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PLANNING DEPARTMENT

Planning Advisory Commission

March 20, 2024

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 20, 2024, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Larry Derby

Vice Chairperson:

Commissioners: Brad Baker, Gloria Thomas, Patricia Weekley, Patrick Steed, Xavier McCaskey, Rick Stallings

Absent: James Dudley, Ralph King

Staff Members: John Renfro, Assistant Planning Director
Will Johnson, 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-02-24-0344:** A request to rezone 0.34 acres of land located at 1615 Wynntonn Road. Current zoning is Neighborhood Commercial (NC) zoning district. Proposed zoning is Residential Multifamily - 1 (RMF1) zoning district. The proposed use is Residential. Roongsak Griffeth is the applicant. The property is located in Council District 7 (Cogle).

Morgan Shepard read the staff report.

REZN-02-24-0344

Applicant: Roongsak Griffeth
Owner: Roongsak Griffeth
Location: 1615 Wynntonn Road

Parcel: 026-021-004

Acreage: 0.34 Acres

Current Zoning Classification: Neighborhood Commercial (NC)

Proposed Zoning Classification: Residential Multifamily - 1 (RMF1)

Current Use of Property: Last Certificate of Occupancy issued was for Retail use

Proposed Use of Property: Residential (Single Family or Duplex)

General Land Use: Inconsistent
Planning Area D

Current Land Use Designation: General Commercial (GC)

Future Land Use Designation: General Commercial (GC)

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 residential usage.

Buffer Requirement: The site shall include a Category A 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 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) 20 feet undisturbed natural buffer.

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| Surrounding Zoning: | North | Residential Multifamily - 2 (RMF2) |
| | South | Neighborhood Commercial (NC) |
| | East | Neighborhood Commercial (NC) |
| | West | Neighborhood Commercial (NC) |

Attitude of Property Owners: **Thirty (30)** 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.

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| Approval | 0 Responses |
| Opposition | 0 Responses |

Additional Information: Wynnton Village Historic District

Roongsak Griffeth, 1615 Wyntonn Road, was present for any questions if Commissioners had any.

Commissioner Baker asked if it was currently vacant and what the plans were.

Mr. Griffeth responded it is vacant and he plans to live in it and rent it out short term.

Commissioner Baker moved to approve the proposed rezoning and Commissioner McCaskey seconded; Case is approved (7-0 Physical / 0-0 Virtual).

2. REZN-02-24-0345: A request to rezone 2.48 acres of land located at 1000 Wyntonn Road. Current zoning is Light Manufacturing/Industrial (LMI) zoning district. Proposed zoning is Residential Multifamily - 2 (RMF2)/ General Commercial (GC) zoning district. The proposed use is Multifamily Residential and Office. Rickey Miles is the applicant. The property is located in Council District 7 (Cogle).

Morgan Shepard read the staff report.

REZN-02-24-0345

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| Applicant: | Rickey Miles |
| Owner: | Housing Authority of Columbus |
| Location: | 1000 Wynnton Road |
| Parcel: | 018-018-004/5 and 019-004-001 |

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| Acreage: | 2.46 Acres |
| Current Zoning Classification: | Light Manufacturing/Industrial (LMI) |
| Proposed Zoning Classification: | General Commercial (GC)/ Residential Multifamily - 2 (RMF2) |
| Current Use of Property: | Multifamily Residential and Office |
| Proposed Use of Property: | Multifamily Residential and Office |
| General Land Use: | Inconsistent Planning Area D |
| Current Land Use Designation: | Public/Institutional |
| Future Land Use Designation: | Mixed Use |
| 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 residential and commercial usage. Access to 10 th Avenue would not be permitted. |
| Buffer Requirement: | <u>RMF2 Tract:</u> The site shall include a Category A buffer along all property lines bordered by the GC zoning district, east property line. The 3 options under Category A are: 1) 5 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) 20 feet undisturbed natural buffer.

GC Tract:

The site shall include a Category C buffer along all property lines bordered by the RMF2 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.

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| Surrounding Zoning: | North | General Commercial (GC) |
| | South | Residential Multifamily - 2 (RMF2) |
| | East | General Commercial (GC) |
| | West | Light Manufacturing/Industrial (LMI) |

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.

