

CONSOLIDATED GOVERNMENT
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 PLANNING DEPARTMENT

JUN - 9 2021

Planning Advisory Commission

May 19, 2021

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, May 19, 2021 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

- Chairperson:** Ralph King
- Vice Chairperson:** Larry Derby
- Commissioners:** Brad Baker, Gloria Thomas, Shelia Brown, James Dudley, Raul Esteras-Palos, Shelia Brown and Patricia Weekley

Virtually:

- Absent:** Xavier McCaskey

- Staff Members:** John Renfroe, Principal Planner / Will Johnson, Planning Manager

Others Present:

CALL TO ORDER: Chairperson King 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: No minutes available for this meeting.

- 1. REZN-04-21-0662:** A request to rezone 0.45 acres of land located at 8238 Cooper Creek Road. Current zoning is RO (Residential Office). Proposed zoning is NC (Neighborhood Commercial). The proposed use is Retail. Suresh Kumar is the applicant. This property is located in Council District 6 (Allen).

John Renfroe reads the staff report:

- General Land Use:** Consistent
Planning Area A
- Current Land Use Designation:** Single Family Residential
- Future Land Use Designation:** General Commercial
- 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 261 trips if used for commercial use. The Level of Service (LOS) will remain at level B.

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 SFR1 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)
SFR1 (Single Family Residential 1)
RO (Residential Office)
NC (Neighborhood Commercial)

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
Opposition

0 Responses
0 Responses

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Scott Boyce, 5767 Roaring Branch Road, Columbus, Georgia representing Suresh Kumar. Local citizens of Columbus. Developed many projects throughout Columbus. Property abuts the Maple Ridge Golf Community with 575 single family homes and golf course. We are compatible with existing uses. We are compatible with the future land use which is commercial.

Chairperson, any questions of the applicant at this time?

Commissioner Esteras-Palos, what exactly is the plan for this location. Scott Boyce, we need this area mainly for the parking spaces with a 1,000 ft2 building. That is all the property will allow. We will have room for the required retention pond and the required setbacks.

Chairperson requested any one in the audience to speak for against this case please come forward. No response.

Commissioner Esteras-Palos made a motion to approve the rezoning. Commissioner Derby seconded. Cases passes unanimously (7-0 Present).

- 2. REZN-04-21-0799:** A request to rezone 10.88 acres of land located at 8300 Fortson Road. Current zoning is RE1 (Residential Estate 1). Proposed zoning is LMI (Light Manufacturing / Industrial). The proposed use is Manufacturing (Exterior Finish Systems). Flat Rock Property Management, LLC 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:	Light Manufacturing / Industrial
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 374 trips if used for industrial 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 industrial

usage.

School Impact: N/A

Buffer Requirement: The site shall include a Category C buffer along all property lines bordered by the GC 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	GC (General Commercial)
	East	PMUD (Planned Mixed Use Development)
	West	GC (General Commercial)

Attitude of Property Owners: **Twenty-five (25)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) 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.

Chairperson asked what the level of service A means? John Renfroe, A is the best, it is free flowing with very little problems. F would be the worse with constant problems and standstills due to high traffic.

Commissioner Dudley, you received a call about the case, what information did they want? John Renfroe, the citizens was interested in what type of manufacturing would be done at this location.

Austin Gibson, 1111 Bay Avenue. Attorney with Page Scrantom that is representing the client.

Plan to develop this location to manufacturing. This business is Master Wall Inc, which will be relocating from Midland to this location. Property is serviced by all utilities and infrastructure. New construction jobs as well as additional new permanent jobs at this location once opened. Substantial tax increase in tax receipts. Projected 6500% increase in tax receipts. Zoning is consistent with other parcels around the property. Meets all requirements to be rezoned. Respectfully request this be approved.

Commissioner Esteras-Palos, who is the manufacturer? Austin Gibson, it is Master Wall Inc, they have a local presence but are a national brand. Commissioner Esteras-Palos, is there a certain distance requirement from a residential area for this type of manufacturing? No hazardous materials or other materials that would be used at this location.

Commissioner Thomas, the other location will close once this new one opens? Austin Gibson, that is correct.

Chairperson asked the audience if anyone like to speak for or against the case. No one came forward.

Commissioner Weekley made a motion to approve the rezoning. Commissioner Thomas seconded. Cases passes unanimously (6-1 (Esteras-Palos)(Present)).

3. **EXCP-04-21-0800:** A request to rezone 3.65 acres of land located at 3290 Williams Road. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is GC (General Commercial). The proposed use is Retail. Sung Kim 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:	General Commercial
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 694 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 LMI 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) LMI (Light Manufacturing / Industrial) LMI (Light Manufacturing / Industrial) SFR1 (Single Family Residential 1)
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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.

Jeannie Hasty, Coldwell Banker Commercial representing the applicant. 7233 Stillwater drive Columbus, Georgia. Kim Boots has been operating out of lands for 28 years. Currently has 4,200 ft² building, he needs to double that. The new building will be 13,000 ft² next to Sunbelt. Site plan was included and there is 54 parking spaces as required.

Will Johnson, Williams Road is limited access. They cannot have their own access and will be required to share their access with Sunbelt.

Jeannie Hasty, 2 spaces will be available to lease at about 1,400 ft2 each.

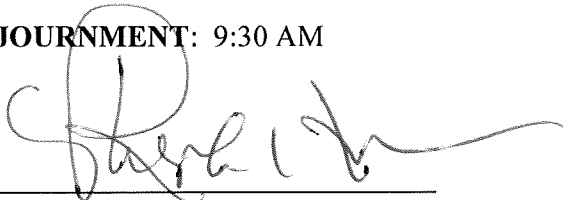
Chairperson asked the audience if anyone like to speak for or against the case. No one came forward.

Commissioner Baker made a motion to approve the rezoning. Commissioner Thomas seconded. Cases passes unanimously (7-0 Present).

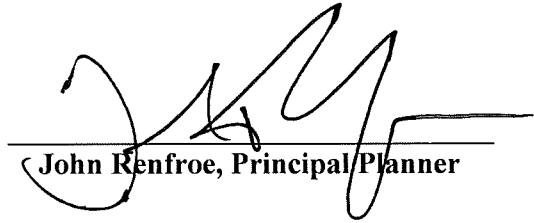
NEW BUSINESS: 1 case scheduled for June 02, 2021.

OLD BUSINESS: None

ADJOURNMENT: 9:30 AM



Ralph King, Chairperson



John Renfro, Principal Planner