



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, February 6, 2019 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

- Chairperson: Kathleen Mason
- Vice Chairperson: Ed Kinner
- Commissioners: Michael Greenblatt, Robert Bollinger, Teddy Reese, Ralph King, Joseph Brannon, Wallace Davis & James Dudley

Staff Members: Will Johnson, Chief Planner

Commissioners Absent:

Others Present:

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: No minutes available for meeting.

1. REZN-11-18-2155: A request to amend the text of the UDO in regards to 4.6.4 A 4.6.12 F 13.1.1.

John Renfroe read the staff report for this case.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
(Explanation of Revisions)

1. Explanation of Revisions: Amend Section 4.6.4 (A).

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>SECTION 4.6.4. City Arborist.</p> <p>Section 4.6.4 (A)</p>	<p>SECTION 4.6.4. City Arborist.</p> <p>Section 4.6.4 (A)</p> <p>A. Consider and act upon requests for variances as provided in Section 4.6.18.</p>

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2. Explanation of Revisions: Amend Section 4.6.12 (F).

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
N/A	<p>Section 4.6.12 (F) <i>Tree Protection and Planting Plan Requirements</i></p> <p>F. <i>Removal of protected trees.</i></p> <p>(a) It shall be a violation of this Article for any person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, to cut down, remove, damage or destroy, or shall authorize the cutting down, removal, damage, or destruction of any protected tree, as defined in Section 13.1.1 hereof, or shall commit any act or authorize the commission of any act which physically removes a protected tree or causes a tree to die, such as damage inflicted upon the root system by heavy machinery, chemicals or paving, changing the natural grade above the root system and tree damage permitting infection or pest infestation unless such removal is specifically permitted in accordance with paragraphs (b) below.</p> <p>(b) Removal of Protected Trees: Any Beautification Plan Tree or Public Protected Tree or Exceptional Specimen Tree may only be cut with permission of the City Arborist or in the event of his denial, the Tree Board. Any Beautification Plan Tree or Public Tree which poses imminent danger to the public health, welfare or safety or any tree that needs to be removed on an emergency basis to restore public utility service may be removed with specific permission, authorization and approval</p>

	<p>from either the City Arborist, the Public Works Director, City Manager, Deputy City Manager, Mayor, Chief of Police or Chief of Fire & EMS.</p>
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3. Explanation of Revisions: Amend Section 13.1.1 (New Definitions).

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>N/A</p>	<p>SECTION 13.1.1 New Definitions.</p> <p><i>Protected Tree</i> means a Beautification Plan Tree, a Public Protected Tree, or an exceptional specimen tree.</p> <p><i>Beautification Plan Tree</i> is any tree or shrub planted in any one of the following circumstances: (a) as part of the Columbus Georgia Beautification Plan which was established by Resolution No. 576-08, as the same may be amended by future Council's (b) in the State right of way pursuant to a DOT Special Encroachment permit or with the permission of GDOT;(c) pursuant to a landscape plan which is part of a streetscape beautification program approval by the Columbus Consolidated Government and funded by governmental or private funding or (d) any planting done by or with the permission or acquiescence of the consolidated government on right of way of a city street or state highway.</p> <p><i>Public Protected Tree</i> means any tree located on lands owned by the consolidated government, its authorities or other constituent units ("CCG entities") or any land upon which easements are imposed for the benefit of CCG entities, or upon</p>

	<p>which other ownership control may be exerted by CCG entities including rights-of-way, parks , public areas and easements for drainage, sewer, water and other public utilities, with a DBH of six inches or more.</p> <p><i>Exceptional Specimen Tree</i> means any tree which upon application is determined by the Tree Board to be a unique and intrinsic value to the general public because of its size, age, historic association or ecological value or any tree designated a Georgia State Champion, United States Champion or World Champion by the American Forestry Association. The City Arborist shall keep a record of all specimen trees so designated and their location.</p>
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Bill Consoletti, chair of the Columbus Tree Board, came forward to present the proposed text amendment and take questions regarding the proposed amendment. No commissioners had question for Mr. Consoletti. No one in the audience came forward to speak for or against the proposed text amendment. Commissioner Brannan thanked Mr. Consoletti and moved to recommend approval of the proposed amendment. Commissioner Wallace seconded and the motion carried unanimously.

2. REZN-12-18-2159: A request to rezone 0.40 acres of land located at 2870 Christine Road. Current zoning is SFR2 (Single Family Residential 2). The proposed zoning is SFR3 (Single Family Residential 3). The proposed use is residential. The applicant is Ash Jain. This property is located in Council District 1 (Barnes).

John Renfroe read the staff report for this case.

General Land Use:	Consistent Planning Area E
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential
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: Average Annual Daily Trips (AADT) will increase by 22 trips if used for residential use. The Level of Service (LOS) will remain at level A.

Traffic Engineering: This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

School Impact: N/A

Buffer Requirement: N/A

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Attitude of Property Owners: **Forty (40)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) calls and/or emails regarding the rezoning.

Approval: 1 Response

Opposition: 0 Responses

Additional Information: N/A

Ash Jain, applicant, came forward to explain the reason for his rezoning request and take question from the board. The applicant wants to rezone the property to allow it to be split and another house be constructed. No one in the audience came forward to speak for or against the rezoning request.

Commissioner Reese moved to recommend approval for the rezoning request and Commissioner Greenblatt seconded; the motion carried unanimously

3. REZN-01-19-0045: A request to rezone 0.13 acres of land located at 820 Fifth Avenue. Current zoning is GC (General Commercial). The proposed zoning is RMF1 (Residential Multi Family 1). The proposed use is a carport. The applicant is Katrina Chester. This property is located in Council District 7 (Woodson).

General Land Use: Inconsistent
Planning Area D

Current Land Use Designation: Single Family Residential

Future Land Use Designation: Mixed Use

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:	Average Annual Daily Trips (AADT) will increase by 9 trips if used for residential use. The Level of Service (LOS) will remain at level A.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
School Impact:	N/A
Buffer Requirement:	The site shall include a Category A buffer along all property lines bordered by the GC zoning district. The 3 options under Category A are: <ul style="list-style-type: none"> 1) None 2) None 3) 5 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
Attitude of Property Owners:	Forty-five (45) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning. <p>Approval: 0 Responses</p> <p>Opposition: 0 Responses</p>
Additional Information:	N/A

Will Johnson stated that the planning department currently has a pending replat that will be processed at the completion of this rezoning process. Commissioner Kinner sought clarification

about the staff report recommendation to not apply the buffer; Will Johnson explained the extenuating circumstances and the lack of other relevant uses in the area. Katrina Chester came forward to explain that she simply wants to be able to use the adjacent lot to install a carport. No one in the audience came forward to speak for or against the request. Commissioner Greenblatt moved to recommend approval without implementing the buffer requirements and Commissioner Dudley seconded. The motion carried unanimously. Commissioners Reese and Wallace both thanked the applicant for living in the Liberty District and encouraged her to engage with community organizations and revitalization efforts.

4. EXCP-12-18-2251: Applicant not present and the case was tabled.

NEW BUSINESS:

- 1) Chairperson Mason stated that all applications are now available online at www.columbusga.org/planning
- 2) Chairperson Mason indicated that past cases are available for review via the PAC Trello website.

OLD BUSINESS: N/A

ADJOURNMENT: 9:16 AM

Kathleen Mason, Chairperson

John Renfroe, Principal Planner