



## MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 07, 2018 in the Council Chambers of the Citizen Service Center.

### Commissioners Present:

Chairperson: Kathleen Mason  
Vice Chairperson: Ed Kinner  
Commissioners: Wallace Davis, James Dudley, Michael Greenblatt, Robert Bollinger and Joseph Brannan.

**Staff Members:** John Renfroe, Principal Planner and Will Johnson, Chief Planner

**Commissioners Absent:** Teddy Reese

### Others Present:

**CALL TO ORDER:** Chairperson Mason called the meeting to order at 9:01 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 27, 2018. Chairperson Mason made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

**1. REZN-02-18-0208:** A request to rezone 0.2100 acre of land located at 1841 Warm Springs Road. Current zoning is SFR3 (Single Family Residential 3). Proposed zoning is GC (General Commercial). The current and proposed use is Appointment Only Therapeutic Massage. Michele Crowell is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe read the staff report for this case.

<b>General Land Use:</b>	Consistent Planning Area D
<b>Current Land Use Designation:</b>	Multifamily
<b>Future Land Use Designation:</b>	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>	Average Annual Daily Trips (AADT) will increase by 43 trips if used for Clinic use. The Level of Service (LOS) will remain at level D.
<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 SFR3 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 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>Fifty-five (55)</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>	Talbotton Road/Warming Springs Road is currently under construction. After completion, this section will be 3-lanes (2 lanes with a center turn lane). This will change the Level of Service (LOS) from D to C.

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 her case.

Michele Crowell, 1841 Warm Springs Road, Columbus, Georgia. Current business in Warner Robins. Bought the house 2 years ago, was structured as multifamily. Already has parking for approximately 6 vehicles. Great location for a small business with the road enhancements and all of the other businesses located around it.

Chairperson Mason asked the commissioners if they have any questions for the applicant.

Chairperson Mason asked if there were anyone in the audience to speak in favor or opposition to the case. No one came forward. Chairperson Mason asked for discussion and a motion. Commissioner King made a motion to approve the case. Commissioner Greenblatt seconded the motion. The case was approved unanimously.

**2. REZN-01-18-0163:** A request to rezone 3.0000 acre of land located at 1 18<sup>th</sup> Street. Current zoning is SAC (Special Activity & Technical Center). Proposed zoning is MROD (Mill Restoration Overlay District). The current and proposed use is Mixed Use: Restaurant/Retail. Justin Krieg is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe read the staff report for this case.

<b>General Land Use:</b>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Light Manufacturing/Industrial
<b>Future Land Use Designation:</b>	Office/Professional
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	The property does 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 1,448 trips if used for Mixed Use: Restaurant/Retail use. The Level of Service (LOS) will drop to level B.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of

the Columbus Consolidated Government for commercial usage.

**School Impact:** N/A

**Buffer Requirement:** No buffer requirements. Property falls within an Overlay District.

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

**DRI Recommendation:** N/A

**Attitude of Property Owners:** **Twenty-six (26)** 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:** N/A

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.

Justin Kreig, 620 Front Avenue. City Mills Properties purchased this property about 2 years ago, May of 2015 in hopes of redeveloping the structure. Realized the current zoning, SAC doesn't really work with the programming they want. Redevelop the site for commercial and residential. Southern end to anchor the City Village development.

Chairperson Mason asked the commissioners if they have any questions for the applicant.

Chairperson Mason asked if there were anyone in the audience to speak in favor or opposition to the case. No one came forward. Chairperson Mason asked for discussion and a motion. Commissioner Kinner made a motion to approve the case. Commissioner Bollinger seconded the motion. The case was approved unanimously.

Commissioner Dudley recused himself from this case.

**3. REZN-01-18-0024:** A request to rezone 3.1600 acres of land located at 3202 Edgewood Road. Current zoning is RMF1 (Residential Multifamily 1). Proposed zoning is RO (Residential Office). The proposed use is Shrine Club and Cell Tower Facility. Robert S. Poydasheff is the applicant. This property is located in Council District 5 (Baker).

