

**Minutes from a Public Meeting of the  
Columbus Planning Commission**

October 9, 2023 \* 5:00 P.M.  
City Hall Upstairs Courtroom

**Members Present**

Chuck Bigelow  
Quinn Brislin  
Jarvis Fenster  
Quincy Harris  
MacArthur Inge  
Wythe Rhett  
Melissa Smith  
Kevin Stafford

**Members Absent**

Evelyn Vidrine

**Staff Present**

Kenneth Wiegel  
Cynde Stevens

Chairman Kevin Stafford called the meeting to order.

A motion was made by Quinn Brislin to approve the minutes of September 11, 2023 as submitted and seconded by MacArthur Inge. The remaining members voted unanimously to approve the minutes.

**Public Hearing**

**1. Rezoning Docket 23-01**

**Owner: Smith Property Group LLC**  
**Location: 614 Oak Street**  
**Zoning District: R-1 Single Family Residential**  
**Tax Parcel: 61W13-01-03300**

***Request: Rezone parcel from R-1 to R-3 Multi Family Residential***

*Presenter: Geraldine Smith*  
*Interested parties: None present*

Discussion: Mrs. Smith stated this was a vibrant community in the 1970s but has deteriorated since then. She and her son would like to create a real estate investment company for the benefit of current and future generations and build affordable rental housing on the parcel in the form of a duplex or triplex.

Mr. Wiegel stated no comments or objections had been received from the notices sent to the property owners within the required radius.

After discussion, Chairman Stafford called for a motion. MacArthur Inge made a motion to approve the request as submitted and Chuck Bigelow seconded. All members in attendance unanimously recommended approval of the request.

**Commission Findings:**

- *There is a change in the character of the neighborhood*
- *There is a public need*

- *The adjacent property to the south is zoned R-3 at present*
- *No objections by the owners in the vicinity were received*

## **2. Permitted Use P/U 23-08**

**Owner: Christ Covenant Church**  
**Location: 1123 College Street**  
**Zoning District: R-3 Multi Family Residential**  
**Tax Parcel: 61W10-02-02100**

***Request: Allow professional office in R-3 Multi Family Residential***

*Presenter: Don West*

*Interested parties: Bob Herron and Josh Hartley*

Discussion: Mr. West stated this building was formerly a parsonage for the church and is proposed to be sold to Mr. Hartley; however, the detached garage in the rear will not be included in the sale. Mr. Hartley is a financial advisor and would like to move his office to this location. He would build a better handicap ramp in the rear and have daytime office hours. The office is staffed by two people and there will be no heavy business impact to the community. There is some street parking and available space in the rear for parking.

Mr. Wiegel stated no comments or objections had been received from the notices sent to the property owners within the required radius.

After discussion, Chairman Stafford called for a motion. Wythe Rhett made a motion to approve the request as submitted and Quincy Harris seconded. Melissa Smith recommended denial and the remaining members recommended approval. The recommendation to approve passed 7:1.

## **Other Business**

It was discussed that in a previous edition of the Columbus Code, effective February 1, 1973, that a professional office in the R-3 district was allowed after Planning Commission review and recommendation and approval by the City Council. This item was inadvertently omitted when the Chart of Uses Permitted was created and during subsequent revisions of same.

After discussion, Chairman Stafford called for a motion. Quinn Brislin made a motion to recommend changing the Chart to include a "P" in the R-3 column to indicate a professional office could be allowed with Planning Commission review and recommendation and City Council approval. Chuck Bigelow seconded the motion. Jarvis Fenster, Quincy Harris and Melissa Smith recommended denial and the remaining members recommended approval. The recommendation for approval passed 5:3.

## **Adjournment**

There was no further business and the meeting was adjourned.

## **COLUMBUS PLANNING COMMISSION**

Kevin Stafford, presided

Minutes prepared by C. Stevens