



## Planning Advisory Commission Meeting Minutes for April 19, 2017

A meeting of the Planning Advisory Commission was held Wednesday, April 19, 2017 in the Council Chambers of the Citizen Service Center.

### Commissioners Present:

Chairperson: Kathleen Mason

Vice Chairperson: Ed Kinner

Commissioners: Teddy Reese, James Dudley, Robert Bollinger, Wallace Davis, Joseph Brannan, Frank Etheridge & Michael Greenblatt.

**Staff Members:** Kevin Herrit, AICP, Principal Planner; Will Johnson, Planning Manager

**Commissioners Absent:** None

**Others Present:** Trey Carmack, Phillip Psalmond, David Bone, Andrea Shields, Sue Anne Rachel, Sandi Green, Rer Marty Wynn, Lionel L. Grant, Xavier Culpepper, David Fox, Vincent A. Bell, Seff Keefe, Derrick Shields, Lucy Jones, Betty Maryin Woods, Sheyl Drakeford Harson, Liffannie L. Landerberg.

**CALL TO ORDER:** Chairperson Mason called the meeting to order at 9:00 A.M. All in attendance stood for the pledge of allegiance to the American Flag. She explained the rezoning process to the audience.

**APPROVAL OF MINUTES:** Chairperson Mason asked if there was a motion to approve the January 18<sup>th</sup> minutes. A motion was made and the minutes were accepted as submitted.

### OLD BUSINESS:

#### 1. ZONING CASES:

None.

### NEW BUSINESS:

#### 1. ZONING CASES:

**REZN-03-17-0424:** A request to amend the zoning Atlas of the Columbus Consolidated Government. Lewis Bunn of Columbus, Georgia has submitted an application for 1340 29<sup>th</sup> Street. The current zoning is LMI (Light Manufacturing and Industrial). The proposed zoning is SFR4 (Single Family Residential 4). The property is located in Council District 8 (Garrett).

Chairperson Mason read the case introduction and then asked staff to read their report (as shown below).

## STAFF REPORT

## REZN-03-17-0424

<b>Applicant:</b>	Lewis Bunn
<b>Owner:</b>	Lewis Bunn
<b>Location:</b>	1340 29 <sup>th</sup> Street, 029-029-008
<b>Acreage:</b>	0.146 acre
<b>Current Zoning Classification:</b>	LMI (Light Manufacturing & Industrial)
<b>Proposed Zoning Classification:</b>	SFR4 (Single Family Residential 4)
<b>Current Use of Property:</b>	Residential
<b>Proposed Use of Property:</b>	Residential
<b>General Land Use:</b>	Inconsistent Planning Area D
<b>Current Land Use Designation:</b>	LMI (Light Manufacturing & Industrial)
<b>Future Land Use Designation:</b>	GC (General Commercial)
<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>	Traffic Impact will increase on 29 <sup>th</sup> Street by 8 trips daily if it continues to be developed as a single family dwelling
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential and/or commercial/industrial usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	The site shall include a Category A buffer along all property lines bordered by the GC zoning districts. The 3 options under Category A are:

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- 1) **5 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) **20 feet** undisturbed natural buffer.

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

**DRI Recommendation:** N/A

**Attitude of Property Owners:** **Thirty-nine (39)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.

**Additional Information:** Staff recommends that the buffer be waved on this case.

The applicant came forward and introduced himself as Lewis Bunn. He gave a brief introduction and stated that the two properties were combined several years ago and that he now would like to subdivide the property and sell off 1340 29<sup>th</sup> street. To do that he needs to rezone it and bring it back into conformity with what it is used as. Ed Kinner made a motion to approve with recommendation to wave buffers. Commissioner Davis made a motion to second and the motion passed unanimously.

**2. ZONING CASES: ZONING CASES:**

**REZN-03-17-0411:** A request to amend the zoning Atlas of the Columbus Consolidated Government. Lucy Jones of Columbus, Georgia has submitted an application for 6000 Warm Springs Road. The current zoning is SFR3 (Single Family Residential 3). The proposed zoning is RO (Residential Office). The property is located in Council District 6 (Allen).

Chairperson Mason read the case introduction and then asked staff to read their report (as shown below).

**STAFF REPORT**

## REZN-03-17-0411

**Applicant:** Lucy Jones

**Owner:** Lucy Jones

**Location:** 6000 Warm Springs Road, 101-032-003

**Acreage:** 8.6 acre

**Current Zoning Classification:** SFR3 (Single Family Residential 3)

**Proposed Zoning Classification:** RO (Residential Office) with a variance to reduce parking to 1.25 spaces per unit plus 5-7 spaces for leasing office.

