



Planning Advisory Commission

May 6, 2026

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, May 6, 2026, in the Council Chambers at Citizen Service Center.

Commissioners Present:

Chairperson: Brad Baker
Vice Chairperson: Michael Ernst
Commissioners: Lakshmi Karthik, Anthony Smith, Haley Lyman, Rick Stallings
Absent: Zarome Lackey, Patrick Steed, Gloria Thomas
Staff Members: John Renfroe, Assistant Director
Will Johnson, 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: April 15, 2026

ZONING CASES:

- 1. REZN-03-26-2458:** A request to rezone 0.53 acres of land located at 2458 and 2464 Martha's Loop. Current zoning is Residential Multifamily - 2. Proposed zoning is Single Family Residential 4. The proposed use is Single Family Lots. Divine Investment LLC is the applicant. This property is located in Council District 1.

Morgan Shepard read the staff report.

Applicant:	Divine Investment LLC
Owner:	Divine Investment LLC
Location:	2458 & 2464 Martha's Loop
Parcel:	085-054-017A/026
Acreage:	0.30/0.23 Acres
Current Zoning Classification:	Residential Multifamily - 2

Proposed Zoning Classification:	Single Family Residential - 4								
Current Use of Property:	Single Family Residential								
Proposed Use of Property:	Single Family Residential								
General Land Use:	Consistent Planning Area E								
Current Land Use Designation:	Vacant								
Future Land Use Designation:	Single Family Residential								
Compatible with Existing Land-Uses:	Yes								
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.								
School Impact:	N/A								
Buffer Requirement:	N/A								
Fort Moore's Recommendation:	N/A								
DRI Recommendation:	N/A								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Single Family Residential 2</td></tr> <tr> <td>South</td><td>Single Family Residential 2</td></tr> <tr> <td>East</td><td>Single Family Residential 2</td></tr> <tr> <td>West</td><td>Residential Office</td></tr> </table>	North	Single Family Residential 2	South	Single Family Residential 2	East	Single Family Residential 2	West	Residential Office
North	Single Family Residential 2								
South	Single Family Residential 2								
East	Single Family Residential 2								
West	Residential Office								
Attitude of Property Owners:	Fifteen (15) 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:

Replat to create three single family lots

Applicant Presentation: Jermaine Morgan, 2464 Marthas Loop, explained his request.

Public Comment:

- **Val McGowan, 6059 Walters Loop**, after clarification stated he was in support of the request.

Motion: Commissioner Stallings made a motion to Approve. The motion was seconded by Commissioner Smith. Approved with a 5-0 vote.

2. **REZN-04-26-0737:** A request to rezone 0.20 acres of land located at 715 and 723 Apex Road. Current zoning is General Commercial. Proposed zoning is Residential Multifamily 1. The proposed use is Single Family residence. Neighborworks Columbus is the applicant. This property is located in Council District 8.

Morgan Shepard read the staff report.

Applicant:	Columbus Housing Initiative, Inc dba NeighborWorks Columbus
Owner:	Columbus Housing Initiative, Inc dba NeighborWorks Columbus
Location:	715 & 723 Apex Road
Parcel:	0014-005-004/011
Acreage:	0.11/0.09 Acres
Current Zoning Classification:	General Commercial
Proposed Zoning Classification:	Residential Multifamily – 1
Proposed Conditions:	1. Allow a minimum lot size of 3,500 square feet
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
General Land Use:	Consistent Planning Area F
Current Land Use Designation:	Single Family Residential

Future Land Use Designation:	Single Family Residential	
Compatible with Existing Land-Uses:	Yes	
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.	
School Impact:	N/A	
Buffer Requirement:	The site shall include a Category A buffer along all property lines bordered by the LMI zoning district. The 3 options under Category A 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.	
Fort Moore's Recommendation:	N/A	
DRI Recommendation:	N/A	
Surrounding Zoning:	North South East West	Residential Multifamily – 1 (RMF1) PMUD General Commercial (GC) General Commercial (GC)
Attitude of Property Owners:	Forty Eight 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:

Create single Family residence

Applicant Presentation: Karen Wilson, 345 6th Street, explained the request and described the house that would be built. She stated the home would be priced around \$140,000.

Public Comment:

- **Val McGowan, 6059 Walters Loop**, after clarification of the lot size and surrounding area, stated he was in support of the request.

Motion: Commissioner Lyman made a motion to Approve with the condition. The motion was seconded by Commissioner Ernst. Approved with a 5-0 vote.

