

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, May 18, 2022, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

- Chairperson:** Larry Derby
- Vice Chairperson:** James Dudley
- Commissioners:** Ralph King, Gloria Thomas, Shelia Brown, Patricia Weekley
- Virtually:**
- Absent:** 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: 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-04-22-0776:** A request to rezone 20.36 acres of land located at 11011 Veterans Parkway. Current zoning is RE1 (Residential Estate 1). Proposed zoning is RE10 (Residential Estate 10) with conditions. The proposed use is Nursery, Wholesale / Greenhouse & Nursery, Retail. Harlan Price 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:** General Commercial
- Future Land Use Designation:** Rural 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: N/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	Harris County
	South	RE1 (Residential Estate 1)
	East	HMI (Heavy Manufacturing / Industrial)
	West	RE1 (Residential Estate 1)

Attitude of Property Owners: **Fifteen (15)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 3 calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	0 Responses

Additional Information: Veterans Parkway Overlay

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley, this business has been operating at this location since before the UDO. John Renfroe, that is correct, it is Grandfathered In under its current use in the RE1 zoning.

Commissioner King, the condition is to limit to this use? John Renfroe, that is correct, Nursery retail sales are only permitted in General Commercial, we are conditioning this property to allow so we don't add 20 acres of General Commercial in a residential area.

Harlan Price, 241 Tiger Way. Existing sales building that is falling apart, would like to update to a new building which is triggering the requirement to rezone

Commissioner Dudley, how much of sales is made to the public? Thomas Jones, operations manager for Stovall, we sale to contractors primarily. Less than 5% of our sales are to

homeowners.

Commissioner Thomas, you will be adding on to the existing building? Thomas Jones, we will be removing our current building and adding a beautiful new stone, hardiplank building to our property.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning?

Willis Carter, 4550 Almond Road. Concerned with tractor trailer trucks coming down Almond Road and they technically are not allowed. I am also concerned that the Stovall owns a small portion of land that touches Almond Road, are there plans to use that portion of land for an entrance/exit to their property? Thomas Jones, at this time there are no plans to create an entrance along almond road.

Cheryl Wadsworth, Almond Plantation. Is there any way we can guarantee that area along Almond won't be developed? John Renfroe, we can condition the property to not allow an entrance or exit along Almond Road.

Thomas Jones, we are fine with the condition but could we come back later, 10-20 years and remove it if we sold the property? John Renfroe, yes, you would go through this process again but the next time would be only to remove the 2nd condition.

Commissioner King, if they sold the property what could it be used for in its current zoning. John Renfroe, if sold after the rezoning, a new owner could use it as a nursery and retail sales or residential lots.

John Renfroe, the new condition will be "no entrance or exit shall be permitted along Almond Road."

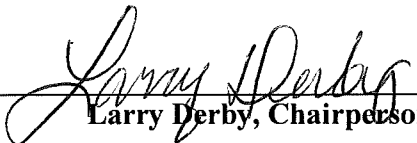
Commissioner Baker moved to approve the proposed rezoning as presented and Commissioner Brown seconded; Case passes unanimously (6-0 Physical / 0-0 Virtual).

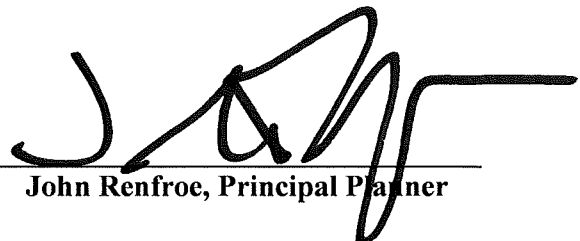
NEW BUSINESS: None

OLD BUSINESS: None

ADJOURNMENT: 9:22 AM

RECORDING: <https://youtu.be/06iBnylVBbY>


Larry Derby, Chairperson


John Renfroe, Principal Planner