



The Columbia Planning Commission Development Review Committee will meet on Tuesday, November 12, 2024 at 10:00 AM in Conference Room B, First Floor, City Hall, (*location subject to change based on availability*) to consider the following:

I. Items For Review

1. 24-0467 - Request from Julia Lannon for Preliminary Plat approval of a three (3) lot subdivision known as Columbia Commons at [115 S. James M. Campbell Blvd, being Tax Map 113E Group B Parcel 4.](#)

Documents:

1. 24-0467_Preliminary Plat_10-18-2024
 2. 24-0467_Columbia Commons Plans - Part 1_10-18-2024
 3. 24-0467_Columbia Commons Plans - Part 2_10-18-2024
 4. 24-0467_TIS_10-18-2024
 5. 24-0467_Will Serve Letter - Atmos Gas_10-14-2024
 6. 24-0467_Will-Serve Letter - ATT_03-15-2024
 7. 24-0467_Will Serve Letter - CPWS Power_10-14-2024
 8. 24-0467_Will-Serve Letter - Columbia Water_03-15-2024
 9. 24-0467_Survey_10-18-2024
 10. 24-0467_Deed_10-18-2024
 11. 24-0467_Checklist_10-18-2024
 12. 24-0467_Application_10-18-2024
2. 24-0471 - Request from Abigail Overstreet for Final Plat approval with surety for Hillcrest Village Phase 2 consisting of 24 lots on 6.308 acres being a portion of property at [Tax Map 113 Parcel 80.54 off Morrow Lane.](#)

Documents:

1. 24-0471_Final Plat_10-21-2024
 2. 24-0471_Stormwater Management Agreement_10-21-2024
 3. 24-0471_Waterford Developer Agreement_10-21-2024
 4. 24-0471_Owner Affidavit_10-21-2024
 5. 24-0471_Application_10-21-2024
3. 24-0457 - Request from Jacob Vincent for Final Plat approval with surety of Bear Springs Phase 1A consisting of 58 lots on 19.14 acres, being a portion of [Tax Map 92 Parcel 12.05 off Bear Creek Pike and Seminole Drive.](#)

Documents:

1. 24-0457_Final Plat_10-21-2024
 2. 24-0457_Development Agreement_10-21-2024
 3. 24-0457_Application_10-21-2024
4. 24-0458 - Request from Jacob Vincent for Final Plat approval with surety for Bear Springs Phase 1B consisting of 35 townhome units on a 3.47 acre portion of [Tax Map 92 parcel 12.05 off Bear Creek Pike at Octavia Way.](#)

Documents:

None

5. 24-0469 - Request from Allen O'Leary for Final Plat approval for a revision of three (3) lots in Wellington Section 2 on [Rugby Court at Tax Map 101F Group K Parcels 68-70.](#)

Documents:

1. 24-0469_Final Plat_10-21-2024
 2. 24-0469_Development Agreement_10-21-2024
 3. 24-0469_Submittal Letter_10-21-2024
 4. 24-0469_Application_10-21-2024
6. 24-0473 - Request from WES Engineers & Surveyors for Preliminary Plat and Site Development Plan approval of Hunters Glen Section 4 consisting of 148 lots on 53.48 acres off Hunters Glen Drive, being [Tax Map 112 Parcel 18.02.](#)

Documents:

1. 24-0473_Preliminary Plat_10-21-2024
2. 24-0473_Joint Sewer Agreements Letter_10-21-2024

3. 24-0473_Aerial Map_10-21-2024
 4. 24-0473_Parcel Map_10-21-2024
 5. 24-0473_Plat of Survey_10-21-2024
 6. 24-0473_Fire Flow Requirements_10-21-2024
 7. 24-0473_Submittal Letter_10-21-2024
 8. 24-0473_Checklist_10-21-2024
 9. 24-0473_Application_10-21-2024
7. 24-0431 - Request from Zach Moore for Site Development Plan approval at [Tax Map 66 Parcel 20.22 off Northpointe Road](#).

Documents:

1. 24-0431_Site Plan_10-21-2024
 2. 24-0431_Building 10 Plans_10-21-2024
 3. 24-0431_Building 8 Plans_10-21-2024
 4. 24-0431_Building 5 Plans_10-21-2024
 5. 24-0431_Building 3 Plans_10-21-2024
 6. 24-0431_Stormwater Supporting Documentation_09-20-2024
 7. 24-0431_FEMA FIRM_10-21-2024
 8. 24-0431_Soil Report_10-21-2024
 9. 24-0431_Geotechnical Report_10-21-2024
 10. 24-0431_Traffic Study_10-21-2024
 11. 24-0431_Water Availability Letter_08-29-2024
 12. 24-0431_Sewer Availability_10-24-2024
 13. 24-0431_Submittal Letter_10-21-2024
 14. 24-0431_Checklist_10-21-2024
 15. 24-0431_Application_10-21-2024
8. 24-0468 - Request from Jon Clark for Alternative Compliance Architectural Design Review approval at [2904 Cayce Lane](#), being Tax Map 112 Parcel 4.04.

Documents:

1. 24-0468_Original Elevations_10-21-2024
 2. 24-0468_Updated Elevations_10-21-2024
 3. 24-0468_Original Rendering_10-21-2024
9. 24-0472 - Request from M2 Group, LLC for Final Plat approval of Hampshire Hills Subdivision located off Hampshire Pike, being a portion of [Tax Map 89P Group A Parcel 15](#), and consisting of 43 lots, four (4) open spaces with dedication of right-of-way and easements.

Documents:

1. 24-0472_Final Plat_10-21-2024
 2. 24-0472_Notice to Proceed_06-20-2024
 3. 24-0472_Notice of State Approval Letter_05-06-2024
 4. 24-0472_Development Agreement_10-21-2024
 5. 24-0472_Water Availability Letter_10-21-2024
 6. 24-0472_Application_10-21-2024
- 10 24-0466 - Request from Crunk Engineering LLC for Annexation with a Plan of Services of a 98.34 ft. distance of right-of-way along Greens Mill Road and a 0.07 acre portion of [Tax Map 51 Parcel 34.03 at 2622 Poplar Knoll Drive and Lot 1 of The Landings at Greens Mill](#).

Documents:

1. 24-0466_Annexation Exhibit Adjacent Property_10-21-2024
2. 24-0466_Annexation Exhibit Greens Mill Rd_10-21-2024
3. 24-0466_Roundabout-Concept Plan_10-21-2024
4. 24-0466_Roadway Legal Description_10-21-2024
5. 24-0466_Legal Description for Parcel 051 03403_10-21-2024
6. 24-0466_Conway Property Owner Permission Form_10-21-2024
7. 24-0466_Application_10-21-2024

II. Items for Additional Review

1. 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
2. 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
3. 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:

1. 24-0417_Final Plat_09-16-2024
2. 24-0417_SWMA LTMP_09-16-2024
3. 24-0417_Development Agreement_09-16-2024
4. 24-0417_Application_09-16-2024