

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

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CLERK OF COUNCIL
Planning Advisory Commission

September 07, 2022

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, September 07, 2022, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Larry Derby
Vice Chairperson: James Dudley
Commissioners: Ralph King, Xavier McCaskey, Shelia Brown, Patricia Weekley
Virtually:
Absent: Brad Baker, Gloria Thomas

Staff Members: John Renfroe, Principal Planner

Others Present:

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.

- 1. REZN-08-22-1488:** A request to rezone 11.15 acres of land located at 7300 Old Moon Road. Current zoning is RO (Residential Office) / RMF2 (Residential Multifamily 2). Proposed zoning is RMF2 (Residential Multifamily 2). The proposed use is Multifamily (Apartments). Greystone at Inverness, LLC is the applicant. This property is located in Council District 2 (Davis).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Public / Institutional
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 to 545 trips up from 327 trips if used for residential use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:		N/A
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: <ol style="list-style-type: none"> 1) 10 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) 15 feet undisturbed natural buffer.
Fort Benning's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	North South East West	RMF2 (Residential Multifamily 2) JR Allen Parkway GC (General Commercial) RO (Residential Office)
Attitude of Property Owners:		Fifteen (15) 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: N/A

Chairperson asked if the Commissioners have any questions.

George Mize, 1111 Bay Avenue, 3rd Floor. Representing Will White. Rezoning is to make said property consistent with the property above it. This will combine Phase 1 and Phase 3. Combine both lots for addressing purposes. Down zone from RO to RMF2.

Commissioner Dudley, the current zoning is correct for building the units? George Mize, that's correct, this is to be able to replat the properties together and for addressing purposes.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning? No one came forward.

Commissioner King moved to approve the proposed rezoning as presented with conditions and Commissioner Dudley seconded; Case passes (5-0 Physical / 0-0 Virtual).

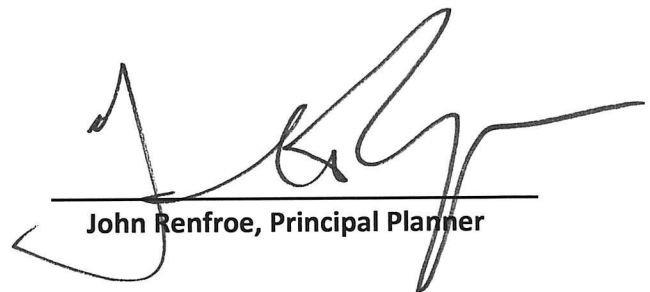
NEW BUSINESS: None

OLD BUSINESS: None

ADJOURNMENT: 9:09 AM

RECORDING: <https://trello.com/c/M0zJ5dQL>


Larry Derby, Chairperson


John Renfro, Principal Planner