



MINUTES

A meeting of the Planning Advisory Commission was held Tuesday, July 16, 2025 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Brad Baker

Vice Chairperson:

Commissioners: Zarome Lackey, Larry Derby, Rick Stallings, Patrick Steed, Gloria Thomas, Lakshmi Karthik

Absent: Michael Ernst

Staff Members: John Renfroe, Assistant Planning Director and 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 May 21, 2025. Chairperson Mason made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

ZONING CASES:

- 1. REZN-03-25-0489:** A request to rezone 2.21 acres of land located at 4389 Weems Road. Current zoning is Single Family Residential – 2 (SFR2) zoning district. Proposed zoning is Residential Multifamily - 1 (RMF1) zoning district. The proposed use is Multifamily Development (24 Townhomes). P & B Holdings, LLC is the applicant. The property is located in Council District 5 (Crabb).

John Renfroe read the staff report.

Applicant: P&B Holdings, LLC

Owner: Am Home Builders, LLC

Location: 4389 Weems Road

Parcel:	082-018-026
Acreage:	2.21 Acres
Current Zoning Classification:	Single Family Residential – 2
Proposed Zoning Classification:	Residential Multifamily – 1
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Multifamily Residential
General Land Use:	Inconsistent Planning Area A
Current Land Use Designation:	Rural Residential
Future Land Use Designation:	Single Family Residential
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 residential usage.
Buffer Requirement:	<p>The site shall include a Category B buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category B are:</p> <ol style="list-style-type: none">1) 15 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	Single Family Residential – 2 (SFR2)
	South	Single Family Residential – 2 (SFR2)
	East	Single Family Residential – 2 (SFR2)
	West	Single Family Residential – 1 (SFR1)

Attitude of Property Owners: **Thirty-Seven (37)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received three calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	3 Responses

Additional Information: 24 Townhomes proposed

Applicant: Reduced to 18 units; agreed to 8-ft fence and no Section 8 housing; rents \$1,400–\$1,600 for 2-bed/2.5-bath.

Public Comments:

- For: None.
- Against: Multiple speakers (Ricky Jones, Mike Rich, Barbara, Tim Martinez, Mary McBride) cited watershed protection, traffic, privacy, runoff, crime, property values, and opposition to density; referenced past assurances land was undevelopable.

Commission Discussion: Confirmed no gating decided; addressed water concerns with detention pond; noted reduction from 24 units and neighbor meetings.

Motion: Deny (incompatible with existing uses) made by Commissioner Stallings. Commissioner Steed Seconded.

Vote: Unanimous denial 6-0. (Case may proceed to City Council.)

2. REZN-05-25-1002: A request to rezone 0.20 acres of land located at 4306 3rd Avenue. Current zoning is Light Manufacturing / Industrial (LMI) zoning district. Proposed zoning is Residential Multifamily – 1 (RMF1) zoning district. The proposed use is Residential. Jeff Holloway is the applicant. The property is located in Council District 8 (Garrett).

John Renfro read the staff report.

Applicant: Jeff Holloway

Owner:	Impecunious Investors, LLC
Location:	4306 3rd Avenue
Parcel:	013-001-031
Acreage:	0.20 Acres
Current Zoning Classification:	Light Manufacturing / Industrial (LMI)
Proposed Zoning Classification:	RMF1 (Residential Multifamily 1) with conditions: 1) Front setback reduced to 5'.
Current Use of Property:	Residential
Proposed Use of Property:	Residential
General Land Use:	Consistent Planning Area 8 (Garrett)
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 Impact:	Average Annual Daily Trips (AADT) will increase by 0 trips if used for residential use. The Level of Service (LOS) will remain at level A.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Buffer Requirement:	The site shall include a Category A buffer along all property lines bordered by the RMF1 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	Light Manufacturing / Industrial (LMI)
South	Light Manufacturing / Industrial (LMI)
East	Light Manufacturing / Industrial (LMI)
West	Residential Multifamily 2 (RMF2)

Attitude of Property Owners: **Thirty (30)** 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

Applicant: Owned since 2012 as single-family rental; believes LMI zoning was erroneous; renovations complete.

Public Comments: None.

Motion: Motion to Approve by Commissioner Karthik. Seconded by Commissioner Thomas.

Vote: Unanimous approval, 6-0.

