

**MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, June 02, 2021 in the Council Chambers of the Citizen Service Center.

**Commissioners Present:**

**Chairperson:** Ralph King

**Vice Chairperson:** Larry Derby

**Commissioners:** Brad Baker, Gloria Thomas, James Dudley, Raul Esteras-Palos, Shelia Brown, Patricia Weekley and Xavier McCaskey

**Virtually:**

**Absent:**

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

**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 asked for a motion on the minutes. Chairperson King made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

- 1. REZN-04-21-0662:** A request to rezone 35.00 acres of land located at 0 Whittlesey Road. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is RO (Residential Office) and GC (General Commercial). The proposed use is Multifamily and Retail. Greystone Properties, LLC is the applicant. This property is located in Council District 2 (Davis).

John Renfroe reads the staff report:

**General Land Use:** Consistent – GC / Inconsistent - RO  
Planning Area A

**Current Land Use Designation:** Vacant / Undeveloped

**Future Land Use Designation:** General Commercial

**Compatible with Existing Land-Uses:** 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 by 2,601 total trips if used for commercial and multifamily 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>		N/A
<b>Fort Benning's Recommendation:</b>		N/A
<b>DRI Recommendation:</b>		N/A
<b>Surrounding Zoning:</b>	<b>North</b>	JR Allen Parkway
	<b>South</b>	GC (General Commercial)
	<b>East</b>	GC (General Commercial)
	<b>West</b>	Interstate 185
<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 one (1) call and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0 Responses</b>
	<b>Opposition</b>	<b>0 Responses</b>
<b>Additional Information:</b>		N/A

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley, this project is set to increase traffic by roughly 20% and that will keep it in the same classification. John Renfroe, that is correct. Increased traffic flow but same level of service.

Chairperson, did the school district have any concerns with the amount of units and potential increase to classrooms. John Renfroe, we typically go with the 6% rule on new developments

but the applicant can speak in greater detail about this during his time.

George Mize, 1111 Bay Avenue. Representing Graystone Properties. Seeking to rezone 35 acres of land. Purpose to develop a high-end residential area with a small General Commercial in the front of the property. Comprehensive Plan calls for General Commercial, but the depth of the property causes problems with traffic stacking and flow. This project will be model after the Graystone in Auburn, Alabama. Will comply with all buffer requirements. Density will be well below what the RO classification would allow. School impact will be roughly 15 kids for this development. Allen Elementary. Arnold Middle School. Northside High School. Substantial tax receipts increase.

Chairperson, any questions of the applicant at this time?

Commissioner Baker, entry and exit at this location will be at the light correct? George Mize, no, this will be a right in right out unless a new light can be added at the cost of the developer. Commissioner Baker, will this be gated? George Mize, it will be. Commissioner Baker, what the train activity along that line. George Mize, it typically runs twice a day. Commissioner Baker, will you run a fence along the rail? George Mize, yes, it will be completely gated.

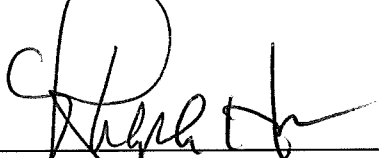
Chairperson requested anyone in the audience to speak for against this case please come forward. No response.

Commissioner Derby made a motion to approve the rezoning. Commissioner Dudley seconded. Cases passes unanimously (8-0 Present).

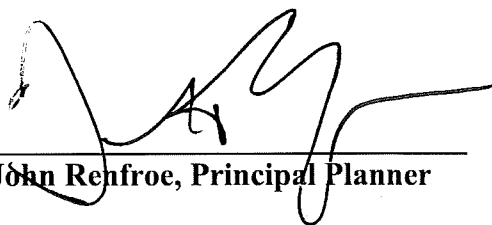
**NEW BUSINESS:** 1 case scheduled for June 02, 2021.

**OLD BUSINESS:** None

**ADJOURNMENT:** 9:30 AM



Ralph King, Chairperson



John Renfroe, Principal Planner