

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, December 16, 2020 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

- Chairperson:** Ralph King
- Vice Chairperson:** Robert Bollinger
- Commissioners:** Xavier McCaskey, Joseph Brannon, Raul Esteras-Palos, Gloria Thomas
- Virtually:** James Dudley, Shelia Brown
- Absent:** Larry Derby

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: No minutes available for this meeting.

- 1. REZN-11-20-2912:** A request to rezone 10.96 acres of land located at 2357 / 2332 Warm Springs Road & 3705 / 3713 / 3721 / 3803 / 3809 / 3817 / 3823 / 3829 Gurley Drive. Current zoning is RO (Residential Office). Proposed zoning is GC (General Commercial). The proposed use is Office / Self Service Storage. Midtown Office & Storage Solutions, LLC is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe read the staff report.

- General Land Use:** Consistent
Planning Area D
- Current Land Use Designation:** General Commercial
- Future Land Use Designation:** Office / Professional
- 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 778 trips if used for Office and Self Service Storage use. The Level of Service (LOS) will remain at level B.

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)
Warm Springs Road
RO (Residential-Office / SFR3 (Single Family Residential 3)
NC (Neighborhood Commercial)

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 4 (four) calls and/or emails regarding the rezoning.

Approval
Opposition

0 Responses
4 Responses

Additional Information:

Ordinance #17-44

Existing Conditions:

1. As long as the footprint of the existing building(s) remains the same and /or no additional building is placed or constructed on the property, then the existing parking, buffering and tree densities shall be

permitted and allowed to remain as is. If the footprint of the existing building(s) change or new construction is started then all buffers shall be in effect.

2. If the developer requests a traffic signal at the ingress and egress point on Warm Springs Road, they will be required to submit a traffic impact analysis. If the analysis meets required warrants then the developer may request a signal be placed at their cost that meets the specifications of the Engineering Department.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Site Plan

Commissioner Brannan asked if the awnings/canopies outside would be considered buildings; the applicant indicates they would modify the requested amendment to state “other than building the canopies”. The applicant, George Mize of Paige Scrantom, is present in representation of Mid Town Office and Storage and Solutions (managed by Brent Buck).

The applicant showed the concept rendering for the proposed approximately 10 acre development on the now vacant Blue Cross/Blue Shield campus. The applicant plans to do major renovations on the building including cleaning and installing windows on the first floor. The rear of the first floor will be storage with the front being office space. The 2nd and 3rd floors will be all storage and the fourth floor has a planned occupant using the floor as office space. The rear of the lot will feature RV and Boat storage with the front used for employee and guest parking. The applicant explained how the establishment of the Unified Development Ordinance changed the existing “C-2” zoning to NC and many of the existing uses nearby are general commercial uses “grandfathered” in.

The applicant explained the proposed site buffer plans; he indicated the site has dense existing natural buffers and sits above grade to the existing nearby residences. The applicant also stated the use as storage for the property would reduce the impact to neighboring properties compared to the previous use as an office building. The applicant also stated the anticipated positive employment impacts for the community and increased tax revenue.

Commissioner Bollinger sought clarification about the amendment to the ordinance; the applicant seeks to avoid confusion about the classification of potential canopies and avoid

another rezoning case. Commissioner Bollinger also received clarification of the location of a photo.

Chairperson King asked about the use of the West parking lot on the campus; the applicant indicates it would be tenant parking.

Commissioner McCaskey asked about pest control on site regarding storage of boats and RV's; the applicant indicated they do active pest control on buildings and have experience storing RV's and boats.

Commissioner Brannan moved to recommend approval of the proposed rezoning, noting the parcel the applicant has withdrawn from the rezoning application and the proposed amendment regarding canopies. Commissioner Bollinger seconded and the motion passed unanimously.

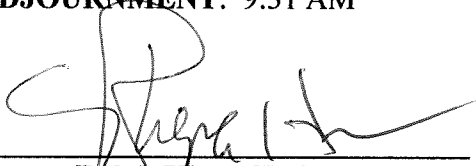
Chairperson King presented the proposed meeting dates for 2021. Commissioner Bollinger moved to approve the proposed schedule and Commissioner McCaskey seconded; the motion passed unanimously.

Chairperson King asked for any feedback regarding the PAC Handbook; he indicated the board would meet sometime in the future to discuss the handbook. John Renfro explained the handbook is created from the Unified Development Ordinance and explains the duties and responsibilities of the board and it's members as well as various rules and procedures surrounding the board.


NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: 9:31 AM



Ralph King, Chairperson



John Renfro, Principal Planner