

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, December 18, 2019 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Ralph King
Vice Chairperson: Robert Bollinger
Commissioners: Larry Derby, Teddy Reese, James Dudley, Joseph Brannon, Wallace Davis

Absent: Michael Greenblatt & Xavier McCaskey

Staff Members: John Renfroe, Principal Planner & Will Johnson, Planning Manager

Others Present:

CALL TO ORDER: Chairperson King 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 King asked for a motion on the minutes from November 20, 2019. Chairperson King made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted

1. REZN-11-19-6826: A request to rezone 1.40 acres of land located at 1308 Rhodes Street & 1622 / 1620 / 1616 / 1612 13th Avenue & 1307 / 1309 / 1319 16th Street. Current zoning is NC (Neighborhood Commercial) and RMF1 (Residential Multifamily 1). Proposed zoning is GC (General Commercial). The proposed use is General Retail. Teramore Development, Inc. is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe read the staff report for this case.

General Land Use:	Inconsistent Planning Area D
Current Land Use Designation:	Vacant
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 by 815 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

GC (General Commercial)
RO (Residential Office)
RMF1 (Residential Multifamily 1)
NC (Neighborhood Commercial)

Attitude of Property Owners:

Seventy-five (75) 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

George Mize, 1111 Bay Avenue representing Terramore Development. Bruce Daffle with EMC Engineering. New 9,000 square foot Dollar General Store. National recognized plans. We are requested 1 condition for this plan. Building must be shifted south due to the sanitary sewer lines about 9’ into the setback. We are requesting a 9’ variance or condition to be allowed to build in the setback. Our in house traffic study shows no traffic impact and corresponds to what the city reports. Vacant land and build a high quality store that can service the Midtown area. We have received a very import letter of approval from Midtown Inc.

Chairperson King asked the commissioners if they have any questions for the applicant at this time. No response. Commissioner King asked if anyone wanted to speak for or against this case. No response.

Commissioner Reese, can the Dollar General representative please come forward. Chris Paulham with Teramore Development. Market study for all Dollar Generals are done by the main office on traffic studies, growth patterns and best possible locations. This building is a new prototype for Dollar General. It will be wood built and have a more residential look to it.

Commissioner Bollinger, do we have your commitment that this actual design will be the one built at this location? Chris Paulham, we can condition that into this rezoning if needed. Dollar General has approved our budget and this design for this location.

Chairperson King requested a motion be made. Commissioner Brennan made a motion. Commissioner Davis seconded that motion. This rezoning will be conditioned with a 9’ reduced southern setback buffer to accommodate the building and hardship of the sewer lines. The case passes unanimously.

2. REZN-11-19-6827: A request to rezone 37.87 acres of land located at 1104 Leslie Drive, Columbus. Current zoning is GC (General Commercial). Proposed zoning is RMF1 (Residential Multifamily 1). The proposed use is Residential Multifamily. NeighborWorks Columbus is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe read the staff report for this case.

General Land Use:

Inconsistent
Planning Area 7

Current Land Use Designation:

Vacant / Mobile Home

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:

Average Annual Daily Trips (AADT) will increase by 705 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 A buffer along all property lines bordered by the GC zoning district. The 3 options under Category C are:

- 1) **10 feet** with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.
- 2) **5 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.

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

Surrounding Zoning:

North
South
East
West

GC (General Commercial)
RMF2 (Residential Multifamily 2)
GC (General Commercial)
GC (General Commercial)

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 one (1) calls and/or emails regarding the rezoning.

Approval

0 Responses

Opposition 0 Responses

Additional Information:

N/A

Cathy Williams, 731 1st Avenue. Roughly a 100 units along Bull Creek to generate some amenities. South Columbus is due for something great to happen. Affordable housing will revitalized this area of the community.

Commissioner Reese, are there any flood zoning concerns in this area? Cathy Williams, there is a flood zone area on the back of the property that will be undeveloped. Chairperson King, will you please explain the timeline on this project. Cathy Williams, we will apply for tax credits and build the capitol stack and possibly be lucky to break ground in 2 years. Nothing involving affordable housing is done quickly.

Chairperson King asked the commissioners if they have any questions for the applicant at this time. No response. Commissioner King asked if anyone wanted to speak for or against this case.

