



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

Planning Advisory Commission
CLERK OF COUNCIL
January 04, 2023



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, January 04, 2023, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

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

Virtually:

Absent: Shelia Brown

Staff Members: John Renfroe, Principal 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-12-22-2286:** A request for a text amendment to amend the text of the Unified Development Ordinance (UDO) in regards to Medical Cannabis Dispensaries.

John Renfroe reads the staff report:

A request to amend the text of the Unified Development Ordinance (UDO) for Medical Cannabis Dispensaries.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS (Explanation of Revisions)

- 1. Explanation of Revisions: Amend Chapter 3 Article 2. Additional standards applicable to specific uses.**

3.2.76. Medical Cannabis Dispensary.

Medical Cannabis Dispensaries shall comply with the standards listed below:

- A. *Prohibited Locations.* Georgia state law prohibits a medical cannabis dispensary within 1,000 feet of a covered entity. The term 'covered entity' means a public or private school; an early care and education program; or a church, synagogue, or other place of public religious worship, in existence prior to the date of licensure of such licensee by the 524 commission or State Board of Pharmacy per state law. Local government may allow dispensing licenses only to locate in places other than those provided in this subsection so long as such modification is needed to allow retail outlets to be established to service registered patients residing within such local jurisdiction. *

**This would just require the dispensary licensee to get on public agenda and request a smaller distance requirement.*

- B. *Lighting.* No flashing lights, search lights, spotlights, or other similar lighting systems may be used on the exterior of the building.
- C. *Signage.* Electronic message boards and temporary signs are not allowed.
- D. *Hours of Operation.* Hours of operation are 7:00 AM until 10:00 PM.
- E. *Structure.* This use shall be in a stand-alone building

Chairperson asked if the Commissioners have any questions.

Will Johnson, Planning Department Director, came forward to explain the proposed text amendment and the associated state law regarding medical marijuana sales that necessitates the proposal. Mr. Johnson explained how staff reviewed other municipalities policies and assessed current conditions to best craft a text amendment. Mr. Johnson explained the proposed 1,000 foot buffer requirements and other elements of the proposed text amendments.

Commissioner Thomas asked if the aforementioned medical marijuana establishments are often robbed and why they need a high level of security. Mr. Johnson explained the product is very expensive and the product is a low-grade THC product that isn't as attractive to criminals.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning? No one came forward.

Commissioner King moved to approve the proposed rezoning as presented and Commissioner Thomas seconded; Case passes (6-0 Physical / 0-0 Virtual).

- 2. **REZN-11-22-2152:** A request to rezone 0.96 acres of land located at 1222 5th Avenue. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is UPT (Uptown). The proposed use is Mixed Use. Latisha Littleton is the applicant. This property is located in Council District 7 (Woodson).

Mr. Renfroe stated the applicant has requested their case be tabled to due to a family emergency.

Commissioner King moved to table the application until January 18 and Commissioner Thomas seconded; Motion passes (6-0 Physical / 0-0 Virtual)..

- 3. REZN-11-22-2153:** A request to rezone 0.35 acres of land located at 212 Railroad Street. Current zoning is GC (General Commercial). Proposed zoning is UPT (Uptown). The proposed use is Single Family, Detached. Powers Investments, LLC is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

General Land Use:		Consistent Planning Area F
Current Land Use Designation:		Office / Professional
Future Land Use Designation:		High Uptown
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:		N/A
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 Benning's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	North	GC (General Commercial)
	South	GC (General Commercial))
	East	UPT (Uptown)
	West	GC (General Commercial)
Attitude of Property Owners:		Fifteen (15) 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: N/A

Chairperson asked if the Commissioners have any questions.

The applicant, Will Remer of Powers Investments and Bill Maddox of GMC Engineering services, came forward to explain the proposed rezoning. The applicant explained the proposed rezoning would open the property to future investment and generate interest; the applicant explained ongoing investment in the surrounding area.

Commissioner King asked the applicant to explain their vision for the block; the applicant stated they intend to attract outside investors to the parcels in question with a focus on residential investment. Commissioner Thomas asked if they are low income; the applicant stated they are mostly low income now and they want to attract new outside investment.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning? No one came forward.

Commissioner Baker moved to approve the proposed rezoning as presented and Commissioner McCaskey seconded; Case passes (6-0 Physical / 0-0 Virtual).

NEW BUSINESS:

OLD BUSINESS: None

ADJOURNMENT: 9:00 AM

RECORDING: <https://youtu.be/OTttTZhTgPk>


Larry Derby, Chairperson


John Renfroe, Assistant Planning Director