





**Re: Cafe 222 Special Exemption** [5]  
 Rosana Juestel to: Evers,Kathy W  
 Cc: Will Johnson

07/24/2014 08:16 AM

Kathy,

I've been in contact with them after a call that I received this week about their request as well as your email. I was helping someone with their application yesterday, but as of today I have not received any official documentation. The next deadline is August 4th. They need to consider various options and issues they have with that lot and let me know if they want to proceed. If they decided that they can't meet the requirements and don't want to proceed further with their request, they need to remove the rezoning sign. I'll continue to provide an update.

Please let me know if you have any questions. I can be reached via email or by phone at 706-225-3934. My last day with the city is August 6th; thereafter, you may contact Will Johnson at 706-225-3930.

Thank you,

*Rosana Juestel, MPA*

Principal Planner - Zoning Administrator  
 Planning Department Columbus Consolidated Department  
 Main: 706-653-4116 / Direct: 706-225-3934 / Fax: 706-653-4534  
 420 10th Street, Columbus, Ga 31902  
[rjuestel@columbusga.org](mailto:rjuestel@columbusga.org) / <http://www.columbusga.org/Planning/>

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"Evers,Kathy W"	Rosana, Have you received an application from...	07/24/2014 07:45:55 AM
From:	"Evers,Kathy W" <KathyEvers@synovus.com>	
To:	"rjuestel@columbusga.org" <rjuestel@columbusga.org>,"	
Date:	07/24/2014 07:45 AM	
Subject:	Cafe 222 Special Exemption	

Rosana,

Have you received an application from Mike Milligan yet? Trying to determine which PAC meeting he will be scheduled to attend.

Too late for the Aug 6<sup>th</sup> or 20<sup>th</sup>, right???? My newsletter must be mailed this weekend and I want to include the date if it is going to happen in August.

Thanks!

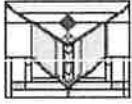
*Kathy*

Kathy W Evers  
Senior Family Office Specialist  
Family Asset Management  
Synovus Trust Company, N.A.  
1111 Bay Avenue/4th Fl/#400  
Columbus GA 31901-5267  
PH (706) 644-0471  
Toll Free PH (800) 942-9764 Option 3  
Fax (706) 644-3359

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**Fw: 222 7th Street**

Rick Jones to: Rosana Juestel

Cc: Will Johnson

06/12/2014 08:53 AM

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History: This message has been replied to.

Rosana:

Please place this in the file for this case as public input. It does not require a response from you.

Rick

----- Forwarded by Rick Jones/Columbusga on 06/12/2014 09:00 AM -----

From: "kathy.w.evers@netzero.net" <kathy.w.evers@netzero.net>  
To: mike@jtmcorp.net,  
Cc: jacqueline.a.boling@gmail.com, esmallman@gmail.com, etemadi624@charter.net,  
fredgreene48@gmail.com, holtwo@charter.net, susan@jtmcorp.net, wmrprice7@gmail.com,  
lreed25665@bellsouth.net, candrear54@gmail.com, rtaylorlaw@gmail.com, felainev@gmail.com,  
fredgreene48@gmail.com, lvharlot@gmail.com  
Date: 06/11/2014 09:44 PM  
Subject: 222 7th Street

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Mike and Susan,

It is easier for me to attach a letter than manage a long email with my system. I copy the HDPS Board in an effort to provide complete disclosure regarding my concerns and the Planning Dept so they can provide you with accurate information should I be wrong in my assumptions about requirements.

Thanks for your consideration,



Kathy cafe.docx

June 11, 2014

RE: 222 7<sup>th</sup> Street

Dear Mike and Susan,

Thank you for coming to the HDPS Board Meeting last night. I think we were all excited by the prospect of the property at 222 7<sup>th</sup> Street having a useful purpose again and having someone willing to put their efforts, money and heart into making it a successful restaurant.

However, I don't think the resolution passed by the Board to support the Special Exemption will alleviate your requirement to answer some hard questions that were not asked last night, but will certainly be asked at the Planning Advisory Commission, the Planning Department and Council. The process will require notification of residents along the 600 and 700 block of 3<sup>rd</sup> Avenue and I think it will be important to explain how you will pursue your business goals at this location without infringing on the comfort & safety of many people who live in the surrounding area.

Although we did not get into the nuts and bolts of your plan at the meeting last night, I feel those types of details are going to be paramount when you request the Exemption. You are a savvy businessman and this is far from your first venture, so I am sure you will have a plan in place that will address the very real and compelling concerns the residents will bring. I see those questions including:

- 1) Number of employees
- 2) Where they will park
- 3) Hours the Café will be open
- 4) Where will the dumpster be located
  - i) How will you address the smells, seepage & rodent problems experienced by those who live by Minnie's?
  - ii) How often will the dumpster be emptied?
- 5) You mentioned the Café would seat 50
  - i) Where do you intend the customers to park?
    - (a) Susan said you were considering valet parking using the lot at Veterans & 6<sup>th</sup>. Is that the solution you will bring to the hearings?

I had mentioned HCF owns a lot at 7<sup>th</sup> & Veteran's (with access from 3<sup>rd</sup> Avenue) which might be converted to parking with landscaping and paving and is only half a block from the Café. Although it would require additional investment by you, it would show you recognize the hardship your venture will bring to the residents on 3<sup>rd</sup> Avenue if NO parking is provided for the customers. Third Avenue allows parking only on the east side of the street, with legal restrictions to protect driveways, stop signs and water hydrants. This narrows the options for street parking considerably with violations putting your patrons at risk for ticketing.

Your agreement to block access to the City property from your curb cut on 3<sup>rd</sup> Avenue proves you're sensitive to the potential devastation that could cause and I was very glad to hear that from you. But the requirement for any new business opening in The District to provide parking for the venture must be upheld. I fear requesting a Special Exemption without a parking plan will prove fatal to the endeavor.

I feel the vote to support the Special Exemption by the HDPS Board last night reflects our good wishes for you and your family and recognizes the property is suitable for a Café. I stand ready to speak in favor of the project at any of those public meetings so long as the residents who live in this area are not burdened with the issues that Minnie's has brought to those who live on 1<sup>st</sup> Avenue.

Again, I applaud the effort and wish you years of success.

Sincerely,

Kathy W. Evers  
627 Third Avenue  
706-321-0816  
[Kathy.w.evers@netzero.net](mailto:Kathy.w.evers@netzero.net)

Cc: Board Members of HDPS  
Planning Department