



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, September 18, 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, Patrick Steed, Rick Stallings

Absent: Michael Ernst

Staff Members: John Renfroe, 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-07-24-1566:** A request to rezone 3.26 acres of land located at 7607 Chattsworth Road. Current zoning is Residential Estates – 1 (RE1). Proposed zoning Light Manufacturing/Industrial (LMI). The proposed use is Auto Repair Facility. Thompson BIZ Holdings, LLC is the applicant. This property is located in Council District 6 (Allen).

Morgan Shepard read the staff report.

REZN-07-24-1566

Applicant: Thompson BIZ Holdings, LLC

Owner: Charles T Whitehurst

Location: 7607 Chattsworth Road,

Parcel: 119-002-002

Acreage:		3.26 Acres
Current Zoning Classification:		Residential Estate - 1
Proposed Zoning Classification:		Light Manufacturing / Industrial
Current Use of Property:		Vacant
Proposed Use of Property:		Auto/Truck Repair Facility
General Land Use:		Inconsistent Planning Area B
Current Land Use Designation:		Vacant/ Undeveloped
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 341 trips if used for auto repair use.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for industrial usage.
Surrounding Zoning:	North	Residential Estates – 1 (RE1)
	South	Light Manufacturing/Industrial (LMI)
	East	Heavy Manufacturing/Industrial (HMI)
	West	Light Manufacturing/Industrial (LMI)
Attitude of Property Owners:		Ten (10) 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

Emeral Thompson, 84 Dunley Court, addressed the Commissioners and described his proposed project and why he picked the property.

Commissioner King moved to approve the proposed rezoning due to the compatibility with the existing land uses and Commissioner Steed seconded; Case is approved (8-0 Physical / 0-0 Virtual).

- 2. REZN-08-24-1826:** A request for a text amendment to the UDO Table of Permitted Uses (Table 3.1.1). Proposed amendment is to allow a Tattoo and Body Piercing Shop be located in Central Riverfront District (CRD) zoning district as a Special Exception use. Mary Moore is the applicant.

Morgan Shepard read the staff report.

REZN-08-24-1826

Request to amend the text of the Unified Development Ordinance (UDO) to permit Tattoo and Body Piercing Shop as a Special Exception Use in the CRD zoning district.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS (Explanation of Revisions)

- 1. Explanation of Revisions: Amend Table 3.1.1. by permitting the following use in the following district:**

Use	H I S T	R E 10	R E 5	R E 1	R T	S F 1	S F 2	S F 3	S F 4	R M F 1	R M F 2	M H P	U P T	C R D	N C	R O	C O	G C	S A C	L M I	H M I	T E C H	N O T E S
Tattoo and Body Piercing Shop													SE	SE				P					

Commissioner Stallings asked where tattoo shops were permitted.

Commissioner Baker asked about the previous text amendment to allow a tattoo shop.

Ms. Shepard stated that was in the UPT zoning district.

Commissioner Baker asked if this was approved, and another shop wanted to open and how

does the process work for the next person.

Ms. Shepard stated any tattoo shop would need special exception approval and go before PAC and Council for approval.

Commissioner Karthik asked if there was any opposition.

Ms. Shepard responded there was one call, and they were asking how a tattoo shop would be allowed to open because they thought it wasn't allowed. The caller was not opposed or in favor, just curious.

Commissioner King moved to approve the proposed rezoning due to the compatibility with the existing land uses and Commissioner Baker seconded; Case is approved (7-1 Physical / 0-0 Virtual).

- 3. EXCP-08-24-1827:** A request for special exception use located at 1234 Broadway Street. Current zoning is Central Riverfront District (CRD). The proposed use is a Tattoo Studio. Mary Moore is the applicant. This property is located in Council District 7 (Cogle).

Morgan Shepard read the staff report.

Subject: (EXCP-08-24-1827) Special Exception Use request to allow for a Tattoo Studio to be located at 1234 Broadway Street.

Tattoo Studio

Mary Moore has submitted an application for the Special Exception Use cited above. The property is located in the Central Riverfront District (CRD) zoning district. The site for the proposed tattoo studio is located at 1234 Broadway Street. The purpose of the Special Exception Use is to allow for the operation of a tattoo studio within the Central Riverfront District (CRD) zoning district 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?

