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Planning Advisory Commission

August 21, 2024

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, August 21, 2024, in the Citizens Service Center.

Commissioners Present:

- Chairperson:** Larry Derby
- Vice Chairperson:** Ralph King
- Commissioners:** Brad Baker, Gloria Thomas, Michael Ernst, Rick Stallings, Lakshmi Karthik
- Absent:** Xavier McCaskey, Patrick Steed
- 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.

ZONING CASES:

1. **REZN-07-24-1562:** A request to rezone 2.06 acres of land located at 5710 Warm Springs Road. Current zoning is Neighborhood Commercial (NC). Proposed zoning General Commercial (GC). The proposed use is Commercial Tenant Space. Jefcoat Real Estate Services is the applicant. This property is located in Council District 6 (Allen).

Morgan Shepard read the staff report.

REZN-07-24-1562

- Applicant:** Jefcoat Real Estate Services, LLC
- Owner:** Warm Springs Road Realty Investments
- Location:** 5710 Warm Springs Road
- Parcel:** 101-031-003

Acreage:		2.09 Acres
Current Zoning Classification:		Neighborhood Commercial
Proposed Zoning Classification:		General Commercial
Current Use of Property:		Vacant
Proposed Use of Property:		Multi-Tenant Retail, Office Space
General Land Use:		Inconsistent Planning Area B
Current Land Use Designation:		Vacant/ Undeveloped
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 Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the LMI 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.
Surrounding Zoning:	North South East	General Commercial (GC) General Commercial (GC) Single Family Residential – 3 (SFR3)

West

Neighborhood Commercial (NC)

Attitude of Property Owners:

Twenty (20) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one call regarding the rezoning.

Approval 0 Responses

Opposition 0 Responses

Doug Jefcoat, 7716 Lynch Road, addressed the Commissioners. He described the proposed development and discussed the meetings he had with the neighboring property owners. Mr. Jefcoat stated there would be no gas sales and the tree buffer would remain.

Jackson Labrit, 6547 Georgian Way, addressed the Commissioners. His property is adjacent to the proposed development and he is not opposed to the rezoning but has requested the existing tree buffer remain. He requested the owner and the Commissioners keep the homeowners in mind.

Commissioner King moved to approve the proposed Rezoning with two conditions; the existing tree buffer will remain undisturbed, and no gas sales will be permitted. Commissioner Baker seconded; Case is approved (7-0 Physical / 0-0 Virtual).

- 2. REZN-07-24-1566:** A request to rezone 3.26 acres of land located at 7607 Chattsworth Road. Current zoning is Residential Estates – 1 (RE1). Proposed zoning Light Manufacturing/Industrial (LMI). The proposed use is Auto Repair Facility. Thompson BIZ Holdings, LLC is the applicant. This property is located in Council District 6 (Allen).

Morgan Shepard read the staff report.

REZN-07-24-1566

Applicant:	Thompson BIZ Holdings, LLC
Owner:	Charles T Whitehurst
Location:	7607 Chattsworth Road,
Parcel:	119-002-002
Acreage:	3.26 Acres
Current Zoning Classification:	Residential Estate - 1

Proposed Zoning Classification:		Light Manufacturing / Industrial
Current Use of Property:		Vacant
Proposed Use of Property:		Auto/Truck Repair Facility
General Land Use:		Inconsistent Planning Area B
Current Land Use Designation:		Vacant/ Undeveloped
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 341 trips if used for auto repair use.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for industrial usage.
Surrounding Zoning:	North	Residential Estates – 1 (RE1)
	South	Light Manufacturing/Industrial (LMI)
	East	Heavy Manufacturing/Industrial (HMI)
	West	Light Manufacturing/Industrial (LMI)
Attitude of Property Owners:		Ten (10) 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

Commissioner King moved to Table the proposed Rezoning to the next meeting of the Planning Advisory Commission, due to the applicant's absence and Commissioner Thomas seconded; Case is tabled (7-0 Physical / 0-0 Virtual).

