



**MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, July 19, 2023, in the Council Chambers of the Citizen Service Center.

**Commissioners Present:**

- Chairperson:** Larry Derby
- Vice Chairperson:** James Dudley
- Commissioners:** Brad Baker, Ralph King, Patricia Weekley, Gloria Thomas
- Virtually:**
- Absent:** Xavier McCaskey, Patrick Steed

- 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.

**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-05-23-0974:** A request for a text amendment to the UDO Table of Permitted Uses (Table 3.1.1). Proposed amendment is to allow a Tattoo and Body Piercing Shop be located in Uptown (UPT) zoning district as a Special Exception use. Kasey McGrath is the applicant.

Morgan Shepard read the staff report.

**Staff Report**  
**REZN-05-23-0974**  
**Text Amendment Change to the UDO**

A request to amend the text of the Unified Development Ordinance (UDO) to permit Tattoo and Body Piercing Shop as a Special Exception Use in the UPT zoning district.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS  
(Explanation of Revisions)

- 1. Explanation of Revisions:** Amend Table 3.1.1 by adding Tattoo and Body Piercing Shop as a Special Exception Use in the UPT zoning district.

Use	H I S T	R E 10	R E 5	R E 1	R T	S F 1	S F 2	S F 3	S F 4	R M 1	R M 2	M H P	U P T	C R D	N C	R O	C O	G C	S A C	L M I	H M I	T E C H	N O T E S
Tattoo and Body Piercing Shop													SE					P					

Kasey McGrath, 2609 18<sup>th</sup> Avenue, the applicant, addressed the Commissioners. She stated this use would be a great addition to the growing arts community in the Uptown district.

Commissioner Weekley asked how many employees are expected and what the hours are.

Ms. McGrath responded two at first with the potential for four and the hours would be 10 A.M. to 7 P.M.

Commissioner Thomas asked if that was Monday through Saturday.

Ms. McGrath responded yes.

Robert Jenkins, 912 Fortson Road, the property owner, addressed the Commissioners in favor of the request. He owns several additional properties in the area, he has noticed vacancies and problems of homelessness. He wants to get a good business in the location. He stated a lot of people were interested in leasing the property and he chose Ms. McGrath.

Commissioner King moved to approve the proposed Text Amendment and Commissioner Dudley seconded; Case is approved (6-0 Physical / 0-0 Virtual).

- 2. EXCP-05-23-0881:** A request for special exception use located at 221 9th Street. Current zoning is Uptown (UPT). The proposed use is a Tattoo Studio. Amy D Gill is the applicant. This property is located in Council District 7 (Cogle).

Morgan Shepard read the staff report.

Kasey McGrath has submitted an application for the Special Exception Use cited above. The property is located in the Uptown (UPT) zoning district. The site for the proposed tattoo studio is located at 221 9<sup>th</sup> Street. The purpose of the Special Exception Use is to allow for the operation of a tattoo studio within the Uptown (UPT) zoning district 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?**

9<sup>th</sup> Street is a three-lane local street. There are no traffic counts or trip generator details available.

**(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 is adequate, parking is available on both sides of 9th street and along 3<sup>rd</sup> Avenue.

**(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 Uptown (UPT) zoning district. Noise, light, glare and odor should be limited due to the nature of the business.

**(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 business is appointment only during the hours of 10 AM to 7 PM.

**(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?**

The tattoo studio will operate out of the existing building.

**Council District:** District 7 (Cogle)

**Twenty-nine (29)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received two call and/or emails regarding the rezoning.

**Approval:** 0 Responses

**Opposition:** 2 Responses

**Additional Information:** REZN-05-23-0974 is a text amendment request to allow a tattoo studio in the Uptown (UPT) zoning district. A tattoo studio is only permitted in General Commercial (GC) zoning district.

Ms. Shepard stated the calls received in opposition did not feel the use would be appropriate for the area.

Commissioner King moved to approve the proposed Special Exception and Commissioner Dudley seconded; Case is approved (6-0 Physical / 0-0 Virtual).

- 3. REZN-06-23-0111:** A request to rezone 0.90 acres of land located at 119 Bascom Court. Current zoning is Residential Office (RO). Proposed zoning is General Commercial (GC). The proposed use is Office/Warehouse. Sam Hewitt is the applicant. This property is located in Council District 2 (Davis).

Morgan Shepard read the staff report.

