

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 19, 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. **REZN-02-25-0266:** A request to rezone 0.11 acres of land located at 1046 33rd Street. 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. Christian Briggs is the applicant. The property is located in Council District 8 (Garrett).

Applicant: Christian Briggs
Owner: Christian Briggs
Location: 1046 33rd Street
Parcel: 014-027-021
Acreage: 0.11 Acres

Current Zoning Classification:	Residential Multifamily – 2
Proposed Zoning Classification:	Residential Multifamily – 1
Proposed Conditions:	1. Minimum lot size of 4,500 square feet
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 Moore's Recommendation:	N/A
DRI Recommendation:	N/A
Surrounding Zoning:	<div> <div> North South East West </div> <div> Residential Multifamily – 1 (RMF1) Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2) </div> </div>
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 no calls and/or emails regarding the

rezoning.
Approval 0 Responses
Opposition 0 Responses

Additional Information: Existing Single Family residence

- **Applicant Presentation (Kelly Johnson, Realtor):**
 - Property purchased as a duplex (front: main unit, rear: studio); converted to single-family (3 bed, 2 bath, ~1,400 sq ft).
 - Duplex rental unsuccessful; single-family use to provide affordable housing.
 - Single driveway; opposite fire station, reducing street parking concerns.
- **Commission Questions:**
 - Confirmed house size (~1,400 sq ft) and intent to maintain current structure.
- **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 (8-0 Physical / 0-0 Virtual).

NEW BUSINESS: N/A

OLD BUSINESS: N/A

ADJOURNMENT: 9:07 A.M.

RECORDING: https://www.youtube.com/watch?v=knU_A1wMIV8

Brad Baker, Chairperson

Morgan Shepard, Principal Planner