

PLANNING ADVISORY COMMISSION MEETING

May 5, 2010

A meeting of the Planning Advisory Commission was held Wednesday, May 5, 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
Gladys Ford
Glen Heinzelman
Ralph King
Lucy Sheftall

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

Commissioners Absent: Walter Calhoun

Others Present: Will Johnson, Jeff Hudson, Andrew Roney.

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: No minutes to approve.

REZONING CASES:

- 1. REZN 4-1-3840:** A request to rezone the property located at 1242 6th Avenue. The current zoning is Light Manufacturing Industrial. The proposed zoning is Uptown. The property will be used for offices, businesses and professional. George Mize, Jr. is the applicant.

Mr. Daniel Stegall stated that this case will be tabled today and will be heard on May 19, 2010.

- 2. REZN-3-10-3767:** A request to rezone the property located at 219 26th Street. The current zoning is Residential Multi-Family 2. The proposed zoning is General Commercial. The property will be used for a parking lot for the adjacent building. Harlan Price is the applicant.

Mr. Daniel Stegall stated that this case will be tabled today and will be heard on May 19, 2010.

Chairperson Hodge asked for a motion to table these two cases. Commissioner Boyce made a motion

to table REZN 4-10-3840 and 4-10-3841. Commissioner Sheftall seconded. The vote was unanimous to table these two cases.

SPECIAL EXCEPTIONS: None.

TEXT AMENDMENTS:

3. REZN-04-10-4065: Request to amend the text of the Unified Development Ordinance (UDO) to amend typos and minor errors in various chapters.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS – CHAPTER 9
(Explanation of Revisions)

1. Explanation of Revisions: Amend Section 9.3.3.B. by amending Subsection 3 and shifting each sequential down one step and adding Subsection 13.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 9.3.3. Jurisdiction.</p> <p>Section 9.3.3.B</p> <p><i>B. Powers and Duties.</i> The Board of Historic and Architectural Review shall be authorized to take such actions as listed below.</p> <ol style="list-style-type: none"> 1. <i>Designation of Historic Properties.</i> Recommend to the Council specific places, districts, sites, buildings, structures, or works of art to be designated by ordinance and or resolution as historic properties or historic districts. 2. <i>Certificates of Appropriateness.</i> Review applications for certificate of appropriateness, and grant or deny same in accordance with the provisions of this Article. 3. <i>Sign Permit in a Historic District.</i> The Board of Historic and Architectural Review shall grant, grant with conditions, or deny sign permits in a historic district. 4. <i>Revocation of Historic Designation.</i> Recommend to the Council that the designation of any place, district, site, building, structure, or work of art as an historic 	<p>Sec. 9.3.3. Jurisdiction.</p> <p style="text-align: center;">Section 9.3.3.B</p> <p><i>B. Powers and Duties.</i> The Board of Historic and Architectural Review shall be authorized to take such actions as listed below.</p> <ol style="list-style-type: none"> 1. <i>Designation of Historic Properties.</i> Recommend to the Council specific places, districts, sites, buildings, structures, or works of art to be designated by ordinance and or resolution as historic properties or historic districts. 2. <i>Certificates of Appropriateness.</i> Review applications for certificate of appropriateness, and grant or deny same in accordance with the provisions of this Article. 3. <i>Board Powers to Adopt Rules of Procedure.</i> The Board shall adopt rules and standards for the transaction of its business and for consideration of applications for designations and Certificates of Appropriateness, such as By-Laws, design guidelines and criteria; and for the time and place of special meetings. The Board shall have the flexibility to adopt rules of procedure without amendment to this

