



The Columbia Municipal Planning Commission will meet on **Tuesday, October 15, 2024** at 4:00 PM 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. Request from WES Engineers & Surveyors for Final Plat approval with surety in the amount of \$550,000 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_09-16-2024
2. 24-0361_Response to DRC Comments_09-16-2024
3. 24-0361_DRC Comments_09-10-2024
4. 24-0361_Final Plat_08-19-24
5. 24-0361_Development Agreement_08-19-2024
6. 24-0361_Submittal Letter_08-19-2024

7. 24-0361_Application_08-19-2024
2. Request from TKC Architecture & Engineering LLC for Final Plat approval for a revision to open space in [Bear Creek Overlook Phase 1 off Bear Creek Pike](#).

Documents:

1. 24-0357_Final Plat_09-16-2024
2. 24-0357_Amenity Site Plan_09-16-2024
3. 24-0357_Response to DRC Comments_09-16-2024
4. 24-0357_DRC Comments_09-10-2024
5. 24-0357_Final Plat_08-19-2024
6. 24-0357_Development Agreement_08-19-2024
7. 24-0357_LTMP Agreement Recorded_08-19-2024
8. 24-0357_Project Letter_08-19-2024
9. 24-0357_Application_08-19-2024

III. Discussion Items

1. Request from Louis Sloyan for Preliminary Plat and Site Development Plan for Oakwood Subdivision consisting 104 lots at [200 Oakwood Drive](#) being Tax Map 89 Parcel 21.

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. 24-0239_200 Oakwood_SD_PP_Staff Report_
2. 24-0239_Oakwood Subdivision SDP_07-15-2024
3. 24-0239_Oakwood Subdivision PP_07-15-2024
4. 24-0239_Response to DRC Comments on SDP_07-15-2024
5. 24-0239_Response to DRC Comments on PP_07-15-2024
6. 24-0239_DRC Comments_06-11-2024
7. 24-0239_Preliminary Plat_05-20-2024
8. 24-0239_Site Development Plan_05-20-2024
9. 24-0239_Building Elevations_05-20-2024
10. 24-0239_WOTUS Delineation-HD Report_05-20-2024
11. 24-0239_Traffic Study_05-20-2024
12. 24-0239_ALTA_05-20-2024
13. 24-0239_Water Availability Letter_05-20-2024
14. 24-0239_Sewer Availability_05-20-2024
15. 24-0239_Submittal Letter_05-20-2024
16. 24-0239_Application_05-20-2024

2. 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_9-26-24
 2. 24-0362_Final Plat_09-16-2024
 3. 24-0362_Response to DRC Comments_09-16-2024
 4. 24-0362_DRC Comments_09-10-2024
 5. 24-0362_Final Plat_08-19-2024
 6. 24-0362_Development Agreement_08-19-2024
 7. 24-0362_Submittal Letter_08-19-2024
 8. 24-0362_Application_08-19-2024
3. Request from TKC Architecture & Engineering LLC for Final Plat approval with surety in the amount of \$195,000 for Horizon Park Subdivision consisting of 15 lots on 7.97 acres off [Mooreville 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_09-13-2024
 2. 24-0359_Response to DRC Comments_09-13-2024
 3. 24-0359_DRC Comments_09-10-2024
 4. 24-0359_Final Plat_08-19-2024
 5. 24-0359_LTMP_08-19-2024
 6. 24-0359_Development Agreement_08-19-2024
 7. 24-0359_Owners Consent_08-19-2024
 8. 24-0359_Submittal Letter_08-19-2024
 9. 24-0359_Application_08-19-2024
4. 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_Elevations_09-16-2024
2. 24-0373_Floor Plan_09-16-2024
3. 24-0373_Site Plan_09-16-2024

