

MINUTES

A meeting of the Planning Advisory Commission was held Tuesday, September 3, 2025 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Brad Baker

Vice Chairperson:

Commissioners: Patrick Steed, Gloria Thomas, Lakshmi Karthik, Rick Stallings, Haley Lyman

Absent: Michael Ernst, Zarome Lackey

Staff Members: Will Johnson, Planning Director and Morgan Shepard, Principal Planner

CALL TO ORDER: Chairperson Baker 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 Baker asked for a motion on the minutes from August 20, 2025. No changes or additions by other commissioners. Motion carries, minutes accepted.

ZONING CASES:

1. **REZN-08-25-0015:** A request to rezone 9.65 acres of land located at 9055/9067 Veterans. Current zoning is Residential Estates – 1 (RE1). Proposed zoning Residential Office (RO). The proposed use is Adult Day Care. Nakia Miller is the applicant. This property is located in Council District 2 (Davis).

Morgan Shepard read the staff report.

REZN-08-25-0015

Applicant: Nakia Miller

Owner: Janet Lawand

Location: 9055 & 9067 Veterans Parkway

Parcel: 079-001-004/034

Acreage:	9.65 Acres
Current Zoning Classification:	Residential Estate - 1
Proposed Zoning Classification:	Residential Office
Current Use of Property:	Vacant
Proposed Use of Property:	Adult Day Care
General Land Use:	Inconsistent Planning Area A
Current Land Use Designation:	Rural 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 commercial usage.
School Impact:	N/A
Buffer Requirement:	<p>The site shall include a Category C buffer along all property lines bordered by the RE-1 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.
Surrounding Zoning:	North Residential Estate - 1

South	Residential Estate - 1
East	Residential Office
West	Light Manufacturing / Industrial

Attitude of Property Owners: **Nine (9)** 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 building formerly used for adult day care and similar purpose

Applicant: Nakia Taylor explained the facility would serve as an adult day center in the front building for respite and personal care, with the back facility for special needs children. She has been in this profession in Columbus for about 5.5 years and aims to teach life skills.

Public Comments: None.

Commission Discussion: No significant questions or concerns raised.

Motion: Commissioner Steed moved to approve the rezoning as requested. Commissioner Thomas seconded.

Vote: Unanimously approved, 5-0.

- 2. REZN -08-25-1511:** A request to rezone 1.78 acres of land located at 6839 Mitchell Drive. Current zoning is Single Family Residential 2 (SFR2). Proposed zoning Single Family Residential 4 (SFR4). The proposed use is Single Family Residential Subdivision. Danny Arencibia is the applicant. This property is located in Council District 4 (Tucker).

Morgan Shepard read the staff report.

REZN-08-25-1511

Applicant: Danny Arencibia

Owner: Danny Arencibia

Location:	6839 Mitchell Drive	
Parcel:	113-014-009A	
Acreage:	1.78 Acres	
Current Zoning Classification:	Single Family Residential - 2	
Proposed Zoning Classification:	Single Family Residential – 4	
Current Use of Property:	Single Family Residential	
Proposed Use of Property:	Single Family Residential	
General Land Use:	Consistent Planning Area E	
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.	
Surrounding Zoning:	North	Single Family Residential - 2
	South	Single Family Residential – 4
	East	Single Family Residential – 2
	West	Single Family Residential - 2
Attitude of Property Owners:	Thirty-Six (36) 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:

Subdivide parcel into single family lots

Applicant: Danny Arencibia (9125 Garrett Lake Drive, Midland, GA 31820) described building affordable homes (\$220,000 range) at the end of Forest Road, which sold quickly, highlighting the need for affordable housing. The property is behind these homes, near Shiauga. Plans include 4 homes along the road (public sewer/water) and possibly 2 more in the back (septic).

Public Comments: None.

Commission Discussion: No significant questions or concerns raised.

Motion: Commissioner Stallings moved to approve the rezoning as requested. Commissioner Thomas seconded.

Vote: Unanimously approved, 5-0.

3. **REZN-08-25-1513:** A request to rezone 1.00 acres of land located at 4627 Milgen Road. Current zoning is Light Manufacturing/Industrial (LMI). Proposed zoning General Commercial (GC). The proposed use is Retail Development. Sun Molina is the applicant. This property is located in Council District 5 (Crabb).

Morgan Shepard read the staff report.

Applicant:	Sun Molina
Owner:	Sun Molina
Location:	4627 Milgen Road
Parcel:	083-044-001B
Acreage:	1.0 Acres
Current Zoning Classification:	Light Manufacturing/ Industrial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	General Commercial
General Land Use:	Inconsistent Planning Area E
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 commercial usage.

Surrounding Zoning:	North	Light Manufacturing/ Industrial (LMI)
	South	Residential Multifamily 2 (RMF2)
	East	General Commercial (GC)
	West	Light Manufacturing/ Industrial (LMI)

Attitude of Property Owners: **Ten (10)** 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: Retail Development

Applicant: Danny Arencibia (representing the owner) noted the property has been vacant for decades due to access issues (no driveway from Warm Springs Road per GDOT). A buyer is now willing to proceed with entry via Milgen Road. Contingent on rezoning for retail/offices. A major drain line limits building, making much of the site parking.

