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PLANNING DEPARTMENT

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Planning Advisory Commission

November 1, 2023

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, November 1, 2023, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Ralph King (Acting)

Vice Chairperson:

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

Virtually:

Absent: Larry Derby, James Dudley

Staff Members: John Renfro, Assistant Planning Director
Morgan Shepard, Principal Planner

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

- 1. REZN-10-23-1964:** A request to rezone 0.51 acres of land located at 4070 Macon Road. Current zoning is Single Family Residential -2 (SFR2) zoning district. Proposed zoning is Neighborhood Commercial (NC) zoning district. The proposed use is Retail. Benjamin Foster is the applicant. The property is located in Council District 1 (Barnes).

Morgan Shepard read the staff report.

REZN-09-23-1964

Applicant: Benjamin Foster

Owner: Benjamin Foster

Location: 4070 Macon Road

Parcel: 085-051-014

Acreage: 0.51 Acres

Current Zoning Classification: Single Family Residential - 2

Proposed Zoning Classification: Neighborhood Commercial (NC)

Current Use of Property: Vacant

Proposed Use of Property: Retail

General Land Use: Consistent
Planning Area E

Current Land Use Designation: Single Family Residential

Future Land Use Designation: Neighborhood 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 67 trips if used for commercial use.

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 SFR2 zoning district. The 3 options under Category A 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.

Surrounding Zoning:	North	Neighborhood Commercial (NC)
	South	Single Family Residential – 2 (SFR2)
	East	Neighborhood Commercial (NC)
	West	Residential Office (RO)

Attitude of Property Owners: **Fifteen (15)** 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

Nixon Maxey, 1400 Wildwood Dr, addressed the Commissioners on behalf of the applicant. He stated the building will have two units, one for the owner and one for lease. The owner also owns the flower store next door and will use the additional space for setup and storage.

Mr. Baker confirmed no gas sales, just retail and asked if Engineering required a deceleration lane. Traffic can get packed up in that area.

Mr. Maxey responded just a retail store.

Ms. Shepard responded that Engineering did not state a deceleration lane would be required but at this stage there is only a site plan. For permitting, civil plans will be required and if Engineering deems it necessary after looking at detailed plans, the applicant will have to comply.

Mr. King asked if the building would be enlarged.

Mr. Maxey responded no; it would stay at 3,000 square feet.

Mr. McCaskey asked how traffic would be addressed getting in and out.

Ms. Shepard stated the project would have to meet Engineering standards.

Will Jones, 4048 Macon Road, addressed the Commissioners on behalf of Vance Funeral Home. He is concerned that if a deceleration lane is required it would be on their property. They have no issue with the type of business. His concerns were traffic and the deceleration lane.

Danny Holly, 14555 Hwy 219, addressed the Commissioners. He stated when the funeral home

next door was built, it had a deceleration lane. It would be very easy to continue the deceleration lane if required.

Ms. Thomas asked if the deceleration lane was required for the funeral home. Mr. Holly stated when he built the funeral home it was required.

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

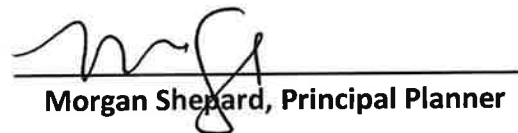
NEW BUSINESS: Ralph King was nominated to serve as Vice-Chairman and was approved unanimously. Larry Derby was nominated to serve as Chairman and was approved unanimously.

OLD BUSINESS: None

ADJOURNMENT: 9:13 A.M.

RECORDING: <https://www.youtube.com/watch?v=PMxCgKJIV94&t=1s>


Larry Derby, Chairperson


Morgan Shepard, Principal Planner