

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, July 20, 2022, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

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

Staff Members: John Renfroe, Principal Planner

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-06-22-1184:** A request to rezone 0.50 acres of land located at 10257 / 10261 / 10265 / 10273 Greenfield Drive, 8141 / 8149 / 8157 / 8165 Green Glen Drive and 10226 / 10234 / 10250 / 10258 / 10266 / 10274 Sable Oaks Drive. Current zoning is RE1 (Residential Estate 1). Proposed zoning is SFR2 (Single Family Residential 2). The proposed use is Residential Homes. The Planning Department is the applicant. This property is located in Council District 6 (Allen).

John Renfroe reads the staff report:

- General Land Use:** Consistent Planning Area B
- Current Land Use Designation:** Single Family Residential
- Future Land Use Designation:** Rural 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:		N/A
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:		N/A
Buffer Requirement:		N/A
Fort Benning's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	North	SFR2 (Single Family Residential 2)
	South	SFR2 (Single Family Residential 2)
	East	RE1 (Residential Estate 1)
	West	RE1 (Residential Estate 1)
Attitude of Property Owners:		One Hundred (100) 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:		This request is to correct an error in zoning classification when this subdivision was developed. These parcels do not meet the RE1 – Residential Estate 1 one-acre lot minimum.

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley inquired about 3 other lots in the area that staff was unable to obtain power of attorney for and any potential consequences. Staff indicated that the owners may encounter difficulties in selling aforementioned property or attempting to rebuild after a significant loss. Commissioner Dudley also received confirmation that the 3 lots not included in this rezoning will not affect the rezoning as proposed.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning? No one came forward.

Commissioner King moved to approve the proposed rezoning as presented and Commissioner Dudley seconded; Case passes unanimously (7-0 Physical / 0-0 Virtual).

2. REZN-05-22-0912: A request to rezone 100.00 acres of land located at 0 / 3390 Woolridge Road. Current zoning is RE1 (Residential Estate 1). Proposed zoning is HMI (Heavy Manufacturing / Industrial) with conditions. The proposed use is Overburden Storage. Vulcan Construction Materials, LLC is the applicant. This property is located in Council District 2 (Davis).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Land Use
Future Land Use Designation:	Land 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 decrease to 172 trips from 957 trips if used for industrial 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 industrial usage.
School Impact:	N/A
Buffer Requirement:	The site shall include a Category D buffer along all property lines bordered by the RE1 zoning district. The 3 options under Category D are: 1) 40 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.

- 2) **30 feet** with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
- 3) **75 feet** undisturbed natural buffer.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:	North	RE1 (Residential Estate 1)
	South	RE1 (Residential Estate 1)
	East	RE1 (Residential Estate 1)
	West	RE1 (Residential Estate 1)

Attitude of Property Owners: **Eighteen (18)** 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.

Approval	0 Responses
Opposition	5 Responses

Additional Information: This will **NOT** stop current mining and blasting operations. Vulcan's current lease is good for another 100 years.

The State of Georgia regulates all mining activities of Vulcan including water quality, air quality, blasting sound levels, etc.

Vulcan presented the Planning Department with 3 options for storing this overburden. Those options are:

- 1) Continue adding to the existing storage mound which would increase the height.
- 2) Transfer overburden into the existing pit that would require Vulcan to cross Fortson Road constantly.
- 3) Rezone and condition 0 / 3390 Woolridge Road to allow for **ONLY** overburden storage. This allows for internal connectivity and no mining operations.

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley inquired about the need for permitting/rezoning on 2 of the 3 proposed options for managing overburden; staff indicated they would allow the applicant to clarify but that they believe no permitting/rezoning would be required.

Scott Peters of 1100 Peachtree St Ste 800 Atlanta, GA came forward to explain the rezoning application. Mr. Peters explained the proposal is only regarding overburden storage and will not entail additional mining operations as well as explaining the desire for Vulcan to avoid stacking overburden higher and/or having to cross Fortson Road multiple times daily.