<p>property or as an historic district be revoked or removed.</p> <p>5. <i>Educational Programs.</i> Conduct educational programs on historic properties located within its jurisdiction.</p> <p>6. <i>Investigations.</i> Conduct such investigations and studies of matters relating to historic preservation as the Council may, from time to time, deem necessary or appropriate for the purposes of preserving historic resources.</p> <p>7. <i>Grants and Funds.</i> Seek out state, federal and private funds for historic preservation, and make recommendations to the Council concerning the most appropriate uses of any funds that are received.</p> <p>8. <i>Historic Preservation Activities.</i> Perform historic preservation activities as the official agency of City's historic preservation program.</p> <p>9. <i>Employment.</i> Recommend to the City that it employ persons, if necessary, to carry out the programs of the Board.</p> <p>10. <i>Nominations to the National Register.</i> Review and make comments to the state historic preservation office concerning the nomination of properties and structures within its jurisdiction to the National Register of Historic Places.</p> <p>11. <i>Designated Historic Properties Or Districts.</i> Submit to the Historic Preservation Division of the Department of Natural Resources a list of historic properties or historic districts designated by the City.</p> <p>12. <i>Potential Historic Designations.</i> Prepare and maintain an inventory of all property within the City of Columbus having the potential for designation as historic property.</p>	<p>Ordinance. The latest edition of Roberts' Rules of Order shall determine the order of business at all meetings.</p> <p>4. <i>Sign Permit in a Historic District.</i> The Board of Historic and Architectural Review shall grant, grant with conditions, or deny sign permits in a historic district.</p> <p>5. <i>Revocation of Historic Designation.</i> Recommend to the Council that the designation of any place, district, site, building, structure, or work of art as an historic property or as an historic district be revoked or removed.</p> <p>6. <i>Educational Programs.</i> Conduct educational programs on historic properties located within its jurisdiction.</p> <p>7. <i>Investigations.</i> Conduct such investigations and studies of matters relating to historic preservation as the Council may, from time to time, deem necessary or appropriate for the purposes of preserving historic resources.</p> <p>8. <i>Grants and Funds.</i> Seek out state, federal and private funds for historic preservation, and make recommendations to the Council concerning the most appropriate uses of any funds that are received.</p> <p>9. <i>Historic Preservation Activities.</i> Perform historic preservation activities as the official agency of City's historic preservation program.</p> <p>10. <i>Employment.</i> Recommend to the City that it employ persons, if necessary, to carry out the programs of the Board.</p> <p>11. <i>Nominations to the National Register.</i> Review and make comments to the state historic preservation office concerning the nomination of properties and structures within its jurisdiction to the National Register of Historic Places.</p> <p>12. <i>Designated Historic Properties Or Districts.</i> Submit to the Historic Preservation Division of the Department of Natural Resources a list of historic properties or historic districts designated by the City.</p> <p>13. <i>Potential Historic Designations.</i> Prepare and maintain an inventory of all property within the City of Columbus having the potential for designation as historic property.</p>
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UNIFIED DEVELOPMENT ORDINANCE REVISIONS – CHAPTER 10
(Explanation of Revisions)

2. Explanation of Revisions: Amend Section 10.6.7 by adding additional language related to acreage requirements.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 10.6.7. Certification of Health Department.</p> <p>Section 10.6.7</p> <p>Certification by the Health Department shall be printed or stamped on the plat, as appropriate to the source of water supply and method of waste disposal approved. For lots XXX not served by public sewerage or public water, the certification by the Health Department is to read as shown and signed in blue ink on the original drawing. For developments with public sewerage and public water systems, this certification may be omitted.</p>	<p>Sec. 10.6.7. Certification of Health Department.</p> <p>Section 10.6.7</p> <p>Certification by the Health Department shall be printed or stamped on the plat, as appropriate to the source of water supply and method of waste disposal approved. For lots less than 3 acres in size not served by public sewerage or public water, the certification by the Health Department is to read as shown and signed in blue ink on the original drawing. For developments with public sewerage and public water systems, this certification may be omitted.</p>

Tables

3. Explanation of Revisions: Add new uses to the TECH District (P in red)

Use	H I S T	R E 10	R E 5	R E 1	R T	S F 1	S F 2	S F 3	S F 4	R M F 1	R M F 2	M H P	U P T	C R D	N C	R O	C O	G C	S A C	L M I	H M I	T E C H	N O T E S
Banks and Financial Institutions													P	P	P	P	P	P	P			P	
Office, Business and Professional													P	P	P	P	P	P	P			P	

4. REZN 4-10-3949: A request to amend the text of the Unified Development Ordinance (UDO) to streamline language as it relates to billboards and multiple message signs.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS – CHAPTER 4
(Explanation of Revisions)

1. Explanation of Revisions: Amend Section 4.4.13.G.1 by amending Subsection 1 and adding Figure 4.4.1.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 4.4.13. Billboards.</p> <p>Section 4.4.13.G. Spacing of Signs</p> <p><i>G. Spacing of Signs.</i></p> <p>1. <i>Minimum Separation Required.</i> No part of any permitted, outdoor advertising structures may be erected within 1,250 feet on the same side of the street with any other billboard sign. XXX</p>	<p>Sec. 4.4.13. Billboards.</p> <p>Section 4.4.13.G. Spacing of Signs</p> <p><i>G. Spacing of Signs.</i></p> <p>1. <i>Minimum Separation Required.</i> No part of any permitted billboard sign may be erected within 1,250 feet on the same side of the street with any other billboard sign. No other billboard sign shall be erected within 1,250 feet as measured by an arc from a permitted billboard sign on the same side of the street. Said minimum separation for billboard signs are indicated in Figure 4.4.1.</p> <p>INSERT FIGURE 4.4.1 HERE.</p>

2. Explanation of Revisions: Amend Section 4.4.13.G by adding Subsection 3 and adding Figure 4.4.2.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE

