



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, June 21, 2023, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Larry Derby
Vice Chairperson: James Dudley
Commissioners: Ralph King, Patricia Weekley, Patrick Steed, Xavier McCaskey, Gloria Thomas

Virtually:

Absent: Brad Baker

Staff Members: John Renfroe, Assistant Planning Director
Morgan Shepard, Principal Planner

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: 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-05-23-0878:** A request to rezone 13.60 acres of land located at 8151 Fortson Road. Current zoning is Residential Estate – 1 (RE1). Proposed zoning is General Commercial (GC). The proposed use is Restaurants. Melinda Newton is the applicant. This property is located in Council District 2 (Davis).

Morgan Shepard read the staff report.

Applicant: Melinda Newton
Owner: Melinda Newton
Location: 8151 Fortson Road
Parcel: 073-026-004

Acreage:	13.60
Current Zoning Classification:	Residential Estate – 1 (RE1)
Proposed Zoning Classification:	General Commercial (GC)
Current Use of Property:	Vacant
Proposed Use of Property:	Restaurants
General Land Use:	Inconsistent Planning Area A
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Light Manufacturing/ Industrial
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 Average Annual Daily Trips (AADT) will increase to 1,901 trips from 128 trips if used for commercial use. The Level of Service (LOS) will go to a B from an A.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage. Sight distance is an issue and one access point may be eliminated.
School Impact:	N/A
Buffer Requirement:	The site shall include a Category C buffer for all property lines bordered by the RE1 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	General Commercial (GC)
	South	Residential Estate – 1 (RE1)
	East	General Commercial (GC)
	West	General Commercial (GC)

Attitude of Property Owners: **Nineteen (19)** 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: The site plan submitted shows three 3,000 sq ft buildings and three 2,000 sq ft buildings. Two of the 3,000 sq ft buildings fronting Fortson Road will be drive thru restaurants. The remaining buildings will include upscale, southern, taco, deli and dessert restaurants. One of the 3,000 sq ft buildings will have a second story of the same size. The use for this space has not been determined

Melinda Newton, 8272 Dreamboat Dr, the applicant, addressed the Commissioners. She explained the concept was to have several individual restaurants around a common open area. Her current restaurants at other locations have issues with parking.

Commissioner Dudley asked if the property was vacant.

Ms. Newton responded yes.

Commissioner McCaskey asked if alcohol would be served.

Ms. Newton responded it would.

Commissioner Dudley asked staff about the traffic analysis.

Ms. Shepard responded the traffic analysis goes into detail for each type of restaurant and the traffic generated by each type.

Commissioner Dudley asked staff what the timeline was for the roundabout.

Ms. Shepard stated that staff does not have a timeline for that project.

Commissioner Thomas asked what the hours of the restaurant would be.

Ms. Newton stated that the restaurants hours will vary but probably close around 9 pm.

Commissioner Weekley asked staff if there were any calls from neighboring property owners.

Ms. Shepard responded there were no calls or emails regarding this case.

Commissioner McCaskey asked if there would be security.

Ms. Newton responded yes.

Carla Bounds, 6869 Omaha Dr, addressed the Commissioners in favor of the request. She stated she was a business owner and was in support of the proposed project.

Commissioner King moved to approve the proposed rezoning as presented and Commissioner Thomas seconded; Case is approved (7-0 Physical / 0-0 Virtual).

2. **REZN-05-23-0895:** A request to rezone 5.17 acres of land located at 7150 Schomburg Road. Current zoning is Residential Estate – 1 (RE1). Proposed zoning is General Commercial (GC) and Residential Multifamily – 2 (RMF2). The proposed use is Shopping and Multifamily Residential. Ann Vaughn Cook Tilley is the applicant. This property is located in Council District 6 (Allen).

Morgan Shepard read the staff report.

Applicant:	Ann Vaughn Cook Tilley
Owner:	Ann Vaughn Cook Tilley
Location:	7150 Schomburg Road
Parcel:	101-001-003 / 101-001-003H
Acreage:	5.17 Acres

Current Zoning Classification:	Residential Estate - 1 (RE1)
Proposed Zoning Classification:	General Commercial (GC) and Residential Multifamily - 2 (RMF2)
Current Use of Property:	Vacant
Proposed Use of Property:	Shopping and Multifamily Residential
General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Rural Residential
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 610 trips up from 49 trips if used for commercial and residential mixed use.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial and residential usage. A protected left turn into the development will be required.
School Impact:	N/A
Buffer Requirement:	The site shall include a Category C buffer for all property lines in which <u>GC is bordered by the RMF2</u> zoning district. The 3 options under Category C are: 4) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.

