



## Planning Advisory Commission

December 3, 2025

# MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, December 3, 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, Gloria Thomas, Patrick Steed, Zarome Lackey

**Absent:** 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 November 19, 2025. No changes or additions by other commissioners. Motion carries, minutes accepted.

### ZONING CASES:

- 1. REZN-11-25-2127:** A request to rezone 2.17 acres of land located at 6213 and 6221 Macon Road. Current zoning is Neighborhood Commercial (NC). Proposed zoning General Commercial (GC). The proposed use is Commercial flex space. Ernest Smallman IV is the applicant. This property is located in Council District 5.

Morgan Shepard read the staff report.

**Applicant:** Ernest Smallman IV  
**Owner:** Foskey Properties LLC & Foskey Family Holding LLP  
**Location:** 6213 & 6221 Macon Road  
**Parcel:** 011-008-005/4

<b>Acreage:</b>	0.92/1.25 Acres
<b>Current Zoning Classification:</b>	Neighborhood Commercial
<b>Proposed Zoning Classification:</b>	General Commercial
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Commercial flex space
<b>General Land Use:</b>	Consistent Planning Area B
<b>Current Land Use Designation:</b>	Vacant/Undeveloped
<b>Future Land Use Designation:</b>	General Commercial
<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 commercial usage.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	<p>The site shall include a Category C buffer along all property lines bordered by the SFR2 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>Fort Moore's Recommendation:</b>	N/A

**DRI Recommendation:** N/A

<b>Surrounding Zoning:</b>	<b>North</b>	Single Family Residential 2 (SFR2)
	<b>South</b>	Neighborhood Commercial (NC)
	<b>East</b>	General Commercial (GC)
	<b>West</b>	Neighborhood Commercial (NC)

**Attitude of Property Owners:** **Ninety-Seven (97)** 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 Responses</b>
<b>Opposition</b>	<b>0 Responses</b>

**Applicant Presentation:** Ernie Smallman discussed the request.

**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 (6-0). Commissioner Stallings recused himself from the vote.

2. **REZN-11-25-2173:** A request to rezone 0.34 acres of land located at 3233 6th Avenue. Current zoning is Residential Multifamily 2 (RMF2). Proposed zoning Residential Multifamily 1 (RMF1) with conditions. The proposed use is Single-family Residential. Truth Springs is the applicant. This property is located in Council District 8.

Morgan Shepard read the staff report.

<b>Applicant:</b>	Truth Spring
<b>Owner:</b>	Truth Spring Inc and Truth Spring Real Estate LLC
<b>Location:</b>	3233 6th Avenue
<b>Parcel:</b>	014-018-028
<b>Acreage:</b>	0.34 Acres
<b>Current Zoning Classification:</b>	Residential Multifamily – 2

<b>Proposed Zoning Classification:</b>	Residential Multifamily – 1	
<b>Proposed Conditions:</b>	1. Minimum lot size of 3,000 sq ft 2. Minimum lot width of 20 feet	
<b>Current Use of Property:</b>	Single Family Residential	
<b>Proposed Use of Property:</b>	Single Family Residential	
<b>General Land Use:</b>	Consistent Planning Area F	
<b>Current Land Use Designation:</b>	Single Family Residential	
<b>Future Land Use Designation:</b>	Single Family Residential	
<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>Surrounding Zoning:</b>	<b>North</b> <b>South</b> <b>East</b> <b>West</b>	Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2) Residential Multifamily – 1 (RMF1)
<b>Attitude of Property Owners:</b>	<b>Forty-Eight (48)</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 Responses</b>
	<b>Opposition</b>	<b>0 Responses</b>
<b>Additional Information:</b>	4 single family homes built on one lot. The parcel will be divided into 4 lots, one for each existing house.	

**Applicant Presentation:** Carrie Strickland provided an overview of the request. She described the existing conditions and the work being done on 6<sup>th</sup> Avenue by Truth Springs.

**Commission Questions:** None

**Public Comments:** None for or against

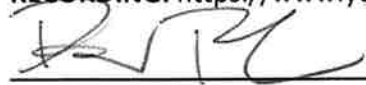
**Motion:** Approval by Commissioner Smith. Seconded by Commissioner Thomas. Approved (7-0).

**NEW BUSINESS:** N/A

**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:08 A.M.

**RECORDING:** <https://www.youtube.com/watch?v=u4mNpthCaWc&t=1s>



Brad Baker, Chairperson



Morgan Shepard, Principal Planner