

**PLANNING ADVISORY COMMISSION  
AGENDA  
JANUARY 4, 2012  
COUNCIL CHAMBERS  
PLAZA LEVEL  
GOVERNMENT CENTER TOWER BUILDING**

**CALL TO ORDER:**

**APPROVAL OF MINUTES:** November 2, 2012

**ZONING CASES:**

1. **REZN 11-11-3375:** A request for rezoning of property located at 2408 Ft. Benning Road. The current zoning is Residential Office. The proposed zoning is Neighborhood Commercial. The property will be used for a general retail sales establishment. Voorhees Properties, LLC. / Samuel W. Worthington, III is the applicant.
2. **REZN 12-11-3458:** A request for rezoning of property located at 4531 Milgen Road. The current zoning is General Commercial. The proposed zoning is Residential Office. The property will be used for apartments and office space. Perry Pate, Jr. is the applicant.
3. **REZN 12-11-3492:** A request for rezoning of property located at the south corner of 7300 Blackmon Road. The current zoning is Residential Estate 1. The proposed zoning is General Commercial. The property will be used for a college campus. Allen Development Group, Inc. is the applicant.
4. **EXCP 12-11-3459:** A receipt for a Special Exception Use for 6650 Buena Vista Road. The property will be used as a place of worship with 250 or more seats. Gateway Church, Inc. / Larry Mitchell is the applicant.

**NEW BUSINESS:**

**OLD BUSINESS:**

**ADJOURNMENT:**

If you have any questions please contact Rosana Juestel – Zoning Administrator at 706-225-3934 or Tina Trant - Planning Technician at 706-225-3927. The Planning Department main number is 706-653-4116.



## Planning Department

### STAFF REPORT

### REZN-11-11-3375

**Applicant:** Voorhees Properties, LLC. / Samuel W. Worthington, III

**Owner:** Voorhees Properties, LLC.

**Location:** 2408 Fort Benning Road

**Acreage:** 0.35 acres

**Current Zoning Classification:** RO (Residential Office)

**Proposed Zoning Classification:** NC (Neighborhood Commercial)

**Current Use of Property:** Vacant

**Proposed Use of Property:** General retail sales establishment

**Future Land-Use Map:** Inconsistent  
Planning Area C  
Land Use Designation:  
Single Family Residential

**Compatible with Existing Land-Uses:** Yes.

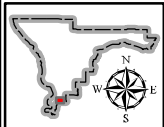
**Environmental Impacts:** The property does not lie within a floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.

**City Services:** Property is served by all city services.

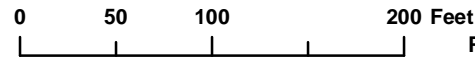
P.O. Box 1340  
420 10th Street  
Columbus, Georgia 31902

Phone: 706-653-4116  
Fax: 706-653-4534  
Email: CPCMPPO@columbusga.org  
www.columbusga.com/mpo

<b>Traffic Impact:</b>	The proposed project is not expected to have a negative impact on the transportation network.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Buffer Requirement:</b>	No buffer requirement.
<b>Fort Benning's Recommendation:</b>	Pending.
<b>DRI Recommendation:</b>	None.
<b>Attitude of Property Owners:</b>	<b>Nine (9)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department has not received any comments regarding this application.
<b>Additional Information:</b>	K.W. Military Supply was operating at this location.



Date: 11/21/2011



Land Use & Zoning Map For REZN 11-11-3375  
 Map 062 Block 055 Lot 016  
 Planning Department-Planning Division  
 Prepared By GIS Division-Engineering Department

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Transverse Mercator Projection  
 False Easting: 2296583.333333  
 False Northing: 0.000000  
 Central Meridian: -84.166667  
 Scale Factor: 0.999900  
 Latitude Of Origin: 30.000000  
 Linear Unit: Foot US  
 GCS North American 1983  
 Datum: D North American 1983





## Planning Department

### STAFF REPORT

### REZN-12-11-3458

**Applicant:** Perry E. Pate, Jr.

**Owner:** Perry E. Pate, Sr.

**Location:** 4531 Milgen Road

**Acreage:** 1.254 acres

**Current Zoning Classification:** GC (General Commercial)

**Proposed Zoning Classification:** RO (Residential Office)

**Current Use of Property:** Construction company office and warehouse storage

**Proposed Use of Property:** Apartments and office space

**Future Land-Use Map:** Inconsistent  
Planning Area E  
Land Use Designation:  
Light Manufacturing Industrial

**Compatible with Existing Land-Uses:** Yes.

**Environmental Impacts:** The property does not lie within a 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.

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**Traffic Impact:**

The proposed project is not expected to have a negative impact on the transportation network.

