



The Columbia Planning Commission Development Review Committee will meet on Tuesday, September 10, 2024 at 10:00 AM in Conference Room **B** to consider the following:

I. Items For Review

1. 24-0373 - Request from Steven Saenz for Alternative Compliance approval for property at [115 S. James M. Campbell Blvd., being Tax Map 113E Group B Parcel 4](#) regarding architectural design standards listed in Table 4.3.1.E of the Zoning Ordinance.

Documents:

1. 24-0373_Color Elevations_08-19-2024
 2. 24-0373_Floor Plans_08-19-2024
 3. 24-0373_Site Plan_08-19-2024
 4. 24-0373_Submittal Letter_08-19-2024
 5. 24-0373_Application_08-19-2024
2. 24-0369 - Request from Ashley Hughes for Preliminary and Final Plat approval with surety for a two lot subdivision at [Walters Street and Eighth Avenue, being Tax Map 90I Group C Parcel 4.03](#).

Documents:

1. 24-0369_Final Plat w/ topography_08-19-2024
2. 24-0369_Preliminary Plat_08-19-2024
3. 24-0369_Sewer Availability Letter_08-19-2024
4. 24-0369_Water Availability Email_8-23-2024
5. 24-0369_Fire Flow_08-19-2024
6. 24-0369_Submittal Letter_08-19-2024

7. 24-0369_Application_08-19-2024
3. 24-0361 - Request from WES Engineers & Surveyors for Final Plat approval with surety for Honey Farm PUD Phase 1B consisting of 100 townhome lots, easements and open space at [Tax Map 51 Parcel 58.02 off Honey Farm Way and Wildflower Road.](#)

Documents:

1. 24-0361_Final Plat_08-19-24
2. 24-0361_Development Agreement_08-19-2024
3. 24-0361_Submittal Letter_08-19-2024
4. 24-0361_Application_08-19-2024
4. 24-0363 - Request from WES Engineers & Surveyors for Preliminary and Final Plat approval for three lots at [408 and 410 Hatcher Lane, being Tax Map 100L Group M Parcels 26 and 27.](#)

Documents:

1. 24-0363_Final Plat_08-19-2024
2. 24-0363_Preliminary Plat_08-19-2024
3. 24-0363_Development Agreement_08-19-2024
4. 24-0363_Application_08-19-2024
5. 24-0363_Checklist_08-19-2024
5. 24-0365 - Request from Allen O'Leary for Preliminary and Final Plat approval with surety for a commercial three lot subdivision at [Tax Map 89 Parcel 41.14 off N. James M. Campbell Blvd.](#)

Documents:

1. 24-0365_Final Plat_08-19-2024
2. 24-0365_Development Agreement_08-19-2024
3. 24-0365_Application_08-19-2024
6. 24-0362 - Request from Allen O'Leary for revision to a previously approved Final Plat for Preserve at Drumwright PUD Phase 1 Open Space 7 off Greens Mill Road [at Tax Map 51J Group A Parcel 74.](#)

Documents:

1. 24-0362_Final_Plat_08-19-2024
 2. 24-0362_Development Agreement_08-19-2024
 3. 24-0362_Submittal Letter_08-19-2024
 4. 24-0362_Application_08-19-2024
7. 24-0370 - Request from Gerald Vick for Preliminary Plat and Site Development Plan approval of Woodward Estates consisting of 12 lots on 12.55 acres off [Rutherford Lane at Tax Map 101 Parcel 36.06](#).

Documents:

1. 24-0370_Preliminary Plat_08-19-2024
 2. 24-0370_Survey_08-19-2024
 3. 24-0370_Water Availability Letter_08-19-2024
 4. 24-0370_Fire Flow_08-19-2024
 5. 24-0370_PP Checklist_08-19-2024
 6. 24-0370_SD Checklist_08-19-2024
 7. 24-0370_Cover Letter_08-19-2024
 8. 24-0370_Application_08-19-2024
8. 24-0376 - Request from City of Columbia Wastewater Department for Preliminary and Final Plat subdividing property at [200 and 236 Bear Creek Pike being Tax Map 90 Parcels 17.06 and 19](#).

Documents:

1. 24-0376_Final Plat_08-19-2024
 2. 24-0376_Preliminary Plat_08-19-2024
 3. 24-0376_CPWS Electrical Service Letter_08-19-2024
 4. 24-0376_CPWS Water Availability and Fire Requirement Email_08-19-2024
 5. 24-0376_Pump Station Checklist_08-19-2024
 6. 24-0376_Application_08-19-2024
9. 24-0357 - Request from TKC Architecture & Engineering LLC for Final Plat approval with surety for a revision to open space in Bear Creek Overlook Phase 1 off Bear Creek Pike.

Documents:

1. 24-0357_Final Plat_08-19-2024
2. 24-0357_Development Agreement_08-19-2024
3. 24-0357_LTMP Agreement Recorded_08-19-2024
4. 24-0357_Project Letter_08-19-2024

5. 24-0357_Application_08-19-2024
- 10 24-0359 - Request from TKC Architecture & Engineering LLC for Final Plat approval with surety for Horizon Park Subdivision consisting of 15 lots on 7.97 acres off [Mooresville Pike at Tax Map 114 Parcel 18](#). This development is subject to a vested right established under a previous zoning ordinance.

Documents:

1. 24-0359_Final Plat_08-19-2024
 2. 24-0359_LTMP_08-19-2024
 3. 24-0359_Development Agreement_08-19-2024
 4. 24-0359_Owners Consent_08-19-2024
 5. 24-0359_Submittal Letter_08-19-2024
 6. 24-0359_Application_08-19-2024
- 11 24-0372 - Request from Abigail Overstreet for Final Plat approval with surety of Hillcrest Village Townhomes, formerly known as Waterford Townhomes, located at [Tax Map 113 Parcel 80.51 off Pulaski Highway](#) consisting of 55 lots with five open spaces.

Documents:

1. 24-0372_Final Plat_08-19-2024
 2. 24-0372-Development Agreement_08-19-2024
 3. 24-0372_Owner Affidavit_08-19-2024
 4. 24-0372_Application_08-19-2024
- 12 24-0371 - Request from Abigail Overstreet for Final Plat approval with surety for Hillcrest Village Phase 2 consisting of 24 lots on a 6.38 acre portion of property at [Tax Map 113 Parcel 80.54 off Morrow Lane](#).

Documents:

1. 24-0371_Final Plat_08-19-2024
 2. 24-0371_Owner Affidavit_08-19-2024
 3. 24-0371_Application_08-19-2024
 4. 24-0371_Response to 24-0274 July Comments_07-15-2024
 5. 24-0371_Stormwater Management Agreement_08-19-2024
 6. 24-0371_Waterford Developer Agreement_08-19-2024
- 13 24-0377 - Request from Adam Crunk for Preliminary Plat and Site Development Plan of Carters Station West, formerly known as Carters Station North,

consisting of 399 lots off [Cleburne Road, as well as a 6.93 acre commercial property. The parent parcel of the subject property is Tax Map 41 Parcel 15.](#)

Documents:

1. 24-0377_Preliminary Plat_08-19-2024
2. 24-0377_Checklist_08-19-2024
3. 24-0377_Application_08-19-2024