



The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

**Call to Order**

Invocation

Pledge of Allegiance

**Quorum (100%)**

**Approval of Minutes for February 3, 2005**

Tom Sprague moved to approve the minutes of February 3, 2005; Deanne Hall seconded the motion. Motion carried 5-0.

**Reading of the Agenda**

**Approval of the Agenda**

Dean Thompson moved to approve the Agenda as noted with the removal of the final plat for Morningside Village at the Villages of Greenbrier, Phase II; Tony Atkins seconded the motion. Motion carried 5-0.

**Chairman Thigpen**

Tom Sprague

Deanne Hall

**Chairman Thigpen**

**Chairman Thigpen**

**Director Browning**

**Director Browning**



### New Business

Final Plat

Director Browning/Staff

1. **SRP Federal Credit Union Commercial Subdivision**, located on the west side of North Belair Road, north of Cox Road, zoned C-1 (neighborhood commercial) 6.64 acres, 5 lots. *Commission District 3*
2. **Chamblin Ridge Section I**, located on the north side of Chamblin Road, north of I-20, zoned R-2 RCO (single family residential with the Residential Cluster Overlay) 19.12 acres, 37 lots. *Commission District 4*
3. **River Island Settlement Section I, Phase I**, located on the west side of Blackstone Camp Road, north of Point Comfort Road, zoned PUD (Planned Unit Development), 3.29 acres, 5 lots. Phase I to be amended to include 5 additional lots. All streets and drainage and utility easements were accepted by the BOC on June 1, 2004. *Commission District 1*  
**Tom Sprague made the motion to approve the final plats of SRP Federal Credit Union, Chamblin Ridge Section I, River Island Settlement Section I, Phase I, and The Village at Riverwatch (conditional on county attorney approval of private road). Motion seconded by Deanne Hall and carried 5-0.**
4. **Morningside Village at the Villages of Greenbrier, Phase II**, located on the south side of Washington Road, east of Hardy McManus Road, in the Villages of Greenbrier, zoned PUD (Planned Unit Development), 2.48 acres, 30 units. *Commission District 3*



**This item was removed from the agenda as it has not been presented to the Public Works Committee.**

Rezoning

Director Browning/Staff

5. RZ 05-03-01, request to rezone from R-A (residential agriculture) to S-1 (special district for a radio station) for a portion of tax parcel 039 048B, 7.78 acres located at 2278 Wortham Lane.  
*Commission District 4*

**Tom Sprague made a motion to deny RZ 05-03-01 and to close the public hearing. Motion was seconded by Tony Atkins and carried 5-0.**

6. RZ 05-03-02, request to rezone from R-2 (single-family residential) to T-R (townhouse residential) for tax parcel 073 070, 9.036 acres located at 4601 Columbia Road. *Commission District 3*

**Dean Thompson made a motion to approve RZ 05-03-02 with all departmental comments and to close the public hearing. Motion seconded by Deanne Hall and carried 5-0.**

7. RZ 05-03-03, request to rezone from R-1 (single-family residential) and M-1 (light industrial) to T-R (townhouse residential) for tax parcels 077 059 and 077 001, 19.97 total acres located on



North Belair Road, about 1,500 feet south of the intersection of North Belair Road and Fury's Ferry Road. *Commission District 1*

**Dean Thompson made a motion to deny RZ 05-03-03 and to close the public hearing. Motion seconded by Deanne Hall and carried 5-0.**

Zoning Condition

Director Browning/Staff

8. **RZ 94-10-5**, tax parcel 083 014, 2.04 acres located at 3619 Old Petersburg Road, zoned C-2 (general commercial). Approved in 1994 with conditions. *Commission District 2*

**Tom Sprague made a motion to approve RZ 94-10-5 to include all departmental comments. Motion seconded by Dean Thompson and carried 5-0.**

Items Added Director Browning/Staff

9. **Village at Riverwatch**, located on the north side of Old Petersburg Road, west of Baston Road, zoned T-R (Townhouse Residential), 3.4 acres, 18 units. *Commission District 2*

**Approved contingent on county attorney approval of private road.**

Staff Comments

Director Browning/Staff

Consider alternative meeting date (March 31, 2005) in lieu of regular meeting date of April 7, 2005

**A Community of Pride...A County of Vision...Endless Opportunity**



(Master's Week).

**Deanne Hall made a motion to move the April 7, 2005 meeting to March 31, 2005 as recommended. Motion seconded by Dean Thompson and carried 5-0.**

Public Comments  
**None**

Chairman Thigpen

Adjourn  
**The meeting adjourned at 8:55 p.m.**

Chairman

**Columbia County Planning Commission**



Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall
District 4 [Lee Anderson]	Tony Atkins

## Meeting Schedule: March 2005

Board/Commission	Date	Time	Location
Planning Commission	March 3, 2005	6:30 PM	Evans Government Center Auditorium
Growth Management Plan Update Steering Committee	March 14, 2005	6:00 PM	Evans Government Center Auditorium
Board of Commissioners	March 15, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	March 17, 2005	6:30 PM	Evans Government Center Auditorium



Planning & Engineering Services Committee	March 28, 2005	3:30 PM	General Conference Room, Building A
Board of Commissioners	March 29, 2005	6:30 PM	Evans Government Center Auditorium

*Items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, March 15, 2005** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, March 11, 2005 to place their name on the agenda for presentation.*