

**MINUTES**

A meeting of the Planning Advisory Commission was held Wednesday, January 05, 2022, in the Council Chambers of the Citizen Service Center.

**Commissioners Present:**

**Chairperson:** Larry Derby

**Vice Chairperson:** James Dudley

**Commissioners:** Ralph King, Raul Esteras-Palos, Gloria Thomas, Shelia Brown, Patricia Weekley

**Virtually:**

**Absent:** Brad Baker, Xavier McCaskey,

**Staff Members:** John Renfroe, Principal Planner

**Others Present:**

**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:** No minutes available for meeting.

- 1. REZN-12-21-2347:** A request to rezone 0.08 acres of land located at 2807 Bradley Circle. Current zoning is RMF2 (Residential Multifamily 2). Proposed zoning is SFR4 (Single Family Residential 4). The proposed use is Single Family House. Historic Columbus Foundation is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

<b>General Land Use:</b>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Vacant / Undeveloped
<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.

**City Services:**

Property is served by all city services.

**Traffic Impact:**

Average Annual Daily Trips (AADT) will increase to 10 trips if used for residential use. The Level of Service (LOS) will remain at level A.

**Traffic Engineering:**

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

**School Impact:**

N/A

**Buffer Requirement:**

N/A

**Fort Benning's Recommendation:**

N/A

**DRI Recommendation:**

N/A

**Surrounding Zoning:**

<b>North</b>
<b>South</b>
<b>East</b>
<b>West</b>

RMF2 (Residential Multifamily 2)  
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**Attitude of Property Owners:**

**Thirty-five (35)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) calls and/or emails regarding the rezoning.

<b>Approval</b>	<b>0 Responses</b>
<b>Opposition</b>	<b>1 Responses</b>

**Additional Information:**

N/A

Chairperson asked if the Commissioners have any questions.

Justin Krieg, 620 Front Avenue. Historic Columbus. Single family house onto this vacant lot.

Commissioner Thomas, this lot will be 1 or 2 parcels? Justin Krieg, we will only be rezoning 1 parcel and placing the house to fit this parcel and fit into the neighborhood.

Chairperson requested anyone in the audience to speak for against this case please come forward.

Commissioner King made a motion to approve the rezoning. Commissioner Thomas seconded. Case passes unanimously (6-0 Physical / 0-0 Virtual).

**2. REZN-12-21-2348:** A request to rezone 0.35 acres of land located at 5339 Thomason Avenue. Current zoning is SFR2 (Single Family Residential 2). Proposed zoning is NC (Neighborhood Commercial). The proposed use is Commercial Parking. LR Partners, LLC is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe reads the staff report:

<b>General Land Use:</b>	Inconsistent Planning Area F
<b>Current Land Use Designation:</b>	Single Family Residential
<b>Future Land Use Designation:</b>	Single Family Residential
<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 Impact:</b>	N/A
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are:  <ol style="list-style-type: none"><li>1) <b>20 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>30 feet</b> undisturbed natural buffer.</li></ol>
<b>Fort Benning's Recommendation:</b>	N/A

**DRI Recommendation:** N/A

**Surrounding Zoning:**     **North**     GC (General Commercial)  
                                  **South**     SFR2 (Single Family Residential 2)  
                                  **East**     SFR2 (Single Family Residential 2)  
                                  **West**     NC (Neighborhood Commercial)

**Attitude of Property Owners:**     **Thirty (30)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 1 (one) calls and/or emails regarding the rezoning.

**Approval**     **0** Responses  
                                  **Opposition**     **1** Responses

**Additional Information:**     N/A

Chairperson asked if the Commissioners have any questions.

Commissioner King, previously owner tried to rezone but nothing above the train tracks would be rezoned to commercial. John Renfroe, this was new information to me. I wasn't able to do a lot of digging to verify that. I did go back through our records to the early 2000's and we had no requests to rezone this property. I also have no comments from anyone about a ban on commercial past the train tracks at this time.

Richard Valentini, 1231 54<sup>th</sup> Street. We own the property next door which is zoned General Commercial. We also own the property that is next to it that is SFR2. We want to use this location for overflow storage and a commercial parking lot.

Chairperson requested anyone in the audience to speak for against this case please come forward.

Commissioner Weekley made a motion to approve the rezoning. Commissioner King seconded. Case passes unanimously (7-0 Physical / 0-0 Virtual).

**3. REZN-11-21-2154:** A request to rezone 49.27 acres of land located at 0 Old Guard Road. Current zoning is RE1 (Residential Estate 1). Proposed zoning is SFR4 (Single Family Residential 4). The proposed use is Single Family Subdivision. Banana Bay, LLC is the applicant. This property is located in Council District 2 (Davis).

John Renfroe reads the staff report:

**General Land Use:**     Consistent  
                                  Planning Area A

**Current Land Use Designation:**     Vacant / Undeveloped

**Future Land Use Designation:**     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 Impact:</b>	Average Annual Daily Trips (AADT) will increase to 1,110 from 469 trips if used for residential use. The Level of Service (LOS) will remain at level B.
<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>	N/A
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Surrounding Zoning:</b>	
	<b>North</b> RE1 (Residential Estate 1)
	<b>South</b> RE1 (Residential Estate 1)
	<b>East</b> RE1 (Residential Estate 1)
	<b>West</b> RE1 (Residential Estate 1)
<b>Attitude of Property Owners:</b>	<b>Thirty-five (35)</b> 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> 0 Responses
	<b>Opposition</b> 0 Responses
<b>Additional Information:</b>	PAC tabled this case on December 15, 2021 requesting that the applicant provide a traffic study and school impact study. Applicant has declined to do this and has requested to move forward with PAC Hearing.

Chairperson asked if the Commissioners have any questions.

Chairperson requested anyone in the audience to speak for against this case please come forward.

Austin Gibson, 1111 Bay Avenue. Multifamily development. 55 and older target owner.  
Consider our rezoning without the traffic study.

Kel Bowers, Developer. 115 units, this many households would add an estimated 10 children to the surrounding schools. Our Covenants, house layouts and structures would really limit the amount of children age families that move into this development. Our own traffic survey shows us that we would generate roughly 100 trips per day. 2 and 3 bedroom units.

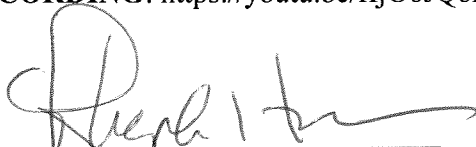
Commissioner King made a motion to table the rezoning. Commissioner Thomas seconded.  
Cases passes unanimously (4-2 Physical / 0-0 Virtual).

**NEW BUSINESS:** No cases scheduled for January 19, 2022.

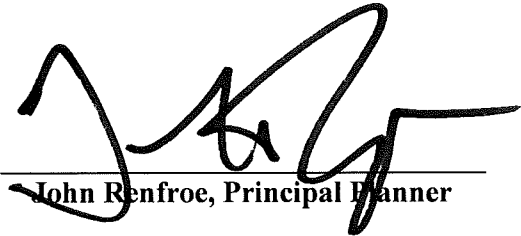
**OLD BUSINESS:** None

**ADJOURNMENT:** 9:50 AM

**RECORDING:** <https://youtu.be/IIjO6JQoMB8>



**Ralph King, Chairperson**



**John Renfroe, Principal Planner**