



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, August 20, 2025 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Brad Baker

Vice Chairperson:

Commissioners: Zarome Lackey, Gloria Thomas, Lakshmi Karthik, Rick Stallings

Absent: Michael Ernst, Patrick Steed

Staff Members: John Renfroe, Assistant Planning Director and 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 July 16, 2025. No changes or additions by other commissioners. Motion carries, minutes accepted.

ZONING CASES:

- 1. REZN-06-25-1190:** A request to rezone 0.09 acres of land located at 2506 Riverside Drive. Current zoning is Residential Multifamily – 2 (RMF2). Proposed zoning Residential Multifamily – 1 (RMF1) with conditions. The proposed use is Single Family Residential. Marian Taylor is the applicant. This property is located in Council District 8 (Garrett).

Morgan Shepard read the staff report.

Applicant:	Charly Vazquez
Owner:	Charly Vazquez
Location:	1420 Wynnton Road
Parcel:	026-024-001
Acreage:	1.24 Acres

Current Zoning Classification:		Residential Office
Proposed Zoning Classification:		Single Family Residential - 2
Current Use of Property:		Vacant
Proposed Use of Property:		Single Family Residential
General Land Use:		Consistent Planning Area D
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.
Traffic Impact:		The proposed rezoning from RO to SFR2 for a single-family house at 1420 Wynnton Road will result in a significant reduction in traffic compared to potential office development under the current zoning. The projected trip generation of 9 daily trips and 1 trip per peak hour will have a negligible impact on the existing LOS B of Wynnton Road. The development aligns with the residential character of the surrounding community and is unlikely to exacerbate traffic or congestion issues.
Surrounding Zoning:	North	Residential Office
	South	Single Family Residential – 2
	East	Residential Office
	West	Residential Office

Attitude of Property Owners:

Thirty Five (35) 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 Single Family residence. Property is within the Wynns Hill Overlook Historic District and subject to regulations.

Applicant: Charly Vazquez described his plans to rebuild the house in accordance with the original plans. He will act as the general contractor

Public Comments: Steve Anthony shared his concerns with the feasibility of the rebuild based on his expertise as a home builder. He discussed the history, the damage and that this is a massive undertaking.

Commission Discussion: None

Motion: Commissioner Stallings moved to approve the rezoning as requested. Commissioner Thomas seconded.

Vote: Unanimously approved, 5-0.

NEW BUSINESS: N/A

OLD BUSINESS: N/A

ADJOURNMENT: 9:17 A.M.

RECORDING: https://www.youtube.com/watch?v=B11u_YxHI58



Brad Baker, Chairperson



Morgan Shepard, Principal Planner