

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 24, 2025**

SUMMARY

A request by Allstate Consultants (agent), on behalf of Veritas Consulting and Construction Group (owner), for approval of a Conditional Use Permit (CUP) to allow a Mechanical and Construction Contractors use in the M-C (Mixed Use - Corridor) district subject to the conditional use standards of Sec. 29-6.4(m)(2) of the Unified Development Code (UDC). The approximately 1.56-acre subject site is located southeast of the intersection at Kennesaw Ridge Road and Range Line Street, and includes the address 1000 Kennesaw Ridge Road.

DISCUSSION

The applicant is seeking approval of a conditional use permit (CUP) on the subject property to allow a mechanical and construction contractor use on the M-C (Mixed-Use - Corridor) zoned site. The site is presently improved with a former bank structure and drive-thru canopy. The bank appears to have closed sometime during 2020.

The applicant's request for CUP approval included renderings of proposed renovations to the site to illustrate the changes they intend to make. The existing drive-thru canopy is to be closed off and repurposed as an indoor storage bay and painting booth for use by the contractor. Required parking for a mechanical and construction contractor use is 1 space per 1,000 square feet per of building area per Sec. 29-4.3-1 of the UDC. The existing structure and the future enclosed drive-thru would total 7,800 square feet and require a minimum of 8 parking spaces. The site presently contains a total of 28 parking spaces. There are no changes to the site's access as a result of the proposed change in use – access to Chippewa Drive would be maintained.

The subject site is presently zoned M-C. This classification lists "mechanical and construction contractors" as a conditionally allowed use. The use is defined in the UDC as:

"Construction, landscaping, plumbing, heating, air-conditioning, and electrical construction or repair activities and incidental storage at establishments and on lots other than job sites. This use does not include establishments where the primary activity is retail sale of goods to the general public, but includes related contracting, retail, and wholesale sales and distribution from the premises of materials used in mechanical and construction contract work."

There are no use-specific standards associated with this use within Sec. 29-3.3 of the UDC. The mechanical and construction contractors use fall under the "commercial services" subsection of industrial uses within the "Permitted Use Table" of the UDC.

The subject site is surrounded by M-C to the north, south, and east and IG (Industrial) to the west, across Ridge Line Street. There is an existing drive-in restaurant to the south, a gas station to the north, and multi-family residential dwellings to the east. The IG zoned properties to the west are primarily used currently for retail and office uses. By right, these properties would have access to any and all uses within the IG district, and abut R-1 properties to the west.

A request to authorize construction of a mechanical and construction contractor use in the M-C zoning district must be evaluated by the Planning and Zoning Commission subject to the following six criteria identified in Sec. 29-6.4(m)(2) of the UDC. Following a recommendation by the Commission, the City Council may approve the CUP with any conditions deemed necessary to carry out the provisions and intent of the UDC. Below is staff's summary of the application's compliance with the six CUP criteria:

1. The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located.

The proposed mechanical and construction contractor use is a conditionally permitted use in the M-C district. The submitted site plan illustrates compliance with the dimensional requirements for the district as it relates to structure placement. The proposed building to be used for the use is accessed via Chippewa Drive and would provide the required parking on the existing lot to be repurposed during renovations. The site is not within any overlay zones or floodplains.

2. The proposed conditional use is consistent with the city's adopted comprehensive plan.

The subject site is identified as being located within the "Commercial District" classifications per the Columbia Imagined Future Land Use Plan. The commercial district contains a variety of citywide and regional retail uses as well as offices, businesses, personal services, and high-density multi-family dwellings as supporting uses within the district. Most of the retail uses in this district depend on auto or transit access to and from major roadways to support and sustain their business activity.

Staff believes, the proposed redevelopment of the facility affords the opportunity to increase the utilization of the site, is not inconsistent with the surrounding land use context, and generally supportive of the objectives of the Comprehensive Plan. Furthermore, the location of the subject site on roadways capable of supporting higher levels of traffic volume are supportive of the change in property usage.

3. The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures, and the type and extent of landscaping and screening on the site.

The proposed redevelopment is generally consistent with other nearby structures and uses. This site is located along the Range Line Street corridor, and is west of multiple industrial zoned properties.

4. Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion.

Access is provided from side streets between Chippewa Drive, on the eastern side of the subject site. Adequate parking is shown as being provided to support the new use. Daily trips generated by this use is anticipated to be lower than the previous use as a bank.

5. Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided.

Adequate utilities are in place to support this use.

6. The proposed variance will not cause significant adverse impacts to surrounding properties.

No significant impacts are anticipated from repurposing of the site given the existing land use context. The subject site is west of currently IG zoned properties across Range Line Street. 4 emails (attached) in opposition to this request have been received. Concerns expressed include a reduction in public safety, the use will become a nuisance, and the use is objectionable due to its close proximity to multi-family residential uses (~ 100-ft) east of the site. Additionally, comments expressed that while the use was not ideal it was preferable over many uses allowed by right in M-C zoning such as liquor stores. This site will be subject to neighborhood protection screen and buffering upon renovation, requiring level 3 screening and buffering. Furthermore, any possible outside storage would need to be screen in accordance to the provision of the UDC.

RECOMMENDATION

Approve the requested conditional use permit for a mechanical or construction contractor use on the property addressed 1000 Kennesaw Ridge.

ATTACHMENTS

- Locator maps
- Application letter and preliminary renderings
- Public Correspondence

HISTORY

Annexation date	1969
Zoning District	M-C (Mixed Use, Commercial)
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Spencer's Crest Plat 4-A

SITE CHARACTERISTICS

Area (acres)	1.56 acres
Topography	Sloping down from north to south
Vegetation/Landscaping	Pavement, grass, small vegetation
Watershed/Drainage	Bear Creek
Existing structures	Former bank

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

Kennesaw Ridge Road	
Location	Along north of property
Major Roadway Plan	Local non-residential
CIP projects	N/A
Sidewalk	Constructed

Chippewa Drive	
Location	Along east of property
Major Roadway Plan	Local non-residential
CIP projects	N/A
Sidewalk	Constructed

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	Bear Creek Trail
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via an advanced notification postcard. Property owner letters were also sent to the same 78 property owners, and an ad was placed in the Tribune on July 8, 2025.

Public Notification Responses	N/A
Notified neighborhood association(s)	Vanderveen Crossing, Spencer's Crest, Spencer's Crest Condos
Correspondence received	4 emails expressing concerns/opposition

Report prepared by Kirtis Orendorff

Approved by Patrick Zenner