

**PLANNING ADVISORY COMMISSION MEETING**  
**May 20, 2009**

A meeting of the Planning Advisory Commission was held Wednesday, May 20, 2009 in the Council Chambers on the Plaza Level of the Government Center.

**Commissioners Present:**

Chairperson	Scott Boyce
Vice Chairperson	Cathy Hodge
Commissioners:	Gladys Ford
	Glen Heinzelman
	Lucy Sheftall
	Ronnie Smith

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

**Commissioners Absent:** Commissioner Travis Chambers.

**Others Present:** Father Gerry Schreck, Ron Stotser.

- I. **CALL TO ORDER:** Chairperson Scott Boyce called the meeting to order at 9:04 a.m. He explained the rezoning process to the audience.
- II. **APPROVAL OF MINUTES:** May 6, 2009. Vice Chairperson Hodge made a motion to approve the minutes. Commissioner Ford seconded. They were approved unanimously.
- III. **ZONING CASES:**
  1. **ZC0904-3:** A request to rezone .35 acres located at 3502 Kay Circle. The current zoning is Single Family Residential 2. The proposed zoning is General Commercial. The property will be used for an assembly hall. The Knights of Columbus are the applicants.

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 E. 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: No school impact.

Buffer Requirement: The 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, under story 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.

Attitude of Property Owners: Seventeen (17) property owners within 300 feet were notified of this rezoning request. The Planning Department received no calls regarding the rezoning request.

Conditions: None.

Additional information: None.

Father Gerry Schreck, Pastor of St. Anne's Catholic Church, 2000 Kay Circle, came to the podium. They want to rezone this property for the Knights of Columbus to have an assembly hall. The Knights of Columbus are separate from the catholic church. This property has been used as an outreach center in the past. They need a bigger place and are looking at the property across the street to use as an outreach center.

Ron Stotser, Architect for the project came to the podium. Conditions can be placed on the rezoning if needed.

Chairperson Boyce asked for discussion and a motion. Commissioner Smith made a motion to approve this rezoning case. One condition was placed on the rezoning: that it only be used for an assembly hall. Commissioner Heinzelman seconded. It was approved unanimously. Vice Chairperson Hodge recused herself.

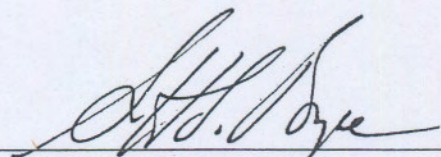
**IV. TEXT AMENDMENTS:** None.

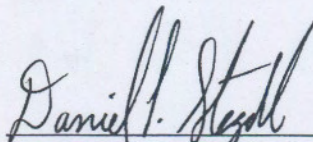
**V. SPECIAL EXCEPTIONS:** None.

**VI. NEW BUSINESS:** Walter Calhoun has been voted by City Council to fill one of the vacant slots on the Planning Advisory Commission Board.

**VII. OLD BUSINESS:** None.

**VIII. ADJOURNMENT:** 9:38 a. m.

  
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Scott Boyce, Chairperson

  
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Daniel Stegall, Zoning Administrator