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MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, June 12, 2024, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

- Chairperson:** Larry Derby
- Vice Chairperson:** Ralph King
- Commissioners:** Brad Baker, Gloria Thomas, Xavier McCaskey, Lakshmi Karthik
- Absent:** Patrick Steed, Rick Stallings, Michael Ernst
- 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-06-23-0113:** A request to rezone 0.92 acres of land located at 1953 7th Avenue. Current zoning is Residential Office (RO). Proposed zoning General Commercial (GC). The proposed use is Convenience Store with Gas Sales and Restaurant. GA Petro Operations, LLC is the applicant. This property is located in Council District 7 (Cogle).

Morgan Shepard read the staff report.

REZN-05-24-0918

- Applicant:** GA Petro Operations, LLC
- Owner:** RAPA Partnership, LLP
- Location:** 1953 7th Avenue
- Parcel:** 016-025-001

Acreage:		0.92 Acres
Current Zoning Classification:		Residential Office
Proposed Zoning Classification:		General Commercial
Current Use of Property:		Vacant
Proposed Use of Property:		Convenience Store with Gas Sales & Restaurant
General Land Use:		Inconsistent Planning Area D
Current Land Use Designation:		General Commercial
Future Land Use Designation:		Office/Professional
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 Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage. 7 th Street shall not be modified or constructed to connect to Talbotton Road.
Surrounding Zoning:	North	Residential Office (RO)
	South	Neighborhood Commercial (NC)
	East	Residential Office (RO)
	West	Residential Office (RO)
Attitude of Property Owners:		Twenty-Four (24) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received nine calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	9 Responses

Additional Information:

Approximately 2,000 sq ft Convenience Store and 2,000 sq ft Restaurant. Four fuel dispensers.

Austin Gibson, 1111 Bay Avenue, addressed the Commissioners on behalf of the applicant. Mr. Gibson presented a powerpoint detailing the proposal for a convenience store with gas sales and a fast casual Greek restaurant. The applicant wishes to be a good neighbor and run a clean store with security and is willing to limit hours of operation if required.

Commissioner King asked if the applicants owned other gas stations.

Mr. Gibson responded not in Columbus but in Georgia.

Commissioner Thomas asked if there were any houses adjacent to the property.

Mr. Gibson stated there were not.

Commissioner King asked if they had spoken to anyone at Piedmont.

Mr. Gibson stated he talked to doctors and nurses who expressed positive interest.

Larry Duncan, 2001 Hamilton Road, addressed the Commissioners on behalf of Rosehill Baptist Church, he discussed the problems the church faces with homelessness, littering, visitors from the safe house, loitering, and security. He is concerned the convenience store will increase these issues by selling lottery items and alcohol.

Commissioner Thomas asked if the church created a petition in opposition.

Mr. Duncan said they have not, but they could.

Teresa Herring, 4501 Gatewood Avenue, addressed the Commissioners. She discussed the current issues with the community including panhandling, homelessness and crime and stated she does not want alcohol sales in this area. She wants to protect the Hope Harbor survivors and help Rosehill and this location is not right for a convenience store.

Commissioner Thomas asked about security.

Ms. Herring stated they have security while they have services.

Commissioner King asked if they would welcome homeless members to the church.

Ms. Herring stated they are welcome to come to church, but a real solution is needed.

Commissioner Karthik asked if alcohol would be sold in the gas station.

Ms. Shepard stated if the church is more than 300 feet from the proposed convenience store, then it can sell beer or wine. Alcohol licenses and permits are issued by the Finance Department, and they will verify if the location is permitted to sell.

Commissioner Baker asked if the proposed use was incompatible with the Future Land Use.

Ms. Shepard stated the Future Land Use designation is Office/Professional and is not compatible with the proposed use.


Commissioner Baker moved to deny the proposed rezoning due to the incompatibility with the Future Land Use Plan and Commissioner McCaskey seconded; Case is denied (6-0 Physical / 0-0 Virtual).

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: 9:38 A.M.

RECORDING: https://www.youtube.com/watch?v=zgxN3zACC_g


Larry Derby, Chairperson


Morgan Shepard, Principal Planner