

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

JUN - 9 2021

Planning Advisory Commission

May 05, 2021

### MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, May 05, 2021 in the Council Chambers of the Citizen Service Center.

**Commissioners Present:**

**Chairperson:** Ralph King

**Vice Chairperson:** Larry Derby

**Commissioners:** Xavier McCaskey, James Dudley, Shelia Brown, Patricia Weekley and Gloria Thomas

**Virtually:**

**Absent:** Brad Baker and Raul Esteras-Palos

**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-04-21-0660:** A request to rezone 1.08 acres of land located at 1500 12<sup>th</sup> Street. Current zoning is RMF2 (Residential Multifamily 2). Proposed zoning is RO (Residential Office). The proposed use is Apartments. Walker Reynolds Bickerstaff Jr. 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:** Multifamily

**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:**

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:**

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**

SFR3 (Single Family Residential 3)  
NC (Neighborhood Commercial)  
RMF2 (Residential Multifamily 2)  
SFR3 (Single Family Residential 3)

**Attitude of Property Owners:**

**Forty-five (45)** 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:**

Portions of the existing apartments burned down. To be able to rebuild them at their previous numbers of units, they must rezone to meet UDO standards.

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley, this rezoning is necessary due to the existing apartments being grandfathered in and now need to have the correct zoning to be rebuilt. John Renfroe, that is correct.

Richard Mobley, properties owners from New York. Caught fire in July of 2020. In order to rebuild we must seek this rezoning. Chairperson, do you plan to add any additional units. Richard Mobley, we do not plan to add units or plan to add any additional height.

Chairperson, any questions of the applicant at this time?

Commissioner Thomas, what is the projected pricing for these units. Richard Mobley, we have not decided on that yet, but I would imagine rents would go up due to the cost of rebuilding these units.

Chairperson requested anyone in the audience to speak for against this case please come forward.

Steve Gundy, 1110 Dinglewood Drive. Apartments back up to the rear of my property. If we can improve the complex then I am all for it. Wish the apartment complex would go away, it would make the neighborhood a better place. It was there when I bought my house but it has changed throughout the years. RO compared to RMF2 would allow a 10 story building and 100% buildout of the property. RO is intended as a transitional zoning. Everything around this apartment complex is all zoned residential. RO could potentially allow some commercial uses abutting residential uses.

Chairperson, we can place conditions on the proposal. Will Johnson, the fencing is already present at this time. Requesting a variance would be for double the units allowed in RMF2. RMF2 allows for 16, they need 31 units which is why RO is being presented. RO can be conditioned to limit the units, heights and use. This building being from 1969 it probably doesn't meet any of the regulations under RMF2 anymore. Prior to 2005, despite you zoning you could go get a variance for anything you wanted on your property.

Chairperson, Richard Mobley for any follow up comments. Richard Mobley, none at the moment.

Commissioner Brown, will you completely rebuild the apartment complex or just what has been burned? Richard Mobley, the goal is to repair what was destroyed in the fire. Will Johnson, we had a conference call with Mr. Bickerstaff and they plan to fill in what has burned. Some of it will completely new construction. Commissioner Brown, has there ever been a privacy fence? Will Johnson, it is burned over 50% so it triggered the ordinance and they will have to go back with a privacy to meet those standards.

Colonel Rob Choppa, 1112 Dinglewood Drive. Back of my house looks into the apartment complex. Homes for families and for honor. You do not want gun fire, loud music and nudity. All neighbors who abut this apartment complex have had to build their own fences. We want our

homes to be like your homes.

Commissioner Dudley made a motion to approve the rezoning with conditions. Commissioner Thomas seconded. Cases passes (5-1 (McCaskey)(Present).

**2. REZN-04-21-0664:** A request to rezone 0.23 acres of land located at 181 North Lumpkin Road. Current zoning is RMF1 (Residential Multifamily 1). Proposed zoning is GC (General Commercial). The proposed use is Auto/Truck Tire Sales & Installation. Blanca Rodriguez DeLaCruz is the applicant. This property is located in Council District 3 (Huff).