4. 24-0373_DRC Comments_09-10-2024
 5. 24-0373_Color Elevations_08-19-2024
 6. 24-0373_Floor Plans_08-19-2024
 7. 24-0373_Site Plan_08-19-2024
 8. 24-0373_Submittal Letter_08-19-2024
 9. 24-0373_Application_08-19-2024
5. Request from Ashley Hughes for Preliminary and Final Plat approval 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 with Highlights_09-16-2024
 2. 24-0369_WW Will Serve Letter_09-16-2024
 3. 24-0369_Response to DRC Comments_09-16-2024
 4. 24-0369_DRC Comments_09-10-2024
 5. 24-0369_Final Plat w/ topography_08-19-2024
 6. 24-0369_Preliminary Plat_08-19-2024
 7. 24-0369_Sewer Availability Letter_08-19-2024
 8. 24-0369_Water Availability Email_8-23-2024
 9. 24-0369_Fire Flow_08-19-2024
 10. 24-0369_Submittal Letter_08-19-2024
 11. 24-0369_Application_08-19-2024
6. 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_09-16-2024
2. 24-0363_Preliminary Plat_09-16-2024
3. 24-0363_Deed_09-16-2024
4. 24-0363_Response to DRC Comments_09-16-2024
5. 24-0363_DRC Comments_9-11-2024
6. 24-0363_Final Plat_08-19-2024
7. 24-0363_Preliminary Plat_08-19-2024
8. 24-0363_Development Agreement_08-19-2024
9. 24-0363_Checklist_08-19-2024
10. 24-0363_Application_08-19-2024

7. Request from Crunk Engineering, LLC for a revision to the StorPlace Preliminary PUD Master Plan off [Leafcutter Bee Road and Honey Farm Way at Tax Map 51 Parcel 58.03](#).

Documents:

1. 24-0313_PUD Master Plan_09-16-2024
 2. 24-0313_Elevations_09-16-2024
 3. 24-0313_Recorded Access-Parking Easement_09-16-2024
 4. 24-0313_Response to DRC Comments_09-16-2024
 5. 24-0313_Deferral Email_8-19-2024
 6. 24-0313_DRC Comments_2024-08-16
 7. 24-0313_Zone Map
 8. 24-0313_Master Plan_07-15-2024
 9. 24-0313_Building Elevations_07-15-2024
 10. 24-0313_Submittal Letter_07-15-2024
 11. 24-0313_Wastewater Availabilty_07-15-2024
 12. 24-0313_Water Availability Letter_07-15-2024
 13. 24-0313_Fire Flow_07-15-2024
 14. 24-0313_Application_07-15-2024
8. 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 [Clebune 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_09-16-2024
 2. 24-0377_Amenity Elevations_09.16.24
 3. 24-0377_Amenity Floor Plan_09.16.24
 4. 24-0377_Response to DRC Comments_09-16-2024
 5. 24-0377_DRC Comments_9-10-2024
 6. 24-0377_Water Availability Letter_09-12-2024
 7. 24-0377_WW Will Serve_09-10-2024
 8. 24-0377_Preliminary Plat_08-19-2024
 9. 24-0377_Checklist_08-19-2024
 10. 24-0377_Application_08-19-2024
9. 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-Dev Plan_9-16-24
 2. 24-0370_Response to DRC Comments_09-16-2024
 3. 24-0370_DRC Comments_09-10-2024
 4. 24-0370_Preliminary Plat_08-19-2024
 5. 24-0370_Survey_08-19-2024
 6. 24-0370_Water Availability Letter_08-19-2024
 7. 24-0370_Fire Flow_08-19-2024
 8. 24-0370_PP Checklist_08-19-2024
 9. 24-0370_SD Checklist_08-19-2024
 10. 24-0370_Cover Letter_08-19-2024
 11. 24-0370_Application_08-19-2024
- 10 Request from Allen O'Leary for Preliminary and Final Plat approval 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_09-16-2024
2. 24-0365_Preliminary Plat_09-16-2024
3. 24-0365_Concept_09-16-24
4. 24-0365_Deed_09-16-2024
5. 24-0365_Checklist_09-16-2024
6. 24-0365_Response to DRC Comments_09-16-2024
7. 24-0365_DRC Comments_9-10-2024
8. 24-0365_Final Plat_08-19-2024
9. 24-0365_Development Agreement_08-19-2024
10. 24-0365_Application_08-19-2024

IV. Other Business

V. Adjourn

The Planning Commission of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address the Commission regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before the Commission votes on the item. Once recognized, you may then come to the podium and state your name and address.

Anyone requesting accommodation due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting. For other questions, please contact the Department of Development Services at 931-560-1560.

