



The Columbia Planning Commission Development Review Committee will meet on Tuesday, May 9, 2023 at 10:00 AM in Conference Room A, basement level, City Hall, to consider the following:

I. Items for Additional Review

1. Case #23-0018 Request from Chapdelaine and Associates for Preliminary Plat and Site Development Plan approval for 35 lots in Fieldstone Farms Section 5 Phase 2 off Williamsport Pike and [Golden Place](#).

Documents:

1. 23-0018_Preliminary Plat Ph 2_4-17-2023
2. 23-0018_DRC Response to Comments_4-17-2023
3. 23-0018_Project Narrative_4-17-2023
4. 23-0018_C2.2 Fieldstone Farm Road Plan Profile_4-17-2023
5. 23-0018_C3.0 Fieldstone Farm Phase I Erosion Control Plan_4-17-2023
6. 23-0018_C3.1 Fieldstone Farm Phase I Erosion Control Plan_4-17-2023
7. 23-0018_C3.2 Fieldstone Farm Phase II Erosion Control Plan_4-17-2023
8. 23-0018_C3.3 Fieldstone Farm Phase II Erosion Control Plan_4-17-2023
9. 23-0018_C3.4 Fieldstone Farm Phase III Erosion Control Plan_4-17-2023
10. 23-0018_C3.5 Fieldstone Farm Phase III Erosion Control Plan_4-17-2023
11. 23-0018_C4.0 Fieldstone Farm Details_4-17-2023
12. 23-0018_C4.1 Fieldstone Farm Details_4-17-2023
13. 23-0018_C4.2 Fieldstone Farm Details_4-17-2023
14. 23-0018_D1.0 Fieldstone Farm Pre developed Conditions_4-17-2023
15. 23-0018_D2.0 Fieldstone Farm Post developed Conditions_4-17-2023
16. 23-0018_C0.0 Fieldstone Farm Cover_4-17-2023
17. 23-0018_C0.1 Fieldstone Farm Notes_4-17-2023
18. 23-0018_C0.2 Fieldstone Farm Typical Roadway Section_4-17-2023
19. 23-0018_C1.0 Fieldstone Farm Layout Plan_4-17-2023
20. 23-0018_C1.1 Fieldstone Farm Layout Plan_4-17-2023

21. 23-0018_C1.2 Fieldstone Farm Utilitiest Plan_4-17-2023
22. 23-0018_C1.3 Fieldstone Farm Utilitiest Plan_4-17-2023
23. 23-0018_C1.4 Fieldstone Farm sewer Plan Profile_4-17-2023
24. 23-0018_C1.5 Fieldstone Farm Sewer Main Plan Profile_4-17-2023
25. 23-0018_C2.0 Fieldstone Farm Grading and Drainage Plan_4-17-2023
26. 23-0018_C2.1 Fieldstone Farm Grading and Drainage Plan_4-17-2023
27. 23-0018_C2.1 Fieldstone Farm Road Plan and Profile_4-17-2023

23-0018 - January 17th Submittal

Documents:

1. 23-0018_FFfieldstone Farms Phase 2 Preliminary Plat_1-17-2023
2. 23-0018_Fieldstone Application and Fee Payment_1-17-2023

II. Items For Review

1. 23-0104 - Request from Larry Owens for comprehensive plan amendment from Urban Neighborhood to Suburban Neighborhood along with rezoning from CD-3L (Neighborhood Large Lot Character District) to CD-3 (Neighborhood Character District) at [1205 East End Street](#).

Documents:

1. 23-0104_Application_4-17-2023
2. 23-0104_Checklist_4-17-2023
3. 23-0104_Concept Plan_4-17-2023
4. 23-0104_Water Availability Letter_4-17-2023
5. 23-0104_Hydrant Analysis Report_4-17-2023
2. 23-0129 - Request from Chet Rhodes for revision of a Final PUD Master Plan during initial construction forTenn Pin Alley located at [730 Mooresville Pike](#).

Documents:

1. 23-0129_Application_4-17-2023
2. 23-0129_PUD Plan_4-17-2023
3. 23-0134 - Request from Nelson Crowe to correct a mistake on the official zoning map and rezone property from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) at [Tax Map 41 Parcel 15 at Cleburne Road and Freehand Lane](#).

Documents:

1. 23-0134_Application_4-17-2023
 2. 23-0134_Boundary Map_4-17-2023
 3. 23-0134_Zoning Ord 3638_4-17-2023
 4. 23-0134_Zoning Ord 4400_4-17-2023
4. 23-0136 -
Request from Greg Gamble for rezoning of [Tax Map 90 Parcel 7.08 off River Road](#) from MU-PUD (Planned Unit Development - Mixed Use) to CD-5 (Urban Center Character District).

Documents:

1. 23-0136_Application_4-17-2023
 2. 23-0136_Concept Plan_4-17-2023
 3. 23-0136_Property Description_4-17-2023
 4. 23-0136_Water Availability Letter_4-17-2023
 5. 23-0136_Hydrant Analysis Report_4-17-2023
 6. 23-0136_Wastewater Letter_4-17-2023
5. 23-0138 - Request from Allen O'Leary for Final Plat approval with surety for Drumwright Phase 2A consisting of 29 lots off [Scooter Street and Lyman Ridge Road](#).

Documents:

1. 23-0138_Application_4-17-2023
 2. 23-0138_Submittal Letter_4-17-2023
 3. 23-0138_Drumwright Phase 2A - Final Plat_4-17-2023
6. 23-0140 - Request from Allen O'Leary for Final Plat approval with surety for Drumwright Phase 2B consisting of 14 lots off [Steadman Street and Lyman Ridge Road](#).

Documents:

1. 23-0140_Final Plat_4-17-2023
2. 23-0140_Submittal Letter_4-17-2023
3. 23-0140_Application_4-17-2023

7. 23-0141 -
Request from Allen O'Leary for Final Plat approval with surety for Drumwright Phase 2C consisting of 20 lots off [Sage Meadows Street and Jacobs Valley Court](#).

Documents:

1. Final Plat v1
 2. Submittal Letter
 3. Application
8. 23-0142 - Request from Allen O'Leary for Final Plat approval with surety for Drumwright 2D consisting of 51 townhome units off [Drumwright Way and Fordham Street](#).

Documents:

1. 23-0142_Final Plat_4-17-2023
 2. 23-0142_Submittal Letter_4-17-2023
 3. 23-0142_Application_4-17-2023
9. 23-0144 - Request from Joseph Ahler for Preliminary Plat and Development Plan approval for Highland Pointe at Bear Creek located at [1451 Lasea Road](#).

Documents:

1. 23-0144_Application_4-17-2023
 2. 23-0144_Preliminary Plat_4-17-2023
 3. 23-0144_Traffic Impact Study_Oct-2021_4-17-2023
 4. 23-0144_Water Availability Letter_4-17-2023
 5. 23-0144_Wastewater Letter_4-17-2023
- 10 23-0145 - Request from Adam Crunk for Preliminary PUD Master Plan for Honey Farm Townhomes consisting of 197 units off [Honey Farm Way](#).

Documents:

1. 23-0145_Application_4-17-2023
2. 23-0145_PUD Plan_4-17-2023
3. 23-0145_Checklist_4-17-2023
4. 23-0145_Legal Description_4-17-2023
5. 23-0145_Owner Statement_4-17-2023

6. 23-0145_TIS Letter of Commitment_4-17-2023
7. 23-0145_Sewer Capacity_4-17-2023
8. 23-0145_Water Availability Letter_4-17-2023