

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, April 16, 2025, in the Council Chambers of the Citizens Service Center.

Commissioners Present:

Chairperson: Brad Baker

Vice Chairperson: Rick Stallings

Commissioners: Ralph King, Larry Derby, Lakshmi Karthik, Gloria Thomas, Michael Ernst

Absent: Patrick Steed

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

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.

ZONING CASES:

1. **EXCP-04-25-0605:** A request for a Special Exception Use for 7.36 acres of land located at 6655 Lynch Road. Current zoning is Residential Estates – 1 (RE1) zoning district. The proposed use is to allow a Club or Lodge, Not for Profit in RE1 zoning district. Columbus Firefighters Association is the applicant. The property is located in Council District 6 (Allen).

Columbus Firefighters Association has submitted an application for the Special Exception Use cited above. The property is located in a Residential Estate – 1 (RE1) zoning district. The site for the proposed Club or Lodge, Not for Profit is located at 6655 Lynch Road. The purpose of the Special Exception Use is to allow for the operation of a Club or Lodge, Not for Profit located within the Residential Estate – 1 (RE1) 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?

Lynch Road will provide adequate free flow movement. This proposed new structure

will be an accessory use to the property. There is an existing primary structure.

(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 provide for adequate traffic and pedestrian safety and emergency access.

(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. This is an existing building.

(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 Residential Estates – 1 (RE1). Noise, light, flare 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?

The hours of operation for this use will not have an adverse impact on the neighboring properties in the area.

(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 primary building is existing and the new accessory structure will be set back 250 feet from the road.

Council District: District 6 (Allen)

Four (4) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

Approval: 0 Responses

Opposition: 0 Responses

Additional Information: New accessory structure will be 35 feet by 65 feet for storage purposes.

- **Applicant Presentation (Bryce Patterson, Treasurer, Columbus Firefighters Association):**

- Plans to store 1934 fire trucks and memorabilia in new building near existing structure.
- **Commission Questions:** None.
- **Public Comments:** None.

Commissioner King moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Derby seconded; Case is approved (7-0 Physical / 0-0 Virtual).

2. **REZN-03-25-0489:** A request to rezone 2.21 acres of land located at 4389 Weems Road. Current zoning is Single Family Residential – 2 (SFR2) zoning district. Proposed zoning is Residential Multifamily - 1 (RMF1) zoning district. The proposed use is Multifamily Residential. P & B Holdings, LLC is the applicant. The property is located in Council District 6 (Allen).

Applicant:	P&B Holdings, LLC
Owner:	Am Home Builders, LLC
Location:	4389 Weems Road
Parcel:	082-018-026
Acreage:	2.21 Acres
Current Zoning Classification:	Single Family Residential – 2
Proposed Zoning Classification:	Residential Multifamily – 1
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Multifamily Residential
General Land Use:	Inconsistent Planning Area A
Current Land Use Designation:	Rural Residential
Future Land Use Designation:	Single Family Residential
Compatible with Existing Land-Uses:	No
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 Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:		N/A
Buffer Requirement:		<p>The site shall include a Category B buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category B are:</p> <p>1) 15 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</p> <p>2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</p> <p>3) 20 feet undisturbed natural buffer.</p>
Fort Benning's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	North South East West	Single Family Residential – 2 (SFR2) Single Family Residential – 2 (SFR2) Single Family Residential – 2 (SFR2) Single Family Residential – 1 (SFR1)
Attitude of Property Owners:		Thirty-Seven (37) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received three calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	3 Responses
Additional Information:		24 Townhomes proposed
	<ul style="list-style-type: none"> Applicant Presentation (Perry Pay, Andrew): 	

- Proposed 24 townhomes (~1,300-1,400 sq ft, 2.5 baths, 2 bedrooms, back porch, 2 parking spaces/unit).
- Addresses housing shortage; rents (\$1,100-\$1,500/month) comparable to area.
- Single-story living with upstairs bedrooms; perimeter fence planned, gating possible.
- Buffers: 8 ft from parking to property line (east), 16 ft (west); trees and mail kiosk included.
- No Section 8 planned due to prior negative experiences.
- **Commission Questions:**
 - Clarified townhomes vs. apartments, fencing, rent affordability, unit size, parking, and buffers.
- **Public Comments (Opposition):**
 - **Edward Luner (4403 Williams Road):** Opposed due to traffic, property values, and runoff impacting lake; prefers 2 single-family homes consistent with neighborhood.
 - **Mary McBride (4403 Williams Road):** Opposed due to traffic (recent accident), drainage, privacy, and property value concerns; noted school-related congestion.
 - **Mike Rich (6321 Jane Lane):** Opposed due to runoff threatening private pond and dam (16 ft setback), privacy, and potential Section 8; presented petition with 70 signatures.
- **Applicant Rebuttal:**
 - Could build 8 single-family homes under SFR2 but would require clearing and detention pond.
 - Open to privacy measures (e.g., trees, fencing) and community collaboration.
 - Confirmed no Section 8 involvement.
- **Commission Discussion:**
 - Questioned city's role in assessing private dams; staff noted engineered stormwater plans consider pre/post-development runoff but not private dams.
 - Acknowledged housing shortage but noted neighborhood concerns (traffic, drainage, privacy).

- Suggested more communication between applicant and residents to address concerns.

Commissioner King moved to table the proposed rezoning due to consistency with the surrounding land uses and Commissioner Derby seconded; Case is tabled (6-0 Physical / 0-0 Virtual).

NEW BUSINESS: N/A

OLD BUSINESS: N/A

ADJOURNMENT: 9:28 A.M.

RECORDING: <https://www.youtube.com/watch?v=-Uufz7nDaH4>

Brad Baker, Chairperson

Morgan Shepard, Principal Planner