

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, June 16, 2021 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: James Dudley (Filling In)

Vice Chairperson:

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

Virtually:

Absent: Raul Esteras-Palos, Ralph King & Larry Derby

Staff Members: John Renfroe, Principal Planner

Others Present:

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

- 1. REZN-05-21-1003:** A request to rezone 0.53 acres of land located at 2458 Martha's Loop. Current zoning is SFR4 (Single Family Residential 4). Proposed zoning is RMF2 (Residential Multifamily 2). The proposed use is Multifamily / Duplex. Bobby Matthews is the applicant. This property is located in Council District 1 (Barnes).

John Renfroe 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 increase by 38 trips if used for residential 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 residential usage.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category B buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category B are: <ol style="list-style-type: none"> 1) 10 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) RMF2 (Residential Multifamily 2)
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

Chairperson asked if the Commissioners have any questions.

Bobby Matthews, 1308 Pagoda Drive. My son and I would like to cater to the surrounding area, especially Columbus State and mainly focusing on housing for students.

Chairperson, any questions of the applicant at this time?

Commissioner Weekley, how many units do you plan to build at this site? Bobby Matthews, a total of 2 duplex units.

Chairperson requested anyone in the audience to speak for against this case please come forward. No response.

Commissioner Baker made a motion to approve the rezoning. Commissioner McCaskey seconded. Cases passes unanimously (5-0 Present).

2. **EXCP-05-21-1002:** A request for special exception use at 3072 Victory Drive. Current zoning is GC (General Commercial). The proposed use is Auto/Truck Sales, New & Used (Greater than 0.50 acre, less than 2.0 acres). Earl Adams is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

Subject: (EXCP-05-21-1002) Special Exception Use request to allow for Auto/Truck sales, new and used in excess of one-half (0.5) acre but less than two (2) acres located at 3072 Victory Drive, Columbus, Georgia 31903.

Auto/Truck Sales, New and Used

Earl 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?**

Victory Drive is an arterial road. It will provide adequate free flow movement. This use will be an accessory use to the property.

(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 (Woodson)

Twenty-five (25) 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: Property use to be a car lot. It was Grandfathered in because it is above 0.50 acres and below 2.00 acres. Business licenses expired and they are required to get a Special Exception to be permitted to use the property as a Car Dealership.

Chairperson asked if the Commissioners have any questions.

Earl Adams, 1126 Richardson Road. Columbus needs more honest and fair dealerships.

Commission Brown, do you plan to update or change the façade or landscaping? How many

cars do you anticipate being on the lot? Earl Adams, I will paint the existing building as well as the fence. Landscaping will be better maintained. We will have anywhere from 10-15 cars on the lot at a time.

Chairperson, any questions of the applicant at this time?

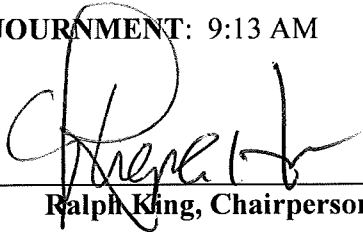
Chairperson requested anyone in the audience to speak for against this case please come forward. No response.

Commissioner Weekley made a motion to approve the rezoning. Commissioner Baker seconded. Cases passes unanimously (5-0 Present).

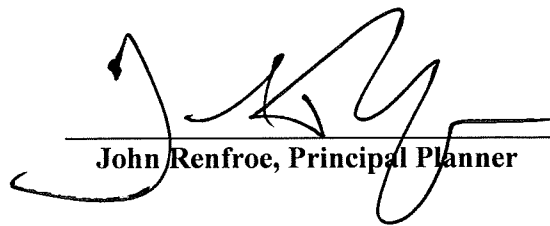
NEW BUSINESS: No cases scheduled for July 7, 2021.

OLD BUSINESS: None

ADJOURNMENT: 9:13 AM



Ralph King, Chairperson



John Renfroe, Principal Planner