

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

DEC 15 2021

Planning Advisory Commission

November 03, 2021

## MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, November 03, 2021, in the Council Chambers of the Citizen Service Center.

### Commissioners Present:

**Chairperson:** Ralph King  
**Vice Chairperson:** Larry Derby  
**Commissioners:** Brad Baker, Xavier McCaskey, Shelia Brown, Patricia Weekley  
**Virtually:** James Dudley  
**Absent:** Raul Esteras-Palos, Gloria Thomas,

**Staff Members:** John Renfroe, Principal Planner / Will Johnson, Planning Manager

### Others Present:

**CALL TO ORDER:** Chairperson called the meeting to order at 9:00 a.m. All in attendance stood for the pledge of allegiance to the American Flag. He explained the rezoning process to the audience.

**APPROVAL OF MINUTES:** Chairperson asked for a motion on the minutes. Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

- 1. REZN-09-21-1842:** A request to rezone 1.92 acres of land located at 6301 / 6313 Macon Road. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Convenience Store with Gas Sales / Retail. Bloomers Lawn Garden & More, LLC is the applicant. This property is located in Council District 5 (Crabb).

John Renfroe reads the staff report:

<b>General Land Use:</b>	Consistent Planning Area B
<b>Current Land Use Designation:</b>	General Commercial
<b>Future Land Use Designation:</b>	General Commercial
<b>Compatible with Existing Land-Uses:</b>	Yes

<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will decrease to 690 trips if used for commercial use. The Level of Service (LOS) will remain at level B.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		The site shall include a Category C buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ul>
<b>Fort Benning's Recommendation:</b>		N/A
<b>DRI Recommendation:</b>		N/A
<b>Surrounding Zoning:</b>	<b>North</b> <b>South</b> <b>East</b> <b>West</b>	SFR2 (Single Family Residential 2) NC (Neighborhood Commercial) NC (Neighborhood Commercial) NC (Neighborhood Commercial)
<b>Attitude of Property Owners:</b>		<b>Fifty (50)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received ten (10) calls and/or emails regarding the rezoning.
	<b>Approval</b> <b>Opposition</b>	<b>0</b> Responses <b>10</b> Responses
<b>Additional Information:</b>		N/A

Chairperson asked if the Commissioners have any questions.

Ernie Smallman, 6 West 7<sup>th</sup> Street, Columbus. Existing building would be used a convenience store and an accessory building to left would be a new gas canopy. Original plan was 8100 ft<sup>2</sup>, this plan is only 4700 ft<sup>2</sup> which is what is existing. 10 pumps to now 4 pumps.

Commissioner Derby, do you plan to sale diesel fuel. Ernie Smallman, we are unsure of that at this time.

Commissioner Baker, what will the hours be? Ernie Smallman, closed by 10pm and open at 6am.

Chairperson requested anyone in the audience to speak for against this case please come forward.

Betty Moddy, 6324 Macon Road. In opposition to the rezoning. Gas station will bring noise, security problems and uncertainty at night. We already have 2 gas stations in close proximity.

Brenda West, 6422B Macon Road. Additional traffic generated. Concerned with safety and who hangs out afterhours.

Bobby Moddy, 6312 / 6400 Macon Road. In opposition. Already have 2 gas stations in the area. Concerned about safety.

Renee Roth, 6301 Macon Road. Current Bloomers owner. This property is completely fence in whereas the other gas stations in the area do not have that benefit. The gates will be used as a security deterrent.

Commissioner Weekley, will alcohol be sold at this location? Renee Roth, yes just like any other gas station if permitted.

Chairperson King, does the gas station down the road sale alcohol. John Renfroe, I believe it does.

Commissioner Derby made a motion to approve the rezoning. Commissioner Brown seconded. Cases passes unanimously (4-1 Physical / 0-1 Virtual).

**2. REZN-10-21-1929:** A request to rezone 4.10 acres of land located at 877 Farr Road. Current zoning is RMF2 (Residential Multifamily 2). Proposed zoning is GC (General Commercial). The proposed use is Grocery Store. Timothy H Deese is the applicant. This property is located in Council District 3 (Huff).

