

**PLANNING ADVISORY COMMISSION MEETING**

**June 16, 2010**

A meeting of the Planning Advisory Commission was held Wednesday, June 16, 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  
Gladys Ford  
Glen Heinzelman  
Lucy Sheftall

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

**Commissioners Absent:** Travis Chambers, Ralph King (exc).

**Others Present:** Roy Culpepper, Rick Lowe, Genevieve Green, Shane Owens, Steve Smith, Ann Riley, Jeffrey McCrary, Lamar Beck, Travis Alston, Darren Bradham, Frank Lieth, Travis Miller, Jason Weatherford.

**CALL TO ORDER:** Chairperson Cathy Hodge called the meeting to order at 9:02a.m. She explained the rezoning process to the audience.

**APPROVAL OF MINUTES:** None.

**REZONING CASES:**

1. **REZN 5-10-4197:** A request to rezone the property located at 4423 Cusseta Road. The current zoning is Residential Multi-Family 2 zoning district. The proposed zoning is Neighborhood Commercial zoning district. The property will be used for a business office. Ed Jenkins 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 C. 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: None.

Buffer Requirement: The proposed development shall have a Category C buffer requirement along all property lines bordered by the RMF2 zoning district. There are three options under this category.

Fort Benning Recommendation: Pending.

DRI Recommendation: None.

Conditions: None.

Attitude of Property Owners: Thirteen (13) property owners within 300 feet were notified of this rezoning request. The Planning Department has not received any calls concerning this rezoning request.

Ed Jenkins, 2928 Erna Drive, came to the podium. Jeff McCrary is the owner. This property has had prior commercial use and currently is office space.

Ann Riley, 251 Edgewater Circle, Ellerslie came to the podium. She works for American Works, a private home care facility. They are licensed by the state. The property will be leased. There will be 6-8 employees. Parking is adequate.

Chairperson Hodge asked for discussion and a motion. Commissioner Boyce made a motion to approve this rezoning request based on prior commercial use and current office use. Commissioner Calhoun seconded. It was approved unanimously.

2. **REZN 5-10-4193:** A request to rezone the property located at 4405 St. Francis Avenue. The current zoning is Single Family Residential 3 zoning district. The proposed zoning is General Commercial zoning district. The property will be used for a car wash. Travis Alston 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 General Commercial.

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: None.

Buffer Requirement: The proposed development shall have a Category C buffer requirement along all property lines bordered by the SFR3 zoning district. There are three options under this category.

Fort Benning Recommendation: N/A.

DRI Recommendation: None.

Conditions: None.

Attitude of Property Owners: Twenty-four (24) property owners within 300 feet were notified of this rezoning request. The Planning Department received two calls concerning this rezoning request from Lewis and Oleta Brown and Fred Farris, who are opposed.

Lamar Beck, part owner of the Goo Goo Car Wash came to the podium. He and Darren Bradham have owned the car wash since 1985. They want to expand and remodel the car wash.

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

3. **REZN 5-10-4196:** A request to rezone the property located at 4425 & 4421 3<sup>rd</sup> Avenue. The current zoning is Residential Multi-Family 1 zoning district. The proposed zoning is General Commercial zoning district. The property will be used for a business office. Anthony Campbell and Roy Culpepper 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 F. The Land Use Designation shows General Commercial.

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: None.

Buffer Requirement: The proposed development shall have a Category C buffer requirement along all property lines bordered by the RMF1 zoning district. There are three options under this category.

Fort Benning Recommendation: N/A.

DRI Recommendation: None.

Conditions: None.

Attitude of Property Owners: Twenty-nine (29) property owners within 300 feet were notified of this rezoning request. The Planning Department has not received any calls concerning this rezoning request.

Roy Culpepper 660 Lee Road 314, Smith Station and Anthony Campbell of 606 Shadowood Drive, Smith Station, came to the podium. They want to tear down the house on this property to build a business office and place it for sale. They have no tenant in mind at this time.

After a discussion about further commercial encroachment into the neighborhood, Chairperson Hodge asked for discussion and a motion. Commissioner Calhoun made a motion to approve this rezoning request based on the fact that it is consistent with the future land use map and it is compatible with existing land uses. Commissioner Boyce seconded. It was approved five (Boyce, Calhoun, Ford, Heinzelman, Sheftall) to one (Smith).

