

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

SEP 13 2022
Planning Advisory Commission
August 17, 2022

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, August 17, 2022, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

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

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-07-22-1372:** A request to rezone 37.90 acres of land located at 8401 / 8421 / 8439 Veterans Pkwy / 2020 Old Guard Road. Current zoning is RE1 (Residential Estate 1) / SFR1 (Single Family Residential 1). Proposed zoning is RO (Residential Office) / GC (General Commercial). The proposed use is Mixed Use Development. Steve Corbett 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:** Vacant / Undeveloped
- 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 to 8,407 trips up from 2,065 trips if used for mixed-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 mixed-use usage.

School Impact: N/A

Buffer Requirement: The site shall include a Category C buffer along all property lines bordered by the SFR1 / RE1 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	RE1 (Residential Estate 1)
	South	RO (Residential Office) GC (General Commercial) SFR4 (Single Family Residential 1)
	East	SFR1 (Single Family Residential 1)
	West	RE1 (Residential Estate 1)
		GC (General Commercial) SFR1 (Single Family Residential 1) RE (Residential Estate 1)

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 no calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	0 Responses

Additional Information: Veterans Parkway Overlay

Chairperson asked if the Commissioners have any questions.

Chandler Riley of 2306 Preston Drive came forward to represent on behalf of the applicant Mr. Steve Corbett. Mr. Riley detailed Mr. Corbett's history as a developer in the Columbus area. Mr. Riley also stated that Moon Meeks and Mason completed the surveying work for this project and Wilburn and Pauldino completed the traffic study.

Mr. Riley showed the board a copy of the proposed site plan and explained the need for the proposed rezoning to construct a multifamily development. He also explained the complementary development in the area, compatible land uses in the surrounding area and that the property is indicated as mixed use on the future land use map.

Mr. Riley showed renderings of the proposed development including buildings, landscaping and other amenities; he also stated the development would screen applicants for criminal history. Mr. Riley explained the proposed commercial development on the property along Veterans Parkway. He also stated the development would adhere to required buffers. The proposed development would have less density than allowed under a RO designation; this development would have 196 units.

Mr. Riley said the traffic study concluded that there would be no noticeable increase in any delay times and that the level of service would remain the same for all surrounding roads and intersections. He stated the 3 schools nearby and explained the developer plans to have a network of sidewalks. He stated the city will not have to make any additional investment to provide utility services.

Mr. Riley stated Mr. Corbett met with neighbors in the area prior to submission of the rezoning application. Mr. Riley stated the positive impacts of the development including construction jobs, an increase in the tax base and increased consumption related taxes. Mr. Riley reiterated the benefits and appropriateness of the rezoning in closing and took questions from commissioners.

Commissioner King asked Mr. Riley if the exit to Veterans parkway will line up with the entrance to Lullwater Apartments; Mr. Riley indicated it would. Mr. Dudley thanked the applicant for doing the traffic study but questioned Mr. Riley's statements that the study said there would be no noticeable increase in any delay times and that the level of service would remain the same

for all surrounding roads and intersections. He noted that the study found that the level of service for cars turning left off of Lullwater would go from D to E during peak hours and that one of the driveways out of Old Guard Road would be at level of service F during morning peak hours. Mr. Dudley also stated the study did not take into account a recently rezoned property that will have additional residential development.

Mr. Riley explained the developer anticipated traffic concerns, spent money ahead of time to have a traffic study done and modified egress points for the development to ameliorate traffic impacts while still allowing public safety easy access. The developer plans to have the main traffic come off Veterans parkway and not Old Guard Road. Commissioner Dudley asked staff if there is a light on the intersection of Veterans and Lullwater; Mr. Renfroe indicated there is not and it is a GDOT decision to place lights on intersections.

Commissioner Dudley asked for comment from staff on the Old Guard driveway that will fall to service level F; Mr. Renfroe indicated it is the worst service level but not surprising and that many areas around schools fall to service level F at certain peak times. Mr. Renfroe also noted that traffic congestion on Old Guard Road probably was going to be a little bit worse than projected based on the developments that were recently approved at the end of Old Guard Road

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 with conditions and Commissioner Baker seconded; Case passes (4-1 Physical / 0-0 Virtual), Commissioner Dudley in dissent.

- 2. REZN-07-22-1374:** A request to rezone 2.30 acres of land located at 1310 13th Avenue / 1315 Delauney Avenue. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Commercial. Ernie Smallman is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area D
Current Land Use Designation:	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 to 272 trips up from 214 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:

N/A

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

Surrounding Zoning:

North
South
East
West

GC (General Commercial)
NC (Neighborhood Commercial)
NC (Neighborhood Commercial)
NC (Neighborhood Commercial)

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 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.

