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PLANNING DEPARTMENT

CLERK OF COUNCIL
Columbus, Georgia
Planning Advisory Commission

April 19, 2023

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MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, April 19, 2023, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Larry Derby
Vice Chairperson: James Dudley
Commissioners: Ralph King, Shelia Brown, Patricia Weekley, Patrick Steed
Virtually:
Absent: Gloria Thomas, Xavier McCaskey, Brad Baker

Staff Members: John Renfroe, Assistant Planning Director

Others Present: 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-03-23-0514:** A request to rezone 5.85 acres of land located at 5032 Milgen Court and 15/11 Masterbuilt Court. Current zoning is General Commercial (GC). Proposed zoning is Light Manufacturing/ Industrial (LMI). The proposed use is Industrial warehouse. Eric Ranney is the applicant. This property is located in Council District 5 (Crabb).

Morgan Shepard read the staff report.

Applicant: Eric Ranney
Owner: Lebow 1031 Columbus, LLC
Location: 5032 Milgen Court, 11/15 Masterbuilt Court

Parcel:	083-029-001 / 002 / 004
Acreage:	5.85 Acres
Current Zoning Classification:	General Commercial (GC)
Proposed Zoning Classification:	Light Manufacturing/Industrial (LMI)
Current Use of Property:	Industrial Warehouse
Proposed Use of Property:	Industrial Warehouse
General Land Use:	Consistent Planning Area E
Current Land Use Designation:	Light Manufacturing/Industrial (LMI)
Future Land Use Designation:	Light Manufacturing/Industrial (LMI)
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:	No traffic study available for this location.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for industrial usage.
School Impact:	N/A
Buffer Requirement:	The site shall include a Category C buffer along all property lines bordered by the GC 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	General Commercial (GC)
South	General Commercial (GC)
East	Light Manufacturing / Industrial (LMI)
West	Light Manufacturing / Industrial (LMI)

Attitude of Property Owners: **Fourteen (14)** 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

Chairperson asked if the Commissioners have any questions.

Leah Braxton, 125 Almond Ridge Dr, addressed the Commissioners on behalf of the applicant.

Chairperson Derby asked for an overview of what they plan to do with the property.

Ms. Braxton provided background on the property and explained this was a clean up to have the zoning match the utilization of the buildings.

Commissioner Brown moved to approve the proposed rezoning as presented and Commissioner Dudley seconded; Case is approved (6-0 Physical / 0-0 Virtual).

- 2. REZN-03-23-0515:** A request to rezone 0.48 acres of land located at 5335 Miller Road. Current zoning is Single Family Residential 1 (SFR-1). Proposed zoning is Residential Office (RO). The proposed use is Church parking lot. Marius and Daniel Hitesan are the applicants. This property is located in Council District 5 (Crabb).

Morgan Shepard reads the staff report:

Applicant: Marius Hitesan & Daniel Hitesan

Owner: Marius Hitesan & Daniel Hitesan

Location: 5335 Miller Road

Parcel:	099-008-024
Acreage:	0.48 Acres
Current Zoning Classification:	Single Family Residential 1 (SFR1)
Proposed Zoning Classification:	Residential Office (RO)
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Church Parking Lot
General Land Use:	Consistent Planning Area B
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:	N/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:	The site shall include a Category C buffer along all property lines bordered by the SFR1 / 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	Single Family Residential 2 (SFR2)
South	Light Manufacturing / Industrial (LMI)
East	Single Family Residential1 (SFR1)
West	Residential Office (RO)

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 no calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	0 Responses

Additional Information: N/A

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley asked about the location of the sign.

Ms. Shepard responded it was put in front of the house for visibility.

Commissioner Brown asked if the house would stay there.

Ms. Shepard responded it would and a representative of the applicant was in attendance to answer questions about the house.

Norman Hardman, 5656 Veterans Parkway, addressed the Commissioners on behalf of the applicant. The church owns and will continue to maintain the parsonage house. Additional land will be used for parking next to and behind the house.

Commissioner King made a motion to approve the rezoning as presented and Commissioner Dudley seconded; Case is approved (6-0 Physical / 0-0 Virtual).

- 3. REZN-03-23-0544:** A request to rezone 3.10 acres of land located at 6395 Psalmond Road. Current zoning is Planned Unit Development (PUD). Proposed zoning is Planned Unit Development (PUD) Condition Change, Buffers. The proposed use is Retail strip

center. Lakshmi Karthik is the applicant. This property is located in Council District 6 (Allen).

Morgan Shepard reads the staff report:

Applicant:	Lakshmi Karthik
Owner:	Alton Duncan
Location:	6395 Psalmond Road
Parcel:	120-001-034
Acreage:	3.10 Acres
Current Zoning Classification:	Planned Unit Development (PUD)
Proposed Zoning Classification:	Planned Unit Development (PUD) with Condition Change (Buffers)
Current Use of Property:	Vacant
Proposed Use of Property:	Retail
General Land Use:	Consistent Planning Area B
Current Land Use Designation:	Mixed Use (MU)
Future Land Use Designation:	Neighborhood Commercial (NC)
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 80 trips up from 0 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:

Current buffer requirements: The site shall include a buffer determined by Ordinance: 11-13 (4):

The developer shall maintain fencing, buffers and berms or a combination thereof along the southwest property line of the parcel subject to rezoning as determined by the project landscape architect and approved by the Planning Department.

