



AGENDA

The Columbia Municipal Planning Commission will meet on June 1, 2022 for Study Session and June 8, 2022 for Voting Session at 4:00 P.M., Council Chambers in the basement of City Hall, 700 N. Garden Street to consider the following:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct
4. Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.
5. Approval Of Minutes

Documents:

[cmpe_20220511 Minutes Draft.docx](#)

6. Review of Bonds and Letters of Credit

II. Consent

1. 22-0066 – Morgan Meadows Phase 2 – Final Plat
Request from Allen O’Leary for approval of a Final Plat with surety in the amount of \$135,000 for Morgan Meadows Phase 2, located at [Tax Map 112 Parcel 6](#).
2. 22-0098 - Final Plat For Ridge At Carters Station 1B
Request from T-Square Engineering for approval of a Final Plat with surety in the amount of \$260,000 for Phase 1B of Ridge at Carter's Station, being [TAX MAP 42 PARCEL 3.13](#).

III. Discussion

1. 22-0076 – Fieldstone Farms Section 5 – Preliminary Plat
Request from Chapdelaine and Associates for approval of a Preliminary Plat for

Fieldstone Farms Section 5 located at [Tax Map 88 Parcel 70.01](#).

1.1. 22-0076 – Current Submittal And Staff Report

Documents:

[22-0076_Preliminary Plat_04182022.pdf](#)
[21-0276_Staff Report.pdf](#)

2. 22-0078 – Big Bear Bluffs – Comprehensive Plan Amendment, Annexation and Rezoning with Preliminary PUD Master Plan

THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM

Request from Greg Gamble, for:

- Comprehensive Plan Amendment to change the future land use designation from Suburban Neighborhood to Suburban Corridor for 68.5 acres;
- Annexation of approximately 413 acres; and
- Rezoning with approval of a mixed-use Preliminary PUD Master Plan for:
 - 76.35 acres RM1-PUD with limited commercial/office uses; and
 - 343.43 acres R-6-PUD,

being [Tax Map 90 Parcels 16 and 12.01](#).

2.1. 22-0078 – Current Submittal And Staff Report

Documents:

[22-0078_Preliminary PUD Pattern Book_04182022.pdf](#)
[22-0078_Preliminary PUD Master Plan_04182022.pdf](#)
[22-0078_Staff Report.pdf](#)

2.2. 22-0078 – Supporting Documents

Documents:

[22-0078_Application_Big Bear Bluffs CA Annex PUD.pdf](#)
[22-0078_Legal Description_Big Bear Bluffs CA Annex PUD.pdf](#)
[22-0078_Owner Permission_Big Bear Bluffs CA Annex PUD.pdf](#)
[22-0078_Prelim PUD Master Plan_Big Bear Bluffs CA Annex PUD.pdf](#)
[22-0078_Pattern Book_Big Bear Bluffs CA Annex PUD.pdf](#)
[22-0078 Technical Comments revised.pdf](#)
[22-0078_Response to Technical Comments.pdf](#)
[22-0078_TIS Developer Concurrence Letter_04182022.pdf](#)
[22-0078_Aerial of Traffic improvements_04182022.pdf](#)
[22-0078 Plan of Service.pdf](#)

22-0078_compmap_0420.jpg
22-0078_zonemapatIronBridge_0420.jpg
22-0078_zonemap_0420.jpg
22-0078_zonemapatBearCrk_0420.jpg
WastewaterEmail_05112022.pdf

2.3. 22-0078 - Additional Documents Provided After Study Session

Documents:

22-0078_Columbia Bluffs Submittal Letter_050622.pdf
22-0078_Revised Pattern Book_050622.pdf
22-0078_Columbia Bluffs Technical PMDP
Drawings_Revised5.6.2022_(FileSizeReduced).pdf
22-0078_Concurrence Letter Revised Timeline_050622.pdf

2.4. Public Comments Received

Documents:

FosterLetter.pdf
Petition_Comments.pdf
Petition_Signatures.pdf
V_WoodsLetter.pdf

3. 22-0077 – Rock Spring Road – Annexation and Rezoning

Request from Scotty Bernick for annexation with Plan of Services of approximately 106 acres being Tax Map 92 Parcels 11.01 and 11.02 with rezoning to RS-10 Single Family Low Density Residential.

3.1. 22-0077 – Current Submittal And Staff Report

Documents:

22-0077_Concept Plan_04182022.pdf
22-0077_Staff Report.pdf

3.2. 22-0077 – Supporting Documents

Documents:

22-0077_Application_Rock Springs Road II Annex and Rezone.pdf
22-0077_Legal Description Parcel 11.01__Rock Springs Road II Annex and Rezone.pdf
22-0077_Legal Description Parcel 11.02_Rock Springs Road II Annex and Rezone.pdf
22-0077_Concept Plan_Rock Springs Road II Annex and Rezone.pdf
22-0077_Technical Comments.pdf
22-0077_Response to Technical Comments.pdf
22-0077_2022.04.18 - Rock Springs II Application COMPLETE.pdf
22-0077_Annexation Request - Connelly Property.pdf
22-0077_Annexation Request - Blair Property.pdf
22-0077_Fire POS.pdf
22-0077_compmap_0420.jpg

4. 22-0079 - Pewitt Place PUD - Annexation, Plan Of Services, Rezoning To High Density Residential With Preliminary PUD Master Plan
Request from T-Square Engineering for Annexation with Plan of Services for portions of Tax Map 90 Parcels [12](#) and [13](#) off Bear Creek Pike with rezoning of all to RM1-PUD with Preliminary PUD Master plan approval.
5. 22-0100 - Theta Pike & Columbia Rock Road - Theta Pike Estates Preliminary Plat
Request from Pentagon Reids LP for approval of Theta Pike Estates Preliminary Plat consisting of 211 single family lots at [THETA PIKE AND COLUMBIA ROCK ROAD](#).
6. 22-0101 - 1451 Lasea Road - Lasea Road Townhomes Planned Unit Development
Request from Joseph Ahler for approval of a Planned Unit Development with Preliminary Master Plan consisting of 198 townhome units located at [1451 LASEA ROAD](#) and Bear Creek Pike.
7. 22-0103 - Martin Drive - Annexation, Plan Of Services, And Rezoning
Request from Wade Kincaid for Annexation and Plan of Services with rezoning to R-6 (Medium High Density) of Tax Map 90 Parcel [29.02](#) and a portion of [29.00](#) off Martin Drive.
8. 22-0106 - 2504-2524 Nashville Highway - McClure Farms Final Planned Unit Development Master Plan
Request from Clint Camp for final PUD Master plan approval of McClure Farms consisting of 431 units at [2504](#) and [2524](#) Nashville Highway.
9. 22-0107 - 2504 Nashville Highway - McClure Farms Phase 1 Preliminary Plat
Request from Adam Bledsoe for approval of a Preliminary Plat for Phase 1 of McClure Farms consisting of 70 lots at [2504 NASHVILLE HIGHWAY](#).
10. 22-0112 - Trotwood Avenue And Foster Lane - Annexation, Plan Of Services And Rezoning To Single Family Low Density Residential
Request from Crunk Engineering for Annexation with Plan of Services for portions of properties off Trotwood Avenue and Foster Lane with rezoning of all to RS-10 at Tax Map 112 Parcels [18](#), [18.03](#) and 18.04.

IV. Other Business

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting. The [2022 Meeting Schedule](#) can be found on the [City of Columbia Municipal Planning Commission webpage](#). The City's Comprehensive Plan, [Connect Columbia](#) can be found on the [Planning & Zoning webpage](#). For other questions, please contact the Department of Development Services at 931-560-1560.