



## MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, June 20, 2018 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, Teddy Reese, Robert Bollinger, Ralph King, Joseph Brannon & James Dudley

**Staff Members:** John Renfro, Principal Planner

### Commissioners Absent:

**Others Present:** Will Johnson, Chief Planner

**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 for a motion on the minutes from June 06, 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-05-18-0956:** A request to rezone 0.21 acres of land located at 4603 17<sup>th</sup> AVE, Parcel # 039-017-002. Current zoning is SFR3 (Single Family Residential 3) zoning district. The proposed zoning is GC (General Commercial). The proposed use is parking lot expansion. Gene Ross. This property is located in Council District 8 (Garret).

John Renfro read the staff report for this case.

**General Land Use:** Inconsistent  
Planning Area F

**Current Land Use Designation:** Single Family Residential

**Future Land Use Designation:** 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 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>Forty-Seven (47)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one call opposing the rezoning.
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map

**Council District:** District 8 (Garret)

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

Chairperson Mason asked the applicant to come forward and describe their case. Commissioner Kinner described how the neighborhood in question is already stressed with the surrounding commercial property encroaching. The applicant indicated the property has been previously zoned commercial. Commissioner Reese inquired about alternative ways to allow parking without changing the zoning; John Renfroe stated the rezoning could be conditioned to only allow parking. The applicant stated their application for rezoning indicated they want to use the property as parking only.

Commissioner King motioned to accept the rezoning application as presented with the condition the property only be used as parking. After discussion Ralph King withdrew his motion and entered a motion to accept the application as presented. Commissioner Wallace seconded the motion. The motion carried unanimously.

**2. REZN-05-18-0957:** A request to rezone 88.82 acres of land located at 6801 Flat Rock Rd. Current zoning is LMI (Light Manufacturing/Industrial) and SFR3 (Single Family Residential 3). The proposed zoning is PMUD (Planned Mixed Use Development). The current use of the property is the vacant Swift Mill site. The proposed use is Mixed Use (Lodging, Residential, Assisted Living and Retail). The applicant is George Mize. This property is located in Council District 8 (Garret).

John Renfroe read the staff report for this case.

<b>General Land Use:</b>	Consistent Planning Area B
<b>Current Land Use Designation:</b>	Vacant
<b>Future Land Use Designation:</b>	Mixed-Use
<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 along this section of JR Allen Parkway currently has a below average Level of Service

(LOS) during peak times. JR Allen Parkway intersections at Flat Rock Road, Gateway Road, and Kitten Lake Drive are LOS D or worse during peak hours (AM and PM). Midday LOS averages a B or C level at all intersections except Kitten Lake Drive. Due to existing traffic issues, a traffic study was conducted by the applicant and reviewed by traffic consultants (hired by CCG) and city staff. Numerous meetings have been held between staff, CCG consultants, and the applicant's traffic engineers. Traffic impacts have been mitigated as thoroughly as possible with some improvement at JR Allen and Flat Rock Road as well as JR Allen and Gateway Road.

**Traffic Engineering:**

This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

**School Impact:**

N/A

**Buffer Requirement:**

Buffer requirement is established per the bubble plan.

**Fort Benning's Recommendation:**

N/A

**DRI Recommendation:**

This project will not have a negative impact on surrounding jurisdictions.

**Attitude of Property Owners:**

**Six Hundred (600)** property owners within a **half mile** of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.

**Additional Information:**

The developers held a public meeting on June 07, 2018. 106 people attended this event from the surrounding area. Citizens were most concerned with additional traffic the new development would generate.

Conditions are necessary for this rezoning:

1) Phase 1 Conditions:

- A. Property development shall not exceed

400,000 square feet;

- B. All interior roads shall be completed prior to issuance of a Certificate of Occupancy (see attached Proposed Roadway Improvements map P1.B);
- C. Talokas Lane, between the proposed development and Gateway Road; shall be completed prior to issuance of a Certificate of Occupancy (see attached Proposed Roadway Improvements map P1.C);
- D. All proposed improvements at the intersection of Flat Rock Road and JR Allen Parkway shall be completed prior to issuance of a Certificate of Occupancy (see attached Proposed Roadway Improvements map P1.D);
- E. All proposed driveways shall be approved by Georgia Department of Transportation (GDOT) completed by developer (see attached Proposed Roadway Improvements map P1.E);
- F. All decel lanes shall be approved by GDOT and completed by developer prior to issuance of a Certificate of Occupancy ((see attached Proposed Roadway Improvements map P1.F); and,
- G. Restripe Talokas Lane at Gateway Road (see attached Proposed Roadway Improvements aerial map).