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

Surrounding Zoning:

North

Neighborhood Commercial (NC) /
Residential Estate 1 (RE-1)

South

Planned Unit Development (PUD)

East

General Commercial (GC)

West

Planned Unit Development (PUD)

Attitude of Property Owners:

Thirty-eight (38) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received two (2) calls and/or emails regarding the rezoning.

Approval

0 Responses

Opposition

2 Responses

Additional Information:

Applicant is requesting to eliminate condition #4 in Ordinance 11-13 and to use the setback / buffer requirements dictated by the U.S. Highway 80 Overlay.

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley asked about the approved site plan from 2010 which showed two buildings and the new site plan which shows three buildings. He asked if it was close enough to the original plan.

Ms. Shepard responded it was close enough.

Commissioner Weekly asked about the opposition staff received.

Ms. Shepard provided a summary of the email in opposition. The residents live in the Hickory Grove neighborhood and have concerns about the number of commercial buildings, increased parking, traffic, a traffic light, the buffer, trees and their property value.

Commissioner Brown asked for clarification on the landscape requirements for the property.

Ms. Shepard read the landscape and buffer requirements for the U.S. Highway 80 Overlay District. *All developments shall be landscaped, screened, and buffered in accordance with Articles 5 and 6 of Chapter 4 of the Unified Development Ordinance. In addition to these requirements, 20-tree density unit per acre for all nonresidential development shall be required. A minimum 15-foot wide landscaped strip shall be provided adjacent to all road rights-of-way in developments, with the exception of RE10, RE5, RE1, RT, SFR1, SFR2, SFR3, and SFR4 developments. Parking, merchandise displays, and off-street loading are prohibited in the landscaped strip. A minimum ten-foot wide landscaped strip shall be provided between primary developments and adjacent out parcels in accordance with Section 4.5.8 of the Unified Development Ordinance. A minimum of one large-maturing tree per 40 linear feet of frontage shall be planted in the 15-foot wide landscaped strip as required above. Clustering of trees may be permitted if approved by the City Arborist.*

Commissioner Dudley stated if this would be more trees than required by the ordinance.

Ms. Shepard responded this would be more stringent than the original PUD.

Lakshmi Karthik, 7240 Standing Boy Road, the applicant, addressed the Commissioners. She stated they are trying to a neighborhood friendly development that caters to the residents in the area.

Commissioner Dudley asked if the applicant could address some of the concerns or what she knew about the streetlight.

John Renfro responded regarding the traffic light, he stated the initial work has been started and it should be done soon.

Commissioner King asked what types of business would go in the buildings.

Ms. Karthik responded business such as coffee shops, restaurants or nail salon.

Nancy Gates, 6333 Shagbark Lane, addressed the Commissioners. She is concerned about visibility, increased traffic, not knowing the type of business, dumpsters, and business hours. She stated it doesn't make sense to reduce buffers.

Commissioner Dudley commented that commercial is already allowed in that area.

Ms. Gates stated she would prefer a better buffer than just trees. She does not want customers or trash from the businesses on her property.

Harlan Price, 241 Tiger Way, addressed the Commissioners on behalf of the applicant. He stated there is a fence with three sides abutting the residential properties. The applicant is asking to reduce the buffers from the original PUD site plan. The request is not to change the type of business allowed. The request is to reduce one of the buffer widths for increased parking and outdoor seating.

Sonia Canterbury, a resident of Hickory Grove, addressed the Commissioners. She is concerned about the type of business, traffic, the layout of the buildings, the store hours, vehicle speed and wrecks. When she moved to the neighborhood, she was told it would be offices. She stated she was confused about a PUD and a PMUD and asked for an explanation of how a strip mall is allowed. She stated the maps online were confusing to understand.

Ms. Shepard responded commercial was approved in the 2010 PUD and clarified the applicants are not planning to build a strip mall.

Commissioner Steed asked the applicants if the fence would remain.

Mr. Price confirmed the fence would remain.

Commissioner Brown asked about the site plan and the type of business.

Mr. Price stated there would be three buildings, but they do not have tenants signed up at this time. The development will probably be built in phases.

Ms. Karthik responded restaurants or office that would serve the area.

John Renfroe stated the original site plan from the PUD showed two buildings, each 7,000 square feet. That would not be permitted today, the maximum size building is 5,000 square feet, which is what the applicant has shown. The type of business would be any permitted uses in Neighborhood Commercial. Whether or not the request is approved the type of business allowed is the same. The request to reduce the buffer is to allow for a little more parking and increased space between the buildings. He stated the difference between a PUD and a PMUD is the amount of commercial component in each, a PMUD will have a larger commercial component.

Commissioner Dudley stated this is one small section of an existing PUD and the residential is already built.

Mr. Renfroe stated some residential was still being built.

Commissioner Dudley asked about the traffic light.

Mr. Renfroe stated that is something Engineering could answer but the road work has begun.

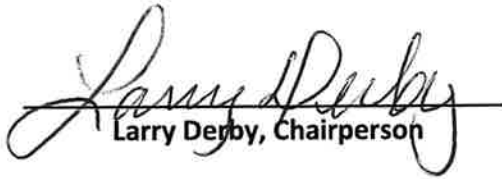
Commissioner Steed moved to approve the proposed rezoning as presented and Commissioner Dudley seconded; Case is approved (6-0 Physical / 0-0 Virtual).

NEW BUSINESS:

OLD BUSINESS: None

ADJOURNMENT: 9:30 AM

RECORDING: <https://www.youtube.com/watch?v=jmVCb9cwEdA>


Larry Derby, Chairperson


Morgan Shepard, Principal Planner