

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
 PLANNING DEPARTMENT

MAY 10 2021

Planning Advisory Commission

April 07, 2021

**MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, April 07, 2021 in the Council Chambers of the Citizen Service Center.

**Commissioners Present:**

**Chairperson:** Ralph King

**Vice Chairperson:**

**Commissioners:** Larry Derby, Raul Esteras-Palos, Xavier McCaskey, Shelia Brown, Brad Baker and Patricia Weekley

**Virtually:** James Dudley

**Absent:** Gloria Thomas

**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-03-21-0483:** A request to rezone 0.78 acres of land located at 213 Northstar Drive. Current zoning is NC (Neighborhood Commercial). Proposed zoning is SFR2 (Single Family Residential 2). The proposed use is Single Family Residential. Trenton Chester is the applicant. This property is located in Council District 4 (Tucker).

John Renfroe reads the staff report:

**General Land Use:** Consistent  
 Planning Area E

**Current Land Use Designation:** Single Family Residential

**Future Land Use Designation:** Single Family Residential

**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 decrease by 10 trips if used for residential 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 residential usage.

**School Impact:**

N/A

**Buffer Requirement:**

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

- 1) **5 feet** with a certain amount of shrubs / ornamental grasses per 100 linear feet.
- 2) **10 feet** with a certain amount of mature trees and shrubs / ornamental grasses per 100 linear feet.
- 3) **30 feet** undisturbed natural buffer.

**Fort Benning's Recommendation:**

N/A

**DRI Recommendation:**

N/A

**Surrounding Zoning:**

<b>North</b>
<b>South</b>
<b>East</b>
<b>West</b>

SFR2 (Single Family Residential 2)  
NC (Neighborhood Commercial)  
SFR2 (Single Family Residential 2)  
SFR2 (Single Family Residential 2)

**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.

<b>Approval</b>	<b>0 Responses</b>
<b>Opposition</b>	<b>0 Responses</b>

**Additional Information:**

N/A

Chairperson asked if the Commissioners have any questions.

Commissioner McCaskey asked if any there has been any opposition to this rezoning. John Renfroe responded, none at this time.

Trenton Chester, 3 Yosemite Court. I would like to rezone this property residential so I can use this it as a rental.

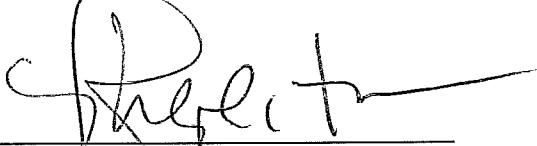
Chairperson asked the audience if anyone like to speak for or against the case. No one came forward.

Commissioner McCaskey made a motion to approve the rezoning. Commissioner Esteras-Palos seconded. Cases passes unanimously (6-0 Present / 1-0 Virtually).

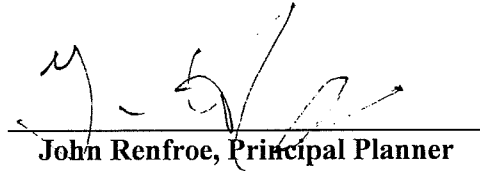
**NEW BUSINESS:**

**OLD BUSINESS:**

**ADJOURNMENT: 9:08 AM**



**Ralph King, Chairperson**



**John Renfroe, Principal Planner**

