

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

DEC 15 2021

Planning Advisory Commission

November 17, 2021

MINUTES

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

Commissioners Present:

Chairperson: Ralph King

Vice Chairperson: Larry Derby

Commissioners: James Dudley, Patricia Weekley, Raul Esteras-Palos, Shelia Brown

Virtually:

Absent: Gloria Thomas, Brad Baker, Xavier McCaskey

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-09-21-1842:** A request to rezone 2.00 acres of land located at 6100 Whitesville Road. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Auto/Truck Sales, New & Used. Sonic Development, LLC is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe reads the staff report:

General Land Use: Consistent
Planning Area B

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 to 690 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:

- 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

SFR2 (Single Family Residential 2)
NC (Neighborhood Commercial)
NC (Neighborhood Commercial)
NC (Neighborhood 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 ten (10) calls and/or emails regarding the rezoning.

Approval
Opposition

0 Responses
10 Responses

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley, the intention is not to be a traditional car lot, but once rezoned it could be one correct? John Renfro, the property is 2.01 acres so if ever sold, this property could be used as a car lot in the future.

George Mize, 1111 Bay Avenue, Columbus. Representing the applicant of Sonic Automotive. Network of dealerships. \$10 billion in annual sales. One bank build that will be transformed into a auto delivery center. 4-8 car a day will be delivered, the purchasers will arrive, sign documents and leave with their vehicle. No more than 4-8 vehicles will be on site at any time. This location will wash and detail cars and we will seek a condition to allow this type of use from 100 feet to 90 feet from the existing residential houses. We also seek to not have a wall / transparent fence along the north side of the property.

Commissioner Weekley, what would be the hours of operation. George Mize, 10 am to 6pm, Monday through Saturday, closed on Sunday.

Commissioner Brown, what is the estimate of cars delivered a day? George Mize, between 4 and 8.

Commissioner Palos, is the a LEED or eco certified building? George Mize, its not eco, it is echo.

Commissioner Dudley, as far as the condition to not have a wall required. What does it look like during the winter and fall months? George Mize, the tree canopy in this area is really dense.

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

Patricia Brown, 1602 Fox Chapel Drive. My house does not have all the trees that my neighbors have. Some type of fence or wall would be nice. What do you think it will do the property values John Renfro, I am not a real estate appraiser but I would image that your property value would remain the same especially since it is a lesser use than a bank. I am concerned about noise and visibility.

Commissioner Weekley made a motion to approve the rezoning with the conditions as mentioned. Commissioner Dudley seconded. Cases passes unanimously (5-0 Physical / 0-0 Virtual).

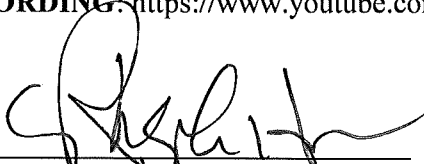
NEW BUSINESS: 4 cases scheduled for December 01, 2021.

Chairperson King, Id like to take to Council the possibility of 1 PAC meeting per month. I don't know what that looks like from Georgia state law but I would like to take vote see if 1 extended meeting vs a bunch of short meetings could work. John Renfro, I can look into the state law and I can also go back to the early 2000's and see what the case rate is per meeting as well as the quantities per year.

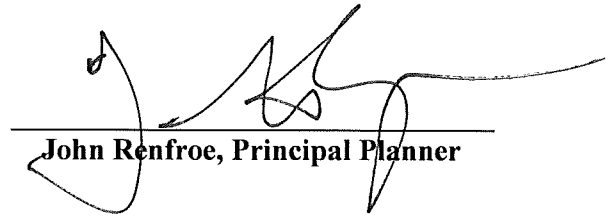
OLD BUSINESS: None

ADJOURNMENT: 9:26 AM

RECORDING: <https://www.youtube.com/watch?v=W6SRbDZX008>



Ralph King, Chairperson



John Renfroe, Principal Planner