**Current Use of Property:** Vacant

**Proposed Use of Property:** Senior Independent Living

**General Land Use:** Inconsistent  
Planning Area B

**Current Land Use Designation:** SFR3 (Single Family Residential 3)

**Future Land Use Designation:** SFR (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:** Traffic Impact will increase on Warm Springs Road by 82 trips daily if it was developed as a single family dwelling. Traffic impact would increase by 278 trips daily if it was developed as a multi-family use.

**Traffic Engineering:** This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.



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- School Impact:** N/A
- Buffer Requirement:** The site shall include a Category C buffer along all property lines bordered by the RO zoning districts. 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
- Attitude of Property Owners:** **One Hundred and Nineteen (119)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.
- Additional Information:** None.

The applicant came forward and introduced herself as Lucy Jones. She gave a brief description of what the site would look like. The development will be built out in two phases with the first phase requiring 102 parking spaces and the remainder would be included within the second phase. 62 years and up would be the target demographics with amenities to compliment their lifestyle. Michael Greenblatt made a motion to approve with the condition for parking. A second was made to approve as requested and the motion passed unanimously.

### 3. ZONING CASES:

**REZN-03-17-0419:** A request to amend the zoning Atlas of the Columbus Consolidated Government. David Bone of Columbus, Georgia has submitted an application for 4602 17<sup>th</sup> Avenue. The current zoning is SFR3 (Single Family Residential 3). The proposed zoning is GC (General Commercial). The property is located in Council District 8 (Garrett).

Chairperson Mason read the case introduction and then asked staff to read their

report (as shown below).

## STAFF REPORT

### REZN-03-17-0419

<b>Applicant:</b>	David Bone
<b>Owner:</b>	David Bone
<b>Location:</b>	4602 17 <sup>th</sup> Avenue, 032-031-004
<b>Acreage:</b>	0.21 Acre
<b>Current Zoning Classification:</b>	SFR3 (Single Family Residential 3)
<b>Proposed Zoning Classification:</b>	GC (General Commercial)
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	New & Used Auto Sales less than 2 acres but greater than 0.5.
<b>General Land Use:</b>	Inconsistent Planning Area F
<b>Current Land Use Designation:</b>	SFR3 (Single Family Residential 3)
<b>Future Land Use Designation:</b>	SFR (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>	Traffic Impact will increase on 17 <sup>th</sup> Avenue by 12 trips daily if it was developed as a single family dwelling. Traffic impact would increase by 42 trips daily if it were developed as a general commercial use.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of



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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 districts. 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

**Attitude of Property Owners:**

**Seventy-seven (77)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.

**Additional Information:**

The property is 57 feet wide. Only 27 feet of the property would be usable if the third buffer option is chosen.

The applicant came forward and introduced himself as David Bone. He gave a brief description of what the use would be and how he would not touch the property and it would stay in the same condition. Commissioner Kinner asked if he would keep the fence and Mr. Bone indicated that he would. Chairperson mason asked if there was a motion. Franke Etheridge made a motion to approve as requested by applicant due to the consistency with current land uses. Commissioner Bollinger made a motion to second and the motion passed unanimously.

**4. ZONING CASES:**

**REZN-03-17-0412:** A request to amend the zoning Atlas of the Columbus Consolidated Government. Vincent A. Bell of Columbus, Georgia has submitted an application for text

amendment. The text amendment will allow banquet hall to be a permitted use within the RO (Residential Office) District.

Chairperson Mason read the case introduction and then asked staff to read their report (as shown below).

### PAC STAFF REPORT

REZN-03-17-0412

#### Text Amendment to Change the UDO of Columbus Consolidated Government

Request to amend the text of the Unified Development Ordinance (UDO) in regards to The Permitted Use Table located within Table 3.1.1.

