

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

June 03, 2020

## **MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, June 03, 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:** John Renfroe, Principal Planner

Others Present:

**CALL TO ORDER:** Chairperson King 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 King asked for a motion on the minutes from May 20, 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-05-20-1679: A request to rezone 1.15 acres of land located at 4204 / 4216 / 4220. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Pawn Shop. DSBV Property, LLC is the applicant. This property is located in Council District 1 (Barnes).

John Renfroe read the staff report for this case.

General Land Use: Consistent

Planning Area E

**Current Land Use Designation:** General Commercial

Future Land Use Designation: General Commercial

**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 increase by 0

trips if used for commercial use. The Level of Service

(LOS) will remain at level C.

**Traffic Engineering:** This site shall meet the Codes and regulations of the

Columbus Consolidated Government for commercial

usage.

School Impact: N/A

Buffer Requirement: N/A

Fort Benning's Recommendation: N/A

**DRI Recommendation:** N/A

**Surrounding Zoning:** North NC (Neighborhood Commercial)

South NC (Neighborhood Commercial)

East NC (Neighborhood Commercial)

West NC (Neighborhood Commercial)

Attitude of Property Owners: Forty-five (45) 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: No ITE Trip Generation in the ITE Manual for Pawn

Shop. Special Retail Shop used as a comparable use.

The applicant, Rodney Milner of 115 Broken Rock Road Hamilton, GA, came forward to explain the purpose of the rezoning. The applicant intends to operate a title pawn on the property in question, considered a "Pawn Shop" for zoning purposes, and therefore needs to be zoned General Commercial.

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 Derby seconded that motion. The case passes 4-0 / 2-0 Virtual Vote.

**2. REZN-05-20-1772:** A request to rezone 0.32 acres of land located at 4228 Buena Vista Road. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial).

The proposed use is Convenience store, With Gas Sales. Rajeshree Shah is the applicant. This property is located in Council District 4 (Thompson).

John Renfroe read the staff report for this case.

General Land Use: Consistent

Planning Area E

**Current Land Use Designation:** General Commercial

Future Land Use Designation: General Commercial

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 by 48

trips if used for commercial use. The Level of Service

(LOS) will remain at level C.

**Traffic Engineering:** This site shall meet the Codes and regulations of the

Columbus Consolidated Government for commercial

usage.

School Impact: N/A

Buffer Requirement: N/A

Fort Benning's Recommendation: N/A

**DRI Recommendation:** N/A

**Surrounding Zoning:** North NC (Neighborhood Commercial)

South NC (Neighborhood Commercial)

East NC (Neighborhood Commercial)

West NC (Neighborhood Commercial)

**Attitude of Property Owners:** Thirty-five (35) property owners within 300 feet of

the subject properties were notified of the rezoning request. The Planning Department received one (1)

calls and/or emails regarding the rezoning.

**Approval 0** Responses **Opposition 1** Responses

Additional Information: N/A

Rodney Milner of 115 Broken Rock Road came forward to represent the proposed rezoning. Mr. Milner explained they intend to provide fuel at the proposed location. Commissioner Brannan reminded the applicant of the required engineering to create a gas station.

Travis Hargrove of 7405 Winding Ridge Road came forward to represent the owner and tenants of Dogwood Apartments in opposition to the proposed rezoning. Mr. Hargrove explained that Dogwood Drive feeds on to Buena Vista Drive and the proposed rezoning would increase congestion in the area due to backups at the fuel pump. Commissioner Esteras-Palos commented that having gas stations on both sides of the road can decrease congestion by reducing lefts. Commissioner Brannan sought clarification if they could place an hours of operation restriction on the rezoning; John Renfroe indicated they could. Commissioner Brannan also requested the engineering department review light timing and congestion at 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 Esteras-Palos made a motion with the condition that the operation hours be restricted between midnight and 6AM. Commissioner McCaskey seconded that motion. The case passes 3-1 (Derby) / 2-0 Virtual Vote.

**NEW BUSINESS:** Next meeting scheduled for June 17, 2020. 2 Cases.

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OLD BUSINESS: N/A	
ADJOURNMENT: 9:22 AM	
Ralph King, Chairperson	John Renfroe, Principal Planner