



## Planning Advisory Commission

November 5, 2025

# MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, November 5, 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, Gloria Thomas, Patrick Steed, Lakshmi Karthik

### **Absent:**

**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 October 1, 2025. No changes or additions by other commissioners. Motion carries, minutes accepted.

### **ZONING CASES:**

- REZN-10-25-1930:** A request to rezone 0.26 acres of land located at 2047 Cusseta Road. Current zoning is Residential Multifamily 2 (RMF2). Proposed zoning is Neighborhood Commercial (NC). The proposed use is Laundromat/Retail. Jonathan Hunt is the applicant. This property is located in Council District 7.

Morgan Shepard read the staff report.

**Applicant:** Jonathan Hunt

**Owner:** Sawan Shah

**Location:** 2047 Cusseta Road

**Parcel:** 041-003-003

**Acreage:** 0.26 Acres

<b>Current Zoning Classification:</b>	Residential Multifamily – 2
<b>Proposed Zoning Classification:</b>	Neighborhood Commercial
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Laundromat with Retail
<b>General Land Use:</b>	Inconsistent Planning Area C
<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>	No
<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>Traffic Impact</b>	The proposed rezoning from RMF2 to NC for a retail laundromat at 2047 Cusseta Road will generate minimal additional traffic (76 daily trips), representing no measurable impact on the existing road network or level of service. Current LOS A conditions will persist, with ample capacity for projected growth.
<b>Buffer Requirement:</b>	The site shall include a Category A buffer along all property lines bordered by the RMF2 zoning district. The 3 options under Category A are: <ol style="list-style-type: none"> <li>1) 5 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> </ol>

3) 20 feet undisturbed natural buffer.

<b>Surrounding Zoning:</b>	<b>North</b>	Residential Multifamily – 2 (RMF2)
	<b>South</b>	Residential Multifamily – 2 (RMF2)
	<b>East</b>	Residential Multifamily – 2 (RMF2)
	<b>West</b>	Residential Multifamily – 2 (RMF2)

<b>Attitude of Property Owners:</b>	<b>Approval</b>	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.
	<b>Opposition</b>	0 Responses

<b>Additional Information:</b>	Existing building with history of commercial use
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**Applicant Presentation:** Jonathan Hunt described a small laundromat in the back and convenience/grocery store (prepackaged goods only) in the front. Petition with 63 signatures submitted (claimed over 200 total). No lottery machines initially planned, but open to COAM machines. Hours: ~7 a.m. to 8 p.m. (Mon-Thu), ~7 a.m. to 10 p.m. (Fri-Sat). Staffed at all times.

**Commission Questions:** On food prep (prepackaged only), lottery/COAM machines (limited knowledge), hours, and supervision (always staffed).

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

**Motion:** Approval by Commissioner Ernst. Seconded by Commissioner Thomas. Approved (8-0).

**2. REZN-10-25-1931:** A request to rezone 0.31 acres of land located at 2361 S Lumpkin Road. Current zoning is Neighborhood Commercial (NC). Proposed zoning is General Commercial (GC). The proposed use is Auto Repair. Hardrick Porchia is the applicant. This property is located in Council District 7.

Morgan Shepard read the staff report.

<b>Applicant:</b>	Hardrick Porchia
<b>Owner:</b>	Hardrick Porchia
<b>Location:</b>	2361 South Lumpkin Road
<b>Parcel:</b>	059-053-001
<b>Acreage:</b>	0.31 Acres

<b>Current Zoning Classification:</b>	Neighborhood Commercial
<b>Proposed Zoning Classification:</b>	General Commercial
<b>Current Use of Property:</b>	Vacant Lot
<b>Proposed Use of Property:</b>	Auto Repair
<b>General Land Use:</b>	Consistent Planning Area C
<b>Current Land Use Designation:</b>	Vacant
<b>Future Land Use Designation:</b>	Neighborhood 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.  Access will be permitted only from Wise Street.
<b>Traffic Impact:</b>	The rezoning to GC for a major auto/truck repair facility at 2361 South Lumpkin Road will generate minimal additional traffic (81 daily trips), with no adverse impacts on the existing LOS C or road capacity. The Urban Minor Arterial classification and 4-lane configuration provide ample reserve for the projected 0.7% volume increase.
<b>Buffer Requirement:</b>	The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are:  1) 5 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) 20 feet undisturbed natural buffer.

<b>Surrounding Zoning:</b>	<b>North</b>	Single Family Residential 3
	<b>South</b>	General Commercial
	<b>East</b>	General Commercial
	<b>West</b>	Single Family Residential 3

**Attitude of Property Owners:** **Forty (40)** 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>	0 Responses
<b>Opposition</b>	0 Responses

**Applicant Presentation:** Hardrik Porchia (address: 2361 South Lumpkin Road). Plans: General mechanic repair, used tires, body work. In business since 2010; emphasizes cleanliness, no junk cars/tires stacked. Property to be fully fenced (chain link with barbed wire; mesh inserts in back for visibility block). Metal building planned. No heavy-duty trucks. Purchased property August 27, 2025; rezoning due to misunderstanding with realtor. No competition concerns.

**Commission Questions:** On buffers (required), structure (metal building), fencing (full perimeter, security cameras), purchase status (already owned), land use compatibility (yes, commercial), business description (auto repair encompasses tires/body work), and city ordinances on business density (none for auto shops).

