



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 01, 2023, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Larry Derby

Vice Chairperson: James Dudley

Commissioners: Brad Baker, Xavier McCaskey, Patricia Weekley, Gloria Thomas, Shelia Brown, Patrick Steed

Virtually:

Absent: Ralph King

Staff Members: John Renfro, Assistant Planning Director

Others Present:

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-12-22-2275:** A request to rezone 8.87 acres of land located at 4501 St. Mary's Road. Current zoning is SFR2 (Single Family Residential 2). Proposed zoning is GC (General Commercial). The proposed use is Convenience Store with Gas Sales. Aditya Reddy is the applicant. This property is located in Council District 1 (Barnes).

John Renfro reads the staff report:

General Land Use:	Inconsistent Planning Area E
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 decrease to 214 trips from 368 trips if used for commercial use. The Level of Service (LOS) will remain at level D.

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
South
East
West

SFR2 (Single Family Residential 2)
SFR2 (Single Family Residential 2)
SFR2 (Single Family Residential 2)
SFR2 (Single Family Residential 2)

Attitude of Property Owners:

Seventy-five (75) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received eleven (11) calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 7 Responses

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley inquired as to the content of the phone calls the planning department received in opposition to the proposed rezoning; staff stated the phone calls were generally opposed to development of a gas station citing unsuitability of the proposed site.

Austin Gibson, an attorney with Page Scrantom, came forward to represent the applicant. Mr. Gibson explained the proposed rezoning and described the existing conditions of the site; the site of the proposed rezoning is a vacant lot. Mr. Gibson also explained the existing uses of surrounding properties and explained the suitability of the proposed development. Displaying the site plan he detailed the proposed undisturbed natural buffer with existing single family residential properties and the location of the development on the property. He also explained how the development actually represents a reduction in potential future traffic based on the existing zoning of property in question while increasing tax rolls and spurring economic development. Mr. Gibson detailed the discussion that took place at a meeting held between the developer and neighbors; concerns at this meeting included crime and traffic and Mr. Gibson explained how the developer may ameliorate crime concerns including lighting and security systems. He also displayed a prior development by the applicant and stated they experienced no significant crime problems.

Mr. Gibson read a list of three conditions amenable to the applicant; they're listed below:

- 1) The property will remain in it's current undeveloped natural state except for area designated in the concept plan by the developer. This condition will remain in real estate records.
- 2) The developer shall provide and maintain commercially reasonable lighting and security systems to prevent criminal activity on the premises
- 3) The developer will at sole cost and expense widen the north side of St. Mary's Road for a left turn lane pursuant to specifications from the Columbus Consolidated Government Engineering Department.

Mr. Gibson confirmed to Commissioner Dudley the developer would pay for a traffic signal if indicated by the Engineering Department. He also stated the proposed hours of the development and confirmed alcohol will be sold per Commissioner Weekly's request: the proposed hours are approximately 6AM to 10PM. Mr. Gibson confirmed to Commissioner Baker there will be entrance on Pate Drive.

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

Ron Grant of 4900 Brightstar Lane came forward to speak in opposition to the proposed rezoning. Mr. Grant stated developments of this nature come with negative consequences and detailed a traffic incident at a nearby gas station. Mr. Grant stated the new proposed lanes would not alleviate traffic and the area is currently overwhelmed with traffic. He also detailed crime happening in the area and stated the development would increase crime in the area. Commissioner Dudley asked Mr. Grant if developing the land into single family homes would increase traffic; Mr. Grant stated it would, but residents would not commit crimes in their own neighborhood.

Lang Ochebata of 4533 Pate Drive came forward to speak in opposition to the proposed rezoning. She noted a discrepancy in the stated acreage of the property and explained how some of the land on the property is not suitable for development due to the soil quality issues. Mrs. Ochebata detailed the animals living in the area and noted a potential environmental impact. She also listed the nearby gas stations with distances and asked if more development is necessary while also fearing an explosion. She asked the commissioners focus on the residents of the area and not focus on revenue when making their decision. She also stated there is crime in the Warm Springs/Talbotton Road area discussed previously. Commissioner Thomas spoke about the congestion in the area and Mrs. Ochebata stated the development would make crime worse.