**Traffic Engineering:**

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

**School Impact:**

School	11-12 Enrollment	Capacity	Available Space	Anticipated Impact on School
Gentian Elementary School (PK – 5)	441	513	72	1
Fort Middle School (6 – 8)	560	650	90	0
Hardaway High School (9 – 12)	1715	1648	-67	0

**Projection**

24 Multi-Family Units:  $24 \times 6\% = 1.4$  students (3 students)

Anticipate 1 elementary, 0 middle and 0 high school student

**Buffer Requirement:**

No buffer requirement.

**Fort Benning’s Recommendation:**

None.

**DRI Recommendation:**

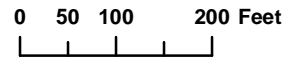
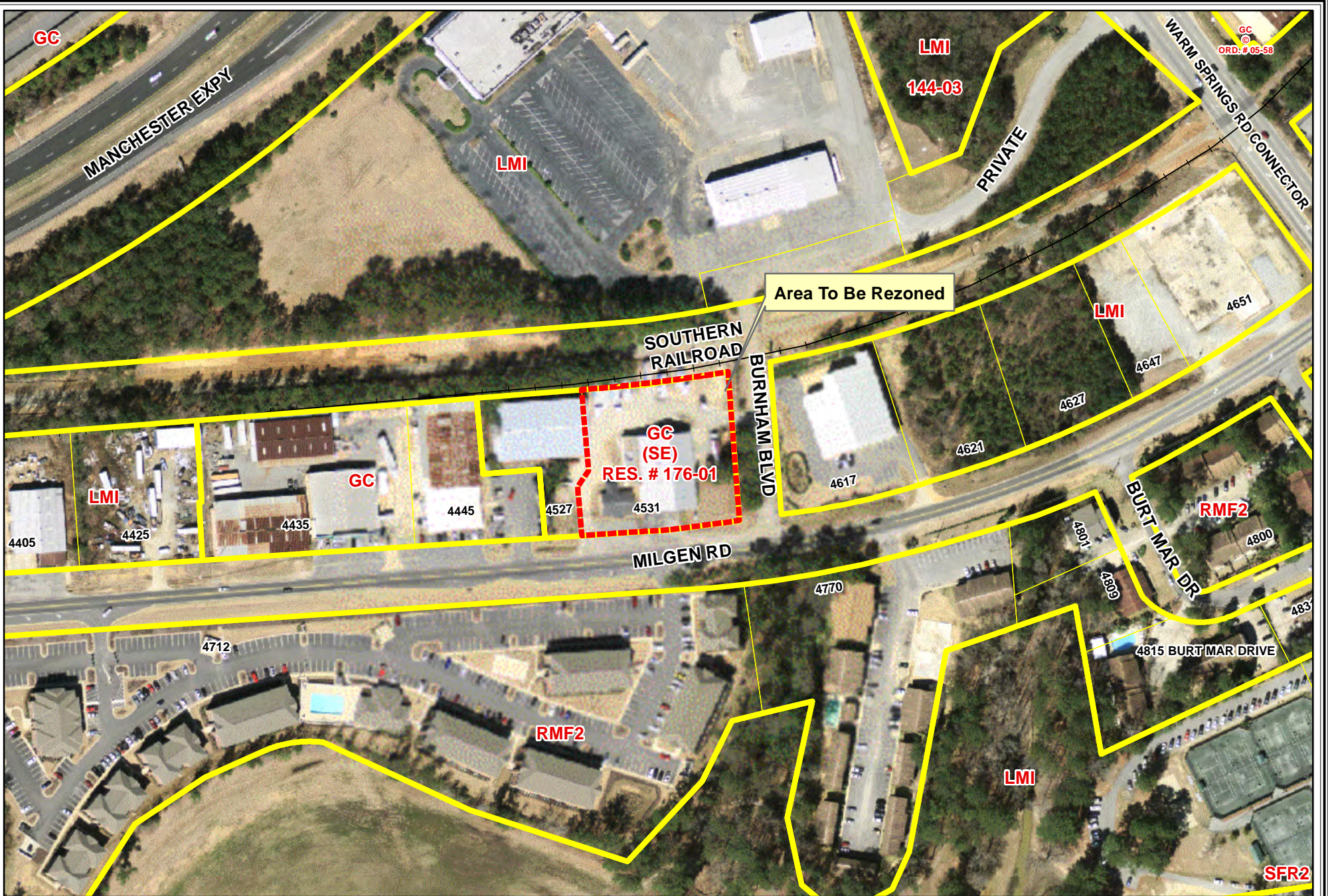
None.

