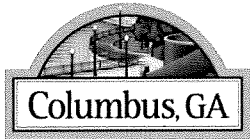


JUN - 3 2022



CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

Planning Advisory Commission

March 16, 2022

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 16, 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, Xavier McCaskey, Raul Esteras-Palos

Virtually:

Absent:

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-02-22-0236:** A request to rezone 7.01 acres of land located at 4322 Rosemont Drive. Current zoning is SFR3 (Single Family Residential 3). Proposed zoning is SFR4 (Single Family Residential 4). The proposed use is Single Family House. Wright Wade is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe reads the staff report:

- General Land Use:** Consistent
Planning Area D
- 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 from 297 from 390 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
South
East
West

GC (General Commercial)
NC (Neighborhood Commercial)
SFR3 (Single Family Residential 3)
SFR3 (Single Family Residential 3)
RMF2 (Residential Multifamily 2)

Attitude of Property Owners:

Seven-five (75) 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	1 Responses

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Wright Wade, 1401 Dinglewood Drive. Bill Brackwood is partner. Single Family residences. Private alley with a gate to driveways facing the back of the houses. Flag lots will be removed per discussion with Planning Department.

Commissioner Brown, will there be a mandatory HOA? Bill Brackwood, yes.
Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning?

Pat Stumhoffer, 4103 Acaicia Drive. Will the houses face the road? Bill Brackwood, the only

way we will have a driveway along Acaicia if we cannot use the access road like we plan to do.

Wright Wade, if the rezoning doesn't go through yes but we would like to access these houses from the alley with no driveways along the road.s

Commissioner Baker moved to approve the proposed rezoning as presented and Commissioner Thomas seconded; Case passes unanimously (8-0 Physical / 0-0 Virtual).

2. REZN-02-22-0337: A request to rezone 2.06 acres of land located at 710 Warm Springs Road. Current zoning is NC (Neighborhood Commercial). Proposed zoning is GC (General Commercial). The proposed use is Convenience Store with Gas. Mike Powell 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:	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 increase to 587 trips from 239 trips if used for commercial use. The Level of Service (LOS) will remain at level D.
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** GC (General Commercial)
 South NC (Neighborhood Commercial)
 East SFR3 (Single Family Residential 3)
 West 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 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.

Mike Powell, representing my client to open a convenience store with gas sales.

Commissioner McCaskey, what would be the hours? Mike Powell, 9AM to 10PM.

Chairperson, will there be diesel at this location? Mike Powell, not that I am aware of at this time.

Commissioner Weekley, will alcohol be sold at this location. Mike Powell, typically these stores do sell beer and wine.

Commissioner King, will this be a single gas station or will additional retail spaces be included? Mike Powell, it will only be a single use gas station with pumps.

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

6547 Georgian Way. This proposal will be within 50' of my residence. There is a gas station on the adjacent property. Please consider the fumes and smells of convenience store located this close to homes.

Commissioner Dudley, what are the buffer requirements? John Renfroe, the buffer requirements are included in your packet for category C.

Commissioner Raul moved to deny the proposed rezoning as presented and Commissioner Thomas seconded; Case is denied (6-2 Physical / 0-0 Virtual).

3. REZN-02-22-0338: A request to rezone 2.15 acres of land located at 2016 Comer Avenue. Current zoning NC (Neighborhood Commercial). Proposed zoning is RO

(Residential Office). The proposed use is Multifamily. Lucy Jones is the applicant. This property is located in Council District 7 (Woodson).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Vacant / Undeveloped
Future Land Use Designation:	Office / Professional
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 209 trips from 250 trips if used for residential 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 residential usage.
School Impact:	N/A
Buffer Requirement:	The site shall include a Category C buffer along all property lines bordered by the RMF1 zoning district. The 3 options under Category C are: <ol style="list-style-type: none">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	RMF1 (Residential Multifamily 1) NC (Neighborhood Commercial) GC (General Commercial)
	South	RMF1 (Residential Multifamily 1)
	East	RMF1 (Residential Multifamily 1)
	West	RO (Residential Office)

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 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.

Lucy Jones, 3580 Massey Lane. \$14 Million, 60 unit affordable senior housing complex.

Commissioner King, restricted to 62 and over? Lucy Jones, that is correct.

Commissioner Dudley, what is the rent pricing? Lucy Jones, \$650 to \$800 market rent but we do have a sliding scale, the others will be affordable. Plenty of parking will be available.

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

Commissioner King moved to approve the proposed rezoning as presented and Commissioner Thomas seconded; Case passes unanimously (8-0 Physical / 0-0 Virtual).

4. **REZN-02-22-0339:** A request to rezone 0.11 acres of land located at 1118 10th Avenue. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is GC (General Commercial). The proposed use is Commercial Retail. Deals N Steals Outlet, 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 D
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Current Land Use Designation:	Light Manufacturing / Industrial
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Future Land Use Designation:	Mixed Use
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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 132 trips from 6 trips 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:	The site shall include a Category C buffer along all property lines bordered by the LMI zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 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:	<table border="0"> <tr> <td>North</td> <td>LMI (Light Manufacturing / Industrial)</td> </tr> <tr> <td>South</td> <td>GC (General Commercial)</td> </tr> <tr> <td>East</td> <td>RMF2 (Residential Multifamily 2)</td> </tr> <tr> <td>West</td> <td>LMI (Light Manufacturing / Industrial)</td> </tr> </table>	North	LMI (Light Manufacturing / Industrial)	South	GC (General Commercial)	East	RMF2 (Residential Multifamily 2)	West	LMI (Light Manufacturing / Industrial)
North	LMI (Light Manufacturing / Industrial)								
South	GC (General Commercial)								
East	RMF2 (Residential Multifamily 2)								
West	LMI (Light Manufacturing / Industrial)								
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 no calls and/or emails regarding the rezoning.								
	<table border="0"> <tr> <td>Approval</td> <td>0 Responses</td> </tr> <tr> <td>Opposition</td> <td>0 Responses</td> </tr> </table>	Approval	0 Responses	Opposition	0 Responses				
Approval	0 Responses								
Opposition	0 Responses								

Additional Information:

N/A

Chairperson asked if the Commissioners have any questions.

Austin Gibson, 1111 Bay Avenue. Engineering stated we will need a parking and entrance/exit access easement which we will comply with.

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

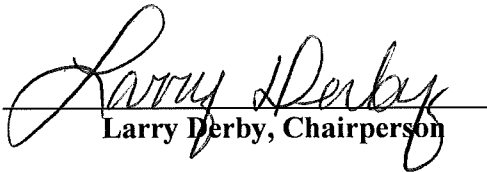
Commissioner Brown moved to approve the proposed rezoning as presented and Commissioner Thomas seconded; Case passes unanimously (8-0 Physical / 0-0 Virtual).

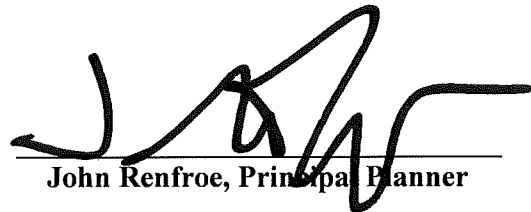
NEW BUSINESS: None

OLD BUSINESS: None

ADJOURNMENT: 10:01 AM

RECORDING: <https://youtu.be/Ujmr1CXGjng>


Larry Derby, Chairperson


John Renfroe, Principal Planner