John Renfroe reads the staff report:

**General Land Use:** Inconsistent  
Planning Area E

<b>Current Land Use Designation:</b>	Vacant/Undeveloped								
<b>Future Land Use Designation:</b>	Multifamily								
<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	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.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Impact:</b>	Average Annual Daily Trips (AADT) will increase to 1,154 trips if used for commercial use. The Level of Service (LOS) will decline to a level D.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	The site shall include a Category C buffer along all property lines bordered by the RMF2 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ul>								
<b>Fort Benning's Recommendation:</b>	N/A								
<b>DRI Recommendation:</b>	N/A								
<b>Surrounding Zoning:</b>	<table border="0"> <tr> <td><b>North</b></td> <td>RMF2 (Residential Multifamily 2)</td> </tr> <tr> <td><b>South</b></td> <td>RMF2 (Residential Multifamily 2)</td> </tr> <tr> <td><b>East</b></td> <td>SFR2 (Single Family Residential 2)</td> </tr> <tr> <td><b>West</b></td> <td>LMI (Light Manufacturing / Industrial)</td> </tr> </table>	<b>North</b>	RMF2 (Residential Multifamily 2)	<b>South</b>	RMF2 (Residential Multifamily 2)	<b>East</b>	SFR2 (Single Family Residential 2)	<b>West</b>	LMI (Light Manufacturing / Industrial)
<b>North</b>	RMF2 (Residential Multifamily 2)								
<b>South</b>	RMF2 (Residential Multifamily 2)								
<b>East</b>	SFR2 (Single Family Residential 2)								
<b>West</b>	LMI (Light Manufacturing / Industrial)								
<b>Attitude of Property Owners:</b>	<b>Thirty (30)</b> 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.								

**Approval** 0 Responses  
**Opposition** 0 Responses

**Additional Information:** N/A

Chairperson asked if the Commissioners have any questions.

Tim Deese, 2600 River Place, Florida. Owned the property for about 40 years. Recently approached to develop this land for a grocery, medical and dental office.

Commissioner Baker, do you know what the hours might be for this property? Tim Deese, I have no idea at this time.

Commissioner Brown, have you designed the building for this location yet? Time Deese, I have not, I have only seen a concept. Commissioner Brown, are you going to be constructing the building? Time Deese, I will not be the contractor for this development.

Chairperson requested anyone in the audience to speak for against this case please come forward. No one came forward.

Commissioner McCaskey made a motion to approve the rezoning. Commissioner Baker seconded. Cases passes unanimously (5-0 Physical / 0-0 Virtual).

**3. REZN-10-21-1930:** A request to rezone 3.16 acres of land located at 3202 Edgewood Road. Current zoning is RMF1 (Residential Multifamily 1). Proposed zoning is RO (Residential Office). The proposed use is Club or Lodge, Not for Profit. Municipal Communications II is the applicant. This property is located in Council District 5 (Crabb).

John Renfroe reads the staff report:

<b>General Land Use:</b>	Inconsistent Planning Area E
<b>Current Land Use Designation:</b>	Public/Institutional
<b>Future Land Use Designation:</b>	Single Family Residential
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.
<b>City Services:</b>	Property is served by all city services.

<b>Traffic Impact:</b>		N/A
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		The site shall include a Category C buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ul>
<b>Fort Benning's Recommendation:</b>		N/A
<b>DRI Recommendation:</b>		N/A
<b>Surrounding Zoning:</b>	<b>North</b>	SFR2 (Single Family Residential 2)
	<b>South</b>	SFR2 (Single Family Residential 2)
	<b>East</b>	SFR2 (Single Family Residential 2)
	<b>West</b>	SFR3 (Single Family Residential 3)
<b>Attitude of Property Owners:</b>		<b>Sixty (60)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received ten (10) calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>10</b> Responses
<b>Additional Information:</b>		Applicant attempted to rezone this parcel in 2018 (REZN-01-18-0024_3202 Edgewood Road_Bob Podyasheff) and was declined by Council. Trello link to past case: <a href="https://trello.com/c/vS6RYiUM">https://trello.com/c/vS6RYiUM</a>

Chairperson asked if the Commissioners have any questions.

Rob Poydasheff, 936 2<sup>nd</sup> Avenue. We represent Municipal Communications II. Erect a communications tower at this location. I live in the area and I would be served by the tower. If internet in the area drops out, you will be left with Cellular data of 1 bar. My home security is

served by cellular service and that is concerning. Critical to have access to a strong network signal. Elementary school down the street. They have a duty to protect those children and a poor network connection could be detrimental. Some people will say that my property values will go down but I will say that it could increase them because now you have an essential service of a cell tower in the area. The Shrine Club provides enough buffer to blend into the neighborhood.

