



Planning Advisory Commission Meeting Minutes for August 2nd, 2017

A meeting of the Planning Advisory Commission was held Wednesday, August 2nd in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Kathleen Mason

Vice Chairperson: Ed Kinner

Commissioners: Teddy Reese, Wallace Davis, Joseph Brannan, Michael Greenblatt, Robert Bollinger & James Dudley

Staff Members: Kevin Herrit, AICP, Principal Planner, Will Johnson, Planning Manager

Commissioners Absent: Frank Ethridge

Others Present: Starla De Saussure

CALL TO ORDER: Chairperson Mason called the meeting to order at 9:00 A.M. All in attendance stood for the pledge of allegiance to the American Flag. She explained the rezoning process to the audience.

APPROVAL OF MINUTES: Chairperson Mason asked commissioners to look over the July 19th Minutes. The commissioners looked over the minutes and having no additions or changes accepted them as submitted.

OLD BUSINESS:

1. None

NEW BUSINESS:

1. ZONING CASES:

REZN-07-17-1352: A request to amend the zoning Atlas of the Columbus Consolidated Government. The Planning Department of Columbus Georgia with permission of Jimmy Lewis, Trent Chester and Nellie Smith of Columbus, Georgia has submitted an application for 5030, 5036 Farley Drive and 205 Northstar Drive (parcels 094-026-011, 094-026-010 and 094-026-012). The current zoning is NC (Neighborhood Commercial). The proposed zoning is SFR2 (Single Family Residential 2). The property is located in Council District 4 (Pugh).

Chairperson Mason read the case introduction and then asked staff to read their report (as shown below).

STAFF REPORT

REZN-07-17-1352

Applicant:

Columbus Planning Department

Owner:	Jimmy Lewis, Trent Chester and Nellie Smith
Location:	5030, 5036 Farley Drive and 205 Northstar Drive (Parcel #'s 094-026-011, 094-026-012 and 094-026-010)
Acreage:	0.99 Acre
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	SFR2 (Single Family Residential 2)
Current Use of Property:	Single family residence
Proposed Use of Property:	Single family residence
General Land Use:	Consistent Planning Area E
Current Land Use Designation:	SF (Single Family)
Future Land Use Designation:	SF (Single Family)
Compatible with Existing Land-Uses:	Yes.
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:	Property is served by all city services.
Traffic Impact:	Traffic Impact will stay the same as current uses and should not change.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:	N/A
Buffer Requirement:	The site shall include a Category A buffer along all property lines bordered by the NC zoning district. The 3 options under Category A are: <ul style="list-style-type: none"> 1) 5 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 /



Planning Advisory Commission Meeting
Minutes for August 2nd, 2017

ornamental grasses per 100 linear feet and a wood fence or masonry wall.

3) **20 feet** undisturbed natural buffer.

Fort Benning’s Recommendation: N/A

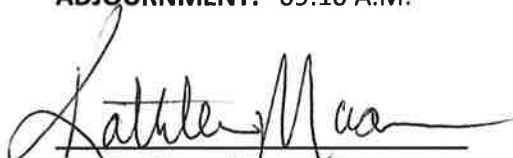
DRI Recommendation: N/A

Attitude of Property Owners: **Forty eight (48)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.

Additional Information: None

The applicant, Will Johnson of the Planning Department, explained how Miss Lewis wanted to rezone her property and after review of the area the planning department decided that this would be an area of nonconformity with the current uses and future development plan. The property should be rezoned to SFR2 (Single Family Residential 2) bringing these properties into compliance for single family residential use. One person in attendance spoke for the proposed rezoning. Starla De Saussure requested the approval. She stated that this was prompted by her mother’s age and need to bring the property into conformity for estate reasons. No discussion was had amongst the commissioners present. Commissioner Greenblatt motioned to recommend approval for the rezoning request and Commissioner Davis seconded the motion. The motion was passed unanimously.

ADJOURNMENT: 09:10 A.M.


Kathleen Mason, Chairperson


Kevin L. Herrit, AICP, Principal Planner