

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

MAR 31 2022

Planning Advisory Commission

March 02, 2022

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 02, 2022, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson:

Vice Chairperson: James Dudley

Commissioners: Brad Baker, Ralph King, Gloria Thomas, Shelia Brown, Patricia Weekley, Xavier McCaskey, Raul Esteras-Palos

Virtually:

Absent: Larry Derby

Staff Members: John Renfroe, Principal Planner

Others Present:

CALL TO ORDER: Chairperson 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 made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

- 1. REZN-08-21-1521:** A request to rezone 0.17 acres of land located at 519 12th Street. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is UPT (Uptown). The proposed use is Restaurant, General. Robert Battle is the applicant. This property is located in Council District 7 (Woodson).

Applicant not in attendance. Case tabled until March 16, 2022.

- 2. REZN-02-22-0236:** A request to rezone 7.01 acres of land located at 4322 Rosemont Drive. Current zoning is SFR3 (Single Family Residential 3). Proposed zoning is SFR4 (Single Family Residential 4). The proposed use is Single Family House. Wright Wade is the applicant. This property is located in Council District 8 (Garrett).

Applicant not in attendance. Case tabled until March 16, 2022.

3. REZN-02-22-0237: A request to rezone 9.76 acres of land located at 1311 Warm Springs Road. Current zoning is GC (General Commercial) & MROD (Mill Restoration Overlay District). Proposed zoning is GC (General Commercial). The proposed use is Medical Office. SIDLYD Invesments, LLC is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe reads the staff report:

General Land Use:	Inconsistent Planning Area B								
Current Land Use Designation:	Vacant / Undeveloped								
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 increase to 587 trips from 239 trips if used for commercial use. The Level of Service (LOS) will remain at level D.								
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								
Surrounding Zoning:	<table> <tr> <td>North</td> <td>GC (General Commercial)</td> </tr> <tr> <td>South</td> <td>NC (Neighborhood Commercial)</td> </tr> <tr> <td>East</td> <td>SFR3 (Single Family Residential 3)</td> </tr> <tr> <td>West</td> <td>GC (General Commercial)</td> </tr> </table>	North	GC (General Commercial)	South	NC (Neighborhood Commercial)	East	SFR3 (Single Family Residential 3)	West	GC (General Commercial)
North	GC (General Commercial)								
South	NC (Neighborhood Commercial)								
East	SFR3 (Single Family Residential 3)								
West	GC (General Commercial)								
Attitude of Property Owners:	Twenty-five (25) 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

Chairperson asked if the Commissioners have any questions.

Commissioner King, does this fall under MROD. John Renfroe, applicant is seeking to rezone the property due to the city no longer allowing parcels to have 2 separate zoning classifications. Once this rezoning is approved, the parcels will be replated to 1 parcel as GC.

Gram Stewart, representing the applicant. Medical Office building. Ambulatory surgery center. 60,000 ft².

Chairperson requested anyone in the audience to speak for against this case please come forward.

Mike Johnson, 2814 Peaboy Avenue. Approval for this rezoning and this development. Concerned with the construction traffic.

John Renfroe, the Engineering Department will be responsible for construction traffic during the building phase of the project. Any damage done to the road during the construction process will need to be reported to the Engineering Department or call 311.

Mike Johnson, construction process should take 16-18 months to complete.

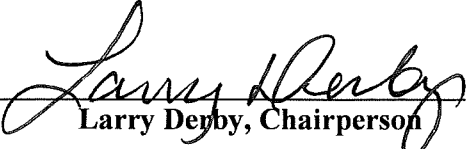
Commissioner King made a motion to approve the rezoning. Commissioner Baker seconded. Case passes unanimously (7-0 Physical / 0-0 Virtual).

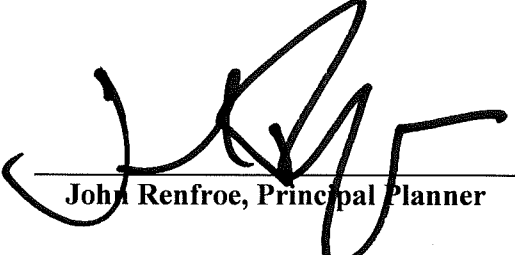
NEW BUSINESS: No cases scheduled for February 16, 2022.

OLD BUSINESS: None

ADJOURNMENT: 9:18 AM

RECORDING:


Larry Derby, Chairperson


John Renfroe, Principal Planner