Columbus, GA
CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

Planning Advisory Commission

September 16, 2026

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, September 16, 2026, in the Council Chambers at Citizen Service Center.

Commissioners Present:

Chairperson:	Brad Baker
Vice Chairperson:	
Commissioners:	Haley Lyman, Rick Stallings, Lakshmi Karthik, Patrick Steed, Ralph King
Absent:	Anthony Smith, Michael Ernst
Staff Members:	John Renfroe, Assistant Director
	Morgan Shepard, Principal Planner

CALL TO ORDER: Chairperson Baker 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: Motion to approve August 19, 2026, minutes made by Commissioner Steed and seconded by Commissioner Lyman, approved unanimously.

ZONING CASES:

Cases were heard in agenda number order 4, 5, 1, 2, 3, and 6. Order in minutes will reflect agenda, not the order presented at the meeting.

1. **REZN-07-26-1373:** A request to rezone 0.15 acres of land located at 3813 Meritas Drive. Current zoning is General Commercial (GC). Proposed zoning is Residential Multifamily 1 (RMF1). The proposed use is Single Family Residential. Bryan S Mitchell is the applicant. This property is located in Council District 8.

Staff Presentation: Morgan Shepard read the staff report

Applicant Presentation: Reginald A Wyatt, the applicant's representative, explained the request.

Public Comment: None

Commissioner Discussion: None

Motion: Commissioner King made a motion to Approve. The motion was seconded by Commissioner Steed. Approved with a 5-0 vote.

2. **REZN-08-26-1524:** A request to rezone 0.38 acres of land located at 1404 Hunt Avenue. Current zoning is Single Family Residential 2 (SFR2). Proposed zoning is Single Family Residential 4 (SFR4). The proposed use is Single Family Residential. 404-407 Chappell LLC is the applicant. This property is located in Council District 1.

Staff Presentation: Morgan Shepard read the staff report

Applicant Presentation: Amber Mann, the applicant, explained the rezoning request.

Public Comment: None

Commissioner Discussion: None

Motion: Commissioner Karthik made a motion to Approve. The motion was seconded by Commissioner King. Approved with a 5-0 vote.

3. **REZN-08-26-1525:** A request to rezone 1.38 acres of land located at 4458 and 4462 Steam Mill Road. Current zoning is Single Family Residential 2 (SFR2). Proposed zoning is Single Family Residential 4 (SFR4). The proposed use is Single Family Residential. 404-407 Chappell LLC is the applicant. This property is located in Council District 1.

Staff Presentation: Morgan Shepard read the staff report

Applicant Presentation: Amber Mann, the applicant, explained the request.

Public Comment: None

Commissioner Discussion: Chairman Baker asked the applicant if the properties would be sold or rented. The applicant stated she didn't have the answer yet. The company does both.

Motion: Commissioner King made a motion to Approve. The motion was seconded by Commissioner Steed. Approved with a 5-0 vote.

4. **REZN-08-26-1527:** A request to rezone 24.18 acres of land located at 6800 Macon Road. Current zoning is Residential Office (RO). Proposed zoning is Heavy Manufacturing Industrial (HMI). The proposed use is Asphalt Plant. Alberi Properties LLC is the applicant. This property is located in Council District 4.

Staff Presentation: Morgan Shepard read the staff report

Applicant Presentation: Buddy Burns and Joey Robinson, the applicant, explained the requested rezoning.

Public Comment: None

Commissioner Discussion: Chairman Baker asked what the hours typically would be. Mr. Robinson stated they will have days that start or end earlier or later but usually 7 to 5.

Motion: Commissioner Steed made a motion to Approve. The motion was seconded by Commissioner King. Approved with a 5-0 vote.

5. **REZN-08-26-1656:** A request to rezone 12.19 acres of land located at 7500 Heardmont Court, Lot 9. Current zoning is Residential Estate 10 (RE10). Proposed zoning is Residential Estate 5 (RE5). The proposed use is Single Family Residential. Raymond Blair is the applicant. This property is located in Council District 2.

Staff Presentation: Morgan Shepard read the staff report

Applicant Presentation: Raymond Blair, the applicant, explained the requested rezoning.

Public Comment: None

Commissioner Discussion: None

Motion: Commissioner Steed made a motion to Approve with the condition. The motion was seconded by Commissioner King. Approved with a 5-0 vote.

6. **REZN-08-26-1677:** A request to amend the Unified Development Ordinance (UDO), Sections 13.1.1 and 3.2.66. Columbus Colsolidated Government is the applicant.

Staff and Applicant Presentation: John Renfroe read the staff report

Public Comment: None

Commissioner Discussion: Chairman Baker asked for additional information.

Motion: Commissioner Karthik made a motion to Approve. The motion was seconded by Commissioner King. Approved with a 5-0 vote.

NEW BUSINESS:

OLD BUSINESS: N/A

ADJOURNMENT: 9:20 A.M.

RECORDING: https://www.youtube.com/watch?v=3hL5gwILoGg&t=1s

Brad Baker, Chairperson

Morgan Shepard, Principal Planner