



## MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, January 07, 2018 in the Council Chambers of the Citizen Service Center.

### **Commissioners Present:**

Chairperson: Kathleen Mason

Vice Chairperson: Ed Kinner

Commissioners: Teddy Reese, Wallace Davis, James Dudley, Michael Greenblatt, Robert Bollinger, Joseph Brannan and Ralph King.

**Staff Members:** John Renfroe, Principal Planner & Will Johnson, Chief Planner

**Commissioners Absent:** None

**Others Present:** Rick Jones, Planner Director

**CALL TO ORDER:** Chairperson Mason called the meeting to order at 9:10 a.m. All in attendance stood for the pledge of allegiance to the American Flag. She explained the rezoning process to the audience.

**INTRODUCTIONS:** Chairperson Mason calls Rick Jones to the stand to introduce new Planning Staff; Trey Wilkinson, Carolina Rodriquez, Micheal Mixen and John Renfroe.

**APPROVAL OF MINUTES:** Chairperson Mason asked for a motion on the minutes from December 06, 2017. Chairperson Mason made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

**OLD BUSINESS:** N/A

**1. REZN-11-17-2467:** A request to rezone 0.16 acres of land located at 1052 Center Street Parcel # 016-029-001. Current zoning NC (Neighborhood Commercial) zoning district. Proposed zoning is RMF1 (Residential Multifamily 1) zoning district. The proposed use is Single Family Residential. Donald Johnston is the applicant. This property is located in Council District 2 (Davis).

John Renfroe read the staff report for this case.

**General Land Use:** Consistent with Planning Area D. The Future Land Use Designation is OP (Office/Professional).

**Compatible with Existing Land-Uses:** Yes.

**Environmental Impacts:** The property does 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:** No traffic impact.

**Traffic Engineering:** This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

**School Impact:** N/A.

**Buffer Requirement:** No buffer requirements.

**Fort Benning's Recommendation:** N/A.

**DRI Recommendation:** N/A.

**Attitude of Property Owners:** **Nineteen (19)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.

**Additional Information:** N/A

Chairperson Mason asked the commissioners if they have any questions in regards to the case. Commissioner Dudley would like clarification on the existing and future land use maps from the Staff. Future use deemed office/professional, would like clarification. Chief Planner, Will Johnson, responded that this structure at one point was a restaurant and is now back to being a house. Currently there is not another user that could come in commercially and meet the current codes at this locaton.

Chairperson Mason requested that the applicant come forward to present his case.

Lisa Johnston came to the podium and explained her request to the commission. She explained that they are requesting to rezone the property since the house was sold to them as a rental property, not for a restaurant that the current zoning permits. Last

owner changed the restaurant to a rental property without updating zoning classification.

Chairperson Mason asked the commissioners if they have any questions in regards to the case.

Chairperson Mason asked if there were anyone in the audience to speak in favor or opposition to the case. No one came forward. Chairperson Mason asked for discussion and a motion. Commissioner Greenblatt made a motion to approve the case. Commissioner Reese seconded the motion. The case was approved unanimously.

**2. REZN-11-17-2436:** A request to rezone 0.6230 acres of land located at 1205 Front Avenue Parcel # 004-009-022. Current zoning is LMI (Light Manufacturing/Industrial) zoning district. Proposed zoning is CRD (Central Riverfront District) zoning district. The proposed use is Restaurant/Retail. Robert McKenna is the applicant. This property is located in Council District 7 (Woodson).

Before John Renfroe read the staff report for this case Chairperson Mason called for anyone associated with this case to recuse themselves. Kathleen Mason, James Dudley and Ed Kinner left the room. Ralph King took over as interim-Chairperson to complete the case.

**General Land Use:** Not Consistent with Planning Area D. The Future Land Use Designation is TCU (Transportation/Community/Utility).

**Compatible with Existing Land-Uses:** Yes.

**Environmental Impacts:** The property does 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:** No traffic impact.

**Traffic Engineering:** This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

**School Impact:** N/A.

**Buffer Requirement:** No buffer requirements.

**Fort Benning's Recommendation:** N/A.

**DRI Recommendation:** N/A.

**Attitude of Property Owners:** **Ninety-nine (99)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning. One (1) comment was recorded.

**Additional Information:** N/A

Chief Planner Johnson wanted to let the Commissioners know that a few people let the Deputy City Manager they had concerns about what type of business might be moving into this location. Commissioner Reese asked Will to clarify. Whether or not the River Mill was moving to this location, Planning Staff was unable to comment on a private business matter.

Interim-Chairperson King asked about the original future land use as transportation/community/utility. Chief Planner Johnson commented that when the CRD (Central Riverfront District) was adopted in 1995 the powerhouse was still operational which is why it was left as LMI (Light Manufacturing/Industrial), it was still a utility.

Interim-Chairperson King asked the commissioners if they have any questions in regards to the case.

Interim-Chairperson King requested that the applicant come forward to present his case.

Austin Gibson with Paige Scramton, Sprouse, Tucker and Ford came to the podium and explained her request to the commission. He is here on behalf of Columbus Powerhouse LLC to rezone the power house to bring the property into alignment with the zoning plan of the downtown area.

Interim-Chairperson King requested more information on the applicant's primary plan for the location.

Austin Gibson stated some interests in using it as an event center or restaurant but nothing has been set in stone as of yet.

Interim-Chairperson King asked the commissioners if they have any questions in regards to the case.

Commissioner Reese wanted to know how there would be no traffic impact in this

location with the possibility of restaurant, retail or event center at this location.

Chief Planner Johnson stated that there are no traffic or parking requirements for downtown in the CRD (Central River District). Once The Rapids development is completed, we will have fully functioning roads in all directions. Most traffic generated downtown is pedestrian and finds a parking spot in 1 of 3 parking garages, on street parking or parking lots. Commissioner Reese requested any information or feedback from the Condo owners. Chief Planner Johnson stated some owners had concerns that a River Mill event center would open, this location is not anywhere near the size of the current River Mill Center. The Power House is much smaller than the River Mill Center. Commissioner Reese follow up question related to any use in the CRD (Central Riverfront District) that would concern the Planning Staff. Chief Planner Johnson stated nothing in the CRD (Central Riverfront District) that would concern the staff, it is a full mixed use zone. Commissioner Reese stated for the record that he thought this location would be a great place for a restaurant.

Interim-Chairperson King asked the commissioners if they have any questions in regards to the case.

Interim-Chairperson King asked if there were anyone in the audience to speak in favor or opposition to the case. No one came forward. Interim-Chairperson King asked for discussion and a motion. Commissioner Reese made a motion to approve the case. Commissioner Greenblatt seconded the motion. The case was approved unanimously.

Chairperson Mason took over from Interim-Chairperson King.

**NEW BUSINESS:** Approval of the 2018 PAC Schedule. Chief Planner Johnson went over a few notes from the schedule, consistent with 2017. Chairperson Mason asked for discussion and a motion. Commissioner Reese made a motion to approve the case. Commissioner Kinner seconded the motion. The schedule was approved unanimously.

Chairperson Greenblatt made a motion to adjourn. Commissioner King seconded the motion. Meeting is adjourned.

**ADJOURNMENT:** 9:33 a.m.

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**Kathleen Mason, Chairperson**

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**John Renfroe, Principal Planner**