<p>Sec. 4.4.13. Billboards.</p> <p>Section 4.4.13.G. Spacing of Signs.</p> <p>G. <i>Spacing of Signs.</i></p> <p>1. <i>Minimum Separation Required.</i> No part of any permitted, outdoor advertising structures may be erected within 1,250 feet on the same side of the street with any other billboard sign.</p> <p>2. <i>Limited Access Road Locations.</i></p> <p>(A) <i>Minimum Distance Required.</i> Billboards located along limited access roads shall not be located within 500 feet of an interchange, intersection at grade, or safety rest area.</p> <p>(B) <i>Measurement of Distance.</i> The foregoing 500-foot zone shall be measured along the highway from the point at which the pavement commences or ceases to widen at exits from or entrances to the main traveled way.</p> <p>XXX</p>	<p>Sec. 4.4.13. Billboards.</p> <p>Section 4.4.13.G. Spacing of Signs.</p> <p>G. <i>Spacing of Signs.</i></p> <p>1. <i>Minimum Separation Required.</i> No part of any permitted, outdoor advertising structures may be erected within 1,250 feet on the same side of the street with any other billboard sign.</p> <p>2. <i>Limited Access Road Locations.</i></p> <p>(A) <i>Minimum Distance Required.</i> Billboards located along limited access roads shall not be located within 500 feet of an interchange, intersection at grade, or safety rest area.</p> <p>(B) <i>Measurement of Distance.</i> The foregoing 500-foot zone shall be measured along the highway from the point at which the pavement commences or ceases to widen at exits from or entrances to the main traveled way.</p> <p>3. <i>Intersections.</i> Measuring from the center point of an intersection, no outdoor advertising structure shall be located within a 650 feet radius of said center point. Said minimum separation for billboard signs at intersections are indicated in Figure 4.4.2.</p> <p>INSERT FIGURE 4.4.2.</p>
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3. Explanation of Revisions: Amend Section 4.4.13.H by amending Subsection H and adding Figure 4.4.3.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 4.4.13. Billboards.</p> <p>Section 4.4.13.H. Structure Specifications.</p> <p>H. <i>Structure Specifications.</i> All poles and structural members shall be of metal and shall be mounted on a single pole.</p>	<p>Sec. 4.4.13. Billboards.</p> <p>Section 4.4.13.H. Sign Facing Orientation.</p> <p>H. <i>Sign Facing Orientation.</i> Any permitted, outdoor advertising structure facing shall face perpendicular to the street to which it has been permitted. Said sign facing orientation for billboard signs is indicated in Figure 4.4.3.</p> <p>INSERT FIGURE 4.4.3 HERE</p>

4. Explanation of Revisions: Amend Section 4.4.13.I by amending Subsection I.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 4.4.13. Billboards.</p> <p>Section 4.4.13.I. Height Requirements.</p> <p>I. <i>Height Requirements.</i></p> <p>1. <i>Maximum Height.</i> The maximum height of the sign and its structures shall be 60 feet above the grade level at the foot of the sign structure to the top of the sign or sign structure.</p> <p>2. <i>Exception.</i> In instances where the level of the highway is elevated, the maximum height of the sign and its structure shall be 60 feet above the grade level of the highway at the point nearest the sign and its structure.</p>	<p>Sec. 4.4.13. Billboards.</p> <p>Section 4.4.13.I. Structure Specifications.</p> <p>I. <i>Structure Specifications.</i> All poles and structural members shall be of metal and shall be mounted on a single pole.</p>

5. Explanation of Revisions: Amend Section 4.4.13 by adding Subsection J.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 4.4.13. Billboards.</p>	<p>Sec. 4.4.13. Billboards.</p>

XXX	<p>Section 4.4.13.J. Height Requirements.</p> <p>I. Height Requirements.</p> <p>1. <i>Maximum Height.</i> The maximum height of the sign and its structures shall be 60 feet above the grade level at the foot of the sign structure to the top of the sign or sign structure.</p> <p>2. <i>Exception.</i> In instances where the level of the highway is elevated, the maximum height of the sign and its structure shall be 60 feet above the grade level of the highway at the point nearest the sign and its structure.</p>
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6. Explanation of Revisions: Amend Section 4.4.14 by amending Subsection C and adding Figures 4.4.4 and 4.4.5.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 4.4.14. Multiple Message Signs.</p> <p>Section 4.4.14.C. Minimum Separation.</p> <p>C. <i>Minimum Separation.</i> No such sign shall be placed within 5,000 feet of another multiple message sign on the same side of the highway.</p>	<p>Sec. 4.4.14. Multiple Message Signs.</p> <p>Section 4.4.14.C. Minimum Separation.</p> <p>C. <i>Minimum Separation.</i> Also see Section 4.4.13.C.2 and Section 4.4.13.C.3 regarding spacing of signs.</p> <p>1. No part of any permitted multiple message sign shall be erected within 5,000 feet as measured by an arc from another multiple message sign on the same side of the street. Said minimum separation for multiple message signs are indicated in Figure 4.4.4.</p> <p>INSERT FIGURE 4.4.4 HERE</p> <p>2. No digital multiple message sign shall be placed within 1,000 feet of a residentially zoned area. Said minimum separation for digital multiple message signs from residentially zoned areas are indicated in Figure 4.4.5.</p> <p>INSERT FIGURE 4.4.5 HERE</p>

