

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, January 15, 2025, in the Council Chambers of the Citizens Service Center.

Commissioners Present:

Chairperson: Ralph King

Vice Chairperson:

Commissioners: Xavier McCaskey, Brad Baker, Patrick Steed, Rick Stallings, Lakshmi Karthik, Gloria Thomas,

Absent: Larry Derby, Michael Ernst

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

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.

ZONING CASES:

1. **REZN-12-24-2485:** A request to rezone 0.11 acres of land located at 3114 6th Avenue. Current zoning is Residential Multifamily – 2 (RMF2). Proposed zoning Residential Multifamily –1 (RMF1). The proposed use is Single Family Residential. Truth Springs Real Estate is the applicant. This property is located in Council District 8 (Garrett).

Applicant: Truth Spring Real Estate

Owner: Truth Spring Real Estate

Location: 3114 6th Avenue

Parcel: 014-032-005

Acreage: 0.11 Acres

Current Zoning Classification:	Residential Multifamily – 2								
Proposed Zoning Classification:	Residential Multifamily – 1								
Proposed Conditions:	<ol style="list-style-type: none"> 1. Minimum lot size of 4,500 square feet 2. Min lot width of 40 feet 								
Current Use of Property:	Vacant								
Proposed Use of Property:	Single Family Residential								
General Land Use:	Consistent Planning Area F								
Current Land Use Designation:	Multifamily Residential								
Future Land Use Designation:	Single Family Residential								
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 residential usage.								
School Impact:	N/A								
Buffer Requirement:	N/A								
Fort Moore's Recommendation:	N/A								
DRI Recommendation:	N/A								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>South</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>East</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>West</td><td>Residential Multifamily – 1 (RMF1)</td></tr> </table>	North	Residential Multifamily – 2 (RMF2)	South	Residential Multifamily – 2 (RMF2)	East	Residential Multifamily – 2 (RMF2)	West	Residential Multifamily – 1 (RMF1)
North	Residential Multifamily – 2 (RMF2)								
South	Residential Multifamily – 2 (RMF2)								
East	Residential Multifamily – 2 (RMF2)								
West	Residential Multifamily – 1 (RMF1)								
Attitude of Property Owners:	Forty (40) 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: Purpose is to build a single-family residential home

- **Applicant Presentation (Mrs. Strickland):**
 - Redeveloping 6th Avenue with quality affordable housing; fifth new build, fourth renovation in the block.
- **Commission Questions:** None.
- **Public Comments:** None.

Commissioner Steed moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Thomas seconded; Case is approved (6-0 Physical / 0-0 Virtual).

2. **REZN-12-24-2514:** A request to rezone 1.98 acres of land located at 1641 3 rd Avenue. Current zoning is General Commercial (GC). Proposed zoning Uptown (UPT). The proposed use is Pickleball Courts/Facility. Columbus, GA Pickleball Assoc, Inc is the applicant. This property is located in Council District 7 (Cogle).

Applicant:	Columbus, GA Pickleball Assoc., Inc
Owner:	Columbus, GA Pickleball Assoc., Inc
Location:	1641 3 rd Avenue
Parcel:	005-006-001
Acreage:	1.96 Acres
Current Zoning Classification:	General Commercial
Proposed Zoning Classification:	Uptown
Proposed Conditions:	1. Allow a 22' drive aisle and 18' depth spaces on the 2 nd Avenue Alley.
Current Use of Property:	Vacant
Proposed Use of Property:	Recreational Pickleball Courts/Facility
General Land Use:	Consistent Planning Area F

Current Land Use Designation:		Public/Institutional
Future Land Use Designation:		Office/Professional
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 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 Moore's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	North	General Commercial (GC)
	South	Uptown (UPT)
	East	General Commercial (GC)
	West	Special Activity and Technical Center (SAC)
Attitude of Property Owners:		Twenty (20) 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:		28 pickleball courts, 129 parking spaces and buildings for office, maintenance and restrooms.
<ul style="list-style-type: none"> Applicant Presentation (Lance Tankersley, President, Columbus Georgia Pickleball Association): 		

- Revitalizing blighted area; facility to be deeded to city post-construction, operated like Carter courts (\$3 fee).
- Phase 1: 16 covered courts (open sides), possible GDOT approval for 4 courts under structure.
- Construction timeline: break ground summer 2025, operational by fall 2025.
- **Commission Questions:**
 - Clarified construction timeline and court design (covered, not enclosed; similar to Opelika courts).
- **Public Comments:** None.

Commissioner Stallings moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Baker seconded; Case is approved (6-0 Physical / 0-0 Virtual).

3. **EXCP-12-24-2515:** A request for special exception use located at 920 Veterans Parkway. Current zoning is Uptown (UPT). The proposed use is an Oil Change Facility. Jeremy Dickerson is the applicant. This property is located in Council District 7 (Cogle)

Jeremy Dickerson has submitted an application for the Special Exception Use cited above. The property is located in a Uptown (UPT) zoning district. The site for the proposed Oil Change Facility located at 920 Veterans Parkway. The purpose of the Special Exception Use is to allow for the operation of a Oil Change Facility located within the Uptown (UPT) 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?

Veterans Parkway will provide adequate free flow movement.

(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 into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

(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. This is an existing building.

(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, flare 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 hours of operation for this use will not have an adverse impact on the neighboring properties in the area.

(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 existing building was previously used for the proposed use.

Council District: District 7 (Cogle)

Fifteen (15) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

Approval: 0 Responses

Opposition: 0 Responses

Additional Information: N/A

- **Applicant Presentation (Austin Gibson, Paige Scanlon, representing Jeremy Dickerson):**
 - Upper Lube and Wash LLC purchased vacant facility to resume oil change operations.
 - Prior use was uncontroversial; fits with surrounding auto-related businesses.
 - Environmental concerns minimal by continuing same use.
 - Owner operates similar facility in Eustis, FL; positive community feedback provided.
- **Commission Questions:** None.
- **Public Comments:** None.

Commissioner Baker moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner McCaskey seconded; Case is approved (6-0 Physical / 0-0 Virtual).

NEW BUSINESS: Election of new chairperson and vice chairperson.

OLD BUSINESS: N/A

ADJOURNMENT: 9:17 A.M.

RECORDING: <https://www.youtube.com/watch?v=tTLITRV3hNk>

Brad Baker, Chairperson

Morgan Shepard, Principal Planner