**Attitude of Property Owners:**

**Nine (9)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department has not received any comments regarding this application.

**Additional Information:**

The applicant is proposing to build 24 – 2 bedroom units and 4 office spaces (650 Sq. Ft. per office). Also, 62 parking spaces (including 2 handicap spaces).



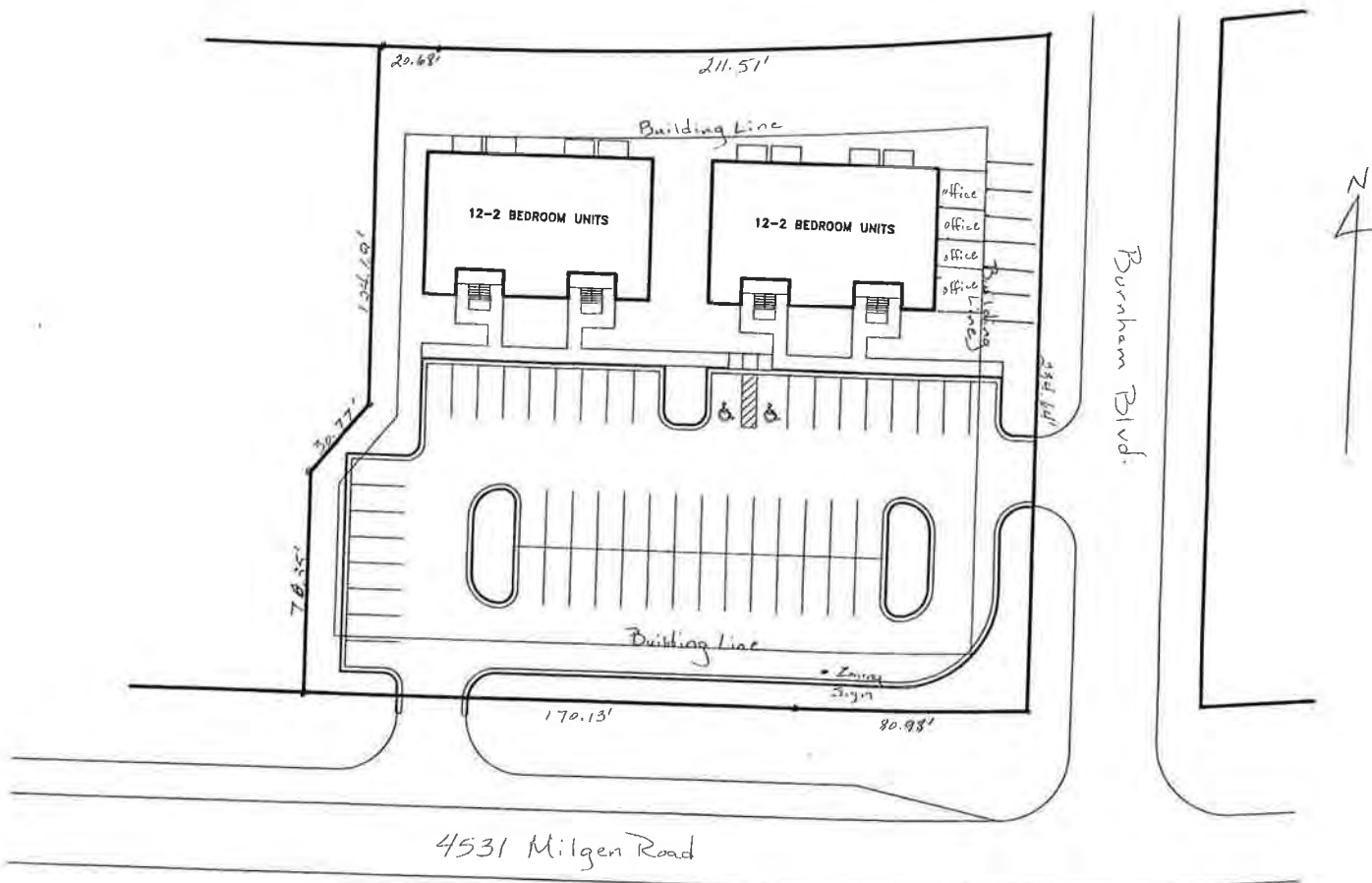
Land Use & Zoning Map For REZN 12-11-3458  
Map 083 Block 043 Lot 005

Planning Department-Planning Division  
Prepared By GIS Division-Engineering Department

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Columbus Consolidated Govt.



