

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

MAY 10 2021

Planning Advisory Commission

April 21, 2021

### MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, April 21, 2021 in the Council Chambers of the Citizen Service Center.

**Commissioners Present:**

- Chairperson:** Ralph King
- Vice Chairperson:** Larry Derby
- Commissioners:** Xavier McCaskey, Shelia Brown, Brad Baker, Patricia Weekley and James Dudley

**Virtually:**

**Absent:** Gloria Thomas and Raul Esteras-Palos

**Staff Members:** John Renfroe, Principal Planner / Will Johnson, Planning Manager

**Others Present:**

**CALL TO ORDER:** Vice Chairperson Bollinger 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:** No minutes available for this meeting.

1. **REZN-03-21-0585:** A request to rezone 7.06 acres of land located at 4322 Rosemont Drive. Current zoning is SFR3 (Single Family Residential 3). Proposed zoning is RO (Residential Office). The proposed use is Apartments. Carson Cummings is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe reads the staff report:

- General Land Use:** Consistent Planning Area D
- Current Land Use Designation:** Public / Institutional
- 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 505 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 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:**

<b>North</b>
<b>South</b>
<b>East</b>
<b>West</b>

GC (General Commercial)  
SFR3 (Single Family Residential 3)  
SFR3 (Single Family Residential 3)  
RMF2 (Residential Multifamily 2)

**Attitude of Property Owners:**

**Eighty-five (85)** 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.

<b>Approval</b>	<b>0 Responses</b>
<b>Opposition</b>	<b>0 Responses</b>

**Additional Information:**

N/A

Chairperson asked if the Commissioners have any questions.

Applicant is away due to a family emergency, his partner is representing him this morning for this meeting. Ed Adams, Coldwell Banker Commercial, 1025 1<sup>st</sup> Avenue. We represent the Muscogee County School District and working with the developer on this project. Old Rosemont Elementary School. MCSD tore the old building down recently. We are requesting a rezoning of RO – Residential Office. RO is a good transition buffer between the neighborhoods surrounding us and the GC – General Commercial to the north. Local developers will include Taylor Gross and Jamie Herndon. Taylor Gross is here today representing the developer and Dave Goldberg is here representing the MCSD. Property is already serviced by all city services so no additional expenses for the city related to that. Will create a substantial increase in the tax roll once completed.

Chairperson asked for any questions from the Commissioners.

Commissioner Weekley asked if these apartments would be subsidized? Ed Adams, stated they would be market rate.

Commissioner Brown asked if there would be an onsite property manager? Ed Adams, our plan right now would be to have someone on site, whether that is full time or part time that is still undecided.

Commissioner Weekley asked how many units would be included? Ed Adams, we are currently very early in the development phase of this project. We would stick within the density units required by RO.

Chairperson, what are you think as far as numbers? Ed Adams, we are thinking anywhere from 8-12 units per acre. Please do not hold me to that. Commissioner Dudley, we are talking about 50-75 units? Ed Adams, that would be a good ballpark number. Commissioner Dudley, more than 10 and less than 300. Ed Adams, yes.

Chairperson asked the audience if anyone like to speak for or against the case.

Jackson Turner, 3776 Forrest Road. I sent an email of concerns to John Renfro, I want to confirm that everyone has received a copy of the email and watched the video. My position is if nobody watched the video then we need to postpone this hearing. It was a pretty long video with a lot of detail.

Chairperson, you are supposed to be up here talking to us about whether you object or approve of this rezoning. This is a public forum, and everyone needs to hear what you have to say.

Jackson Turner, I provided a video of the rainwater runoff issues we have and only 1 Commissioner took time to watch it. I will take time to read through what was provided in this email:

0 seconds - the drain directly ahead is flowing in reverse

44 seconds - another drain is flowing in reverse. This led to flooding of the Head Start as you

will see later.

1:48 - drain flowing in reverse

2:00 - Rosemont Drive in under water

2:12 - the depth of the water is up to the hubcaps

2:21 - water is pouring out of the subject property onto the already flooded Rosemont Drive

3:04 - water is bouncing off of the truck tires. You can see the white caps.

3:14 - water is deeper than the curb. Over three inches

3:21 - the garbage cans have been washed downstream into the middle of the road

\*\* (Current Issue) 4:24 - the drain at the intersection of Maxwell and Rosemont is currently broken.

\*\* (Current Issue) 4:36 - the drain midway up Maxwell behind the trees, a big deep concrete box, is currently broken.