John Renfroe reads the staff report:

<b>General Land Use:</b>	Inconsistent Planning Area C
<b>Current Land Use Designation:</b>	Single Family Residential
<b>Future Land Use Designation:</b>	Single Family Residential
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Impact:</b>	Average Annual Daily Trips (AADT) will increase by 62 trips if used for commercial use. The Level of Service (LOS) will remain at level B.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	The site shall include a Category C buffer along all property lines bordered by the RMF1 zoning district. The 3 options under Category C are: <ol style="list-style-type: none"><li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li><li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a</li></ol>

wood fence or masonry wall.  
3) **30 feet** undisturbed natural buffer.

**Fort Benning's Recommendation:** N/A

**DRI Recommendation:** N/A

<b>Surrounding Zoning:</b>	<b>North</b>	RMF1 (Residential Multifamily 1)
	<b>South</b>	GC (General Commercial)
	<b>East</b>	RMF1 (Residential Multifamily 1)
	<b>West</b>	RMF1 (Residential Multifamily 1)

**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 one (1) calls and/or emails regarding the rezoning.

<b>Approval</b>	<b>0 Responses</b>
<b>Opposition</b>	<b>1 Responses</b>

**Additional Information:** N/A

Chairperson asked if the Commissioners have any questions.

Mr. Martinez, the plan is to make a home business as a tire shop at this location. To make a good life for my family. Chairperson, are you going to use an existing building? Mr. Martinez, we will be a new building at this location. Chairperson, how many bays? One bay at this location with all required parking by the UDO.

Chairperson, any questions of the applicant at this time?

Commissioner Thomas, does he have to submit his building plans to the city before we approve this rezoning? John Renfroe, he does not but we did include it in the staff report packet that is forwarded to the commission. The building is 25 x 50'. As far as the site plans, that is handled after the rezoning. Commissioner Dudley, the plans would have to be approved by Codes? John Renfroe, that is correct.

Chairperson requested anyone in the audience to speak for against this case please come forward.

Jacqueline Moffett, 104 30<sup>th</sup> Avenue. I am against this proposed tire shop. I have signatures of residence in the that are also opposed to the rezoning. South Columbus already has enough tire shops. This location is already very tight, adding a tire shop will only cause additional problems for the neighborhood.

Shannon Hubbard, 1312 Hubbard Road. I am opposed to this rezoning. We have a number of better options along Victory Drive that they could use that would provide better access than this

location.

Commissioner Brown, was there a house at this location at one time? Mrs. Moffett, yes, this use to be a neighborhood. Mrs. Hubbard, if this is rezoned commercial what does that do to the property values? John Renfroe, GC is our most broad in nature zoning classification. I'm not a real estate agent but typically any time a commercial use is placed next to a residential use the property values go down.

Councilor Bruce Huff, District, PO Box 1340, 31902. This area is important to me, so I decided that I needed to be at this hearing. We need to be careful about how and what we place in neighborhoods when there is available commercial sites along Victory Drive. I am against this rezoning.

Commissioner Thomas are vacant properties in your district. Councilor Bruce Huff, that area splits 2 councilors so it depends on the locations they chose.

Commissioner Weekley made a motion to **deny** the rezoning. Commissioner McCaskey seconded. Cases passes unanimously (6-0 Present).

**3. REZN -04-21-0697:** A request to rezone 0.34 acres of land located at 641 Veterans Parkway. Current zoning is GC (General Commercial). Proposed zoning is SFR4 (Single Family Residential 4). The proposed use is Single Family Residential. Historic Columbus Foundation is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

<b>General Land Use:</b>	Consistent Planning Area D
<b>Current Land Use Designation:</b>	Vacant
<b>Future Land Use Designation:</b>	Mixed Use
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Impact:</b>	Average Annual Daily Trips (AADT) will decrease by 19 trips if used for residential use. The Level of Service (LOS) will remain at level B.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the

Columbus Consolidated Government for residential usage.

**School Impact:**

N/A

**Buffer Requirement:**

The site shall include a Category A buffer along all property lines bordered by the GC zoning district. The 3 options under Category A 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)  
GC (General Commercial)  
GC (General Commercial)  
HIST (Historic)

**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:**

N/A

Chairperson asked if the Commissioners have any questions.

Justin Kreig, 620 Front Avenue. We purchased this property over 2 decades ago in attempt to protect the entrance to the Historic District. Part of that effort is to control the use. We would like to change the zoning from GC to a residential use.

