



## Planning Advisory Commission Meeting

Minutes for May 03, 2017

A meeting of the Planning Advisory Commission was held Wednesday, May 03, 2017 in the Council Chambers of the Citizen Service Center.

### Commissioners Present:

Chairperson: Kathleen Mason

Vice Chairperson: Ed Kinner

Commissioners: Teddy Reasse, Wallace Davis, Joseph Brannan, Frank Etheridge & Robert Bollinger.

**Staff Members:** Kevin Herrit, AICP, Principal Planner; Rich Jones, AICP, Planning Director; Pam Hodge, Assistant City Manager; Isaiah Hugley, City Manager.

**Commissioners Absent:** Michael Greenblatt

**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 asked commissioners to look over the February 01 and February 15, 2017 Minutes. The commissioners looked over the minutes and made a motion to approve the minutes unanimously.

Chairperson Mason asked to change the agenda and have the City Managers presentation moved forward to after the minutes. The motion was approved unanimously.

City Manager Isaiah Hugley came forward and talked about the Planning Advisory Commissions request to have a document created for their use and introductory meetings for incoming Commissioners. He asked staff to present the created documents and stated that PAC would be given more opportunities to for education. He asked Director Jones to briefly go over what was inside the Planning Commissioners Books.

### OLD BUSINESS:

#### 1. ZONING CASES:

**REZN-04-17-0663:** A request to amend the zoning Atlas of the Columbus Consolidated Government. Chi Alpha of Columbus, Georgia has submitted an application for 4008 University Avenue. The current zoning is RMF2 (Residential Multi-family 2). The proposed zoning is RO (Residential Office). The property is located in Council District 5 (Baker).

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

## STAFF REPORT

## REZN-04-17-0663

<b>Applicant:</b>	Chi Alpha of Columbus
<b>Owner:</b>	Estate of Margaret K. Whitley
<b>Location:</b>	4008 University Avenue, 069-023-033
<b>Acreage:</b>	0.41 Acre
<b>Current Zoning Classification:</b>	RMF2 (Residential Multi-family 2)
<b>Proposed Zoning Classification:</b>	RO (Residential Office).
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Muti-family Residential
<b>General Land Use:</b>	Consistent Planning Area E
<b>Current Land Use Designation:</b>	Vacant Residential
<b>Future Land Use Designation:</b>	Public/Institutional
<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>	Traffic Impact will increase on University Avenue by 20 trips daily if it is developed as a single family dwelling. Traffic impact would increase by 27 trips daily if it is developed as a multi-family use.
<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 GC and NC



## Planning Advisory Commission Meeting

Minutes for May 03, 2017

zoning 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:** **Thirteen (13)** 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:** None.

The applicant came forward and introduced himself as George Mize Jr.. He gave a brief introduction of the development plan for 4008 University Avenue. He then had the representative come forward from CHI Alpha to explain what service they will be providing to CSU's campus and how the structure will be used. Ed Kinner made a motion to approve. Commissioner Davis made a motion to second and the motion passed unanimously.

### NEW BUSINESS:

#### 1. ZONING CASES:

**REZN-04-17-0657:** A request to amend the zoning Atlas of the Columbus Consolidated Government. George W. Mize Jr. of Columbus, Georgia has submitted an application for 2357, 2367 Warm Springs Road as well as 3705, 3713, 3721, 3803, 3809, 3817, 3823 & 3829 Gurley Drive. The current zoning is NC (Neighborhood Commercial), RO (Residential Office) & RE1 (Residential Estate 1). The proposed zoning is RO (Residential Office). 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-04-17-0657

**Applicant:** George W. Mize Jr.

**Owner:** PH Columbus Land Holding, LLC.

**Location:** 2357 & 2367 Warm Springs Road as well as 3705, 3713, 3721, 3803, 3809, 3817, 3823 & 3829 Gurley Drive Parcels # 187-001-001, 187-001-002, 187-001-003, 187-001-004, 187-001-005, 187-001-006, 187-001-007, 187-001-009 & 187-001-010.

**Acreage:** 10.96 Acres

**Current Zoning Classification:** NC (Neighborhood Commercial) RO (Residential Office) and RE1 (Residential Estate 1)

**Proposed Zoning Classification:** RO (Residential Office) with condition for buffering is the structures footprint is not changed

**Current Use of Property:** Vacant land (Old Blue Cross Blue Shield Building)

**Proposed Use of Property:** Office

**General Land Use:** Consistent Planning Area D  
Land Use Designation: Mixed-use and Office Professional; Mixed-use is the predominant land uses to be encouraged in Midtown. These properties lie within the intersection area of Woodruff Road/Hilton Avenue and Warm Springs Road.

