

**PLANNING ADVISORY COMMISSION MEETING
December 17, 2008**

A meeting of the Planning Advisory Commission was held Wednesday, December 17, 2008 in the Council Chambers on the Plaza Level of the Government Center.

Commissioners Present:

| | |
|------------------|-----------------|
| Chairperson | Karl Douglass |
| Vice Chairperson | Scott Boyce |
| Commissioners: | Cathy Hodge |
| | Micheal Eddings |
| | Ronny Smith |
| | Glen Heinzelman |
| | Gladys Ford |
| | Travis Chambers |
| | Lucy Sheftall |

Staff Members: Will Johnson - Planning Department Chief
Daniel Stegall – Zoning Administrator
Tina Trant – Planning Technician

Commissioners Absent: All commissioners were present.

Others Present: Don Langford, Brooks Yancey, Ken Henson, Ed Kinner, Beverly Kinner.

- I. CALL TO ORDER:** Chairperson Karl Douglass called the meeting to order at 9:00 a.m. He explained the rezoning process to the audience.
- II. APPROVAL OF MINUTES:** November 19 and December 3, 2008 minutes. Commissioner Boyce made a motion to approve the minutes. Commissioner Chambers seconded. They were approved unanimously.
- III. ZONING CASES:**
 - 1. ZC0811-4:** A request to rezone 12.15 acres located at 6801 and 6823 River Road. The current zoning is NC (Neighborhood Commercial). The proposed zoning is PCD (Planned Commercial Development). The property will be used for a master planned development. North End, LLC is the applicant.

Mr. Daniel Stegall read the Staff Report for this case.

Future Land Use Map: This case is consistent with the Comprehensive Plan. This property is located in Planning District A. The Land Use Designation shows Mixed Use.

Policy Statements: N/A.

Compatible with Existing Land Uses: Yes.

Environmental Impacts: 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 if a permit is required.

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: No school impact.

Buffer Requirement: The proposed development shall have a buffer in accordance with Table 2.5.2 and Section 2.5.14 along all property lines bordered by the SFR3 zoning district.

Fort Benning Recommendation: None.

DRI Recommendation: None.

Attitude of Property Owners: Thirty-six (36) property owners within 300 feet were notified of this rezoning request. The Planning Department did receive two requests for information regarding the rezoning request.

Conditions: None.

Additional information: None.

Brooks Yancey, representative of the North End, LLC came to the podium. A portion of this property is now undeveloped. They propose a residential and retail development. Mr. Yancey discussed a list of conditions they have agreed to by adjacent property owners. There will be work/live areas.

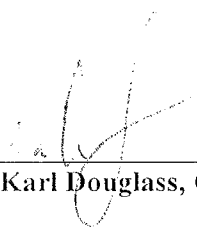
Donald Langford came to the podium. He is not opposed to the development. He agrees with the conditions. This development is compatible with the neighborhood.

Ed Kinner came to the podium. He is not opposed to the development. He recommends that PAC approves the project.

Chairperson Douglass asked for discussion and a motion. Commissioner Hodge made a motion to approve this rezoning case because it is compatible with existing uses and it consistent with the future land use map, also the list of 20 conditions agreed upon. Commissioner Smith seconded. It was approved unanimously.

V. SPECIAL EXCEPTIONS: None.

- VI. **NEW BUSINESS:** The 2009 PAC Schedule was voted on. After a brief discussion, Commissioner Hodge made a motion to approve the new schedule. Commissioner Chambers seconded. It was approved unanimously.
- VII. **OLD BUSINESS:** This is the final meeting of 2008. Scott Boyce will take over as Chairperson as of January 7, 2009. Cathy Hodge will be Vice Chairperson.
- VIII. **ADJOURNMENT:** 9:20 a.m.



Karl Douglass, Chairperson



Daniel Stegall, Zoning Administrator