

PLANNING ADVISORY COMMISSION MEETING
May 21, 2008

A meeting of the Planning Advisory Commission was held Wednesday, May 21, 2008 in the Council Chambers on the Plaza Level of the Government Center.

Commissioners Present:

Chairperson Karl Douglass

Vice Chairperson Joe Alexander

Commissioners: Lucy Sheftall Scott Boyce

Cathy Hodge Micheal Eddings

Gladys Ford Ronny Smith

Staff Members: Will Johnson - Planning Department Chief

John Cantrell – Zoning Administrator

Tina Trant – Planning Technician

Commissioners Absent: Chris Henson

Others Present: Jennifer Blackburn, Brandi Williams, Mary A. Milford, Rosetta Demming, John Thayer, Les Lewis.

- I. **CALL TO ORDER:** Chairperson Karl Douglass called the meeting to order at 9:02 a.m. He explained the rezoning process to the audience.
- II. **APPROVAL OF MINUTES:** May 7, 2008. Commissioner Sheftall made a motion to approve the minutes. Commissioner Eddings seconded. They were approved unanimously.
- III. **ZONING CASES:**
 1. **ZC0804-2:** A request to rezone .75 acres located at 1049 McBride Drive. The current zoning is Single Family Residential 2. The proposed zoning is Neighborhood Commercial. The property will be used for a hair salon. Brandi Williams is the applicant.

Mr. John Cantrell read the Staff Report for this case. This property is located in Planning District 11. The Land Use Designation shows Low Density Residential.

Policy Statements: N/A.

It is compatible with existing land uses.

The property does not lie within a floodplain and floodway area. The developer will need an approved drainage plan prior to issuance of a Site Development Permit.

The property is served by all city services.

The proposed project is not expected to have a negative impact on the transportation network.

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

School Impact: None.

**PAC MEETING
MAY 21, 2008
PAGE 2**

Buffer Requirement:

The proposed development shall have a Category C buffer requirement along all property lines bordered by the SFR2 zoning district. The three options under Category C are:

1. 20 feet with a certain amount of canopy trees, understory trees, and shrubs / ornamental grasses per 100 linear feet.
2. 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
3. 30 feet undisturbed natural buffer.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Twenty-two (22) property owners within 300 feet were notified of this rezoning request. The Planning Department did not receive any comments regarding this rezoning request.

Conditions: None.

Additional information: None.

Brandi Williams, applicant, 1413 Staunton Drive, came to the podium. She wants to use this property for a hair salon. Mary A. Milford, 4502 LaSalle Drive, grandmother to Brandi Williams, owns the property. She has given permission to Brandi to do whatever she needs to do to open the salon.

Chairperson Douglass asked for discussion and a motion. Commissioner Eddings made a motion to approve this rezoning case based on the fact that it is compatible with existing uses. Commissioner Boyce seconded. It was approved unanimously.

2. **ZC0804-3:** A request to rezone 11.126 acres located at the south west corner of Veterans Parkway and Williams Road. The current zoning is Single Family Residential 1. The proposed zoning is General Commercial. The property will be used for a pharmacy. Greenstone Properties is the applicant.

Mr. John Cantrell read the Staff Report for this case. This property is located in Planning District 2. The Land Use Designation shows Mixed Office / Commercial.

Policy Statements: N/A.

It is compatible with existing land uses.

The property does not lie within a floodplain and floodway area. The developer will need an approved drainage plan prior to issuance of a Site Development Permit.

The property is served by all city services.

The proposed project is not expected to have a negative impact on the transportation network.

**PAC MEETING
MAY 21, 2008
PAGE 3**

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 LMI zoning district. The three options under Category C are:

1. 20 feet with a certain amount of canopy trees, understory trees, and shrubs / ornamental grasses per 100 linear feet.
2. 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
3. 30 feet undisturbed natural buffer.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Eighteen (18) property owners within 300 feet were notified of this rezoning request. The Planning Department did not receive any comments regarding this rezoning request.

Conditions: None.

Additional information: None.

Les Lewis, applicant, came to the podium. This property will be used for a Walgreen's Pharmacy and additional retail.

Chairperson Douglass asked for discussion and a motion. Commissioner Hodge made a motion to approve this rezoning case based on the fact that is compatible with existing uses. Vice Chairperson Alexander seconded. It was approved unanimously.

