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PLANNING DEPARTMENT

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Planning Advisory Commission

April 17, 2024

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, April 17, 2024, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Larry Derby
Vice Chairperson: Ralph King
Commissioners: Brad Baker, Gloria Thomas, Patrick Steed, Michael Ernst
Absent: Patricia Weekley, Xavier McCaskey, Rick Stallings
Staff Members: John Renfroe, Assistant Planning Director
Will Johnson, Planning Director
Morgan Shepard, Principal Planner

CALL TO ORDER: Chairperson called the meeting to order at 9:10 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-03-24-0502:** A request to rezone 2.20 acres of land located at 904 Fort Benning Road. Current zoning is General Commercial (GC) zoning district. Proposed zoning is Residential Office (RO) zoning district. The proposed use is Multifamily Residential. Olympia Development is the applicant. The property is located in Council District 3 (Huff).

Morgan Shepard read the staff report.

REZN-03-24-0502

Applicant: Olympia Development
Owner: J & Banker Real Estate, LLC
Location: 904 Fort Benning Road

Parcel:	064-029-021
Acreage:	2.20 Acres
Current Zoning Classification:	General Commercial
Proposed Zoning Classification:	Residential Office
Current Use of Property:	Vacant
Proposed Use of Property:	Multi-Family Residential and Office
General Land Use:	Inconsistent Planning Area C
Current Land Use Designation:	Light Manufacturing/Industrial
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:	The proposed development will generate 10 additional trips per day.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential and office 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: <ul style="list-style-type: none"> 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	Light Manufacturing/Industrial (LMI)
	South	General Commercial (GC)
	East	Light Manufacturing/Industrial (LMI)
	West	General Commercial (GC)

Attitude of Property Owners: **Twenty-Four (24)** 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: Senior (55 and older) apartment with 52 units, 2 bedrooms, and office/community space.

Oscar Coronado, 404 E McKinney Ave, addressed the Commissioners. He described the project and his company's experience and history with developments like this in Alabama and Georgia.

Commissioner King asked for the definition of affordable housing.

Mr. Coronado explained it to him.

Commissioner King asked about the building type.

Mr. Coronado said all the units will be in one, four story building.

Commissioner Thomas asked about utilities, if it would be gated, the façade and if there would be outdoor seating areas.

Mr. Coronado explained there would be a utility allowance, the development will be fenced but not gated and the façade will be a combination of brick and stone, approximately 30% and the rest siding. Mr. Coronado stated there will be benches, tables and they are considering a communal garden or some kind of similar gathering space.

Commissioner Baker asked about occupancy and similar developments.

Mr. Coronado discussed the benefits of affordable housing development to the surrounding areas.

Councilman Bruce Huff addressed the Commissioners. He stated the applicant reached out to

him to coordinate a meeting with the neighbors. Approximately 40 people were in attendance and the residents' asked questions about the dumpster, background checks on tenants and appearance.

Commissioner Baker moved to approve the proposed rezoning and Commissioner Steed seconded; Case is approved (6-0 Physical / 0-0 Virtual).

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: 9:40 A.M.

RECORDING: <https://www.youtube.com/watch?v=NZjEyt3tuxg>


Larry Derby, Chairperson


Morgan Shepard, Principal Planner