



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, May 02, 2018 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

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

Staff Members: John Renfroe, Principal Planner

Commissioners Absent: None

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 April 04, 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-03-18-0424: A request to rezone 9.30 acres of land located at 3812 Cusseta Road, Parcel # 064-029-001. Current zoning is GC (General Commercial) zoning district. Proposed zoning is LMI (Light Manufacturing / Industrial) zoning district. The proposed use warehousing & distribution. John Anker is the applicant. This property is located in Council District 3 (Huff).

John Renfroe read the staff report for this case.

General Land Use:	Inconsistent Planning Area C
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Public / Institutional

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 C buffer along all property lines bordered by the GC zoning district. The 3 options under Category C are: <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.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
Attitude of Property Owners:	Forty-eight (48) 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:	Fort Benning Road is currently being streetscaped.

Chairperson Mason asked the commissioners if they have any questions in regards to the case. Commissioner Reese asked if John Renfro could expound on the reasoning for switching from GC to LMI, what can he do in LMI that he couldn't do in GC? John Renfro responded that John Anker is trying to bring his property into compliance. When he originally purchased the property he took over from the old Plymart and he

assumed that the zoning was in order for his business. It is also for warehousing and distribution which is what he is currently doing. Commissioner Reese, so we have no issues with the change in zoning? John Renfroe responded no. Chairperson Mason asked if there were any more questions from the Commissioners.

Chairperson Mason requested that the applicant come forward to present his case. John Anker, 3812 Cusseta Road is the property in question. When I bought it I thought it was warehousing, Plymart brought in truckloads of lumber, did some light assembly and then shipped it out. I thought my business would be classified as the same thing so I brought in my equipment and racks. After I paid my occupation taxes, I couldn't get a CO because the zoning was incorrect for my use. I am trying to come back into compliance properly. I am using the building the same way it was built 15 years ago.

Chairperson Mason asked the commissioners if they had any questions for the applicant. Commissioner Bollinger what are the days and hours of operations? John Anker responded, currently most of the work is done across the street at our other facility. We use this current piece of property mostly for warehousing, trucks will enter and leave during working hours. One truck a day may come in and out. Hours of operation are 7:00am to 3:30pm.

Commissioner Reese has a follow up question for the applicant. Will there be any type of buffer required from John Anker to buffer his property from the school being built right behind his property? And second, a follow up question for the planning staff, does the staff have any comments on the future land use, it is currently designated as educational/institutional, what is the plan for that? John Renfroe responded to answer your first question, there will be a buffer required. As far as the educational part of it, I will forward that over to John Anker to let him explain.

John Anker elaborated that he already has a nice buffer behind him and the school, the school is going to come in and on their property create an even better buffer. Superintendent David Lewis and another leader approached him about creating a program together between a private enterprise and the school teaching high risk kids 4 hours at work and then 4 hours at school to teach them some new disciplines. Commissioner Reese thanked John Anker for evening discussing this topic. Chairperson Mason agrees with Commissioner Reese.

Chairperson Mason asked the commissioners if they had any other questions for the applicant. Commissioner Davis asked John Anker what are the odds of John Anker doing a little more debris clean up to make the property next to his look better for the neighborhood? John Anker responded that 2 properties are what he is thinking of, both need some TLC on his part but he has paid for 1 of the properties to be cleared. When funds are available he will work on the 2nd property. I want it to look good.

Chairperson Mason asked if anyone in the audience would like to speak for against this

case. No one in the audience.

Chairperson Mason asked for discussion and a motion. Commissioner Greenblatt made a motion to approve the case. Commissioner King seconded the motion. The case was approved unanimously.

OLD BUSINESS: N/A

NEW BUSINESS: N/A

ADJOURNMENT: 9:13 a.m.

Kathleen Mason, Chairperson

John Renfroe, Principal Planner