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February 17, 2021



Planning Advisory Commission

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, February 17, 2021 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson:

Ralph King

Vice Chairperson:

Robert Bollinger

Commissioners:

Larry Derby, Joseph Brannon, Raul Esteras-Palos, Gloria Thomas, Shelia

Brown & Xavier McCaskey

Virtually:

James Dudley

Absent:

Staff Members:

John Renfroe, Principal Planner

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-01-21-0123: A request to rezone 0.30 acres of land located at 2103 Heard Street. Current zoning is RMF1 (Residential Multifamily 1). Proposed zoning is GC (General Commercial). The proposed use is Office. Lionel Reynolds is the applicant. This property is located in Council District 3 (Huff).

John Renfroe reads the staff report:

General Land Use:

Consistent

Planning Area D

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 by 38 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 RMF1 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

RMF1 (Residential Mutlifamily 1)

South

GC (General Commercial)

East West RMF1 (Residential Mutlifamily 1) SFR4 (Single Family Residential 4)

Attitude of Property Owners:

Sixty (60) 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 Responses0 Responses

Additional Information:

N/A

Lionel Reynolds, 2360 Paddy Avenue. Would like to use this location as an office for his Paint

Business.

Chairperson King, will you have any employees that will be working from this location? Lionel Reynolds, right now it will be just me. Commissioner Thomas, in the future, how many employees might you have? Lionel Reynolds, it would depend on business growth but it will not increase traffic in the neighborhood.

Commissioner Brennan, I own a piece of property that is located close to the property. I am going to recuse myself for this case.

Commissioner Brown, are you planning on displaying any signage? Lionel Reynolds, yes I have a sign on the corner to display the name of the company. Is there regulations for the sign size and location? John Renfroe, yes it would be regulated by the UDO.

Commissioner McCaskey, what is your plan for storing supplies? Lionel Reynolds, some type of shed will be placed on the property to house painting supplies.

Commissioner Esteras-Palos, can office be in any other zoning classifications? John Renfroe, yes but this is the zoning the applicant brought forward. Lionel Reynolds, this use to be a location for a beauty salon.

Chairperson asked the audience if anyone like to speak for or against the case. One person came forward.

Crystal, 2118 Heard Street. Will the PAC consider conditioning the property to revert back to RMF1 if the business no longer operates for a certain amount of time? Yes, that is approved condition that normally has a time restriction for how long it may be closed, usually 6 to 12 months.

Commissioner Bollinger made a motion to approve the rezoning with the condition to revert to RMF1 after 1 year if vacated. Commissioner Thomas seconded. Cases passes unanimously.

2. REZN-01-21-0124: A request to rezone 0.82 acres of land located at 1000 18th Street. Current zoning is GC (General Commercial). Proposed zoning is NC (Neighborhood Commercial) with Conditions. The proposed use is Pharmacy. Austin Gower is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

General Land Use:

Consistent

Planning Area D

Current Land Use Designation:

General Commercial

Future Land Use Designation:

Office / Professional

Compatible with Existing Land-Uses:

Yes

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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 111 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 RMF2 / RO 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 RO (Residential Office) RO (Residential Office)

East

RMF2 (Residential Mutlifamily 2)

West

RO (Residential Office)

Attitude of Property Owners:

Thirty-five (35) 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

Applicant not in attendance.

Commissioner Bollinger recommended case be delayed until next meeting. Commissioner Brennan seconded. Delaying the case until next case passes unanimously.

3. REZN-01-21-0125: A request to rezone 7.68 acres of land located at 2925 Manchester Expressway. Current zoning is GC (General Commercial). Proposed zoning is LMI (Light Manufacturing / Industrial). The proposed use is Fulfillment / Distribution Center. Icarus Alternative Investment is the applicant. This property is located in Council District 5 (Crabb).

John Renfroe reads the staff report:

General Land Use:

Inconsistent

Planning Area A

Current Land Use Designation:

General Commercial

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 decrease by 126 trips if used for industrial 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 industrial

usage.

School Impact:

N/A

Buffer Requirement:

N/A

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

Surrounding Zoning:

North

LMI (Light Manufacturing / Industrial)

South

GC (General Commercial)

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East

GC (General Commercial)

West

Interestate-185

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 Responses0 Responses

Opposition 0 Resp

Additional Information:

N/A

George Mize, 1111 Bay Avenue. Repurpose the vacant BestBuy building to a last mile fulfillment center. 20% less traffic with fulfillment center versus the old BestBuy traffic. Property is under contract pending the rezoning.

Commissioner Bollinger, what kind of vehicles will this fulfillment center be deploying? George Mize, it will more than likely be a large van.

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

Commissioner Derby made a motion to approve the rezoning. Commissioner Bollinger seconded. Cases passes unanimously.

4. REZN-01-21-3244: 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 Cannabis.

John Renfroe reads the staff report:

Request to amend the text of the Unified Development Ordinance (UDO) for medical cannabis operations.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS (Explanation of Revisions)

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

R	R	S	S	S	S	R	R	M	U	C	N	R	C	G	S	L	Η	T	N
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Commercial			 	.,,,,			 								
Medical Cannabis Dispensary								B	B	E		Ē			
Manufacturing and Industrial															
Indoor Cannabis Grow Facilities	-												P	P	

All legal cannabis-related activity oversight falls under the Georgia Access to Medical Cannabis Commission (GMCC). The GMCC and their partners (GBI, UGA, National Institute on Drug Abuse, etc.) oversee <u>ALL</u> aspects of medical cannabis growth and distribution for the state of Georgia.

2. <u>Explanation of Revisions</u>: Amend Chapter 13 – Definitions by adding a definition for Medical Cannabis Dispensary and Indoor Cannabis Grow Facility:

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
Chapter 13 - Definitions.	Chapter 13 – Definitions.
N/A	Medical Cannabis Dispensary. A facility permitted by the Georgia Access to Medical Cannabis Commission to sell low THC oil to registered patients by a dispensing license.
	Indoor Cannabis Grow Facility: A facility permitted by the Georgia Access to Medical Cannabis Commission to produce and manufacture low THC oil issued pursuant to OCGA Section 16-12-211 (Class 1) and OCGA Section 16-12-212 (Class 2).

No questions from the Commissioners about the Text Amendment.

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

Commissioner Brennan made a motion to approve the Text Amendment. Commissioner Thomas seconded. Cases passes unanimously.

NEW BUSINESS: Next meeting scheduled for March 03, 2021.

OLD BUSINESS: No old business.

ADJOURNMENT: 9:36 AM

Ralph King, Chairperson

John Renfroe, Principal Planner