

**PLANNING ADVISORY COMMISSION MEETING**

**July 7, 2010**

A meeting of the Planning Advisory Commission was held Wednesday, July 7, 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  
Travis Chambers  
Gladys Ford  
Glen Heinzelman

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

**Commissioners Absent:** Ralph King (unexc), Lucy Sheftall (exc).

**Others Present:** Reggie James, Rev. Ruby Youngblood, Pastor Luis Scott.

**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:** May 5 and May 19, 2010. Commissioner Calhoun made a motion to approve the minutes. Commissioner Chambers seconded. They were approved unanimously.

**REZONING CASES:** None.

**SPECIAL EXCEPTIONS:** None.

**TEXT AMENDMENTS:**

1. EXCP 6-10-4445: Special Exception Use request for a place of worship with 250 or more seats located at 5653 Billings Road.

Mr. Daniel Stegall read the staff report for this case. Pastor Luis Scott has submitted an application for the Special Exception Use cited above. The property is located in an SFR1 (Single Family Residential 1) zoning district. The purpose of the Special Exception Use is for a place of worship with 250 or more seats:

**(1) Traffic and Pedestrian Safety : Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?**

Billings Road is classified as a collector road with two lanes that will provide adequate access for the proposed use.

**(2) Access : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?**

Traffic Engineering has determined that access to the subject property is adequate for the proposed use. Furthermore, the site plan indicates one ingress/egress point that will include instillation of a deceleration lane; this will be accommodating to the proposed use.

**(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?**

All Public facilities are adequate for this use. The proposed use will have access to all city services.

**(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?**

The proposed use is not expected to adversely affect neighboring properties. Issues dealing with parking, loading, external dumpsters / compactors, and light are addressed in the UDO. Noise impacts are addressed in the City Code.

**(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?**

The hours of operation for this use will not have an adverse impact on other properties in the area. The service hours are as follows: Wednesday 7 p.m. to 8:30 p.m. also Sunday at 11:00 a.m. and 1:30 p.m.

**(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?**

The proposed use will be compatible with neighboring properties.

Twenty-Six (26) property owners within 300 feet of the property were notified by letter of the proposed Special Exception Use. To date, the Planning Department has received three phone calls in opposition to the Special Exception Use request. A petition opposing the rezoning was passed out to the Commissioners.

Pastor Luis Scott of Ambassador of Christ Fellowship came to the podium. His church now is on

Armour Road, however, the space and parking is not adequate for growth. They want to build a church on Billings Road for 250 or more seats. They have not purchased the property yet. They will build the church anyway for less than 250 if the Special Exception Use is not approved.

Rev. Ruby Youngblood of 5799 Billings Crossing Way came to the podium. She is not opposed to the use of the property for a church, but is opposed to the traffic problem that will be created. She thinks there won't be enough parking for 250+ people and overflow will park on Billings Road or in her neighborhood which is next door.

Chairperson Hodge asked for discussion and a motion. Commissioner Boyce made a motion to approve this Special Exception. Commissioner Heinzelman seconded. It was approved four (Boyce, Heinzelman, Calhoun, Smith) to two (Chambers, Ford).

**NEW BUSINESS:** None.

**OLD BUSINESS:** None.

**ADJOURNMENT:** 9:33 a.m.

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**Cathy Hodge, Chairperson**

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**Daniel Stegall, Zoning Administrator**