Mr. Peters displayed a map of the surrounding area and explained the current situation; the Columbus Quarry located north is not involved in this application. Mr. Peters displayed additional maps showing the current overburden pile as well as topography information. Mr. Peters explained how the state regulates mining operations and displayed a map detailing what areas are permitted for mining.

Mr. Peters explained how the proposal would exceed the legally required buffer and introduced Carol Landrum of Vulcan Materials 800 Mt Vernon Highway NE Atlanta, GA.

Carol Landrum explained the outreach efforts undertaken by Vulcan including calls, emails and community meetings; she notes that Vulcan utilized input from these meetings to adjust their proposal. Some adjustments included shifting the pile south, soil and water management best practices, maintaining a 200-foot natural buffer along the eastern and northern boundary of the property and hours of operation.

Commissioner King asked how many years the current mining pit has remaining on it's permit; Carol Landrum indicated they have 100 years remaining. Commissioner Thomas asked how long the company has been operating in the area; applicant stated 65 years and explained some of the history of the property.

Commissioner Dudley inquired about the conditions described by the applicant and staff report; Staff indicated the applicant added additional conditions at the request of neighbors and board members could include the conditions now or after the meeting prior to 1st reading at council.

Commissioner Weekley asked if any other parties would be subleasing the property for concrete production; the applicant stated it would not. Commissioner King asked about the current resident of the property and what would happen to them after a rezoning to HMI; the applicant stated they did not know all the details of the retired employee's arrangement to live on the property and that only 1 resident is anticipated. Staff indicated that HMI does not allow residential usage but the home in question is on another parcel and may need to stay residential depending on state permitting details.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning?

Jim Wellburn, neighboring property owner, came forward to speak against the proposed rezoning. He described apprehension about expanded blasting and it's affects on his home as well as increased traffic impacting road surfaces. He also expressed skepticism about how the

ongoing occupancy of the single resident is portrayed to the board. Commissioner King asked Mr. Wellburn when he constructed his home; the applicant stated they finished building the home in 2006. He also explained the home in question was damaged by a tornado and required significant repairs. Commissioner King asked if Mr. Wellburn was aware of the quarry when he built his home; Mr. Wellburn stated he was aware of it but it was not particularly noticeable. Commissioner Dudley asked if Mr. Wellburn was part of the neighborhood group that negotiated with Vulcan prior to the meeting; Mr. Wellburn stated he was only part of one meeting and phone call and is speaking for himself only. Commissioner Baker read the proposed conditions for the rezoning and stated only storage and transportation would occur on the property. The applicant indicated the state would not permit activity prohibited by local law and that no blasting or construction would occur on the property in question. Mr. Wellburn reiterated apprehension about increased disturbance from blasting activities.

Reed Long of 1081 North Country Court came forward to speak against the proposed rezoning. Mr. Long expressed concern about the northern portion of the proposed overburden pile due to its increased elevation compared to the southern portion. Mr. Long also expressed some concerns about buffering along Wooldridge Road. Mr. Long also explained the history of a conveyor belt over Fortson road and how it may affect neighbors perception of activity. Mr. Peters, the applicant, came forward and reiterated that the proposed rezoning does not involve or permit any additional blasting. Staff noted the buffer discussed along the Columbus Quarry is approximately 1000 feet in width. Mr. Peters explained the proposed buffer would be a class D buffer with 200 feet or more of undisturbed dense natural vegetation; he also explained how Vulcan will notify neighbors before moving north of a proposed grading limit and maintain the 200 foot buffer. Mr. Peters also explained that the overburden storage would ultimately be planted and made to resemble a natural slope.

Mr. Wellborn came forward and expressed skepticism that the applicant would expand blasting operations; staff and the applicant reiterated the proposed rezoning would not allow expanded blasting and the conditions would explicitly mention this.

