



CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

APR 19 2021

Planning Advisory Commission
March 03, 2021

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 03, 2021 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

- Chairperson:** Ralph King
- Vice Chairperson:** Robert Bollinger
- Commissioners:** Larry Derby, Joseph Brannon, Raul Esteras-Palos & Gloria Thomas,
- Virtually:** James Dudley & Shelia Brown
- Absent:** Xavier McCaskey

Staff Members: John Renfroe, Principal Planner

Others Present:

CALL TO ORDER: Vice Chairperson Bollinger 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 for this meeting.

1. **REZN-01-21-0124:** A request to rezone 0.82 acres of land located at 1000 18th Street. Current zoning is GC (General Commercial). Proposed zoning is NC (Neighborhood Commercial) with Conditions. The proposed use is Pharmacy. Austin Gower 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:** General Commercial
- 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:

Average Annual Daily Trips (AADT) will increase by 111 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 C buffer along all property lines bordered by the RMF2 / RO zoning district. The 3 options under Category C are:

- 1) **20 feet** with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.
- 2) **10 feet** with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
- 3) **30 feet** undisturbed natural buffer.

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

Surrounding Zoning:

North
South
East
West

RO (Residential Office)
RO (Residential Office)
RMF2 (Residential Mutlifamily 2)
RO (Residential Office)

Attitude of Property Owners:

Thirty-five (35) 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
Opposition

0 Responses
0 Responses

Additional Information:

Special Power of Attorney was given to the Columbus Consolidated Government by Austin Gower to proceed with the downzoning process of his property. Please see completed attached Special

Power of Attorney form.

Chairperson asked the audience if anyone like to speak for or against the case. No one came forward.

Commissioner Bollinger made a motion to approve the rezoning. Commissioner Thomas seconded. Cases passes unanimously (5-0 Present / 2-0 Virtually).

2. REZN-02-21-0292: A request to rezone 10.50 acres of land located at 7100 Jamesson Road. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is RO (Residential Office). The proposed use is Multifamily. Kevin Buckner is the applicant. This property is located in Council District 6 (Allen).

John Renfroe reads the staff report:

| | |
|--|--|
| General Land Use: | Inconsistent Planning Area B |
| Current Land Use Designation: | Vacant |
| Future Land Use Designation: | Light Manufacturing /Industrial |
| 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 by 958 trips if used for residential use. The Level of Service (LOS) will <u>increase</u> to a level C. |
| Traffic Engineering: | This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage. |
| School Impact: | N/A |
| Buffer Requirement: | The site shall include a Category C buffer along all property lines bordered by the LMI zoning district. The 3 options under Category C are: 1) 20 feet with a certain amount of canopy trees, |

- under story trees, and shrubs / ornamental grasses per 100 linear feet.
- 2) **10 feet** with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
- 3) **30 feet** undisturbed natural buffer.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:

| | |
|--------------|--|
| North | RE1 (Residential Estate 1) |
| South | SFR3 (Single Family Residential 3) |
| East | RE1 (Residential Estate 1) |
| West | LMI (Light Manufacturing / Industrial) |

Attitude of Property Owners: **Forty-five (45)** 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

Kevin Buckner, 3825 Paces Walk SE, Atlanta, Georgia. Multifamily developer for moderate to low income earners. Currently have a project under construction next to Flat Rock Park. Moderate jobs being created around this location but no housing. Work force housing. People are renting make between \$30 to \$48,000.

Chairperson King, give me an example of what rent is going to be? Kevin Buckner, \$700-800 range for a 2 bedroom. How will this impact the school enrollment for this area? Kevin Buckner, 6% is Columbus average for Multifamily developments.

Commissioner Brown, what are the crime statistics for these types of developments? Kevin Buckner, because we own the property and manage there is less crime because we always have someone on the property.

Commissioner Thomas, is this a gated area? Kevin Buckner, we do not typically construct gates but if required then we will.

Commissioner Esteras-Palos, what type of safety will be provided during phase 2 construction. We will route construction around and manage the best we can to keep vehicles away from completed phase 1.

Commissioner Dudley, what type of busing concerns might arise and does Metra go to this

location. John Renfroe, yes, there is a stop on Flat Rock. Chairperson King, has the school district been informed? John Renfroe, yes they have.

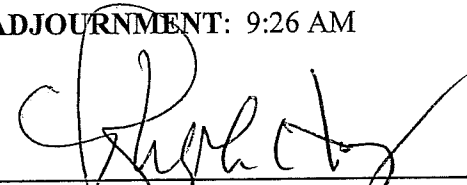
Chairperson asked the audience if anyone like to speak for or against the case. No one came forward.

Commissioner Brennan made a motion to approve the rezoning. Commissioner Derby seconded. Cases passes (4-1 Present (Bollinger) / 2-0 Virtually).

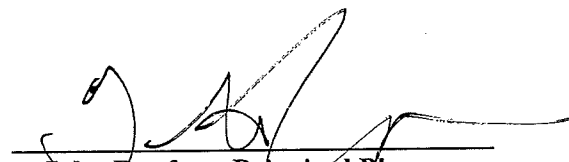
NEW BUSINESS: We would like to thank Commissioner Bollinger and Commissioner Brennan for serving on the PAC. This is officially their last meeting since not additional meeting will be held in March.

OLD BUSINESS: 2 new members will be sworn in and begin attending meetings in April 2021.

ADJOURNMENT: 9:26 AM



Ralph King, Chairperson



John Renfroe, Principal Planner

