

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, October 06, 2021 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

- Chairperson:** Ralph King
- Vice Chairperson:** Larry Derby
- Commissioners:** Brad Baker, Gloria Thomas, Raul Esteras-Palos, Shelia Brown, Patricia Weekley
- Virtually:** James Dudley
- Absent:** Xavier McCaskey

Staff Members: John Renfroe, Principal Planner / Will Johnson, Chief 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-09-21-1744:** A request to rezone 0.88 acres of land located at 2019 Warm Springs Road. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Convenience Store with Gas Sales. Burnt Investments, LL 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:** 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 96 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 SFR3 zoning district. The 3 options under Category C are: <ul 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 South East West	SFR3 (Single Family Residential 3) RO (Residential Office) NC (Neighborhood Commercial) RO (Residential Office)
Attitude of Property Owners:		Thirty (30) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received two (2) calls and/or emails regarding the rezoning.
	Approval Opposition	0 Responses 2 Responses
Additional Information:		N/A

Chairperson asked if the Commissioners have any questions.

Chairperson, what were the main concerns of opposition. John Renfroe, there are already gas stations in the area and this gas station wouldn't fit at this location.

Commissioner Dudley, there is one gas station that is extremely close. Is it current closed? John Renfroe, it is closed.

Austin Gibson, representing the developer. Hope to rezone this property to General Commercial to be used as a Convenience store with gas sales. Previously this area was zoned C-3 in the old zoning code prior to the UDO update.

Chairperson, what are the hours they are planning to operate? Austin Gibson, I currently do not have an idea of what the hours would be.

Commissioner Dudley, do you know why the developer didn't just try to acquire the gas station right down the street that is closed? Austin Gibson, that property closed due to the widening of the road. The road widening created a traffic flow problem within the property.

Chairperson, the lighting would be turned inward. Austin Gibson, we would do everything possible to limit that impact.

Commissioner Weekley, will alcohol sales be permitted at this location? Austin Gibson, more than likely but I am unable to comment on that at this time.

Sadir Patel, architect for the project. This will be a typical C-Store with alcohol sales and normal hours of operation.

Commissioner Esteras-Palos, currently I only see a 1-way in and out for traffic which would result cars having to do U turns to get off the property. Sadir Patel, the property width is such that only 1 30' curb would be allowed for this parcel. Fuel Delivery and dumpster pickup would not have a problem accessing the property and then leaving.

Commissioner Brown, there is a doctor's office to the left and a reality company to the right, why didn't you consider an office building at this location? Austin Gibson, that was considered in the past, but the size and location of the property made it not feasible.

Commissioner Baker, we have a lot of unused medical office space in this area of town. It would be hard to sell this property as undeveloped medical offices unless it was very fancy.

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

Dr. Anthony, I am the property owner to the left of the property trying to be rezoned. If this property is rezoned it will be extremely difficult for my clients to get in and out of my property due to sight lines. I am in opposition to this case being rezoned to GC for a gas station.

Murray Calhoun, I own ROW Realty Company which is located to the right of the parcel being rezoned. 151' width for a convenience store gas station is very small. Sightlines are a big problem at this point in the road due to the hill. The nursing home across the street is concerned with the impact it could have on its clients. This use doesn't fit into this part of the neighborhood when you have gas stations right down the road. I am in opposition to this case.

Commissioner Thomas, you are concerned about the traffic and safety of the people. Murray Calhoun, I don't feel like this use fits into the neighborhood with the traffic, deliveries and hours of operation.

Murray Calhoun, how long can a C-store actually stay open? John Renfroe, a C-store can operate 24 hours if they wish. Chairperson, they can unless we place a condition on hours of operation.

David Humphries, I own the property being rezoned. Traffic shouldn't be a problem at this location. I would have agreed prior to the road being widening, but it shouldn't be a problem now that it has with the 5 lane road.

Commissioner Baker, the creek shows that it runs into your property and then disappears. Does the creek run underground or in a pipe once it gets on to your property? David Humphries, as far as I know there is no open running water/ditch for this creek.

Hours of operation would be 6:00am to 11:00pm.

Commissioner Raul made a motion to approve the rezoning. Commissioner Thomas seconded. Case **failed** to pass (2-5 Physical / 0-0 Virtual).

Commissioner Brown made a motion to **deny** the rezoning. Commissioner Derby seconded. Case was denied. (5-2 Physical / 0-0 Virtual).

2. REZN-09-21-1746: A request to rezone 148.54 acres of land located at 3294 Confetti Blush Drive. Current zoning is PMUD (Planned Mixed Use Development). Proposed zoning is RE1 (Residential Estate) / RMF1 (Residential Multifamily 1) / RO (Residential Office). The proposed use is Single Family / Townhomes / Apartments / Natural Area. Whiteoak Grove, LLC is the applicant. This property is located in Council District 2 (Davis).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Multifamily
Future Land Use Designation:	Mixed Use
Compatible with Existing Land-Uses:	Yes

Environmental Impacts:		The property does 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 to 3,130 trips if used for residential/commercial uses. 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/commercial usage.
School Impact:		N/A
Buffer Requirement:		N/A
Fort Benning's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	North	RE1 (Residential Estate 1)
	South	PMUD (Planned Mixed-Use Development)
	East	RO (Residential Office) / RE1 (Residential Estate 1)
	West	PUD (Planned Unit Development) / RE1 Residential Estate 1) / LMI (Light Manufacturing / Industrial)
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

Chairperson asked if the Commissioners have any questions.

Chairperson, if we are adding all of the new residential. Will Johnson, there is no change in the capacity from current zoning to this rezoning. That was addressed in the past rezoning to PMUD. No change regarding schools.

Mrs. Green, I represent Whiteoak Gove, LLC. When we initially rezoned this property we

wanted higher quantities, now with the rezoning we are actually going to have much less quantities. There has been some confusion that we would put commercial in this location although the previous rezonings and ordinances have limitation on what we can and can't build on this property. That has never been the case. It was always the intent for this 140 acres to be residential uses. From a school standpoint we will have less than we originally anticipated since we will have roughly 100 less units than previously planned. Nothing will change other than the zoning, the looks, standards and covenants will all remain the same.

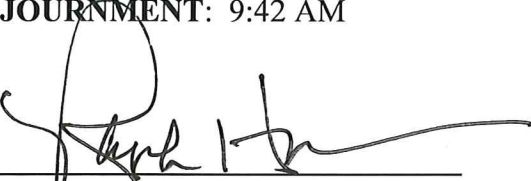
Chairperson requested anyone in the audience to speak for against this case please come forward. No one came forward.

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

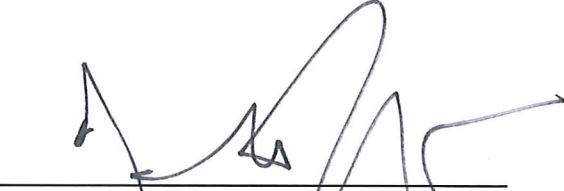
NEW BUSINESS: 2 cases scheduled for October 20, 2021.

OLD BUSINESS: None

ADJOURNMENT: 9:42 AM



Ralph King, Chairperson



John Renfroe, Principal Planner