Chairperson, any questions of the applicant at this time?

Commissioner Dudley, the staff report is listed as an agent, is this for NeighborWorks or directly with Mrs. Cathy Williams? Justin, this particular case is directly with Mrs. Cathy Williams.

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

Commissioner Brown made a motion to approve the rezoning. Commissioner Dudley seconded. Cases passes unanimously (6-0 Present).

**4. REZN -04-21-0750:** A request to rezone 0.59 acres of land located at 502 15<sup>th</sup> Street. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is UPT (Uptown). The proposed use is Mixed Use. Parking Lots, LLC is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

<b>General Land Use:</b>	Consistent Planning Area D
<b>Current Land Use Designation:</b>	Mixed Use
<b>Future Land Use Designation:</b>	High Density Mixed Use
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Impact:</b>	N/A
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	N/A
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Surrounding Zoning:</b>	
<b>North</b>	UPT (Uptown)
<b>South</b>	UPT (Uptown)
<b>East</b>	LMI (Light Manufacturing / Industrial)
<b>West</b>	UPT (Uptown)



**Attitude of Property Owners:**

**Thirty-five (35)** 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.

Mrs. Haley Linemen, representing the Parking Lots, LLC. We are proposing to rezoning the parcels from LMI to UPT for the Fetch Dog Park. We will be redeveloping the block to support the new uses. Chairperson, are you planning to take all or some of the parking lot up? Haley, only some of the parking lot will be used for Fetch.

Chairperson, any questions of the applicant at this time?

Chairperson requested anyone in the audience to speak for against this case please come forward.

Chris Woodruff, 1201 Front Avenue. Speaker for this case. I am the adjacent property owner. Properties I own basically surround this particular property.

Commissioner McCaskey made a motion to approve the rezoning. Commissioner Dudley seconded. Cases passes unanimously (6-0 Present).

5.     **EXCP-04-21-0663:** A request for special exception use at 1342 17<sup>th</sup> Street. Current zoning is RMF1 (Residential Multifamily 1). The proposed use is church – day care, type III. Matt Stephens is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

**Subject: (EXCP-04-21-0663) Special Exception Use request to allow for a Day Care, Type III located at 1342 17<sup>th</sup> Street, Columbus, Georgia 31901.**

**Day Care, Type III**

Matt Stephens has submitted an application for the Special Exception Use cited above. The property is located in a RMF1 (Residential Multifamily) zoning district. The site for the proposed Day Care, Type III is located at 1342 17<sup>th</sup> Street. The purpose of the Special Exception Use is to allow for the operation of a Day Care, Type III located within the RMF1 (Residential Mutlifamily 1) 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?**

17<sup>th</sup> Street is a local road. Rhodes Street 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 GC (General Commercial) / RMF1 (Residential Multifamily 1). Noise, light, glare 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 GC (General Commercial) / RMF1 (Residential Multifamily 1) properties.

**Council District:** District 7 (Woodson)

**Ninety (90)** 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 Reponses

**Opposition:** 0 Responses

**Additional Information:** N/A

Chairperson asked if the Commissioners have any questions.

Matt Stevens, 1232 Double Churches. Pastor of the Fort Church. Originally had a day care but as the demographic the day care eventually closed. Now we are here to reopen this day care. We want to revive and restore this neighborhood.

Chairperson, any questions of the applicant at this time?

Chairperson requested anyone in the audience to speak for against this case please come forward.

Will Burgin, 2120 Country Club road but my office is adjacent of this church. I am in favor of this church and the special exception for a day care at this location.

Carol Beasley, 1431 16<sup>th</sup> Avenue. My son and I own rental property along this road. We want to make sure our investments are not harmed by either traffic for drop off and pick up time as well as noise issues during outdoor play time. Will parents park and take children in or will there be a line along the road.

John Renfroe, I just wanted to comment the church itself is going to generate 230 trips while the day care will generate 530 trips. This is projects from having 300 students which the church will have way less than that initially. Will Johnson, they will not be able to use roads for stacking for pickup or drop off.

Matt Stevens, we anticipate the size of the parking lot will be sufficient. We want to be good neighbors so we will do our best to direct everyone into the parking lot. We are also exploring a privacy fence or some type of green wall to limit the noise from the playground area. We want to be very good neighbors.