Lot 200  
1.254 Acres

1" = 30'  
Scale

Perry E. Pate, Sr.  
(owner)  
Part of Land Lot 7, 8<sup>th</sup> District  
Columbus, Muscogee City, Georgia

4531 Milgen Rd.  
(owner's address)  
(706) 563-4676  
(phone)  
December 1, 2011  
(Date)



## Planning Department

### STAFF REPORT

### REZN-12-11-3492

**Applicant:** Allen Development Group, Inc.

**Owner:** Ben Frank III Billings, et.al.

**Location:** South Corner of 7300 Blackmon Road

**Acreage:** 4.14 acres

**Current Zoning Classification:** RE1 (Residential Estate 1)

**Proposed Zoning Classification:** GC (General Commercial)

**Current Use of Property:** Undeveloped

**Proposed Use of Property:** College campus

**Future Land-Use Map:** Consistent  
Planning Area B  
Land Use Designation:  
General Commercial

**Compatible with Existing Land-Uses:** Yes.

**Environmental Impacts:** The property does not lie within a 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.

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<b>Traffic Impact:</b>	The proposed project is not expected to have a negative impact on the transportation network.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Buffer Requirement:</b>	<p>The proposed development shall have a Category C buffer requirement along all property lines bordered by the RE1 and SFR3 zoning districts. The 3 options under Category C are:</p> <ol 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> </ol>
<b>Fort Benning's Recommendation:</b>	None.
<b>DRI Recommendation:</b>	None.
<b>Attitude of Property Owners:</b>	<b>Sixty Eight (68)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department has not received any comments regarding this application.
<b>Additional Information:</b>	The applicant is proposing to build a 24,440 Sq. Ft. college campus for Georgia Military College with 247 parking spaces.



