

PLANNING ADVISORY COMMISSION MEETING
January 20, 2010

A meeting of the Planning Advisory Commission was held Wednesday, January 20, 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
 Ralph King
 Lucy Sheftall

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

Commissioners Absent: Commissioner Heinzelman (exc.)

Others Present: Andy Hartin, Michelle Hartin, Edessa Davis, Ashley Martin.

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: December 16, 2009 and January 6, 2010. Vice Chairperson Smith made a motion to approve the minutes. Commissioner Chambers seconded. They were approved unanimously.

REZONING CASES:

1. **REZN-1-10-3161:** A request to rezone .25 acres located at 3604 Hamilton Road. The current zoning is Residential Multi Family 1. The proposed zoning is General Commercial. The property will be used for commercial. Andy Hartin 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 D. 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 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: The proposed development shall have a Category C buffer requirement along all property lines bordered by the RMF1 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: Thirty-six (36) property owners within 300 feet were notified of this rezoning request. The Planning Department received one call concerning the rezoning request.

Additional information: None.

Andy Hartin, 1170 Lee Road 281, Salem, Alabama. The reason for the rezoning is to move his office (project managers) to this property. He has an electrical contractor business.

Chairperson Hodge asked for discussion and a motion. There was discussion about whether NC would be a better fit for Mr. Hartin than GC. GC opens up the property for a wide variety of uses. Mr. Hartin stated that in the future he may build an office for his company on this property. He can build an office 5,000 sq. ft or less in an NC zoning district. Commissioner Ford made a motion to approve this rezoning request with a recommendation that it be rezoned to NC and not GC. Vice Chairperson Smith seconded. It was approved unanimously.

2. REZN 01-10-3162: A request to rezone 16.88 acre located at 1100, 1126 and 1150 Morris Road. The current zoning is Light Manufacturing Industrial. The proposed zoning is Single Family Residential 4. The property will be used for single family residential. Ashley Martin 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 E. The Land Use Designation shows Light Manufacturing Industrial.

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 residential usage.

School Impact: Elementary age students would attend Brewer Elementary School which has 497 students, capacity 688. Middle school students would attend Richards Middle School which has 754 students, capacity 768. High school students would attend Carver High School which has 930 students, capacity 1,000.

Buffer Requirement: The proposed development shall have a Category A buffer requirement along all property lines bordered by the GC and LMI zoning districts. The three options under Category A are:

1. 5 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. 20 feet undisturbed natural buffer.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Conditions: None.

Attitude of Property Owners: Forty-five (45) property owners within 300 feet were notified of this rezoning request. The Planning Department received two calls for information concerning the rezoning request. We did not receive any opposition or favorable calls.

Additional information: None.

Ashley Martin, 5001 Sears Court, is a representative of ESIA, LLC. Morris Estate is the owner of the property. The buyers would like to build single family houses on this property. There would be 45 – 47 lots. Valley Components is on part of the property now. The purchase price of the houses would

be from 120,000 to 200,000. Typical 3 bedroom 2 bath homes or 4 bedroom 3 bath home. Completion time would be 6 – 8 months. Part of this property is under contract with a local home developer. Commissioner Ford stated that this area is marsh like and not suitable for residential property. There was some discussion about the lots that would be in the floodplain, especially Lot 14, 29 and 30. There will be one way in and one way out. Traffic Engineering is comfortable with the layout. They would be required to build sidewalks for the subdivision.

There was some discussion about lot size. Mr. Martin agreed to SFR3 instead of SFR4.

Chairperson Hodge asked for other discussion and a motion. Commissioner Boyce made a motion to approve this rezoning request because it is compatible with existing land uses. Commissioner Calhoun seconded. It was approved five (Boyce, Calhoun, Chambers, Sheftall, Smith) to two (Ford, King).

3. REZN 01-10-3164: A request to rezone 4 acres located at 925 Morris Road. The current zoning is Light Manufacturing Industrial. The proposed zoning is Residential Multi- Family 1. The property will be used for single family residential. Ashley Martin 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 E. The Land Use Designation shows Single Family Residential.

Policy Statements: N/A.

Compatible with Existing Land Uses: Yes.

Environmental Impacts: There are portions of the property that are 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 residential usage.

School Impact: Elementary age students would attend Brewer Elementary School which has 497 students, capacity 688. Middle school students would attend Richards Middle School which has 754 students, capacity 768. High school students would attend Carver High School which has 930 students, capacity 1,000.

Buffer Requirement: The proposed development shall not be required to have a buffer adjoining to RMF2 zoned property.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Conditions: None.

Attitude of Property Owners: Fifty-one (51) property owners within 300 feet were notified of this rezoning request. The Planning Department received two calls for information concerning the rezoning request. We did not receive any opposition or favorable calls.

Additional information: None.

Ashley Martin, 5001 Sears Court, is a representative of ESIA, LLC. Morris Estate is the owner of the property. Single family houses will be built on this property. There would be 17 lots. The purchase price of the houses would be from 120,000 to 200,000. They would be required to build sidewalks for the subdivision.

Chairperson Hodge asked for other discussion and a motion. Commissioner Chambers made a motion to approve this rezoning request because it is compatible with existing land uses and one condition, that only single family houses be built. Commissioner King seconded. It was approved unanimously.

SPECIAL EXCEPTIONS: None.

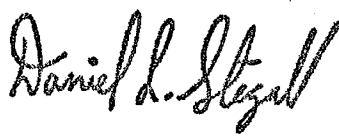
TEXT AMENDMENTS: None.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT: 10:00 a.m.


Cathy Hodge, Chairperson


Daniel Stegall, Zoning Administrator