3. **REZN-05-25-1001:** A request to rezone 0.20 acres of land located at 2112 11th Avenue. Current zoning is General Commercial (GC) zoning district. Proposed zoning is Residential Multifamily – 1 (RMF1) zoning district. The proposed use is Single Family Residential. Plex Capital Investors, LLC is the applicant. The property is located in Council District 7 (Cogle).

John Renfroe read the staff report.

Applicant:	Plex Capital Investors, LLC
Owner:	Same
Location:	2112 11th Avenue
Parcel:	028-023-010
Acreage:	0.20 Acres

Current Zoning Classification:		GC (General Commercial)
Proposed Zoning Classification:		RMF1 (Residential Multifamily 1)
Current Use of Property:		Vacant
Proposed Use of Property:		Residential
General Land Use:		Inconsistent Planning Area 7 (Cogle)
Current Land Use Designation:		Single Family Residential
Future Land Use Designation:		Office/Professional
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 Impact:		Average Annual Daily Trips (AADT) will decrease to 11 trips from 54 trips if used for Residential use. The Level of Service (LOS) will remain at level A.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Buffer Requirement:		The site shall include a Category A buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category A are: <ul style="list-style-type: none"> 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	General Commercial (GC)
	South	Residential Mutlifamily 1 (RMF1)
	East	General Commercial (GC)
	West	Residential Office (RO)

Attitude of Property Owners: **Thirty (30)** 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

Applicant **(Austin Gibson):** Zoned GC in 1970s but used as single-family; seeks to align with actual use.

Public Comments: None.

Motion: Motion to Approve by Commissioner Stallings. Seconded by Commissioner Thomas.

Vote: Unanimous approval, 6-0.

- 4. REZN-05-25-0929:** A request to rezone 3.72 acres of land located at 5674 Whittlesey Boulevard. Current zoning is PUD (Planned Unit Development) / General Commercial (GC) zoning district. Proposed zoning is General Commercial (GC) zoning district. The proposed use is lot split for stormwater detention. Sons Mini Real Estate, LLC is the applicant. The property is located in Council District 8 (Garrett).

John Refroe read the staff report.

Applicant: Sons Mini Real Estate, LLC
Owner: SONS Automotive Group
Location: 5674 Whittlesey Blvd
Parcel: 072-016-002
Acreage: 3.72 Acres
Current Zoning Classification: Planned Unit Development (PUD) / General Commercial (GC)
Proposed Zoning Classification: General Commercial (GC)
Current Use of Property: Vacant
Proposed Use of Property: Stormwater Detention Facility

General Land Use:	Consistent Planning Area 8 (Garrett)	
Current Land Use Designation:	Vacant/Undeveloped	
Future Land Use Designation:	General Commercial	
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 commercial usage.	
Surrounding Zoning:	North	General Commercial (GC)
	South	Planned Unit Development (PUD)
	East	Planned Unit Development (PUD)
	West	Planned Unit Development (PUD)
Attitude of Property Owners:	Five (5) 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
Applicant	(Austin Gibson): Part of 50+ acre tract for Suns Chevrolet; separates detention into own lot.	
Public Comments:	None.	
Motion:	Motion to Approve Commissioner Derby. Commissioner Steed Seconded.	
Vote:	Unanimous approval, 6-0.	

5. REZN-05-25-0928: A request to rezone 11.82 acres of land located at 5674 Whittlesey Boulevard. PUD (Planned Unit Development) / General Commercial (GC)

zoning district. Proposed zoning is Residential Office (RO) zoning district. The proposed use is Multifamily Development. Steven Campisi is the applicant. The property is located in Council District 8 (Garrett).

John Refroe read the staff report.

Applicant:	Steven Campisi
Owner:	SONS Automotive Group
Location:	5674 Whittlesey Blvd
Parcel:	072-016-002
Acreage:	11.82 Acres
Current Zoning Classification:	Planned Unit Development (PUD) / General Commercial (GC)
Proposed Zoning Classification:	Residential Office (RO)
Current Use of Property:	Undeveloped
Proposed Use of Property:	Multifamily
General Land Use:	Inconsistent Planning Area 8 (Garrett)
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	General Commercial
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 Impact:	Average Annual Daily Trips (AADT) will increase to 531 trips up from 11 trips if used for Commercial use. The Level of Service (LOS) will remain at level B.