4. **ZC0804-4:** A request to rezone 4.70 acres located at 5032 Buena Vista Road. The current zoning is Single Family Residential 2. The proposed zoning is Residential Multi-Family 1. The property will be used for multi family. Rosetta Demming is the applicant.

Mr. John Cantrell read the Staff Report for this case. This property is located in Planning District 11. The Land Use Designation shows Park / Recreation.

Policy Statements: N/A.

It is compatible with existing land uses.

The property does not lie within a floodplain and floodway area. The developer will need an approved drainage plan prior to issuance of a Site Development Permit.

The property is served by all city services.

The proposed project is not expected to have a negative impact on the transportation network.

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

School Impact: None.

Buffer Requirement:

The proposed development shall have a Category B buffer requirement along all property lines bordered by the SFR3 & SFR2 zoning districts. The three options under Category B are:

1. 15 feet with a certain amount of canopy trees, understory trees, and shrubs / ornamental grasses per 100 linear feet.
2. 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
3. 20 feet undisturbed natural buffer.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Twenty-five (25) property owners within 300 feet were notified of this rezoning request. The Planning Department did not receive any comments regarding this rezoning request.

Conditions: None.

Additional information: None.

Rosetta Demming, 3553 Ambassador Drive, applicant, came to the podium. This property will be used to build townhouses. Her surveyor said that 32 apartments or 27 townhouses could be built on this property. She wants to build 27 townhouses. They will be gated.

Chairperson Douglass asked for discussion and a motion. Commissioner Eddings made a motion to approve this rezoning case. Commissioner Ford seconded. It was approved unanimously.

II. IV. SPECIAL EXCEPTION:

4. **SEU0804-1:** A request to install a 175 foot monopole at 6 Mutec Drive. Jennifer Blackburn is the applicant.

Jennifer Blackburn submitted an application for the Special Exception Use cited above. The property is located in an LMI (Light Manufacturing Industrial) District. The purpose of the Special Exception Use is to construct a wireless communications facility. The applicant wishes to construct a 175-foot monopole cell tower. New towers are permitted in an LMI zoning district only on a site-specific basis upon approval of the Council based upon the following criteria and conditions:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Access to the property is adequate for the proposed use.

(2) Traffic and Pedestrian Safety: 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?

There will be no impact to the transportation system, nor will there be any impact to pedestrian safety.

(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?

N/A

(4) Security: Will all towers and related equipment be enclosed by decay-resistant security fencing not less than six feet in height, and equipped with anti-climbing devices as appropriate to prevent unauthorized access?

Yes, the compound will be secured by a six-foot chain link fence, with three rows of class III barbed wire.

(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?

N/A

(6) Height Limitations: Does the height of the proposed structure conform to the restrictions listed in the UDO?

Yes, the proposed tower conforms to the maximum allowable height of 200 feet for monopoles in an LMI zoning district.

(7) Proximity to Residential Uses: Does the proposed tower conform to the minimum distance requirement from residential structures and residential district boundaries as set forth in the UDO?

Yes, the proposed tower is more than 300 feet from the nearest residential structure.

(8) Landscaping and Screening: Does the site plan incorporate proper landscaping and screening of the compound and equipment area?

The site plan submitted for the project does show landscaping of the area.

Thirty four (34) property owners within 300 feet of the parcel were notified by letter of the proposed Special Exception Use. To date, the Planning Department has not received any comments about the Special Exception Use request.

Jennifer Blackburn, applicant is representing Verizon Wireless. They want to build a 175' monopole on this property.

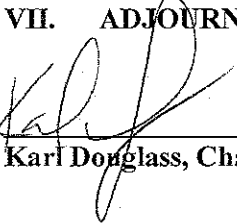
Booker T. Henry came to the podium in opposition. He was not clear on where the tower would be built. He thought the property was Single Family Residential.

Chairperson Douglass asked for discussion and a motion. Commissioner Eddings made a motion to approve this Special Exception Use. Commissioner Hodge seconded. It was approved unanimously.

V. NEW BUSINESS: None.

VI. OLD BUSINESS: None.

VII. ADJOURNMENT: 9:32 a.m.



Karl Douglass, Chairperson



John Cantrell, Zoning Administrator