- 5) **10 feet** with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
- 6) **30 feet** undisturbed natural buffer.

The site shall include a Category A buffer for all property lines in which RMF2 is bordered by the GC zoning district. The 3 options under Category C are:

- 1) **5 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) **20 feet** undisturbed natural buffer.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:	North	General Commercial (GC)
	South	Residential Multifamily - 2 (RMF2)
	East	General Commercial (GC)
	West	Single Family Residential - 3 (SFR3)

Attitude of Property Owners: **Twenty one (21)** 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	2 Responses

Additional Information: The proposed GC zoning will apply to Parcel A, 2.50 acres. Three commercial buildings are proposed: retail, urgent care/ pharmacy and restaurant.

The proposed RMF2 zoning will apply to Parcel B, 2.50 acres. 24 proposed units total, each building is 4 units, 6 buildings total.

Ms. Shepard stated that there were two people who are opposed. One resident had concerns for crime, traffic, and wildlife. The second resident voiced concerns for home value, noise, traffic, and safety.

Chairperson asked if the Commissioners have any questions.

Austin Gibson, 1111 Bay Avenue, addressed the Commissioners on behalf of the applicant. He introduced the request and property conditions.

Commissioner Thomas asked how the request would impact traffic.

Mr. Gibson stated it is vacant now and any development will increase traffic.

Michelle Malecki, 7028 Robins Nest Dr, addressed the Commissioners in opposition to the request. She voiced concerns for traffic, visibility, speed limits, safety, access into the proposed development, and the impact on the current residents in Robins Nest.

Commissioner Dudley asked staff if Engineering had any comments.

Ms. Shepard responded not at this stage, but the Engineering Department will review the plans and any changes will have to be made by the applicant in order to develop the property.

Mr. Gibson addressed some of the concerns, anything required by the Engineering Department will be done. There are no plans for a gas station. The businesses proposed will be good, beneficial establishments in the commercial part to attract residents to the apartments.

Commissioner Dudley asked about the entrances.

Mr. Gibson stated this is preliminary and will be determined by the Engineering Department.

Marilynn Shipp, 729 Robins Nest Ct, addressed the Commissioners in opposition to the request. Her concerns are crime, noise levels and wildlife disturbed during construction.

Commissioner Thomas asked how long she has lived there and if she has had any problems there.

Ms. Shipp stated eight years and no problems, that it is a nice neighborhood.

Commissioner Dudley moved to approve the proposed rezoning as presented and Commissioner King seconded; Case is approved (7-0 Physical / 0-0 Virtual).

- 3. EXCP-05-23-0881:** A request for special exception use located at 4361 Weems Road. Current zoning is Single Family Residential – 2 (SFR2). The proposed use is a School. Amy D Gill is the applicant. This property is located in Council District 6 (Allen).

Morgan Shepard read the staff report.

Amy D. Gill has submitted an application for the Special Exception Use cited above. The property is located in a SFR2 (Single Family Residential 2) zoning district. The site for the proposed school is located at 4361 Weems Road. The purpose of the Special Exception Use is to allow for the operation of a school located within the SFR2 (Single Family Residential 2) zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Weems Road is an undivided collector. The Average Annual Daily Trips (AADT) will remain at 124 trips if used for school purposes. The Level of Service (LOS) will remain at B.

(2) Traffic and Pedestrian Safety : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access into and out of the property in question will need to be improved based on Engineering Department's concern with traffic along the shoulder and potential sight distance issues. The street and turn lanes may need to be improved.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, utilities, police, and fire protection are adequate.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The property is surrounded by SFR2 (Single Family Residential 2). Noise, light, glare and odor should be limited due to the nature of the business.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

There will be no change in Average Annual Daily Trips.

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?

The school will operate out of the existing buildings.

Council District: District 6 (Allen)

Fourtyeight (48) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received three calls and/or

emails regarding the rezoning.

Approval: 0 Responses

Opposition: 0 Responses

Additional Information: Enrollment is expected to be approximately 50 students in grades K to 12.

The calls received were inquiries regarding the case.

Chairperson asked if the Commissioners have any questions.

Commissioner Thomas asked if this was a private school.

Ms. Shepard responded yes.

Amy Gill, 5607 Whitesville Road, the applicant, addressed the Commissioners. She stated she brought the school representative to answer any questions.

Commissioner Dudley asked if the school was affiliated with the church.

Ms. Gill responded they are not; the school is in operation at a different location.

Commissioner King asked if there would be any after school programs and asked for information about the school.

Natalie Vega addressed the Commissioners. She stated the school is the Campus Academy and it is PreK through twelfth grade, there are currently 50 students. The school specializes in personalizing instructions to students.