Traffic Engineering: This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

Surrounding Zoning:

North	General Commercial (GC)
South	Planned Unit Development (PUD)
East	Planned Unit Development (PUD)
West	Planned Unit Development (PUD)

Attitude of Property Owners: **Five (5)** 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

Applicant **(Austin Gibson):** Adds to PUD for 88 townhomes + 336 apartments (Class A, market-rate); no access via Oberlin Dr.; rents ~\$1,500 for 2-bed. Developer (Marcus Weedar, Hillpointe LLC) emphasized attainable housing for essential workers.

Public Comments: None.

Motion: Motion to Approve Commissioner Steed. Commissioner Thomas Seconded.

Vote: Unanimous approval.

- 6. REZN-06-25-1133:** A request to rezone 3.29 acres of land located at 3564 Forrest Road. NC (Neighborhood Commercial) / SFR2 (Single Family Residential 2) zoning district. Proposed zoning is SFR2 (Single Family Residential 2) zoning district. The proposed use is Church with School. Charles A Rossi, III is the applicant. The property is located in Council District 1 (Hickey).

John Refroe read the staff report.

Applicant: Charles A Rossi, III
Owner: Edgewood Baptist Church
Location: 3564 Forrest Road
Parcel: 067-018-012 / 067-018-006

Acreage:	3.29 Acres
Current Zoning Classification:	NC (Neighborhood Commercial) / SFR2 (Single Family Residential 2)
Proposed Zoning Classification:	SFR2 (Single Family Residential 2)
Current Use of Property:	Church
Proposed Use of Property:	Church with School
General Land Use:	Consistent Planning Area E
Current Land Use Designation:	Public / Institution
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 Impact:	Average Annual Daily Trips (AADT) will increase to 324 trips from 40 trips if used for Church use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Buffer Requirement:	The site shall include a Category C buffer along all property lines bordered by the NC zoning district. The 3 options under Category A are: <ol style="list-style-type: none"> 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.

8. **REZN-06-25-1135:** A request to rezone 24.20 acres of land located at 0 Cusseta Road. LMI (Light Manufacturing / Industrial) zoning district. Proposed zoning is RMF2 (Residential Multifamily 2) zoning district. The proposed use is Multifamily Apartments. Cussetawood, LLC is the applicant. The property is located in Council District 7 (Cogle).

John Refroe read the staff report.

Applicant:	Cussetawood, LLC
Owner:	Same
Location:	0 Cusseta Road
Parcel:	024-022-002 / 024-022-001
Acreage:	24.20 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	RMF2 (Residential Multifamily 2)
Current Use of Property:	Vacant
Proposed Use of Property:	Multifamily Apartments
General Land Use:	Consistent Planning Area C
Current Land Use Designation:	Vacant / Undeveloped
Future Land Use Designation:	Light Manufacturing / Industrial
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 Impact:	Average Annual Daily Trips (AADT) will decrease to 856 trips from 3472 trips if used for commercial

use. The Level of Service (LOS) will remain at level A.

Traffic Engineering:

This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

Buffer Requirement:

The site shall include a Category C buffer along all property lines bordered by the LMI 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

LMI (Light Manufacturing / Industrial)
LMI (Light Manufacturing / Industrial)
LMI (Light Manufacturing / Industrial)
LMI (Light Manufacturing / Industrial)

Attitude of Property Owners:

Twenty-three (23) 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

Applicant

(Scott Hoy): Owned 50 years; low-income tax credit apartments; compatible with nearby housing.

Public Comments:

None explicitly noted.

Motion:

Motion to Approve Commissioner Derby . Commissioner Steed Seconded.

Vote:

5-1, Commissioner Thomas voting against.

9. **REZN-06-25-1136:** A request to rezone 0.96 acres of land located at 1222 5th Avenue. LMI (Light Manufacturing / Industrial) zoning district. Proposed zoning is UPT (Uptown) zoning district. The proposed use is Apartments and Small Offices. Union Station, LLC is the applicant. The property is located in Council District 7 (Cogle).

John Refroe read the staff report.

