



## AGENDA

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**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](#).

1.1. 22-0066 - Supporting Documents

Documents:

[22-0066\\_Application - Signed.pdf](#)  
[22-0066\\_Development Agreement\\_Morgan Meadows Phase 2.pdf](#)  
[22-0066\\_Final Plat\\_Morgan Meadows Phase 2.pdf](#)  
[22-0066\\_Technical Comments\\_05122022.pdf](#)  
[22-0066\\_Responses to Technical Comments\\_05162022.pdf](#)

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  
22-0077\_zonemap\_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

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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.