



The Columbia Planning Commission Development Review Committee will meet on Tuesday, January 9, 2024 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
2. 23-0536 - Request from Crunk Engineering, LLC for Final Plat approval with surety for The Landing at Greens Mill Road Phase 1 consisting of 100 lots off [Greens Mill Road](#).

Documents:

1. 23-0536_Final Plat_1218
 2. 23-0536_Development Agreement
 3. 23-0536_Application
3. 23-0532 - Request from Allen O'Leary for Preliminary and Final Plat approval of three lots at [1485 Bear Creek Pike and Lasea Road](#).

Documents:

1. 23-0532_Final Plat_1218
 2. 23-0532_Submittal Letter
 3. 23-0532_Application
4. 23-0531 - Request from Allen O'Leary for Final Plat approval with surety for Rutherford Subdivision Phase 1 consisting of 31 lots off [Hays Drive](#).

Documents:

1. 23-0531_Final Plat_1218
 2. 23-0531_Development Agreement
 3. 23-0531_Submittal Letter
 4. 23-0531_Application
5. 23-0544 - Request from Colton Davis for Preliminary and Final Plat approval for properties at [Tax Map 51 Parcels, 19, 20, and 20.01 at Nashville Highway and Greens Mill Road](#).

Documents:

1. 23-0544_Development Agreement
 2. 23-0544_Application
6. 23-0542 - Request from Allen O'Leary for Final Plat approval with surety for The Preserve at Drumwright Phase 1 consisting of 68 lots off [Williams Ridge Drive](#).

Documents:

1. 23-0542_Final Plat_1218
2. 23-0542_Submittal Letter

II. Items for Additional Review

1. 23-0414 - 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
2. 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