



CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

Planning Advisory Commission

March 6, 2024

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 6, 2024, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

- Chairperson:** Larry Derby
- Vice Chairperson:** Ralph King
- Commissioners:** Brad Baker, Gloria Thomas, Patricia Weekley, James Dudley
- Absent:** Patrick Steed, Xavier McCaskey, Rick Stallings
- Staff Members:** John Renfroe, Assistant Planning Director
Morgan Shepard, Principal Planner

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-02-24-0242:** A request to rezone 1.49 acres of land located at 6943 Flat Rock Road. Current zoning is Light Manufacturing/Industrial (LMI) zoning district. Proposed zoning is General Commercial (GC) zoning district. The proposed use is Restaurant. Abid Khutliwala is the applicant. The property is located in Council District 6 (Allen).

Morgan Shepard read the staff report.

REZN-02-24-0242

- Applicant:** Abid Khutliwala
- Owner:** Russell S. Cali
- Location:** 6943 Flat Rock Road
- Parcel:** 109-001-109 (less 1.5 acres)

Acreage:	1.49 Acres
Current Zoning Classification:	Light Manufacturing/Industrial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	Restaurants
General Land Use:	Inconsistent Planning Area B
Current Land Use Designation:	Light Manufacturing/Industrial
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:	Not available
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 LMI zoning district. The 3 options under Category C are: <ol style="list-style-type: none"> 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	Light Manufacturing/Industrial (LMI)
	South	General Commercial (GC)
	East	Light Manufacturing/Industrial (LMI)
	West	Planned Mixed Unit Development (PMUD)

Attitude of Property Owners: **Twelve (12)** 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: U.S. Highway 80 Overlay

Steven Roland, 318 Corporate Parkway, addressed the Commissioners on behalf of the applicant. They are planning to build a second Tim Horton's and a sit-down restaurant on the property. They are aware of the Highway 80 Overlay requirements and will meet those along with GDOTs requirement for a right in, right out driveway.

Commissioner King confirmed it would be two restaurants.

Mr. Roland stated it would be.

Commissioner Thomas asked the hours of the restaurant.

Abid Khutliwala, 318 Corporate Parkway, addressed the Commissioners. He stated the Tim Horton's hours are 5 AM to 8 PM, seven days a week.

Commissioner Dudley asked staff if there was any residential zoning near the property.

Ms. Shepard responded no.

Commissioner King moved to approve the proposed rezoning and Commissioner Baker seconded; Case is approved (6-0 Physical / 0-0 Virtual).


NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: 9:08 A.M.

RECORDING: <https://www.youtube.com/watch?v=Y8DkarGnp5s&t=1s>


Larry Derby, Chairperson


Morgan Shepard, Principal Planner