



CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

APR 19 2021

Planning Advisory Commission
February 17, 2021

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, February 17, 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, Shelia Brown & Xavier McCaskey
- Virtually:** James Dudley
- Absent:**

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-01-21-0123:** A request to rezone 0.30 acres of land located at 2103 Heard Street. Current zoning is RMF1 (Residential Multifamily 1). Proposed zoning is GC (General Commercial). The proposed use is Office. Lionel Reynolds is the applicant. This property is located in Council District 3 (Huff).

John Renfroe reads the staff report:

- General Land Use:** Consistent Planning Area D
- Current Land Use Designation:** Multifamily
- Future Land Use Designation:** General Commercial
- 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 38 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 RMF1 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

RMF1 (Residential Mutlifamily 1)
GC (General Commercial)
RMF1 (Residential Mutlifamily 1)
SFR4 (Single Family Residential 4)

Attitude of Property Owners:

Sixty (60) 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

Lionel Reynolds, 2360 Paddy Avenue. Would like to use this location as an office for his Paint

Business.

Chairperson King, will you have any employees that will be working from this location? Lionel Reynolds, right now it will be just me. Commissioner Thomas, in the future, how many employees might you have? Lionel Reynolds, it would depend on business growth but it will not increase traffic in the neighborhood.

Commissioner Brennan, I own a piece of property that is located close to the property. I am going to recuse myself for this case.

Commissioner Brown, are you planning on displaying any signage? Lionel Reynolds, yes I have a sign on the corner to display the name of the company. Is there regulations for the sign size and location? John Renfroe, yes it would be regulated by the UDO.

Commissioner McCaskey, what is your plan for storing supplies? Lionel Reynolds, some type of shed will be placed on the property to house painting supplies.

Commissioner Esteras-Palos, can office be in any other zoning classifications? John Renfroe, yes but this is the zoning the applicant brought forward. Lionel Reynolds, this use to be a location for a beauty salon.

Chairperson asked the audience if anyone like to speak for or against the case. One person came forward.

Crystal, 2118 Heard Street. Will the PAC consider conditioning the property to revert back to RMF1 if the business no longer operates for a certain amount of time? Yes, that is approved condition that normally has a time restriction for how long it may be closed, usually 6 to 12 months.

Commissioner Bollinger made a motion to approve the rezoning with the condition to revert to RMF1 after 1 year if vacated. Commissioner Thomas seconded. Cases passes unanimously.

2. 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	RO (Residential Office)
	South	RO (Residential Office)
	East	RMF2 (Residential Mutlifamily 2)
	West	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	0 Responses
Opposition	0 Responses

Additional Information: N/A

Applicant not in attendance.

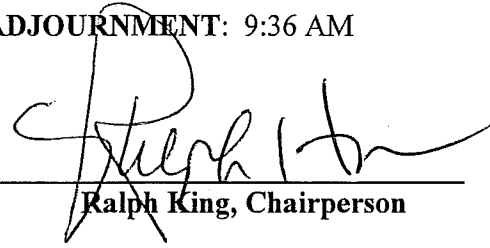
Commissioner Bollinger recommended case be delayed until next meeting. Commissioner Brennan seconded. Delaying the case until next case passes unanimously.

3. REZN-01-21-0125: A request to rezone 7.68 acres of land located at 2925 Manchester Expressway. Current zoning is GC (General Commercial). Proposed zoning is LMI (Light Manufacturing / Industrial). The proposed use is Fulfillment / Distribution Center. Icarus Alternative Investment is the applicant. This property is located in Council District 5 (Crabb).

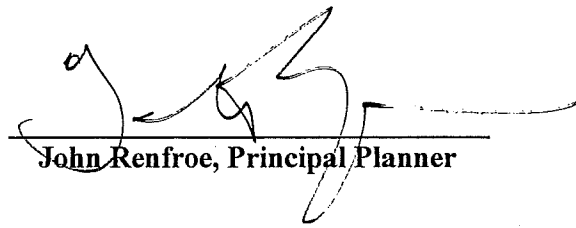
John Renfroe reads the staff report:

General Land Use:	Inconsistent Planning Area A
Current Land Use Designation:	General Commercial
Future Land Use Designation:	General Commercial
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 126 trips if used for industrial 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 industrial usage.
School Impact:	N/A
Buffer Requirement:	N/A
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
Surrounding Zoning:	North LMI (Light Manufacturing / Industrial) South GC (General Commercial)

ADJOURNMENT: 9:36 AM



Ralph King, Chairperson



John Renfroe, Principal Planner