Judson Gee of 3835 Essex Heights Trail came forward to speak regarding the proposed rezoning. Mr. Gee is a part of the Wooldridge Heights Community Association. Mr. Gee explained the negative effects of ongoing blasting operations as well as actions taken by Vulcan to ameliorate aforementioned effects. Mr. Gee stated he believed the proposed rezoning is the best option for the community as a whole to avoid large trucks using public roads. Mr. Gee stated after touring the property and receiving information from Vulcan that the proposed rezoning and overburden pit would work out for the community as a whole if the operator is professional and adheres to agreements. Commissioner Parker asked Mr. Gee how Vulcan notifies residents of blasting; Mr. Gee stated they do it via text message.

Commissioner King moved to approve the proposed rezoning as presented with conditions and Commissioner Dudley seconded; Case passes unanimously (7-0 Physical / 0-0 Virtual).

Those conditions are as follows:

- (1) A two hundred foot (200') natural vegetative buffer (undisturbed) shall be maintained by applicant or any successor in interest along the eastern boundary of the Subject Property and along the entire frontage of the Subject Property along Wooldridge Road;
- (2) The sole industrial use of the Subject Property shall be for the transportation, deposit, and storage of overburden. The Subject Property shall not be utilized for mining or aggregate processing;
- (3) The hours of operation for the transportation and deposit of overburden on the Subject Property shall be limited to the hours of 8:00 a.m. through 5:00 p.m. Monday - Friday. Neither applicant nor any successor in interest shall operate on weekends and Vulcan recognized holidays on the Subject Property;
- (4) Vehicular access to the Subject Property from Wooldridge Road shall be limited to access associated with the existing residence on the Subject Property. There shall be no industrial or commercial use of the entrances to the Subject Property from the adjoining public right of way;
- (5) Overburden material shall be transported to the Subject Property upon internal roads. No overburden shall be transported to the Subject Property along the public roads surrounding the Subject Property or quarry;
- (6) The trees located to the north of the existing home shall not be removed until such time as Vulcan needs to extend the overburden storage area north of the existing home. Vulcan will provide a minimum of thirty (30) days advance written notice to Wooldridge Heights and Wooldridge Road residents prior to the commencement of clearing trees and prior to the commencement of transporting overburden north of the former Best home on Subject Property.

- (7) Water shall be applied to haul roads and disturbed areas as needed to prevent fugitive emissions in accordance with Georgia EPD requirements;
- (8) The maximum elevation of overburden stored on the Subject Property shall not exceed 700' above mean sea level along the southern boundary of the Subject Property. The maximum elevation of overburden stored on the Subject Property shall not exceed 650' above mean sea level along that line established by connecting the following two points (and which is depicted in red on the attached site plan for demonstrative purposes):

Starting Point:

Latitude: 32° 35' 20.24" N
Longitude: 84° 56' 12.39" W

Ending Point:

Latitude: 32° 35' 12.58" N
Longitude: 84° 55' 46.97" W

To the north of such line, overburden stored on the Subject Property shall not exceed an elevation of 630' above mean sea level. It is acknowledged that the existing house on the Subject Property is located at an elevation of 658' above mean sea level, and that Vulcan shall have no obligation to reduce the natural height of the Subject Property in any manner, this condition being limited solely to the elevation of overburden stored on the Subject Property.

- (9) Applicant agrees to diligently pursue the permitting and installation of erosion and sediment best management practices on the Subject Property. Upon completion of permitting and installation of erosion and sediment best management practices on the Subject Property, neither Vulcan Materials Company nor any successor in interest shall increase the height of the overburden storage pile just south of the Subject Property.
- (10) The retired employee of Vulcan (and his immediate family) who currently occupy the existing house on the Subject Property may continue to reside at such house for a period not to exceed three (3) years from the date of the approval of this rezoning. Once the


existing occupant vacates the existing house, no other person shall reside on the subject property.


NEW BUSINESS: None

OLD BUSINESS: None

ADJOURNMENT: 9:58 AM

RECORDING: <https://www.youtube.com/watch?v=aYukvguOUdY>


Larry Derby, Chairperson


John Renfro, Principal Planner