John Renfroe read the staff report for this case.

<b>General Land Use:</b>	Inconsistent Planning Area E
<b>Current Land Use Designation:</b>	Public/Institutional
<b>Future Land Use Designation:</b>	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>	No traffic impact.
<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 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 wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ol>
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Attitude of Property Owners:</b>	<b>Fifty-six (56)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received eight (8) calls and emails regarding the rezoning.

**Additional Information:**

The property shall be restricted to the following uses:

- 1) Club or lodge
- 2) Banquet facility
- 3) Wireless communication facility

Chairperson Mason asked if John Renfroe could give an overview of the 8 received calls. The general theme was the potential loss from wireless tower as well as it converting to a banquet facility and possible loud noises late at night.

Chairperson Mason asked the commissioners if they have any questions in regards to the case. Commissioner Dudley wanted to confirm that with the restriction anyone who purchased the property would also have to abide by them. John Renfroe responded yes. Follow up, if this rezoning is denied then the current or any following owners would still be able to use the property in its current state. John Renfroe responded that is correct.

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

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

Bob Poydasheff and John Throckmorton from Municipal Communications. Absolutely with City Planning with respect to the restrictions. A cell tower, which is a monopole will not interfere with the neighborhood. There will be no noise. Other towers in the community have received no complaints. Property values have not diminished. Church was sold at an enhanced property due to one of these pole's being on their property. No scientific evidence by radiation fallout. No reports from Fort Benning or Country. The Shrine Club is a club that operates in a residential area.

John Throckmorton, 2432 Chimney Springs Drive Marietta, Georgia. He works for Municipal Communications. This would be the forth tower they have constructed within Columbus. It would house T Mobile with expansion bays for Verizon, ATT and any other interested carriers. This area is considered a coverage gap and there is a need in this area for a cell tower. Covers a large residential area as well as I-85. Will help with emergency response. Will go the extra mile to make sure the improvements make the area look better.

Chairperson Mason requested more information pertaining to the Shrine Club being used as a banquet facility. They are currently using the building for banquets as needed. Chairperson Mason requested the commissioners only consider the rezoning at this point, not the special exception.

Chairperson Mason asked if there were anyone in the audience to speak in opposition to the case.

Debbie Jackson, 3069 Edgewood Court. She is against the rezoning. This is a residential area. Worried about the area being developed to apartments. Shrine Club is currently put up for sale. Worried about rezoning from Residential Office to General Commercial.

Cindy Elliot, 2816 East Lindsey Drive. She approached the Commissioners to hand them a signed petition of 43 other residential who oppose the rezoning. Shrine Club was always an amenity due to the pool during the summers in the past. Additional traffic in the evenings from Shrine Club parties. Concerned about the driver education the Shrine Club allows in their parking lot. Shrine Club put up for sale. Concerned with safety from rezoning and cell tower.

Chairperson Mason asked the commissioners if they have any questions in regards to the case. Commissioner Dudley stated that originally the lot would only be rezoned from RMF1 to RO. Planning Staff stated today the property would be restricted to; club or lodge, banquet facility or wireless communication facility. Where the signatures only taking into account the club or lodge or other uses. Cindy Elliot responded that some people were concerned about the it being a banquet hall. Complained about noise. More concerned about the what ifs.

Chairperson Mason asked the commissioners if they have any questions in regards to the case. Commissioner Kinner had a question to the Planning Staff. Could time limits be placed on the use of the building? Will Johnson responded that the Shrine Club owners would make that decision. Placing time limits on properties is not in the purview of a zoning request.

Debbie Jackson lives directly adjacent to the property and there is noise late at night from the Shrine Club when they have properties. One entrance in and out, worried about traffic concerns.

Commissioner King asked if Debbie Jackson currently lives at this property. She stated that she does not currently live in the house but will in the coming years.

