



COLUMBUS CONSOLIDATED GOVERNMENT
A Great Place to Live and Work

Planning Advisory Commission Meeting Minutes for June 7, 2017

A meeting of the Planning Advisory Commission was held Wednesday, June 7, 2017 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Kathleen Mason
Vice Chairperson: Ed Kinner
Commissioners: Teddy Reese, Wallace Davis, James Dudley, Joseph Brannan, Michael Greenblatt, Frank Etheridge & Robert Bollinger.

Staff Members: Kevin Herrit, AICP, Principal Planner.

Commissioners Absent: Michael Greenblatt, Robert Bollinger

Others Present: Sandy Green, Marty Wynn, Stephen Wynn, Donald Wyndoff, Dennis Greene, Dwayne Jones, Vincent Bell

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 commissioners to look over the May 17th Minutes. The commissioners looked over the minutes and made a motion to approve the minutes unanimously.

OLD BUSINESS:

1. None

NEW BUSINESS:

1. ZONING CASES:

REZN-05-17-1070: A request to amend the zoning Atlas of the Columbus Consolidated Government. Vincent A. Bell of Columbus, Georgia has submitted an application for 3641 Norris Road (parcel 068-036-017). The current zoning is SFR2 (Single Family Residential 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-05-17-1070

Applicant: Vincent A. Bell

Owner:	Marty Wynn
Location:	3641 Norris Road, 068-036-017
Acreage:	2.276 Acres
Current Zoning Classification:	SFR2 (Single Family Residential 2)
Proposed Zoning Classification:	RO (Residential Office)
Current Use of Property:	Church
Proposed Use of Property:	Banquet Facility
General Land Use:	Consistent Planning Area E
Current Land Use Designation:	GC (General Commercial)
Future Land Use Designation:	SF (Single Family)
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:	Transportation planning did not have count multipliers for this type of proposed use.
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 SFR2 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 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.



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- 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:** None

The applicant, Vincent Bell, came forward and introduced himself and the case. The applicant described the potential events that would be held in the facility with the proposed rezoning and addressed potential issues that would arise including noise and hours of operation. Commissioner Kinner inquired as to the daytime use of the venue outside of events and regarding the venues policy on alcohol distribution and consumption; the applicant responded that events would be required to end at 11PM and that daytime use of the facility would be permitted and that no alcohol license would be sought but groups renting the venue may serve alcohol in accordance with city ordinance. Commissioner Kinner also inquired about any structural changes; the applicant indicated only interior structure changes would take place. Dwyane Jones spoke in opposition to the proposed rezoning; he discussed the difference in a static group (Lighthouse Church congregation) using the venue compared to the wide variety of groups that would rent the venue and have less interest in preserving the residential character of the surrounding area. Mr. Jones also expressed interest in more clarification on the usage and the restrictions placed on alcohol consumption and distribution. Dennis Greene also spoke in opposition to the proposed rezoning; he discussed the issue of groups using the facility overnight and confusion as to what the classification "banquet facility" entails. Kevin Herrit provided clarification regarding what the classification "banquet facility" allows and prohibits; Mr. Herrit also explained that venues providing for overnight stays would be required to obtain the licenses and qualifications of any hotel/motel in Columbus. Mr. Greeneblatt also discussed the situation of an organization holding a "lock-in" that allows for overnight stay and if this would be allowed with this rezoning. Mr. Herrit and Chairperson Mason state that use would probably be allowed and that the current occupant is already permitted to have "lock-ins". Marty Wynn, the current owner of the property via Lighthouse Church, spoke in favor of the rezoning request; Mr. Wynn stated that this rezoning would add the property back to the tax rolls for the first time in 60 years and that the church needs to sell the property due to financial difficulties. Mr. Wynn also discussed how weddings are already being held at the venue and

have not had any complaints from neighbors regarding nuisance stemming from the current use of the property. Steve Wynn also spoke in favor of the rezoning request reinforcing what Marty Wynn said previously and stating that the rezoning would have no major impact on the surrounding area. Commissioner Reese questioned the rezoning to RO (Residential Office) and if it was appropriate; Kevin Herrit indicated the rezoning to RO was appropriate. Commissioner Reese motioned to approve the zoning request and received a second; the motion was approved via a 4-2 vote.

2. SPECIAL EXCEPTION USE CASES:

EXCP-05-17-0926: A request for a Special Exception Use located at 3641 Norris Road. Current zoning is SFR2 (Single Family Residential 2) The property is proposed for a banquet facility. Vincent A. Bell is the applicant. 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

EXCP-05-17-0926

Subject: (EXCP-05-17-0926) Special Exception Use request to allow for Banquet Facility located at 3641 Norris Road, Columbus, Georgia.

Vincent A. Bell has submitted an application for the Special Exception Use cited above. The property is located in a SFR2 (Single Family Residential 2) zoning district. The site for the proposed Banquet Facility is located at 3641 Norris Road.

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

Norris Road will provide adequate access for a Banquet Facility. This section of Norris Road is a two lane local road with pedestrian sidewalks. The egress point onto University Avenue has a wall on the southeast side that obstructs the view of oncoming cars heading northwest on University Avenue.

(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



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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 SFR2, RMF2 and RO 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.

(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 could affect neighbors.

(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 on other properties that within the University Avenue Corridor.

Council District: District 5 (Baker)

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 no comments opposing this request.

Additional Information:

None.

The applicant Vincent Bell, same as the previous case, declined to introduce the case as it deals with the same information and proposed use as the above case. Commissioner Brannan sought clarification about the necessity of the Special Use Exception and if the rezoning sought in the prior case would be sufficient; Kevin Herrit explained that it was necessary due to revisions of the UDO (Unified Development Ordinance) in 2006. Dwyane Jones sought clarification regarding the status of the Special Use Exception in the event the property changes ownership; Kevin Herrit explained that the Special Use Exception would remain with the property regardless of ownership change. No additional discussion between commissioners was had and Commissioner Brannan motioned to approve the Special Use Exception and received a second. The motion was approved via a 4-2 vote.

ADJOURNMENT: 09:45 A.M.


Kathleen Mason, Chairperson


Kevin L. Herrit, AICP, Principal Planner