



Planning Advisory Commission

October 1, 2025

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, October 1, 2025 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Brad Baker

Vice Chairperson: Michael Ernst

Commissioners: Rick Stallings, Haley Lyman, Anthony Smith, Zarome Lackey

Absent: Gloria Thomas, Patrick Steed, Lakshmi Karthik

Staff Members: Morgan Shepard, Principal Planner

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 September 3, 2025. No changes or additions by other commissioners. Motion carries, minutes accepted.

ZONING CASES:

1. **EXCP-09-25-1728:** A request for A Special Exception Use of 31.77 acres of land located at 1650 Hubbard Road. Current zoning is Residential Estates – 1 (RE1). The proposed use is a Resource Conservation Subdivision. Edgar Hughston Builder, Inc is the applicant. This property is located in Council District 2 (Davis).

Morgan Shepard read the staff report.

Edgar Hughston Builder, Inc has submitted an application for the Special Exception Use cited above. The property is located in a Residential Estate – 1 (RE1) zoning district. The site for the proposed Conservation Subdivision is located at 1650 Hubbard Road. The purpose of the Special Exception Use is to allow for the operation of a Resource Conservation Subdivision located within the Residential Estate – 1 (RE1) zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Hubbard Road will provide adequate free flow movement.

(2) Traffic and Pedestrian Safety : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, utilities, police, and fire protection are adequate.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The property is surrounded by Single Family Residential use. Noise, light, flare and odor should be limited due to the nature of the use.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

N/A

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?

The maximum height and lot coverage are consistent with the surrounding zoning regulations.

Council District: District 2 (Davis)

Additional Information: 30 single family residential parcels proposed.

Applicant Presentation: Tyler Finley (Houston Homes, 6053 Veterans Parkway, Suite 300) and Brandon Bolt (Bolt Engineering, 400 Second Avenue, Local 364) provided details. The plan mimics the adjacent Heer Horn Farms, offering 62% raw open space, buffers (30-50 feet along Hubbard Road, 480 feet west, 80 feet east, 80-400 feet south), and density/lot yield equivalent to standard RE1 (no extra lots). Minimum lot size: 13,000 square feet.

Public Input: No speakers for or against.

Commission Discussion: Commissioners inquired about lot sizes (confirmed as similar to RE1, around half-acre or third-acre equivalents).

Motion: Commissioner Ernst moved to recommend approval the special exception use, Commissioner Lackey seconded.

Vote: Unanimous (5-0)

- 2. REZN-07-25-1260:** A request to rezone 21.70 acres of land located at 8828 Veterans Parkway. Current zoning is Planned Unit Development (PUD). Proposed zoning Planned Unit Development (PUD) with conditoin change. The proposed use is Single and Multifamily Residential Development. Tiger Creek Development is the applicant. This property is located in Council District 6 (Allen).

Morgan Shepard read the staff report.

Applicant:	Tiger Creek Development, Inc
Owner:	Tiger Creek Development, Inc
Location:	8828 Veterans Parkway & 4885 Charleston Way
Parcel:	079-002-002A/3/7/8..cont'd..
Acreage:	21.70 Acres
Current Zoning Classification:	Planned Unit Development
Proposed Zoning Classification:	Planned Unit Development
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family & Multifamily Residential
General Land Use:	Inconsistent Planning Area A
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Mixed Use
Compatible with Existing Land-Uses:	Yes (Proposed Single Family Parcel only)
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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for

residential usage.

Traffic Impact:

The proposed development of 50 single-family houses and 80 townhomes at 8828 Veterans Parkway and 4885 Charleston Way will generate approximately 1,048 daily trips, with 79 AM peak and 99 PM peak trips.

The impact on Veterans Parkway is minimal (4.2% increase), maintaining LOS C. Charleston Way will experience a significant increase (38.4%), potentially degrading LOS to B, which remains acceptable but warrants mitigation.

Buffer Requirement:

Per PUD Ordinance

Surrounding Zoning:

North
South
East
West

Residential Estate - 1
Planned Unit Development
Planned Unit Development
Residential Estate - 1

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 several calls and/or emails regarding the rezoning and a petition.

Approval
Opposition

0 Responses
102 Responses

Additional Information:

Modify approved PUD Site Plan:

- Single Family Residential lots on 11.49 acres consistent with SFR2, approximately 16 lots with access from Sullivans Drive.
- Multifamily townhomes with access from Charleston Way on 18.10 acres, approximately 83 townhomes consistent with RMF1.

Applicant Presentation: Dave Ericson (Tiger Creek Development, 4 Bradley Park Court) explained the request. Emphasized PUD's flexibility for diverse character, green space, and amenities. Not increasing overall density but reallocating: larger single-family lots in Plat A (targeting 3,000-3,400 sq ft homes, priced high \$400s to low \$500s) and townhomes in Plat B (reduced from 83 to 78 units; upscale/luxury with two-car garages, overflow parking; maintenance-provided with common sprinklers and landscaping). Plat B to follow RMF1 standards within PUD. Additional features: 100-foot open space buffer under power easement

separating sections; no amenities in open space per community consensus. Addressed changing economics, housing affordability, and consistency with comprehensive plan. Noted consultations with neighbors, resulting in modifications. Traffic: Subdivision designed for 5,000 daily trips; townhomes generate ~25% less traffic than single-family (6.5 vs. 8.5-9 trips/unit). Veterans Parkway widening to four lanes with turn lanes. Connectivity via Oriana Street to The Promenades. Proposed conditions: Extend fence along north boundary of Plat A by 200 feet; separate HOA subset for Plat B maintenance; optional speed table on Charleston Way (subject to engineering approval).

Public Input (Opposition):

- **Ben Sorrel (8647 Blackman Road):** Family owns adjacent 11-acre RE1 property. Noted 11-year history; original 2014 approval for ~40 single-family homes in Plat B after heated discussions. Opposed doubling density to 78-83 units, citing increased noise, traffic, congestion. Argued developer delayed Phase 3 start until 2020 (post-COVID), changing economics shouldn't override good-faith agreements.
- **Henry Lee Holloway (5112 Sumpter Court; HOA board member):** Original owner since 2021; chose area for single-family homes, community diversity, safety. Developer initially marketed as single-family; recent visit omitted townhome details until end. Petition gathered due to concerns over home values, equity, fairness. Emphasized opposition from Charleston Place, The Promenades, and Blackman Road. Not against development but broken promises; urged denial to protect cohesion and trust.
- **Steve Dunn (8828 Sullivan's Drive; HOA President):** Emphasized foundation as single-family homes per zoning and covenants. Opposed as departure from character/density. Beyond metrics, it's about trust in plans. As real estate professional, understood economics but argued not residents' burden. Sets dangerous precedent; urged denial to honor original plan.

Applicant Rebuttal: Dave Ericson clarified speed tables optional and subject to engineering. Addressed delays due to external events; economics necessitate changes for affordability (e.g., can't replicate 2020-2021 homes at 3% rates). Townhomes allow high-quality product at consistent price points (~\$330-360k), protecting values vs. smaller/cheaper single-family alternatives. Challenged claims of value drops from new construction. Emphasized mission for community needs, not just profit.

Motion: Commissioner Stallings commissioner moved to deny the request due to inconsistency with current land use, Commissioner Lackey seconded.

Vote: Unanimous (5-0)

NEW BUSINESS: N/A

OLD BUSINESS: N/A

ADJOURNMENT: 9:51 A.M.

RECORDING: <https://www.youtube.com/watch?v=LEM77mYwXG4>



Brad Baker, Chairperson



Morgan Shepard, Principal Planner