

**MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, March 18, 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, James Dudley, Wallace Davis, Michael Greenblatt, Xavier McCaskey

**Absent:** Joseph Brannon & Wallace Davis

**Staff Members:** Will Johnson, 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:** No minutes available at this time.

1. **REZN-02-20-1222:** A request to rezone 0.61 acres of land located at 3276 / 3278 / 3280 / 3288 Victory Drive. Current zoning is GC (General Commercial). Proposed zoning is RMF1 (Residential Multifamily 1). The proposed use is Multifamily. NeighborWorks Columbus is the applicant. This property is located in Council District 7 (Woodson).

Will Johnson read the staff report for this case.

<b>General Land Use:</b>	Inconsistent Planning Area C
<b>Current Land Use Designation:</b>	General Commercial
<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.

**City Services:**

Property is served by all city services.

**Traffic Impact:**

Average Annual Daily Trips (AADT) will increase by 705 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:**

The site shall include a Category A buffer along all property lines bordered by the GC zoning district. The 3 options under Category C are:

- 1) **10 feet** with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.
- 2) **5 feet** with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
- 3) **20 feet** undisturbed natural buffer.

**Fort Benning's Recommendation:**

N/A

**DRI Recommendation:**

N/A

**Surrounding Zoning:**

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

GC (General Commercial)  
RMF1 (Residential Multifamily 1)  
GC (General Commercial)  
GC (General Commercial)

**Attitude of Property Owners:**

**Twenty (20)** 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

The applicant, represented by Lance Renfroe of 345 6<sup>th</sup> St, came forward to present the rezoning request. He explained the project is but a continuation of a prior rezoning request and is intended to build approximately 100 single and multi-family housing units on the approximately 35 acres available.

Commissioner Esteras-Palos asked the applicant if the homeowners in manufactured homes would be forced to move and if they have been alerted; the applicant stated they have been informed and there is not currently plans to relocate them.

Commissioner Wallace asked about the project timeline; the applicant replied they are still working to gather capital and address other issues and they don't have a timeline available. Commissioner Wallace also asked if the proposed housing would be affordable; the applicant responded yes and that is line with NeighborWorks mission.

Chairperson King, anyone in audience that would like to speak for or against this case. No response.

Chairperson King requested a motion be made. Commissioner Greenblatt made a motion. Commissioner McCaskey seconded that motion. The case passes unanimously.

**2. REZN-02-20-1223:** A request to rezone 4.20 acres of land located at 1775 /1751 Boxwood Place. Current zoning is GC (General Commercial). Proposed zoning is RO (Residential Office). The proposed use is Multifamily. Lucy Jones is the applicant. This property is located in Council District 1 (Barnes).

Will Johnson read the staff report for this case.

<b>General Land Use:</b>	Consistent Planning Area B
<b>Current Land Use Designation:</b>	Vacant / Undeveloped
<b>Future Land Use Designation:</b>	Mixed Use
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	The property does 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.

**Traffic Impact:** Average Annual Daily Trips (AADT) will increase by 278 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

<b>Surrounding Zoning:</b>	<b>North</b>	GC (General Commercial)
	<b>South</b>	GC (General Commercial)
	<b>East</b>	GC (General Commercial)
	<b>West</b>	GC (General Commercial)

**Attitude of Property Owners:** **Thirty (30)** 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>

Commissioner Dudley asked about the wetlands shown in the staff report and asked about it's effect on the rezoning/development; Mr. Johnson explained that the project is located in a floodway and would be required to have a 2-foot elevation.

Lucy Jones of 3580 Massie Lane, applicant, came forward to present the rezoning case: a 72-unit, 4 story, all interior corridor multi-family development. She explained how the unit would qualify as affordable housing and be eligible for DCA tax credits and the amenities it would have available.

Commissioner Greenblatt asked about the entrance/exit to the property and if they would need a second, emergency exit. Mr. Johnson explained that unless they have over 99 units that no they would not be required to have a second access point. Commissioner McCaskey asked about any difficulties for emergency services; Mr. Johnson stated that the area has a wide right of way and would not pose a difficulty to public safety.

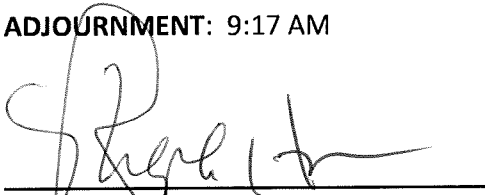
Chairperson King, anyone in audience that would like to speak for or against this case. No response.

Chairperson King requested a motion be made. Commissioner McCaskey made a motion. Commissioner Derby seconded that motion. The case passes unanimously.

**NEW BUSINESS:** All future meetings are currently postponed until further notice due to the Coronavirus.


**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:17 AM



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Ralph King, Chairperson



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John Benfro, Principal Planner