3. **3. REZN-08-23-0146:** A request to rezone 14.80 acres of land located at 3160 Primrose Road. Current zoning is Planned Unit Development (PUD). Proposed zoning is Residential Office (RO). The proposed use is Residential Multifamily (Townhomes). Euron Wright is the applicant. This property is located in Council District 1 (Hickey).

Morgan Shepard read the staff report.

REZN-08-23-0146

Applicant:	Euron Wright
Owner:	Woodruff George C Co
Location:	3160 Primrose Road
Parcel:	085-010-008
Acreage:	14.80 Acres
Current Zoning Classification:	Planned Unit Development (Ord. No. 08-52)
Proposed Zoning Classification:	Residential Office
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Multifamily Residential (Townhomes)
General Land Use:	Inconsistent Planning Area E
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Public/ Institutional
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 to 1,168 trips if used for residential use. Level of

Service (LOS) for PM Peak Travel will be projected to operate at level E.

Traffic Engineering:

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

A deceleration lane will be required.

School Impact:

Gentian Elementary's capacity can handle an increase in students. The School District is in the process of re-drawing school boundary lines and will accommodate potential increase in enrollment.

Buffer Requirement:

The site shall include a Category C buffer along all property lines bordered by the SFR2 and 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.

Surrounding Zoning:

North
South

East
West

Single Family Residential – 2 (SFR2)
Neighborhood Commercial (NC)/ Residential Multifamily – 2 (RMF2)
Single Family Residential – 2 (SFR2)
Single Family Residential – 2 (SFR2)

Attitude of Property Owners:

Thirty-three (33) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 23 calls and/or emails regarding the rezoning.

Approval
Opposition

0 Responses
23 Responses

Additional Information:

180 townhomes proposed. Amenities include an office, clubhouse, gym and pool. The entry will be gated, and a fence will be installed around the

Conditions:

perimeter of the development.

Primrose Road at Site Driveway A: On site, construct one (1) ingress lane entering the site and one (1) egress lane exiting the site. Intersection 5 –

Primrose Road at Site Driveway B: On site, construct one (1) ingress lane entering the site and one (1) egress lane exiting the site.

As recommended by the Traffic Impact Study.

Euron Wright, the applicant, addressed the Commissioners. He detailed the changes made through the rezoning process.

Commissioner Derby asked if there were any renderings.

Mr. Wright provided those.

Commissioner King asked if he was the builder.

Mr. Wright stated yes, he was a General Contractor.

Commissioner Thomas asked if the examples provided were his and if it would be gated.

Mr. Wright stated yes.

Merrie Albrecht, 4134 Durwood Drive, addressed the Commissioners. Her concerns include Macon Road, traffic, vice related businesses, environmental impact to the watershed, and management of flooding.

Donald Dunn, 3417 Primrose Road, addressed the Commissioners. His concerns include Macon Road, traffic, road conditions, accidents and the number of houses in the area.

Commissioner Baker moved to approve the proposed Rezoning with the conditions presented in the staff report and Commissioner Thomas seconded; Case is approved (7-0 Physical / 0-0 Virtual).

- 4. REZN-02-24-0346:** A request to rezone 115.56 acres of land located at 5201 Macon Road. Current zoning is Single Family Residential – 2 (SFR2). Proposed zoning is Planned Unit Development (PUD). The proposed use is Residential Multifamily and Residential Single Family. Proterra Development is the applicant. This property is located in Council District 1 (Hickey).

Morgan Shepard read the staff report.

