



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

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 Chairman Thigpen**
- Invocation Tom Sprague**
- Pledge of Allegiance Tony Atkins**
- Quorum Chairman Thigpen**
- Approval of Minutes for March 17, 2005 Chairman Thigpen**
- Reading of the Agenda Director Browning**
- Approval of the Agenda Chairman Thigpen**

Final Plat Director Browning/Staff

1. **Highlands Phase V at Ivy Falls Plantation**, located on the northeast side of Chamblin Road, north of I-20, in Ivy Falls Plantation, zoned PUD (Planned Unit Development) 12.08 acres, 89 units. *Commission District 3*
2. **Bayview, Phase III** located on the north side of Southern Pines Drive, southwest of Fury's Ferry Road, in the Bayview and Bayhill development, zoned PUD (Planned Unit Development) 8.65 acres, 40 units. *Commission District 1*
3. **Bishops Court**, located in Riverwood Plantation on the north east side of Washington Road, zoned PUD (Planned Unit Development) 71.11 acres, 95 lots. *Commission District 3*

Preliminary Plat Director Browning/Staff

4. **Kiokee Ridge, Section 4, Phase 2**, located at the end of Bent Creek Drive on the north side of William Few Parkway, zoned R-A (residential-agriculture), 9.41 acres, 2 lots. *Commission District 3*
5. **Bartram Trail Section II**, located on the north side of Columbia Road, east of William Few Parkway, zoned PUD (Planned Unit Development), +/- 16 acres, 45 lots *Commission District 3*
6. **Chamblin Ridge II**, located on Chamblin Road, south of Columbia Road, zoned R-2 RCO (single family residential with a Residential Cluster Overlay) +/- 23 acres, 65 lots *Commission District 3*
7. **Mill Branch Section II**, located on end of Coreley Circle, zoned PUD (Planned Unit Development), 15.15 acres, 70 lots *Commission District 4*
8. **Woodlief Section III**, located on the north side of Hereford Farm Road at the end of Wells Drive, zoned R-1(RCO), 46.66 acres, 70 lots *Commission District 3*

Zoning Director Browning/Staff

9. **RZ 05-04-02**, request to amend existing PUD at the Bi-Low center to include additional space for retail and allow for sit-down style and fast food restaurants, Tax Parcel 078 178A, located at 400 Fury's Ferry Road. *Commission District 1*



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Zoning Continued **Director Browning/Staff**

- 10. **RZ 05-04-03**, request to rezone from R-2 (single-family residential) to C-2 (general commercial) Tax Parcel 072A 161, 2 acres located at 8108 Sir Galahad Drive. *Commission District 3*
- 11. **RZ 05-04-04**, request to rezone from R-2 (single-family residential) to PUD (planned unit development) Tax Map 081A Parcels 027A and 028, 15.98 acres located on the east side of Fury's Ferry Road at the intersection of Fury's Ferry Road and Evans to Locks Road.
- 12. **Sign Ordinance text amendment**, to amend permitted areas for wall signs, certain provisions for official flags, and to establish a general sign overlay district at two interchange locations.
- 13. **Corridor Protection Overlay text amendment**, to establish provisions for an overlay district.

Development plans **Director Browning/Staff**

- 14. **PUD Amendment**, for High Meadows, a PUD approved by the Planning Commission on September 16, 2004
- 15. **Carriage Hills development plan**, to determine what points of connectivity will occur between Carriage Hills subdivision and Evans to Locks Road

Staff Comments **Director Browning/Staff**

Public Comments **Chairman Thigpen**

Adjourn **Chairman Thigpen**



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

March 31, 2005



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Meeting Schedule: April 2005

Board/Commission	Date	Time	Location
Planning Commission	March 31, 2005	6:30 PM	Evans Government Center Auditorium
Growth Management Update Steering Committee	April 11, 2005	6:00 PM	Evans Government Center Auditorium
Board of Commissioners	April 19, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	April 21, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	April 25, 2005	3:30 PM	General Conference Room, Building A

Items going forward to the Board of Commissioners on this agenda will be heard on *Tuesday, April 19, 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, April 15, 2005 to place their name on the agenda for presentation.

