



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, May 20, 2020 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Ralph King

Vice Chairperson:

Commissioners: Raul Esteras-Palos, Larry Derby, Xavier McCaskey & Joseph Brannon

Virtually: Robert Bollinger, James Dudley & Michael Greenblatt,

Absent: Wallace Davis

Staff Members: Will Johnson, Planning Manager & Trey Wilkinson, Planner I

Others Present:

CALL TO ORDER: Chairperson King called the meeting to order at 9:10 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 King asked for a motion on the minutes from March 18, 2020. Chairperson King made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted

1. REZN-04-20-1648: A request for a text amendment to amend the text of the Unified Development Ordinance (UDO) in regards to: Add Amusement, Add Massage Therapy, Indoor / Add Farm Equipment Sales / Delete Section 9.2.5.1.3 Sign Permits / Fuel Station to Chapter 3 and 13.

John Renfroe read the staff report for this case.

Request to amend the text of the Unified Development Ordinance (UDO) for several updates to read as follows:

UNIFIED DEVELOPMENT ORDINANCE REVISIONS (Explanation of Revisions)

1. Explanation of Revisions: Amend Table 3.1.1. by permitting the following uses in the in the following districts:

Use Category	H I S T	R E T	R E T	R E T	R E T	S F 1	S F 2	S F 3	S F 4	R M F 1	R M F 2	M H P	U P T	C R D	N C	R O	C O	G C	S A C	L M I	H M I	T E C H	N O T E S
Recreation																							
Amusement, Indoor													P	P	P			P					
Commercial																							
Farm Equipment Sales and Services																		P		P			
Fuel Station																			P		P		
Massage Therapy	P													P	P	P	P	P					*

2. Explanation of Revisions: Delete Section 9.2.5.1.3. Sign Permit in the UPT and CRD Districts:

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Section 9.2.5.1.3 <i>Sign Permit in the UPT and CRD Districts.</i></p> <p>3. <i>Sign Permits in the UPT and CRD Districts.</i> The Board shall approve, approve with conditions, or deny sign permits in the UPT and CRD zoning districts.</p>	<p>Section 9.2.5.1.3 <i>Sign Permit in the UPT and CRD Districts.</i></p> <p>DELETED.</p>

3. Explanation of Revisions: Amend Chapter 13 – Definitions by adding a definition for Fuel Stations:

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Chapter 13 - Definitions.</p> <p>N/A</p>	<p>Chapter 13 – Definitions.</p> <p>Fuel station. A facility having pumps and underground storage tanks as which fuels for the use of motor vehicles are dispensed, sold, or offered for sale with no retail store, car wash, or similar uses.</p>

Will Johnson of the Columbus Planning Department presented the explanation for the proposed changes to allowed uses in the Central Riverfront District (add indoor amusement) and Light Manufacturing/Industrial and (allow farm equipment sales) and adding the category “Fuel Stations” to be allowed in General Commercial. The proposal would also add Massage Therapy as an allowed use for General Commercial, Neighborhood Commercial and Residential Office.

Commissioner McCaskey asked for clarification on whether or not children would be allowed under the indoor amusement category; Mr. Johnson explained it would be up to the establishments.

Will Johnson explained how the proposal would adjust the UDO to correctly assign sign permitting authority exclusively to Inspections and Code. The proposal also provides for a definition of a “fuel station” in the UDO.

Chairperson King, anyone in audience that would like to speak for or against this case. No response.

Chairperson King requested a motion be made. Commissioner Brennan made a motion. Commissioner McCaskey seconded that motion. The case passes unanimously.

2. REZN-03-20-1329: A request for a text amendment to amend the text of the Unified Development Ordinance (UDO) in regards to Modify the SAC Zoning District, Section 2.3.8.

John Renfro read the staff report for this case.