Commissioner Dudley asked if this would be a new location or if the school was moving and what the address is.

Ms. Vega stated they are moving. They currently lease and would like to purchase their own space. The address is 2236 Warm Springs Road.

Commissioner Thomas asked why they wanted to relocate the school.

Ms. Vega stated they did not want to be in a shared space and to have their own space.

Mary Catherine McBride, 4403 Weems Road, addressed the Commissioners in opposition of the request. She stated her concerns were traffic, parking, potential for lanes to be blocked. She asked what would be done to mitigate noise and how they planned to remove the bat infestation in the buildings.

Commissioner King asked about the traffic plan and how noise would be mitigated.

Amy Gill presented a conceptual sketch of how children would be dropped off and picked up.

Ms. Vega stated there are a limited number of students and they are indoors all day. Some children, ten to fifteen, are in after care until 6 PM. Children will not be outside for extended periods of time or unattended.

Commissioner McCaskey asked what the projected number of students is and what the hours are.

Ms. Vega responded there are currently 50 students, and they plan to stay close to that number. School is 8:30 to 2:30, Monday through Thursday and on Friday it is 8:30 to 12.

Commissioner Thomas asked how many faculty members there are.

Ms. Vega stated eight teachers.

Mike Ritch, 6321 Jane Lane, addressed the Commissioners in opposition to the request. He is adjacent to the property. There is a pond between the properties. He is concerned for the liability and danger of children playing by the pond. He is concerned there may be future developments to the property, clearing the trees, playgrounds, add on, and at a bare minimum a buffer be maintained. He stated he wants to purchase some of the property. He requested a fence be installed across the back property line between his property and the church property.

Commissioner King asked what the distance of wooded area was between the pond and the church buildings.

Mr. Ritch answered approximately 55 feet of wooded area.

Virginia Brown, 4396 Ritch Haven Road, addressed the Commissioners in opposition to the request. She asked what the affect of this would be on property taxes and home value.

Chairman Derby responded they were not able to answer.

Rebecca Andrews addressed the Commissioners in opposition to the request. She stated this is a peaceful, quite area. She stated there are a number of wildlife problems. She supports what the other neighbors have brought up, noise, wooded buffers, traffic.

Commissioner Thomas asked what the plan for the existing buildings was.

Ms. Vega responded they are going to repair the existing buildings and operate out of those. They are not building or adding on to the existing buildings.

Commissioner McCaskey asked what population of children would be served and if they were special needs.

Ms. Vega responded they try to be as inclusive as possible, but they do not serve children with severe special needs or behavioral disorders. They are not equipped or staffed to serve those children. The students at the school are those whose parents want a smaller, more traditional setting.

Commissioner Dudley asked if they were willing to sell part of the property to the neighbor.

Ms. Vega responded they would have to discuss that, but they do not own the property currently.

Ms. Gill stated they will not close on the property until they know whether the Special Exception will be granted.

Ms. Andrews addressed the Commissioners again to support selling some of the property to Mr. Ritch.

Jack Hayes, 7670 River Road, addressed the Commissioners on behalf of the applicant. He stated they have discussed putting up a fence and an undisturbed buffer. The school is in support of a landscape buffer.

Ms. McBride Ms. Andrews addressed the Commissioners again to discuss the bats and how that would be handled.

Ms. Gill responded there was no mention of bats in the inspection report.

Mr. Ritch addressed the Commissioners again; he requested the engineered plans for the road behind the school and what the city requirements are.

Ms. Andrews addressed the Commissioners again to discuss the bats and other wildlife and her knowledge of the inspection process, the inspector could have gone there when the bats weren't there. She stated there could be endangered species or bald eagles.

Commissioner Dudley asked if she was referring to bats and other species living inside the church building or just wildlife on the property.

Ms. Andrews stated she did not know if any wildlife was inside the buildings, but her property and house has wildlife issues.

Commissioner McCaskey asked Ms. Vega when she planned on beginning renovations.

Ms. Vega said they would start immediately with renovations and moving in would depend on the extent of renovations.

Commissioner King moved to approve the proposed Special Exception with two conditions; the applicant shall maintain a 50-foot undisturbed buffer along the east property line and an opaque privacy fence must be installed along the east property line between the church and the undisturbed buffer and Commissioner McCaskey seconded; Case is approved (7-0 Physical / 0-0 Virtual).

NEW BUSINESS:

OLD BUSINESS: None

ADJOURNMENT: 10:05 A.M.

RECORDING: <https://www.youtube.com/watch?v=e7vCnfQ0Tc4>


Larry Derby, Chairperson


Morgan Shepard, Principal Planner