

**MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, June 01 2022, in the Council Chambers of the Citizen Service Center.

**Commissioners Present:**

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

**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-05-22-0911:** A request to rezone 8.20 acres of land located at 418 5<sup>th</sup> Avenue. Current zoning is RMF2 (Residential Multifamily 1). Proposed zoning is RO (Residential Office). The proposed use is Mixed-Income Senior Housing (Multifamily). The Housing Authority is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

- General Land Use:** Consistent Planning Area D
- Current Land Use Designation:** Multifamily
- 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 718 trips up from 317 trips if used for commercial 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 commercial usage.

**School Impact:**

N/A

**Buffer Requirement:**

N/A

**Fort Benning's Recommendation:**

N/A

**DRI Recommendation:**

N/A

**Surrounding Zoning:**

**North**  
**South**  
**East**  
**West**

GC (General Commercial)  
LMI (Light Manufacturing / Industrial)  
LMI (Light Manufacturing / Industrial)  
GC (General Commercial)

**Attitude of Property Owners:**

**Seventy (70)** 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.

Commissioners had no questions for staff.

Laura Johnson, Housing Authority of Columbus 1000 Wynnton Road , came forward to explain the proposed rezoning. The applicant stated the purpose of the rezoning was to obtain more density and complete the Booker T Washington master plan developed by an advisory group; the applicant described previous developments by the Housing Authority, the planning process and the context of the proposed development including the acknowledgment of historic context, the need for walkability and potential for future commercial.

Commissioner Brown asked what is the starting age for seniors in the proposed senior living facility; the applicant stated it is 62. Commissioner King received clarification about the timeline of the proposed project; the applicant intends to begin construction by Summer of next year dependent on tax credit decisions. The applicant also explained the mixed-income provision of the project as it relates to obtaining tax credits.

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

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

**2. REZN-05-22-0913:** A request to rezone 5.03 acres of land located at 8828 Veterans Parkway. Current zoning is RE1 (Residential Estate 1). Proposed zoning is PUD (Planned Used Development). The proposed use is Residential Lots. Tiger Creek Development is the applicant. This property is located in Council District 6 (Allen).

John Renfroe reads the staff report:

<b>General Land Use:</b>	Consistent Planning Area A
<b>Current Land Use Designation:</b>	Single Family Residential
<b>Future Land Use Designation:</b>	Mixed Use
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Impact:</b>	Average Annual Daily Trips (AADT) will increase to 536 trips from 48 trips if used for residential use. The Level of Service (LOS) will remain at level D.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	N/A

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

**DRI Recommendation:** N/A

**Surrounding Zoning:**

<b>North</b>	RE1 (Residential Estate 1)
<b>South</b>	PUD (Planned Used Development)
<b>East</b>	PUD (Planned Used Development)
<b>West</b>	RE1 (Residential Estate 1)

**Attitude of Property Owners:** **Seventy (70)** 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.

Commissioner Dudley received clarification about the zoning sign stating "mixed use" while the proposed use for this rezoning is "residential lots"; Mr. Renfroe explained that department asks that applicants place "mixed use" on the signs as it is the highest use available for the rezoning.

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

The applicant, Jim Hughes of Tiger Creek Development on Airport Thruway, explained the need for the proposed rezoning. The applicant intends to add land to an existing residential development. Commissioner King received confirmation that no curb cuts would be necessary on Veterans Parkway.

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

**3. REZN-05-22-0914:** A request to rezone 0.32 acres of land located at 2313 Manchester Expressway. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Pawn Shop. David Moore is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe reads the staff report:

**General Land Use:** Consistent  
Planning Area 0

**Current Land Use Designation:** General Commercial

<b>Future Land Use Designation:</b>	General Commercial
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Impact:</b>	Average Annual Daily Trips (AADT) will remain the same if used for commercial use. The Level of Service (LOS) will remain at level B.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ul>
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Surrounding Zoning:</b>	
<b>North</b>	SFR3 (Single Family Residential 3)
<b>South</b>	RO (Residential Office)
<b>East</b>	GC (General Commercial)
<b>West</b>	GC (General Commercial)
<b>Attitude of Property Owners:</b>	<b>Twenty-five (25)</b> 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.

Commissioners had no questions for staff.

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

The applicant, Rodney Milner, came forward to explain the proposed rezoning. The owner intends to renovate the building's interior and operate a pawnshop.

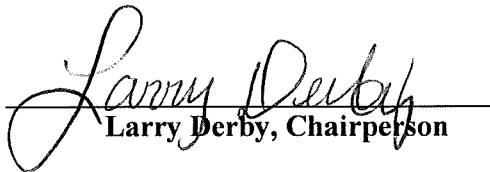
Commissioner Brown moved to approve the proposed rezoning as presented and Commissioner Dudley seconded; Case passes unanimously (5-0 Physical / 0-0 Virtual).

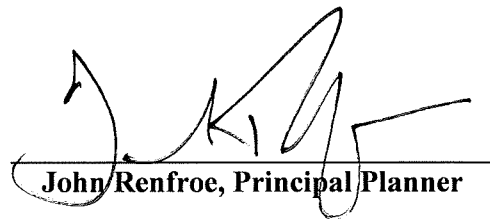
**NEW BUSINESS:** None

**OLD BUSINESS:** None

**ADJOURNMENT:** 9:24 AM

**RECORDING:** <https://youtu.be/r-rUtweJwh0>

  
Larry Derby, Chairperson

  
John Renfroe, Principal Planner