Request to amend the text of the Unified Development Ordinance (UDO) in regards to Special Activity and Technical Center (SAC) to read as follows:

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
(Explanation of Revisions)

1. Explanation of Revisions: Amend Table 2.3.8. by creating a minimum lot size within the overall size requirement in the SAC:

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
SAC	130,680 (43,560)	None	80%	100	120	40	20	40	20	

2. Explanation of Revisions: Amend Section 2.3.8. – Special Activity and Technical Center by updating requirements as it relates to the SAC zoning districts:

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Section 2.3.8.D. <i>Intent of Permitted Uses.</i></p> <p>D. <i>Intent of Permitted Uses.</i> Specific permitted and special exception uses within the SAC zoning district are provided in Chapter 3. The application of permitted uses is to be broadly interpreted to encourage the types of principal uses listed below.</p> <p>1. <i>Principal Uses Permitted with Administrative Approval.</i> The uses listed below are permitted subject to administrative approval:</p> <ul style="list-style-type: none"> (A) Financial businesses; (B) Security-insurance services; (C) Data processing, including software development; and (D) Telecommunication and other forms of media, excluding production. <p>2. <i>Principal Use Permitted as a Special Exception Use.</i> A hotel with an associated conference center containing at least 100,000 square feet of meeting rooms.</p> <p>3. <i>Accessory Uses.</i> Accessory uses and structures when related and incidental to a permitted use such as, but not limited to, food preparation and services, eating facilities, auditoriums, health and recreational facilities to serve employees.</p>	<p>Section 2.3.8.D. <i>Intent of Permitted Uses.</i></p> <p>D. <i>Intent of Permitted Uses.</i> Specific permitted and special exception uses within the SAC zoning district are provided in Chapter 3. The application of permitted uses is to be broadly interpreted to encourage the types of principal uses listed below.</p> <p>1. <i>Principal Uses Permitted with Administrative Approval.</i> The uses listed below are permitted subject to administrative approval:</p> <ul style="list-style-type: none"> (A) Financial businesses; (B) Security-insurance services; (C) Data processing, including software development; and (D) Telecommunication and other forms of media, excluding production. (E) University or College. <p>2. <i>Principal Use Permitted as a Special Exception Use.</i></p> <ul style="list-style-type: none"> (A) A hotel with an associated conference center containing at least 100,000 square feet of meeting rooms. (B) Multifamily residential. <p>3. <i>Accessory Uses.</i> Accessory uses and structures when related and incidental to a permitted use such as, but not limited to, food preparation and services, eating facilities, auditoriums, health and recreational facilities to serve employees.</p>

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
N/A	<p data-bbox="824 217 1307 292">Section 2.3.8.E. <i>Minimum Lot Size for Rezoning.</i></p> <p data-bbox="824 333 1417 482">E. <i>Minimum Lot Size for Rezoning.</i> Property size minimum for a site to be rezoned SAC zoning district is three acres (130,680 square feet).</p>

3. Amend Table 3.1.1. Permitted, Special Exception and Prohibited Uses as follows:

Use Category	H I S T	R 1 0	R 5	R 1	R T	S 1	S 2	S 3	S 4	R 1	R 2	M P	U P T	C R D	N C	R O	C O	G C	S C	L I	H I	T C H	N O T E S	
Residential																								
Dwelling, Multifamily										P	P		P	P		P				SE				*
Civic and Public																								
University or College														P		S E	P	P	P	P			P	
Commercial																								
Hotel, Motel, or Inn	S E												P	P		P	P	P	P	SE			*	

Tim Jensen with Hecht Burdeshaw came forward to explain the proposed text amendment. The purpose of the amendment is to allow universities/schools in the SAC district to undergo appropriate development as lot sizes have shrunk over time.

Chairperson King, anyone in audience that would like to speak for or against this case. No response.

Chairperson King requested a motion be made. Commissioner Brennan made a motion. Commissioner McCaskey seconded that motion. The case passes unanimously.

3. REZN-03-20-1330: A request to rezone 0.38 acres of land located at 4000 Buena Vista Road. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Pawn Shop. Dean King is the applicant. This property is located in Council District 1 (Barnes).

Dean King 3901 Buena Vista Rd came forward to explain his case; applicant intends to convert the vacant retail building on site into a pawn shop.

Chairperson King, anyone in audience that would like to speak for or against this case. No response.

Chairperson King requested a motion be made. Commissioner McCaskey made a motion. Commissioner Derby seconded that motion. The case passes unanimously.

4. REZN-03-20-1331: A request to rezone 5.44 acres of land located at 4219 Warm Springs Road. Current zoning is GC (General Commercial). Proposed zoning is RO (Residential Office). The proposed use is Affordable Senior Living Apartments. In-Fill Housing, Inc. is the applicant. This property is located in Council District 5 (Crabb).

Commissioner McCaskey sought clarification on how the proposed development would be “affordable”; George Mize stated that it would be explained in his presentation.

