



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, October 18, 2023, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

- Chairperson:** Larry Derby
- Vice Chairperson:** James Dudley
- Commissioners:** Ralph King, Gloria Thomas, Rick Stallings
- Virtually:**
- Absent:** Patrick Steed, Xavier McCaskey, Patricia Weekley

- 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-09-23-0171:** A request to rezone 0.40 acres of land located at 301 42nd Street. Current zoning is Light Manufacturing/Industrial (LMI) zoning district. Proposed zoning is Single Family Residential – 1 (SFR1). The proposed use is Single Family Residential. Amarjit Singh is the applicant. The property is located in Council District 8 (Garrett).

Morgan Shepard read the staff report.

REZN-09-23-0171

- Applicant:** Amarjit Singh
- Owner:** Amarjit Singh

Location:	301 42 nd Street
Parcel:	013-001-043
Acreage:	0.40 Acres
Current Zoning Classification:	Light Manufacturing/Industrial (LMI)
Proposed Zoning Classification:	Single Family Residential – 1 (SFR1)
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
General Land Use:	Consistent Planning Area F
Current Land Use Designation:	Single Family Residential
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 decrease by 2 trips if used for residential use. The Level of Service (LOS) will remain at level C.
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 LMI zoning district. The 3 options under Category A are: <ol 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.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:	North	Light Manufacturing/Industrial (LMI)
	South	Residential Multifamily – 1 (RMF1)
	East	Light Manufacturing/Industrial (LMI)
	West	Residential Multifamily – 1 (RMF1)

Attitude of Property Owners: **Fifty-three (53)** 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: Property is legal nonconforming for residential use.

Ms. Shepard stated the applicant shared that the purpose of the rezoning was to allow for refinancing and loans at a lower interest rate. Industrially zoned properties have a higher interest rate and difficulties with refinancing. This is the applicant's residence, and they want to improve the existing house.

Commissioner Dudley asked if the whole block was non-conforming because they were grandfathered in residential.

Ms. Shepard responded yes, the east side of the street.

Commissioner King moved to approve the proposed Rezoning and Commissioner Dudley seconded; Case is approved (5-0 Physical / 0-0 Virtual).

NEW BUSINESS: Ms. Shepard informed the Commissioners that at the next Planning Advisory Commission meeting, there would be an election for Chairman and Vice-Chairman.

OLD BUSINESS: None

ADJOURNMENT: 9:06 A.M.

RECORDING: <https://www.youtube.com/watch?v=fBluwYLQah0&t=1s>


Larry Derby, Chairperson


Morgan Shepard, Principal Planner