

## MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 05, 2025, in the Council Chambers of the Citizens Service Center.

### Commissioners Present:

**Chairperson:** Brad Baker

### Vice Chairperson:

**Commissioners:** Ralph King, Larry Derby, Patrick Steed, Lakshmi Karthik, Gloria Thomas

**Absent:** Michael Ernst, Rick Stallings

**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. **REZN-12-24-2551:** A request to rezone 0.10 acres of land located at 3212 6th Avenue. Current zoning is Residential Multifamily -2 (RMF2) zoning district. Proposed zoning is Residential Multifamily - 1 (RMF1) zoning district with Conditions. The proposed use is Single Family Residential. Maria Vazquez Lopez is the applicant. The property is located in Council District 8 (Garrett).

**Applicant:** Maria Vazquez Lopez

**Owner:** Maria Vazquez Lopez

**Location:** 3212 6<sup>th</sup> Avenue

**Parcel:** 014-031-001

**Acreage:** 0.10 Acres

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| <b>Current Zoning Classification:</b>      | Residential Multifamily – 2   |
| <b>Proposed Zoning Classification:</b>     | Residential Multifamily – 1   |
| <b>Proposed Conditions:</b>                | 1. Minimum lot size of 4,000 square feet<br>2. Minimum lot width of 40 feet   |
| <b>Current Use of Property:</b>            | Single Family Residential   |
| <b>Proposed Use of Property:</b>           | Single Family Residential   |
| <b>General Land Use:</b>                   | Consistent<br>Planning Area F   |
| <b>Current Land Use Designation:</b>       | Single Family Residential   |
| <b>Future Land Use Designation:</b>        | Single Family Residential   |
| <b>Compatible with Existing Land-Uses:</b> | Yes   |
| <b>Environmental Impacts:</b>              | 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. |
| <b>City Services:</b>                      | Property is served by all city services.  |
| <b>Traffic Engineering:</b>                | This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.   |
| <b>School Impact:</b>                      | N/A   |
| <b>Buffer Requirement:</b>                 | N/A   |
| <b>Fort Moore's Recommendation:</b>        | N/A   |
| <b>DRI Recommendation:</b>                 | N/A   |
| <b>Surrounding Zoning:</b>                 | North<br>South<br>East<br>West  |
|  | Residential Multifamily – 2 (RMF2)<br>Residential Multifamily – 2 (RMF2)<br>Residential Multifamily – 2 (RMF2)<br>Residential Multifamily – 2 (RMF2)  |
| <b>Attitude of Property Owners:</b>        | <b>Forty Five (45)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department   |

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|                   | received no calls and/or emails regarding the rezoning. |
| <b>Approval</b>   | <b>0 Responses</b>                                      |
| <b>Opposition</b> | <b>0 Responses</b>                                      |

**Additional Information:** An existing single family residence

- **Applicant Presentation (Maria Vasquez Lopez, via Em Gilan):**
  - Plans to repair and live in the single-family home.
- **Commission Questions:**
  - Confirmed property is single-family, not formerly a duplex.
- **Public Comments:** None.

Commissioner King moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Thomas seconded; Case is approved (5-0 Physical / 0-0 Virtual).

2. **REZN-01-25-0036:** A request to rezone 0.20/0.21 acres of land located at 4236/4240 3<sup>rd</sup> Avenue. Current zoning is Light Manufacturing/Industrial (LMI) zoning district. Proposed zoning is Residential Multifamily – 1 (RMF1) zoning district. The proposed use is Single Family Residential. Harley Hoad is the applicant. The property is located in Council District 8 (Garrett).

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| <b>Applicant:</b>                      | Harley Hoad                      |
| <b>Owner:</b>                          | Harley Hoad                      |
| <b>Location:</b>                       | 4236/4240 3 <sup>rd</sup> Avenue |
| <b>Parcel:</b>                         | 013-001-039/38                   |
| <b>Acreage:</b>                        | 0.20/21 Acres                    |
| <b>Current Zoning Classification:</b>  | Light Manufacturing/ Industrial  |
| <b>Proposed Zoning Classification:</b> | Residential Multifamily – 1      |
| <b>Current Use of Property:</b>        | Single Family Residential        |
| <b>Proposed Use of Property:</b>       | Single Family Residential        |
| <b>General Land Use:</b>               | Consistent<br>Planning Area F    |

