

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, January 20, 2021 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson:

Vice Chairperson: Robert Bollinger

Commissioners: Larry Derby, Joseph Brannon, Raul Esteras-Palos, Gloria Thomas, Shelia Brown

Virtually: James Dudley, Xavier McCaskey

Absent: Ralph King

Staff Members: John Renfroe, Principal Planner

Others Present:

CALL TO ORDER: Vice Chairperson Bollinger 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-12-20-3086:** A request for a text amendment to amend the text of the Unified Development Ordinance (UDO) in regards to Amending Table 2.1.1.

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 2.2.1 by deleting townhouse and multifamily and condo in the HIST zoning district:

Section 2.2.1. - Property Development Regulations.

Consolidated property development regulations for residential and historic zoning districts are provided in Table 2.2.1.

Table 2.2.1.
Consolidated Property Development Regulations: Residential Zoning Districts

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	
HIST										
SF Detached	4,000	10.9	100%	40	40	20	10	20	30	
Townhouse	1,800	18.2	50%	20	35	20	8 ⁽²⁾	20	30	
Multifamily and Condo	4,000	10.9	100%	40	40	20	10	20	30	
Nonresidential Use	4,000	None	100%	40	40	20	0	20	30	
RE10	435,600	1 per 10 Acres	10%	250	35	100	75	100	50	
RE5	217,800	1 per 5 Acres	10%	200	35	100	50	75	100	
RE1	43,560	1	15%	125	35	50	20	50	40	
RT	20,000	2	25%	110	35	35	10	25	40	
SFR1	15,000	2.5	35%	100	35	30	10	30	30	
SFR2	10,000	4	35%	75	35	25	8	25	30	
SFR3										
SF Detached	7,500	5.5	35%	60	35	25	8	25	30	
Zero Lot Line	7,500	5.5	35%	60	35	25	0/10 ₂	25	30	
SFR4										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	
Zero Lot Line	6,000	7.25	35%	50	35	20	0/10 ₂	20	30	
RMF1										
SF	6,000	7.25	35%	50	35	20	5	20	30	

		Acre)								
HIST										
SF Detached	4,000 (2,000)	21.75	100%	40	40	20	10	20	30	
Townhouse	1,800	18.2	50%	20	35	20	8 ⁽²⁾	20	30	
Multifamily and Condo	4,000	10.9	100%	40	40	20	10	20	30	
Nonresidential Use	4,000	None	100%	40	40	20	0	20	30	
Notes. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.										
² Applies to end units only.										

B. *Purpose and Intent.* The purpose and intent of the Historic Zoning District (HIST) is the following:

1. To safeguard the architectural and historic heritage of Columbus, Georgia;
2. To promote the use of scenic and historic districts for the education, pleasure, and welfare of citizens and its visitors; and
3. To provide and protect an environment suitable for residential and other uses compatible with those objectives.

C. *Definitions.* Definitions relating this Chapter are provided in Chapter 13.

D. *Additional Standards.* Historic properties shall include all properties designated as a HIST Zoning District in the zoning ordinance or on the Official Zoning Map of Columbus, Georgia.

E. *Additional Review.* Properties within the HIST zoning district are subject to review by the Board of Historic and Architectural Review (BHAR) as provided in Article 3 of Chapter 9.

DELETE

No one from audience to speak for or against this case.

Commissioner Brannan recommended approval; Commissioner Esteras-Palos seconded.

Passes unanimously.

2. **REZN-12-20-3087:** A request to rezone 9.77 acres of land located at 2730 Manchester Expressway. Current zoning is NC (Neighborhood Commercial) & SFR3 (Single Family Residential 3). Proposed zoning is GC (General Commercial). The proposed use is Mixed Use: Hotel / Retail / Grocery / Restaurant. The Cotton Companies is the applicant. This property is located in Council District 8 (Garrett).

General Land Use:		Inconsistent 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 2391 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	GC (General Commercial)
	South	GC (General Commercial)
	East	I-185
	West	NC (Neighborhood Commercial)
Attitude of Property Owners:		Sixty-five (65) 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:		N/A
Attachments:		Aerial Land Use Map

Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report

Site Plan - Phases

Chris Woodruff, Cotton Companies 1230 Broadway, came forward to present their case. Property in question is old holiday inn along Manchester and 185. Three phased approach to development. Commissioner Esteras-Palos inquired about safety about personnel operating on site alongside construction. The applicant stated that grading and establishment of access roads will take place prior to hotel operation.

Vaughn Bright, 4344 Armor Road, came forward in support of the project. He has spoken with the developer and is in support of their plans.

Commissioner Esteras-Palos recommend approval; Commissioner Thomas seconded.

Passes unanimously.

3. REZN-12-20-3088: A request to rezone 0.95 acres of land located at 2744 Warm Springs Road. Current zoning is RO (Residential Office). Proposed zoning is GC (General Commercial). The proposed use is Convenience Store with Gas Sales. Lakshmi Karthik is the applicant. This property is located in Council District 8 (Garrett).

