



Planning Advisory Commission Meeting Minutes for January 18, 2017

A meeting of the Planning Advisory Commission was held Wednesday, January 18, 2017 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Kathleen Mason

Vice Chairperson: Ed Kinner

Commissioners: Travis Chambers, Wallace Davis, Robert Bollinger, Joseph Brannan, Frank Etheridge & Michael Greenblatt.

Staff Members: Kevin Herrit, Principal Planner

Commissioners Absent:

Others Present: George Mize, Richard Webon Mark Lecraw & Carson Cummings

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 if there was a motion to approve the December 07 and January 4, 2017. A motion was made and seconded to approve the minutes as presented. The motion passed unanimously.

OLD BUSINESS:

1. ZONING CASES:

REZN-12-16-2478: A request for a text amendment to amend the text of the Unified Development Ordinance (UDO) in regards to section 10.8.2 – Certificate of Occupancy and section 10.8.1 – building permit.

This case was tabled by request of the Inspections and Code Department.

NEW BUSINESS:

1. ZONING CASES:

REZN-12-16-2594: A request to amend the zoning Atlas of the Columbus Consolidated Government. George W. Mize Jr., Georgia has submitted an application for 6002 Veterans Parkway. The current zoning is NC (Neighborhood Commercial). The proposed zoning is GC (General Commercial). The property is located in Council District 2 (Davis).

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

STAFF REPORT

REZN-12-16-2594

Applicant:	George W. Mize JR.
Owner:	Judy L. Wilkinson
Location:	6002 Veterans Parkway, 189-006-006
Acreage:	0.42 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Retail and Personal Services
Proposed Use of Property:	Auto/Truck Repair, Minor
General Land Use:	Inconsistent Planning Area A
Current Land Use Designation:	Neighborhood Commercial
Future Land Use Designation:	SFR (Single Family Residential)
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:	Traffic volumes on Veterans Parkway have an AADT of 27,900. Projected AADT for the site is 106 trips. The level of service is expected to stay at a LOS of D.
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 SFR3 zoning



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districts. The 3 options under Category C are:

- 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.
- 3) **30 feet** undisturbed natural buffer.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Attitude of Property Owners: **Thirty three (33)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one call and no emails regarding the rezoning.

Additional Information: None

The applicant came forward and introduced himself as George Mize Jr. of Page, Scranton law firm. George explained in detail that this development was an oil and fluid change shop for Automobiles. He further explained that this is classified in the current code as an auto repair, minor use and was previously a use under the old C-2 zoning that was not transferred over to the NC zoning district at the adoption of the UDO. He requested that where the buffer regulations differ for the property that the more stringent type C buffer be applied. This would allow for a 10-foot buffer with an 8 foot opaque fence to be situated along the property line that borders residential development to the East. Commissioner Greenblatt asked if the buffer would be included on the Northeast property line. Mr. Mize indicated that it would not as the code did not call for buffering between two like zoned properties. Commissioner Bollinger asked what the operating hours were. The developer indicated that the times have not been set for this market but should not be more than 6:00 am to 8:00 pm 7 days a week. He also indicated that all internal lighting will be dimmed after hours. Commissioner Kinner asked how the drive on Ogaltree would affect the residential street. Mr. Mize stated that the reconfigured driveway should not affect the residential houses with increased traffic. Chairwoman Mason asked if this was a replication of services adjacent to each other. Mr. Mize stated that the services rendered by his client would not create an adverse effect on surrounding businesses because competition is

productive for a free economy and the services that they offer is different from the similar business down the street. Joseph Brannan made a motion to approve with the conditions as requested by applicant due to the consistency with current land uses. Commissioner Greenblatt made a motion to second and the motion passed 6 to 1.

ADJOURNMENT: 09:50 A.M.


Kathleen Mason, Chairperson

Kevin L. Herrit, AICP, Principal Planner