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PLANNING DEPARTMENT

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CLERK OF COUNCIL

Planning Advisory Commission

March 15, 2023

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 15, 2023, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Larry Derby

Vice Chairperson:

Commissioners: Xavier McCaskey, Ralph King, Gloria Thomas, Shelia Brown, Patrick Steed

Virtually:

Absent: Brad Baker, James Dudley, Patricia Weekley

Staff Members: Will Johnson, Planning Director

Others Present: John Renfroe, Assistant Planning Director

Morgan Shepard, Principal Planner

CALL TO ORDER: Chairperson 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 asked for a motion on the minutes. Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

- 1. REZN-01-23-0037:** A request to rezone 0.65 acres of land located at 810 / 840 Pembroke Drive. Current zoning is NC (Neighborhood Commercial) / SFR3 (Single Family Residential 3). Proposed zoning is GC (General Commercial). The proposed use is Convenience Store with Gas Sales. Mayer Inc. is the applicant. This property is located in Council District 1 (Barnes).

Will Johnson stated the applicant withdrew their application late Tuesday evening. This case is no longer moving forward through the zoning process.

2. **REZN-02-23-0353:** A request to rezone 1.46 acres of land located at 3937 / 3871 / 3905 / 3971 / 4003 Joyce Street. Current zoning is SFR1 (Single Family Residential 1). Proposed zoning is RO (Residential Office). The proposed use is Multifamily. AHB General Contractors is the applicant. This property is located in Council District 6 (Allen).

Will Johnson reads the staff report:

General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential
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 to 173 trips up from 40 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 SFR1 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	SFR1 (Single Family Residential 1)
	East	RO (Residential Office)
	West	SFR1 (Single Family Residential 1)

Attitude of Property Owners: **Twenty (20)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received five (5) calls and/or emails regarding the rezoning.

Approval 0 Responses

Opposition 2 Responses

Additional Information: N/A

Chairperson asked if the Commissioners have any questions.

Melvin Cooper, the applicant. Mr. Cooper stated he is from Columbus, Georgia, and lives in Atlanta currently. He is a licensed commercial and residential contractor in Alabama and Georgia. He would like to rezone the property to multifamily, similar to projects he has done in Atlanta called Pratt Street. He is familiar with the area and owns several properties and plans to move back to the area.

Commissioner King asked how many units he planned to place on the property.

Mr. Cooper responded between twenty-one and thirty-five, he stated he was not exactly sure of the layout.

Commissioner King asked if they were townhomes.

Mr. Cooper responded they were.

Commissioner Brown asked how many stories the units would be and the number of bedrooms. Mr. Cooper responded some units would be two levels and some three levels corresponding to the layout of the land. The townhomes will be two- and three-bedroom units.

Commissioner Brown asked if it would be gated. Mr. Cooper responded they have not proposed

a gate.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning?

Lamar Hemmings, a Maple Ridge resident, came forward to speak in opposition to the proposed rezoning. He discussed traffic concerns in the neighborhood. He is concerned about the additional cars and traffic from the proposed development. He discussed the lack of amenities proposed and questioned the quality of life and amount of idle time. He discussed the negative points of the development and the unanswered questions, such as parking and materials. He proposed a meeting between Maple Ridge residents and the developer. He stated this would be the gateway to their community and he worried about maintenance and property values.

Commissioner Thomas asked if he had seen the developer's work. Mr. Hemmings responded he hasn't.

Commissioner King asked if there had been any meetings with the developer. Mr. Hemmings responded they have tried to communicate.

Commissioner King stated there should have been a meeting with the builder and the residents prior to this meeting. Mr. Hemmings stated they have tried.

Hank Holcomb, 4825 Champions Way, came forward to speak in opposition to the proposed rezoning. He voiced his concerns with the road conditions and traffic.

Chairperson stated they were only concerned with the rezoning and to address the road conditions with the street department.

Clark Lender, 1016 Bent Pine Court, came forward to speak in opposition to the proposed rezoning. He explained his reasonings for purchasing his home in Maple Ridge. He stated the proposed development would bring down the level of investment. He mentioned the traffic and parking concerns previously mentioned.

Chairperson asked the applicant, Melvin Cooper, if he would like to come back to the podium.

Mr. Cooper stated his secretary did speak to someone and answered all their questions. He said he was given a range on the number of units, and it would be twenty-one to twenty-five. He reiterated this development would be townhomes, not apartments. The minimum price point is about \$500,000. The development will meet the parking criteria. He stated his history with Columbus and his years working in construction and home building. He is in favor of meeting with the residents.

Commissioner Thomas asked Mr. Cooper why he didn't bring pictures of his work to the

Commission. Mr. Cooper stated he wasn't asked to provide any.

Commissioner Thomas asked about the outside material. Mr. Cooper stated it would be all brick. He said examples of his work could be found on his website.

Commissioner Thomas explained to Mr. Cooper he should have provided more examples of his work and the proposed development.

Chairperson told Mr. Cooper the Commission could vote to approve or deny the item or it could be tabled to allow him to meet with the residents.

Mr. Cooper stated he would be more than willing to meet with the residents.

Commissioner King moved to table the proposed rezoning as presented and Commissioner McCaskey seconded; Case is tabled for up to 6 months (-0 Physical / 0-0 Virtual).

NEW BUSINESS:

OLD BUSINESS: None

ADJOURNMENT: 9:35 AM

RECORDING: <https://www.youtube.com/watch?v=5IDRwBIS25Y>


Larry Derby, Chairperson


John Renfro, Assistant Planning Director