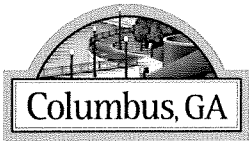


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CITY OF COLUMBUS



CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

Planning Advisory Commission

April 06, 2022

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, April 06 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

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-03-22-0503:** A request to rezone 3.30 acres of land located at 3679 Steam Mill Road. Current zoning is SFR4 (Single Family Residential 4). Proposed zoning is GC (General Commercial). The proposed use is Medical Office. MercyMed of Columbus, Inc. 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:	Neighborhood Commercial
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 770 trips from 229 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:		The site shall include a Category C buffer along all property lines bordered by the SFR2 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:	North South East West	NC (Neighborhood Commercial) SFR2 (Single Family Residential 2) SFR2 (Single Family Residential 2) SFR3 (Single Family Residential 3)
Attitude of Property Owners:		Eighty-five (85) 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 Opposition	0 Responses 0 Responses

Additional Information:

Ordinance #194-01 – Special Exception to approve the use of a Day Care on this parcel.

Chairperson asked if the Commissioners have any questions.

Commissioner Dudley asked staff if the rezoning would permit the continued use of the property as a church or daycare; staff confirmed rezoning to GC would allow continued operation as a church.

Austin Gibson of Paige Scrantom, 1111 Bay Avenue, came forward to explain the proposed rezoning on behalf of MercyMed, the applicant. Mr. Gibson explained the mission of MercyMed and the services provided on the property in question. Mr. Gibson explained that the non-conforming use of the property as a medical clinic was not addressed until recently and has been ongoing since 2003.

Mr. Gibson presented proposed site plans and elevations as well as explained the need for the expansion to allow MercyMed to better serve patients. Mr. Gibson explained the ongoing use and traffic is not expected to change with this rezoning/expansion; he also stated that expansion of the facility would create additional jobs and help serve the health needs of the community.

Mr. Gibson displayed the future land use map and the current land use map explaining that the property directly to the southwest is currently zoned General Commercial and the future land use of the surrounding properties in the area is Neighborhood Commercial.

Robert Gary of 555 Barret Oaks Drive came forward in opposition to the case; he asked staff how the rezoning would affect the surrounding properties. John Renfro stated that only the property under consideration for rezoning would be affected and explained how the city notifies surrounding property owners of proposed rezoning. Mr. Gary stated that was his only concern.

Ms. Sharon of 561 Fair Oak Drive came forward in opposition to the case; she asked if it will affect her home. John Renfro stated the rezoning is only to permit a small addition to the facility and that all buffers on the property will remain the same.

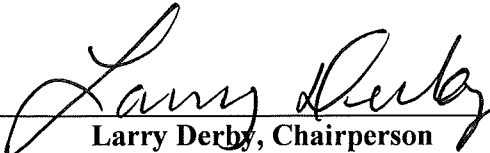
Commissioner Brown moved to approve the proposed rezoning as presented and Commissioner Thomas seconded; Case passes unanimously (6-0 Physical / 0-0 Virtual).

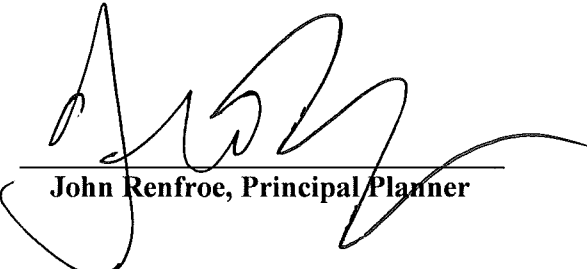
NEW BUSINESS: None

OLD BUSINESS: None

ADJOURNMENT: 9:14 AM

RECORDING:


Larry Derby, Chairperson


John Renfroe, Principal Planner