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| Approval | 0 Responses |
| Opposition | 0 Responses |

Additional Information: Existing office and multifamily residential apartments.

Rickey Miles, 1000 Wyntonn Road, addressed the Commissioners. He stated this is the existing offices for The Housing Authority and the Warren Williams homes. They are going to renovate the units and want to update the zoning to the existing use.

Commissioner Thomas asked for details on the renovation.

Mr. Miles stated there would be no building demolition but the units will be substantially renovated on the interior.

Commissioner McCaskey asked when this would begin.

Mr. Miles stated June.

Commissioner McCaskey moved to approve the proposed rezoning and Commissioner Thomas seconded; Case is approved (7-0 Physical / 0-0 Virtual).

3. **REZN-02-24-0347:** A request to rezone 6.60 acres of land located at 4834 Warm Springs Road. Current zoning is Neighborhood Commercial (NC)/ Single Family Residential -1 (SFR1) zoning district. Proposed zoning is Residential Multifamily - 2 (RMF2) zoning district. The proposed use is Multifamily Residential. Ernest Smallman, IV is the applicant. The property is located in Council District 5 (Crabb).

Morgan Shepard read the staff report.

REZN-02-24-0347

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| Applicant: | Ernest Smallman IV |
| Owner: | Ronald J Nix |
| Location: | 4834 Warm Springs Road |
| Parcel: | 082-044-007/8/8H/9, 083-012-002/4/5 |
| Acreage: | 6.60 Acres |
| Current Zoning Classification: | Single Family Residential – 1/Neighborhood Commercial (NC) |
| Proposed Zoning Classification: | Residential Multifamily - 2 (RMF2) |
| Current Use of Property: | Vacant |
| Proposed Use of Property: | Multifamily Residential |
| General Land Use: | Inconsistent Planning Area B |
| Current Land Use Designation: | Rural Residential and Vacant/Undeveloped |
| Future Land Use Designation: | General Commercial and Single Family Residential |
| Compatible with Existing Land-Uses: | Yes |

Environmental Impacts: The property does 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 Engineering: A right turn lane would be required.

This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.

Buffer Requirement: The site shall include a Category A 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 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) 20 feet undisturbed natural buffer.

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| Surrounding Zoning: | North South East West | Neighborhood Commercial (NC) Single Family Residential – 1 (SFR1) Single Family Residential – 1 (SFR1) Residential Office (RO) |
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Attitude of Property Owners: **Forty Three (43)** 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.

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| Approval | 0 Responses |
| Opposition | 0 Responses |

Additional Information: Senior Apartments for ages 55 and older. Three apartment buildings with 20 units each and a clubhouse.

Ernest Smallman IV, 4834 Warm Springs Road, addressed the Commissioners and described the proposed development.

Commissioner Baker asked Staff if a decel lane would be required.

Ms. Shepard stated Engineering had no comments regarding this project but typically deceleration lanes are required for multifamily development.

Commissioner Steed moved to approve the proposed rezoning and Commissioner Baker seconded; Case is approved (7-0 Physical / 0-0 Virtual).

4. REZN-02-24-0347: A request to rezone 0.962 acres of land located at 2911/3005/3007 3rd Avenue. Current zoning is Light Manufacturing/Industrial (LMI) zoning district. Proposed zoning is Residential Multifamily - 2 (RMF2) zoning district. The proposed use is Multifamily Residential. MGBibb, LLC is the applicant. The property is located in Council District 8 (Garrett).

Morgan Shepard read the staff report.

REZN-02-24-0349

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| Applicant: | MGBibb, LLC (Matthew Gaylor & Terry Montgomery) |
| Owner: | Same |
| Location: | 2911/3005/3007 3rd Ave |
| Parcel: | 007-003-007/012/013 |
| Acreage: | 0.96 Acres |
| Current Zoning Classification: | Light Manufacturing/Industrial (LMI) |
| Proposed Zoning Classification: | Residential Multifamily - 2 (RMF2) |
| Current Use of Property: | Vacant |
| Proposed Use of Property: | Multifamily Residential |
| General Land Use: | Inconsistent Planning Area F |
| Current Land Use Designation: | Single Family Residential and Vacant/Undeveloped |

| | | |
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| Future Land Use Designation: | | Mixed Use |
| 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 residential usage. |
| Buffer Requirement: | | The site shall include a Category A buffer along all property lines bordered by the LMI zoning district. The 3 options under Category A are: <ul style="list-style-type: none"> 1) 5 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) 20 feet undisturbed natural buffer. |
| Surrounding Zoning: | North South East West | Light Manufacturing/Industrial (LMI) Light Manufacturing/Industrial (LMI) Light Manufacturing/Industrial (LMI) General Commercial (GC) |
| 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: | | One apartment building with 15 units |

Terry Montgomery, 2911 3rd Avenue, addressed the Commissioners to describe the proposed development concept.

