



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 04, 2020 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Ralph King
Vice Chairperson: Robert Bollinger
Commissioners: Raul Esteras-Palos, Larry Derby, James Dudley, Michael Greenblatt & Xavier McCaskey

Absent: Joseph Brannon & Wallace Davis

Staff Members: John Renfroe, Principal Planner

Others Present:

CALL TO ORDER: Chairperson King called the meeting to order at 9:00 AM. 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 King asked for a motion on the minutes from February 05, 2020. Chairperson King made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted

1. REZN-02-20-1123: A request to rezone 5.00 acres of land located at 7170 Beaver Run Road. Current zoning is SFR3 (Single Family Residential 3). Proposed zoning is GC (General Commercial). The proposed use is Office / Restaurant. Steven Faulkner is the applicant. This property is located in Council District 6 (Allen).

John Renfroe read the staff report for this case.

General Land Use: Inconsistent
Planning Area B

Current Land Use Designation: Vacant / Undeveloped & General Commercial

Future Land Use Designation: Mixed Use

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 increase by 441 trips if used for commercial use. The Level of Service (LOS) will remain at level C.

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:

- 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

GC (General Commercial)
SFR3 (Single Family Residential 3)
SFR3 (Single Family Residential 3)
GC (General Commercial)

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

Additional Information:

The Engineering Department commented that this site is contributing to a downstream flooding problem that will need to be addressed as part of the project. The Site Engineer will need to coordinate with the City's consulting engineer.

Commissioner Dudley asked for more information about coordination needed to address water problem; Mr. Renfroe stated the engineering department would guide the consulting firm in being in compliance to proceed on the project. Commissioner McCaskey asked Mr. Renfroe to elaborate on the four comments submitted in opposition; Mr. Renfroe stated most of the complaints focused on property values due to the GC zoning and an increase in crime.

The applicant, Steve Falkner of 2890 Rice Mine Road, Tuscaloosa, AL, came forward to present his case. The applicant explained they planned to have two fast food restaurants and office space on the lot in question. He also explained that he has spoken with the city engineer and will develop plans to contain all water drainage on site in containment facilities.

Commissioner Esteras-Palos asked the applicant if there was plans for a traffic light on the entry way from Beaver Run Road; the applicant stated that would be addressed by the city engineers. Commissioner Dudley asked if it would be a GDOT or City issue; Mr. Renfroe explained it would be up to GDOT and the developer would pay if it was deemed necessary.

Commissioner Bollinger asked if the case included both 7170 and 7176 Beaver Run Road parcels; Mr. Renfroe stated it does include both parcels. Chairman King asked if the applicant planned to replat both parcels to one address; the applicant indicated they do intend to replat to one parcel. Commissioner McKaskey asked what, if any crime mitigation is planned for the development. The applicant stated they have two reputable franchise restaurants that are well lit planned to be in the development and other issues would be addressed as they arise.

Chairperson King, anyone in audience that would like to speak for or against this case. No response.

Chairperson King requested a motion be made. Commissioner Bollinger made a motion. Commissioner Dudley seconded that motion. The case passes 6-1.

NEW BUSINESS: Next meeting scheduled for March 18, 2020.

OLD BUSINESS: N/A

ADJOURNMENT: 9:14 AM

Ralph King, Chairperson

John Renfroe, Principal Planner