

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, September 01, 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 & Raul Esteras-Palos

Virtually: James Dudley

Absent:

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 0.43 acres of land located at 6361 Talokas Lane. Current zoning is PMUD (Planned Mixed Use Development). Proposed zoning is GC (General Commercial). The proposed use is Commercial Uses. Ben Billings is the applicant. This property is located in Council District 6 (Allen).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area B
Current Land Use Designation:	Rural Residential
Future Land Use Designation:	General Commercial
Compatible with Existing Land-Uses:	Yes

OCT - 7 2021
COLUMBUS, GA

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:		N/A
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	PMUD (Planned Mix Use Development)
	South	GC (General Commercial)
	East	PMUD (Planned Mix Use Development)
	West	GC (General Commercial)
Attitude of Property Owners:		Ten (10) 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.

Ben Billing, 6518 Billings Drive. We own an out parcel that we are want to do a land swap with the adjacent PMUD. The rezoning was initiated due to trying to replat the property. Columbus no longer allows 2 different zoning types under 1 parcel, this rezoning will clean that up.

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

Commissioner Weekley made a motion to approve the rezoning. Commissioner Baker seconded. Cases passes unanimously (7-0 Physical / 1-0 Virtual).

2. REZN-08-21-1522: A request to rezone 2.58 acres of land located at 6500 / 6516 Lynch Road. Current zoning is SFR2 (Single Family Residential 2). Proposed zoning is GC (General Commercial). The proposed use is Retail / Restaurant / Convenience Store, with Gas Sales. Lashmi Karthik is the applicant. This property is located in Council District 6 (Allen).

John Renfroe reads the staff report:

General Land Use:	Inconsistent Planning Area B
Current Land Use Designation:	Rural Residential
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 increase by 386 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 SFR2 zoning district. The 3 options under Category C are: <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	SFR2 (Single Family Residential 2)
	South	HMI (Heavy Manufacturing / Industrial)
	East	SFR2 (Single Family Residential 2)
	West	RE1 (Residential Estate 1)
Attitude of Property Owners:		Ten (10) 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:		US Highway 80 Overlay District / GDOT scheduled to build 2 roundabouts at this location in the next 3-5 years.

Chairperson asked John Renfroe to elaborate on what the overlay covers. John Renfroe, the pumps will have to be located to the side, the landscaping is buffed up and there are façade requirements. It is mostly an aesthetic requirement.

Chairperson asked if the Commissioners have any questions.

Commissioner McCaskey, what is the danger of that? John Renfroe, it is projected for 2 roundabouts to be at this location. The signalized intersection will no longer be there. Danger will be reduced due to lower speeds at roundabouts. GDOT owns the road so they will make the final decisions on speed and cameras.

Commissioner Baker, is there a turn lane projected to be installed to enter this property? John Renfroe, there is currently one there now and it will be extended to fit what the developer is trying to do.

Lakshmi Karthik, representing her clients for this rezoning. Development will abide with all overlay requirements and the future GDOT roundabout. Commissioner Baker, what will be the buffer requirements along the back of the property. John Renfroe, they will be required to do any of the buffer enhancements under the Category C buffer requirements.

Mr Patel, co-owner of the property. We will abide with the city's ordinance but more than likely we will do fencing around the property. Commissioner McCaskey, there is a school that is close so how would traffic and parking be setup? John Renfroe, as far as parking, it looks like it is all the way around the building on the site plan. They have sufficient parking. Right in, right out on along Macon Road and on Lynch Road it would be a full driveway. We ran the report on for traffic and the road would remain at a Level of Service B which is acceptable in Muscogee County.

Commissioner Esteras-Palos, what are the hours of operation? Mr. Petal, 6am to 11pm store.

Chairperson requested anyone in the audience to speak for against this case please come forward. One person came forward against the rezoning.

Royce Parts, 8538 Macon Road. Adjacent to the property. Concerns with traffic, the buffer and the entrance and exits onto the property.

Commissioner Baker made a motion to conditionally approve the rezoning to include a fence and 20' minimum landscape buffer. Commissioner Thomas seconded. Cases passes unanimously (7-0 Physical / 1-0 Virtual).

3. REZN-08-21-1523: A request to rezone 0.34 acres of land located at 1309 Wildwood Avenue. Current zoning is RO (Residential Office). Proposed zoning is RMF2 (Residential Multifamily 2). The proposed use is Personal Care Home, Type 1. Eshonda Blue 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:	Multifamily
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 44 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:

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:

North
South
East
West

RMF2 (Residential Multifamily 2)
 RO (Residential Office)
 RMF2 (Residential Multifamily 2)
 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 **0 Responses**
Opposition **0 Responses**

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Eshonda Blue, Americus Georgia. Personal Care Home. Property is currently zoned for more than 6 but we want to have 6 or less. We currently operate 26 facilities.

Commissioner Thomas, how many residents and how old? Eshonda Blue, 6 total and it is for seniors.

Chairperson, will they be driving? Eshonda Blue, they will not.

Commissioner Brown, how will the rooms be setup? 2 clients per room. There will be a staff member on site at all times. The staff member will do all of the cooking and cleaning for the clients.

Commissioner Esteras-Palos, what is the care giving to client ratio? Eshonda Blue, 6-1.

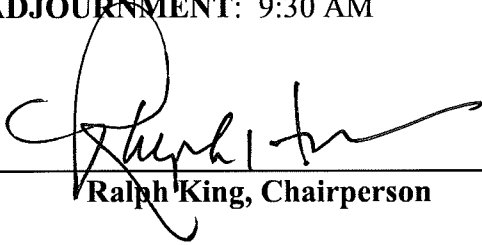
Chairperson requested anyone in the audience to speak for against this case please come forward.
No one came forward.

Commissioner Raul Esteras-Palos made a motion to approve the rezoning. Commissioner Thomas seconded. Cases passes unanimously (6-1 Physical / 1-0 Virtual)(McCaskey).

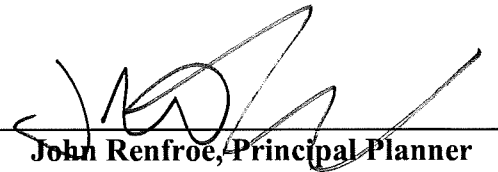
NEW BUSINESS: 3 cases scheduled for October 06, 2021.

OLD BUSINESS: None

ADJOURNMENT: 9:30 AM



Ralph King, Chairperson



John Renfro, Principal Planner