Chairperson King, will landscape buffering be required around the entire property if the property is rezoned? John Renfro, they will have to satisfy one of the buffer requirements stated in the staff report as well as fence and landscape the base of the cell tower.

John Throckmorton, 3495 Piedmont Road, Atlanta, Georgia. We have built 8 towers in this county. This tower would sit right in the middle of a low area and dead zone. It would serve around 6000 people. Highest demand is during rush hour. The primary improvement will be in the yellow area of the map. Closest cell tower is 0.9 miles away. Upgrades to this tower would not help service in this location. A new structure is necessary. There is never a perfect location for a cell tower. This location has existing screening along Lindsey Drive. 2500 ft<sup>2</sup> site design. The tower will be 150 feet in height.

Chairperson King, you mentioned T Mobile, will there be any other companies co-locating on this tower? John Throckmorton, it will be designed for 6 total tenants.

Commissioner Baker, is this going to be a long-term lease of this property? John Throckmorton, in this case the lease will be 30 to 50 years. Construction time is pretty short, 2 weeks for foundation, 2 weeks to cure and 2 weeks to stack the tower so roughly 2 months.

Chairperson King, will be structures on the bottom of the tower? John Throckmorton, a few small structures are planned, and a future tenant may require a backup generator incase of failure.

Commissioner Baker, why use the right side of the Shrine Club instead of the unused pool area? John Throckmorton, when the lease went into effect in 2014 that wasn't part of the agreement. We defer to the landlord to the location they want the compound.

Commissioner Brown, how long has this been a Shrine Club? 1968. What happens if this property is sold to someone else and how does that effect the cell tower? John Throckmorton, within the lease there is a prevision that the site is valid for the life of the agreement even if the property is sold.

Chairperson requested anyone in the audience to speak for against this case please come forward.

Larry Wisnip, trustee for the property which is owned by the club. We are in opposition to this rezoning. We do not want to lose our 503 C designation.

Chairperson King, why was the Shrine Club okay with the rezoning in 2018 but not okay with it now? Larry Wisnip, nothing about rezoning was mentioned. The person who signed the

documents are no longer part of the club or apart of the Shrine.

Chairperson King, if it isn't rezone can I continue to be the Shrine Club? John Renfroe, it is grandfathered in and would be permitted to continue operating.

Don Kraft, 3 Lindsey Court. I am in opposition. Yes, there are trees that buffer the area but we are talking about a 150' cell tower. Have you contacted the Country Club Golf Course right down the road? That is a big open area that isn't right next to houses. I live roughly 50' from the parking lot.

Justin Felicia Antonia, 3013 Sumac Drive. In opposition due to health concerns as well as lost of property value.

Commissioner Brown, were the residents informed the Shrine Club might place a cell tower at this location. John Renfroe, they are not required by entity to alert citizens of private business. Chairperson King, at some point the Shriners approved of this tower to be placed on their property.

Meredith Taylor, 2878 Cromwell Drive. I am remote worker as well as a good friend that lives close by. We never a problem with internet or cell phone service. We are both completely dependent on Wi-Fi and we don't have any problems. I don't think this tower would add much benefit compared to disadvantages of having it in the neighborhood.

Christine D Felicia Antonio, 3013 Sumac Drive. Imagine a 15 story building right next to a 2 story residential house. We wish the notification letter area has bigger, we did not receive a letter and had to be told about it from a neighbor. Even though we aren't in the 350' area, this would still impact us.

Cynthia Elliott, 2816 East Lindsey Drive. Right next to the cell tower. I have collected 102 signatures of neighbors that are opposed of the rezoning. Personally, I have never had a problems with cell phone service or connections and I place many calls to alert the police of wrecks on the interstate.

Commissioner Brown, is the Shrine Club active? We have 45 members, and we have bingo 2 nights a week. This is a big deal for our tax-free status. Rob Poydasheff, this is a valid lease and was very well negotiated with the main office in Macon, Georgia in 2014. This same group of people would be opposition of the Shrine Club if we were here today to rezone the property to allow for a Club or Lodge.

Mary Olive, 2750 Camille Drive. Lived at this location for 40 years. We knew when we moved to this location that there were certain times traffic was worse than others. All of the neighborhood was established and we moved to this location. We don't have a problem with cell service. We weren't notified but it definitely will have an impact on our property and lives. It was turned down on the Middle School in the area which is why they are pursuing this location.

Commissioner Derby made a motion to approve the rezoning. Commissioner Weekley seconded. Cases passes unanimously (5-1 Physical / 1-0 Virtual).



