

PLANNING ADVISORY COMMISSION MEETING
February 17, 2010

A meeting of the Planning Advisory Commission was held Wednesday, February 17, 2010 in the Council Chambers on the Plaza Level of the Government Center.

Commissioners Present:

Chairperson Cathy Hodge
Commissioners: Walter Calhoun
 Travis Chambers
 Glen Heinzelman
 Lucy Sheftall

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

Commissioners Absent: Scott Boyce (exc.), Gladys Ford (exc.), Ralph King (exc.), Ronny Smith (exc.)

Others Present: Willie Lewis, Billy White, Tommy Richardson, Ivy-Lee Frawley, Teresa Tomlinson.

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: January 20, 2010. Commissioner Sheftall made a motion to approve the minutes. Commissioner Chambers seconded. They were approved unanimously.

REZONING CASES:

1. **REZN-1-10-3255:** A request to rezone property located at 3606 Woodland Drive. The current zoning is Single Family Residential 2. The proposed zoning is Single Family Residential 4. The property will be used for single family residential. Tommy Richardson 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: 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 residential usage. There are two concerns from Traffic Engineering: 1. Woodland Drive is a substandard road. It does not have curb and gutter. 2. The location of the driveway on the third lot may cause a site distance problem.

School Impact: No school impact.

Buffer Requirement: No buffer required.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Conditions: None.

Attitude of Property Owners: Thirty-five (35) property owners within 300 feet were notified of this rezoning request. The Planning Department has not received any calls concerning the rezoning request.

Additional information: None.

Tommy Richardson, 517 Creek Road, Columbus came to the podium. He wants to subdivide this lot so he can build 3 homes instead of one. He has had no conversations with the City about driveways yet. That will come later when he gets a site development permit. The square footage of the homes will be 1600-1800 each. Cost will be \$150,000 to \$170,000 each.

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 and it is compatible with existing land uses. Commissioner Heinzelman seconded. It was approved unanimously.

The next two cases will be heard together.

2. REZN-1-10-3257: A request to rezone the property located at 2622 Wynnton Road and 1315 & 1321 S. Dixon Drive. The current zoning is Residential Multi Family 2. The proposed zoning is Residential / Office. The property will be used for a place of worship. Billy White 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 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: 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. Mr. Lewis came into the office to find out about the rezoning.

Additional information: New Testament Church is requesting to rezone their property in order to keep the zoning consistent with property located at 2550 Wynnton Road.

3. REZN 01-10-3304: A request to rezone the property located at 2550 Wynnton Road. The current zoning is Single Family Residential 1. The proposed zoning is Residential / Office. The property will be used for a place of worship. Billy White 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 D. The Land Use Designation shows Mixed Use.

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 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: Forty-five (45) property owners within 300 feet were notified of this rezoning request. The Planning Department received one call for information concerning the rezoning request. One person came in to the office and is present today.

Additional information: New Testament Church is requesting to rezone their property in order to remain consistent with the adjoining properties. They want to construct a sign.

Billy White, applicant, of 4626 Miller Road came to the podium. He represents New Testament Church. The sign will be erected at 2550 Wynnton Road. Most of the properties near this area are commercial.

Teresa Tomlinson of 1236 Wildwood Avenue has been working with the applicant about the rezoning. She is in favor of the rezoning.

Willie Lewis, of 1301 S. Dixon Drive came to the podium. He lives behind this property and is concerned about the value of his property. He is also concerned about the church building another building closer to his house.

Chairperson Hodge asked for other discussion and a motion. Commissioner Chambers made a motion

to approve **REZN-1-10-3257** because it is compatible with existing land uses. Commissioner Heinzelman seconded. It was approved unanimously.

Commissioner Chambers made a motion to approve **REZN-1-10-3304** because it is compatible with existing land uses. Commissioner Heinzelman seconded. It was approved unanimously.

SPECIAL EXCEPTIONS: None.

TEXT AMENDMENTS: None.


NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT: 9:37 a.m.



Cathy Hodge, Chairperson



Daniel Stegall, Zoning Administrator