

**MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, October 16, 2024, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Larry Derby
Vice Chairperson: Ralph King
Commissioners: Brad Baker, Gloria Thomas, Xavier McCaskey, Lakshmi Karthik, Rick Stallings, Michael Ernst
Absent: Patrick Steed
Staff Members: John Renfroe, Assistant Planning Director
Morgan Shepard, Principal Planner
Will Johnson, Planning Director

CALL TO ORDER: Chairperson called the meeting to order at 9:00 a.m. All in attendance stood for the pledge of allegiance to the American Flag. He explained the rezoning process to the audience.

APPROVAL OF MINUTES: Chairperson asked for a motion on the minutes. Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

ZONING CASES:

1. **REZN-08-24-1865:** A request to rezone 0.27 acres of land located at 4012 Buena Vista Road. Current zoning is Neighborhood Commercial (NC). Proposed zoning General Commercial (GC). The proposed use is Auto Repair Facility. Kyra Cottle is the applicant. This property is located in Council District 1 (Hickey).

Morgan Shepard read the staff report.

REZN-08-24-1865

Applicant: Kyra Cottle
Owner: DSBV Property LLC
Location: 4012 Buena Vista Road

Parcel:		087-028-003
Acreage:		0.60 Acres
Current Zoning Classification:		Neighborhood Commercial
Proposed Zoning Classification:		General Commercial
Current Use of Property:		Oil Change Facility
Proposed Use of Property:		Oil Change Facility
General Land Use:		Consistent Planning Area E
Current Land Use Designation:		General Commercial
Future Land Use Designation:		General Commercial
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.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	Meighborhood Commercial (NC)
	South	General Commercial (GC)
	East	General Commercial (GC)
	West	General Commercial (GC)
Attitude of Property Owners:		Twenty-Seven (27) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	0 Responses
Additional Information:		Rezoning to GC in order to replat with adjacent GC

lot.

Kyra Cottle, the applicant addressed the Commissioners. She stated the intent of the request.

Commissioner McCaskey asked about traffic.

Ms. Shepard replied the use will remain the same, so the traffic generated is the same.

Commissioner King moved to approve the proposed rezoning text and Commissioner Baker seconded; Case is approved (8-0 Physical / 0-0 Virtual).

2. REZN-09-24-2020: A request to rezone 0.23 acres of land located at 411 21st Street. Current zoning is General Commercial (GC). Proposed zoning Residential Multifamily—1 (RMF1). The proposed use is Residential. Broadview SFGA X Office, LLC is the applicant. This property is located in Council District 7 (Cogle).

Morgan Shepard read the staff report.

REZN-09-24-2020

Applicant:	Broadview SFGA X Office, LLC
Owner:	Broadview SFGA X Office, LLC
Location:	411 21st Street
Parcel:	016-013-004
Acreage:	0.23 Acres
Current Zoning Classification:	General Commercial
Proposed Zoning Classification:	Residential Multifamily - 1
Current Use of Property:	Office
Proposed Use of Property:	Residential
General Land Use:	Inconsistent Planning Area D
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Office/Professional

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.

Traffic Engineering: This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.

Buffer Requirement: The site shall include a Category A buffer along all property lines bordered by the GC zoning district. The 3 options under Category A are:

- 1) 5 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) 20 feet undisturbed natural buffer.

Surrounding Zoning:

North	General Commercial (GC)
South	General Commercial (GC)
East	General Commercial (GC)
West	General Commercial (GC)

Attitude of Property Owners: **Forty-Three (43)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	0 Responses

Additional Information: Originally built as a house, converted to an office. Designated historic.

Robert Montgomery addressed the Commissioners. He stated he was advised by a realtor to rezone the property to sell it as a single-family residence.

Commissioner King asked if they were going to single family or multifamily.

Ms. Shepard responded single family residential is permitted in RMF1. RMF1 was suggested by staff as it is consistent with the surrounding area and SFR is not.

Commissioner Baker moved to approve the proposed rezoning request and Commissioner McCaskey seconded; Case is approved (8-0 Physical / 0-0 Virtual).

3. **EXCP-09-24-2021:** A request for special exception use located at 1300 Big Eddy Club Road. Current zoning is Residential Estate—1 (RE1). The proposed use is a Club or Lodge, Membership. Big Eddy Club, Inc is the applicant. This property is located in Council District 2 (Davis).

Morgan Shepard read the staff report.

EXCP-09-24-2021

Big Eddy Club, Inc has submitted an application for the Special Exception Use cited above. The property is located in a **Residential Estate -1 (RE1)** zoning district. The site for the proposed club or lodge, membership is located at 1300 Big Eddy Club Road. The purpose of the Special Exception Use is to allow for the operation of a **club or lodge, membership** located within the **Residential Estate -1 (RE1)** 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?**

Big Eddy Road is a local road. It will provide adequate free flow movement. This use is existing.

- (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 and emergency access.

- (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, utilities, police, and fire protection are adequate for the expansion.

- (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?**

The property is surrounded by RE1. Noise, light, flare and odor should be limited due to

the nature of the use and size of property.

(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 building and use are existing.

Austin Gibson, 1111 Bay Avenue addressed the Commissioners. He provided a history of the club and the property. The owners wish to remodel the interior and add an outdoor terrace. They need to get the property into compliance in order to do the changes.

Commissioner King asked what zoning permits this type of club.

