



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, July 18, 2018 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Kathleen Mason

Vice Chairperson:

Commissioners: Wallace Davis, Michael Greenblatt, Robert Bollinger, Teddy Reese, Ralph King & James Dudley

Staff Members: John Renfroe, Principal Planner

Commissioners Absent: Joseph Brannon & Ed Kinner

Others Present: Will Johnson, Chief Planner

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 for a motion on the minutes from June 20, 2018. Chairperson Mason made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

1. REZN-06-18-1137: A request to rezone 57.3 acres of land located at Old Guard road, Parcel # 074-001-004. Current zoning is RE1 (Residential Estate 1) zoning district. The proposed zoning is RO (Residential Office). The proposed use is multifamily. The applicant is George Mize. This property is located in Council District 7 (Davis).

John Renfroe read the staff report for this case.

General Land Use: Inconsistent
Planning Area A

Current Land Use Designation: Vacant/Undeveloped

Future Land Use Designation: Public/Institutional

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:	No traffic impact.
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 C buffer along all property lines bordered by the RO zoning district. The 3 options under Category C are: <ol 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. 3) 30 feet undisturbed natural buffer.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
Attitude of Property Owners:	Fifty-five (55) property owners within a half mile of the subject properties were notified of the rezoning request. The Planning Department received no calls/emails opposing or approving the rezoning.
Additional Information:	Veterans Parkway (Moon Road to Hancock Road) is currently under construction and is set to be completed by end of 2019.
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map

Chairperson Mason asked the commissioners if they have any questions in regards to the case. Commissioner Dudley had a question for Planning Staff. Can you please elaborate on

no traffic impact statement? I can understand at the intersection of Veterans Parkway but what about Old Guard Road itself? Also, what about no impact on schools. John Renfro responded that the traffic moving to and from the site will be opposite of school traffic both in the morning and afternoon. As far as the school impact, roughly 9 additional children through 3 schools will the increase for those schools.

Chairperson Mason asked the applicant to come forward and describe their case. The applicant is George Mize who represents Greystone Properties and Mr. Will White who couldn't be with us today. Moon Meeks & Masons as well as Wilburn Engineering who did the traffic study for this area. George Mize goes through the PowerPoint presentation that was provided to the Commissioners prior to the meeting. The Traffic analysis concluded there would be no substantial impact to the area. The delay times would be increased by only 0.06 seconds. This development would generate about an additional 15 children to be placed in 3 different schools. This property would be serviced by North Columbus Elementary, Veterans Middle School and Northside High School. All schools would be under Technical Capacity except for North Columbus Elementary but by less than 1%. 15 kids spread out over 3 schools, 12 grades, and numerous classrooms. This project will provide construction jobs, sales and tax and permanent jobs once the project is completed. The city will receive a substantial increase in property taxes from \$5,300 to about \$400,000 per year.

Chairperson Mason asked the commissioners if they have any questions in regards to the case. Commissioner Dudley requested the diagram of the roads be put back up on the screen. Commissioner Dudley noted that everyone going to the schools would have to turn left, crossing over the traffic from the development. Commissioner Dudley believes it would cause a problem. George Mize talked about the staggered school times for that particular area and that the Traffic Engineer didn't think that was going to be a problem. Commissioner Dudley thinks a couple of traffic lights would be necessary for the entrance into the school road.

Commissioner Reese asked about the possible need of additional roads to access the property. George Mize responded we have currently have a 60' easement to put in a new public road. Possible connections would be to the east through that property or connecting into Old Town if they allowed it. Commissioner Reese asked for more detail about the left turn into the property, would it be a left turn or sharp curve. George Mize responded sharp turn. Commissioner Reese said so there is no plans to extend Old Guard North? George Mize responded not at this time from this developer. We have all of the access we need for our property. If the Edge Estate Property wanted to develop they would be required to extend Old Guard Road. Commissioner Reese inquired if any additional buffering or fencing would be placed around the property. Georgia Mize responded that at this time there is no plan. They are currently only planning to develop the property at a rate of 15% of what is typically allowed. There will be a lot of open space in this development.

Chairperson Mason asked the commissioners if they have any questions in regards to the case. Is there anyone in the audience that would like to speak in favor or against the case?

Anthony Sullivan located in Ivory Park. I received the noticed but I have a question pertaining the large circle that encompasses my property. Is this development going to affect my property? John Renfroe responded when we send out the notifications the center parcel is the property that is actually getting rezoned. The circle is all of the parcels/properties that are part of the notifications process. Normally that extended out 300', in this case it extended out a half mile. Applicant was actually came up for the wrong case. Chairperson Mason told Mr. Sullivan that we have 2 cases to hear today that are very close together and located on the same road.

Commissioner Reese described to that applicant that the area in the circle would not be affected by the development. Chairperson Mason elaborated and said the area in circle could be affected and impacted, that is why they are notified. John Renfroe agreed.

Chairperson Mason asked the commissioners if they have any questions in regards to the case. No one responded. Commissioner Reese made a motion to approve the case. Commissioner Greenblatt seconded the motion. . The motion carried unanimously.

2. REZN-06-18-1169: A request to rezone 40.0 acres of land located at 9056 Veterans Parkway. Current zoning is RE1 (Residential Estate1). The proposed zoning is RO (Residential Office). The proposed use is a life plan community. The applicant is Joel Womack. This property is located in Council District 6 (Allen).

John Renfroe noted that the applicant is not present. Chairperson Mason moved to table this case until August 1st, 2018.

NEW BUSINESS: N/A

ADJOURNMENT: 10:20 a.m.

Kathleen Mason, Chairperson

John Renfroe, Principal Planner