



Planning Advisory Commission Meeting Minutes for August 16th, 2017

A meeting of the Planning Advisory Commission was held Wednesday, August 16th 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,

Commissioners Absent: Frank Ethridge

Others Present: None

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 August 02nd 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-07-17-1529: A request to amend the zoning Atlas of the Columbus Consolidated Government. Melvin Cooper and Diane Fudge of East Point, Georgia has submitted an application for 3931, 3937 & 4003 Joyce Street (parcels 080-001-026, 080-001-009 and 080-001-010). The current zoning is SFR1 (Single Family Residential 1). The proposed zoning is SFR2 (Single Family Residential 2). The property is located in Council District 6 (Allen).

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

STAFF REPORT

REZN-07-17-1529

Applicant:

Melvin Cooper & Diane Fudge

Owner:	WCCM Inc.
Location:	3931, 3937 & 4003 Joyce Street (Parcel #'s 080-001-026, 080-001-009 and 080-001-010)
Acreage:	1.46 Acres
Current Zoning Classification:	SFR1 (Single Family Residential 1)
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 A
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 increase by 47.85 AADT.
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 C buffer along all property lines bordered by the RO zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 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.



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3) **30 feet** undisturbed natural buffer.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Attitude of Property Owners: **Seventeen (17)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one call and zero emails regarding the rezoning.

Additional Information: None

The applicant was not present for the meeting so the Planning Advisory Commission Tabled the case until the next meeting on September 06, 2017.

ADJOURNMENT: 09:10 A.M.


Kathleen Mason, Chairperson


Kevin L. Herrit, AICP, Principal Planner