



The Columbia Planning Commission Development Review Committee will meet on Tuesday, December 12, 2023 at 10:00 AM in Conference Room A, basement level, City Hall, to consider the following:

I. Items For Review

1. 23-0480 - Request from Taylor McMurtry to approve partial revocation of the Honey Farms PUD Master plan and rezoning to CD-4C (General Urban Corridor Character District) at Honey Farm Crossings Lot 5 off [Honey Farm Way](#).

Documents:

1. 23-0480_Concept
 2. 23-0480_legal
 3. 23-0480_Water Availability
 4. 23-0480_transmittal
 5. 23-0480_application
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2. 23-0437 - Request from Generation 2 Generation, LLC for Site Development Plan and Preliminary Plat approval of four lots located at [1205 E. End Street](#), being Tax Map 99 Parcel 59.

Documents:

1. Site Plan
2. Building Elevations
3. Floor Plans
4. Water Availability Letter - 20231116
5. Checklist
6. Description of Proposed Project
7. Application

3. 23-0478 - Request from Abigail Overstreet for Final Plat approval with surety for Hillcrest Village Subdivision Phase 1A consisting of 27 lots and three open spaces off [Rolling Brook Drive at Tax Map 113 Parcel 80.50](#).

Documents:

1. Final Plat
 2. Development Agreement
 3. Surety
 4. Owner Affidavit
 5. Application
4. 23-0473 - Request from TKC Architecture & Engineering, LLC for Preliminary Plat and Site Development Plan approval of a mixed use development consisting of one commercial, two live/work, and 98 townhome lots off Harley Davidson Blvd [at Tax Map 93 Parcels 2 and 2.01](#).

Documents:

1. Preliminary Plat
 2. Site Development Plan
 3. Tree Preservation Plan
 4. Survey Overall
 5. Survey Exhibit
 6. Trip Gen Comparison Memo
 7. Water Availability Letter
 8. WW Availability Letter
 9. Project Letter
 10. Checklist
 11. Owners Consent
 12. Application
5. 23-0475 - Request from WES Engineers & Surveyors for Rezoning approval from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) at [807 Athenaeum Street](#).

Documents:

1. Concept Plan
2. Plat of Survey
3. Vicinity Map
4. Zoning Map

5. FLU Map
 6. Fire Flow
 7. Water Availability Letter - 20231119
 8. Legal Description
 9. Description of Requested Zone
 10. Application
6. 23-0418 - Request from Andrew Wiseman to approve partial revocation of the Villages at Carters Creek PUD Master plan with rezoning to CD-4C (General Urban Corridor Character District) at [2425 Nashville Highway](#).

Documents:

1. Concept Plan
 2. Legal Description
 3. Description of Requested Zone
 4. Water Availability Letter - 20231107
 5. Hydrant Analysis Report
 6. Fire Flow
 7. TIS
 8. Compliance Submittal Letter
 9. Application
7. 23-0476 - Request from Greg Gamble for Preliminary Plat and Site Development Plan approval of 122 units off [River Road at Tax Map 90 Parcel 7.08](#).

Documents:

1. Site Plan
 2. PRELIMINARY PLAT
 3. Building Elevations
 4. Floor Plans
 5. Water Availability Letter - 231119
 6. Power Availability
 7. SWR Availability Letter
 8. Fire Flow
 9. Traffic Study
 10. Traffic MOU
 11. Description of Proposed Project
 12. Application
8. 23-0421 - Request from Greg Gamble for Annexation approval with a Plan of Services, Comprehensive Plan amendment to Urban Neighborhood, and zoning

to CD-4 (General Urban Character District) for an approximate three acre portion of [Tax Map 90 Parcel 12.01 located at 400 Bear Creek Pike](#)

Documents:

1. Concept Plan
2. Description of Requested Zone
3. Legal Description
4. Property Owner Permission Form
5. Application

II. Items for Additional Review

1. 23-0414 / 23-0415 - Request from Greg Gamble for approval of Annexation with a Plan of Services and zoning to PUD-R (Residential Planned Unit Development) under a Preliminary PUD Site Development Plan for an approximate 410 acre portion of property at [400 Bear Creek Pike being Tax Map 90 Parcel 12.01](#).

Documents:

1. 2023-10-16_Columbia Bluffs_PMDP_Full Sheet Set
2. 23-0414_ALTA Survey
3. 23-0414_TIS
4. 23-0414_Building Elevations
5. 23-0414_Columbia Power Will Serve Letter
6. 23-0414_Active Adult HOA Draft
7. 23-0414_Primary Residential HOA Declaration Draft
8. 23-0414_Preliminary Master Civic Space Sheets (L1.1-L1.6)
9. 23-0414_Preliminary Master Dev Plan- first half
10. 23-0414_Sewer Will Serve Letter
11. 23-0414_Water Availability Letter_Oct 13
12. 23-0414_Description of Proposed Project
13. 23-0414_Floor Plans
14. 23-0414_PUD-R Checklist
15. 23-0414_Site Plan
16. 23-0414_Application
17. 23-0415_Preliminary Master Dev Plan-C2.0
18. 23-0415_Comp Plan Compliance Statement
19. 23-0415_Concept Plan
20. 23-0415_Description of Requested Zone
21. 23-0415_Legal Description
22. 23-0415_Property Owner Permission Form
23. 23-0415_REMAINING ANNEXATION AREA P-PUD

24. 23-0415_application (1)
25. 23-0415_Application
26. 2023-10-16_Columbia Bluffs_PMDP_Full Sheet Set