Burel Burquest, 570 Bridgequest Road. In opposition to any spot or island zoning. Conditions that would be acceptable since I own the surrounding properties. 1. Condition for all utilities to be allowed to the mobile home park. Commissioner Reese, what is the zoning for this property? John Renfro, the underlying zoning is General Commercial and is not in compliance. It is grandfathered in at the moment. Commissioner Reese, it is technically zoned for commercial but being used as residential which is consistent with what Cathy Williams is wanting to do with this rezoning and new development. 2. Condition RMF1 parcel to have a 40' buffer and within that buffer all mobile homes that are encroaching be allowed to continue and have full access to the buffer. Commissioner Brennan, what zone would be able to put a new mobile home park in? John Renfro, we have a MHP zoning classification. Are we allowed to apply any of these conditions? We can't apply conditions on utilities, that is dealt with the city, the water works and the property owners. The over hanging mobile homes is a private legal matter that will have to be dealt with by the property owners. Burel Burquest, when I met with the planning department yesterday, I was lead to believe that these conditions could be done. Chairperson King, the planning department is here, will you please elaborate on this meeting. John Renfro & Will Johnson, we were not at this meeting. Commissioner Reese, the 40' buffer is that on the side of the floodplain area? What is the fear here, what are you trying to protect? Spot zoning. Burel Burquest, so at this time I am in opposition of this rezoning. Commissioner Dudley, does the applicant have a thought on the increased buffer. Cathy Williams, yes, we would have a problem with an increased buffer. It would eliminate a third of the development. Commissioner Brennan, will you work with your neighbor to be good neighbors. Cathy Williams, yes we want to build this area up and make this a great place to live. We will work with her and give her time to move these mobile homes that are currently encroaching into our property. Burel Burquest, it is my understanding that a buffer can include a back yard. John Renfro, the back of the houses have to be a certain distance from the buffer lines themselves.

Chairperson King requested a motion be made. Commissioner Brennan made a motion. Commissioner Reese seconded that motion. The case passes unanimously.

3. REZN-12-19-6903: A request to rezone 11.83 acres of land located at 1 / 2 / 3 / 4 Bradley Park Court & 6270 / 6310 / 6320 / 6408 / 6416 / 6424 Bradley Park Drive & 122 Enterprise Court. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is GC (General commercial). The proposed use is General Commercial. The Planning Department is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe read the staff report for this case.

General Land Use:	Consistent Planning Area A								
Current Land Use Designation:	Light Manufacturing / Industrial								
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:	N/A								
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>RO (Residential Office)</td></tr><tr><td>South</td><td>GC (General Commercial)</td></tr><tr><td>East</td><td>Highway</td></tr><tr><td>West</td><td>SFR3 (Single Family Residential 3)</td></tr></table>	North	RO (Residential Office)	South	GC (General Commercial)	East	Highway	West	SFR3 (Single Family Residential 3)
North	RO (Residential Office)								
South	GC (General Commercial)								
East	Highway								
West	SFR3 (Single Family Residential 3)								
Attitude of Property Owners:	Fifty (50) 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:

Joint rezoning initiated by the Planning Department to bring all parcels into zoning compliance.

When the Bradley Park Drive area was rezoned for development in 1987 to GC (General Commercial), the area north of Enterprise Court remained zoned as LMI (Light Manufacturing / Industrial) zoning district. Over the last 30 years, office uses have been permitted in the LMI portions of Bradley Park Drive. When the new Unified Development Ordinance was established in 2005, offices were no longer permitted in LMI, thus making the office uses nonconforming.

Will Johnson, Columbus Planning Department. Southern section of Bradley Park Drive was rezoned GC in 1987. The northern section was allowed in LMI as office unclassified. In 2005 that designation went away so all of these parcels are nonconforming. We started this process in the Fall of 2018. What is being presented are the properties owners that want to bring their properties into compliance.

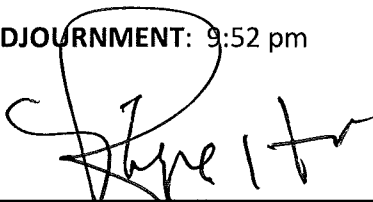
Commissioner Reese, this are is now going to be spotted. What options do we have as a government to force the other properties to come into compliance. Will Johnson, those are private property so we can't make them change. If they want to change the use they will have to rezone it because LMI is very limited.

Chairperson King requested a motion be made. Commissioner Reese made a motion. Commissioner Bollinger seconded that motion. The case passes unanimously.


NEW BUSINESS: Next meeting scheduled for January 15, 2020.

OLD BUSINESS: N/A

ADJOURNMENT: 9:52 pm



Ralph King, Chairperson


John Renfroe, Principal Planner