4. **EXCP-10-21-1931:** A request for special exception use at 3202 Edgewood Road. Current zoning is RMF1 (Residential Multifamily 1). The proposed use is Wireless Communication Facilities. Municipal Communications II is the applicant. This property is located in Council District 5 (Crabb).

John Renfroe reads the staff report:

**Special Exception Use request to allow for a 150-foot telecommunications facility located at 3202 Edgewood Road, Columbus, Georgia 31907.**

**Wireless Communications Facility**

Municipal Communications II has submitted an application for the Special Exception Use cited above. The property is located in a RO (Residential Office) zoning district. The site for the proposed telecommunications facility is an operating Club or Lodge, Not for Profit located at 3202 Edgewood Road. The purpose of the Special Exception Use is to allow for the operation of a telecommunications facility located within the RO (Residential Office) zoning district:

**(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?**

Edgewood Road is an arterial road. It will provide adequate free flow movement. This use will be an accessory use to the property.

**(2) Traffic and Pedestrian Safety : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?**

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

**(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?**

Services such as water, sewer, utilities, police, and fire protection are adequate.

**(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?**

All mechanical equipment will be behind a six-foot-high fence. The property is surrounded by SFR2. Noise, light, flare and odor should be limited due to the nature of the equipment.

**(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?**

The hours of operation for this use will not have an adverse impact on the neighboring properties in the area. The tower should not have any foreseen hours of operation and the operation should be seamless, except for outages and required maintenance.

**(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?**

This structures height, size and location should match the uses found in other RO (Residential Office) properties. The structure will be screened from most view sheds for pedestrians.

**Council District:** District 5 (Crabb)

**Sixty (60)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received ten (10) calls and/or emails regarding the rezoning.

**Approval:** 0 Reponses

**Opposition:** 10 Responses

**Additional Information:** Applicant attempted to rezone this parcel in 2018 (EXCP-01-18-0025\_3202 Edgewood Road\_Bob Poydasheff) and was declined by Council. Trello link to past case: <https://trello.com/c/UI9puLMH>

Chairperson asked if the Commissioners have any questions.

Chairperson requested anyone in the audience to speak for against this case please come forward. No one came forward.

Commissioner Derby made a motion to approve the rezoning. Commissioner Brown seconded. Cases passes unanimously (4-2 Physical / 0-1 Virtual)(Tiebreaker by Chairperson).

**5. REZN-10-21-1932:** A request to rezone 8.61 acres of land located at 6672 Billings Road. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Self Service Storage. All Good Storage Solutions, LLC is the applicant. This property is located in Council District 6 (Allen).

John Renfroe reads the staff report:

<b>General Land Use:</b>	Inconsistent Planning Area B
<b>Current Land Use Designation:</b>	Vacant/Undeveloped
<b>Future Land Use Designation:</b>	Single Family Residential
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.

<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Impact:</b>	Average Annual Daily Trips (AADT) will decrease to 104 trips if used for type use. The Level of Service (LOS) will remain at level B.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ul>								
<b>Fort Benning's Recommendation:</b>	N/A								
<b>DRI Recommendation:</b>	N/A								
<b>Surrounding Zoning:</b>	<table border="0"> <tr> <td><b>North</b></td> <td>NC (Neighborhood Commercial)</td> </tr> <tr> <td><b>South</b></td> <td>SFR3 (Single Family Residential 3)</td> </tr> <tr> <td><b>East</b></td> <td>SFR3 (Single Family Residential 3)</td> </tr> <tr> <td><b>West</b></td> <td>GC (General Commercial)</td> </tr> </table>	<b>North</b>	NC (Neighborhood Commercial)	<b>South</b>	SFR3 (Single Family Residential 3)	<b>East</b>	SFR3 (Single Family Residential 3)	<b>West</b>	GC (General Commercial)
<b>North</b>	NC (Neighborhood Commercial)								
<b>South</b>	SFR3 (Single Family Residential 3)								
<b>East</b>	SFR3 (Single Family Residential 3)								
<b>West</b>	GC (General Commercial)								
<b>Attitude of Property Owners:</b>	<b>Seventy-five (75)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received two (2) calls and/or emails regarding the rezoning.								
	<table border="0"> <tr> <td><b>Approval</b></td> <td><b>0 Responses</b></td> </tr> <tr> <td><b>Opposition</b></td> <td><b>2 Responses</b></td> </tr> </table>	<b>Approval</b>	<b>0 Responses</b>	<b>Opposition</b>	<b>2 Responses</b>				
<b>Approval</b>	<b>0 Responses</b>								
<b>Opposition</b>	<b>2 Responses</b>								
<b>Additional Information:</b>	In 2015 Ben Billings filed a rezoning to build 38 single family lots (SFR4). PAC and the Planning Department recommended approval. However, Council denied the application								

Chairperson asked if the Commissioners have any questions.

