**MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, October 4, 2023, in the Council Chambers of the Citizen Service Center.

Commissioners Present:**Chairperson:****Vice Chairperson:** James Dudley**Commissioners:** Brad Baker, Ralph King, Patricia Weekley, Gloria Thomas, Xavier McCaskey, Rick Stallings**Virtually:****Absent:** Larry Derby, Patrick Steed**Staff Members:** John Renfro, Assistant Planning Director
Will Johnson, Planning Director
Morgan Shepard, Principal Planner

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

- 1. REZN-04-23-0630:** A request to rezone 1.34 acres of land located at 910 Talbotton Road. Current zoning is Neighborhood Commercial (NC) zoning district. Proposed zoning is Residential Office (RO) zoning district. The proposed use is Medical Research. Planning Department is the applicant. The property is located in Council District 8 (Garrett).

Morgan Shepard read the staff report.

Staff Report
REZN-04-23-0630

Applicant: Planning Department

Owner: Bosphorus RE, LLC

Location: 910 Talbotton Road

Parcel: 016-027-016

Acreage: 1.34

Current Zoning Classification: Neighborhood Commercial (NC)

Proposed Zoning Classification: Residential Office (RO)

Current Use of Property: Vacant

Proposed Use of Property: Medical Research

General Land Use: Consistent

Planning Area D

Current Land Use Designation: Public/Institutional

Future Land Use Designation: Office/Professional

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: No traffic study available for this location.

School Impact: N/A

Buffer Requirement: N/A

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning: **North** General Commercial (GC)
South Residential Office (RO)

East Neighborhood Commercial (NC)
West Residential Office (RO)

Attitude of Property Owners:

Nineteen (19) 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 property was rezoned in June of 2023 to NC. NC district does not allow for office spaces larger than 5,000 sq ft. The footprint of the offices are larger than the maximum size allowed. The use is permitted in RO.

Will Johnson, the Planning Department Director, addressed the Commissioners. He provided a background on the property and the initial rezoning. He explained one of the buildings users will require a space greater than 5,000 square feet.

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

NEW BUSINESS: The 2023 Update to the 2038 Comprehensive Plan.


Mr. Johnson gave a presentation on the process, the items that require review, and the timeline.


Commissioner King moved to approve the 2023 Update and Commissioner Baker seconded; Item is approved (8-0 Physical / 0-0 Virtual).

OLD BUSINESS: None

ADJOURNMENT: 9:11 A.M.

RECORDING: <https://www.youtube.com/watch?v=yyNaqHm8U8g&t=1s>


Larry Derby, Chairperson


Morgan Shepard, Principal Planner