

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

DEC 15 2021

Planning Advisory Commission

December 01, 2021

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, December 01, 2021, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson:

Vice Chairperson: Larry Derby

Commissioners: Brad Baker, Xavier McCaskey, James Dudley, Gloria Thomas, Shelia Brown, Patricia Weekley

Virtually:

Absent: Ralph King, 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: No minutes available for meeting.

- 1. REZN-11-21-2094:** A request to rezone 0.96 acres of land located at 1163 Henry Avenue. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Auto/Truck Broker. Darren Atkins 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:	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 to 192 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:

N/A

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

Surrounding Zoning:

North
South
East
West

NC (Neighborhood Commercial)
NC (Neighborhood Commercial)
NC (Neighborhood Commercial)
RMF1 (Residential Multifamily 1)
NC (Neighborhood Commercial)

Attitude of Property Owners:

Fifty-five (55) 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.

Commissioner Dudley, is this no more than buying and sale vehicles. John Renfro, that is correct, they would not be able to store vehicles at this location.

Daren Atkins. We would like to join our 2 business together to save money at this location.

Commissioner Weekley, what will be the hours? Atkins, 9am to 5pm is the current plan.

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

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

2. EXCP-11-21-2095: A request for special exception use at 1846 Buena Vista Road. Current zoning is RO (Residential Office). The proposed use is Banquet Facility. Darryl G Cater, Sr. is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

Special Exception Use request to allow for a banquet facility located at 1846 Buena Vista Road, Columbus, Georgia 31906.

Banquet Facility

Darryl G Cater, Sr. has submitted an application for the Special Exception Use cited above. The property is located in a RO (Residential Office) zoning district. The site for the proposed banquet facility is located at 1846 Buena Vista Road. The purpose of the Special Exception Use is to allow for the operation of a banquet facility located within the RO (Residential Office) 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?

Buena Vista Road is an arterial road. It 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 RO. Noise, light, glare and odor should be limited due to the nature of the facility.

(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 RO (Residential Office) properties.

Council District: District 7 (Woodson)

Twenty (20) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received one calls and/or emails regarding the rezoning.

Approval: 0 Reponses

Opposition: 1 Responses

Additional Information: Concerned with possible noise from facility if approved.

Chairperson asked if the Commissioners have any questions.

Darryl Carter, 186 Maple Creek Court. Historic site facility and have been approach by numerous people to get married at this location.

Commissioner Dudley, what hours do you plan to operate the facility, Darryl Carter, 10am to 10pm.

Commissioner McCaskey, this is only going to be used as a banquet facility. Darryl Carter, that is correct.

Commissioner Weekley, do you plan do any modifications to the building. Darryl Carter, because it is a historic site we have to be approved to do any type of work on the building.

Commissioner Thomas, what will the capacity be? Darryl Carter, it will be roughly 100 people.

Commissioner Brown, I am concerned about parking. Darryl Carter, we have asked AFLAC if we could use their parking lot located across the street. AFLAC said we could as long as it is not during their business hours.

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

Ron Hamby, 1801 Elmwood Drive. People have also been parking in the large field that belongs to AFLAC. Darryl Carter, from my understanding there as been no parking in that field area. This banquet facility could impact the values of homes as well as the quality of life because the noise. Currently loud music is being played late into the evening now.

Darryl Carter, there is 1 person that manages the property daily, he does have people over but there has not been an event at this location.

Ron Hamby, did AFLAC receive a letter. John Renfroe, if the property has an address, then a

letter was sent to anyone within 350'.

Commissioner Thomas, what time are you calling for late hours? Ron Hamby, another person that lives closer to the facility can speak to that.

Ron Hamby, are they serving alcohol at this event center and what happens if they go into the AFLAC field? Darryl Carter, no alcohol will be sold and there is currently a fence all the way around the property. It would be hard for someone to leave our property and go into that field easily.

John Griffin, 957 Overlook Drive. My main concern is the noise level over the last 2 months they have had 4-5 events/parties that have had very loud music playing.

Ed Cavett, 106 Overlook Drive. Will strongly hurt our neighborhood and the quietness we have had for many years. He says its just been a few closest friends, I'd say it has been close to 100 of his closest friends have been at these parties. This is a quiet neighborhood.

Commissioner Dudley, did the nursing facility respond or have any comments? John Renfroe, they received a letter but no comments were left with the planning department.

Commissioner Brown, can this case be tabled until the applicant gets some type of agreement with AFLAC to allow for parking in their parking lot. John Renfroe, yes, you can make a motion to table this case until a certain item is supplied to the board and then you'll vote to table it.

Commissioner Brown made a motion to table the special exception. Commissioner McCaskey seconded. Cases is tabled. (5-1 Physical / 0-0 Virtual).

Commissioner Dudley, whose responsibility is to get that information? John Renfroe, the planning department will request the applicant to get an agreement from AFLAC that says they are allow to use their parking lot during the hours of... Once that is received we will resend notifications letters and this case will move forward like a 1st reading.

3. **EXCP-11-21-2096:** A request for special exception use at 405 Broadway. Current zoning is HIST (Historic). The proposed use is Restaurant, General. Matthew Lapidis is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

Special Exception Use request to allow for a Restaurant, General located at 405 Broadway, Columbus, Georgia 31901.

Restaurant, General

Matthew Lapidis has submitted an application for the Special Exception Use cited above. The

property is located in a HIST (Historic) zoning district. The site for the proposed Restaurant, General description located at 405 Broadway. The purpose of the Special Exception Use is to allow for the operation of a Restaurant, General located within the HIST (Historic) 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?

