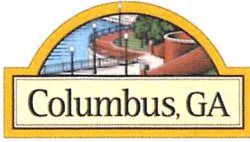
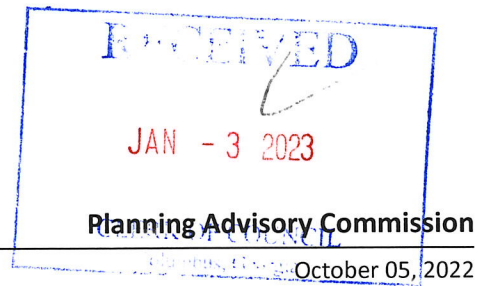


DEC 7th



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PLANNING DEPARTMENT



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, October 05, 2022, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

- Chairperson:** Larry Derby
- Vice Chairperson:** James Dudley
- Commissioners:** Ralph King, Shelia Brown, Patricia Weekley, Gloria Thomas, Patrick Steed
- Virtually:**
- Absent:** Brad Baker, Xavier McCaskey

Staff Members: John Renfroe, Principal Planner

Others Present:

CALL TO ORDER: Chairperson called the meeting to order at 9:03 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.

1. **REZN-09-22-1673:** A request to rezone 0.65 acres of land located at 7513 Veterans Parkway. Current zoning is LMI (Light Manufacturing / Industrial). Proposed zoning is GC (General Commercial). The proposed use is Retail. Garrett Wright is the applicant. This property is located in Council District 2 (Davis).

John Renfroe reads the staff report:

- General Land Use:** Consistent Planning Area A
- Current Land Use Designation:** Light Manufacturing / Industrial
- Future Land Use Designation:** General Commercial
- 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 Impact:		Average Annual Daily Trips (AADT) will increase to 141 up from 18 trips if used for commercial use. The Level of Service (LOS) will remain at level C.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the LMI zoning district. The 3 options under Category C are: <ul 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 Benning's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	North South East West	GC (General Commercial) GC (General Commercial) LMI (Light Manufacturing / Industrial) LMI (Light Manufacturing / Industrial)
Attitude of Property Owners:		Twenty (20) 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

Chairperson asked if the Commissioners have any questions.

Garret Wright, applicant of 2520 Wynnton Road, came forward to present the case. Mr. Wright stated the area is generally focused on general commercial and detailed the surrounding area and businesses.

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning? No one came forward.

Commissioner King moved to approve the proposed rezoning as presented and Commissioner Thomas seconded; Case passes (6-0 Physical / 0-0 Virtual).

2. REZN-09-22-1674: A request to rezone 0.81 acres of land located at 3201 / 3203 / 3205 / 3209 / 3213 / 3215 / 3217 / 3223 6th Avenue. Current zoning is RMF2 (Residential Multifamily 2) / LMI (Light Manufacturing / Industrial). Proposed zoning is RMF1 (Residential Multifamily 1) with conditions. The proposed use is Single Family Housing. Truth Springs is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe reads the staff report:

General Land Use:	Consistent Planning Area F
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 Impact:	Average Annual Daily Trips (AADT) will increase to 56 trips up from 30 trips if used for residential use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:	This site shall meet the Codes and regulations of

the Columbus Consolidated Government for residential usage.

School Impact: N/A

Buffer Requirement: 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:

- 1) **5 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) **20 feet** undisturbed natural buffer.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:	North	RMF2 (Residential Multifamily 2)
	South	NC (Neighborhood Commercial)
	East	RMF2 (Residential Multifamily 2)
	West	RMF1 (Residential Multifamily 1)

Attitude of Property Owners: **Fifty (50)** 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

Chairperson asked if the Commissioners have any questions.

Carrie Strickland of Truth Springs at 3314 5th Ave came forward to present the case. Mrs. Strickland explained the ongoing redevelopment, the programs offered by Truth Springs and the need for the proposed rezoning to create needed housing.

Commissioner Dudley received clarification that Truth Springs is a product of the Highlands Community Church but now separate. Commissioner Thomas asked if they plan to replace all properties they demolish; the applicant explained they are building new homes on vacant lots and renovating existing homes. Commissioner King asked for clarification about the proposed

conditions; Mr. Renfroe explained the condition is for a 10' foot front setback so new homes will match existing. Commissioner Brown asked if they would be rental or owned; the applicant explained they will be mostly rental to match existing resident preferences. Commissioner Steed inquired about the rental rate for the homes; the applicant explained its income based and capped at 25% of the resident's income (generally comes out to \$400-\$600/month).

Chairperson asked if anyone in the audience would like to speak against or in favor of this rezoning? No one came forward.

Commissioner King moved to approve the proposed rezoning as presented and Commissioner Dudley seconded; Case passes (6-0 Physical / 0-0 Virtual).

NEW BUSINESS: None

OLD BUSINESS: None

ADJOURNMENT: 9:21 AM

RECORDING: <https://www.youtube.com/watch?v=fRErdVQ2Xz8>



Larry Derby, Chairperson



John Renfroe, Principal Planner