

**PLANNING ADVISORY COMMISSION MEETING**

**January 6, 2010**

A meeting of the Planning Advisory Commission was held Wednesday, January 6, 2010 in the Council Chambers on the Plaza Level of the Government Center.

**Commissioners Present:**

Chairperson           Cathy Hodge  
Vice Chairperson:   Ronny Smith  
Commissioners:       Scott Boyce  
                              Walter Calhoun  
                              Travis Chambers  
                              Gladys Ford  
                              Glen Heinzelman  
                              Ralph King  
                              Lucy Sheftall

**Staff Members:**       Daniel Stegall – Zoning Administrator and Tina Trant – Planning Technician

**Commissioners Absent:** All present.

**Others Present:** Sarah Lang, Robert McKenna, Joe Brown, Edward Swensen, Carrie Harp.

**CALL TO ORDER:** Chairperson Cathy Hodge called the meeting to order at 9:03a.m. She explained the rezoning process to the audience.

**APPROVAL OF MINUTES:** October 7, October 21, November 4, November 18 & December 2, 2009. Commissioner Sheftall made a motion to approve the minutes. Commissioner Ford seconded. They were approved unanimously.

**REZONING CASES:**

1.       **REZN-11-09-2832:** A request to rezone 13.192 acres located at 3832 Trask Drive & 1600 Fort Benning Road. The current zoning is Residential Multi Family 2. The proposed zoning is General Commercial. The property will be used for a Medical Office. Rob McKenna is the applicant.

Mr. Daniel Stegall read the Staff Report for this case.

Future Land Use Map: It is inconsistent with the Future Land Use Map. It is in Planning Area C. The Land Use Designation shows Single Family Residential.

Policy Statements: N/A.

Compatible with Existing Land Uses: Yes.

Environmental Impacts: The property does not lie within a floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development Permit.

City Services: The property is served by all city services.

Traffic Impact: The proposed project may have a negative impact on the transportation network.

Traffic Engineering: The site shall meet the codes and regulations of the Columbus Consolidated Government for commercial usage.

School Impact: No school impact.

Buffer Requirement: The proposed development shall have a Category C buffer requirement along all property lines bordered by the SFR3 zoning district. The three options under Category C are:

1. 20 feet with a certain amount of canopy trees, understory trees and shrubs / ornamental grasses per 100 linear feet.
2. 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
3. 30 feet undisturbed natural buffer.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Conditions: None.

Attitude of Property Owners: Seventy-five (75) property owners within 300 feet were notified of this rezoning request. The Planning Department received one call concerning the rezoning request.

Additional information: None.

Robert McKenna, 1111 Bay Avenue, representative of the applicant came to the podium. He represents Traffic Gardens, LP. They want to build a group of medical offices including a dental office, pediatrician, family care, womens health and diagnostic services. The building will be 30,000 sq. ft. There will be five physicians and two practitioners with 80-90 patients a day.

Chairperson Hodge asked for discussion and a motion. Commissioner Boyce made a motion to approve this rezoning request because it does not lie within a flood plain and it is compatible with existing land uses. Commissioner Calhoun seconded. It was approved unanimously.

**2. REZN 12-09-3102:** A request to rezone 1.00 acre located at 4400 Beallwood Avenue. The current zoning is Neighborhood Commercial. The proposed zoning is General Commercial. The property will be used for auto repair and sales. Gus Swensen is the applicant.

Mr. Daniel Stegall read the Staff Report for this case.

Future Land Use Map: It is consistent with the Future Land Use Map. It is in Planning Area F. The Land Use Designation shows General Commercial.

Policy Statements: N/A.

Compatible with Existing Land Uses: Yes.

Environmental Impacts: The property does lie within a floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development Permit.

City Services: The property is served by all city services.

Traffic Impact: The proposed project is not expected to have a negative impact on the transportation network.

Traffic Engineering: The site shall meet the codes and regulations of the Columbus Consolidated Government for commercial usage.

School Impact: No school impact.

Buffer Requirement: There shall be no buffer requirement due to the surrounding properties being zoned commercial.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Conditions: None.

Attitude of Property Owners: Twenty-four (24) property owners within 300 feet were notified of this rezoning request. The Planning Department received one call concerning the rezoning request.

Additional information: None.

Gus Swensen, 4400 Beallwood Avenue, applicant came to the podium. Nothing will change on this property. He will still repair autos but he wants to be allowed to dispose of the autos that are left by the owners or who can't afford to repair their cars.

Chairperson Hodge asked for discussion and a motion. Commissioner Sheftall made a motion to approve this rezoning request because it is consistent with the future land use map. Commissioner Calhoun seconded. It was approved unanimously.

**SPECIAL EXCEPTIONS:**

3. **EXCP-12-09-3103:** Special Exception Use request to operate an Auto Sales

Dealership at 4400 Beallwood Avenue.

Gus Swenson has submitted an application for the Special Exception Use cited above. The property is located in a NC (Neighborhood Commercial). The applicant is also requesting to rezone the property to GC (General Commercial) to allow auto sales under a special exception use request. The purpose of the Special Exception Use is to allow for the operation of an Auto Sales Dealership on a 1 acre property:

**(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?**

Access to the property is adequate for the proposed use.

**(2) Traffic and Pedestrian Safety: Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?**

There will be no impact to the transportation system, nor will there be any impact to pedestrian safety.

**(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?**

The proposed use is served by all city services. There will be no school impact.

**(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?**

The proposed use is not expected to adversely affect neighboring properties. Issues dealing with parking, loading, external dumpsters / compactors, and light are addressed in the UDO. Noise impacts are addressed in the City Code.

**(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?**

The neighboring properties should not be affected by the proposed use.

**(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?**

The proposed use will be compatible with neighboring commercial properties.

Twenty four (24) property owners within 300 feet of the parcel were notified by letter of the proposed Special Exception Use. To date, the Planning Department has not received any comments concerning the Special Exception Use request.

Chairperson Hodge asked for discussion and a motion. Commissioner Smith made a motion to approve this Special Exception Use request because it is consistent with existing land uses. Commissioner Boyce seconded. It was approved unanimously.

**TEXT AMENDMENTS:** None.

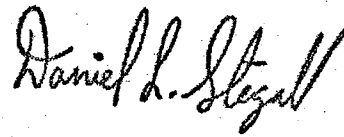
**NEW BUSINESS:** None.

**OLD BUSINESS:** None.

**ADJOURNMENT:** 9:30 a.m.



Cathy Hodge, Chairperson



Daniel Stegall, Zoning Administrator