



Planning Advisory Commission

December 18, 2024

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, December 18, 2024, in the Council Chambers of the Citizens Service Center.

Commissioners Present:

Chairperson: Ralph King

Vice Chairperson:

Commissioners: Michael Ernst , Brad Baker, Rick Stallings, Lakshmi Karthik, Gloria Thomas,

Absent: Larry Derby, Xavier McCaskey, 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:

REZN-11-24-2362: A request to rezone 1.47 acres of land located at 2311 Fort Benning Road. Current zoning is General Commercial (GC). Proposed zoning Residential Office (RO). The proposed use is Lot Combination. Susan Sealy is the applicant. This property is located in Council District 7 (Cogle).

Applicant:	Susan Sealy
Owner:	Family Holdings Sub, LLC
Location:	2311 Fort Benning Road
Parcel:	062-037-003
Acreage:	1.47 Acres
Current Zoning Classification:	General Commercial

Proposed Zoning Classification:	Residential Office
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Columbus technical College
General Land Use:	Inconsistent Planning Area C
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Multifamily
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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
School Impact:	N/A
Buffer Requirement:	<p>The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are:</p> <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 Moore's Recommendation:	N/A
DRI Recommendation:	N/A
Surrounding Zoning:	<div> <div>North</div> <div>South</div> </div> General Commercial (GC) Residential Office (RO)

East Neighborhood Commercial (NC)
West Residential Multifamily 2 (RMF2)

Attitude of Property Owners: **Thirty-five (35)** 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: This lot is being rezoned in order to be combined with the lot to the south. The lot to the south will be developed for Columbus Technical College.

- **Applicant Presentation (Chris Brazzle, EMC Engineering Services):**
 - Lot combination to facilitate donation to Columbus Technical College Foundation.
 - Plans for a Vector Center to complement CDL range, offering training for transitioning soldiers.
- **Public Comments:** None.
- **Commission Discussion:** No questions.

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

1. REZN-11-24-2363: A request to rezone 2.17 acres of land located at 425 3rd Avenue. Current zoning is Historic (HIST). Proposed zoning Residential Office (RO). The proposed use is Multifamily Residential. LRC Mansion West, LLC is the applicant. This property is located in Council District 7 (Cogle)

Applicant: LRC Mansion West, LLC

Owner: LRC Mansion West, LLC

Location: 425 3rd Avenue

Parcel: 002-015-002

Acreage:	2.17 Acres
Current Zoning Classification:	Historic (HIST)
Proposed Zoning Classification:	Residential Office (RO) with Conditions
Conditions:	<ol style="list-style-type: none"> 1. Reduce the parking requirements from 174 to 42. 2. Increase the maximum density permitted in RO from 43 to 53 dwelling units/acre.
Current Use of Property:	Residential Multifamily
Proposed Use of Property:	Residential Multifamily
General Land Use:	Inconsistent Planning Area D
Current Land Use Designation:	Multifamily
Future Land Use Designation:	General Commercial
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 Impact:	Average Annual Daily Trips (AADT) will increase by 24 trips if used for Residential Office use.
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 Moore's Recommendation:	N/A
DRI Recommendation:	N/A
Surrounding Zoning:	North Historic (HIST) South Historic (HIST) East Historic (HIST)

West Historic (HIST)

Attitude of Property Owners:

Thirty-five (35) 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:

Staff Review of Conditions: The Engineering Department does not recommend approval of the condition to allow a reduction in required parking. The Planning Department does not recommend approval of the condition to increase the maximum density.

- **Applicant Presentation (Austin Gibson, Paige Scanlon; Major Lee, Involved Communities):**
 - Rezoning to ensure rebuilding ability if damaged >50% (current zoning prevents multifamily rebuild).
 - Columbus Gardens: 116 one-bedroom units, built ~1978, serves low-income elderly/disabled under HUD contract.
 - 112 units occupied, 28 residents own vehicles; 42-44 parking spaces sufficient historically.
 - Requested conditions: maintain 116 units (or rebuild 93 under RO) and reduce parking requirement.
 - \$20M tax credits secured for rehab; rezoning needed to protect investor confidence.
 - HUD contract and land use restrictions ensure low-income housing use indefinitely.
- **Public Comments:**
 - **Kathy Evers (627 3rd Avenue, resident 22 years):** Questioned need for rezoning; concerned about future changes if zoning relaxed. Suggested rehab possible without rezoning; worried about parking if use changes.

- **Gary Curt (445 2nd Avenue, resident 8 years):** Opposed, citing loss of historic zoning protections; believes current zoning prevents undesirable changes.
- **Commission Discussion:**
 - Clarified property is not in historic district but zoned historic.
 - Discussed parking concerns and future use changes.
 - Applicant open to tying conditions to HUD contract duration (20 years) to revert if use changes.

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

NEW BUSINESS: N/A

OLD BUSINESS: N/A

ADJOURNMENT: 9:52 A.M.

RECORDING: <https://www.youtube.com/watch?v=p36t9owkrVw>

Larry Derby, Chairperson

Morgan Shepard, Principal Planner