Malcolm Farley of 4714 Pate Drive came forward to speak in opposition to the proposed rezoning. He stated he has lived in the area over 30 years and the proposed development is a bad decision that will generate more crime and traffic congestion. Mr. Farley stated a desire to protect the existing neighborhood and its character.

The owner of Augusta Funeral Home came forward to speak in opposition to the proposed rezoning. He detailed ongoing traffic concerns in the area and agreed with the statements of the previous speaker.

Commissioner Brown asked staff if St. Mary's Elementary School is going away; staff stated it is not to their knowledge.

Mary Farley of 4714 Pate Drive came forward to ask if the development would be outside of the required school buffer relating to alcohol. She also stated there are traffic concerns in the area and the development would make it worse. She also asked what makes this gas station unique compared to existing gas stations and why is its development necessary.

Commissioner Thomas received confirmation from the applicant the laundromat hours would be the same as the gas station. Commissioner Brown discussed the traffic from the school in the area.

Marco Johnson of 2313 17th St came forward to speak against the proposed rezoning; Mr. Johnson grew up in the area and fears the neighborhood's character will be changed and damaged by the proposed development. He discussed how the development would drain money from their community and generate crime and explained how the area has a large concentration of gas stations already. Mr. Johnson stated the development would not be valuable to the community or generate value for neighbors.

Commissioner Baker moved to **deny** the proposed rezoning as presented and Commissioner Weekley seconded; Case is denied (7-0 Physical / 0-0 Virtual).

- 2. REZN-02-23-0213:** A request to rezone 1.34 acres of land located at 4128 Forest Road. Current zoning is NC (Neighborhood Commercial). Proposed zoning is SFR2 (Single Family Residential 2). The proposed use is Residential. Jean Chery is the applicant. This property is located in Council District 1 (Barnes).

John Renfro reads the staff report:

General Land Use:	Consistent Planning Area E
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:	No available traffic information for this location.
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 A buffer along all property lines bordered by the GC zoning district. The 3 options under Category A are:

- 1) **5 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) **20 feet** undisturbed natural buffer.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning: North
South
East
West

SFR2 (Single Family Residential 2)
SFR2 (Single Family Residential 2)
SFR2 (Single Family Residential 2)
GC (General Commercial)

Attitude of Property Owners:

Forty-five (45) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) 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 staff if the applicant is displaying a sign on the property; staff indicated they are and will check again prior to any council hearing.

Lamar Fields with Keller Williams came forward to represent the applicant. Mr. Fields explained how the applicant bought the property intending to continue a residential use, but the property was left vacant for too long and no longer had an existing use. Mr. Fields explained how the property is not suitable for commercial development and the owner has received no interest from buyers due to its current zoning.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning? No one came forward.

Commissioner Brown moved to approve the proposed rezoning as presented and Commissioner Dudley seconded; Case passes (7-0 Physical / 0-0 Virtual).

- 3. REZN-02-23-0214:** A request to rezone 0.34 acres of land located at 5769 / 5747 Veterans Parkway. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Commercial. BStreet Investments, LLC. is the applicant. This property is located in Council District 8 (Garrett).

John Renfro reads the staff report:

General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Multifamily
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 Impact:	Average Annual Daily Trips (AADT) will increase to 73 trips up from 48 if used for commercial use. The Level of Service (LOS) will remain at level D.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
School Impact:	N/A
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
Surrounding Zoning:	North NC (Neighborhood Commercial) South NC (Neighborhood Commercial) East NC (Neighborhood Commercial) West NC (Neighborhood Commercial)

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.

