

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, October 20, 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, Patricia Weekley

Virtually:

Absent: Raul Esteras-Palos, Gloria Thomas, Shelia Brown

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 this meeting.

- 1. REZN-09-21-1841:** A request to rezone 0.30 acres of land located at 4020 Jay Street. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Building & Construction Trades, Office & Shop. Jay Blackburn is the applicant. This property is located in Council District 1 (Barnes).

John Renfroe reads the staff report:

General Land Use:	Inconsistent Planning Area E
Current Land Use Designation:	Public / Institutional
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 decrease to 38 trips if used for commercial use. The Level of Service (LOS) will remain at level C.

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	SFR2 (Single Family Residential 2)
	South	NC (Neighborhood Commercial)
	East	SFR2 (Single Family Residential 2)
	West	NC (Neighborhood Commercial)

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: N/A

Chairperson asked if the Commissioners have any questions.

Jay Blackman, 4020 Jay Street. Convert old firehouse we purchased from the landbank to a construction office. 67 employees so we will have plenty of parking. Limited in the number of clients who visit our office. Very few deliveries.

Commissioner Dudley, what hours do you plan to be at this location? Jay Blackburn, 7:00am to 5:00pm typically, some office stay may stay later. Neighborhood Commercial at this location technically could have a retail shop which would bring more traffic to the neighborhood.

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

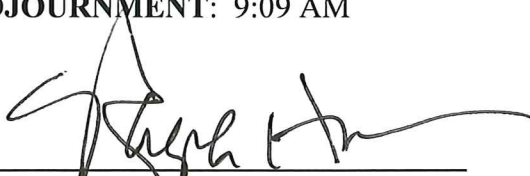
No one came forward.

Commissioner McCaskey made a motion to approve the rezoning. Commissioner Baker seconded. Cases passes unanimously (5-0 Physical / 0-0 Virtual).

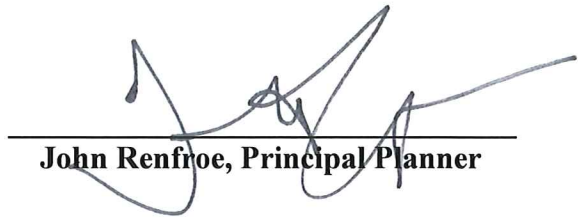
NEW BUSINESS: 5 cases scheduled for November 03, 2021.

OLD BUSINESS: None

ADJOURNMENT: 9:09 AM



Ralph King, Chairperson



John Renfroe, Principal Planner