Chandler Riley, 1111 Bay Avenue, Columbus. Self Storage Facility. Immediate adjacent to the property is General Commercial. New zoning will decrease the traffic for this area. Self Service Storage is quiet and very low impact when it comes to traffic.

Chairperson King, looks like 2 phases? Chandler Riley, yes. 2<sup>nd</sup> phase will be built out as needed.

Commissioner Weekley, will all units be self-contained? Chandler Riley, everything will be held within the buildings and facing inwards. Rows will face inward; none will face towards the residential housing. There is an existing retention pond that will be cleaned and upgraded.

Lebrette Jackson, 6547 Georgia Way. We would like to see the natural buffer remain intact and possibly some type of wall. We are not opposed to the rezoning. John Renfroe, they have 3 options for buffer requirements to be permitted, operate and open.

Chairperson requested anyone in the audience to speak for against this case please come forward. No one came forward.

Commissioner Brown made a motion to approve the rezoning. Commissioner Baker seconded. Cases pass unanimously (5-0 Physical / 1-0 Virtual).

**6. REZN-10-21-2031:** A request for a text amendment to amend the text of the Unified Development Ordinance (UDO) in regards to Section 6.4.4.C pertaining to Minimum Lot Requirements.

John Renfroe reads the staff report:

Request to amend the text of the Unified Development Ordinance (UDO) for Resource Conservation Subdivisions.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS  
(Explanation of Revisions)

1. Explanation of Revisions: Amend Chapter 6.4.4.C – Amend Other Minimum Lot Requirements as follows:

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
Chapter 6.4.4.C. – <i>Other Minimum Lots Requirements.</i>  <i>Other Minimum Lot Requirements.</i> Other than minimum lot area and lot width requirements, all minimum	Chapter 6.4.4.C. – <i>Other Minimum Lots Requirements.</i>  <i>Other Minimum Lot Requirements.</i> Setbacks shall be established in the

requirements of the zoning district of the subdivision site apply to each of the subdivision lots, including but not limited to the minimum heated square footage per dwelling unit, minimum yard requirements, and maximum height of buildings, in addition to all other applicable laws and regulations.	preliminary plat. Setbacks shall be appropriate for the reduced lot size.
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Chairperson asked if the Commissioners have any questions.

Commissioner Brown, how does a subdivision get classified as conservation subdivision. It takes an engineer to calculate and configure the development of chapter 6. A developer couldn't just say my subdivision is now a conservation to reduce lots sizes to add in more profit? Will Johnson, no, they have to meet all of chapter 6 requirements.

Chairperson requested anyone in the audience to speak for against this case please come forward. No one came forward.

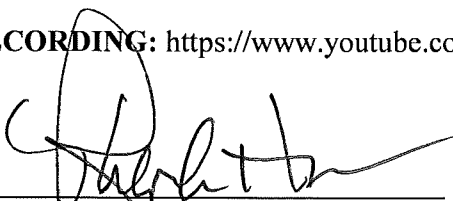
Commissioner McCaskey made a motion to approve the rezoning. Commissioner Baker seconded. Cases passes unanimously (4-1 Physical / 1-0 Virtual).

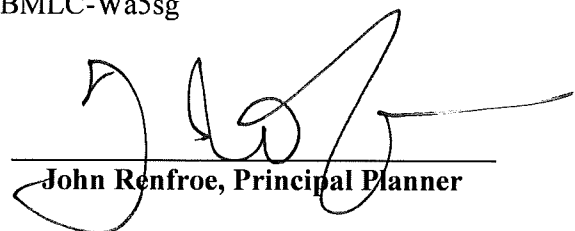
**NEW BUSINESS:** 1 case scheduled for November 17, 2021.

**OLD BUSINESS:** None

**ADJOURNMENT:** 10:56 AM

**RECORDING:** <https://www.youtube.com/watch?v=KBMLC-Wa5sg>

  
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Ralph King, Chairperson

  
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John Renfroe, Principal Planner