

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, December 15, 2021, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Ralph King

Vice Chairperson: Larry Derby

Commissioners: Brad Baker, Xavier McCaskey, James Dudley, Gloria Thomas, Shelia Brown, Patricia Weekley

Virtually:

Absent: Raul Esteras-Palos

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-11-21-2151:** A request to rezone 38.62 acres of land located at 1104 Leslie Drive. Current zoning is GC (General Commercial) / RMF2 (Residential Multifamily 2). Proposed zoning is PUD (Planned Use Development). The proposed use is Single / Multifamily Housing. Aaron & Clements, Inc. is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

General Land Use: Consistent
Planning Area C

Current Land Use Designation: Trailer Park

Future Land Use Designation: Mixed Use

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 to 1,266 trips from 1,644 if used for residential use. The Level of Service (LOS) will remain at level B.

Traffic Engineering:

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

School Impact:

N/A

Buffer Requirement:

N/A

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

Surrounding Zoning:

North
South
East
West

GC (General Commercial)
RMF2 (Residential Multifamily 2)
GC (General Commercial)
GC (General Commercial)

Attitude of Property Owners:

Twenty-five (25) 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.

Approval	0 Responses
Opposition	1 Responses

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley, what was the opposition? John Renfroe, opposition of different zoning types other than the normal General Commercial uses along that corridor.

Commissioner Brown, where will the children of this development go to school? John Renfroe, any time we have a new development like this we typically use the 6% rule for school impacts. Most of this particular development will be 55 and older.

Ryan Clements with Lance Renfroe with NeighborWorks. Our mission is to provide more

affordable housing in Columbus.

Commissioner Dudley, this was rezoned previously to residential, why is it being rezoned again today? Lance Renfroe, 345 6th Street. We rezoned some of this property a few years ago to residential but now we have acquired additional parcels and would like to rezone it to PUD.

Commissioner Weekley, how many units? Ryan Clements, 229 total units at this location

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 Dudley seconded. Cases passes unanimously (7-0 Physical / 0-0 Virtual).

2. REZN-11-21-2152: A request to rezone 0.50 acres of land located at 1807 1st Avenue. Current zoning is SAC (Special Activities Center). Proposed zoning is GC (General Commercial). The proposed use is Pet Day Care. New Columbus One, LLC is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area F
Current Land Use Designation:	Light Manufacturing / Industrial
Future Land Use Designation:	Mixed Use
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 to 63 from 197 if used for commercial 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 commercial usage.
School Impact:	N/A
Buffer Requirement:	N/A

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:

North	SAC (Special Activity Center)
South	SAC (Special Activity Center)
East	GC (General Commercial)
West	SAC (Special Activity Center) / MROD (Mill Restoration Overlay District)

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 two (2) calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	2 Responses

Additional Information: N/A

Chairperson asked if the Commissioners have any questions.

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Haley Lyman, 1025 1st Avenue. Represent the owners. Pet daycare at this location, this will be this owners 2nd location. Looking to serve the hotels and apartments that have recently been developed in the Uptown area.

Commissioner Thomas, how will the traffic be in and out of this business. Haley Lyman, this is a drop off location and would require very few parking spots. Commissioner Thomas, how many workers will you employ? Robert Corn, Playful Pups. 10 employees maximum at a time. 19 current parking spaces which will be more than adequate.

Commissioner Baker, what are the hours of operation? Robert Corn, we are 7am to 7pm which follows the City's ordinances. The dogs are kenneled overnight at this location inside the building.

Commissioner Thomas, is there a sound barrier at this location? Robert Corn, at this location there are concert walls so that should not be a problem. 4 dogs are allowed outside a time.

Commissioner Weekley, what is the maximum number of pets you can handle? Robert Corn, 60-80 pets can taken care of at this location.

Commissioner Brown, will there be a fence around the outside play area? Robert Corn, yes, it will be fenced and have a playground area for the dogs.

Commissioner Baker, what is your current capacity at your other location? Robert Corn, it is the

exact same size as the original location.

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

Ken Henson, 612 Broadway. City Mills Properties. This use is not in the spirit of what was originally intended for the City Mills development. Proximity to the hotel is too close, barking will be heard by the hotel occupants.

Commissioner Baker, wouldn't apartments be a problem at this location as well due to parking. Ken Henson, you could make apartments work, 20 spots would allow for 20 units if configured correctly. The current parking configuration backs up into the road when trying to leave this location. The city no longer permits this type of parking along city roads.

Selena Dills, 9700 Wooldridge Heights Drive. The hotel is dog friendly but only certain rooms on certain floors are allowed to have pets overnight.

Commissioner Dudley, do the pets stay in the hotel during the day? Selena Dills, pets are not permitted to stay in our rooms without their owners.

Cassie Myers, 30 Flagstone Drive. Quiet and relaxing hotel reviews.

Jenna Wellborn, 1282 Stark Avenue. Representing the Yoga Studio. Our location uses the back grass area for our services and the pet daycare backs up to this location. This would cause a disruption to our business.

Will Johnson, Planning Manager. SAC specifically created for the TSYS campus. College and University as well as residential is now allowable use.

