

PLANNING ADVISORY COMMISSION MEETING
March 3, 2010

A meeting of the Planning Advisory Commission was held Wednesday, March 3, 2010 in the Council Chambers on the Plaza Level of the Government Center.

Commissioners Present:

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

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

Commissioners Absent: Glen Heinzelman (unexc.), Travis Chambers (unexc.).

Others Present: David Erickson, Bill Hart, Dr. Mike Hudson, Myron Leonard, Chuck McClure.

CALL TO ORDER: Chairperson Cathy Hodge called the meeting to order at 9:04a.m. She explained the rezoning process to the audience.

APPROVAL OF MINUTES: February 17, 2010. Commissioner Sheftall made a motion to approve the minutes. Commissioner Calhoun seconded. They were approved unanimously.

REZONING CASES:

1. **REZN-1-10-3313:** A request to rezone 11.61 acres fronting on the corner of Dirk Way and Timberlane Drive. The current zoning is Single Family Residential 2. The proposed zoning is Single Family Residential 3. The property will be used for single family residential. Tiger Creek Development 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.

School Impact: Elementary school age students would attend Lonnie Jackson Academy which has 408 students out of a capacity of 513. Middle School age students would attend East Columbus Magnet Academy which has 611 students, capacity 650. High school age students would attend Kendrick High School which has 745 students, capacity 1,150.

Buffer Requirement: No buffer required.

Fort Benning Recommendation: Waiting for correspondence from Post.

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 has not received any calls concerning the rezoning request.

Additional information: The applicant is proposing to construct a 41 lot addition to an adjoining subdivision.

David Erickson, applicant and owner, came to the podium. This property was previously engineered and ready to be built when the market slowed down. SFR3 will allow him to go to 65 foot lots. There is other SFR3 in the area. There will be three entrances to this subdivision. There is a park nearby. The houses will sell for 140,000 to 170,000.

Joseph Perry of 602 Belvedere Drive came to the podium. He is concerned with the manhole at the rear of his property running over.

Chairperson Hodge asked for discussion and a motion. Commissioner King 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 Boyce seconded. It was approved unanimously.

2. **REZN-2-10-3391:** A request to rezone the property located at 1267 Alta Vista 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. Don Bowles and Bill Hart are the applicants.

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.

School Impact: Elementary age students would attend Edgewood Elementary School which has 343 students, capacity 463. Middle School age students would attend Richards Middle School, which has 746 students, capacity 768. High School age students would attend Hardaway High which has 1,674 students, capacity 1648.

Buffer Requirement: None.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Conditions: None.

Attitude of Property Owners: Thirty - eight (38) 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: The applicant is proposing to construct a 21-lot subdivision.

Bill Hart, applicant came to the podium. They are proposing to build 21 houses. The cost of the houses would range from 150,000 to 170,000. This will improve property values of the present homes. There was no opposition to the rezoning from the neighbors.

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

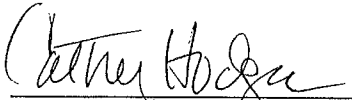
SPECIAL EXCEPTIONS: None.

TEXT AMENDMENTS: None.


NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT: 9:23 a.m.



Cathy Hodge, Chairperson



Daniel Stegall, Zoning Administrator