Broadway is a local street. The Average Annual Daily Traffic is 5,240. There is no trip generator details available.

(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 is adequate, parking is available on both sides of Broadway.

(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.

(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 the Central Riverfront District (CRD) zoning district. Noise, light, glare and odor should be limited due to the nature of the business.

(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 business is open 12:00 to 8:00 P.M., Tuesday through Saturday.

(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 tattoo studio will operate out of the existing building.

Council District: District 7 (Cogle)

Twenty-five (25) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received one call and/or emails regarding the rezoning.

Approval: 0 Responses

Opposition: 0 Responses

Commissioner King moved to approve the proposed rezoning due to the compatibility with the existing land uses and Commissioner Baker seconded; Case is approved (7-1 Physical / 0-0 Virtual).

4. REZN-09-24-1941: A request for a text amendment to the UDO Section 13.1.1 by adding a definition for Oil Change Facility and amending the definition for Auto/truck repair, minor by removing reference to oil and fluid changes, Table 3.1.1 by adding Oil Change Facility and amending Club or Lodge, Membership and Table 4.3.3 by amending Cryptocurrency Mining parking requirements to the correct subheading. Columbus Consolidated Government is the applicant.

Morgan Shepard read the staff report.

REZN-9-24-1941

Text Amendment Changes to the UDO

A request to amend the text of the Unified Development Ordinance (UDO) for various uses.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
(Explanation of Revisions)

- 1. Explanation of Revisions: Amend Section 13.1.1 by adding a definition for *Oil Change Facility*.**

Due to the design of modern oil change facilities, it has been determined that said facilities need to be removed from the umbrella of *Auto/Truck repair, minor* and stand on its own.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 13.1.1. Definitions.</p> <p style="text-align: center;">Section 13.1.1</p> <p>XXX</p>	<p style="background-color: green;">Sec. 13.1.1. Definitions.</p> <p style="text-align: center; background-color: green;">Section 13.1.1</p> <p style="background-color: green;"><i>Oil Change Facility</i> means operations that provided lubrication and/or checking, changing, or additions of those fluids and filters necessary to the maintenance of a vehicle. It is intended that these services will be provided while customers wait, generally within a 15- to 20-minute time period.</p>

- 2. Explanation of Revisions: Amend Section 13.1.1 by amending the definition for *Auto/truck repair, minor* by removing reference to oil and fluid changes.**

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 13.1.1. Definitions.</p> <p style="text-align: center;">Section 13.1.1</p> <p><i>Auto/truck repair, minor</i> means an establishment engaged in the installation, maintenance and repair of air conditioning systems, audio systems, brakes, cooling systems, electrical systems, exhaust systems, fuel systems, oil and fluid changes, shock absorbers, tune-ups, and wheel alignment and balancing for automobiles, trucks, and motorcycles.</p>	<p style="background-color: green;">Sec. 13.1.1. Definitions.</p> <p style="text-align: center; background-color: green;">Section 13.1.1</p> <p><i>Auto/truck repair, minor</i> means an establishment engaged in the installation, maintenance and repair of air conditioning systems, audio systems, brakes, cooling systems, electrical systems, exhaust systems, fuel systems, shock absorbers, tune-ups, and wheel alignment and balancing for automobiles, trucks, and motorcycles.</p>

- 3. Explanation of Revisions: Table 4.3.3 by adding Cryptocurrency Mining parking requirements.**

Off-Parking Street Parking Standards

Category of Use	Parking Spaces Required	Additional Standards
(GSF= Gross Square Feet)		
Commercial and Personal Services		
Oil Change Facility	5 total spaces	N/A

The Commissioners asked for clarifications on the different amendments.

Ms. Shepard went through the proposed amendments.

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

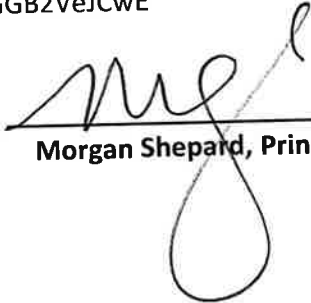
NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: 9:29 A.M.

RECORDING: <https://www.youtube.com/watch?v=SGGB2VeJCwE>


Larry Derby, Chairperson


Morgan Shepard, Principal Planner