



The Columbia Planning Commission Development Review Committee will meet on Tuesday, October 8, 2024 at 10:00 AM in Conference Room B to consider the following:

I. Items For Review

1. 24-0419 - Request from Jim Gilliam for Site Development Plan approval at [1224 Trotwood Avenue, being Tax Map 100J Group D Parcel 37.](#)

Documents:

1. 24-0419_Site Plan_09-16-2024
 2. 24-0419_Building Elevations_09-16-2024
 3. 24-0419_Traffic Signal Study_09-16-2024
 4. 24-0419_Location Map 100J Parcel 37.00_09-16-2024
 5. 24-0419_Deed 647-671-674_09-16-2024
 6. 24-0419_Submittal Letter_09-19-2024
 7. 24-0419_Checklist_09-16-2024
 8. 24-0419_Application_09-16-2024
2. 24-0417 - Request from T-Square Engineering for Final Plat approval with surety for Carter's Station West Phase 3 consisting of 60 lots on a 14.88 acre portion of [Tax Map 41 Parcel 15.05 off Fellowship Road.](#)

Documents:

None

3. 24-0415 - Request from Allison Corolla for Site Development Plan approval at [1400 Hampshire Pike, being Tax Map 88M Group B Parcels 7 and 7.01.](#)

Documents:
None

4. 24-0418 - Request from Greg Gamble to Rezone property at [Tax Map 90 Parcel 7.12](#), being a five acre tract at River Road and Taylor Bend, from PUD (Planned Unit Development) to CD-5 (Urban Center Character District) with revocation of the Water's Edge at Taylor Bend PUD.

Documents:
None

5. 24-0304 - Request from Jose Baldoceda to Rezone property at [1801 Morningside Avenue](#), being Tax Map 100M Group A Parcel 101, from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Documents:

1. 24-0304_Concept Plan_09-16-2024
 2. 24-0304_Legal Description_09-16-2024
 3. 24-0304_Water Availability Letter_09-16-2024
 4. 24-0304_Fire Flow Requirements_09-16-2024
 5. 24-0304_WW Will Serve Letter_09-16-2024
 6. 24-0304_Application_09-16-2024
6. 24-0423 - Request from Russell Contracting for Architectural Design Review of proposed Alternative Compliance at [Tax Map 72 Parcel 27.00 off Halifax Drive](#) in relation to a previously approved self-storage facility.

Documents:
None

7. 24-0401 - Request from Michael Williams for Final Plat approval with surety for Heritage Village Subdivision consisting of 1.67 acres at [Santa Fe Pike and River Heights Drive, being Tax Map 89E Group B Parcels 17-20](#).

Documents:
None

8. 24-0422 - Request from Crunk Engineering, LLC for Final Plat approval with surety for [The Landings at Greens Mill PUD Subdivision Phase 1B located off Greens Mill Road](#) and consisting of 40 lots, one open space, and including right-of-way dedication and easements on 10.50 acres at Tax Map 51 Parcel 55.

Documents:

1. 24-0422_Final Plat_09-16-2024
 2. 24-0422_Development Agreement_09-16-2024
 3. 24-0422_LTMP_09-16-2024
 4. 24-0422_Stormwater Maintenance Agreement_09-16-2024
 5. 24-0422_Application_09-16-2024
9. 24-0421 - Request from Crunk Engineering, LLC for Final Plat approval with surety for [The Landings at Greens Mill PUD Subdivision Phase 1C located off Greens Mill Road](#) and consisting of 27 lots, right-of-way and easements on a 6.67 acre portion of Tax Map 51 Parcel 55.

Documents:

1. 24-0421_Final Plat_09-16-2024
2. 24-0421_Development Agreement_09-16-2024
3. 24-0421_LTMP_09-16-2024
4. 24-0421_Stormwater Maintenance Agreement_09-16-2024
5. 24-0421_Application_09-16-2024

II. Items for Additional Review

1. 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_DRC Comments_09-10-2024
 2. 24-0376_Final Plat_08-19-2024
 3. 24-0376_Preliminary Plat_08-19-2024
 4. 24-0376_CPWS Electrical Service Letter_08-19-2024
 5. 24-0376_CPWS Water Availability and Fire Requirement Email_08-19-2024
 6. 24-0376_Pump Station Checklist_08-19-2024
 7. 24-0376_Application_08-19-2024
2. 24-0230 - 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](#).
THIS ITEM WAS REFERRED FROM CITY COUNCIL.

Documents:

1. 24-0230_Honey Farms Preliminary PUD Master Plan_Staff Report_08-13-2024
 2. 24-0230_Revised PUD Master Plan_07-26-2024
 3. 24-0230_Preliminary Plans_Combined_07-15-2024
 4. 24-0230_Response to DRC Comments_07-15-2024
 5. 24-0230_July DRC Comments_07-09-2024
 6. 24-0230_Preliminary Plans_06-21-2024
 7. 24-0230_Response to June DRC Comments_06-21-2024
 8. 24-0230_June DRC Comments_06-13-2024
 9. 24-0230_Zone Map
 10. 24-0230_Plan Set 3_05-20-2024
 11. 24-0230_Plan Set 2_05-20-2024
 12. 24-0230_PUD Plan_05-20-2024
 13. 24-0230_Building Elevations_05-20-2024
 14. 24-0230_Traffic Letter of Commitment_05-20-2024
 15. 24-0230_Architectural Exhibit_05-20-2024
 16. 24-0230_Will Serve Letters_05-20-2024
 17. 24-0230_Submittal Letter_05-20-2024
 18. 24-0230_Checklist_05-20-2024
 19. 24-0230_Application_05-20-2024
3. 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.
- THE APPLICANT HAS WITHDRAWN THIS REQUEST**

Documents:

1. 24-0372_Withdrawal Email
 2. 24-0372_DRC Comments_09-10-2024
 3. 24-0372_Final Plat_08-19-2024
 4. 24-0372-Development Agreement_08-19-2024
 5. 24-0372_Owner Affidavit_08-19-2024
 6. 24-0372_Application_08-19-2024
4. 24-0371 - Request from Abigail Overstreet for Final Plat approval with surety for Hillcrest Village Phase 2 consisting of 24 lots on 6.38 acres being a portion of property at [Tax Map 113 Parcel 80.54 off Morrow Lane](#).

Documents:

1. 24-0371_DRC Comments_09-10-2024
2. 24-0371_Final Plat_08-19-2024
3. 24-0371_Owner Affidavit_08-19-2024
4. 24-0371_Application_08-19-2024
5. 24-0371_Response to 24-0274 July Comments_07-15-2024
6. 24-0371_Stormwater Management Agreement_08-19-2024
7. 24-0371_Waterford Developer Agreement_08-19-2024