

## MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, November 19, 2025 in the Council Chambers of the Citizen Service Center.

**Commissioners Present:**

Chairperson: Brad Baker

Vice Chairperson:

Commissioners: Rick Stallings, Haley Lyman, Anthony Smith, Gloria Thomas

**Absent:** Michael Ernst, Patrick Steed, Lakshmi Karthik, Zarome Lackey

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

**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 November 5, 2025. No changes or additions by other commissioners. Motion carries, minutes accepted.

**ZONING CASES:**

- 1. REZN-11-25-1962:** A request to rezone 3.01 acres of land located at 100-800 Havenbrook Ct. Current zoning is Light Manufacturing/ Industrial (LMI). Proposed zoning is Residential Office (RO). The proposed use is Multifamily Residential. Harlan Price is the applicant. This property is located in Council District 7.

Morgan Shepard read the staff report.

**Applicant:** Harlan Price

**Owner:** Havenbrook Square Apartments, LLC

**Location:** 100-800 Havenbrook Court

**Parcel:** 040-016-006/7/8/9/010/011/012/013

**Acreage:** 3.01 Acres

<b>Current Zoning Classification:</b>	Light Manufacturing/ Industrial	
<b>Proposed Zoning Classification:</b>	Residential Office	
<b>Current Use of Property:</b>	Multi Family Residential	
<b>Proposed Use of Property:</b>	Multi Family Residential	
<b>General Land Use:</b>	Inconsistent Planning Area D	
<b>Current Land Use Designation:</b>	Multi Family Residential	
<b>Future Land Use Designation:</b>	Light Manufacturing/ Industrial	
<b>Compatible with Existing Land-Uses:</b>	Yes	
<b>Environmental Impacts:</b>	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.	
<b>City Services:</b>	Property is served by all city services.	
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.	
<b>Buffer Requirement:</b>	<p>The site shall include a Category C buffer along all property lines bordered by the LMI zoning district. The 3 options under Category C are:</p> <ol style="list-style-type: none"> <li>1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) 30 feet undisturbed natural buffer.</li> </ol>	
<b>Surrounding Zoning:</b>	<b>North</b>	Residential Multifamily – 1 (RMF1)
	<b>South</b>	Light Manufacturing/ Industrial (LMI)
	<b>East</b>	Light Manufacturing/ Industrial (LMI)
	<b>West</b>	Light Manufacturing/ Industrial (LMI)

**Attitude of Property Owners:**

**Thirty (33)** 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 Multifamily residential, 8 buildings each 2 stories.

**Applicant Presentation:** Harlan Price provided an overview. New ownership has acquired the complex. Only three of the eight buildings are currently occupied. Intent is to renovate all buildings to make them fully habitable again. No change to building footprints or overall density. Upgrades include new HVAC systems (previous window units were inadequate), full code compliance, and general rehabilitation. Will continue to serve the same income level/market segment (affordable/low-income housing). Rezoning required because the property lost grandfathered status; permits cannot proceed without zoning change.

**Public Comments:** None for or against.

**Commission Discussion:** Brief clarifying questions only; no concerns raised.

**Motion:** Approval by Commissioner Stalling. Seconded by Commissioner Thomas. Approved (4-0).

- 2. REZN-11-25-2091:** A request to rezone 46.01 acres of land located at 2055 Old Guard Road. Current zoning is Residential Estate – 1 (RE1). Proposed zoning is Single Family Residential – 4 (SFR4). The proposed use is Single Family Subdivision. Joey White is the applicant. This property is located in Council District 2.

Morgan Shepard read the staff report.

**Applicant:**

Joey White

**Owner:**

Banana Bay LLC

**Location:**

2055 Old Guard Road

**Parcel:**

074-001-008

**Acreage:**

46.01 Acres

**Current Zoning Classification:**

Residential Estates 1

<b>Proposed Zoning Classification:</b>	Single Family Residential 4
<b>Current Use of Property:</b>	Vacant, Undeveloped
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Consistent Planning Area A
<b>Current Land Use Designation:</b>	Vacant
<b>Future Land Use Designation:</b>	Mixed Use
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	The site shall include a Category B buffer along the north property line and a Category A buffer on the west property line.
<b>Fort Moore's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>Surrounding Zoning:</b>	<div> <div>North</div> <div>South</div> <div>East</div> <div>West</div> </div> Residential Estates 1 Residential Office Single Family Residential 4 Residential Multifamily – 1 (RMF1)
<b>Attitude of Property Owners:</b>	<b>Six (6)</b> 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.
<b>Approval</b>	<b>0</b> Responses

0 Responses

**Additional Information:**

159 Single-family lots

**Applicant Presentation:** Joey White accompanied by the Project Engineer. 159 total lots on approximately 46 acres. Typical lot size: 50 ft x 120 ft (6,000 sq ft minimum). Anticipated home sizes: 1,500–2,000 sq ft. All homes will include garages; driveways will provide additional off-street parking. Target sales price range: \$350,000–\$500,000 (depending on final square footage and finishes). Includes required open space areas.

**Commission Questions:** Confirmation of lot dimensions and home sizes. Parking adequacy (garages and driveways) – concern satisfied. Price point and market segment discussed.

**Public Comments:** None for or against

**Motion:** Approval by Commissioner Smith. Seconded by Commissioner Thomas. Approved (4-0).

**NEW BUSINESS:** N/A

**OLD BUSINESS:** N/A

**ADJOURNMENT: 9:13 A.M.**

**RECORDING:** <https://www.youtube.com/watch?v=DYiAuXvcYTc&t=1s>

BR

**Brad Baker, Chairperson**

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**Morgan Shepard, Principal Planner**