024
5. 24-0282_Water Availability Letter_05-17-2024
6. 24-0282_WW Will Serve Letter_06-17-2024
7. 24-0282_Application_06-17-2024

6. Request from WES Engineers and Surveyors for a Final PUD Master Plan revision of the single family architectural elevations for the McClure Farms PUD located at [2504 Nashville Highway being Tax Map 51 Parcel 6](#).

24-0275 - Initial Application - June 2024

Documents:

1. 24-0275_Brightland Elevations_06-17-2024
2. 24-0275_Response to PC Comments_06-17-2024
3. 24-0275_Permission Letter_06-17-2024
4. 24-0275_Application_06-17-2024

II. I. Items for Additional Review

1. Request from Gray Harrison for Preliminary PUD Master Plan approval for Honey Farms Subdivision consisting of 174 townhome lots and 9 open space lots at [Tax Map 51 Parcel 58 off Honey Farm Way](#).

24-0230 - Resubmittal - June 2024

Documents:

1. 24-0230 June DRC Comments_06-13-2024

Initial Application - May 2024

Documents:

1. 24-0230_PUD Plan_05-20-2024
2. 24-0230_Plan Set 2_05-20-2024

3. 24-0230_Plan Set 3_05-20-2024
 4. 24-0230_Building Elevations_05-20-2024
 5. 24-0230_Architectural Exhibit_05-20-2024
 6. 24-0230_Traffic Letter of Commitment_05-20-2024
 7. 24-0230_Will Serve Letters_05-20-2024
 8. 24-0230_Checklist_05-20-2024
 9. 24-0230_Submittal Letter_05-20-2024
 10. 24-0230_Application_05-20-2024
2. Request from Allison Corolla for Final Plat approval with surety for Quail Run Meadows Subdivision Phase 5 consisting of 27 lots at [Tax Map 73 Parcel 17.03 off Quail Run Way](#).

24-0234 - Resubmittal - June 2024

Documents:

1. 24-0234_June DRC Comments_06-11-2024

Initial Application - May 2024

Documents:

1. 24-0234_Final Plat_05-20-2024
2. 24-0234_Overall Site Plan_05-20-2024
3. 24-0234_Development Agreement_05-20-2024
4. 24-0234_SWMA LTMP_05-20-2024
5. 24-0234_Application_05-20-2024

3. Request from Crunk Engineering for Final Plat approval with surety for The Landing at Greens Mill Phase 1A consisting of 33 lots with 3 open space lots, dedication of right-of-way and easements at [Tax Map 51 Parcel 55 off Greens Mill Road](#).

24-0247 - Resubmittal - June 2024

Documents:

1. 24-0247_Construction Photo 1_06-13-2024
2. 24-0247_Construction Photo 2_06-13-2024
3. 24-0247_Vulcan Proof Roll Order Document_06-13-2024
4. 24-0247_Application_06-20-2024

Initial Application - May 2024

Documents:

1. 24-0247_Final Plat_05-17-2024
 2. 24-0247_Response to DRC Comments_05-20-2024
4. Request from TKC Architecture & Engineering LLC for Final Plat approval with surety for Bear Creek Overlook Phase 2 consisting of 24 lots at [Tax Map 72 Parcel 53 off Harley Davidson Blvd.](#)

24-0230 - Resubmittal - June 2024

Documents:

1. 24-0230 June DRC Comments_06-13-2024

Initial Application - May 2024

Documents:

1. 24-0235_Final Plat_05-20-2024
2. 24-0235_Development Agreement_05-20-2024
3. 24-0235_Maint Agreement_05-20-2024
4. 24-0235_Application_05-20-2024