Richard Peluso of 5769 Veterans Parkway came forward to represent the applicant. He stated General Commercial is a better zoning for the property and they intend to fix the property up. Mr. Peluso explained some of the commercial interest he has had in the property. The applicant stated the proposed development would not be large and not require significant parking infrastructure.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning? No one came forward.

Commissioner Brown moved to approve the proposed rezoning as presented and Commissioner Dudley seconded; Case passes (7-0 Physical / 0-0 Virtual).

- 4. REZN-02-23-0215:** A request to rezone 0.44 acres of land located at 3019 5th Avenue. Current zoning is GC (General Commercial). Proposed zoning is LMI (Light Manufacturing / Industrial). The proposed use is Manufacturing. Steven Haberkorn is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe reads the staff report:

General Land Use:

Inconsistent
Planning Area F

Current Land Use Designation:

General Commercial

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 decrease to 16 trips down from 95 trips if used for industrial use. No Level of Service (LOS) information available.

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:

- 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
South
East
West

GC (General Commercial)
LMI (Light Manufacturing / Industrial)
LMI (Light Manufacturing / Industrial)
LMI (Light Manufacturing / Industrial)

Attitude of Property Owners:

Seventy-five (75) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) calls and/or emails regarding the rezoning.

Approval
Opposition

0 Responses
0 Responses

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Steven Haberkorn of 3019 5th Ave came forward to explain the proposed rezoning. Mr. Haberkorn intends to manufacture roof panels on the property and requires a rezoning to be in compliance. Commissioner Brown asked the applicant about noise or smell from the panel manufacturing; the applicant stated there is minimal noise when the panels are cut but otherwise is not a nuisance. He stated the operating hours are typically 7Am to 4-5PM with some Saturday operation possible.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning? No one came forward.

Commissioner Brown moved to approve the proposed rezoning as presented and Commissioner Dudley seconded; Case passes (7-0 Physical / 0-0 Virtual).

- 5. REZN-02-23-0216:** A request to rezone 1.64 acres of land located at 5436 Forest Road. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Self Service Storage. Columbus Storage, LLC is the applicant. This property is located in Council District 1 (Barnes).

John Renfro reads the staff report:

General Land Use:	Inconsistent Planning Area E
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Neighborhood 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 Impact:	Average Annual Daily Trips (AADT) will decrease to 85 trips down from 233 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 SFR3 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 GC (General Commercial)
East GC (General Commercial)
West SFR3 (Single Family Residential 3)

Attitude of Property Owners:

Fifty-five (55) 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
Opposition

0 Responses
0 Responses

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Mixon Maxey of 1540 Wildwood Avenue came forward to represent the applicant. He explained the proposed development and gave some historical context. Mr. Maxey explained the property already has storage on site and expanding the storage on site would require rezoning. He also explained how the property has a cell tower and limited access to the tower for maintenance with all other access being off of Floyd Road.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning? No one came forward.

Commissioner Brown moved to approve the proposed rezoning as presented and Commissioner Dudley seconded; Case passes (7-0 Physical / 0-0 Virtual).

6. **EXCP-02-23-0217:** A request for special exception use located at 151 30th Avenue. Current zoning is RMF1 (Residential Multifamily 1). The proposed use is Daycare, Type III. Lucretius Stephens is the applicant. This property is located in Council District 7 (Cogle).

John Renfro reads the staff report:

Day Care, Type III

Lucretius Stephens has submitted an application for the Special Exception Use cited above. The property is located in a RMF1 (Residential Multifamily) zoning district. The site for the proposed Day Care, Type III is located at 151 30th Avenue. The purpose of the Special Exception Use is to allow for the operation of a Day Care, Type III located within the RMF1 (Residential Multifamily 1) zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

30th Avenue is a major collector. This road will provide adequate free flow movement.

(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 RMF1 (Residential Multifamily 1). Noise, light, glare and odor should be limited due to the nature of the business.

(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 not have an adverse impact on 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?

