

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, September 04, 2019 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Ralph King
Vice Chairperson: Robert Bollinger
Commissioners: James Dudley, Teddy Reese, Michael Greenblatt & Joseph Brannon
Absent: Larry Derby, Xavier McCaskey & Wallace Davis

Staff Members: John Renfroe, Principal Planner

Others Present:

CALL TO ORDER: Chairperson King 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-08-19-6221: A request to rezone 0.48 acres of land located at 3025 / 3021 Macon Road. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Auto/Truck Repair, Minor. Ernie Smallman is the applicant. This property is located in Council District 5 (Crabb).

John Renfroe read the staff report for this case.

General Land Use:	Inconsistent Planning Area D
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Mixed Use
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 250 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:

N/A

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

Surrounding Zoning:

North
South
East
West

NC (Neighborhood Commercial)
NC (Neighborhood Commercial)
GC (General Commercial)
NC (Neighborhood Commercial)

Attitude of Property Owners:

Twenty-One (21) 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

The applicant came forward and explained his case; applicant intends to remove existing structures and construct a new oil change/auto repair facility. The applicant indicated parking concerns and lack of square footage are central to his need to reconstruct.

Commissioner Reese moved to recommend approval as presented; Commissioner Davis seconded and the motion carried unanimously.

2. REZN-08-19-6222: A request to rezone 11.20 acres of land located at 8501 Fortson Road. Current zoning is GC (General Commercial). Proposed zoning is PUD (Planned Unit Development). The proposed use is Single Family Detached Homes. Allen Development Group,

Inc. is the applicant. This property is located in Council District 2 (Davis).

John Renfroe read the staff report.

General Land Use:	Inconsistent Planning Area A
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Light Manufacturing / Industrial
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 436 trips if used for residential use. The Level of Service (LOS) will remain at level A.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:	N/A
Buffer Requirement:	Minimum Master Planned Development Standards located on Table 2.5.2: Front: 50 feet Left Side: 50 feet (Nonresidential FLU) Right Side: 100 feet (Residential FLU) Back: 50 feet (Nonresidential FLU)
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
Surrounding Zoning:	
North	RE1 (Residential Estate 1)
South	RE1 (Residential Estate 1)
East	LMI (Light Manufacturing / Industrial)
West	RO (Residential Office)

Attitude of Property Owners:

Fifteen (15) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one call and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	1 Responses

Additional Information:

N/A

John Renfroe indicated the planning department received one email concerned that potential homeowners should be made aware of the nearby quarry. Another email to the planning department was concerned about the proliferation of Planned Unit Developments like Old Town.

The applicant, Greg Allen of Allen Development group, came forward to present his case. The applicant indicated they desired to make a 58 unit, horizontal condo-style, gated subdivision with private roads. The commissioners asked about the potential issues with the quarry; the applicant indicated schools, Old Town development and other residential developments are as close as or closer than the proposed development. The commissioners asked if the proposed condition recommended by the nearby Vulcan Quarry could be placed on the rezoning, John Renfroe indicated it could.

Jack Lawler, 2424 Hubbard Road, came forward to speak against the proposed rezoning. He indicated uncertainty as a landowner in the area about the different zoning designations and wants clarity. He stated he is not explicitly in opposition.

Gene Orr, 2112 Hubbard Road, came forward to speak in opposition. He stated he has lived in the area since 1969 and is concerned about the future and changing character of the area from rural to suburban with the increase in apartment living. Mr. Orr was also concerned about an increase in existing traffic issues. He indicated commercial/industrial development would be more appropriate for the area.

Commissioner Greenblatt asked Mr. Renfroe about the different traffic impacts of commercial vs residential (PUD in this case) development; Mr. Renfroe indicated commercial development would have about three times the traffic impact.

Chairperson King asked about the potential of future development on the property; the applicant indicated they were in consultation with neighbors about the extension of right of way to increase access. The applicant indicates they don't know about any more future development however.

Commissioner Greenblatt moved to recommend approval of the application and Commissioner Brannan seconded; the motion carried 4-1.

3. REZN-08-19-6245: A request to rezone 7.89 acres of land located at 120 20th Street. Current zoning is RMF2 (Residential Multifamily 2). Proposed zoning is RO (Residential Office). The proposed use is Residential Multifamily. Verona Campbell is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe read the staff report.

General Land Use:	Consistent Planning Area F
Current Land Use Designation:	Multifamily Residential
Future Land Use Designation:	Multifamily 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 373 trips if used for multifamily 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 multifamily usage.
School Impact:	N/A
Buffer Requirement:	<p>The site shall include a Category C buffer along all property lines bordered by the RO zoning district. The 3 options under Category C are:</p> <ol style="list-style-type: none">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	RMF2 (Residential Multifamily 2)
	South	GC (General Commercial) / LMI (Light Manufacturing / Industrial)
	East	Chattahoochee River
	West	GC (General Commercial)

Attitude of Property Owners: **Fifty (50)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 1 call and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	1 Responses

Additional Information: N/A

Commissioner Reese asked clarification about the need for rezoning; Mr. Renfro indicated the different setbacks for RO are preferable for development.

Verona Campbell, applicant with the Housing Authority of Columbus, came forward to explain her case. The plan is to demolish the existing Chase Homes complex and build 102 units with community areas in it's place. She also explained how Housing and Urban Development are "orphaning" properties in flood plains (like the property in question). The rezoning to RO would allow for more dense development that can meet the restrictions set by Housing and Urban Development, the IRS and Department of Community Affairs and move the residences as far as possible from the existing Georgia Power substation. Verona Campbell explained how the development would be a combination of market rate and subsidized units, have extensive buffer and landscape requirements (set by DCA) and be an attractive development integrated into the larger community with access to the RiverWalk and other pedestrian facilities.

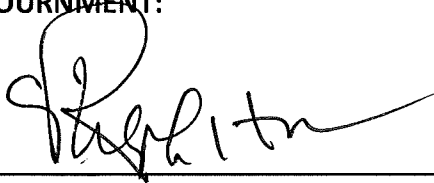
Commissioner Reese asked for clarification about the design in relation to other development, Verona Campbell indicated the design would be modern and not "institutional" in appearance. She also indicated that the development would have a new name. Commissioner Reese stated he asked that the Housing Authority take into account the current residents and provide a great place to live that they take pride in and lauded the Housing Authorities prior work.

Commissioner Reese moved to recommend approval of the case as presented and Commissioner Greenblatt seconded. John Renfro indicated the board may amend the motion to include zero-foot setbacks; Commissioner Reese agreed and amended as stated and the motion carried unanimously.

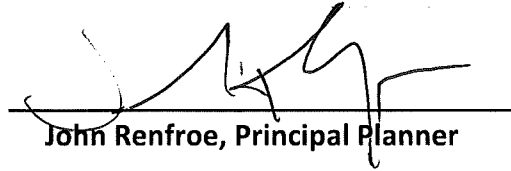
NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT:

A handwritten signature in cursive script, appearing to read 'Ralph King', written over a horizontal line.

Ralph King, Chairperson

A handwritten signature in cursive script, appearing to read 'John Renfroe', written over a horizontal line.

John Renfroe, Principal Planner