Broadway is a local road. It will provide adequate free flow movement. This use will be an accessory use to the property.

(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 HIST. Noise, light, glare and odor should be limited due to the nature of the facility.

(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 HIST (Historic) properties.

Council District: District 7 (Woodson)

Twenty (20) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received two (2) calls and/or emails regarding the rezoning.

Approval: 0 Responses

Opposition: 2 Responses

Additional Information: N/A

Chairperson asked if the Commissioners have any questions.

Matthew Lapedes, 405 Broadway. Landmark building. Currently has commercial zoning for many uses. It is already approved for many of the uses we seek but we are here to request a special exception for a restaurant. Parking spots have been reconfigured at our location, we now have 25 spots on our property. BHAR has approved this prior to this meeting. We also have an additional 25 spots located under the bridge which public parking and is within walking distance. We have 2 other options if necessary. Civic Center public parking overflow is within walking distance and is more parking than we would ever need. Lastly, we have the option if needed at 412 Broadway for overflow if needed.

Commissioner Dudley, how was the restaurant used originally? John Renfroe, it was grandfathered in and it would still apply now but it hasn't been in operation for 10 years, so after 6 months they lost their grandfathered status and are here seeking a special exception.

Commissioner Thomas, how many staff members will you have? Lapedes, the size of staff will fluctuate from 2 up to 20 depending on the events and need.

Commissioner Brown, what will your hours be? Lapedes, 7am until 10pm is our plan at the moment.

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

Debbie Young, 601 Broadway. Revitalizing this property is exactly what people moving into the area and to Columbus want to see. This property is too big for a residential house, it is over 9,000 ft² plus it is right next to a highway. This is a good transition property from the highway to the neighborhood. This is a great anchor to the neighborhood.

Charles Walker, 429 Broadway. Lived in this house for over 40 years. This house is part of the neighborhood, it has and always will be and part of that has been a restaurant.

Leticia Cliverios, 465 Broadway. We are in favor of this project and the revitalization it will bring to the house and neighborhood.

Donna Anderson, 501 Broadway. Travels by Donna. I don't approve of the special exception because of the lack of parking. Where is the dumpster going to be placed? To my knowledge the historic district is not zoned for events.

Commissioner Dudley, is the historic district zoned for events? John Renfroe, they are zoned for temporary events and I believe that is what the applicants plan to do.

Commissioner Dudley, has historic Columbus given any input on what they want? John Renfroe, as of right now they have not.

Commissioner Brown, if they provide valet parking will that help? Anderson, wouldn't they have to get permission to do that?

Matthew Lapedes, the dumpster will be in the back of the parking lot. I don't control when pickup is so we are the mercy of the city/company that does that as far as the hours of when it is done.

Robin Tramark, 720 Broadway. President of the historic preservation society and we have not taken a position yet. I am here to gather more information and report back.

Commissioner Brown made a motion to approve the special exception. Commissioner Dudley seconded. Cases passes unanimously (6-0 Physical / 0-0 Virtual).

4. REZN-11-21-2097: A request to rezone 1.63 acres of land located at 323 16th Street Current zoning is LMI (Light Manufacturing / Industrial) & GC (General Commercial). Proposed zoning is UPT (Uptown). The proposed use is Multifamily. Ken Henson, Jr. 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:	Vacant / Undeveloped
Future Land Use Designation:	High Density 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 to 160 trips if used for residential 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 residential usage.
School Impact:	N/A
Buffer Requirement:	N/A
Fort Benning's Recommendation:	N/A

DRI Recommendation: N/A

Surrounding Zoning: **North** GC (General Commercial)
 South UPT (Uptown)
 East GC (General Commercial)
 West LMI (Light Manufacturing / Industrial)

Attitude of Property Owners: **Twenty-five (25)** 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.

Ken Henson, 612 Broadway. I am currently building some apartments along 2nd Avenue that are almost complete. It is roughly 65 apartments and we would like to continue this development to this area, north of the House of Mercy.

Commissioner Brown, is there enough room for parking? Ken Henson, we will have plenty of parking, the city ROW is large, and we will be able to add some spots along the street. That isn't a concern at this time. There will be more than enough parking.

Commissioner Thomas, is this low income? Ken Henson, these will be market rate apartments.

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

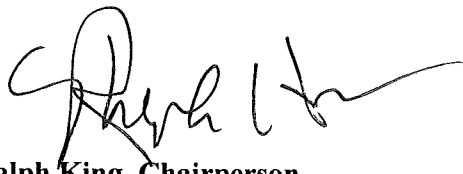
Commissioner McCaskey made a motion to approve the rezoning. Commissioner Dudley seconded. Cases passes unanimously (6-0 Physical / 0-0 Virtual).

NEW BUSINESS: 4 cases scheduled for December 15, 2021.

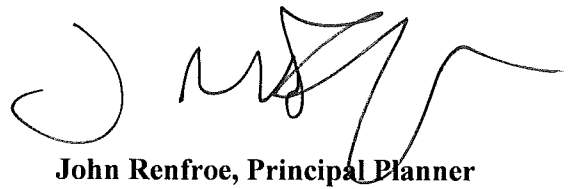
OLD BUSINESS: None

ADJOURNMENT: 10:38 AM

RECORDING: <https://www.youtube.com/watch?v=8MSV6R00Osw>

A handwritten signature in black ink, appearing to read 'Ralph King', with a long horizontal flourish extending to the right.

Ralph King, Chairperson

A handwritten signature in black ink, appearing to read 'John Renfroe', with a large circular flourish on the left and a long horizontal flourish on the right.

John Renfroe, Principal Planner