The entire system is broken and caved in from this drain all the way to Woodruff. CCG has been SLOWLY repairing it.

5:05 - to the left is the St Francis expansion. They had to dig up half of the new parking within the past year because of problems with the drainage.

5:34 - this culvert was added when Spectrum took the block from Crown and built a convenience store. There is a "retaining pond" behind that fence that is WORTHLESS AND UNDER CAPACITY. This water runs to the clogged up and broken catch basin at time 4:36.

5:42 - Manchester expressway and all of the properties are a huge concrete and asphalt hill that dump runoff right down Rosemont drive.

6:11 - water ran in reverse with such force as to blow out the grate over the drain.

6:25 - Headstart Employee is cleaning runoff water out of the building.

What these show is the downstream rainwater runoff system is backed up from Woodruff Road all the way to Manchester Expressway along Rosemont Drive. The runoff system is already well past capacity. Any building on the subject property will need a SUBSTANTIAL PLAN for dealing with rainwater. One more drop is too much.

CCG has taken steps such as putting a drain pipe across Rosemont close to Acacia close to the 4401 end of Rosemont, getting a temporary easement at 4103 Rosemont, cutting a tree, and putting in an overflow ditch from behind the building, down the yard into Maxwell which now

serves as the primary means of getting the water off of the property which is dumped in at the circle K at time 5:34.

CCG needs to fully repair the rainwater system from Manchester Expressway to Woodruff road on several blocks before any further construction is done or risk causing SERIOUS damage to adjacent properties. A catch basin on the subject property will have to be substantial and slow flowing. It is dirt and grass at this time which soaks up some water.

The 14 apartment buildings across from the subject property utilize on street parking. Any construction cannot disrupt the flow of traffic, take up lanes, etc. Cars pull in and back out requiring BOTH LANES to do so. Heavy construction equipment cannot take up large parts of the road for any period of time, or people will be unable to get in and out of parking.

I am not opposed to this project, it just needs to be planned carefully, and CCG needs to do its part with the rainwater, or risk a multimillion dollar disaster. If we work together and think outside that box and treat this as a major improvement to the city it would be a "home run", or it could just be a disaster.

I sent an email of concerns to John Renfroe, I want to confirm that everyone has received a copy of the email and watched the video. My position is if nobody watched the video then we need to postpone this hearing since only 1 person took the time to watch the video.

Chairperson, everyone of the Commissioners did receive the email in a timely manner.

Commissioner Brown, I did the read the email but I was unable to watch the video. What did the video have in it? Jackson Turner, the currently rainwater system is beyond capacity. The name of the video is Rosemont River. I am not opposed to this project. We don't need to make a bad situation worse. Commissioner Brown, was this a problem when the school was there. CCG has taken steps to improve the system but it isn't good enough. CCG has started working its way up Rosemont Drive fixing the problem but they are working extremely slowly. You please note that during the video you see water pouring of the subjects property into the road.

Jackson Turner, that is the first concern. Concern number 2, I am concerned about the construction side of this project. Large apartment project going on at Warm Springs Road. In December there were blockage of lanes of traffic and unfortunately it resulted in a young man losing his life. Young man was driving a motorcycle and got caught up in the sudden stoppage and he ended up losing his life. Please take into consideration during construction the traffic.

Commissioner Dudley, in the staff report it states that the Developer will need an approved drainage plan if a drainage plan is required. John Renfroe, in this case it would be required. Currently this property does not have a retention or detention facility on it, the school is not required to do that. When this project is constructed all of the water will have to be held on the site in these facilities. If anything, the runoff from this site will actually get better. The Engineering Department would approve that plan.

Chairperson, I am involved with various projects around town and they are very strict about run

off.

Jackson Turner, when the Circle K was built on Manchester Expressway the culvert that was installed and it dumped water directly on to the property of 14 apartment buildings located directly behind it. I urge to you go view for yourself the culvert located behind this Circle K. Whoever is approving these systems and their competence level is an issue here. The retention pond has a big pipe coming out the side of it because it overflows.

I am not opposed to this project but I don't want 10 years of CCG progress to be ruined because of 1 development.

Ed Adams, I have not seen the video either. It appears that everything he is speaking about pertains to engineering and located off our site. School building that was there was mid 1950's construction. It has since been demolished. When we redevelop this site it will be brand new construction and include retention and detention ponds. Redeveloping this site should improve the runoff in this area. The purchase of this property is contingent upon this process moving forward. I request you do not delay this process.

