



## Planning Advisory Commission Meeting Minutes for July 19<sup>th</sup>, 2017

A meeting of the Planning Advisory Commission was held Wednesday, July 19<sup>th</sup> in the Council Chambers of the Citizen Service Center.

### Commissioners Present:

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

**Staff Members:** Kevin Herrit, AICP, Principal Planner.

**Commissioners Absent:** Frank Ethridge, James Dudley

**Others Present:** Robert Flowers, Nellie Smith, Starla DeSaussure, Otis Gilliam

**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 June 19<sup>th</sup> Minutes. The commissioners looked over the minutes and made a motion to approve the minutes which passed unanimously.

### OLD BUSINESS:

1. None

### NEW BUSINESS:

1. **ZONING CASES:**

**REZN-07-17-1346:** A request to amend the zoning Atlas of the Columbus Consolidated Government. Robert W. Flowers of Columbus, Georgia has submitted an application for 3715 Gentian Boulevard (parcel 069-024-002). The current zoning is NC (Neighborhood Commercial). The proposed zoning is GC (General Commercial). 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-07-17-1346

**Applicant:**

Robert W. Flowers

<b>Owner:</b>	Robert W. Flowers
<b>Location:</b>	3716 Gentian Boulevard, 069-024-002
<b>Acreage:</b>	3.37 Acre
<b>Current Zoning Classification:</b>	NC (Neighborhood Commercial)
<b>Proposed Zoning Classification:</b>	GC (General Commercial)
<b>Current Use of Property:</b>	Non-Conforming Shopping Center
<b>Proposed Use of Property:</b>	Shopping Center
<b>General Land Use:</b>	Consistent Planning Area E
<b>Current Land Use Designation:</b>	GC (General Commercial)
<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 not vary from what the current road was designed to handle.
<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 SFR2 and RMF2 zoning district. 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</li> </ul>



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	wood fence or masonry wall.
	3) <b>30 feet</b> undisturbed natural buffer.
<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

The applicant, Robert W. Flowers, explained how he wishes to rezone this property to GC (General Commercial) due to it currently being an existing non-conforming use under its current zoning of NC (Neighborhood Commercial). No one in attendance spoke for or against the proposed rezoning. No discussion was had amongst the commissioners present. Commissioner Brannen motioned to recommend approval for the rezoning request and Commissioner Kinner seconded the motion. The motion was passed unanimously.

**2. ZONING CASES:**

**REZN-07-17-1352:** A request to amend the zoning atlas of the Columbus Consolidated Government. Jimmy Lewis and Nellie Smith of Columbus, Georgia have submitted an application for 5030, 5036 Farley Drive and 205 Northstar Drive (parcels 094-026-011, 094-026-010 and 094-026-012). The current zoning is NC (Neighborhood Commercial). The proposed zoning is SFR2 (Single Family Residential 2). The property is located in Council District 4 (Pugh).

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

**STAFF REPORT**

**REZN-07-17-1352**

<b>Applicant:</b>	Columbus Planning Department
<b>Owner:</b>	Jimmy Lewis, Trent Chester and Nellie Smith
<b>Location:</b>	5030, 5036 Farley Drive and 205 Northstar

	Drive (Parcel #'s 094-026-011, 094-026-012 and 094-026-010)
<b>Acreage:</b>	0.99 Acre
<b>Current Zoning Classification:</b>	NC (Neighborhood Commercial)
<b>Proposed Zoning Classification:</b>	SFR2 (Single Family Residential 2)
<b>Current Use of Property:</b>	Single family residence
<b>Proposed Use of Property:</b>	Single family residence
<b>General Land Use:</b>	Consistent Planning Area E
<b>Current Land Use Designation:</b>	SF (Single Family)
<b>Future Land Use Designation:</b>	SF (Single Family)
<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 stay the same as current uses and should not change.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential 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 NC zoning district. 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>



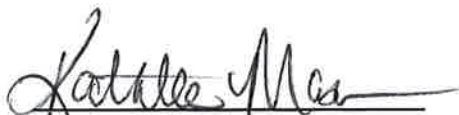
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- Fort Benning's Recommendation:** N/A
- DRI Recommendation:** N/A
- Attitude of Property Owners:** **Forty eight (48)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.
- Additional Information:** None

Will Johnson with the planning department introduced the case and explained why the planning department was the applicant and why they were managing the case. Kevin Herrit explained the discrepancy in maps presented to the Commission (One property owner pulled out of the case removing their property from consideration). Commissioner Greenblatt inquired as to the property being landlocked; Will Johnson explained that the property is landlocked but is an existing lot of record and has access via a driveway through an adjacent lot. Kevin Herrit explained the required buffers on the lots in question if any construction were to take place. Sharon Northfleet of Columbus, Georgia, an adjacent lot owner, explained some of her concerns with the proposed rezoning; these concerns included rising property taxes and decreased security for her home due to the construction of an access way by the owners of Chester's Barbeque (An adjacent business along Veterans Parkway). She also stated her realtor told her the access way created is partially on her property; Chairperson Mason recommended a survey be done to clear up any confusion. Commissioner Reese explained the case deals with other adjacent parcels and are being rezoned to SFR2 and would eliminate the possibility of other businesses and/or apartments from being constructed. Commissioner Brannen asked for clarification about low ownership. Starla DeSaussure of Columbus, GA provided clarification about lot ownership. Commissioner Greenblatt, due to confusion about lot ownership, discrepancies with documents, etc. recommended the case be tabled for a future date to allow the correct documents be gathered and any confusion be cleared up. Commissioner Reese motioned to table the case and Commissioner Greenblatt seconded the motion. The motion was passed 4-1.

**ADJOURNMENT:** 09:40 A.M.

  
Kathleen Mason, Chairperson

  
Kevin L. Herrit, AICP, Principal Planner