<b>Applicant:</b>	Sam Hewitt
<b>Owner:</b>	Sam Hewitt
<b>Location:</b>	119 Bascom Court
<b>Parcel:</b>	073-027-003
<b>Acreage:</b>	0.90 Acres
<b>Current Zoning Classification:</b>	Residential Office (RO)
<b>Proposed Zoning Classification:</b>	General Commercial (GC)
<b>Current Use of Property:</b>	General Commercial
<b>Proposed Use of Property:</b>	Office/Warehouse
<b>General Land Use:</b>	Inconsistent Planning Area A
<b>Current Land Use Designation:</b>	General Commercial
<b>Future Land Use Designation:</b>	Mixed Use
<b>Compatible with Existing Land-Uses:</b>	No
<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 decrease by 34 trips if used for warehouse 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:** The site shall include a Category C buffer for all property lines in which GC is bordered by the RMF1 and SFR1 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

<b>Surrounding Zoning:</b>	<b>North</b>	Residential Multifamily – 1 (RMF1)
	<b>South</b>	Residential Office (RO)
	<b>East</b>	Residential Office (RO)
	<b>West</b>	Single Family Residential – 1 (SFR1)

**Attitude of Property Owners:** **Thirteen (13)** 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 Responses</b>
<b>Opposition</b>	<b>4 Responses</b>

Ms. Shepard summarized the concerns from the neighboring property owners in opposition. The concerns were the inconsistency of a warehouse in a professional office park, the appearance of the proposed building, how it would be used, and how it would be maintained. The neighboring business owners feel this is an inappropriate use in this location.

Rodney Milner, Columbus, Georgia, addressed the Commissioners on behalf of the applicant.

He stated he sold the property to Sam Hewitt to build a warehouse for him to store the vehicles used for his business.

Commissioner King asked what the business would be.

Mr. Milner stated a tree service business. The warehouse would hold the crane trucks and other work vehicles. His current building is not tall enough.

Commissioner Dudley asked staff, although the applicant does not want to conduct business there, if the zoning were changed to General Commercial a future tenant could conduct business there.

Ms. Shepard responded any use permitted under General Commercial could be conducted there, if rezoned.

Mr. Milner stated it wouldn't be a metal building. There would be a façade that conforms to the covenants of the property and would meet all the setbacks.

Commissioner King moved to approve the proposed Rezoning and Commissioner Baker seconded; Case is approved (6-0 Physical / 0-0 Virtual).

4. **REZN-06-23-0160:** A request to rezone 4.03 acres of land located at 3610/3744 Woodruff Road. Current zoning is Neighborhood Commercial (NC). Proposed zoning is General Commercial (GC). The proposed use is Medical Office. Jill W King is the applicant. This property is located in Council District 8 (Garrett).

Morgan Shepard read the staff report.

<b>Applicant:</b>	Jill W King
<b>Owner:</b>	Rosemont Shopping Center, Inc
<b>Location:</b>	3610 and 3744 Woodruff Road
<b>Parcel:</b>	187-001-020/21
<b>Acreage:</b>	4.03 Acres
<b>Current Zoning Classification:</b>	Neighborhood Commercial (NC)
<b>Proposed Zoning Classification:</b>	General Commercial (GC)
<b>Current Use of Property:</b>	General Commercial
<b>Proposed Use of Property:</b>	Medical Office

<b>General Land Use:</b>		Consistent Planning Area D
<b>Current Land Use Designation:</b>		General Commercial
<b>Future Land Use Designation:</b>		Office/Professional
<b>Compatible with Existing Land-Uses:</b>		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 remain at 316 trips if used for medical use.
<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>	Neighborhood Commercial (NC)
	<b>South</b>	Neighborhood Commercial (NC)
	<b>East</b>	General Commercial (GC)
	<b>West</b>	Neighborhood Commercial (NC)
<b>Attitude of Property Owners:</b>		<b>Thirty-four (34)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0 Responses</b>
	<b>Opposition</b>	<b>0 Responses</b>

**Additional Information:**

The Neighborhood Commercial (NC) zoning district restricts building size to 5,000 square feet. The applicants are requesting a rezoning to utilize the building for medical offices that will be in excess of 5,000 square feet.

Sean Roberts, 5607 Whitesville Road, addressed the Commissioners on behalf of the applicant. The existing suites, which have been used for medical offices, are over 5,000 square feet. The new tenant will also utilize the space for medical offices. The rezoning would allow them to operate out of the existing space.

Commissioner Baker moved to approve the proposed Rezoning and Commissioner King seconded; Case is approved (6-0 Physical / 0-0 Virtual).

**NEW BUSINESS:**

**OLD BUSINESS:** None

**ADJOURNMENT:** 9:21 A.M.

**RECORDING:** <https://www.youtube.com/watch?v=S6iq1FhSJqU>

  
Larry Derby, Chairperson

  
Morgan Shepard, Principal Planner