



## MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, February 21, 2018 in the Council Chambers of the Citizen Service Center.

### **Commissioners Present:**

Chairperson: Kathleen Mason

Vice Chairperson:

Commissioners: Teddy Reese, Wallace Davis, James Dudley, Ralph King, Robert Bollinger and Joseph Brannan.

**Staff Members:** John Renfro, Principal Planner

**Commissioners Absent:** Ed Kinner and Michael Greenblatt

**Others Present:** Will Johnson, Chief Planner

**CALL TO ORDER:** Chairperson Mason called the meeting to order at 9:05 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 for a motion on the minutes from February 07, 2018. Chairperson Mason made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

**1. EXCP-01-18-0136:** A request to rezone 1.2000 acres of land located at 1230 & 1238 Fort Benning Road. Current zoning is GC (General Commercial). The proposed use is Used Auto Sales. Used Auto Sales under 2.0 acres requires a Special Exception. Linton Porter is the applicant. This property is located in Council District 3 (Huff).

John Renfro read the Staff Report for this case.

**Subject: (EXCP-01-18-0136) Special Exception Use request to allow for Auto/Truck sales, new and used in excess of one-half (0.5) acre but less than two (2) acres located at 1230 and 1238 Fort Benning Road, Columbus, Georgia 31903.**

Linton Porter 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 Auto/Truck sales, new and used in excess of one-half (.5) acre but less than two (2) acres located at 1230 and 1238 Fort Benning Road. The purpose of the Special Exception Use is to allow for the operation of a Auto/Truck sales, new and used in excess of one-half (.5) acre but less than two (2) acres 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?**

Fort Benning Road is a minor arterial road. It will provide adequate free flow movement. This use will be a primary use for 1230 and 1238 Fort Benning Road.

**(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, sewer, 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 properties are surrounded by other 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.

**(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) properties.

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

**Thirteen (13)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department has received 1 comment opposing this request.

**Additional Information:** None.

Chairperson Mason asked for clarification on what the party was opposing. John Renfroe responded that the opposing party was concerned about the used auto sales not meeting the current feel, the way it may look, possible junk yard.

Commissioner James Dudley inquired about the zoning type located across the street with the housing development not matching the other GC (General Commercial) on either side. John Renfroe stated that during the process the Housing Authority contacted the Planning Department about rezoning that strip of property to GC (General Commercial) to better serve the area as a business center.

Commissioner Reese inquired about the precedent of car lots. Are all car lots given Special Exception? John Renfroe responded normally car lots need to be over 2.0 acres and do not require a Special Exception. The issue here is the currently property is under the 2.0 acre minimum.

Chairperson Mason asked the commissioners if they have any questions in regards to the case. No one responded.

Chairperson Mason requested that the applicant come forward to present his case.

Linton Porter came to the podium and explained his request to the commission. Stated that in the state of Georgia if you sale one (1) car you are committing a crime. Currently his lot is 1.2000 acres and his current business is a car wash. Would like to sale a couple cars a month to increase his business. He is not interested in having 50 cars on a lot, the site plan he drew is setup to provide space for 15 cars. He details cars and a lot of times after he is finished people want to sell him the cars. The property is fenced off, security cameras and a painted office building. No trying to bring down property, he is trying to employ people and bring money into the community.

Chairperson Mason asked the commissioners if they have any questions in regards to the case. Also asked if the pictures Linton Porter brought of his property be put on the overhead projector. Will Johnson assisted him.

Chairperson Mason asked if there were anyone in the audience to speak in opposition to the case. No one came forwarded.

Commissioner Reese had a question for Linton Porter, do you currently have a security person on site now? Linton Porter responded no. The entire property is gated with a 6' foot fence and he has cameras of the entire lot. Commissioner Reese inquired if the fencing included the building, Linton Porter responded yes.

Chairperson Mason asked if there were anyone in the audience to speak in favor to the case. No one came forwarded.

Commissioner Wallace asked how far his property was from the new Spencer School. Linton Porter responded about 1000 yards. Located on the same side of the street as the school. Concerned about this becoming an eye sore. Linton Porter responded that he has paid for this property with his own money, that property will not be an eye sore.

Chairperson Mason asked if there were any more questions.

For the record, Will Johnson, stated that the city is in the process of a streetscape project down Fort Benning Road.

Commissioner Reese inquired about any concerns from the professional staff with the city? Will Johnson stated that special exceptions are reviewed a little more closely than normal cases. As long as you meet the criteria it is then passed onto PAC and Council for approval. At this point Linton Porter has done all of that.

Chairperson Mason asked for discussion and a motion. Commissioner Reese made a motion to approve the case. Commissioner Wallace seconded the motion. The case was approved unanimously.

**OLD BUSINESS:** N/A

**NEW BUSINESS:** N/A

Commissioner Reese moved that we approve the minutes, Commissioner King seconded the motion. James Dudley did not vote, he was unable to access the file for viewing.

**ADJOURNMENT:** 9:20 a.m.

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**Kathleen Mason, Chairperson**

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**John Renfroe, Principal Planner**