#### UNIFIED DEVELOPMENT ORDINANCE REVISIONS (Explanation of Revisions)

**Explanation of Revisions: Changes the Permitted Use table 3.1.1 to allow Banquet Facility within RO zoning districts.**

### Change for Permitted Use Districts for Banquet Facility

*Old -*

Zoning District	Permitted Use for Banquet Facility
UPT	P
NC	P
GC	P

*New -*

Zoning District	Permitted Use for Banquet Facility
UPT	P
NC	P
GC	P
RO	P

Commissioner Bollinger asked staff if this would alter the text and allow banquet facilities as a use on all RO zoned properties. Staff replied that it would. Commissioner Dudley asked how many properties would be affected. Staff replied that the number of 956 had not changed from the email provide a week before with the same question. Commissioner Brennan asked if this could be changed to a special exception use and forward the application. The applicant came forward





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and introduced himself as Vincent Bell. He gave a brief description of what the site would be used for and indicated that hours of operation would not go over 12:30 a.m. including clean up time. He stated that if the venue was rented over 4 hours it would require security to be present. Commissioner Dudley asked why Mr. Bell had asked to change the text instead of altering the zoning. Mr. Bell replied that he had talked with the planning department and they had suggested that this course of action would be best. Mr. Johnson came forward and spoke to the rezoning of why staff had requested that this be the course of action taken. The Commissioners discussed how a text change did not have the same notification process as a special exception use request and that they would be more comfortable with this change. Commissioner Brannan made a motion to approve the request but changed to a Special exception use instead of a permitted use. Commissioner Kinner made a motion to second and the motion passed unanimously.

### 5. ZONING CASES:

**REZN-03-17-0423:** A request to amend the zoning Atlas of the Columbus Consolidated Government. CHI Asset Management LLC. of Columbus, Georgia has submitted an application for 4803 & 4811 13<sup>th</sup> Avenue. The current zoning is SFR4 (Single Family Residential 4). The proposed zoning is RMF1 (Residential Multi-family 1) with conditions for 4803 13<sup>th</sup> Avenue. The property is located in Council District 8 (Garrett).

Chairperson Mason read the case introduction and then asked staff to read their report (as shown below).

## STAFF REPORT

### REZN-03-17-0423

<b>Applicant:</b>	Neighborworks
<b>Owner:</b>	Neighborworks
<b>Location:</b>	4803 & 4811 13 <sup>th</sup> Avenue, 032-019-001, 032-019-002
<b>Acreage:</b>	0.48 acre
<b>Current Zoning Classification:</b>	SFR4 (Single Family Residential 4)
<b>Proposed Zoning Classification:</b>	RMF1 (Residential Multi-family 1) with a variance to reduce the side corner setback to 12

	feet on 4803.
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Multi-family
<b>General Land Use:</b>	Inconsistent Planning Area F
<b>Current Land Use Designation:</b>	SFR (Single Family Residential)
<b>Future Land Use Designation:</b>	MFR (Multi-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>	Traffic Impact will increase on 13 <sup>th</sup> Avenue by 33 trips daily if it was developed as a single family dwelling. Traffic impact would increase by 23 trips daily if it were developed as a multi-family use.
<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 A buffer along all property lines bordered by the GC zoning districts. The 3 options under Category A are: <ul style="list-style-type: none"> <li>1) <b>5 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 wood fence or masonry wall.</li> <li>3) <b>20 feet</b> undisturbed natural buffer.</li> </ul>
<b>Fort Benning's Recommendation:</b>	N/A



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<b>DRI Recommendation:</b>	N/A
<b>Attitude of Property Owners:</b>	<b>Ninety-six (96)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.
<b>Additional Information:</b>	Staff recommends that the buffer be waved on this case.

The applicant came forward and introduced himself as David Fox. He gave a brief description of what the site would look like and that the development was for low to moderate-income seniors. Ed Kinner made a motion to approve as requested with a variance to the side setback as stated in the report and wave buffers. Commissioner Greenblatt made a motion to second and the motion passed eight to zero with one abstaining.

### 6. ZONING CASES:

**REZN-04-17-0684:** A request to amend the zoning Atlas of the Columbus Consolidated Government. Trey Carmack of Columbus, Georgia has submitted an application for 1301 Victory Drive. The current zoning is HMI (Heavy Manufacturing and Industrial). The proposed zoning is General Commercial (General Commercial). The property is located in Council District 7 (Woodson).

Chairperson Mason read the case introduction and then asked staff to read their report (as shown below).

