

PLANNING ADVISORY COMMISSION MEETING

April 21, 2010

A meeting of the Planning Advisory Commission was held Wednesday, April 21, 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
Travis Chambers
Glen Heinzelman
Ralph King

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

Commissioners Absent: Gladys Ford and Lucy Sheftall, Walter Calhoun.

Others Present: Donna Cadena, Jack Cadena, Marilyn Beebe, Jack Saville, Gayle Ward.

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: March 17, 2010. Commissioner King made a motion to approve the minutes. Commissioner Chambers seconded. They were approved unanimously.

REZONING CASES:

1. **REZN-3-10-3616:** A request to rezone 1.5 acres located at 2301 and 2307 Martha's Loop. 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. Dale Smith 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.

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 Edgewood Elementary which has 354 students out of a capacity of 463. Middle School age students would attend Fort Middle School which has 515 students, capacity 600. High school age students would attend Carver High School which has 1,653 students, capacity 1,648.

Buffer Requirement: No buffer required.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Conditions: None.

Attitude of Property Owners: Twenty-one (21) property owners within 300 feet were notified of this rezoning request. The Planning Department received four calls in opposition to the rezoning request.

Additional information: The applicant is proposing to subdivide the subject property into five lots, two of which are flag lots. Furthermore as a condition to the rezoning, the applicant will be requesting a reduction in the required minimum lot width of 60 feet to 25 feet specifically for the flag lots. Mr. Stegall submitted a traffic study to all commissioners.

Dale Smith, 6400 Bradley Park Drive, came to the podium. He is a representative of Ray M. Wright, Inc. They are requesting the rezoning so they can add two additional lots to the property they have owned for 15 years. Mr. Smith explained the flag lots.

Jack Cadena, 2542 Martha's Loop, came to the podium. He brought a petition signed by the property owners in the area. They are opposed to the rezoning because of overcrowding and traffic problems. Also drainage in the area will not be adequate because it is not adequate now.

Betsy Herndon, 2212 Martha's Loop, came to the podium. She stated that she knows everyone in the area called in to the Planning Department. We actually only received four calls.

Chairperson Hodge asked for discussion and a motion. Commissioner King made a motion to deny this rezoning request because it is not consistent with the current zoning in this area. Commissioner Heinzelman seconded. It was denied unanimously.

2. REZN-3-10-3767: A request to rezone the property located at 1150, 1126, 942, 934, 926, 904, 850, 800, 640, 865, 705 and 685 Morris Road. The current zoning is Light Manufacturing Industrial. The proposed zoning is Single Family Residential 4 / Neighborhood Commercial. The property will be used for single family homes and neighborhood commercial uses. Karl Douglass 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 / Single Family Residential.

Policy Statements: N/A.

Compatible with Existing Land Uses: Yes.

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

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

Buffer Requirement: The proposed SFR4 development shall have a Category A buffer requirement along all property lines bordered by the GC zoning district. The proposed Neighborhood Commercial development shall have a Category C buffer requirement along all property lines bordered by the LMI zoning district.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Conditions: None.

Attitude of Property Owners: Ninety (90) property owners within 300 feet were notified of this rezoning request. The Planning Department has received one call concerning the rezoning request.

Additional Information:

Karl Douglass, representative of the owner, came to the podium. Their property is approximately 90 acres. They are negotiations with Georgia Power to acquire more acres. They would like to build single family homes and neighborhood commercial uses. Only a small portion of this property is in a floodway or floodplain area. There will sidewalks throughout this entire community, along with a park and community areas.

Chairperson Hodge asked for discussion and a motion. Commissioner Chambers recused himself. Commissioner King made a motion to approve this rezoning request because it is compatible with existing land uses. Commissioner Smith seconded. It was approved unanimously.

2. REZN-3-10-3779: A request to rezone 60.79 acres located at 2866 South Lumpkin Road. The current zoning is Single Family Residential 2. The proposed zoning is Planned Mixed Use Development. The property will be used for retail, office, live-work and multi-family residential. Lucy Jones 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 C. 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 applicant is in the process of conducting a traffic study.

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

School Impact: Elementary age students would attend South Columbus Elementary which has 456 students, capacity 588. Middle School age students would attend Eddy Middle School, which has 356 students, capacity 613. High School age students would attend Spencer High which has 796 students, capacity 950.

Buffer Requirement: The proposed development shall meet the buffer requirements for Master Planned Developments as defined in the UDO.

Fort Benning Recommendation: Fort Benning has been notified of the proposed project and will submit comments at a later time.

DRI Recommendation: The River Valley Regional Commission is in the process of reviewing the project. The RVRC will submit comments upon completion of the review.

Attitude of Property Owners: Five (5) 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: This development is designed to complement the National Infantry Museum, the proposed Armour Museum and Fort Benning.

Lucy Jones from the Woodruff Company is the applicant. This will be one of the best projects for Columbus and Fort Benning for the military and their families who visit them. The Infantry Museum is south of this property. They want to begin construction immediately. There will be room for expansion. If this project was finished it would be in full use.

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

SPECIAL EXCEPTIONS: None.

TEXT AMENDMENTS: None.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT: 9:54 a.m.

 5/19/10

Cathy Hodge, Chairperson



Daniel Stegall, Zoning Administrator