

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, May 21, 2025, in the Council Chambers of the Citizens Service Center.

Commissioners Present:

Chairperson: Brad Baker
Vice Chairperson: Rick Stallings
Commissioners: Ralph King, Lakshmi Karthik, Gloria Thomas
Absent: Patrick Steed, Larry Derby, Michael Ernst
Staff Members: Morgan Shepard, Principal Planner

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-04-25-0678:** A request to rezone 0.26 acres of land located at 1012 31st Street. Current zoning is Multifamily Residential – 2 (RMF2) zoning district. Proposed zoning is Residential Multifamily - 1 (RMF1) zoning district. The proposed use is Single Family Residential. Plutarch Realty, LLC is the applicant. The property is located in Council District 8 (Garrett).

Applicant: Plutarco Realty, LLC
Owner: Plutarco Realty, LLC
Location: 1012 31st Street
Parcel: 015-008-023
Acreage: 0.26 Acres

Current Zoning Classification:	Residential Multifamily – 2
Proposed Zoning Classification:	Residential Multifamily – 1
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Single Family Residential
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 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:	<div> <div> North South East West </div> <div> Residential Multifamily – 2 (RMF2) Single Family Residential – 4 (SFR4) Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2) </div> </div>
Attitude of Property Owners:	Forty Three (43) 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: Existing Single Family residence

- **Applicant Presentation:** Applicant absent; no representative spoke.
- **Commission Questions:** Confirmed applicant presence not required for vote.
- **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. **EXCP-04-25-0679:** A request for a Special Exception Use for 1.45 acres of land located at 2510 Wynnton Road. Current zoning is Neighborhood Commercial (NC) zoning district. The proposed use is to allow an existing building over 5,000 sq ft in the NC zoning district. S. Carson Cummings is the applicant. The property is located in Council District 3 (Huff).

S. Carson Cummings has submitted an application for the Special Exception Use cited above. The property is located in a Neighborhood Commercial (NC) zoning district. The site for the proposed Plasma Center is located at 2510 Wynnton Road. The purpose of the Special Exception Use is to allow for a building in existence as of March 1, 2005, have more than 5,000 square feet under roof located within the Neighborhood Commercial (NC) 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?

Wynnton Road will provide adequate free flow movement.

(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 Neighborhood Commercial (NC) on Wynnton Road and Residential Multifamily – 1 (RMF1) on Tate Drive. 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 use will be in an existing building.

Council District: District 3 (Huff)

Thirty-Six (36) 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: Existing 14,479 square foot building, built in 2001.

- **Applicant Presentation (Carson Cummings):**

- Represented owner (2510 Winton Road LLC); property purchased with Walgreens tenant, now vacant.
- Plasma center preferred over dollar store chain; special exception required due to building size.

- **Public Comments:**

- **Julio Portillo (3446 Hiltonwoods Drive, Midtown, Inc.):** Opposed; cited concerns from residents about plasma center in NC zone near single-family homes. Noted existing plasma center 1.5 miles away, potential exploitation of vulnerable populations, and conflict with \$3.1M Winton Streetscapes project. Presented petition with 21 resident signatures, business opposition, and letter from Rep. Teddy Reese.
- **Emma Kieran (1511 Hilton Avenue):** Supported; argued plasma center won't increase traffic significantly compared to Walgreens, provides income for

residents (e.g., soldiers), and counters exclusionary concerns. Questioned Midtown, Inc.'s representation and petition process.

- **Jennifer Feno (2210 Winton Road, business owner):** Opposed; cited employee's concerns about plasma centers accepting donors with diseases (e.g., HIV), attracting undesirable clientele, and undermining Winton Road revitalization efforts. Preferred alternative businesses (e.g., urgent care).

- **Commission Discussion:**

- Clarified with staff that special exception addresses building size, not specific use; any permitted NC use requires this process due to size.
- Noted debate focused on plasma center use, but decision pertains to land use (building size).

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

3. **REZN-04-25-0706:** A request to rezone 5.22 acres of land located at 1001 Schley Road. Current zoning is Residential Estates – 10 (RE10) zoning district. Proposed zoning is Residential Estates – 1 (RE1) zoning district. The proposed use is Single Family Residential. Philip T. Schley is the applicant. The property is located in Council District 2 (Davis).

Applicant:	Philip T Schley
Owner:	Philip T Schley
Location:	1001 Schley Road
Parcel:	Part of 175-001-001
Acreage:	5.22 Acres
Current Zoning Classification:	Residential Estate - 10
Proposed Zoning Classification:	Residential Estate - 1
Current Use of Property:	Agriculture
Proposed Use of Property:	Single Family Residential
General Land Use:	Consistent Planning Area A

Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Rural 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 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:	Harris County
North	Residential Estate – 10 (RE10)
South	Residential Estate – 10 (RE10)
East	Residential Estate – 10 (RE10)
West	Residential Estate – 1 (RE1)

Attitude of Property Owners:	One (1) 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: Create two single family residential parcels

- **Applicant Presentation (Jeff Kee, Moon Meeks and Associates):**
 - Represented Dr. Schley (hospitalized); rezoning needed to split parcels.
- **Commission Questions:** None.
- **Public Comments:** None.

Commissioner Stallings 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-04-25-0743:** A request to rezone 0.29 acres of land located at 101 23rd Street. Current zoning is Multifamily Residential – 2 (RMF2) zoning district. Proposed zoning is Single Family Residential – 4 (SFR4) zoning district. The proposed use is Single Family Residential. Columbus Housing Initiative, INC is the applicant. The property is located in Council District 7 (Cogle).

Applicant:	Ryan Clements
Owner:	Columbus Housing Initiative, Inc dba Neighborworks Columbus
Location:	101 23 rd Street
Parcel:	007-026-014
Acreage:	0.29 Acres
Current Zoning Classification:	Residential Multifamily – 2
Proposed Zoning Classification:	Single Family Residential -4
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Single Family Residential
General Land Use:	Inconsistent Planning Area F
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Mixed Use
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 residential usage.

School Impact: N/A

Buffer Requirement: N/A

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:	North	Residential Multifamily – 2 (RMF2)
	South	Residential Multifamily – 2 (RMF2)
	East	Residential Multifamily – 2 (RMF2)
	West	Residential Multifamily – 2 (RMF2)

Attitude of Property Owners: **Seventeen (17)** 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

- **Applicant Presentation (Ryan Clemens, NeighborWorks Columbus):**
 - Plans to build and sell two affordable single-family homes, designed to complement nearby Banks at Mill Village.
- **Commission Questions:** None.

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).

NEW BUSINESS: N/A

OLD BUSINESS: N/A

ADJOURNMENT: 9:36 A.M.

RECORDING: <https://www.youtube.com/watch?v=tEntYNthYi8>

Brad Baker, Chairperson

Morgan Shepard, Principal Planner