Commissioner Brown, does this road turn into a river? Jackson Turner, if you would have watched the video you would have seen what I am speaking about. Commissioner Brown, so the yards and roads flood? All the water from Manchester Expressway comes down into the neighborhood along Rosemont Drive. Commissioner Brown, so you are concerned this project will create more runoff? Jackson Turner, Circle K didn't build an adequately sized retaining pond. People can talk retention pond all day long but if it is inadequate like the one behind the Circle K then what have we done? Now is the time for CG to commit to completely fixing the problem.

Commissioner Dudley, I'm not an engineer but listening to you explain the situation was sufficient enough for me to understand what you are talking about. Is there someone that works with the city that can discuss with us the problem he has described. John Renfroe, we do have someone with the city that can discuss this with you. This is a Public Works issue. While all factors should be analyzed during every case, this is a land use decision.

Chairperson, all of these concerns will have to be discussed and considered by the Engineering Department. At the end of the day this is a Land Use decision.

Chairperson, any other comments for or against this rezoning please come forward.

Commissioner Baker made a motion to approve the rezoning. Commissioner Derbyseconded. Cases passes unanimously (6-0 Present).

2. **REZN-03-21-0588:** A request to rezone 1.66 acres of land located at 1372 Celia Drive. Current zoning is SFR3 (Single Family Residential 3). Proposed zoning is SFR2 (Single Family Residential 2). The proposed use is Church. Agape Missionary Baptist Church, Inc. is the applicant. This property is located in Council District 1 (Barnes).

John Renfroe reads the staff report:

<b>General Land Use:</b>		Consistent Planning Area E
<b>Current Land Use Designation:</b>		Single Family Residential
<b>Future Land Use Designation:</b>		Single Family Residential
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will increase by 124 trips if used for type use. The Level of Service (LOS) will remain at level A.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Fort Benning's Recommendation:</b>		N/A
<b>DRI Recommendation:</b>		N/A
<b>Surrounding Zoning:</b>	<b>North</b>	SFR2 (Single Family Residential 2)
	<b>South</b>	SFR2 (Single Family Residential 2)
	<b>East</b>	SFR2 (Single Family Residential 2)
	<b>West</b>	SFR2 (Single Family Residential 2)
<b>Attitude of Property Owners:</b>		<b>Sixty-five (65)</b> 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.
	<b>Approval</b>	<b>0 Responses</b>
	<b>Opposition</b>	<b>0 Responses</b>
<b>Additional Information:</b>		N/A

Chairperson asked if the Commissioners have any questions.

James York Jr., 61 Apache Trail, Fort Mitchell, Alabama. We have purchased the property at 4490 Langdon Drive and the property at 1372 Celia Drive was donated. We are trying to make the 2 properties 1 through a replat. John Renfroe let us know that we cannot replat properties with different zoning types, so we are here trying to do the right thing.

Chairperson, will the church be on Celia Drive? James York, I am looking to do the Celia Drive as an overflow parking area. We are looking to use the Langdon parcel as the church. We are looking to purchase a poorly maintained property next door to help better the neighborhood. We are looking to create an after-school program for kids in the future.

Chairperson asked the audience if anyone like to speak for or against the case. No one came forward.

Commissioner Dudley made a motion to approve the rezoning. Commissioner McCaskey seconded. Cases passes unanimously (6-0 Present).

3. **EXCP-03-21-0589:** A request for special exception use at 1372 Celia Drive. Current zoning is SFR3 (Single Family Residential 3). The proposed use is church. Agape Missionary Baptist Church is the applicant. This property is located in Council District 1 (Barnes).

John Renfroe reads the staff report:

**Subject: (EXCP-03-21-0589) Special Exception Use request to allow for a church located at 1372 Celia Drive, Columbus, Georgia 31907.**

### **Church - Under 2 Acres / Over 1 Acre**

Agape Missionary Baptist Church, Inc. has submitted an application for the Special Exception Use cited above. The property is located in a SFR3 (Single Family Residential 2) zoning district. The site for the proposed church located at 1372 Celia Drive. The purpose of the Special Exception Use is to allow for the operation of a church located within the SFR2 (Single Family Residential 2) 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?**

Celia Drive is a local road. Langdon Street is a local road. These roads 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 SFR2 (Single Family Residential 2). Noise, light, flare 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 SFR2 (Single Family Residential 2) properties.

**Council District:** District 1 (Barnes)

**Sixty-Five (65)** 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.

Chairperson asked the audience if anyone like to speak for or against the case. No one came forward.

Commissioner Brown made a motion to approve the rezoning. Commissioner Baker seconded. Cases passes unanimously (6-0 Present).

