



The Columbia Planning Commission Development Review Committee will meet on Tuesday, January 10, 2023 at 10:00 AM in Conference Room A, basement level, City Hall,, to consider the following:

I. Items For Review

1. Request from Jason Dye for Preliminary Plat approval of McClure Farms Phases 1-4 for 431 lots at [2504 Nashville Highway](#).

Documents:

1. PH1- COVER
2. PH1- ECND
3. PH1- SLOPES
4. PH1-PLAT
5. PH1-UTIL
6. PH2- COVER
7. PH2- ECND
8. PH2- PLAT
9. PH2- SLOPES
10. PH2- UTIL
11. PH3- PLAT
12. PH3- SLOPES
13. PH3- UTIL
14. PH3-
15. PH3-ECND
16. PH4- COVER
17. PH4-ECND
18. PH4-PLAT 2
19. PH4-PLAT
20. PH4-SLOPES
21. PH4-UTIL
22. Traffic Improvement Recommendations Letter
23. Traffic Study

24. Revised Minor Plat Survey
 25. Electric Availability Letter
 26. Sewer Availability Letter
 27. Water Availability Letter
 28. Checklist
 29. Application
2. Request from Allen O'Leary for preliminary and final plat approvals at [4015 Trotwood Avenue](#).

Documents:

1. Final Plat
 2. Preliminary Plat
 3. Submittal Letter for Final Plat
 4. Submittal Letter for Preliminary Plat
 5. Final Plat Application
 6. Prelim Plat Application
3. Request from Civil Design Consultants for Final Plat approval of Vesper Court consisting of 17 lots off Sunset Avenue.

Documents:

1. Final Plat
 2. Application
4. Request from Adam Crunk for Exception to Access Management at Tax Map 75 Parcels 11.04 and 31.01 off [Nashville Highway and Baker Road](#).

Documents:

1. Site Plan
 2. Exemption Request
 3. Application
5. Request from Adam Crunk for Preliminary Master Plan revision for 205 townhome units on 25.87 acres of the Honey Farm PUD off Honey Farm Way and being a portion of [Tax Map 51 Parcel 58](#).

Documents:

1. Preliminary PUD
2. Architectural Plans
3. Elevation Color Schemes
4. TIS Letter of Commitment
5. Specifications Sheet
6. Water Availability Letter

7. Sewer Capacity
 8. Legal Description
 9. Owner Permission
 10. PUD Checklist
 11. Application
6. Request from Crunk Engineering for Preliminary Plat approval of 127 lots at [Trotwood Avenue and Foster Lane](#), being portions of Tax Map 112 Parcels 18, 18.03, and 18.04.

Documents:

1. Preliminary Plat
 2. Traffic Study
 3. Traffic Study MOU
 4. Water Availability Letter
 5. Preliminary Plat Checklist
 6. Application w/ Gore owner
 7. Application w/ Rogers owner
7. Request from Wade Kincaid to rezone 30.76 acres at [6218 Cayce Lane](#) from CD-2 (Rural Character District) to CD-3 (Neighborhood Character District).

Documents:

1. Concept_1118
 2. Concept_1117
 3. Concept_1019
 4. CPWS Availability Letter
 5. Fire Flow Requirements
 6. Hydrant Analysis Report
 7. Zoning Map
 8. Land Use Map
 9. Legal
 10. Checklist
 11. Application
8. Request from Cole Gaumnitz for Site Development Plan approval of a new industrial park consisting of 46.89 acres at Tax Map 89 Parcel 46 off [Industrial Park Road](#).

Documents:

1. Site Development Plan
2. CulDeSac Justfication
3. Application