Sam Buraker, 2950 Gray Rock Road. New owners of this location. Why didn't the opposition buy the building if they feel so passionately about it? Ken Henson, we have made offers on this building but was never given the opportunity to purchase it.

Commissioner Dudley made a motion to deny the rezoning. Commissioner Thomas seconded. Case is denied. (4-3 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
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 1,110 from 469 trips if used for residential use. The Level of Service (LOS) will remain at level B.
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:	North	RE1 (Residential Estate 1)
	South	RE1 (Residential Estate 1)
	East	RE1 (Residential Estate 1)
	West	RE1 (Residential Estate 1)
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 no calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	0 Responses
Additional Information:		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.

Austin Gibson, 1111 Bay Avenue. Single family residential use. 115 houses targeted at 55 or

older.

Will Johnson, if left as Residential Estate 1 you'd be looking at 25-30 1 acre lots.

Commissioner Dudley, if traffic lights or road enhancements are required will the applicant be understanding in completing these enhancements.

Kel Bowers, 6053 Veterans Parkway. Any traffic projects would be completed to move forward with this development.

Commissioner Thomas, if this is going to be a residential community, how do you plan to handle the over capacity of the schools located nearby? Kel Bowers, this development will be targeted at 55 or older. We suspect that there will be a small percentage of residents are children.

Travis Anderson, School District. Schools are close to capacity. We will be redrawing out school lines in the coming future. Ward Odem, School District. Traffic is our biggest concerns, we do have 3 schools at this location. An additional access road would be great and go a long way in reducing much of the traffic along Old Guard Road.

John Renfroe, there are no current plans to enhance or increase capacity of these roads around the schools at this location.

Will Johnson, signalization would not be possible at that location since it would be to close at Old Guard Road and Americans Way intersection.

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

Commissioner Thomas made a motion to table the rezoning. Commissioner Baker seconded. Case is tabled. (7-0 Physical / 0-0 Virtual).

4. REZN-11-21-2155: A request to rezone 5.37 acres of land located at 0 Warm Springs Road. Current zoning is GC (General Commercial). Proposed zoning is RMF2 (Residential Multifamily 2). The proposed use is Multifamily. Fuller Psalmont Investments, LLC is the applicant. This property is located in Council District 6 (Allen).

John Renfroe reads the staff report:

General Land Use:	Inconsistent Planning Area B
Current Land Use Designation:	Vacant / Undeveloped
Future Land Use Designation:	Parks / Recreation / Conservation
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 to 499 from 3,123 trips if used for commercial use. The Level of Service (LOS) will remain at level B.

Traffic Engineering:

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

School Impact:

N/A

Buffer Requirement:

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:

- 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.

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

Surrounding Zoning:

North
South
East
West

SFR2 (Single Family Residential 2)
SFR1 (Single Family Residential 1)
RE1 (Residential Estate 1)
SFR3 (Single Family Residential 3)

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.

Approval
Opposition

0 Responses
1 Responses

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Chris Whiteman, 2520 Winton Road. Fuller Psalmond Investments. New multifamily complex at this location. 1 single entrance in and out. This will be approximately 80 units. Landscape border will be enhanced around this location. Property will be fenced and gated.

Commissioner Brown, will sidewalks be placed along the development for children to walk to school? Chris Whiteman, we will do whatever the planning department requires.

Travis Anderson, School District. Pickup would not be inside the community, it would be on the street. Our concerns with this projects would be safe sidewalks connected to the school.

Commissioner Brown, could sidewalks be part of the plan. Will Johnson, possibly on their property but not on other properties they do not own nor the schools property.

William Shirley, 7248 Wrenwood Drive. Main concern is the traffic. Progress has to be made. Traffic speeds and the current bypass due to the road work along JR Allen Parkway.

Ed Griffon-Hagen, 7201 Flat Rock Road. Pastor of church that is adjacent to this property. We would rather have this use and a General Commercial use that would bring more traffic to a commercial business.

Will Johnson, there is a private property owner between this property and the school. We cannot condition sidewalks or enhancements for this property. It is not part of the rezoning. We cannot require sidewalks at this location.

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

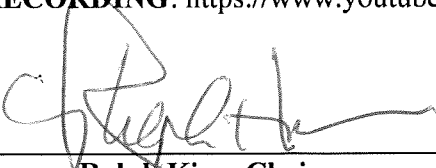
Commissioner Weekley made a motion to approve the rezoning. Commissioner Brown seconded. Cases passes unanimously (7-0 Physical / 0-0 Virtual).

NEW BUSINESS: 2 cases scheduled for January 05, 2022.

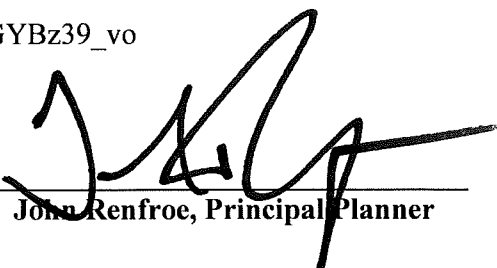
OLD BUSINESS: None

ADJOURNMENT: 10:51 AM

RECORDING: https://www.youtube.com/watch?v=EZGYBz39_vo



Ralph King, Chairperson



John Renfro, Principal Planner