General Land Use:	Inconsistent Planning Area D
Current Land Use Designation:	General Commerical
Future Land Use Designation:	Mixed 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 increase by 111 trips if used for commercial 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: The site shall include a Category C buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category C are:

- 1) **20 feet** with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.
- 2) **10 feet** with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
- 3) **30 feet** undisturbed natural buffer.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:

North	NC (Neighborhood Commercial)
South	SFR2 (Single Family Residential 2)
East	SFR2 (Single Family Residential 2)
West	RO (Residential Office)

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 2 calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	2 Responses

Additional Information: N/A

Attachments:

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

Lakshmi Karthik, 2744 Warm Springs Road, came forward to present her case. Developers are trying to open a gas station due to underserved demand and it will help the neighborhood.

Robert Wood, 4401 Armour Road, came forward in opposition to the case. He sought

clarification on the buffer; John Renfroe stated the buffer options and explained how the 30 foot undisturbed buffer would be impossible and the buffer would be the length of the property line minus any required setbacks from the road. Mr. Wood also inquired about the dumpster location and any requirements; John Renfroe stated there is no overlay requirements particular to this lot and the engineering department would handle dumpster location.

Aaron Nicholson, on behalf of Marth Robinson a nearby resident, came forward in opposition to the case. Mr. Nicholson explained his clients concerns about the hours of operation and the bright lighting associated with it. Mr. Nicholson also expressed concerns with the traffic levels, particularly with school back in person. Commissioner Thomas asked for more information about the traffic levels in the area; Mr. Nicholson explained how the traffic varies based on time of day and is particularly bad during “rush hours. The applicant came forward and explained how egress and ingress would be examined and addressed in the design of the site. Minez Patel stated it would operate from 6AM to 11PM.

John Renfroe explained all lighting must be faced downward and cannot be “aimed” at other properties via the UDO regulations.

Commissioner Brannan asked for clarification about the driveways for the property; John Renfroe stated the engineering department has given conditional approval of the new proposed site design.

Commissioner Esteras-Palos recommend approval of the case with the amendment the business on site must not operate between 11PM to 6AM; Commissioner Thomas seconded.

Passes unanimously.

4. REZN-12-20-3178: A request to rezone 0.50 acres of land located at 1421 6th Avenue. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is UPT (Uptown). The proposed use is Mixed Use: Retail / Restaurant. The Cotton Companies is the applicant. This property is located in Council District 7 (Woodson).

General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Mixed Use
Future Land Use Designation:	High Density Mixed 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 increase by 458 trips if used for commercial 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 commercial usage.
School Impact:		N/A
Buffer Requirement:		N/A
Fort Benning's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	North	LMI (Light Manufacturing / Industrial)
	South	UPT (Uptown)
	East	UPT (Uptown)
	West	UPT (Uptown)
Attitude of Property Owners:		Twenty-five (25) 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:		N/A
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Site Plan

Chris Woodruff, Cotton Companies 1230 Broadway, came forward to explain the case. The applicant intends to develop the property and how many of the surrounding properties are zoned UPT. Commissioner Thomas asked about the proposed tenants; the applicant does not have proposed tenants and further development is contingent on rezoning.

Commissioner Brannan recommend approval of the case; Commissioner Derby seconded.

Passes unanimously.

5. REZN-12-20-3180: A request to rezone 2.31 acres of land located at 3518 Gentian Boulevard. Current zoning is NC (Neighborhood Commercial). Proposed zoning is RO (Residential Office). The proposed use is Apartments. David Realty Company is the applicant. This property is located in Council District 5 (Crabb).

General Land Use:	Consistent Planning Area E
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Mixed 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 increase by 638 trips if used for residential 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 residential usage.
School Impact:	N/A
Buffer Requirement:	The site shall include a Category C buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category C are: <ol style="list-style-type: none">1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.3) 30 feet undisturbed natural buffer.
Fort Benning's Recommendation:	N/A

DRI Recommendation: N/A

Surrounding Zoning: **North** RO (Residential Office)
 South RO (Residential Office)
 East RMF2 (Residential Office 2)
 West SFR2 (Single Family Residential 2)

Attitude of Property Owners: **Thirty (30)** 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: N/A

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

Rob McKenna of Paige Tucker Sprouse Ford came forward to explain the case. The applicant intends to extend the existing apartments next door as well as construct a new access point on Gentian Boulevard.

Unable to hear explanation due to microphone technical difficulties.

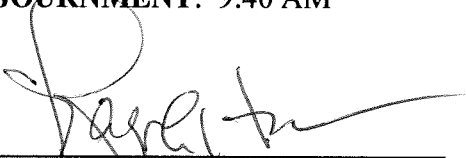
Commissioner Esteras-Palos recommend approval of the case; Commissioner Thomas seconded.

Passes unanimously.


NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: 9:40 AM



 Ralph King, Chairperson



 John Renfro, Principal Planner