Public Comments: None.

Commission Discussion: Commissioner Karthik questioned if Neighborhood Commercial zoning would suffice instead of GC's broad allowances; the representative noted the need for more options but deferred to final site plans.

Motion: Commissioner Steed moved to approve the rezoning as requested. Commissioner Thomas seconded.

Vote: Unanimously approved, 5-0.

4. **REZN-08-25-1514:** A request to rezone 169.00 acres of land located at 4459 Cusseta Road. Current zoning is Single Family Residential 1 (SFR1). Proposed zoning HeavyManufacturing/Industrial (HMI). The proposed use is Industrial Development. CCG is the applicant. This property is located in Council District 3 (Huff).

Morgan Shepard read the staff report.

Applicant:	Columbus Consolidated Government
Owner:	Columbus Consolidated Government
Location:	4459 Cusseta Rd
Parcel:	090-033-011
Acreage:	169.00 Acres
Current Zoning Classification:	Single Family Residential - 1
Proposed Zoning Classification:	Heavy Manufacturing/ Industrial
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Heavy Manufacturing
General Land Use:	Inconsistent Planning Area C
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Parks/Recreation/Conservation
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 industrial usage.
Buffer Requirement:	A Category C Buffer will be required.

Surrounding Zoning:	North	Residential Multifamily 2 and GC
	South	Fort Benning
	East	Fort Benning
	West	Single Family Residential 2/3 and GC

Attitude of Property Owners: **Nine (9)** 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

Applicant: Will Johnson (Planning Director) explained it was former state property used by Columbus State University, transferred to the city. Proximity to Fort Moore makes it ideal for defense contractors. Infrastructure improvements (TIA-funded interchange at Cusseta Road) and TAD status (Benning Technology Park) support marketing. Pre-zoning aids promotion.

Public Comments: None.

Commission Discussion: None

Motion: Commissioner Steed moved to approve the rezoning as requested. Commissioner Thomas seconded.

Vote: Unanimously approved, 5-0.

- 5. REZN-08-25-1513:** A request to rezone 1.96 acres of land located at 800 7th Avenue. Current zoning is Residential Office (RO)/ Light Manufacturing/Industrial (LMI)/ General Commercial (GC). Proposed zoning Uptown (UPT). The proposed use is Single Family Development, 14 lots. CCG is the applicant. This property is located in Council District 7 (Cogle).

Morgan Shepard read the staff report.

Applicant:	Columbus Consolidated Government
Owner:	Columbus Consolidated Government
Location:	800/2/4 7th Ave, 801/5/9/0/4/8/12 8th Ave, 801/5/9/11 9th Ave
Parcel:	019-020-012/13/14/19/20/21 & 019-021- 009/12/29/30/31/32/33/34

Acreage:	1.96 Acres								
Current Zoning Classification:	Light Manufacturing/ Industrial, Residential Office, General Commercial								
Proposed Zoning Classification:	Uptown								
Current Use of Property:	Vacant/Undeveloped								
Proposed Use of Property:	Single Family Residential								
General Land Use:	Consistent Planning Area D								
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.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Light Manufacturing/ Industrial (LMI)/General Commercial/Residential Office</td></tr> <tr> <td>South</td><td>See above</td></tr> <tr> <td>East</td><td>See above</td></tr> <tr> <td>West</td><td>See above</td></tr> </table>	North	Light Manufacturing/ Industrial (LMI)/General Commercial/Residential Office	South	See above	East	See above	West	See above
North	Light Manufacturing/ Industrial (LMI)/General Commercial/Residential Office								
South	See above								
East	See above								
West	See above								
Attitude of Property Owners:	Eleven (11) 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.								
	<table> <tr> <td>Approval</td><td>0 Responses</td></tr> <tr> <td>Opposition</td><td>0 Responses</td></tr> </table>	Approval	0 Responses	Opposition	0 Responses				
Approval	0 Responses								
Opposition	0 Responses								
Additional Information:	Replat and rezone for single family residential lots								

Applicant: Will Johnson (Planning Director) explained city-owned blocks near Liberty Theatre. Includes TIA-funded streetscape on 8th Avenue and a master plan. Lots will be sold to highest bidders for single family homes with construction timelines to prevent land banking. Aims to revitalize the area with compact, scaled homes consistent with historic district aesthetics (partial historic district overlap).

Public Comments: Danny Arencibia (9125 Garrett Lake Drive, Midland, GA) strongly recommended approval.

Commission Discussion: Questions on home styles (up to builders, but scaled to historic area; compact due to lot size) and sales process (handled by finance/procurement, open to builders).

Motion: Commissioner Karthik moved to approve the rezoning as requested. Commissioner Steed seconded.

Vote: Unanimously approved, 5-0.

NEW BUSINESS: N/A


OLD BUSINESS: N/A

ADJOURNMENT: 9:26 A.M.

RECORDING: <https://www.youtube.com/watch?v=Vz7D9GXcmQU>



Brad Baker, Chairperson



Morgan Shepard, Principal Planner