

**MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, May 15, 2024, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Larry Derby

Vice Chairperson: Ralph King

Commissioners: Brad Baker, Gloria Thomas, Patrick Steed, Michael Ernst, Patricia Weekley, Xavier McCaskey, Rick Stallings

Absent:

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

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-06-23-0113:** A request to rezone 0.79 acres of land located at 1720/1728/1730/1744 Warm Springs Road and 1818 Spring Circle. Current zoning is Neighborhood Commercial (NC). Proposed zoning General Commercial (GC). The proposed use is Convenience Store with Gas Sales and Laundromat. Rodney Milner is the applicant. This property is located in Council District 8 (Garrett).

Morgan Shepard read the staff report.

REZN-06-23-0113

Applicant: Rodney V. Milner

Owner: Rodney V. Milner

Location: 1720/28/30/44 Warm Springs Road & 1818 Spring Circle

Parcel:		036-013-002/3/4/5/7/8
Acreage:		0.79 Acres
Current Zoning Classification:		Neighborhood Commercial (NC)
Proposed Zoning Classification:		General Commercial (GC)
Current Use of Property:		Vacant
Proposed Use of Property:		Convenience Store with Gas Sales and Laundramat
General Land Use:		Consistent Planning Area D
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 Impact:		Average Annual Daily Trips (AADT) will increase by 145 trips if used for commercial use.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage. Protected left turn lane will be required.
Surrounding Zoning:	North	Neighborhood Commercial (NC)
	South	Residential Multifamily - 2 (RMF2)
	East	Neighborhood Commercial (NC)
	West	Neighborhood Commercial (NC)
Attitude of Property Owners:		Forty-Seven (47) 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.

Rodney Milner, 115 Broken Rock Road, addressed the Commissioners. He discussed the project history and the intended use.

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

2. REZN-03-24-0628: A request to rezone 0.72 acres of land located at 5617 Eastside Drive. Current zoning is Single Family Residential -1 (SFR1). Proposed zoning General Commercial (GC). The proposed use is General Commercial. Donald E McCaghren is the applicant. This property is located in Council District 5 (Crabbe).

Morgan Shepard read the staff report.

REZN-03-24-0628

Applicant:	Donald E. McCaghren
Owner:	Donald E. McCaghren
Location:	5716 Eastside Drive
Parcel:	083-014-019
Acreage:	0.72 Acres
Current Zoning Classification:	Single Family Residential - 1
Proposed Zoning Classification:	General Commercial (GC)
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	General Commercial
General Land Use:	Inconsistent Planning Area B
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential
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.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR1 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 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.
Surrounding Zoning:	North South East West	Single Family Residential – 1 (SFR1) General Commercial (GC) Single Family Residential – 1 (SFR1) General Commercial (GC)
Attitude of Property Owners:		Twenty-One (21) 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:		The proposed 5,000 sq ft commercial building will be situated on an existing GC lot. The lot to be rezoned will be used for the driveway and 5 parking spots. The lots would be combined at a later date.

Lamar Fields, 152 Four Lot Road, addressed the Commissioners. He provided detail on the proposed business.

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

3. REZN-03-24-0635: A request to rezone 5.03 acres of land located at 5470 Schatulga Road. Current zoning is Heavy Manufacturing/Industrial (HMI). Proposed zoning General Commercial (GC). The proposed use is Banquet Hall. Harlan Price is the applicant. This property is located in Council District 6 (Allen).

Morgan Shepard read the staff report.

REZN-04-24-0767

Applicant:	Harlan A Price
Owner:	Eluis Dafraw/Purple Phoenix LLC
Location:	5470 Schatulga Road
Parcel:	111-015-027
Acreage:	5.03 Acres
Current Zoning Classification:	Heavy Manufacturing/Industrial (HMI)
Proposed Zoning Classification:	General Commercial (GC)
Current Use of Property:	Office Space
Proposed Use of Property:	Banquet Hall
General Land Use:	Inconsistent Planning Area E
Current Land Use Designation:	Light Manufacturing/Industrial (LMI)
Future Land Use Designation:	Heavy Manufacturing/Industrial (HMI)
Compatible with Existing Land-Uses:	No
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 91 trips if used for commercial use.