|  |  |              |                                       |              |                                       |             |                                       |             |                                    |
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| <b>Current Land Use Designation:</b>       | Single Family Residential  |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>Future Land Use Designation:</b>        | Single Family Residential  |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>Compatible with Existing Land-Uses:</b> | Yes  |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>Environmental Impacts:</b>              | 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.  |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>City Services:</b>                      | Property is served by all city services.   |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>Traffic Engineering:</b>                | This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.  |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>School Impact:</b>                      | N/A  |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>Buffer Requirement:</b>                 | <p>The site shall include a Category A buffer along all property lines bordered by the LMI zoning district. The 3 options under Category A are:</p> <p>1) 5 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> |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>Fort Moore's Recommendation:</b>        | N/A  |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>DRI Recommendation:</b>                 | N/A  |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>Surrounding Zoning:</b>                 | <table> <tr> <td><b>North</b></td><td>Light Manufacturing/ Industrial (LMI)</td></tr> <tr> <td><b>South</b></td><td>Light Manufacturing/ Industrial (LMI)</td></tr> <tr> <td><b>East</b></td><td>Light Manufacturing/ Industrial (LMI)</td></tr> <tr> <td><b>West</b></td><td>Residential Multifamily – 1 (RMF1)</td></tr> </table>  | <b>North</b> | Light Manufacturing/ Industrial (LMI) | <b>South</b> | Light Manufacturing/ Industrial (LMI) | <b>East</b> | Light Manufacturing/ Industrial (LMI) | <b>West</b> | Residential Multifamily – 1 (RMF1) |
| <b>North</b>                               | Light Manufacturing/ Industrial (LMI)  |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>South</b>                               | Light Manufacturing/ Industrial (LMI)  |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>East</b>                                | Light Manufacturing/ Industrial (LMI)  |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>West</b>                                | Residential Multifamily – 1 (RMF1)   |              |                                       |              |                                       |             |                                       |             |                                    |
| <b>Attitude of Property Owners:</b>        | <b>Thirty (33)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls  |              |                                       |              |                                       |             |                                       |             |                                    |

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|                   | and/or emails regarding the rezoning. |
| <b>Approval</b>   | <b>0</b> Responses                    |
| <b>Opposition</b> | <b>0</b> Responses                    |

**Additional Information:** Existing Single Family residence

- **Applicant Presentation (Harley James Hod):**
  - Owned properties for 5 years, recently renovated; rezoning needed for refinancing due to LMI zoning prohibiting single-family rebuild.
  - Aims to improve Bibb City area; no changes planned.
- **Commission Questions:** None.
- **Public Comments:** None.

Commissioner Steed moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Derby seconded; Case is approved (5-0 Physical / 0-0 Virtual).

3. **REZN-01-25-0153:** A request to rezone 0.58 acres of land located at 3051 Reese Road. Current zoning is Single Family Residential – 2 (SFR2) zoning district. Proposed zoning is Single Family Residential – 4 (SFR4) zoning district. The proposed use is Single Family Residential. Jermaine Morgan is the applicant. The property is located in Council District 1 (Hickey)

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| <b>Applicant:</b>                      | Jermaine Morgan               |
| <b>Owner:</b>                          | Divine Investment LLC         |
| <b>Location:</b>                       | 3051 Reese Road               |
| <b>Parcel:</b>                         | 084-013-075                   |
| <b>Acreage:</b>                        | 0.58 Acres                    |
| <b>Current Zoning Classification:</b>  | Single Family Residential - 4 |
| <b>Proposed Zoning Classification:</b> | Single Family Residential – 2 |
| <b>Current Use of Property:</b>        | Vacant/Undeveloped            |
| <b>Proposed Use of Property:</b>       | Single Family Residential     |
| <b>General Land Use:</b>               | Consistent<br>Planning Area E |

