

PLANNING ADVISORY COMMISSION MEETING

August 2, 2006

A meeting of the Planning Advisory Commission was held Wednesday, August 2, 2006 in the Council Chambers on the Plaza Level of the Government Center.

Commissioners Present: Chairperson Shields, Vice Chairperson Shep Mullin, Alternate Scott Boyce, Commissioners Chris Henson, Joe Alexander, Brad Dodds, Karl Douglass, Bob Crane and Alternate Michael Eddings.

Staff Members: Will Johnson, Planning Chief and Tina Trant, Planning Technician

Commissioners Absent: None.

Others Present: Richard Clark, Bobbie Clark, Veronica Skelton, April Seraphin, Donna Sharp, Fred Green, Ann D'Armond, Marty Flournoy, Tom Calhoun.

I. CALL TO ORDER: Chairperson Shields called the meeting to order at 9:04 a.m. He explained the rezoning process to the audience.

II. APPROVAL OF MINUTES: Commissioner Henson made a motion to approve the minutes for July 19, 2006. Commissioner Mullin seconded. They were approved unanimously.

III. REZONING CASES:

ZC0512-2: A request to rezone 9.32 acres located at 6890 River Road. The current zoning is SFR1 (Single Family Residential 1) and RO (Residential Office) Districts. The proposed zoning is SFR3 (Single Family Residential 3) District. The property will be used for single family residential. **LRW Group, LLC is the applicant.**

Mr. Will Johnson read the Staff Report for this case.

This case is inconsistent with the Comprehensive Plan for Planning District 2. The Land Use Designation shows Mixed Office / High Density Residential.

Policy Statements are not addressed.

It is compatible with existing land uses.

The property does not lie within a floodplain and floodway area. The developer will need an approved drainage plan prior to issuance of a Site Development Permit.

The property is served by all city services.

neighborhood. She mentioned the Fire House.

Chairperson Shields asked for discussion and a motion. Commissioner Crane made a motion to approve the rezoning case for apartments based on the fact that it is consistent with the future land use. Commissioner Mullin seconded. The case was unanimously approved.

IV. TEXT AMENDMENTS:

ZC0607-2: The Planning Department, at the request of Columbus City Council, is requesting that the requirements in the UDO for existing, non-conforming dumpsters be amended.

Rick Jones, Planning Department Director, came to the podium.

The Planning Department, at the request of Columbus Council, is requesting that the requirements in the UDO for existing, non-conforming dumpsters be amended. The current regulations state:

All existing nonconforming dumpsters in the Columbus Consolidated Government jurisdiction shall be in compliance with these regulations, with the exception of the requirement for materials as described under paragraph B.2.C of this section, no later than 18 months from the effective date of the UDO. Materials used for the screening of these dumpsters shall consist of either concrete, fieldstone, brick, stucco, or wood picket fence to provide for an opaque design to screen the dumpster from the public's view.

1. Uses with Nonconforming Dumpsters

A use with a dumpster that does not conform to the requirements of this Section shall not cause the use, structure or property to be considered nonconforming.

2. Effect of Expansion or Improvements

Any use or structure that undergoes renovation, expansion or similar improvement in an amount equal to or in excess of 50 percent of the value of improvements shall comply with the requirements of this Section.

The Planning, Codes & Inspections, and Public Services Departments have met with waste company personnel and affected property owners concerning this issue. Comments from affected individuals have been considered and changes have been made to the section. The proposed changes are attached.

C. Nonconforming dumpsters

All existing nonconforming dumpsters in the Columbus Consolidated Government jurisdiction shall be in compliance with these regulations, with the exception of the following:

1. Applicability

The requirements of this subsection shall apply to all trash areas, dumpsters, recycling bins, compactors, outdoor storage areas and similar facilities visible from any public street or from adjacent

residential uses or zoning districts.

2. Minimum Screening

Dumpsters shall be screened on a minimum of 3 sides.

3. Materials

Materials used for the screening of these dumpsters shall consist of either concrete, fieldstone, brick, stucco or wood picket fence to provide for an opaque design to screen the dumpster from the public's view. Landscaping or planted vegetation shall be permitted per approval by the City Arborist or his designee.

4. Orientation

All dumpsters shall be screened from public view, from public rights-of-way, and from adjacent residential uses or zoning districts. Un-gated dumpster screens shall be faced away from the public right-of-way.

5. Effective Date

All existing nonconforming dumpsters shall be in compliance no later than June 30, 2007.

6. Uses with Nonconforming Dumpsters

A use with a dumpster that does not conform to the requirements of this Section shall not cause the use, structure or property to be considered nonconforming.

7. Effect of Expansion or Improvements

Any use or structure that undergoes renovation, expansion or similar improvement in an amount equal to or in excess of 50 percent of the value of improvements shall comply with the requirements of this Section.

Marty Flournoy, 2520 Wynnton Road is opposed to the text amendment. His concern is that the members of the review committee did not review this part of the UDO. It was put in at the last minute by City Council.

Fred Green, Property Manager for Waddell Realty is opposed to the text amendment. How will it affect residential properties. All properties now should be grandfathered in. There will be rats, drainage problems, trash, etc.

Ann D'Armond, Rowe Realty, is opposed to the text amendment. Council stuck this in at the last minute.

Tom Calhoun, is opposed to the text amendment. The cost of screening, inspectors to inspect them, unsanitary conditions, complaints from consumers will be prohibitive.

Larry Caldwell, is opposed to the text amendment. Who will get the citation, the owner or the leasee?

Keith Paul, Sandman Waste, Inc. is opposed to the text amendment. The ordinance now is not being enforced.

Richard Clark, Harris County, received no notice from the City for his property in Columbus.

Arch Arnold, Columbus Realty Company, has 65 tenants and 15 dumpsters. If the increased cost of dumpsters is passed on to them, they will not be able to afford to pay rent. These properties should be grandfathered in.

Chairperson Shields asked for discussion and a motion. After much discussion Commissioner

Douglass made a motion to deny the text amendment change because the amendment needs to be readdressed by City Council. Commissioner Dodds seconded. It was not voted on. After more discussion, Commissioner Douglass made a motion to deny the text amendment change and recommend that all existing dumpsters be grandfathered in. Commissioner Dodds seconded. It was approved unanimously.

V. SPECIAL EXCEPTION USE: None.

VI. NEW BUSINESS: None.

VII. ADJOURNMENT: The meeting was adjourned at 10:55 a.m.

Derrick Shields, Chairperson

Will Johnson, Planning Division Chief