



The Columbia Planning Commission Development Review Committee will meet on Tuesday, June 13, 2023 at 10:00 AM in Conference Room A, basement level, City Hall,, to consider the following:

I. Items for Additional Review

1. 23-0145 - Request from Adam Crunk for Preliminary PUD Master Plan approval for Honey Farm Townhomes consisting of 197 units off [Honey Farm Way](#).

Documents:

1. 23-0145_PUD Master Plan_Combined_0522
2. 23-0145_Landscape Plans_Combined_0522
3. 23-0145_C1.3 TREE CANOPY EXHIBIT_0522
4. 23-0145_Honey Farms 4-B Elevation_5-22-23
5. 23-0145_Response to Comments_0522
6. 23-0145_DRC Comments_0509
7. 23-0145_PUD Plan_4-17-2023
8. 23-0145_Checklist_4-17-2023
9. 23-0145_Legal Description_4-17-2023
10. 23-0145_Owner Statement_4-17-2023
11. 23-0145_TIS Letter of Commitment_4-17-2023
12. 23-0145_Sewer Capacity_4-17-2023
13. 23-0145_Water Availability Letter_4-17-2023
14. 23-0145_Application_4-17-2023

II. Items For Review

1. 23-0198 - Request from Eric McNeely for Access Management Exception at [2408 Greens Mill Road](#).

Documents:

1. ALTA Survey_0331
 2. Exhibit_0522
 3. General Affidavit_0522
 4. Appeal Letter_0522
 5. Application_0522
2. 23-0210/23-0211 - Request from Allen O'Leary for Preliminary and Final plat approval for 3 lots at [462 Mooresville Pike](#).

Documents:

1. Final Plat_0522
 2. Preliminary Plat_0522
 3. Hydrant Flow Acknowledgement Email_0522
 4. Submittal Letter_Final Plat_0522
 5. Submittal Letter_Preliminary Plat_0522
 6. Application_Final Plat_0522
 7. Application_Preliminary Plat_0522
3. 23-0201 - Request from Travis Bonar for Preliminary Plat approval of McClure Farms Phases 1-4 consisting of 431 lots at [2504 Nashville Highway](#).

Documents:

1. Preliminary Plat_0522
 2. Response to Comments_0519
 3. DRC Comments_0118
 4. Commitment Letter_0519
 5. Traffic Impact Study_04162021
 6. CPWS - Water Availability Letter_0307
 7. Checklist_0522
 8. Submittal Letter_0522
 9. Application_0522
4. 23-0193 - Request from M2 Group LLC for Site Development Plan approval of Mackenzie Place consisting of 34 units at [220 Theta Pike](#).

Documents:

1. Site Plan_0522
2. Building Elevations_0522

3. Comment Response Letter_0522
 4. Floor Plans_0522
 5. Landscape Plan_0522
 6. TIS_Review Memo_06102022
 7. Traffic Study_05182022
 8. Drainage Report_0518
 9. Cul-de-sac Justification Letter_0320
 10. Site Distance Letter_0511
 11. Infiltration Testing Letter_0302
 12. Power Availability Letter_0110
 13. Sewer Availability Letter_12282022
 14. Water Availability Letter_0519
 15. Description of Proposed Project_0522
 16. Checklist_0522
 17. Application_0522
5. 23-0170 - Request from PR Vesper LLC for Final Plat with surety approval of Vesper Court consisting of 16 lots off [Sunset Avenue](#).

Documents:

1. Final Plat_12192022
 2. PRELIMINARY Plat_12192022
 3. Site Design Plan Revision_08162021
 4. Development Agreement_0522
 5. Hydraulic Calculations_05052022
 6. Water Availability Letter_0512
 7. CPWS - Vesper Court- Utility Approval Letter_06012022
 8. Power Availability Letter_04202022
 9. Wastewater Will Serve Letter_0517
 10. Surety_05032022
 11. LOC Renewal Notice_0118
 12. Application_0505
6. 23-0202 - Request from T-Square Engineering for Final Plat approval with surety for Summit at Carter's Stations Phase 2 consisting of 32 lots off [Wellwind Road](#).

Documents:

1. Summit Phase 2 Final Plat_0522
2. Hydrant Flow Analysis_11012022
3. Stormwater Maintenance Agreement_0510
4. Subdivision Development Agreement_0510

5. Application_0510
7. 23-0203 - Request from T-Square Engineering for Final Plat approval with surety for Independence at Carter's Station Phase 6.4 consisting of 25 lots off [Sadie Street.](#)

Documents:

1. Independence 6.4 Final Plat_0517
 2. Stormwater Maintenance Agreement_0511
 3. CPWS Hydrant Flow Analysis_07122022
 4. Subdivision Development Agreement_0511
 5. Application_0511
8. 23-0205 - Request from T-Square Engineering for final plat approval with surety for Homestead South consisting of 18 lots off [Holiday Lane.](#)

Documents:

1. Homestead South Final Plat_0522
 2. Stormwater Management_0511
 3. Subdivision Development Agreement_0511
 4. CPWS Hydrant Analysis_04012022
 5. Application_0511
9. 23-0209 - Request from T-Square Engineering for Final Plat approval with surety for Independence at Carter's Station Section 3.4 consisting of 29 lots off [Lively Street.](#)

Documents:

1. Independence 3.4 Final Plat_0522
2. Development Agreement_0511
3. Stormwater Maintenance Description_0508
4. Stormwater Maintenance Agreement_0511
5. CPWS Hydrant Flow Analysis_07122022
6. Surety Calculation_07202022
7. Application_0511