2) Phase 2 Conditions:

- A. Property development shall not exceed 300,000 square feet;
- B. The Manchester Expressway west-bound off-ramp (at JR Allen Parkway) accel lane shall be converted to a full lane that ends at the driveway of the immediate development to the west (6707 Flat Rock Court) as approved by GDOT and to be completed by the developer (see attached Proposed Roadway Improvements map P2.B); and,

C. A 3<sup>rd</sup> lane to Gateway Road (from Flat Rock Road) shall be approved by GDOT and funded by the developer on a value-based estimate (see attached Proposed Roadway Improvements map P2.B).

3) The overall development shall not exceed 1.1 million total square feet.

4) The proposed buffer, as delineated on the attached bubble plan, shall be adopted as the designated buffer.

The applicant, George Mize, came forward to describe the case. He described how the developers are local businessmen with interest in preserving the community and detailed the history/experience of the engineering groups the developers are working with. Mr. Mize showed a power point presentation explaining the project and surrounding conditions. The presentation also described the phases of the project and location of various uses throughout the property in question. The presentation also explained the parking, landscaping and density aspects of the property. Mr. Mize detailed the traffic management and mitigation solutions proposed by the developer; he also explained how the traffic mitigation measures proposed will benefit the general public and improve delay times at many intersections over current times. The tax benefits to the community were also detailed.

Chairperson Mason requested that any person wishing to speak for or against the project please present new information/concerns rather than simply repeating points already made.

Nick Staukus, an engineer working on the proposal, explained the various traffic improvements/congestion mitigation proposals the developers will construct for the project. Abdul Amir, a traffic engineer, detailed his analysis of the areas traffic issues and potential impacts of the development. This analysis was also reviewed by GDOT.

Commissioner Dudley asked staff members if the project had met all requirements and if the traffic improvements would improve wait times over existing conditions; John Renfro indicated yes in response to both questions. Commission Reese asked the Mr. Amir, the traffic engineer, about the proximity of the main entrance to the beginning of J.R. Allen's limited access section. Mr. Amir indicated GDOT will allow the "right-in/right-out" entrance at the location in question assuming all GDOT regulations are met. Commissioner Reese also asked if the developers would be willing to maintain the proposed public park or if it would be donated to the city; the developer indicated that the developer had received confirmation from Parks and Recreation that the city would accept and maintain the park (the park will have limited facilities and maintenance

would consist mostly of cutting the grass and locking gates). Commissioner Reese also sought and received confirmation the developer would make efforts to hire and source locally as much as reasonably possible. Commissioner Greenblatt asked staff about similarities of the development to the development at Blackmon Road and JR Allen; the developer indicated the traffic study actually considered the Blackmon Rd/JR Allen area developments. Commissioner Brannan asked the director of the Planning Department, Mr. Rick Jones, about a prior project to develop and upgrade traffic management software/hardware. Mr. Jones explained the history of the project and help received from GDOT as well as explaining some more details about traffic management in the area surrounding the project. Chairperson Mason explained that approval of the project still requires the developers to meet requirements detailed previously and that GDOT would still need to give approval for traffic mitigation solutions.

Commissioner Mason asked for members of the public to come speak for or against the project. Andrew Clauster, 7232 Redwood Dr, came forward to speak about the lack of safety precautions taken by the city (lack of sidewalks, shoulders, blind curves, etc.) in this project and other areas in the city. He also explained the city has a depleted Parks and Rec department that may struggle to maintain new property.

Commissioner Reese motioned to approve the case as presented. Commissioner Greenblatt seconded the motion. The motion passed unanimously.

**3. REZN-06-18-1135:** A Request to amend the text of the Unified Development Ordinance (UDO) in Section 7.8.1. Access to amend existing paragraph F. and Section 7.9.3. Residential Subdivision Entrances to amend existing paragraph A.

Mr. Will Johnson explained how the text amendment was similar to a previous text amendment outlining a procedure for obtaining a variance regarding public safety (turnaround space for fire trucks/other public safety vehicles). This text amendment allows the developer to seek a variance regarding requiring more than one entrance for a subdivision containing more than 99 lots. Commissioner Kinner sought clarification why a subdivision would be allowed to have only one entrance with more than 99 lots; Mr. Johnson explained this amendment simply allows the developer to seek a variance if extenuating circumstances prevent them from obtaining a second entrance. Commissioner Kinner also sought an explanation why this was being brought now and if it was in relation to another pending case; Mr. Johnson said this amendment came from the city attorney's office and he was unaware of any pending cases that would require this variance. Commissioner Reese sought clarification about the 4 steps required to obtain a variance for this rule; Mr. Johnson explained the steps and standards that must be met to obtain the variance.

