



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
South
East
West

NC (Neighborhood Commercial)
NC (Neighborhood Commercial)
NC (Neighborhood Commercial)
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
Opposition

0 Responses
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.

