

CONSOLIDATED GOVERNMENT  
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 PLANNING DEPARTMENT

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OCT - 6 2021

Planning Advisory Commission

September 15, 2021

**MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, September 15, 2021 in the Council Chambers of the Citizen Service Center.

**Commissioners Present:**

- Chairperson:** Ralph King
- Vice Chairperson:** Larry Derby
- Commissioners:** Brad Baker, Gloria Thomas, Shelia Brown, Patricia Weekley, Xavier McCaskey
- Virtually:** James Dudley
- Absent:** Raul Esteras-Palos

**Staff Members:** John Renfroe, Principal Planner

**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-08-21-1520:** A request to rezone 0.82 acres of land located at 1400 17<sup>th</sup> Street. Current zoning is RO (Residential Office). Proposed zoning is GC (General Commercial). The proposed use is Self Service Storage. Shaun Bussey is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

- General Land Use:** Inconsistent  
Planning Area D
- Current Land Use Designation:** General Commercial
- Future Land Use Designation:** Single Family Residential
- Compatible with Existing Land-Uses:** 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 59 trips if used for commercial use. The Level of Service (LOS) will remain at level B.
<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>	RO (Residential Office)
	<b>South</b>	RMF1 (Residential Multifamily 1)
	<b>East</b>	RO (Residential Office)
	<b>West</b>	GC (General Commercial)
<b>Attitude of Property Owners:</b>		<b>Seventy (70)</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</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>		N/A

Chairperson asked if the Commissioners have any questions.

Shaun Bussey, 2105 Springhill Drive, Columbus, Georgia. Representing Larry Bussey. Originally planned to be apartments. 2008 happened so it was put on the backburner. Traffic was also a concern at the time. We plan to convert this building into a Self Service Storage. Low impact, 1 to 5 visitors a week. This property was originally GC – General Commercial before we rezoned it for the apartments.

Commissioner Brown, do you do any kind of a study to see the need for storage space? Shaun Bussey, the military pushes the storage business in Columbus.

Commissioner Baker, mural on 17<sup>th</sup> Street side of the building? Shaun Bussey, in talks in Midtown, Inc. we are going to do 1 of the panels of that side of the building with a mural.

Commissioner Weekley, how many spaces for storage of vehicles. Shaun Bussey, at this time we currently have 20-25 spots available for some type/size of vehicle storage.

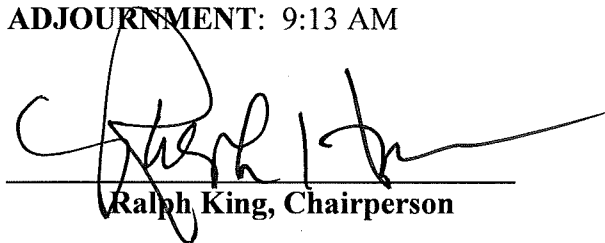
Chairperson requested anyone in the audience to speak for against this case please come forward. No one came forward.

Commissioner Brown made a motion to approve the rezoning. Commissioner Baker seconded. Cases passes unanimously (6-0 Physical / 1-0 Virtual).

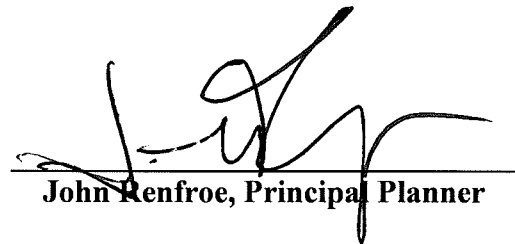
**NEW BUSINESS:** 3 cases scheduled for October 06, 2021.

**OLD BUSINESS:** None

**ADJOURNMENT:** 9:13 AM



Ralph King, Chairperson



John Renfroe, Principal Planner