



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, March 21, 2018 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Kathleen Mason
Vice Chairperson: Ed Kinner
Commissioners: Wallace Davis, James Dudley, Michael Greenblatt, Robert Bollinger, Ralph King and Joseph Brannan.

Staff Members: John Renfroe, Principal Planner

Commissioners Absent: Teddy Reese

Others Present: Will Johnson, Planning Chief

CALL TO ORDER: Chairperson Mason called the meeting to order at 9:00 a.m. All in attendance stood for the pledge of allegiance to the American Flag. She explained the rezoning process to the audience.

APPROVAL OF MINUTES: Chairperson Mason asked for a motion on the minutes from March 07, 2018. Chairperson Mason made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

1. REZN-02-18-0306: A request to rezone 0.26 acres of land located at 3713 Claymore Road, Parcel #084-025-002. Current zoning is SFR2 (Single Family Residential 2) zoning district. Proposed zoning is RMF2 (Residential Multifamily 2) zoning district. The proposed use single family. Wright Wade is the applicant. This property is located in Council District 5 (Baker).

John Renfroe read the staff report for this case.

General Land Use: Inconsistent
Planning Area E

Current Land Use Designation: Single Family Residential

Future Land Use Designation: Single Family

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:	No traffic impact.
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 B buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category B are: <ul style="list-style-type: none"> 1) 15 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
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 emails regarding the rezoning.
Additional Information:	N/A

Chairperson Mason asked the commissioners if they have any questions in regards to the case. Commissioner Kinner inquired about the email he sent to the Planning Staff earlier in the week. Asked if the Planning Staff could clarify the response for the record. The rezoning sign is currently position on Graham Way, not on Claymore Road.

Will Johnson took the podium, he responded that this particular property was

subdivided on September and recorded with an address and has been added to that subdivision. To combine the access easement with the lot the zoning must be the same. The must be on Graham way because it is address to Graham Way.

Commissioner Kinner asked if 3713 Claymore was being adding to the property along Graham Way. Will Johnson responded that originally this was one piece of property. Mr. Wade purchased the rear of their property to even out the subdivision lots and connect to the "L" part of the existing lot.

Commissioner Greenblatt inquired if we the committee is looking at 3784 Graham Way, not 3713 Claymore Road. Will Johnson confirmed. Will Johnson placed the plat Mr. Wright provided on the monitor. Commissioner Kinner said we are looking at 111b, not 111a. Commissioner Brannon commented the staff report is incorrect. Chairperson Mason agreed. Will Johnson responded the notification letters are correct and the signage but the staff report is incorrectly addressed.

Commissioner Kinner commented that the staff report has 111b zoned as RMF1. Will Johnson responded that is incorrect, it is currently SFR2 and needs to be RFM1.

Chairperson asked if there were any more questions from the Commissioners. Commissioner Kinner wanted to make sure he understand what the committee is actually voting on today. Will Johnson said 3784 Graham needs to be rezoned to RMF1. 3713 Claymore is not part of this rezoning.

Chairperson Mason requested that it be noted the staff report for this case is incorrect pertaining to the addressing as well as the maps associated.

Commissioner Bollinger just wanted to confirm 111b is the property in question. Will Johnson responded it has not been rezoned but needs to be so it can be combined with the "L" at the top of the property. It is 2 different zonings.

Commissioner Kinner asked if the neighborhood communications that went out for this meeting were still okay. Will Johnson responded all of the information is correct that the Planning Staff sent out. The correct neighbors were notified as well as each individual owner of Anglin Place Condos.

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

Wade Wright, 1401 Dinglewood Drive. Mr. Wright placed an image of the existing subdivision and how that currently looks. Unable to purchase the property he is rezoning today originally. Once the rezoning is approved he is going to replat the property to be 2 lots, lots 13 and 14. To be allowed in the subdivision it needs to be rezoned to RMF1.

Chairperson Mason asked if the Commissioners had any other questions. Chairperson Mason asked if there were anyone in the audience to speak in favor or opposition to the case. No one in the audience. Chairperson Mason asked for discussion and a motion. Commissioner Greenblatt made a motion to approve the case. Commissioner Bollinger seconded the motion. The case was approved unanimously.

2. REZN-02-18-0308: A request to rezone 0.32 acres of land located at 4907 & 4909 11th Avenue, Parcel #032-012-006 & 032-012-007. Current zoning is SFR4 (Single Family Residential 4) zoning district. Proposed zoning is RMF1 (Residential Multifamily 1) zoning district. The proposed use residential duplex buildings. David Fox is the applicant. This property is located in Council District 8 (Garrett).

John Renfroe read the staff report for this case.

General Land Use:	Inconsistent 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:	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:	The site shall include a Category A buffer along all property lines bordered by the GC zoning district. The 3 options under Category A are: <ol style="list-style-type: none">1) 5 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet.2) 10 feet with a certain amount of under story trees and 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

Attitude of Property Owners: **Forty-one (41)** 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. No one responded. Chairperson Mason requested the applicant come forward to present his case.

David Fox, 902 Cooper Avenue. Representing Neighborworks Columbus LLC. Our request is to rezone the property so we can build 2 1-bedroom, 1-bathroom duplexes. This is for senior housing. Low income. Rezoned and built in the past this same concept.

Chairperson Mason asked the commissioners if they have any questions in regards to the case. No one responded. Commissioner Kinner made a motion to approve the case. Commissioner Davis seconded the motion. The case was approved unanimously.

OLD BUSINESS: N/A

NEW BUSINESS: N/A

ADJOURNMENT: 9:19 a.m.

Kathleen Mason, Chairperson

John Renfroe, Principal Planner