Area To Be Rezoned

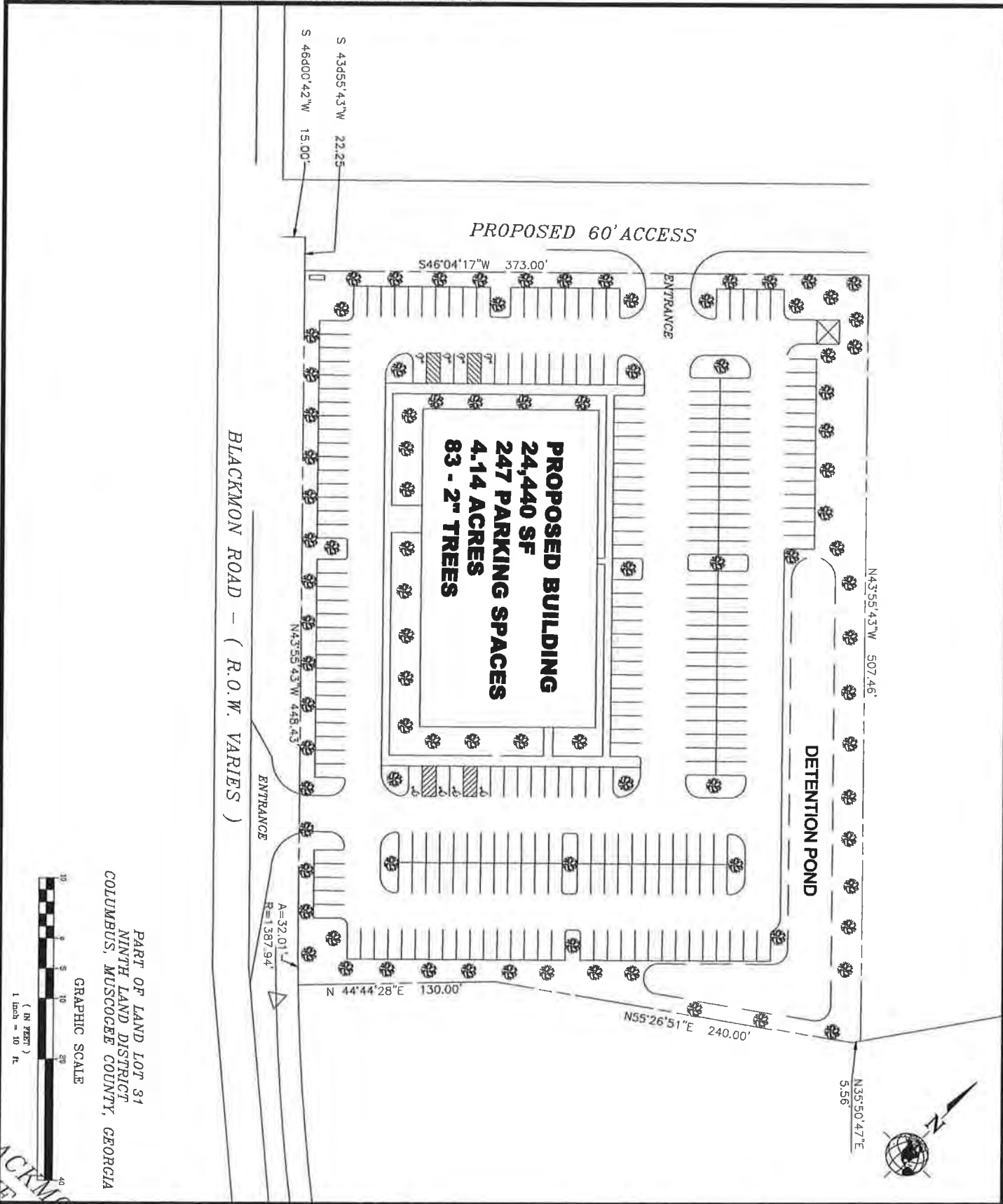


**Land Use & Zoning Map For REZN 12-11-3492**  
**Map 101 Block 001 Lot 014A**

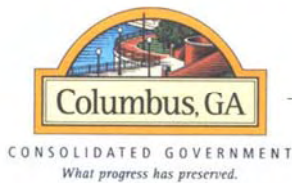
0    100    200    400 Feet    Planning Department-Planning Division  
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<p><b>BARRETT-SIMPSON, INC.</b>          Civil Engineers &amp; Land Surveyors</p> <p>200 S. 2nd St., Phenix City, AL 36860 (913) 254-077 (423)          200 S. 2nd St., Opelika, AL 36801 (913) 886-740 (706)          121 W. Broad St., Milledgeville, GA 30651 (706) 427-0307</p>	<p>GEORGIA          No. 18827          PROFESSIONAL          SURVEYOR          W. SIMPSON</p>	<p><b>SITE SKETCH</b></p> <p>These drawings are prepared and may be used for recording in any form without the expressed written permission of Barrett-Simpson, Inc.</p>	<p><b>C-</b></p>
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## Planning Department

December 21, 2011

Planning Advisory Commission

**Subject: (EXCP 12-11-3459) Special Exception Use request for a place of worship exceeding 250 seats located at 6650 Buena Vista Road.**

Gateway Church, Inc / Larry Mitchell has submitted an application for the Special Exception Use cited above. The property is located in an SFR2 (Single-family Residential 2) zoning district. The site for the proposed place of worship is approximately 15.23 acres. The applicant has submitted a site plan, which is attached. Places of worship in excess of 250 seats are permitted in an SFR2 zoning district only on a site-specific basis upon approval of the Council based upon the following criteria and conditions:

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

Buena Vista Road is classified as a major arterial (divided 4-lane). Moye Road is a local street that connects to Buena Vista Road. Ingress/egress of the site may need to be improved to accommodate the flow of traffic during the hours of service for the use.

**(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?**

The site allows ingress/egress at Buena Vista Road and Moye Road, which should maintain adequate flow of traffic to and from the subject property.

**(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?**

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Services such as water, sewer, utilities, police, and fire protection will be adequate and serve the proposed use at this location. Furthermore, there will be no impact on neighboring schools in the immediate area.

**(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?**

Parking and loading areas shall be set forth per the UDO requirements. Off-street parking will be utilized on-site. No buffer requirement exists for SFR2 property abutting SFR2 property. External dumpsters/compactors and lighting are addressed in the UDO. Noise impacts are addressed in the City Code.

Proximity to Fort Benning's firing ranges may have an impact on use of the property as a place of worship. Fort Benning has been notified of the pending Special Exception Use request.