**4. REZN-04-21-0712:** A request for a text amendment to amend the text of the Unified Development Ordinance (UDO) in regards to Amending Table 3.1.1 and Chapter 13 pertaining to Dog Parks.

John Renfroe reads the staff report:

Request to amend the text of the Unified Development Ordinance (UDO) for private dog park.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS  
(Explanation of Revisions)

1. **Explanation of Revisions:** Amend Table 3.1.1. by permitting the following use in the following districts:

Use Category	H I S T	R E S T	R E S T	R E S T	R E S T	S F R 1	S F R 2	S F R 3	S F R 4	R M F 1	R M F 2	M H P	U P T	C R D	N C	R O	C O	G C	S A C	L M I	H M I	T M E C H	N O T E S	
<b>Commercial</b>																								
<b>Private Dog Park</b>														P	P									

2. **Explanation of Revisions:** Amend Chapter 13 – Definitions by adding a definition for Private Dog Park:

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
Chapter 13 - Definitions.  N/A	Chapter 13 – Definitions.  <i>Private dog park</i> means a piece of fenced property having dimensions of a minimum of 25,000 square feet and no more than 5,000 square feet of that is used by a private company to afford members or customers the opportunity to bring their dogs to an outdoor setting which may be serviced by accessory food, beverage, shopping, and restroom facilities.

Will Johnson, Planning Manager. Working with Fetch Dog park out of Atlanta, Georgia to open the first private dog park Columbus. Normally we would require the business owner to submit for the text amendment change but because this is so new and we had to look into our alcohol license ordinances and several other ordinances it was better we handle it ourselves. Right not it is only being permitted in UPT and CRD on a trial basis but it could expand in the future if this works well.

Chairperson, can you give us a description of what a private dark park is? Will Johnson, essentially you have a membership, it is for your dog, not for you. There is a few different options for food and drinks. There is a screen process for the dogs themselves. There are a couple of Food trucks. We are the first one outside of Atlanta.

Commissioner Dudley, I have discuss public notification pertaining to text amendments. If we

were going to make a change to 1 parcel, we would notify everyone with 300' but we don't with text amendments. Will Johnson, text amendments are not property specific but if we did send out letters in everyone in UPT and CRD it would be outside of our budget to send those. By Georgia law we are not required to send out letters for text amendment changes. We do run our legal ad and post on social media across all platforms. Social media posting includes Twitter, Facebook and Instagram. The Planning Department has Facebook groups that are friends with the group and they are alerted when we post updates.

Commissioner Brown, this is going to be located by Uneed Glass? Is all of that asphalt going to be taken up? Will Johnson, it is a special kind of turf they use for the dog park area. The dog owners are not responsible for cleaning up after their dogs. That is what they call the Bark Rangers. The area will be fenced. It is very popular, and we are doing our best to figure out a way to implement it here. Commissioner Brown, there is parking in the area? Will Johnson, yes, the owners own most of the parking along 5<sup>th</sup>.

Chairperson asked if the Commissioners have any questions.

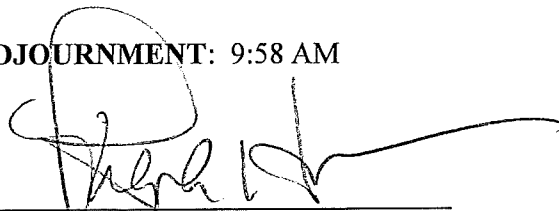
Chairperson asked the audience if anyone like to speak for or against the case. No one came forward.

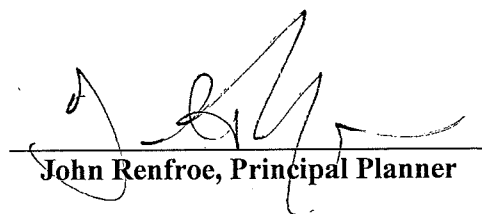
Commissioner Dudley made a motion to approve the rezoning. Commissioner McCaskey seconded. Cases passes unanimously (6-0 Present).

**NEW BUSINESS:** 8 cases scheduled for May 5<sup>th</sup>.

**OLD BUSINESS:** Elect new Vice-Chairperson. Commissioner Weekley nominated Commissioner Derby. Commissioner McCaskey seconded. New Vice-Chairperson passes unanimously (6-0 Present).

**ADJOURNMENT:** 9:58 AM

  
\_\_\_\_\_  
Ralph King, Chairperson

  
\_\_\_\_\_  
John Renfroe, Principal Planner