Commissioner Baker moved to approve the proposed rezoning and Commissioner Thomas seconded; Case is approved (7-0 Physical / 0-0 Virtual).

- 5. **REZN-03-24-0476:** A request for a text amendment to amend Sections 7.8.1.F, 7.9.1. A, 13.1.1 and 9.3.3.B in regards to Limitation of Single Entrances and Rhythm of Spacing of Buildings on Streets. The Planning Department is the applicant.

Morgan Shepard read the staff report.

REZN-03-24-0476

A request to amend the text of the Unified Development Ordinance (UDO) for various items.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS (Explanation of Revisions)

- 1. **Explanation of Revisions: Amend Section 7.8.1.F by amending the minimum lot numbers for a single entrance to a residential development.**

| ORIGINAL ORDINANCE | PROPOSED ORDINANCE CHANGE |
|--|---|
| <p>Sec. 7.8.1.F Limitation of Single Entrances.</p> <p>Section 7.8.1.F</p> <p>F. <i>Limitation on Single Entrances.</i> A single entrance road to a subdivision shall serve no more than 99 lots.</p> | <p>Sec. 7.8.1.F Limitation of Single Entrances.</p> <p>Section 7.8.1.F</p> <p>F. <i>Limitation on Single Entrances.</i> A single entrance road to a subdivision shall serve no more than 120 lots/units.</p> |

- 2. **Explanation of Revisions: Amend Section 7.9.1.A by amending the minimum lot numbers for single entrance roads.**

| ORIGINAL ORDINANCE | PROPOSED ORDINANCE CHANGE |
|---|--|
| <p>Sec. 7.9.1.A Single Entrance Roads.</p> <p>Section 7.9.1.A</p> <p>F. <i>Limitation on Single Entrances.</i> A single entrance road to a subdivision shall serve no more than 99 lots.</p> | <p>Sec. 7.9.1.A Single Entrance Roads.</p> <p>Section 7.9.1.A</p> <p>F. <i>Limitation on Single Entrances.</i> A single entrance road to a subdivision shall serve no more than 120 lots/units.</p> |

3. Explanation of Revisions: Amend Section 13.1.1 by adding a definition for Rhythm of spacing of buildings on streets.

| ORIGINAL ORDINANCE | PROPOSED ORDINANCE CHANGE |
|--|---|
| <p>Sec. 13.1.1. Definitions.</p> <p>Section 13.1.1</p> <p>XXX</p> | <p>Sec. 13.1.1. Definitions.</p> <p>Section 13.1.1</p> <p><i>Rhythm of spacing of buildings on streets</i> means the relationship of spaces between buildings on a street should be retained when constructing new buildings or additions.</p> |

4. Explanation of Revisions: Amend Section 9.3.3.B by adding #14 Rhythm of spacing of buildings on streets.

| ORIGINAL ORDINANCE | PROPOSED ORDINANCE CHANGE |
|---|---|
| <p>Sec. 9.3.3.B Powers and Duties</p> <p>Section 9.3.3.B.14</p> <p>XXX</p> | <p>Sec. 9.3.3.B Powers and Duties</p> <p>Section 9.3.3.B.14</p> <p>14. <i>Rhythm of spacing of buildings on streets.</i> Make decisions regarding front, side, side-corner, and rear setbacks on primary structures. Said decisions shall not need BZA approval.</p> |

Commissioner Weekley moved to approve the proposed text amendment and Commissioner Baker seconded; Case is approved (7-0 Physical / 0-0 Virtual).


NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: 9:20 A.M.

RECORDING: https://www.youtube.com/watch?v=P1Ov_ICKoU8


Larry Derby, Chairperson


Morgan Shepard, Principal Planner