**(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?**

The height, size and location of the proposed structure will be compatible with other structures on neighboring properties.

**Council District:** District 4 (Turner-Pugh)

**Twenty five (25)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. To date, the Planning Department has received one neutral comment regarding this request.



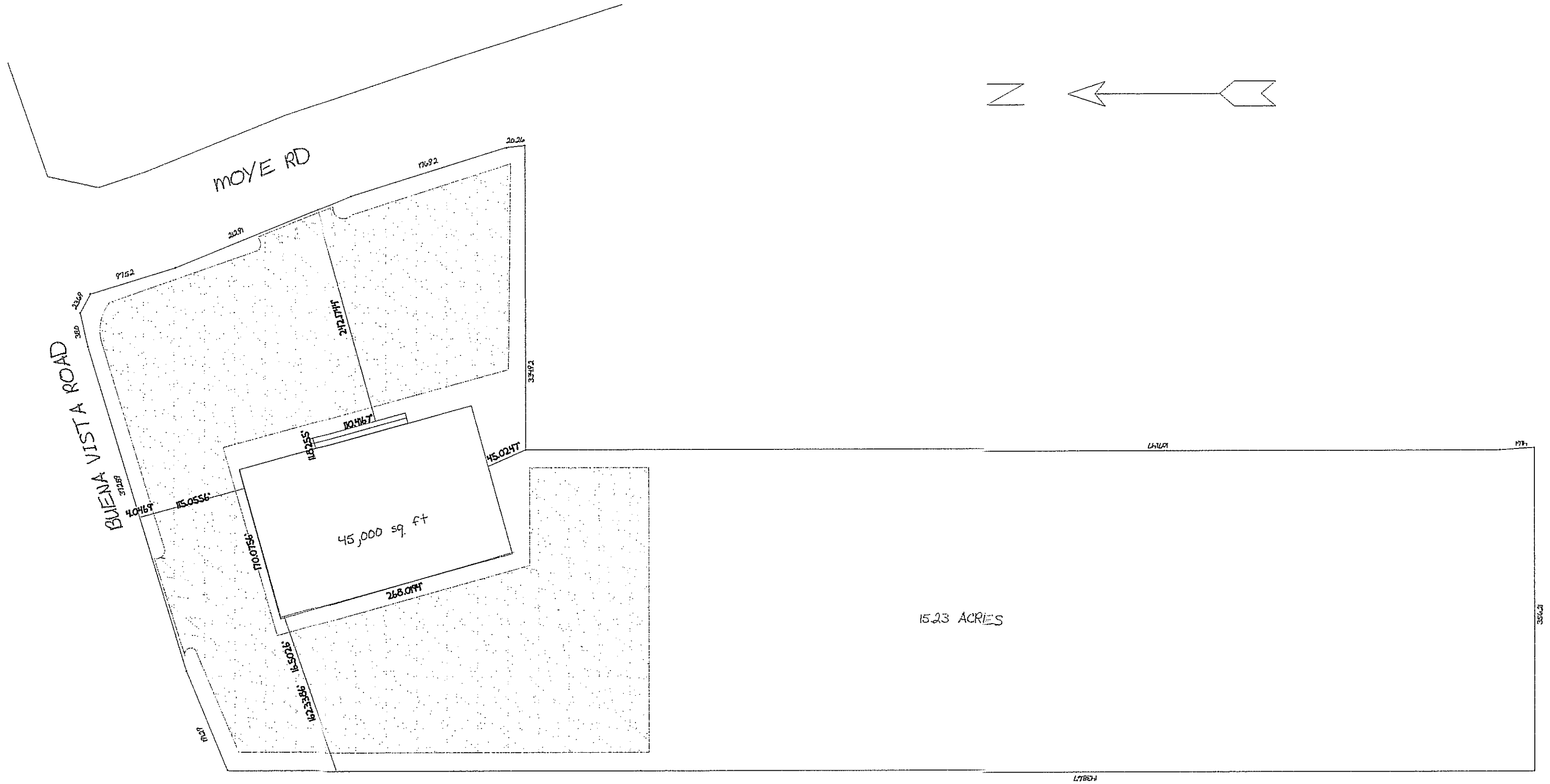
Land Use Map For EXCP 12-11-3459  
Map 115 Block 010 Lot 015

Planning Department-Planning Division  
Prepared By GIS Division-Engineering Department

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6650 BUENA VISTA ROAD



15.23 ACRES