3. REZN-04-26-0738: A request to rezone 0.17 acres of land located at 5227 13th Avenue. Current zoning is General Commercial. Proposed zoning is Residential Multifamily 1. The proposed use is Single Family residence. Neighborworks Columbus is the applicant. This property is located in Council District 8.

Morgan Shepard read the staff report.

Applicant:	Columbus Housing Initiative, Inc dba NeighborWorks Columbus
Owner:	Columbus Housing Initiative, Inc dba NeighborWorks Columbus
Location:	5227 13th Avenue
Parcel:	033-011-008
Acreage:	0.17 Acres
Current Zoning Classification:	General Commercial
Proposed Zoning Classification:	Residential Multifamily – 1
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
General Land Use:	Consistent Planning Area F
Current Land Use Designation:	Vacant

Future Land Use Designation:	Single Family Residential	
Compatible with Existing Land-Uses:	Yes	
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.	
School Impact:	N/A	
Buffer Requirement:	The site shall include a Category A buffer along all property lines bordered by the LMI zoning district. The 3 options under Category A 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.	
Surrounding Zoning:	North South East West	Light Manufacturing/ Industrial (LMI) General Commercial General Commercial General Commercial
Attitude of Property Owners:	Twenty Five 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:	Develop single family residence	

Applicant Presentation: Karen Wilson, 345 6th Street, explained the request and described the house that would be built. She stated the home would be priced around \$140,000.

Public Comment: None

Motion: Commissioner Ernst made a motion to Approve. The motion was seconded by Commissioner Stallings. Approved with a 5-0 vote.

4. REZN-04-26-0739: A request to rezone 1.29 acres of land located at 6909 Buena Vista Road Current zoning is Single Family Residential 2. Proposed zoning is General Commercial. The proposed use is Convenience Store with Gas Sales. Frank Walden is the applicant. This property is located in Council District 4.

Morgan Shepard read the staff report.

Applicant:	Frank Walden
Owner:	Kulwaut Singh
Location:	6909 Buena Vista Road
Parcel:	115-008-029
Acreage:	1.29 Acres
Current Zoning Classification:	Single Family Residential -2
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Convenience Store with Gas Sales
General Land Use:	Inconsistent Planning Area E
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Public/Institutional
Compatible with Existing Land-Uses:	No
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 commercial usage.
School Impact:		N/A
Buffer Requirement:		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: 1) 20 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) 30 feet undisturbed natural buffer.
Surrounding Zoning:	North South East West	Single Family Residential 2 General Commercial/ Single Family Residential 2 General Commercial Single Family Residential 2
Attitude of Property Owners:		Fourteen 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:		Replat for a Convenience store with gas sales
Applicant Presentation: Frank Walden, 5093 Grand Jury Ct, explained his intent to rezone 1.29 acres and combine it with the adjacent lot, 1.74 acres to develop as a convenience store with gas sales. There is an attached 1,000 square foot tenant space.		
Public Comment:		Val McGowan, 6059 Walters Loop, stated he is opposed to the proposed rezoning. His concerns include traffic, alcohol, number of convenience stores and the changes this would bring to the area.

- **Tony Webb, 6047 Walters Loop**, the neighbors are opposed to this. Want to keep the property as single family residential. Concerns include; traffic, access, buffers, safety, home value and elderly residents.

Commissioner Discussion: Hours, distance between convenience stores, buffers and clarification of the proposal.

Motion: Commissioner Karthik made a motion to Approve. The motion was seconded by Commissioner Lyman. Approved with a 5-0 vote.

5. REZN-04-26-0956: A request to amend the Unified Development Ordinance (UDO), to add the Mill Redevelopment Zoning District.

Applicant Presentation: Will Johnson summarized the proposal.

Commissioner Discussion: How the boundaries were selected, prohibited businesses, nonconforming uses, height and design review.

Public Comment:

- **Jennifer Collins, 1 Poplar Street**, President of the Bibb Village Neighborhood Association. In favor of the proposal. Concerns over the maximum height of 150 feet. Request design review be required for new construction as well as adaptive reuse.

Motion: Commissioner Ernst made a motion to Approve. The motion was seconded by Commissioner Stallings. Approved with a 5-0 vote.

NEW BUSINESS: Letters mailed to the Commissioners were given to them.

OLD BUSINESS: N/A

ADJOURNMENT: 9:45 A.M.

RECORDING: https://www.youtube.com/watch?v=ORbv8_4LmBA



Brad Baker, Chairperson



Morgan Shepard, Principal Planner