This structures height, size and location should match the uses found in other RMF1 (Residential Multifamily 1) properties.

Council District: District 7 (Cogle)

Seventy (70) 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.

Approval: 0 Reponses

Opposition: 0 Responses

Additional Information: N/A

Chairperson asked if the Commissioners have any questions.

Commissioner Brown asked staff if the property was previously a pre school as she saw people working on the property; staff stated someone intends to buy the property and make it a daycare.

Lucretius Stephens came forward as the applicant to explain the proposed special exception; Mr. Stephens explained the history of the property and how it came to be abandoned for approximately 10 years. He also explained how the proposed facility would be for an adult day care for those with developmental disabilities and that the proposed special exception and development would allow the business to double its number of staff. The hours of the proposed facility would be 8AM – 4PM. The applicant has existing businesses already in operation and has experience running these facilities.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning? No one came forward.

Commissioner Brown moved to approve the proposed rezoning as presented and Commissioner Dudley seconded; Case passes (7-0 Physical / 0-0 Virtual).

7. **EXCP-02-23-0219:** A request for special exception use located at 1300 5th Avenue. Current zoning is GC (General Commercial). The proposed use is Auto / Truck Sales, New & Used. Ed Adams is the applicant. This property is located in Council District 7 (Cogle).

John Renfro reads the staff report:

Auto/Truck Sales, New and Used

Ed Adams has submitted an application for the Special Exception Use cited above. The property is located in a GC (General Commercial) zoning district. The site for the proposed Auto/Truck sales, new and used in excess of one-half (.5) acre but less than two (2) acres located at 3072 Victory Drive. The purpose of the Special Exception Use is to allow for the operation of a Auto/Truck sales, new and used in excess of one-half (.5) acre but less than two (2) acres located within the GC (General Commercial) zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

13th Street is a principal arterial. 5th Avenue is a major collector. 14th Street is a local street. It will provide adequate free flow movement.

(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 GC. Noise, light, flare and odor should be limited due to the nature of the equipment.

(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 not have an adverse impact on 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?

This structures height, size and location should match the uses found in other GC (General Commercial) properties.

Council District: District 7 (Cogle)

Thirty (30) 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.

Approval: 0 Responses

Opposition: 0 Responses

Additional Information: N/A

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley asked for clarity from staff about which property is in question; staff indicated the property is from 13th to 14th along 5th Avenue and is 1 parcel that is 1.998 acres in size.

Ed Adams with Cole Banker commercial came forward to represent the applicant; he explained how the applicant intend to be an auto brokerage and not have a large number of vehicles on site. Commissioner Brown received clarification from the applicant about the location of the property in question. The applicant stated they intend to refresh the parking lot lighting and improve the property in question.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning? No one came forward.

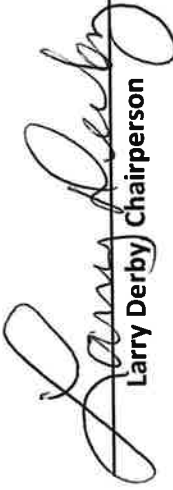
Commissioner Brown moved to approve the proposed rezoning as presented and Commissioner Dudley seconded; Case passes (7-0 Physical / 0-0 Virtual).

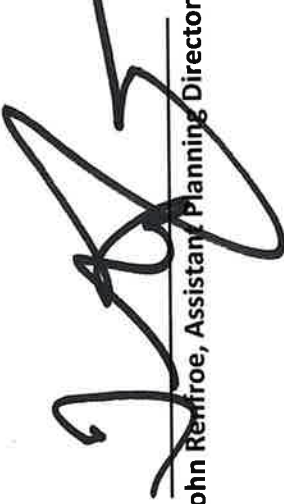
NEW BUSINESS:

OLD BUSINESS: None

ADJOURNMENT: 10:23 AM

RECORDING: <https://youtu.be/R6xbJXeFn2s>


Larry Derby Chairperson


John Renfro, Assistant Planning Director