

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

Planning Advisory Commission

November 6, 2024

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, November 6, 2024, in the Conference Room of the Government Annex Building.

Commissioners Present:

Chairperson:

Vice Chairperson: Ralph King

Commissioners: Brad Baker, Patrick Steed, Xavier McCaskey, Rick Stallings

Absent: Gloria Thomas, Michael Ernst, Lakshmi Karthik, Larry Derby

Staff Members: John Renfroe, Assistant Planning Director
Morgan Shepard, Principal Planner

CALL TO ORDER: Vice-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: Vice-Chairperson asked for a motion on the minutes. Vice-Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

ZONING CASES:

- REZN-10-24-2164:** A request to rezone 17.6 acres of land located at 988 Farr Road. Current zoning is General Commercial (GC). Proposed zoning is Single Family Residential – 4 (SFR4) with conditions. The proposed use is Single Family Subdivision. Aaron & Clements, Inc is the applicant. This property is located in Council District 3 (Huff).

Morgan Shepard read the staff report.

REZN-10-24-2164

Applicant:

Aaron & Clements, Inc

Owner:

Columbus Housing Initiative dba Neighborworks
Columbus

Location: 988 Farr Road

Parcel: 089-022-002

Acreage: 17.60 Acres

Current Zoning Classification: General Commercial (GC)

Proposed Zoning Classification: Single Family Residential – 4 (SFR4) with conditions

Current Use of Property: Vacant

Proposed Use of Property: Single Family Residential

General Land Use: Inconsistent
Planning Area E

Current Land Use Designation: Vacant/Undeveloped

Future Land Use Designation: Mixed Use

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 Impact: Average Annual Daily Trips (AADT) will increase by 388 trips if used for residential use.

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**
 South
 East
 West

Residential Multifamily – 1 (RMF1)
 General Commercial (GC)
 Residential Multifamily – 1 (RMF1)
 Light Manufacturing/ Industrial (LMI)

Attitude of Property Owners:

Fifty-Nine (59) 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
Opposition

0 Responses
0 Responses

Additional Information:

Single Family Subdivision approximately 60 lots. In addition to the rezoning request, the applicant is seeking variances from the following provisions of the UDO:

Variance Request from Section 2.2.10. - Single-Family Residential 4 Zoning District—(SFR4).

	Development Regulation	UDO	Proposed
1.	Minimum Lot Size	6,000 sq ft	5,000 sq ft
2.	Maximum Density	7.25 du/ac	8.71 du/ac
3.	Maximum Lot Coverage	35%	45%
4.	Minimum Lot Width	50 ft	42 ft
5.	Minimum Side Yard Setback on Corner Lot	20 ft	15 ft
6.	Minimum Rear Yard Setback	30 ft	20 ft

Variance Request from Section 7.8.4. - Street Improvements

7. Allow a roll back type curb and gutter or valley type gutter
8. 25-foot street width measured from face of curb to face of curb

Ryan Clements, 803 1st Avenue, addressed the Commissioners. He described the proposed project and discussed the previous residential development completed by Neighborworks.

Commissioner King asked the applicant about the conditions.

Ms. Shepard stated the conditions were proposed by the applicant and approved by staff of Planning, Engineering and Inspections and Codes Department during a pre application meeting.

Commissioner Baker asked if the Neighborworks First Time Homebuyer Financing be available.

Kimberley Poole, 345 6th Street, responded yes.

Commissioner McCaskey asked who would be moving into these homes.

Ms. Poole responded low to moderate income residents, those who qualify as 80 or 120 percent AMI.

Commissioner Baker asked about the price range of the houses.

Ms. Poole stated they would be similar to the houses for sale in Elliot's Walk but may be more expensive due to the higher quality energy efficient materials and green/sustainable features.

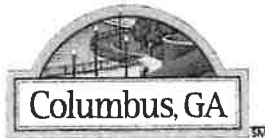
Commissioner Baker asked if the range would be near 140,000 to 200,000 dollars.

Ms. Poole responded yes, similar floor plan and similar price but the price could be slightly higher due to the use of energy efficient appliances.

Commissioner Baker asked about who the builder would be.

Ms. Poole responded that depending on the funding sources, it will have to go through a bid process.

Commissioner Baker moved to approve the proposed rezoning with conditions due to consistency with the surrounding land uses and Commissioner McCaskey seconded; Case is approved (5-0 Physical / 0-0 Virtual).



AGENDA

Citizens Service Center
Council Chambers - 2nd Floor

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: September 18, 2024

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).
- 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).
- 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).
- 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.

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT:

If you have any questions please contact **Morgan Shepard** at **(706) 225-4421**

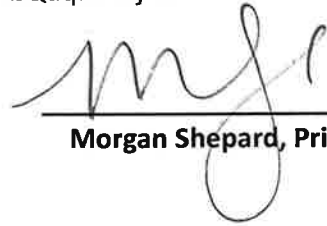
NEW BUSINESS: Ms. Shepard stated the next confirmed meeting dates would be November 20th and December 4th.

OLD BUSINESS:

ADJOURNMENT: 9:20 A.M.

RECORDING: <https://www.youtube.com/watch?v=iJQuqMHYj-w>


Larry Derby, Chairperson


Morgan Shepard, Principal Planner