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

School Impact: N/A

Buffer Requirement: The site shall include a Category C buffer along all property lines bordered by the HMI 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.

Surrounding Zoning:	North	Heavy Manufacturing/Industrial (HMI)
	South	Heavy Manufacturing/Industrial (HMI)
	East	Heavy Manufacturing/Industrial (HMI)
	West	Light Manufacturing/Industrial (LMI)

Attitude of Property Owners: **Seventeen (17)** 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

Harlan Price, 241 Tiger Way, addressed the Commissioners. He stated they intend to use the existing 10,000 square foot office building as a banquet hall for weddings and events.

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

4. REZN-03-24-0635: A request to rezone 31.64 acres of land located at 2601 Courtland Avenue and 6250/6214 Forrest Road. Current zoning is Single Family Residential -3 (SFR3). Proposed zoning Single Family Residential -4 (SFR4). The proposed use is Single Family Residential Subdivision. Wizer Homes, LLC is the applicant. This property is located in Council District 4 (Tucker).

Morgan Shepard read the staff report.

REZN-04-24-0772

Applicant:	Wizer Homes, LLC
Owner:	GCW Development Company, LLC & Woodruff George C Company
Location:	2601 Courtland Ave, 6250/6214/0 Forrest Road
Parcel:	114-001-008/7, 114-001-002, 113-002-008
Acreage:	31.64 Acres
Current Zoning Classification:	Single Family Residential - 3
Proposed Zoning Classification:	Single Family Residential - 4
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Single Family Residential
General Land Use:	Consistent Planning Area E
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential
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 433 trips if used for residential use.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.

Surrounding Zoning:	North	Single Family Residential – 2 (SFR2)
	South	Single Family Residential – 2 (SFR2)
	East	Single Family Residential – 2 (SFR2)
	West	Single Family Residential – 3 (SFR3)

Attitude of Property Owners: **One Hundred and Nineteen (119)** 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	1 Responses

Additional Information: 92 homes proposed. Access via existing street stub outs on Morning Dew Drive and Lemongrass Drive.

Dave Erickson, 324 Otter Drive, addressed the Commissioners. He stated the intent is to finish the residential development that was started in 2007, the same basic layout as originally proposed will be used. Mr. Erickson stated he went door to door in the neighborhood to tell them about the development, he spoke to approximately 40 people who all had no objection and positive responses. The development is projected to being construction in October.

Commissioner McCaskey asked about the cost of the homes.

Mr. Erickson responded they are targeting the 230 to 250,000 price range. If interest rates change, that may change the square footage and cost.

Toyia Tucker, District 4 Council Member, addressed the Commissioners. She requested a neighborhood meeting be held prior to being voted on to get input from the residents.

Commissioner Thomas asked Staff to clarify on the letters sent and the response.

Ms. Shepard responded 119 letters were mailed and the required rezoning signs were posted. The only response was one phone call asking about the meeting date and location.

Commissioner Thomas asked who would attend the meeting.

Councilmember Tucker responded the builder and the residents.

Mr. Erickson went into more detail on his outreach in the neighborhood. He received one call from the neighborhood watch representative who asked questions about the type of house proposed.

Commissioner Thomas asked if he had an example of what the homes would look like.

Mr. Erickson responded that at this stage in the process he does not have those designed but he described the homes as 3 bedrooms, 2 bathrooms with attached garages and a covered porch.

Commissioner King asked Staff about the appropriateness of Councilmembers attending and speaking at PAC meetings.

Ms. Shepard responded she would consult the City Attorney, but the request can be voted on, the application and notification process met the legal requirements.

Emily Jackson, 6334 Hunter Road, addressed the Commissioners. She stated she did not receive a letter or any information, she only saw the sign.

Commissioner King moved to approve the proposed rezoning and Commissioner Steed seconded; Case is approved by tiebreaker from Chairperson (5-4 Physical / 0-0 Virtual).

