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PLANNING DEPARTMENT

Planning Advisory Commission

November 15, 2023

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, November 15, 2023, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Larry Derby
Vice Chairperson: Ralph King
Commissioners: Gloria Thomas, Rick Stallings, James Dudley
Absent: Patrick Steed, Xavier McCaskey, Patricia Weekley

Staff Members: John Renfroe, Assistant Planning Director
Morgan Shepard, Principal Planner

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. Chairperson noted the second agenda item has been withdrawn by the applicant.

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-10-23-1989:** A request to rezone 0.62 acres of land located at 3914/3922 Buena Vista Road. Current zoning is Neighborhood Commercial (NC) zoning district. Proposed zoning is General Commercial (GC) zoning district. The proposed use is Convenience Store with Gas Sales. Surya Estate 5, LLC is the applicant. The property is located in Council District 1 (Barnes).

Morgan Shepard read the staff report.

REZN-10-23-1989

Applicant: Surya Estate 6, LLC
Owner: Surya Estate 6, LLC
Location: 3914/3922 Buena Vista Road

Parcel:		087-028-007/8
Acreage:		0.62 Acres
Current Zoning Classification:		Neighborhood Commercial (NC)
Proposed Zoning Classification:		General Commercial (GC)
Current Use of Property:		Vacant
Proposed Use of Property:		Convenience Store with Gas Sales
General Land Use:		Consistent Planning Area E
Current Land Use Designation:		General Commercial
Future Land Use Designation:		General Commercial
Compatible with Existing Land-Uses:		No
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 131 trips if used for commercial use.
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	Neighborhood Commercial (NC)
	South	Neighborhood Commercial (NC)
	East	Neighborhood Commercial (NC)
	West	Neighborhood Commercial (NC)

Attitude of Property Owners:

Thirty-nine (39) 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:

The convenience store will be 3,325 square feet with four fuel pumps.

GDOT has acquired part of the property as part of the Diverging Diamond Interchange project including permanent easement, temporary easement and right-of-way. There are limited access rights on the property temporarily.

Commissioner Dudley asked for clarification on GDOT releasing control of the roads back to the city.

Ms. Shepard stated when GDOT is managing a project they temporarily own all the roads and property within the construction limits. When the project is finalized, the road is turned back over to the city.

Austin Gibson, 1111 Bay Avenue, approached the Commissioners, on behalf of the applicant. He presented a PowerPoint to discuss the request and illustrate what the applicant intends to build.

Commissioner Thomas asked if this property would just be a gas station only or would there be another business.

Mr. Gibson responded he believes so. The plan includes a 600 square foot attached building, but he thinks that will be the office or storage area.

Commissioner Stallings asked about buffers between the proposed gas station and the residence behind it.

Ms. Shepard stated there is no buffer requirement between GC and NC.

Mr. Gibson stated the properties directly behind the proposed gas station look like houses but are businesses.

Commissioner King moved to approve the proposed rezoning and Commissioner Stallings seconded; Case is approved (5-0 Physical / 0-0 Virtual).

2. REZN-11-23-0218: A request for a text amendment to amend Section 4.3.25 and Section 4.10.1 of the Unified Development Ordinance (UDO) in regard to Electric Vehicles and Key Lock Boxes. The Planning Department is the applicant.

Morgan Shepard introduced John Shull, the Fire Marshal for the City of Columbus. Mr. Shull explained the requested text amendments and the purpose for the change.

The Planning Advisory Commissioners asked if the Key Lock Boxes would be required for new businesses only or existing, if churches would be included in businesses, what the cost would be, how the owner would be notified and if the size of the building mattered.

Mr. Shull responded he would like to see this become mandatory, regardless of building size for businesses, including churches and other buildings used for public assembly like schools. The cost is approximately \$900 for the business owner and if the Fire Department needed to access the building, dispatch would notify the point of contact for the building.

Commissioner King moved to approve the proposed Text Amendments and Commissioner Thomas seconded; Case is approved (5-0 Physical / 0-0 Virtual).


NEW BUSINESS:

OLD BUSINESS: None

ADJOURNMENT: 9:31 A.M.

RECORDING: <https://www.youtube.com/watch?v=aH-F6CH7Pwc>


Larry Derby, Chairperson


Morgan Shepard, Principal Planner