



Planning Advisory Commission Meeting
Minutes for February 15, 2017

A meeting of the Planning Advisory Commission was held Wednesday, February 15, 2017 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

- Chairperson: Kathleen Mason
- Vice Chairperson: Ed Kinner
- Commissioners: Travis Chambers, Wallace Davis, Joseph Brannan, Frank Etheridge & Michael Greenblatt.

Staff Members: Kevin Herrit, Principal Planner

Commissioners Absent: Robert Bollinger

Others Present: Lucy Jones, Scott Boyce and Genia Webb

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 indicated that there were not minutes to approve.

OLD BUSINESS:

1. ZONING CASES:

None.

NEW BUSINESS:

1. ZONING CASES:

REZN-01-17-0116: A request to amend the zoning Atlas of the Columbus Consolidated Government. Scott Boyce of Columbus, Georgia has submitted an application for 8186 Veterans Parkway. The current zoning is RO (Residential Office). The proposed zoning is GC (General Commercial). The property is located in Council District 6 (Allen).

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

STAFF REPORT

REZN-01-17-0116

Applicant: Scott Boyce

Owner:	Suresh Kumar
Location:	8186 Veterans Parkway, Parcel # 079-007-003
Acreage:	1.89 Acres
Current Zoning Classification:	RO (Residential Office)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Residential
Proposed Use of Property:	Retail and Restaurant
General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Vacant
Future Land Use Designation:	Mixed Use
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 15,600. Projected AADT for the site is 4,850 trips. The level of will drop to LOS of F. Currently we have a project to expand this section of Veterans Parkway to a 4 lane with a turning lane. This will bring the current LOS up to a B. The 4,850 added trips will drop the LOS to C once the road project is completed.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
School Impact:	N/A
Buffer Requirement:	This site shall require no buffer Except for the required road buffer as specified in the veterans parkway overlay ordinance.



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- Fort Benning’s Recommendation:** N/A
- DRI Recommendation:** N/A
- Attitude of Property Owners:** **Nine (9)** 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:** This parcel is within the Veterans Parkway Overlay District.

The applicant came forward and introduced himself as Scott Boyce. He gave a brief introduction to development plan for 8186 veterans Parkway and indicated that they are working to retain two commercial tenants. One with a drive through. Commissioner Dudley asked if this incorporated the parcel to the west. Mr. Boyce indicated that it did and they would have an access point of Copper Creek Road. Joseph Brannan asked how many buildings would be constructed and he indicated that they are currently looking at three. Travis Chambers made a motion to approve due to the consistency with current land uses. Commissioner Davis made a motion to second and the motion passed unanimously.

2. ZONING CASES:

REZN-01-17-0129: A request to amend the zoning Atlas of the Columbus Consolidated Government. Lucy Jones., Georgia has submitted an application for 705 35th Street. The current zoning is LMI (Light Manufacturing and Industrial). The proposed zoning is PMUD (Planned Mixed Use Development). The property is located in Council District 8 (Garrett).

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

STAFF REPORT

REZN-01-17-0129

Applicant: Lucy Jones

Owner:	Larry bussey
Location:	705 35 th Street, Parcels # 014-006-003 and 014-006-023
Acreage:	22.00 acres
Current Zoning Classification:	LMI (Light Manufacturing and Industrial)
Proposed Zoning Classification:	PMUD (Planned Mixed Use Development)
Current Use of Property:	Vacant Land
Proposed Use of Property:	Senior adult living facility, market rate apartments and commercial retail development.
General Land Use:	Inconsistent Planning Area F Land Use Designation: Single Family
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:	This rezoning request does not anticipate generating a negative impact on the transportation network. The level of service (LOS) for the connecting major arterial street of River Road will not change from a LOS of B.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:	N/A
Buffer Requirement:	Buffering will be consistent with the Site Plan.
Fort Benning's Recommendation:	N/A



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DRI Recommendation:

N/A

Attitude of Property Owners:

One hundred and eight (108) 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:

N/A

The applicant came forward and introduced herself as Lucy Jones. She gave a brief description of what the site would look like. The site would be affordable housing for 55 and over with commercial and Storage uses within the complex. Commissioner Kinner asked if she could explain the concept plan. Ms. Jones explained that this concept could change over time but that the proscribed greenspace required within the UDO would be maintained as well as the required percentage of Residential and other uses. Chairperson mason asked if they would be for sale or rent and Ms. Jones indicated they would be for rent and would not be accepting section 8 vouchers. Franke Etheridge made a motion to approve as requested by applicant due to the consistency with current land uses. Commissioner Brannan made a motion to second and the motion passed unanimously.

1. Special Exception:

EXCP-01-17-0147: A request for a Special Exception Use located at 8350 Veterans Parkway. Current zoning is SFR1 (Single Family Residential 1). The property is proposed for an day care type III. Genia Webb is the applicant. The property is located in Council District 6 (Allen)

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

Subject: (EXCP-01-17-0147) Special Exception Use request to allow for day care type III located at 8350 Veterans Parkway, Columbus, Georgia.

Genia Webb. has submitted an application for the Special Exception Use cited above. The property is located in a SFR1 (Single Family Residential 1) zoning district. The site for the proposed Day Care type III is located at 8350 Veterans Parkway.

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Veterans Parkway will provide adequate access for a day care type III. This section

of Veterans Parkway will be a 4 lane divided hwy when the completions of the current road project is through.

(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. Emergency vehicles will have adequate access to the principal structure and accessory use.

(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 will be adequate and serve the proposed use at this location.

(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 property is surrounded by RO and 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 SFR1 properties. This location is surrounded by retail and apartment uses.

Council District: District 6 (Allen)

Fourteen (14) property owners within 500 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department has received no comments supporting or opposing this request.

Additional Information:



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This property is in the Veterans Parkway overlay district.

The applicant came forward and introduced herself as Genia Webb. She indicated that the day cares previous use was similar and was monitored by the state. The capacity would be determined by the Fire Marshal. There being no opposition or support the chair asked if there was a motion. Commissioner Kinner made a motion to approve due to the consistency with current land uses. Commissioner Greenblatt made a motion to second and the motion passed unanimously.

ADJOURNMENT: 09:27 A.M.



Kathleen Mason, Chairperson



Kevin L. Herrit, AICP, Principal Planner