5. **REZN-08-23-0146:** A request to rezone 14.80 acres of land located at 3160 Primrose Road. Current zoning is Planned Unit Development (PUD). Proposed zoning is Residential Office (RO). The proposed use is Residential Multifamily. Euron Wright is the applicant. This property is located in Council District 1.

Morgan Shepard read the staff report.

REZN-08-23-0146

Applicant:	Euron Wright
Owner:	Woodruff George C Co
Location:	3160 Primrose Road
Parcel:	085-010-008
Acreage:	14.80 Acres
Current Zoning Classification:	Planned Unit Development (Ord. No. 08-52)
Proposed Zoning Classification:	Residential Office
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Multifamily Residential

General Land Use:	Inconsistent Planning Area E
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Public/ Institutional
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 1,906 trips if used for residential use. Level of Service (LOS) for PM Peak Travel will be projected to operate at level E.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage. A deceleration lane will be required.
School Impact:	Gentian Elementary's capacity can handle an increase in students. The School District is in the process of re-drawing school boundary lines and will accommodate potential increase in enrollment.
Buffer Requirement:	The site shall include a Category C buffer along all property lines bordered by the SFR2 and RMF2 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 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.
Surrounding Zoning:	North Single Family Residential – 2 (SFR2)

South	Neighborhood Commercial (NC)/ Residential Multifamily – 2 (RMF2)
East	Single Family Residential – 2 (SFR2)
West	Single Family Residential – 2 (SFR2)

Attitude of Property Owners: **Thirty-three (33)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 23 calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	23 Responses

Additional Information: Phase 1 includes the office and community amenities (pool and gym). 10% (24) of the proposed multifamily units will be reserved as affordable housing for households with incomes 80% of the area median income. The entry will be gated, and a fence will be installed around the perimeter of the development.

Commissioner Stallings asked if the Traffic Impact Study gave any consideration to a traffic light at Macon and Primrose.

Ms. Shepard stated that would be determined by GDOT. The Level of Service at the intersection is level E, one above the lowest level. This means there are significant existing delays at the intersection. The Traffic Impact Study gave this recommendation that will be required as a condition of approval: Primrose Road at Site Driveway A: On site, construct one (1) ingress lane entering the site and one (1) egress lane exiting the site. Intersection 5 – Primrose Road at Site Driveway B: On site, construct one (1) ingress lane entering the site and one (1) egress lane exiting the site.

Euron Wright, 5535 Cranston Drive, addressed the Commissioners. He stated that he will reduce the number of apartments and increase the number of townhomes in response to the traffic study and increase green space. The number of townhomes would be 150 and number of apartments, 100.

Commissioner Thomas asked if it will be gated.

Mr. Wright stated it would be.

Commissioner Baker asked if the townhomes were for sale or rented.

Mr. Wright stated the townhomes would be for sale.
Commissioner McCaskey asked for the rent and the size of the apartment.

Mr. Wright stated 1,300 square feet roughly for the apartments and the townhomes will range from 1,400 square feet to 2,000 square feet priced around 300,000 dollars.

Commissioner King asked if that would impact the traffic study results.

Ms. Shepard stated she had no information on a new development plan and cannot provide any information regarding traffic counts, daily trips or density.

Commissioner King moved to table the proposed rezoning due to the changes to the proposed development and Commissioner Baker seconded; Case is approved (8-0 Physical / 0-0 Virtual).


NEW BUSINESS: Commissioner Steed discussed local mail delays and the impact to notices. Ms. Shepard stated that due to this, letters are being sent out as early as possible, most are sent three weeks in advance. The legal requirement is 7 days. Commissioner Baker clarified the notices are mailed to property owners, not tenants. Ms. Shepard said to the property owner on the most recent tax roll is who is notified by mail. The required 48 by 72-inch signs are notification to residents. The signs have the phone number for the applicant and for the Planning Department.

OLD BUSINESS:

ADJOURNMENT: 9:38 A.M.

RECORDING: <https://www.youtube.com/watch?v=SCwfbTGt1ss&t=1s>


Larry Derby, Chairperson


Morgan Shepard, Principal Planner