



## MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, July 15, 2020 in the Council Chambers of the Citizen Service Center.

### Commissioners Present:

**Chairperson:** Ralph King  
**Vice Chairperson:** Robert Bollinger  
**Commissioners:** Raul Esteras-Palos, Larry Derby, Xavier McCaskey & Joseph Brannon  
**Virtually:** James Dudley & Michael Greenblatt  
**Absent:** Wallace Davis

**Staff Members:** Will Johnson, Chief Planning Manager

### Others Present:

**CALL TO ORDER:** Chairperson King 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 King asked for a motion on the minutes from June 03, 2020. Chairperson King made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted

- 1. REZN-05-20-1772:** A request to rezone 0.13 acres of land located at 2900 11<sup>th</sup> Avenue. Current zoning is SFR4 (Single Family Residential 4). Proposed zoning is RMF1 (Residential Multifamily 1). The proposed use is Triplex. Matthew Hagerty is the applicant. This property is located in Council District 7 (Woodson).

Will Johnson read the staff report for this case.

Commissioner Brannon sought clarification from Will Johnson about the character of the area in question and why many neighboring properties are already zoned multifamily. Matthew Hagerty of 511 2<sup>nd</sup> Ave, applicant, came forward to explain the proposed rezoning. The applicant intends to rehabilitate and rent the property in question and states that only a triplex would make financial sense.

Libby Smith, representing the Waverly Terrace Historic Association, came forward to speak in opposition to the proposed rezoning. Libby Smith explained that most of their problems in the neighborhood come from renters in multifamily buildings. She also explained that many of the multifamily zoned properties in the area are occupied by single families.

Mike Johnson of 2814 Peabody came forward to speak in opposition to the case. Mr. Johnson stated that the neighborhood worked hard to rezone the property in question and many others to single family zoning and that the proposed rezoning would be a “step back” for the neighborhood. Commissioner Esteras-Palos asked about the HVAC status of the property and it’s historic status; Will Johnson stated that any work visible on the exterior would require Board of Historic and Architectural approval. Commissioner McCaskey inquired about the potential problems with the rezoning; Mr. Johnson stated that parking and noise would be likely to become an issue.

Will Johnson explained the history of the area and the work done by the Historic Association. The city has recently rezoned many parcels in the area to single family with the cooperation of area property owners.

Cody Phillips of 2714 10<sup>th</sup> Avenue came forward to speak against the proposed rezoning. Mr. Phillips states that encouraging homeownership in the neighborhood is a positive and that the proposed rezoning could negatively affect his property value.

Ken Dupree of 7444 Baron Way came forward to speak for the proposed rezoning; Mr. Dupree states the proposed rehabilitation would be very high quality and would not generate any additional parking concerns. Mr. Dupree also stated that many multifamily properties already exists in the area. Commissioner King asked about the affordability of the proposed property; Mr. Dupree stated the rent is expected to be about \$600-700 and the company practices due diligence in selecting tenants.

Claire of 2714 10<sup>th</sup> Avenue came forward to speak against the proposed rezoning. She stated that the proposed rezoning would negatively affect the parking situation in the area. She also stated that renters in the area often cause problems.

Holly Talley of 2910 Peabody Ave came forward to speak against the proposed rezoning. She stated that she likes the applicant and would be happy with them as landlords in the area but the proposed rezoning could create issues in the future should the owner sell the property. She also noted the poor condition of many “section 8” houses in the area.

Commissioner Esteras-Palos moved to recommend approval of the proposed rezoning and Commissioner Brannan seconded it. The motion failed with Commissioner Esteras-Palos in opposition. Commissioner McCaskey moved to recommend denial of the proposed rezoning and Commissioner Bollinger seconded it. The motion of denial carried 4-1 with Commissioner Esteras-Palos in approval.

- 2. REZN-05-20-1776:** A request to rezone 0.89 acres of land located at 5377 Veterans Parkway. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Veterinary Clinic. Michael Wright is the applicant. This property is located in Council District 8 (Walker).

Will Johnson read the staff report for this case.

Michael Wright of 6823 Whitesville Road came forward to explain the proposed rezoning. The applicant explained that the one complaint is from the owner of the vacant property next door and they are concerned about noise interfering with a potential restaurant in the future.

A resident of 3904 7<sup>th</sup> Avenue came forward to speak in support of the proposed rezoning stating that dogs are not kept overnight at the current veterinarian clinic and there would not be any issues with noise.

Commissioner Bolling moved to recommend approval of the proposed rezoning and Commissioner Derby seconded; the motion carried unanimously.

- 3. REZN-05-20-1772:** A request to rezone 0.16 acres of land located at 530 Walnut Street. Current zoning is GC (General Commercial). Proposed zoning is RMF1 (Residential Multifamily 1). The proposed use is Residential. NeighborWorks Columbus is the applicant. This property is located in Council District 8 (Walker).

Will Johnson read the staff report for this case.

Lance Renfro of Neighborworks Columbus came forward to explain the proposed rezoning. He explained that Neighborworks has rehabilitated 4 homes in the area and the brick construction makes them prime candidates for rehabilitation.

Commissioner King sought clarification on why the proposed rezoning is to multifamily; the applicant and Will Johnson explained the surrounding area is mostly multifamily and a single family designation would be "spot zoning"

Marty Nelson 3913 Oates Avenue came forward to talk about the conditions of many dilapidated properties in the neighborhood.

Commissioner Brannan moved to recommend approval of the proposed rezoning and Commissioner Bollinger seconded; the motion carried unanimously.

**NEW BUSINESS:** Next meeting scheduled for July 15, 2020. 2 Cases.

**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:52 AM

---

Ralph King, Chairperson

---

John Renfro, Principal Planner