**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.



## Planning Advisory Commission Meeting Minutes for May 03, 2017

<b>Traffic Impact:</b>	This rezoning request will have a positive impact on the projected traffic on Warm Springs Road should the buildout and completion of the development take place. The level of service (LOS) for the connecting street of Warm Springs Road will not change the LOS of C. The projected increase of traffic generated from this development would be 658 AADT.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential and commercial/industrial usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	As long as the footprint of the existing building(s) remains the same and/or no additional building is placed or constructed on the property, then the existing parking, buffering and tree densities shall be permitted and allowed to remain as is.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Attitude of Property Owners:</b>	<b>Seventy two (72)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and no emails regarding the rezoning.
<b>Additional Information:</b>	This property was the Blue Cross Blue Shield Building.

The applicant came forward and introduced himself as George Mize Jr.. He gave a brief introduction of the development plan for 2357 & 2367 Warm Springs Road as well as 3705, 3713, 3721, 3803, 3809, 3817, 3823 & 3829 Gurley Drive. Mr. Mize indicated that the proposed use was similar in nature to the past use but do to the size restrictions in the NC zoning district they were coming back to rezone the property to RO. Thus, bringing the properties into conformaity. Teddy Reese made

a motion to approve with conditions as stated in the staff report. Commissioner Davis made a motion to second and the motion passed unanimously.

**2. ZONING CASES:**

**REZN-03-17-0541:** A request to amend the zoning Atlas of the Columbus Consolidated Government. Robert S. Pordasheff Jr. of Columbus, Georgia has submitted an application for 7733 Chattsworth Road. The current zoning is HMI (Heavy Manufacturing and Industrial). The proposed zoning is PID (Planned Industrial Development). 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-03-17-0541**

<b>Applicant:</b>	Robert S. Pordasheff, Jr
<b>Owner:</b>	TR Creative Works, LLC.
<b>Location:</b>	7733 Chattsworth Road Parcels # 120-001-118, 120-001-010 & 120-001-010E.
<b>Acreage:</b>	30.71 Acres
<b>Current Zoning Classification:</b>	HMI (Heavy Manufacturing and Industrial)
<b>Proposed Zoning Classification:</b>	PID (Planned Industrial Development)
<b>Current Use of Property:</b>	Manufacturing and vacant land
<b>Proposed Use of Property:</b>	Manufacturing, multi-family and commercial.
<b>General Land Use:</b>	Consistent Planning Area B Land Use Designation: Heavy Industrial; predominant land uses to be encouraged in the west panhandle is mixed use at major intersections. This property lies within the intersection area of Macon Road, Schatulga road and Flat Rock Road.
<b>Compatible with Existing Land-Uses:</b>	Yes.



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## Planning Advisory Commission Meeting Minutes for May 03, 2017

<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>	This rezoning request will have a small impact on the projected traffic on Chattsworth Road should the buildout and completion of the development take place. The level of service (LOS) for the connecting street of Chattsworth Road will change from a LOS of A to B. The projected increase of traffic generated from this development would be 2,828 AADT.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential and commercial/industrial usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	Buffering will be consistent with the Site Plan.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Attitude of Property Owners:</b>	<b>Ten (10)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one call and one emails regarding the rezoning.
<b>Additional Information:</b>	This property is within the Technology Park.


The applicant came forward and introduced Himself as Robert S. Poydasheff Jr. . He gave a brief description of what the site would look like. He then asked Jessica Ezelle to come forward, give a more in-depth description of the layout, and answer any questions that the Planning Advisory Commission had. The site would be workforce housing with the current industrial parcel as well as commercial moving west down Chatsworth Road. Chairman asked if there was any opposition for the case and Mr. Dent "an adjacent property owner" Mr. Body "From Pratt and Whitney" as well as a representative from the Greater Chamber of Commerce Economic Development Division came forward and all stated that this was not a

proper use for a property inside the current Technology Park. Joseph Brannan made a motion to Deny due to the Inconsistency with current land uses. Commissioner Kinner made a motion to second and the motion passed unanimously.

**1. Special Exception:**

**None**

**ADJOURNMENT:** 09:27 A.M.

  
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Kathleen Mason, Chairperson

  
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Kevin L. Herrit, AICP, Principal Planner