Commissioner Brannon needed clarification on what is permitted in RO. The restrictions for this property under RO, the restriction are club or lodge or banquet facility or wireless communication facility. Commissioner Brannon said that we are only approving the RO with restrictions, which is correct.

Cindy Elliot, when you say club do you mean strip club like on Veterans. Will Johnson, club or lodge, private or nonprofit. We actually have a nightclub designation. Shrine Club website has all the information for renting the facility but time limits.

Commissioner Kinner, can you go through the logic for the rezoning to RO with the 2 special exceptions. Will Johnson, RO is the least intrusive classifications that will allow a cell tower over 100'. Residential allows for a 60' stealth tower but that does not meet their needs. Commissioner asked what the Planning Staff would have done if no cell tower special exception was requested. Will Johnson stated that the Shrine Club wouldn't have approached us, it is all

based on the cell tower request.

Commissioner Greenblatt requested clarification on height of the cell tower. Does it have to be lighted? Will Johnson states the FFA will have to review it but based on where it is located he does not think it will need to be lighted.

Commissioner Brannon asked the Planning Staff where cell tower facilities are located in the UDO. Will Johnson stated in the last section of chapter 4 under additional standards.

Chairperson Mason asked the commissioners if they have any other questions in regards for these ladies. No response.

Chairperson Mason asked if there were anyone in the audience to speak in favor to the case.

Bob Poydasheff stated we have a noise ordinance. The approach the city has taken will protect the citizens in this area better than it is current is. The tower will have no impact if the Shrine Club decides to sell. It will have no impact on traffic, public safety, noise and nothing will change other than the view.

Chairperson Mason asked for discussion and a motion. Commissioner Brannon made a motion to approve the case. Commissioner King seconded the motion. The case was approved 5-2 (Kinner, Dudley).

**4. EXCP-01-18-0025:** A request to rezone 3.1600 acres of land located at 3202 Edgewood Road. Current zoning is RMF1 (Residential Multifamily 1). Proposed zoning is RO (Residential Office). The proposed use is Shrine Club and Cell Tower Facility. A Cell Tower Facility requires a Special Exception. Robert S. Poydasheff is the applicant. This property is located in Council District 5 (Baker).

John Renfroe read the staff report for this case.

**Subject: (EXCP-01-18-0025) Special Exception Use request to allow for a 150-foot telecommunications facility and banquet facility located at 3202 Edgewood Road, Columbus, Georgia 31907.**

### **Wireless Communications Facility**

Robert Poydasheff has submitted an application for the Special Exception Use cited above. The property is located in a RO (Residential Office) zoning district. The site for the proposed telecommunications facility is an operating club/lodge or banquet facility located at 3202 Edgewood Road. The purpose of the Special Exception Use is to allow for the operation of a telecommunications facility located within the RO (Residential Office) 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?**

Edgewood Road is an arterial road. It will provide adequate free flow movement. This use will be an accessory use to the property.

**(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?**

All mechanical equipment will be behind a six-foot-high fence. The property is surrounded by SFR2. Noise, light, flare and odor should be limited due to the nature of the equipment.

**(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. The tower should not have any foreseen hours of operation and the operation should be seamless, except for outages and required maintenance.

**(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 RO (Residential Office) properties. The structure will be screened from most view sheds for pedestrians.

### **Banquet Facility**

Robert Poydasheff has submitted an application for the Special Exception Use cited above. The property is located in a RO (Residential Office) zoning district. The site for the proposed banquet facility is an operating club/lodge or banquet facility located at 3202 Edgewood Road. The purpose of the Special Exception Use is to allow for the operation of a banquet facility and bring the Shrine Club into compliance located within the RO (Residential Office) 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?**

Edgewood Road is an arterial road. It will provide adequate free flow movement. This

use will be an accessory use to the property.

**(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?**

All mechanical equipment will be behind a six-foot-high fence. The property is surrounded by SFR2. Noise, light, flare and odor should be limited due to the nature of the equipment.