## STAFF REPORT

### REZN-04-17-0684

<b>Applicant:</b>	Trey Carmack
<b>Owner:</b>	Jackson-Burgin INC.
<b>Location:</b>	1301 Victory Drive, 023-010-003
<b>Acreage:</b>	15.33 Acre
<b>Current Zoning Classification:</b>	HMI (Heavy Manufacturing and Industrial)

<b>Proposed Zoning Classification:</b>	GC (General Commercial)
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Medical Office Development
<b>General Land Use:</b>	Inconsistent Planning Area F
<b>Current Land Use Designation:</b>	LI (Light Industrial)
<b>Future Land Use Designation:</b>	LI (Light Industrial)
<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>	Traffic Impact will increase on Victory Drive by 491 trips daily if it is developed as a General Heavy Industrial. Traffic impact will increase by 6,260 trips daily if it is developed as a Medical Office Building.
<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 LMI zoning districts. The 3 options under Category C are: <ul 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 wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ul>
<b>Fort Benning's Recommendation:</b>	N/A



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- DRI Recommendation:** N/A
- Attitude of Property Owners:** **Ten (10)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.
- Additional Information:** This property is subject to the Victory Drive overlay and shall be required to follow said requirements as stated in 2.5.21

The applicant came forward and introduced himself as Trey Carmack. He gave a brief description of what the site would be developed as. The site would be developed as the proposed Veterans Clinic or other Office uses. Teddy Reese made a motion to approve as requested and commissioner Davis made a motion to second and the motion passed unanimously.

### 7. ZONING CASES:

**REZN-04-17-0706:** A request to amend the zoning Atlas of the Columbus Consolidated Government. Southern Living Academy of Columbus, Georgia has submitted an application for 4225 Alton Street. The current zoning is SFR3 (Single Family Residential 3). The proposed zoning is RMF1 (Residential Multi-family 1). The property is located in Council District 3 (Huff).

Chairperson Mason read the case introduction and then asked staff to read their report (as shown below).

## STAFF REPORT

### REZN-04-17-0706

- Applicant:** Southern Living Academy
- Owner:** Sheryl Ford
- Location:** 4225 Alton Street, 090-041-005
- Acreage:** 0.46 Acre
- Current Zoning Classification:** SFR3 (Single Family Residential 3)

<b>Proposed Zoning Classification:</b>	RMF1 (Residential Multi-family 1)
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Personal Care Home Type III
<b>General Land Use:</b>	Inconsistent Planning Area C
<b>Current Land Use Designation:</b>	SFR4 (Single Family Residential 4)
<b>Future Land Use Designation:</b>	SF (Single Family Residential)
<b>Compatible with Existing Land-Uses:</b>	No
<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>	Traffic Impact will increase on Alton Street by 26 trips daily if it was developed as a single family dwelling. Traffic impact would increase by 140 trips daily if it were developed as an assisted living facility.
<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>	No buffer is required.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Attitude of Property Owners:</b>	<b>Thirty-nine (39)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.
<b>Additional Information:</b>	None.



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The applicant came forward and introduced herself as Sheryl Ford. She gave a brief description of what the site would function as and how that would help the community and City of Columbus with foster children. Commissioner Reese asked Ms. Ford to expand on how her clients would be supervised and if this would have a potential detrimental effect on the neighborhood. She indicated that they would have 2 adult staff at the facility with volunteers. Michael Greenblatt made a motion to approve as requested by applicant and commissioner Reese made a motion to second and the motion passed unanimously.

**8. ZONING CASES:**

**REZN-04-17-0707:** A request to amend the zoning Atlas of the Columbus Consolidated Government. Columbus Consolidated Government of Columbus, Georgia has submitted an application for 1532 5<sup>th</sup> Avenue. The current zoning is LMI (Light Manufacturing and Industrial). The proposed zoning is UPT (Uptown). The property is located in Council District 7 (Woodson).

Chairperson Mason read the case introduction and then asked staff to read their report (as shown below).

**STAFF REPORT**

**REZN-04-17-0707**

<b>Applicant:</b>	Columbus Consolidated Government
<b>Owner:</b>	Columbus Consolidated Government
<b>Location:</b>	1532 5 <sup>th</sup> Avenue, 017-010-006
<b>Acreage:</b>	2.34 Acre
<b>Current Zoning Classification:</b>	LMI (Light Manufacturing and Industrial)
<b>Proposed Zoning Classification:</b>	UPT (Uptown)
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Mixed-use development
<b>General Land Use:</b>	Consistent Planning Area D

<b>Current Land Use Designation:</b>	PI (Public or Institutional)
<b>Future Land Use Designation:</b>	OP (Office Professional)
<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>	Traffic Impact will increase on 5 <sup>th</sup> Avenue by 201 trips daily if it is developed as Light Manufacturing and Industrial. Traffic impact would increase by 345 trips daily if it is developed as a mixed use residential and institutional development.
<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 does not require a buffer.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Attitude of Property Owners:</b>	<b>Forty two (42)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.
<b>Additional Information:</b>	None

The applicant came forward and introduced himself as Will Johnson. He gave a brief description of what the site would be developed as. The site would be affordable housing with an educational component. Commissioner Brannan made a motion to approve as requested and commissioner Greenblatt made a motion to second and the motion passed unanimously.