Commissioner Dudley made note of an error in the addressing of the proposed rezoning; Mr. Renfro indicated any ordinance would utilize the parcel ID and would not cause problems moving forward.

Ernie Smallman, applicant of 6 W 7th St, came forward to represent the application. Mr. Smallman explained the history of the building and the need for the flexibility granted by a GC zoning designation.

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

Commissioner McCaskey moved to approve the proposed rezoning as presented with conditions and Commissioner Thomas seconded; Case passes unanimously (5-0 Physical / 0-0 Virtual).

3. REZN-07-22-1377: A request to rezone 2.83 acres of land located at 3408 5th Avenue. Current zoning is RMF1 (Residential Multifamily 1) / RMF2 (Residential Multifamily 2). Proposed zoning is RMF2 (Residential Multifamily 2). The proposed use is Places of Worship. Highland Community Church is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area F
Current Land Use Designation:	Public / Institutional
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 Impact:	Average Annual Daily Trips (AADT) will increase to 527 trips up from 168 trips if used for commercial use. The Level of Service (LOS) will remain at level A.
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 Benning's Recommendation:	N/A

DRI Recommendation: N/A

Surrounding Zoning:	North	RMF1 (Residential Multifamily 1) RMF2 (Residential Multifamily 2)
	South	RMF1 (Residential Multifamily 1) RMF2 (Residential Multifamily 2)
	East	RMF1 (Residential Multifamily 1) NC (Neighborhood Commercial)
	West	RMF1 (Residential Multifamily 1) GC (General Commercial)

Attitude of Property Owners: **One hundred (100)** 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: Federal Opportunity Zone

Chairperson asked if the Commissioners have any questions.

Rod Strickland, pastor of Highland Community Church, came forward to represent the application.

Commissioner Baker stated the Highland Community Church serves the community well in their mission.

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 with conditions and Commissioner McCaskey seconded; Case passes unanimously (5-0 Physical / 0-0 Virtual).

- 4. EXCP-07-22-1378:** A request for special exception at 3408 5th Avenue. Current zoning is RMF1 (Residential Multifamily 1) / RMF2 (Residential Multifamily 2). The proposed use is Places of Worship, 250 or more seats. Highland Community Church is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe reads the staff report:

Subject: (EXCP-07-22-1378) Special Exception Use request to allow for a Places of Worship, 250 or more seats located at 3408 5th Avenue, Columbus, Georgia 31904.

Places of Worship, 250 or more seats

Highland Community Church has submitted an application for the Special Exception Use cited above. The property is located in a RMF1 (Residential Multifamily 1) / RMF2 (Residential Multifamily 2) zoning district. The site for the proposed Places of Worship, 250 or more seats located at 3480 5th Avenue. The purpose of the Special Exception Use is to allow for the operation of a Places of Worship, 250 or more seats located within the RMF2 (Residential Multifamily 2) 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?

35th Street is a local road. 5th Avenue is a local road. 6th Avenue is a local road. These roads 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.

(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 RMF1 (Residential Multifamily 1) / RMF2 (Residential Multifamily 2). 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?

This structures height, size and location should match the uses found in other RMF2

(Residential Multifamily 2) properties.

Council District: District 8 (Garrett)

One Hundred (100) 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

Chairperson asked if the Commissioners have any questions.

Rod Strickland, pastor of Highland Community Church, came forward to represent the application.

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

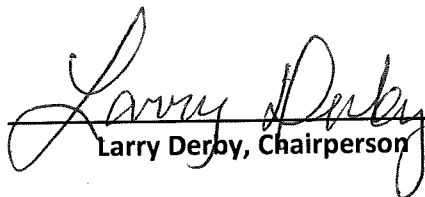
Commissioner King moved to approve the proposed rezoning as presented with conditions and Commissioner Baker seconded; Case passes unanimously (5-0 Physical / 0-0 Virtual).

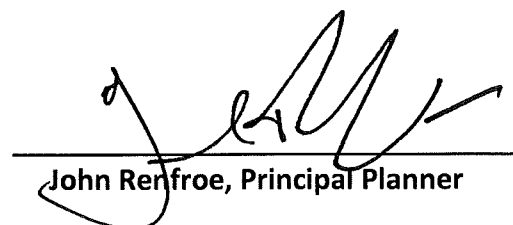
NEW BUSINESS: None

OLD BUSINESS: None

ADJOURNMENT: 9:31 AM

RECORDING:


Larry Derby, Chairperson


John Renfro, Principal Planner