Commissioner Weekley made a motion to approve the rezoning. Commissioner Dudley seconded. Cases passes unanimously (6-0 Present).

**6. EXCP-04-21-0766:** A request for special exception use at 375 Farr Road. Current zoning is GC (General Commercial). The proposed use is church – greater than 250 seats. Mt. Pilgrim Baptist Church is the applicant. This property is located in Council District 3 (Huff).

John Renfroe reads the staff report:

**Subject: (EXCP-04-21-0766) Special Exception Use request to allow for a church – greater than 250 seats located at 375 Farr Road, Columbus, Georgia 31907.**

**Church – Greater than 250 Seats**

Mt. Pilgrim Baptist Church has submitted an application for the Special Exception Use cited above. The property is located in a GC (General Commercial) zoning district. The site for the proposed church – greater than 250 seats located at 375 Farr Road. The purpose of the Special Exception Use is to allow for the operation of a church located within the GC (General Commercial) 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?**

Farr Drive is a local road. Farr Road 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 GC (General Commercial) / RMF2 (Residential Multifamily 2). Noise, light, glare 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 GC (General Commercial) / RMF2 (Residential Multifamily 2) properties.

**Council District:** District 3 (Huff)

**Thirty (30)** 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 Reponses

**Opposition:** 0 Responses

**Additional Information:** N/A

Chairperson asked if the Commissioners have any questions.

David Stallion, Pastor of Mt Pilgrim Baptist Church. Trying to help the city to better our community. Currently located on Old Cusseta Road. The city and the state approached us with a plan to place an interchange at the Old Cusseta Road meaning the church would have to be relocated for this to become reality. Part of us going through this process the current zoning only

allows 250 or less as far as seating capacity. We would like to have in access of that, roughly 500 seats.

Chairperson, any questions of the applicant at this time?

Commissioner Thomas, you are right there on the corner of Farr and Moon Road. Will there be some type of red light at this intersection?

Councilor Bruce Huff, PO Box 1340, 31902. There will be talks and plans to place a traffic light at this location. Mt Pilgrim was approached around 2005 the first time to start this process but it did not happen at that time. This is a \$58 million project. All business in the Farr Road area will be grandfathered in. It will not affect any of those businesses at all. No new business that doesn't meet our UDO pertaining to proximately to churches will be allowed.

Chairperson, what is GDOT's timeline on this intersection. Councilor Huff, they are working on ROW current. The church will have to be out by May 2022.

Chairperson requested anyone in the audience to speak for against this case please come forward.

Teresa Richards, 409 Farr Avenue. We will be the neighbors of the church once they move. We approve of this rezoning and can't wait for the church to move so close to our community. Please take a look at the traffic and safety concerns.

Will Johnson, Farr Road will get a new intersection and it will greatly change the way it currently looks and flows.

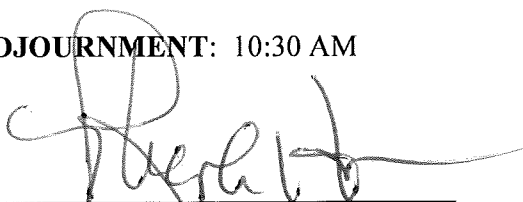
Mr. Washington, 4041 Farr Drive. I own the night club close to the church location. If I chose to sell this club will the new owner be able to use the business as a night club? John Renfroe, as councilor Huff stated, that property will be grandfathered in. As long as there is a business license on the property, and it doesn't go delinquent for 6 months it can remain a night club.

Commissioner McCaskey made a motion to approve the rezoning. Commissioner Derby seconded. Cases passes unanimously (6-0 Present).

**NEW BUSINESS:** 3 cases scheduled for May 19, 2021.

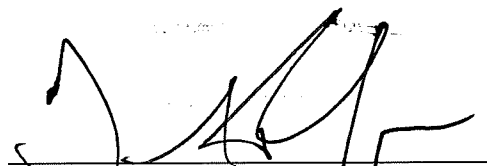
**OLD BUSINESS:** None

**ADJOURNMENT:** 10:30 AM



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Ralph King, Chairperson



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John Renfroe, Principal Planner