## 9. ZONING CASES:





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**REZN-04-17-0663:** A request to amend the zoning Atlas of the Columbus Consolidated Government. Chi Alpha of Columbus, Georgia has submitted an application for 4008 University Avenue. The current zoning is RMF2 (Residential Multi-family 2). The proposed zoning is RO (Residential Office). The property is located in Council District 5 (Baker).

Chairperson Mason read the case introduction and then asked staff to read their report (as shown below).

### STAFF REPORT

#### REZN-04-17-0663

<b>Applicant:</b>	Chi Alpha of Columbus
<b>Owner:</b>	Estate of Margaret K. Whitley
<b>Location:</b>	4008 University Avenue, 069-023-033
<b>Acreage:</b>	0.41 Acre
<b>Current Zoning Classification:</b>	RMF2 (Residential Multi-family 2)
<b>Proposed Zoning Classification:</b>	RO (Residential Office).
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Muti-family Residential
<b>General Land Use:</b>	Consistent Planning Area E
<b>Current Land Use Designation:</b>	Vacant Residential
<b>Future Land Use Designation:</b>	Public/Institutional
<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>	Traffic Impact will increase on University Avenue by 20 trips daily if it is developed as a single family dwelling. Traffic impact would increase by 27 trips daily if it is developed as a multi-family use.
<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 GC and NC zoning districts. The 3 options under Category C are: <ul 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 wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ul>
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Attitude of Property Owners:</b>	<b>Thirteen (13)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.
<b>Additional Information:</b>	None.

The applicant was not present and the case was tabled.

**1. Special Exception:**

**EXCP-03-17-0598:** A request for a Special Exception Use located at 1300 18<sup>th</sup> Street. Current zoning is RMF1 (Residential Multi-family 1). The property is proposed for a personal care home type II. Phillip Psalmond is the applicant. The property is located in Council District 8 (Garrett)

Chairperson Mason read the case introduction and then asked staff to read their

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report (as shown below).

**Subject: (EXCP-03-17-0598) Special Exception Use request to allow for personal care home type III located at 1300 18<sup>th</sup> Street, Columbus, Georgia.**

Phillip Psalmond has submitted an application for the Special Exception Use cited above. The property is located in a SFR1 (Single Family Residential 1) zoning district. The site for the proposed Personal Care Home type III is located at 1300 18<sup>th</sup> Street.

**(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?**

18<sup>th</sup> Street will provide adequate access for a personal care home type III. This section of 18<sup>th</sup> Street in a two land local road with pedestrian sidewalks.

**(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. Emergency vehicles will have adequate access to the principal structure and accessory use.

**(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, sewer, utilities, police, and fire protection will be adequate and serve the proposed use at this location.

**(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 and GC uses. Parking service and refuse should be adequate and provided as stated within the UDO. Noise, light, glare and odor should be limited due to the nature of the location. The only concern will be the intensity of density within a predominately single family residential like setting.

**(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 RMF1 properties. This location is surrounded by single family residential uses.

**Council District:** District 8 (Garrett)

**Ninety three (93)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department has received no comments supporting and three comments opposing this request.

**Additional Information:**

None.

Commissioners Reese, Etheridge and Brannan requested themselves from the meeting stating that they were on the Board of Midtown Inc. Midtown Inc., had stated to staff that they had reservation about the project. The applicant came forward and introduced himself as Phillip Psalmond. He indicated that the personal care home had been approved for 12 occupants. Commissioner Greenblatt asked if he was requesting a type two or type three and he indicated that it would be a type two. Commissioner Greenblatt asked staff why the staff report showed a type three and the agenda had a type two. Staff replied that at the time of submittal Mr. Psalmond had not received his occupancy rating from the fire Marshals Office and that he had asked for a type three. When the rating came back he had adjusted it to a type two. The staff report was uploaded to the sharepoint site before this information was supplied to staff. The capacity would be determined by the Fire Marshal. There being no opposition or support the chair asked if there was a motion. Commissioner Greenblatt made a motion to approve due to the consistency with current land uses. Commissioner Davis made a motion to second and the motion passed unanimously.

**ADJOURNMENT:** 10:36 A.M.

  
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Kathleen Mason, Chairperson

  
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Kevin L. Herrit, AICP, Principal Planner