**(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. The tower should not have any foreseen hours of operation and the operation should be seamless, except for outages and required maintenance.

**(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 RO (Residential Office) properties.

**Council District:** District 5 (Baker)

**Fifty-six (56)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department has received eight (8) comments opposing this request.

**Additional Information:** N/A

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

Bob Poydasheff stated the file pertaining to this case is already with FFA. If they have any concerns we will address them. We will always comply with FFA.

Commissioner Greenblatt asked if the tower needs to be lighted or not? John Throckmorton stated that typically towers under 200' are not lit. If the FFA requires it to be lit, we will reduce

the height of the tower to be under the required height to be lit so that it is not lit.

Commissioner Dudley, concerning the Mohina Woods tower and why it doesn't cover this area. John Throckmorton stated that it does not include this area and it really depends on the type of terrain, traffic and tree cover. 1 mile is normal for coverage from a tower of this size.

Commissioner Dudley asked if there are dead spots that are currently not being covered? John Throckmorton placed an image of the coverage gaps on the overhead projector. Showed images of before and after a finished tower. Current towers are T Mobile. Commissioner Dudley are there other towers that T Mobile could use to not build another tower. John Throckmorton said the closest tower is 1 mile away and doesn't work for this area.

Commissioner Dudley wanted to know if this particular tower was going to be a pine tree. John Throckmorton stated it will only be a single pole. Any pole over 100' tends to stick out if is a stealth pine.

Will Johnson stated that this is driven by cell data, data is driving the request for more cell towers, especially small towers. Eventually we will start to see small cell that will be very small and cover only 20 houses or so. Cell tower really is a data tower.

Chairperson Mason asked the commissioners if they have any other questions in regards for these ladies. No response.

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

Chairperson Mason asked if there were anyone in the audience to speak in opposition to the case.

Cindy Elliot, 216 East Lindsey Drive. Initially will only help T Mobile customers within a mile radius. Concerned of health risks of the cell tower. Alan Homes with Public Safety, no study since 1996. The lack of an aesthetic value could lower property values. Looming towers of metal and steel. If you live close to a cell tower you could have worse service. The minimum buffer was what? Will Johnson said the height of the tower from the nearest residential structure. Height of tower will be 150'. Cindy Elliot, is this an RG. John Throckmorton responded yes.

Stephanie Kellie, 3307 Glenn Brook Drive. Will the tower cause a property tax increase for people moving into the area? Will electricity costs go up for current residents if the tower is built? Chairperson Mason said you are metered and you only pay for the power you use. This is not a community meter. Will Johnson said that new home owners will not be taxed for the cell tower.

Cindy Elliot, 2816 East Lindsey Drive. Could they not use one of the empty lots where K Mart use to be rather than placing a tower in the residential area? Chairperson Mason said the

coverage deals specifically to the physical location of the tower.

Mike Taylor, 2878 Cromwell Drive. What are they going to do with the land? Are they going to remove the Shrine Club? Will Johnson, if they want to build apartments they will have to go back through the rezoning process. Keep in mind, it is already zoned for apartments. The Shrine Club was built in 1953, the city consolidated in 1970-71 it made it a non-conforming use, then in 1984 the UDO came along and made it a legal, non-conforming use. Updating the zoning with restrictions actually protects the citizens of this area more. Chairperson Mason, they could tear down the Shrine Club but they have to rebuild a club or lodge or banquet facility. Will Johnson, if not rezoned and sold today a developer could potentially put 45 apartments on this site.

Chairperson Mason asked for discussion and a motion. Commissioner King made a motion to approve the case. Commissioner Davis seconded the motion. The case was approved 4-3 (Dudley, Kinner, Bollinger).

Will Johnson, this will go before Council in April.

**OLD BUSINESS:** N/A

**NEW BUSINESS:**

**ADJOURNMENT:** 10:00 a.m.

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**Kathleen Mason, Chairperson**

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**John Renfroe, Principal Planner**