8. Explanation of Revisions: Amend Section 4.4.14 by adding new Subsections G, H, I, J, K, and L. These new Subsections will simply refer the reader back to Section 4.4.13 regarding various components that include billboards and multiple message signs.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 4.4.14. Multiple Message Signs.</p> <p>Section 4.4.14. Multiple Message Signs</p> <p>Multiple message signs shall be permitted in LMI and HMI zoning districts under the following conditions.</p> <p>A. <i>Minimum Fixed Period.</i> Each sign shall remain fixed for at least ten seconds.</p> <p>B. <i>Change of Message.</i> When a message is changed it shall be accomplished in three seconds or less.</p> <p>C. <i>Minimum Separation.</i></p> <p>1. No part of any permitted multiple message sign shall be erected within 5,000 feet as measured by an arc from another multiple message sign on the same side of the street. Said minimum separation for multiple message signs are indicated in Figure 4.4.4.</p> <p>2. No digital multiple message sign shall be placed within 1,000 feet of a residentially zoned area. Said minimum separation for digital multiple message signs from residentially zoned areas are indicated in Figure 4.4.5.</p> <p>D. <i>Default Design.</i> Any such sign shall contain a default design that will freeze the sign in one position if a malfunction occurs.</p> <p>E. <i>Maximum Size Limitations.</i> Any maximum size limitations shall apply independently to each individual multiple message sign.</p> <p>F. <i>Compliance.</i> Such signs are subject to compliance with all other applicable provisions of this Article.</p> <p>XXX</p>	<p>Sec. 4.4.14. Multiple Message Signs.</p> <p>Section 4.4.14. Multiple Message Signs</p> <p>Multiple message signs shall be permitted in LMI and HMI zoning districts under the following conditions.</p> <p>A. <i>Minimum Fixed Period.</i> Each sign shall remain fixed for at least ten seconds.</p> <p>B. <i>Change of Message.</i> When a message is changed it shall be accomplished in three seconds or less.</p> <p>C. <i>Minimum Separation.</i></p> <p>1. No part of any permitted multiple message sign shall be erected within 5,000 feet as measured by an arc from another multiple message sign on the same side of the street. Said minimum separation for multiple message signs are indicated in Figure 4.4.4.</p> <p>2. No digital multiple message sign shall be placed within 1,000 feet of a residentially zoned area. Said minimum separation for digital multiple message signs from residentially zoned areas are indicated in Figure 4.4.5.</p> <p>D. <i>Default Design.</i> Any such sign shall contain a default design that will freeze the sign in one position if a malfunction occurs.</p> <p>E. <i>Maximum Size Limitations.</i> Any maximum size limitations shall apply independently to each individual multiple message sign.</p> <p>F. <i>Compliance.</i> Such signs are subject to compliance with all other applicable provisions of this Article.</p> <p>G. <i>Setback Requirements.</i> See Section 4.4.13.C regarding setback requirements.</p> <p>H. <i>Permitted Sign Dimensions and Area.</i> See Section 4.4.13.D regarding permitted sign dimensions and area.</p>

	<p>I. <i>Determining the Number of Signs.</i> See Section 4.4.13.E regarding the determination of number of signs.</p> <p>J. <i>Determining Total Sign Surface Area.</i> See Section 4.4.13.F regarding the determination of total sign surface area.</p> <p>K. <i>Structure Specifications.</i> See Section 4.4.13.I regarding structure specifications.</p> <p>L. <i>Height Requirements.</i> See Section 4.4.13.J regarding height requirements.</p>
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Will Johnson, Planning Department Chief, came to the podium to explain this Text Amendment. There are some loopholes in the current ordinance. We were tasked by the City Manager to close these loopholes. The original sign ordinance was adopted in 1998. In 2005, the UDO was adopted by Council. The sign ordinance was incorporated into the UDO. In December of 2009, members of the industry met with city officials to form another sign ordinance committee. A few of these members are present today, Andrew Roney and Jeff Hudson with CBS Outdoors. There are six proposed revisions.

Jeff Hudson, 2725 Lookout Drive and Andrew Roney of #9 Ridgefield Court came to the podium. They are not opposed to the changes.

Chairperson Hodge asked for discussion and a motion. Commissioner King made a motion to approve this motion as written. Commissioner Sheftall seconded. It was approved unanimously.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT: 10:15 a.m.

Cathy Hodge, Chairperson

Daniel Stegall, Zoning Administrator