4. **REZN 5-10-4247:** A request to rezone 280.4 acres fronting on the corner of Veterans Parkway and Williams Road. The current zoning is Single Family Residential 1, General Commercial and Planned Unit Development zoning districts. The proposed zoning is Planned Mixed Unit Development zoning district. The property will be used for commercial retail, office, live-work, multi-family residential & single family residential. The Woodruff Brokerage Company 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 A. The Land Use Designation shows Mixed Office / High Density Residential.

Policy Statements: N/A.

Compatible with Existing Land Uses: Yes.

Environmental Impacts: 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: A traffic study is currently underway to determine the impact on the transportation network. The study will include all phases of the project.

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

School Impact: Elementary age students would attend North Columbus Elementary. Middle school age students would attend Veterans Memorial Middle School. High school age students would attend Northside High School.

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

Fort Benning Recommendation: N/A.

DRI Recommendation: N/A.

Conditions: None.

Attitude of Property Owners: Thirty-three (33) property owners within 300 feet were notified of the rezoning request. The Planning Department received one call requesting information for this rezoning request from Buddy Welch.

Dr. Mike Hudson, Director for Student Services for the Muscogee County School District, came to the podium. They have looked at the Master Plan for this project and can only guess at the numbers for school impact.

Genevieve Green, representative of the Woodruff Brokerage Company came to the podium. She requests that this case be tabled until the July 7, 2010 PAC Meeting because the Traffic Study is in progress and will be completed on June 22, 2010.

Chairperson Hodge asked for approval for this case to be tabled. It was unanimous

Frank Leith and Travis Miller, both from Vulcan Materials were in attendance for this case. They are not opposed or in favor of this case. They want the Woodruff Company to know that Vulcan Materials owns property near this property to be rezoned and there will be rock blasting from time to time.

**TEXT AMENDMENTS:**

5. **REZN-06-10-4363:** Request to amend the text of the Unified Development Ordinance (UDO) to create a new permitted use and definition: ambulance service. Any reference to ambulances in the definition of *dispatch agency or office* shall also be removed.

**1. Explanation of Revisions: Amend Table 3.1.1 by adding Ambulance Service as a permitted use in the GC, LMI, & HMI zoning districts.**

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 1	R M 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
Ambulance Service																		P		P	P		

**UNIFIED DEVELOPMENT ORDINANCE REVISIONS – CHAPTER 13**  
(Explanation of Revisions)

**2. Explanation of Revisions: Amend Section 13.1.1 by adding a definition for *Ambulance service*.**

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 13.1.1. Definitions.</p> <p><b>Section 13.1.1</b></p> <p>XXX</p>	<p>Sec. 13.1.1. Definitions.</p> <p><b>Section 13.1.1</b></p> <p><i>Ambulance service</i> means emergency medical care and transportation, including incidental storage and maintenance of vehicles.</p>

**3. Explanation of Revisions: Amend Section 13.1.1 by amending the definition for *Dispatch agency or office*.**

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p><b>Sec. 13.1.1. Definitions.</b></p> <p><b>Section 13.1.1</b></p> <p><i>Dispatch agency or office</i> means an establishment that provides off-site services to households and businesses using telephonic or electronic communication, including such services as ambulance, janitorial, limousine, pest control, and taxi.</p>	<p><b>Sec. 13.1.1. Definitions.</b></p> <p><b>Section 13.1.1</b></p> <p><i>Dispatch agency or office</i> means an establishment that provides off-site services to households and businesses using telephonic or electronic communication, including such services as janitorial, limousine, pest control, and taxi.</p>

Steven Smith, representing the Mid Georgia Ambulance Company, is asking for a Text Amendment to allow Ambulance Service in a General Commercial zoning district, as well as Light Manufacturing and Heavy Manufacturing Industrial zoning district.

Chairperson Hodge asked for discussion and a motion. Commissioner Sheftall made a motion to approve this text amendment for ambulance service in a GC district but only by approval of a Special Exception Use application. Commissioner Smith seconded. It was approved unanimously.

**NEW BUSINESS:** Mr. Stegall introduced Reginald James who is interning this summer from Georgia Southern University.

**OLD BUSINESS:** None.

**ADJOURNMENT:** 10:01 a.m.

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**Cathy Hodge, Chairperson**

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**Daniel Stegall, Zoning Administrator**