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PLANNING DEPARTMENT

Planning Advisory Commission

September 20, 2023

## MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, September 20, 2023, in the Council Chambers of the Citizen Service Center.

### Commissioners Present:

#### Chairperson:

**Vice Chairperson:** James Dudley

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

#### Virtually:

**Absent:** Larry Derby

**Staff Members:** John Renfroe, Assistant Planning Director  
Will Johnson, Planning Director

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

- 1. REZN-08-23-0159:** A request to rezone 0.13 acres of land located at 3617 2nd Avenue. Current zoning is Residential Office (RO) zoning district. Proposed zoning is Single Family Residential - 4 (SFR4) zoning district. The proposed use is Single Family. Justin Krieg is the applicant. The property is located in Council District 8 (Garrett).

John Renfroe read the staff report.

## REZN-08-23-0159

**Applicant:** Justin Krieg

**Owner:** Bibb City Lofts LLLP

<b>Location:</b>	3617 2 <sup>nd</sup> Avenue
<b>Parcel:</b>	008-009-010
<b>Acreage:</b>	0.13 Acres
<b>Current Zoning Classification:</b>	Residential Office
<b>Proposed Zoning Classification:</b>	Single Family Residential - 4
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Inconsistent Planning Area F
<b>Current Land Use Designation:</b>	Single Family Residential
<b>Future Land Use Designation:</b>	Mixed Use
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	The site shall include a Category A buffer for all property lines bordered by the RO zoning district. The 3 options under Category A are: <ol style="list-style-type: none"> <li>1) <b>5 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>20 feet</b> undisturbed natural buffer.</li> </ol>

**Fort Benning's Recommendation:** N/A

**DRI Recommendation:** N/A

<b>Surrounding Zoning:</b>	<b>North</b>	Residential Office (RO)
	<b>South</b>	Residential Office (RO)
	<b>East</b>	General Commercial (GC)
	<b>West</b>	Residential Office (RO)

**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.

<b>Approval</b>	<b>0 Responses</b>
<b>Opposition</b>	<b>0 Responses</b>

**Additional Information:** The applicant is requesting to rezone to build a single-family residence.

The applicant is requesting a ten-foot front yard setback be allowed. The minimum front yard setback in SFR4 is 20 feet. The purpose is for consistency with the neighboring houses.

Commissioner Dudley asked Staff to clarify if the properties to the south, zoned RO, are all homes.

Mr. Renfroe stated they are and are grandfathered in.

Justin Krieg, 620 Front Avenue, the applicant, addressed the Commissioners. He stated he owns the development to the north and acquired this vacant lot. The previous owner demolished the house. Mr. Krieg stated he saved a shotgun house three blocks from this site that was going to be torn down and moved the house to the lot he owns. The owner of the house needed it to be moved immediately. Mr. Krieg stated he moved the house to the site with the understanding that if the rezoning were denied, the house would need to be moved. Mr. Krieg has requested a ten-foot front yard setback be allowed to align with the neighboring homes and preserve the mature trees in the rear yard.

Commissioner King asked what is proposed to the north of the property.

Mr. Krieg responded that directly north is a parking lot that serves the Bibb Office and Lofts.

Commissioner Dudley asked if there were any parking issues with that property.

Mr. Krieg responded no.

Commissioner Dudley asked if once they have approval, they will put down the foundation.

Mr. Krieg responded yes, that the house is on temporary beams.

Commissioner King moved to approve the proposed Rezoning with a ten-foot front yard setback and Commissioner Baker seconded; Case is approved (8-0 Physical / 0-0 Virtual).

2. **REZN-09-23-0017:** A request for a text amendment to the UDO to clarify BHAR language in the UDO.

John Renfroe read the staff report.

## **REZN-09-23-0017**

### **Text Amendment Changes to the UDO**

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

#### **UNIFIED DEVELOPMENT ORDINANCE REVISIONS (Explanation of Revisions)**

1. **Explanation of Revisions: Amend Section 13.1.1 by amending the definition of Material Change in Appearance.**

<b>ORIGINAL ORDINANCE</b>	<b>PROPOSED ORDINANCE CHANGE</b>
<p><b>Sec. 13.1.1. Definitions.</b></p> <p><b>Section 13.1.1</b></p> <p><i>Material changes in appearance</i> means a change that will affect the exterior architectural features or environmental features of a historic property or of any structure, site, or work of art within a historic district and may include any one or more of the following: (1) a reconstruction or alteration of the size, shape, or facade of a</p>	<p><b>Sec. 13.1.1. Definitions.</b></p> <p><b>Section 13.1.1</b></p> <p><i>Material changes in appearance</i> means a change that will affect the exterior architectural features or environmental features of a historic property or of any structure, site, or work of art within a historic district and may include any one or more of the following: (1) a reconstruction or alteration of the size, shape, or facade of a</p>

historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details, or elements; or (2) demolition of a historic property; or (3) commencement of excavation; or (4) a change in the location of advertising visible from the public right-of-way on any historic property; or (5) the erection, alteration, restoration, or removal of any building or other structures within designated historic district, including walls, fences, steps, pavements, driveways, trees or other appurtenant features, except exterior paint alterations.

historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details, or elements, **excepting any painting of previously painted surfaces**; or (2) demolition of a historic property; or (3) commencement of excavation; or (4) a change in the location of advertising visible from the public right-of-way on any historic property; or (5) the erection, alteration, restoration, or removal of any building or other structures within designated historic district, including walls, fences, steps, pavements, driveways, trees or other appurtenant features, **excepting any painting of previously painted surfaces**

Will Johnson addressed the Commissioners. He explained that there are no regulations on paint colors; but if a surface is unpainted and gets painted, that is a material change and needs BHAR approval.

Commissioner Dudley asked if BHAR agrees with this.

Mr. Johnson stated this text amendment is a request from BHAR.

Mr. Renfroe added this includes all structures, walls, fences, steps, and other apertures.

Commissioner Dudley clarified that if it is already painted, BHAR approval is not required.

Mr. Renfroe affirmed.

Commissioner Baker asked how this impacts new construction.

Mr. Johnson stated they would have to go through the BHAR process.

Commissioner Thomas asked if people were painting brick in historic districts.

Mr. Johnson stated there was a house that was natural brick, and it was painted which is a material change but there was no language in the UDO that required them to come into compliance with BHAR.

Commissioner Baker moved to approve the proposed Rezoning and Commissioner McCaskey seconded; Case is approved (8-0 Physical / 0-0 Virtual).

**NEW BUSINESS:** The 2023 Update to the 2038 Comprehensive Plan.

Mr. Johnson gave a presentation on the process, the items that require review, and the timeline.

Commissioner Dudley requested this be brought back to the Commissioners to vote on at the next meeting in order to allow for time to review the materials.

**OLD BUSINESS:** None

**ADJOURNMENT:** 9:21 A.M.

**RECORDING:** <https://www.youtube.com/watch?v=2EzSVm5TbFg>

  
Larry Derby, Chairperson

  
Morgan Shepard, Principal Planner