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PLANNING DEPARTMENT

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Planning Advisory Commission

September 21, 2022 COUNCIL

### MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, September 21, 2022, in the Council Chambers of the Citizen Service Center.

**Commissioners Present:**

**Chairperson:**

**Vice Chairperson:** James Dudley

**Commissioners:** Xavier McCaskey, Shelia Brown, Patricia Weekley, Gloria Thomas, Patrick Steed

**Virtually:**

**Absent:** Larry Derby, Ralph King, Brad Baker

**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-08-22-1561:** A request to rezone 6.63 acres of land located at 243 / 220 Oakley Drive. Current zoning is RMF2 (Residential Multifamily 2). Proposed zoning is RO (Residential Office) with conditions. The proposed use is Multifamily (Apartments). Lucy Jones is the applicant. This property is located in Council District 3 (Huff).

John Renfroe reads the staff report:

<b>General Land Use:</b>	Consistent Planning Area E
<b>Current Land Use Designation:</b>	Mutlifamily
<b>Future Land Use Designation:</b>	Single Family Residential
<b>Compatible with Existing Land-Uses:</b>	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 1,409 up from 260 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 C buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category C are:

- 1) **20 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) **30 feet** undisturbed natural buffer.

**Fort Benning’s Recommendation:** N/A

**DRI Recommendation:** N/A

<b>Surrounding Zoning:</b>	<b>North</b>	GC (General Commercial)
	<b>South</b>	SFR2 (Single Family Residential 2)
	<b>East</b>	I-185
	<b>West</b>	SFR2 (Single Family Residential 2)

**Attitude of Property Owners:** **Fifty-five (55)** 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:**

This rezoning was triggered by an existing apartment building being destroyed by fire. To start the rebuilding process this rezoning is required to bring the complex into compliance.

390 parking spaces required per the UDO. The Engineering Department agrees to waive the parking requirements to permit the existing 189 parking spaces.

Inspections & Codes has received no parking complaints in this area related to overflow from this apartment complex.

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley, some documentation mention Oakley Court and other Oakley Drive. John Renfro, it is Oakley Drive. This apartment complex was developed prior to the UDO? John Renfro, that is correct. Property was Grandfathered in as RMF2 but in doing so made them legal non-conforming due to the number of allowable units.

Lucy Jones, 3580 Masee Lane, Columbus, Georgia 31909. Property was developed in the 1960's. We did not meet the 6 month window due to Insurance delays. Reuse the same exact slab and rebuild the same amount of units at this location.

Council Huff, want to confirm that the Residential Office they are seeking won't include any businesses at this location? John Renfro, that is correct. The applicant is seeking this classification strictly for residential usage due to the allowable units in RO. We can condition this property to be for apartments only.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning?

Mrs Barnes, Ukraine Drive. Will what is being rebuilt be higher or the same level as the existing buildings? Lucy Jones, 16 units were lost and that is what will be replaced. The roof height will match what is currently out there.

Debra Singleterry, Holiday Park. How long will construction take and how loud will it be? Lucy Jones, it will be normal construction noise during the week, no work on the weekend. Should take roughly 6 months to build depending on materials.

Commissioner Brown moved to approve the proposed rezoning as presented with conditions

and Commissioner Thomas seconded; Case passes (5-0 Physical / 0-0 Virtual).

**NEW BUSINESS:** None

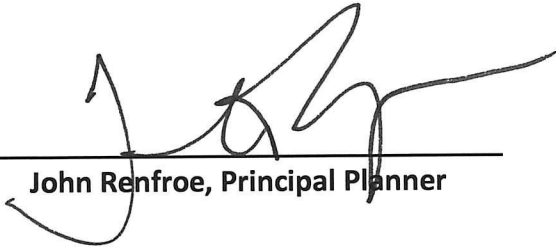
**OLD BUSINESS:** None

**ADJOURNMENT:** 9:17 AM

**RECORDING:** <https://www.youtube.com/watch?v=mkamCZnf158>



Larry Derby, Chairperson



John Renfroe, Principal Planner