Columbus, GA
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PLANNING DEPARTMENT

Planning Advisory Commission

April 15, 2026

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, April 15, 2026, in the Council Chambers at Citizen Service Center.

Commissioners Present:

Chairperson:	Brad Baker
Vice Chairperson:	Michael Ernst
Commissioners:	Gloria Thomas, Lakshmi Karthik, Anthony Smith, Haley Lyman
Absent:	Zarome Lackey, Rick Stallings, Patrick Steed
Staff Members:	John Renfroe, Assistant Director

CALL TO ORDER: Chairperson Baker 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: March 4 and 18, 2026

ZONING CASES:

1. **REZN-03-26-0356:** A request to rezone 0.15 acres of land located at 3980 Veterans Parkway. Current zoning is Neighborhood Commercial (NC). Proposed zoning is General Commercial (GC). The proposed use is Tattoo Studio. TomCat Holdings, LLC is the applicant. This property is located in Council District 8.

Morgan Shepard read the staff report.

Applicant:	TomCat Holdings, LLC
Owner:	TomCat Holdings, LLC
Location:	3980 Veterans Parkway
Parcel:	031-044-006
Acreage:	0.15 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	General Commercial

Current Use of Property:		Vacant building
Proposed Use of Property:		Tattoo Studio
General Land Use:		Consistent Planning Area F
Current Land Use Designation:		Single Family Residential
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 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 Moore's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	**North**	Neighborhood Commercial
	South	Neighborhood Commercial
	East	Neighborhood Commercial
	West	Neighborhood Commercial
Attitude of Property Owners:		**50** 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:		Existing building

Applicant Presentation: Michelle Williams and Adam Bington appeared on behalf of Tomcat Holdings, the property owner. The applicants stated that they purchased the property with the specific intent of operating a tattoo studio. Their current shop is located on Moon Road. They noted a combined history of multiple tattoo shop operations in Columbus with no issues. Proposed hours of operation are Tuesday through Saturday, noon to 6:00 p.m.

Public Comment: None

Motion: Commissioner Ernst made a motion to Approve. The motion was seconded by Commissioner Thomas. Approved with a 6-0 vote.

2. **REZN-03-26-0416:** A request to rezone 0.85 acres of land located at 5385 Veterans Parkway. Current zoning is Neighborhood Commercial (NC). Proposed zoning is General Commercial (GC). The proposed use is Convenience Store with Gas Sales. Highland Asset Veterans Parkway LLC is the applicant. This property is located in Council District 8.

Applicant Presentation: Edward French, owner and developer, stated that the project was designed in coordination with local engineer Anthony Slaughter and city engineering staff. Access driveway and roadway improvements at 54th Street and Veterans Parkway have received approval from both the City of Columbus and the Georgia Department of Transportation. Mr. French confirmed that the existing structure (a formerly vacant Regions Bank branch) would be demolished and the site would be developed from the ground up. The facility would have a total of 10 fuel pumps (5 pump stations), satisfying the ordinance requirement of more than 6 pumps. When asked about hours of operation, Mr. French stated that he could not speak definitively on behalf of the operator but indicated it could potentially be open 24 hours or possibly 11:00 p.m. to early morning.

Public Comment: No members of the public came forward to speak for or against the request.

Commission Discussion: Commissioner inquired whether any exceptions to the size requirement had previously been granted for gas stations of less than one acre since the 2024 ordinance was adopted. Staff confirmed this is the first such case. The rezoning vote was taken separately prior to the companion Special Exception case.

Motion: Commissioner Lackey made a motion to Approve. The motion was seconded by Commissioner Thomas. Approved with a 6-0 vote.

3. **EXCP-03-26-0417:** A request to allow a Convenience Store with Gas Sales between 0.5 acres and 1.0 acres. Proposed zoning is General Commercial (GC). Highland Asset Veterans Parkway LLC is the applicant. This property is located in Council District 8.

Morgan Shepard read the staff report.

Highland Asset Veterans Parkway LLC has submitted an application for the Special Exception

Use cited above. The property is located in a General Commercial (GC) *proposed* zoning district. The site for the proposed Convenience Store with Gas Sales located at 5385 Veterans Parkway. The purpose of the Special Exception Use is to allow for the operation of a Convenience Store with Gas Sales with a lot size between 0.5 and 1.0 acre:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?
Veterans Parkway is an arterial road, it will provide adequate free flow movement. Access has been reviewed by the Engineering Department.

(2) Traffic and Pedestrian Safety : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?
Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?
Services such as water, utilities, police, and fire protection are adequate.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?
The property is surrounded by commercial use.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?
The hours of operation for this use will be consistent with the neighboring properties in the area.

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?
Yes, the proposed building is one story.

Council District: District 8

27 property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

Applicant Statement: Edward French reiterated the site plan details provided during the rezoning case (RZN-03-26-0416), including the right-in/right-out driveway design, city engineering coordination, and confirmation that the project includes five pump stations (10 total pumps), satisfying the ordinance's pump-count requirement.

Public Comment: No members of the public came forward to speak for or against the request.

Motion: Commissioner Lyman made a motion to Approve. The motion was seconded by Commissioner Thomas. Approved with a 6-0 vote.

4. **REZN-03-26-0663:** A request to amend the Unified Development Ordinance (UDO), Sections 13.1.1, 4.2.18, 2.5.24, 3.2.6, 3.2.63, 10.11.8. CCG is the applicant.

Morgan Shepard read the staff report.

Commission Discussion: Commissioners inquired about the fireworks sales amendment: specifically, whether a developer or applicant proposing a project where seasonal fireworks sales might occur in the future would need to disclose that at the time of rezoning or permitting. Staff indicated that fireworks sales are typically not known at the time of project approval (e.g., a retailer may add a seasonal booth), and that the temporary sales process is handled separately through the Inspections and Codes Department. No other substantive questions were raised.

Public Comment: No members of the public came forward to speak for or against the request.

Motion: Commissioner Steed made a motion to Approve. The motion was seconded by Commissioner Lackey. Approved with a 6-0 vote.

NEW BUSINESS: N/A

OLD BUSINESS: N/A

ADJOURNMENT: 9:22 A.M.

RECORDING: https://www.youtube.com/watch?v=UIy9D3dnhts

Brad Baker, Chairperson

Morgan Shepard, Principal Planner