Ms. Shepard responded a Special Exception is required in RE10,5, 1 and CRD. It is permitted by right in RO, CO and GC.

Commissioner Karthik asked about the one property owner notified.

Ms. Shepard responded, due to the size of the property there was only one other property within 300 feet.

Commissioner Thomas asked about the neighboring property owner and if they would be impacted by the outdoor addition.

Ms. Shepard responded the property was approximately seven acres, the club is far from the neighboring residences. They have a long history as a venue for weddings and receptions, if there were any issues it would have been noted previously.

Commissioner Ernst moved to approve the proposed Special Exception Use and Commissioner Baker seconded; Case is approved (8-0 Physical / 0-0 Virtual).

4. REZN-09-24-1941: A request for a text amendment to the UDO Section 3.2.22 Convenience Stores with Gas Sales. Columbus Consolidated Government is the applicant.

Morgan Shepard read the staff report.

REZN-9-24-2015

Text Amendment Changes to the UDO

A request to amend the text of the Unified Development Ordinance (UDO) regarding convenience stores with gas sales.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
(Explanation of Revisions)

1. Explanation of Revisions: Amend Section 3.2.22 by adding subsections G, H, I, & J.

Due to the influx of new convenience stores with gas sales, it has been determined that said facilities need to have more stringent requirements.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 3.2.22. Convenience Stores with Gas Sales.</p> <p>Section 3.2.22. Convenience Stores with Gas Sales.</p> <p>Convenience stores with gas sales shall comply with the standards listed below.</p> <p>A. <i>Permitted Sales.</i></p> <p>1. <i>Food and Beverages.</i> Stores may sell convenience food items, including food, alcoholic and nonalcoholic beverages, snacks, tobacco products, ice, and other frequently needed household items.</p> <p>2. <i>Fuel Sales.</i> Sale of gasoline and diesel products is permitted.</p> <p>B. <i>Automatic Car Washes.</i> Installation of automatic car washes is permitted, provided the structures are located at least 100 feet from any residential zoning district.</p> <p>C. <i>Bay or Garage Doors.</i> Bay or garage doors shall comply with</p>	<p>Sec. 3.2.22. Convenience Stores with Gas Sales.</p> <p>Section 3.2.22. Convenience Stores with Gas Sales.</p> <p>Convenience stores with gas sales shall comply with the standards listed below.</p> <p>A. <i>Permitted Sales.</i></p> <p>1. <i>Food and Beverages.</i> Stores may sell convenience food items, including food, alcoholic and nonalcoholic beverages, snacks, tobacco products, ice, and other frequently needed household items.</p> <p>2. <i>Fuel Sales.</i> Sale of gasoline and diesel products is permitted.</p> <p>B. <i>Automatic Car Washes.</i> Installation of automatic car washes is permitted, provided the structures are located at least 100 feet from any residential zoning district.</p> <p>C. <i>Bay or Garage Doors.</i> Bay or garage doors shall comply with</p>

the requirements of Section 4.2.5.

- D. *Prohibited Activities.* Auto repairs, excluding drive-in oil change facilities, are prohibited.
- E. *Minimum Setbacks.* All pump islands or other service structures shall be located at least 15 feet from any property line or existing or proposed right-of-way line.
- F. *Collocation of Other Uses.* Collocation of fast food restaurants with convenience stores may be permitted subject to the following:
 - 1. Hours of operation may be limited to ensure compatibility with adjacent properties and uses;
 - 2. Adequate parking is provided onsite for all uses;
 - 3. Additional screening and landscaping may be required to minimize the impact of co-locating businesses;
 - 4. Dumpster, trash, recycling, compacting, and related equipment shall be located at least 100 feet from any property with a residential future land use plan or zoning designation;
 - 5. Drive-through windows may be permitted, as limited herein; and
 - 6. The number, size, and location of permanent signs shall not increase due to the collocation of uses.

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 - 4. Dumpster, trash, recycling, compacting, and related equipment shall be located at least 100 feet from any property with a residential future land use plan or zoning designation;
 - 5. Drive-through windows may be permitted, as limited herein; and
 - 6. The number, size, and location of permanent signs shall not increase due to the collocation of uses.

G. *Distance requirements.* After January 1,

	<p>2025, any new convenience store with gas sales shall be a minimum of 2,000 feet from any other currently licensed convenience store with gas sales on the same side of the street.</p> <p>H. <i>Locations</i>. After January 1, 2025, NEW Convenience stores with gas sales shall only be permitted along arterial and collector streets.</p> <p>I. <i>Lot size minimum</i></p> <p>1. Permitted Use: Convenience stores with gas sales shall have a minimum lot size of 1 acre.</p> <p>2. Special Exception Use: Convenience stores with gas sales that have between ½ acre and 1 acre shall be permitted only as a special exception use.</p> <p>K. <i>Minimum pumps</i>: Convenience stores with gas sales shall have a minimum of 6 pumps.</p>
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Will Johnson, Planning Director, described the changes and the background on why the changes were requested and the reasoning for the added requirements.

Commissioner King moved to approve the proposed rezoning text amendment due to staff recommendation and Commissioner Baker seconded; Case is approved (8-0 Physical / 0-0 Virtual).

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: 9:19 A.M.

RECORDING: <https://www.youtube.com/watch?v=adS1UI34oYA&t=1s>



 Larry Derby, Chairperson



 Morgan Shepard, Principal Planner

Raiah King, Vice Chairman