REZN-02-24-0346

Applicant:	ProTerra Development (Carlos Arenas)
Owner:	Calhoun Investments, LLC
Location:	5201 Macon Road
Parcel:	098-001-002
Acreage:	115.56 Acres
Current Zoning Classification:	Single Family Residential - 2
Proposed Zoning Classification:	Planned Unit Development (PUD)
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Single and Multi Family Residential, Neighborhood Commercial
General Land Use:	Inconsistent Planning Area E
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Single Family Residential
Compatible with Existing Land-Uses:	No
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:	Revised Traffic Impact Study not submitted.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:	The School District does not have any concerns, they have anticipated development in this area and have been preparing for additional growth.

DRI Recommendation: To be reviewed before City Council.

Surrounding Zoning:	North	Single Family Residential – 2 (SFR1)
	South	Single Family Residential – 3 (SFR1)
	East	Residential Multifamily - 2 (RMF2)
	West	Single Family Residential – 1 (SFR1)

Attitude of Property Owners: **One Hundred and Twenty (120)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received over 200 calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	390 Responses (Petition with 714 names opposed was submitted)

Additional Information: 183 townhomes, 240 apartment units, 53 single family homes proposed. A total of 476 residential units.

Carlos Arenas, 1355 Terrell Mill Road, addressed the Commissioners. He described the areas of the site plan that had been revised to address the neighbor’s concerns, including the density, buffers and location of multifamily.

Commissioner Baker asked how emergency access roads were regulated.

Mr. Arenas answered a locked gate with a knock box.

Commissioner King asked why Columbus.

Mr. Arenas described the growth in surrounding counties and cities and stated they wanted to expand to Augusta and Columbus.

Karen Gaskins, 4540 Sears Road, addressed the Commissioners. She wanted to know how this would affect Sears Pond and what are the positives of this for the surrounding neighborhoods. She stated the neighborhoods surrounding this signed a petition in opposition which had 700 signatures. They are requesting to keep the zoning what it is. Her concerns include traffic, flooding, trees, and quality of life.

Wes Ezzell, 4526 Sears Road, addressed the Commissioners. He discussed the character of the existing neighborhood and residents, how the proposal does not fit and is not compatible. His concerns include traffic, wetlands, the intensity proposed, safety and the proposed buffer.

Gregory Foster, 5446 Chattam Woods, addressed the Commissioners. He analyzed studies of PUDSs and discussed the impacts of PUDS.

George Mabry, 4831 Yosemite Drive, addressed the Commissioners. He described his neighborhood and the opposition of the residents. His concerns include traffic, safety, and children. He asked how many in the audience use the streets as a cut through. All in audience raised their hand.

Brian Newman, 5351 Pine Needle Drive, addressed the Commissioners. He brought a tape measure and measured 25 feet. His concerns include traffic, apartments and the use of a management company. He requested the zoning stay SFR2 and if anyone wishes to develop multifamily, go to an area already zoned for it.

Keith Parker, 4229 Westfield Drive, addressed the Commissioners. He described the passion all the neighbors felt to protect their neighborhood. He stated the developer has not addressed their concerns. He requested PAC deny the rezoning.

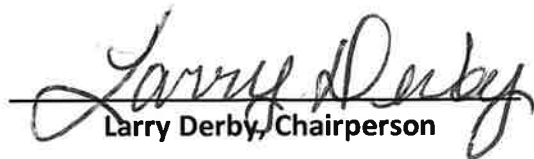
Commissioner King moved to deny the proposed Rezoning and Commissioner Baker seconded; Case is denied (7-0 Physical / 0-0 Virtual).

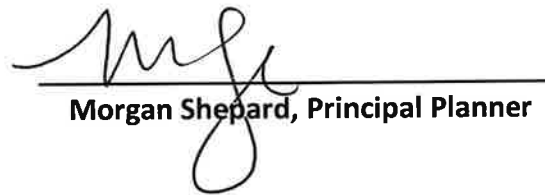
NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: 10:14 A.M.

RECORDING: https://www.youtube.com/watch?v=jcG8HRp8_AM&t=1s


Larry Derby, Chairperson


Morgan Shepard, Principal Planner