



## MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, April 04, 2017 in the Council Chambers of the Citizen Service Center.

### Commissioners Present:

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

**Staff Members:** Will Johnson, Planning Chief

**Commissioners Absent:** Robert Bollinger & James Dudley

### Others Present:

**CALL TO ORDER:** Chairperson Mason called the meeting to order at 9:02 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 March 21, 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-03-18-0424:** A request to rezone 5.38 acres of land located at 7675 & 7697 Kayne Boulevard, Parcel # 073-025-009 & 073-025-021. Current zoning is GC (General Commercial) zoning district. Proposed zoning is RO (Residential Office) zoning district. The proposed use residential multifamily community. Joseph Johnson is the applicant. This property is located in Council District 2 (Davis).

Will Johnson read the staff report for this case.

<b>General Land Use:</b>	Inconsistent Planning Area A
<b>Current Land Use Designation:</b>	Vacant/Undeveloped
<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>	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>	No buffer requirements.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Attitude of Property Owners:</b>	<b>Fifteen (15)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) calls and emails regarding the rezoning.
<b>Additional Information:</b>	N/A

Chairperson Mason asked the commissioners if they have any questions in regards to the case. Commissioner Reese asked if Will Johnson could expound on the reasoning for the opposition. Will Johnson responded it was all about property values. Mr. Mize has more information pertaining to the complaint.

Chairperson asked if there were any more questions from the Commissioners. Chairperson Mason requested that the applicant come forward to present his case. Georgia Mize, with Page-Scrantom, representing the applicant which is an investment company out of Valdosta. Specialize in multifamily developments. Developed over 52 apartment complexes. Development director Joseph Johnson is present. Rezone 5.40 acres from GC to RO. Just east of Veterans Parkway and just west of Lindsay Creek, right behind the American Red Cross blood donation center. RO classification is suitable for this property due to RO south of the property, west it is zoned as GC and east is zoned residential. RO will provide an excellent transitional zoning district. Inconsistent with the Comprehensive Plan but consistent with this area being a regional activity center. Mixture of commercial, residential and institutional developments.

Proposing to develop a high quality, mixed income 80 unit consisting 70 affordable and 30 which will be market rate. Development will be known as the Highlands at Kayne Boulevard. Development costs in excess of \$18 million dollars. 25% of Columbus residents are 55 years of age or older. Current housing stock will not meet the demand. Will provide 56 affordable units for seniors. Primary goal is to create a senior living development. Great proximity to many services and amenities. Project will be buffered in accordance with the UDO. Lindsay Creek will provide a substantial buffer from the residential properties to the east. 200' from property to property and 330' from brick to brick. No additional investment from the city for transportation. Positive economic results to the city. Increase tax base from this development, an increase from \$18,000 a year to over \$100,000.

Chairperson Mason asked if the other 3 developments in Georgia are completed. Currently all 3 are under construction. Joseph Johnson, the project in Macon is 50% complete. Albany is under construction. Chairperson Mason stated that this type of development is not completed in Georgia anywhere. Joseph Johnson stated they have 52 other developments in Georgia that are complete and working. Chairperson Mason requested more information Occupancy rate. Joseph Johnson stated they stay almost full, very few vacancies.

Commissioner Kinner, will Kayne Boulevard be a right turn only onto Veterans Parkway? Will Johnson responded that this a DCA project where they have to hit their point numbers to win the status from DCA. These type of developments are not focused heavily on the automobile. Does not current warrant a traffic signal. Being a state road DOT would make the determination.

Commissioner Reese, construction costs, is there a commitment from the builder to buy local products? Joseph Johnson, we would rather use local suppliers due to them being cheaper and easier to for delivery. Related to the property value concern, can you please expand? Will Johnson responded the property to the South is also RO and has an ordinance of 13-21 and was proposed for the same use in 2013. Ground never broke, they probably did not win the DCA tax credit. Mr. Mize, said rezoning would affect his property value. Commissioner Reese, the person that put in a complaint basically wanted to do the same type of development as you.

Chairperson Mason asked if there were any more questions from the Commissioners. Chairperson Mason asked if anyone would like to speak for or against this case. No one responded.

Commissioner Reese asked if there were any other concerns from the Staff about this proposal. Will Johnson responded that we supported the rezoning of the property to the south in 2013 and we support this one. We are trying to alternative uses for vacant properties in town.

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 unanimously.

**2. REZN-03-18-0427:** A request to rezone 1.74 acres of land located at 3705 & 3709 Gentian Boulevard, Parcel #069-011-003 & 069-011-001. Current zoning is NC (Neighborhood Commercial) zoning district. Proposed zoning is GC (General Commercial) zoning district. The proposed use shopping center. Jack Hayes is the applicant. This property is located in Council District 5 (Baker).

Will Johnson read the staff report for this case.

<b>General Land Use:</b>	Inconsistent Planning Area E
<b>Current Land Use Designation:</b>	General Commercial
<b>Future Land Use Designation:</b>	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>	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>	No buffer requirements.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Attitude of Property Owners:</b>	<b>Seventeen (17)</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.

**Additional Information:**

The old Gention Shopping Center.

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map

Chairperson Mason requested the applicant come forward to present his case. Chris Brower with EMC Engineering, 3575 Macon Road – Suite 15. Jack Hayes, G2 Commercial. Basically a shopping center we are looking to clean up and look better so we can get additional tenants. New shopping spaces are going to be created. A great connection to the trail behind the shopping center. Jack Hayes, this is an example of a blight in the community, we identified it as a potential site to reinvest back into the community. This area is completely underserved. GC so we can attract different tenants.

Commissioner King, what type of tenants are looking to fill the space with. Jack Hayes, a variety but we are looking for a pizzeria, sandwich shop, and beauty and nail salon, some type of active use. The reason we are renaming the shopping center to Train Side Shops.

Commissioner Kinner, this will be a renovation primarily, not a tear down and rebuild. Jack Hayes, no. We have demolished and removed the failing parts of the building and will put a new façade.

Commissioner Brannon, do you expect to update this area in the Comprehensive Plan to move this area to GC. Will Johnson responded yes, when you do zoning parcel by parcel since 2008 you sometimes miss certain areas. There is nothing industrial west of the post office. You have recommended properties to GC across the street in the last two (2) years.

Chairperson Mason asked the commissioners if they have any questions in regards to the case. No one responded. Chairperson Mason asked the commissioners if they have any questions in regards to the case. No one responded. Commissioner Reese made a motion to approve the case. Commissioner Greenblatt seconded the motion. The case was approved unanimously.

**OLD BUSINESS:** N/A

**NEW BUSINESS:** N/A

**ADJOURNMENT:** 9:31 a.m.

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**Kathleen Mason, Chairperson**

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**John Renfroe, Principal Planner**