

CONSOLIDATED GOVERNMENT  
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PLANNING DEPARTMENT

SEP 10 2021

Planning Advisory Commission

August 18, 2021

**MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, August 18, 2021 in the Council Chambers of the Citizen Service Center.

**Commissioners Present:**

**Chairperson:** Ralph King

**Vice Chairperson:**

**Commissioners:** Gloria Thomas, Shelia Brown, Patricia Weekley, Xavier McCaskey, Raul Esteras-Palos & Larry Derby

**Virtually:**

**Absent:** James Dudley and Brad Baker

**Staff Members:** John Renfroe, Principal Planner

**Others Present:**

**CALL TO ORDER:** Chairperson called the meeting to order at 9:12 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-07-21-1337:** A request to rezone 0.44 acres of land located at 1305 Hilton Avenue. Current zoning is RMF2 (Residential Multifamily 2). Proposed zoning is RO (Residential Office). The proposed use is Office, Business & Professional. 2020 Invesment Holdings, LLC is the applicant. This property is located in Council District 3 (Huff).

John Renfroe reads the staff report:

<b>General Land Use:</b>	Inconsistent Planning Area D
<b>Current Land Use Designation:</b>	Single Family Residential
<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 by 22 trips if used for commercial use. The Level of Service (LOS) will remain at level A.

**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 RMF2 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>	RMF2 (Residential Multifamily 2)
	<b>South</b>	NC (Neighborhood Commercial)
	<b>East</b>	RMF2 (Residential Multifamily 2)
	<b>West</b>	RMF2 (Residential Multifamily 2)

**Attitude of Property Owners:** **Twenty-five (25)** 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.

<b>Approval</b>	<b>0 Responses</b>
<b>Opposition</b>	<b>0 Responses</b>

**Additional Information:** N/A

Chairperson asked if the Commissioners have any questions.

Attorney Katonga Wright, 3100 Gentian Blvd. Columbus, GA 31907. I represent 2020Investment Holdings and Mr. Gerald Miley. Mr. Miley is concerned with keeping this house as residential, it has vacant for many, many years because of the locations. It is at the corner of multiple roads and sits between many commercial uses right across from Checkers. Would like for it to be rezoned RO so it can be used as an office.

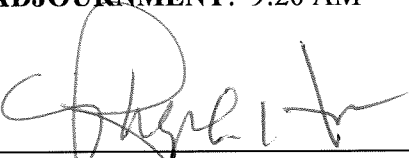
Chairperson requested anyone in the audience to speak for against this case please come forward. No one came forward.

Commissioner Brown made a motion to approve the rezoning. Commissioner Thomas seconded. Cases passes unanimously (6-0).

**NEW BUSINESS:** 4 cases scheduled for September 01, 2021.

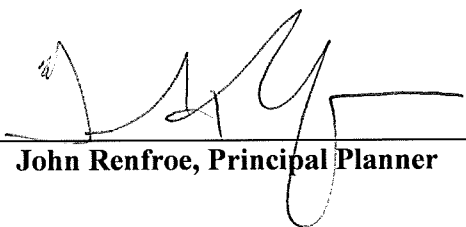
**OLD BUSINESS:** None

**ADJOURNMENT:** 9:20 AM



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**Ralph King, Chairperson**



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**John Renfroe, Principal Planner**