**Public Comments (For):** None.

**Public Comments (Against):**

- Patrick Prescott (2831 Bland Street, Oakland Park Association): Opposed due to oversaturation of auto shops (e.g., Rick's shop as eyesore), rodent risks from tires, crime potential. Not personal; supports business but not this type. Questioned discrepancy in signage (tires) vs. paperwork (auto repair).
- Pat Frey (Oakland Park Neighbors Association): Opposed; area already has multiple auto/tire shops within a mile. Need business diversification. Mentioned petition signatures in opposition.
- Juanita Taylor (2364 Patty Avenue): Opposed; property backs her home. Petition presented (signatures not counted on record). Area growing (new daycare, donut shop); auto shop won't uplift community.

**Applicant Response:** U.S. Army veteran; promised no stacked tires/junk cars, clean/best-looking shop in Columbus. Prior locations (e.g., Fort Benning Road, Victory Drive) maintained

well.

**Motion:** Approval by Commissioner Stallings. Seconded by Commissioner Steed. Vote: 4 in favor, 4 opposed. Chairman Baker broke tie in favor, citing compatibility with land use. Approved (5-4).

**3. REZN-10-25-1941:** A request to rezone 3.85 acres of land located at 4454 Warm Springs Road. Current zoning is General Commercial (GC). Proposed zoning is Light Manufacturing/Industrial (LMI). The proposed use is Warehouse/Light Manufacturing. Harlan Price is the applicant. This property is located in Council District 5.

Morgan Shepard read the staff report.

<b>Applicant:</b>	Harlan Price
<b>Owner:</b>	4454 Warm Springs Road, LLC
<b>Location:</b>	4454 Warm Springs Road
<b>Parcel:</b>	083-028-031
<b>Acreage:</b>	3.85 Acres
<b>Current Zoning Classification:</b>	General Commercial
<b>Proposed Zoning Classification:</b>	Light Manufacturing/ Industrial
<b>Current Use of Property:</b>	Commercial
<b>Proposed Use of Property:</b>	Warehouse Space and Light Manufacturing
<b>General Land Use:</b>	Consistent Planning Area E
<b>Current Land Use Designation:</b>	General Commercial
<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 industrial usage.								
<b>Traffic Impact:</b>	The proposed rezoning to LMI for Distribution & Warehousing at 4454 Warm Springs Road poses negligible traffic impacts on the existing minor arterial network. Trip generation increases are modest, preserving LOS B/C operations and aligning with Columbus Consolidated Government's 2045 Metropolitan Transportation Plan priorities for industrial corridor efficiency.								
<b>Buffer Requirement:</b>	<p>The site shall include a Category C buffer along all property lines bordered by the RMF2 zoning district. The 3 options under Category C are:</p> <ol style="list-style-type: none"> <li>1) 5 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) 20 feet undisturbed natural buffer.</li> </ol>								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>General Commercial</td></tr> <tr> <td><b>South</b></td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td><b>East</b></td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td><b>West</b></td><td>Residential Office</td></tr> </table>	<b>North</b>	General Commercial	<b>South</b>	Residential Multifamily – 2 (RMF2)	<b>East</b>	Residential Multifamily – 2 (RMF2)	<b>West</b>	Residential Office
<b>North</b>	General Commercial								
<b>South</b>	Residential Multifamily – 2 (RMF2)								
<b>East</b>	Residential Multifamily – 2 (RMF2)								
<b>West</b>	Residential Office								
<b>Attitude of Property Owners:</b>	<p><b>Ten (10)</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.</p> <table> <tr> <td><b>Approval</b></td><td>0 Responses</td></tr> <tr> <td><b>Opposition</b></td><td>0 Responses</td></tr> </table>	<b>Approval</b>	0 Responses	<b>Opposition</b>	0 Responses				
<b>Approval</b>	0 Responses								
<b>Opposition</b>	0 Responses								
<b>Additional Information:</b>	Existing building with parking and driveway								
<b>Applicant Presentation:</b>	Harland Price (architect; addresses: 241 Tiger Way personal, 126 First Avenue business). No changes to structures; needed for new tenants requiring LMI (current tenants flexible).								

**Commission Questions:** None.

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

**Motion:** Approval by Commissioner Karthik. Seconded by Commissioner Steed. Approved (8-0).

**4. REZN-10-25-2709:** A request for a Text Amendment to the Unified Development Ordinance. The proposed amendments are to Section 9.3.3.B, Table 2.2.2, and Table 2.3.2, Section 3.2.30.1, and Section 13.1.1. Columbus Consolidated Government is the applicant.

Will Johnson read the staff report.

**Staff Report:**

- Remove building spacing rhythm in BHA (shift to Board of Zoning Appeals to reduce variances).
- Amend Table 2.2.2: Reduce single-family setbacks (front: 20→10 ft; side: 10→5 ft; side corner: 20→10 ft) for historic districts.
- Amend Table 3.2.2/Section 3.2.30.1: Allow single-family dwellings in UPT/High Uptown (e.g., for Liberty District).
- Add carriage houses to RMF1/RMF2/RO (as part of multifamily complexes; definition added).

**Commission Questions:** None.

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

**Motion:** Approval (all amendments as one) by Commissioner Steed. Seconded by Commissioner Thomas. Approved (8-0).

**NEW BUSINESS:** N/A

**OLD BUSINESS:** N/A

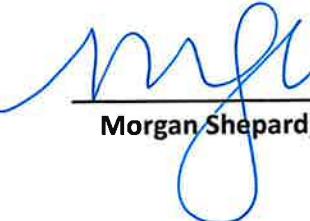
**ADJOURNMENT:** 9:31 A.M.

**RECORDING:** <https://www.youtube.com/watch?v=RCOdPPT0ezY>



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Brad Baker, Chairperson



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Morgan Shepard, Principal Planner