George Mize of Paige, Scrantom, Tucker, Sprouse, Ford came forward to explain the proposed rezoning. The intent is to construct affordable senior housing on the currently vacant lot. The proposed development would take advantage of available state tax credits for developing affordable senior living space and is a 3-story multifamily complex with 64 affordable units available. The location is desirable for this development as it is near pharmacy’s, entertainment, transportation, and churches. The facility will feature health services and other wellness amenities. The development will create a number of temporary construction jobs as well as permanent maintenance and service positions without requiring any additional outlays by the city.

Commissioner McCaskey praised the completeness of the proposal and sought explanation of any security provided for the residents; Kathleen Matthews of the Columbus Housing Authority explained the facility would feature security and perimeter fencing with access control. Commissioner Estera-Palos sought clarification on the safety of automobile access to the facility; Mrs. Matthews of the Housing Authority explained the proposal shown is only conceptual and any necessary engineering to provide for safe conditions would take place. Mr. Mize explained this further and stated they would work with the city to provide for safe access. Commissioner McCaskey sought some more information on unit rates: Mrs. Matthews provided the tax credit and market rates for the proposed development.

Chairperson King, anyone in audience that would like to speak for or against this case.

Joe Connors of 4149 Warm Springs Road came forward to speak against the proposed rezoning. He stated the proposed rezoning would damage his future property value and ability to rezone to General Commercial even though the Future Land Use Plan has his property as General Commercial. He also states the development would negatively affect his properties safety and value regardless of the 30-foot proposed buffer. He also states the height of the development

would negatively affect his property value. Commissioner McCaskey asked if the proposal presenters could answer some of the applicant's questions. Mr. Mize came forward and explained how the General Commercial zoning of the current property is out of place and Residential Office zoning would be appropriate transitional zoning. Mr. Mize explained how they chose the largest permitted buffer and that the current foliage is quite thick and would be an acceptable buffer. He also reiterated the security measures in place. Mr. Mize further explained the rezoning would actually lower the maximum allowed height on the property.

Chairperson King, anyone in audience that would like to speak for or against this case. No response.

Chairperson King requested a motion be made. Commissioner Derby made a motion. Commissioner Brennan seconded that motion. The case passes unanimously.

5. REZN-03-20-1464: A request to rezone 0.31 acres of land located at 4508 Armour Road. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Pawn Shop. Steven Daniels is the applicant. This property is located in Council District 8 (Garrett).

Steve Daniels of 361 Lee Road 339 came forward to explain the proposed rezoning. The current property is a vacant bookstore and the applicant would like to rezone it to General Commercial for sell on advice of his realtor.

Commissioner Esteras-Palos asked for clarification on the zoning of the property and surrounding area; the property in question is zoned Neighborhood Commercial and the surrounding properties are General Commercial.

Chairperson King, anyone in audience that would like to speak for or against this case. No response.

Chairperson McCaskey requested a motion be made. Commissioner Derby made a motion. Commissioner Brennan seconded that motion. The case passes unanimously.

6. REZN-03-20-1465: A request to rezone 0.32 acres of land located at 517 15th Street. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is UPT (Uptown). The proposed use is Amusement, Indoor. Lori Greeff is the applicant. This property is located in Council District 7 (Woodson).

Lori Greeff of 6479 Woodbriar Lane Midland, GA came forward to explain the proposed rezoning. The proposed development is a hatchet throwing entertainment venue. The property in question is zoned Light Manufacturing and Industrial and the surrounding properties are zoned Uptown (UPT).

Commissioner McCaskey asked about the presence of kids in the establishment and proposed security. The applicant explained that it is a 18 and up establishment but they do have family days for 13 and up. Every "axe pit" in the establishment will have an employee helping maintain safety. Commissioner Brannan sought and received confirmation that the city desires to have the entire area eventually zoned Uptown. Commissioner Brannan asked if the establishment would sell alcohol; the applicant indicates they are seeking a non-retail alcohol license. Commissioner McCaskey asked if police security would be present and that axes and alcohol together are dangerous; the applicant indicated they have no plans for police security.

Chairperson King, anyone in audience that would like to speak for or against this case. No response.

Chairperson Brennan requested a motion be made. Commissioner Derby made a motion. Commissioner Brennan seconded that motion. The case passes 3-1 (McCaskey).

NEW BUSINESS: Next meeting scheduled for June 03, 2020. 2 Cases.

OLD BUSINESS: N/A

ADJOURNMENT: 10:07 AM

Ralph King, Chairperson

John Renfroe, Principal Planner