

PLANNING ADVISORY COMMISSION MEETING
September 1, 2010

A meeting of the Planning Advisory Commission was held Wednesday, September 1, 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
 Ralph King

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

Commissioners Absent: Lucy Sheftall (exc.), Travis Chambers (unexc.)

Others Present: Hugh White, Randolph Schmidt, R. M. Bud Allen, Alina Phillips

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

APPROVAL OF MINUTES:

REZONING CASES:

1. **REZN 8-10-4741:** A request to rezone 28.95 acres located at 3071 Williams Road. The current zoning is Single Family Residential 1. The proposed zoning is Residential / Office. The property will be used for multi-family residential. R.M. Bud Allen is the applicant. Council District 2 – Glen Davis

Mr. Daniel Stegall read the Staff Report for this case. T. E. Adams Investments is the owner of the property, which is 28.9 acres.

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 Use.

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: Williams Road is currently operating at a level of service "B". The proposed multi family residential project is expected to not have an adverse impact on the level of service.

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

School Impact: Elementary age students would attend North Columbus Elementary (PK-5), which has 675 students (capacity: 675). Middle School age students would attend Veterans Memorial Middle School (6-8), which has 706 students (capacity: 650). High school age students would attend Northside High School, which has 1,582 students (capacity: 1,573).

Buffer Requirement: The proposed development shall not be required to install a buffer along the property lines bordering the single family residential phase of the neighboring planned mixed unit development.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Attitude of Property Owners: Twelve (12) property owners within 300 feet were notified of this rezoning request. The Planning Department has not received any calls concerning this rezoning request.

Additional Information: The applicant is proposing to construct a 300-unit multi family residential complex.

R. M. Bud Allen, of 7790 Veterans Parkway, Suite B100 came to the podium. This complex will have 300 units. With the 30,000 people coming to town with BRAC in the next few years, demands for housing, especially rental will be high. The complex will be three story, luxury garden apartments.

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

SPECIAL EXCEPTIONS: None.

TEXT AMENDMENTS: None.


NEW BUSINESS: Ms. Alina Phillips was introduced by Daniel Stegall as the new Planner for the department.

OLD BUSINESS: None.

ADJOURNMENT: 9:13 a.m.



Cathy Hodge, Chairperson



Daniel Stegall, Zoning Administrator