Commissioner Kinner motioned to accept the amendment as submitted. Commissioner Brannan seconded the motion. The motion carried unanimously.

4. EXCP-05-18-0955: A request to rezone 0.96 acres of land located at 2900 4<sup>th</sup> Ave. The current zoning is LMI (Light Manufacturing/Industrial). The proposed use is Used Auto Sales. Used Auto Sales on property under 2 acres requires a special exception. Dennis Deal District 8 (Garrett). John Renfroe read the staff report.

**Subject: (EXCP-05-18-0955) Special Exception Use request to allow for Auto/Truck sales, new and used in excess of one-half (0.5) acre but less than two (2) acres located at 2900 4<sup>th</sup> Avenue, Columbus, Georgia.**

### Used Auto Sales

Dennis Deal has submitted an application for the Special Exception Use cited above. The property is located in a GC (General Commercial) zoning district. The site for the proposed Auto/Truck sales, new and used in excess of one-half (.5) acre but less than two (2) acres located at 2900 4<sup>th</sup> Avenue. The purpose of the Special Exception Use is to allow for the operation of a Auto/Truck sales, new and used in excess of one-half (.5) acre but less than two (2) acres located within the GC (General Commercial) 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?**

4<sup>th</sup> Avenue and 29<sup>th</sup> Street are local roads. They will provide adequate free flow movement for all traffic. This use will be a primary use for 2900 4<sup>th</sup> Avenue.

**(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 Effects: 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 properties are surrounded by other LMI (Light Manufacturing / Industrial) 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 GC (General Commercial) properties.

**Council District:** District F (Garrett)

**Forty-Six (46)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department has received two complaints.

Mr. Renfroe explained the two complaints addressed it being an “eye sore” and its location adjacent to a park.

Chairperson Mason asked the applicant, Dennis Deal, to come forward and explain the special exception and current circumstances. Commissioner Bollinger sought clarification on the scale and activities of the used car sale operation. The applicant explained he seeks to sell most vehicles on line and will not be changing or adding structures located on the property.

Chairperson Mason asked for anyone to come forward supporting or opposing the special exception. Max Helms, a nearby resident, opposed the resolution stating it would be an eye sore and that Mr. Deal lacks the space to show and sell vehicles. Commissioner Wallace asked Mr. Helms how long the property in question has been in its current state and any additional information on the property. Mr. Helms explained that the property is being used for storage and has issues with weeds/overgrown plants. Alice Davis, from 2921 5<sup>th</sup> Ave, came forward to explain how drainage issues are damaging her property. Chairperson Mason determined this was not relevant to the case at hand and asked her to direct her complaint to a different group.

Commissioner King sought clarification if this special exception will only allow him to sell used cars or if it allows him to also store used vehicles for parts/salvage/etc. John Renfroe explained the current zoning allows the property owner to do so and the special exception allows him to also sell vehicles. Commissioner Kinner sought clarification about the storage of vehicles inside versus outside; the applicant indicated he would store cars for sell both inside and outside.

Commissioner King motioned to approve the application as presented; Commissioner Reese then sought clarification about the need for 2 acres for used car sales without special exception. Mr. Will Johnson explained that when the Unified Development Ordinance was developed the city sought to limit “pop-up” car dealerships occupying very small lots as well as to protect buffer space. Commissioner Dudley asked Mr. Johnson how many special exceptions have been issued for used car lots on property less than two acres; Mr. Johnson explained that most of the special exceptions issued for used car lots are simply reopening existing car lots that lost their “grandfather clause” after the development of the UDO. Commissioner Bollinger asked Mr. Johnson if any additional buffer requirements are placed due to the use as a used car

lot; Mr. Johnson explained that it would only need to meet existing requirements.

Commissioner King motioned to approve the case as presented. Commissioner Brannan seconded the motion. The motion was defeated by a 5-2 vote. The special exception will be forwarded as not approved.

**NEW BUSINESS:** N/A

**ADJOURNMENT:** 10:20 a.m.

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**Kathleen Mason, Chairperson**

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**John Renfroe, Principal Planner**