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| <b>Current Land Use Designation:</b>       |              | Single Family Residential  |
| <b>Future Land Use Designation:</b>        |              | Single Family Residential  |
| <b>Compatible with Existing Land-Uses:</b> |              | Yes  |
| <b>Environmental Impacts:</b>              |              | 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.      |
| <b>City Services:</b>                      |              | Property is served by all city services.   |
| <b>Traffic Engineering:</b>                |              | This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.  |
| <b>School Impact:</b>                      |              | N/A  |
| <b>Buffer Requirement:</b>                 |              | N/A  |
| <b>Fort Moore's Recommendation:</b>        |              | N/A  |
| <b>DRI Recommendation:</b>                 |              | N/A  |
| <b>Surrounding Zoning:</b>                 | <b>North</b> | Single Family Residential – 2 (SFR2)   |
|  | <b>South</b> | Single Family Residential – 3 (SFR3)   |
|  | <b>East</b>  | Single Family Residential – 2 (SFR2)   |
|  | <b>West</b>  | Single Family Residential – 3 (SFR3)   |
| <b>Attitude of Property Owners:</b>        |              | <b>Forty (40)</b> 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. |
| <b>Approval</b>                            |              | <b>0</b> Responses   |
| <b>Opposition</b>                          |              | <b>0</b> Responses   |
| <b>Additional Information:</b>             |              | Split lot to create two single family lots.  |

- **Applicant Presentation (Jermaine Morgan):**

- Plans to build two ~1,200 sq ft single-family homes with two-car garages to address Columbus housing crisis.
- No existing structures on the vacant lot.

- **Commission Questions:**

- Confirmed house size (~1,200 sq ft) and setbacks (25 ft front/rear, 8 ft sides).

- **Public Comments:** None.

Commissioner King moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Thomas seconded; Case is approved (5-0 Physical / 0-0 Virtual).

4. **REZN-02-25-0166:** A request to rezone 1.0 acres of land located at 11001 River Road. Current zoning is Residential Estate – 10 (RE10) zoning district. Proposed zoning Residential Estate – 1 (RE1) is zoning district. The proposed use is Single Family Residential. Andrew Norris is the applicant. The property is located in Council District 2 (Davis).

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| <b>Applicant:</b>                          | Andrew Norris   |
| <b>Owner:</b>                              | Philip T Schley   |
| <b>Location:</b>                           | 11001 River Road  |
| <b>Parcel:</b>                             | Part of 175-001-001   |
| <b>Acreage:</b>                            | 1.00 Acres  |
| <b>Current Zoning Classification:</b>      | Residential Estate 10   |
| <b>Proposed Zoning Classification:</b>     | Residential Estate 1  |
| <b>Current Use of Property:</b>            | Single Family Residential   |
| <b>Proposed Use of Property:</b>           | Single Family Residential   |
| <b>General Land Use:</b>                   | Consistent<br>Planning Area A   |
| <b>Current Land Use Designation:</b>       | Vacant/ Undeveloped   |
| <b>Future Land Use Designation:</b>        | Rural Residential   |
| <b>Compatible with Existing Land-Uses:</b> | Yes   |
| <b>Environmental Impacts:</b>              | 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. |

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| <b>City Services:</b>               |                   | Property is served by all city services.  |
| <b>Traffic Engineering:</b>         |                   | This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.   |
| <b>School Impact:</b>               |                   | N/A   |
| <b>Buffer Requirement:</b>          |                   | N/A   |
| <b>Fort Moore's Recommendation:</b> |                   | N/A   |
| <b>DRI Recommendation:</b>          |                   | N/A   |
| <b>Surrounding Zoning:</b>          | <b>North</b>      | Harris County   |
|                                     | <b>South</b>      | Residential Estate – 10 (RE10)  |
|                                     | <b>East</b>       | Residential Estate – 10 (RE10)  |
|                                     | <b>West</b>       | Residential Estate – 10 (RE10)  |
| <b>Attitude of Property Owners:</b> |                   | <b>Two (2)</b> 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. |
|                                     | <b>Approval</b>   | <b>0</b> Responses  |
|                                     | <b>Opposition</b> | <b>0</b> Responses  |
| <b>Additional Information:</b>      |                   | N/A   |

- **Applicant Presentation (Andrew Norris):**
  - Plans to buy 30 acres, leaving 1 acre with house; rezoning needed to separate parcel.
  - Intends to build on 30 acres; has first refusal to repurchase 1 acre if available, with no intent to displace occupants.
- **Commission Questions:** None.
- **Public Comments:** None.

Commissioner Steed moved to approve the proposed rezoning due to consistency with the surrounding land uses and Commissioner Thomas seconded; Case is approved (5-0 Physical / 0-0 Virtual).

**NEW BUSINESS:** N/A



**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:17 A.M.

**RECORDING:** <https://www.youtube.com/watch?v=r8YHSkO6bC8&t=1s>

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**Brad Baker, Chairperson**

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**Morgan Shepard, Principal Planner**