Applicant:	Union Station, LLC
Owner:	Same
Location:	1222 5 th Avenue
Parcel:	018-010-010
Acreage:	0.96 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	UPT (Uptown)
Current Use of Property:	Vacant
Proposed Use of Property:	Apartments / Small Offices
General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Vacant
Future Land Use Designation:	High Mixed Use
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 Impact:	Average Annual Daily Trips (AADT) will increase to 291 up from 18 trips if used for mixed use use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:	This site shall meet the Codes and regulations of

the Columbus Consolidated Government for commercial usage.

Surrounding Zoning: **North** GC (General Commercial)
 South LMI (Light Manufacturing / Industrial)
 East LMI (Light Manufacturing / Industrial)
 West UPT (Uptown)

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

Public Comments: None.

Motion: Motion to Approve Commissioner Thomas . Commissioner Karthik Secoded.

Vote: Unanimous approval, 6-0.

10. EXCP-06-25-1138: A request for a Special Exception Use for 32.00 acres of land located at 7701 River Road. Current zoning is RE1 (Residential Estate 1) zoning district. The proposed use is to allow Places of Worship, 250 or more seat in the RE1 (Residential Estate 1) zoning district. Church of the Highlands is the applicant. The property is located in Council District 2 (David).

John Refroe read the staff report.

Church of the Highlands has submitted an application for the Special Exception Use cited above. The property is located in a RE1 (Residential Estate 1) zoning district. The site for the proposed Places of Worship, 250 or more seat located at 7701 River Road. The purpose of the Special Exception Use is to allow for the operation of a Places of Worship, 250 or more seat located within the RE1 (Residential Estate 1) 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?

River Road is an undivided arterial. It 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 SFR2. Noise, light, flare and odor should be limited due to the nature of the structure.

(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?

The hours of operation for this use will not have an adverse impact on the neighboring properties in the area.

(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?

This structures height, size and location should match the uses found in other RE1 (Residential Estate 1) properties.

Council District: District 2 (Davis)

Twenty-five (25) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

Public Comments: None.

Motion: Motion to Approve Commissioner Thomas . Commissioner Karthik Seconded.

Vote: Unanimous approval, 6-0.

11. REZN-06-25-1179: A request to rezone 143.90 acres of land located at 9101 Macon Road. PMUD (Planned Mixed Used Development) zoning district. Proposed zoning PMUD (Planned Mixed Used Development) with conditions zoning district. The proposed use is Mixed Use. Midland Downs Development is the applicant. The property is located in Council District 6 (Allen).

John Refroe read the staff report.

Applicant:	Midland Downs Development
Owner:	Same
Location:	9101 Maco Road
Parcel:	131-001-038 / 128-017-017 / 131-001-024
Acreage:	143.90 Acres
Current Zoning Classification:	PMUD (Planned Mixed Use Development)
Proposed Zoning Classification:	PMUD (Planned Mixed Use Development) with conditions: 1) Increase multifamily density
Current Use of Property:	Mixed Use
Proposed Use of Property:	Mixed Use
General Land Use:	Consistent Planning Area B
Current Land Use Designation:	Mixed Use
Future Land Use Designation:	Mixed Use
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 Impact:	Average Annual Daily Trips (AADT) will increase to 3395 trips up from 2341 trips if used for mixed use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

Surrounding Zoning: **North** HMI (Heavy Manufacturing / Industrial)
 South RE1 (Residential Estate 1)
 East GC (General Commercial)
 West PMUD (Planned Mixed Used Development)

Attitude of Property Owners: **Fifty-one (51)** 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

Staff Report: Consistent; increases trips (Level B); no school impact; 51 owners notified, 3 calls (concerns re: traffic, schools, density); online petition with ~398 signatures against.

Applicant **(Austin Gibson/Philip Theer):** Increases from 214 to 342 units (market-rate, gated, 2-3 stories); donates 12 acres green space; maintains buffers; neighborhood meeting scheduled July 22 at Salmon Road Rec Center.

Public Comments:
For: None.

Against: **Multiple speakers (e.g., Mallorie Faxo, Carmen Vasquez, Jessica Carden, Chris Osborne, Daniel Walker, Shenikua Musa, Eddie Stalworth, spouse, Danny Ervinia)** cited traffic, schools overcrowding, drainage/runoff, wildlife/privacy, crime, buffers, property values; requested tabling until after meeting; petition with 361 signatures; concerns re: notification, developer transparency.

Commission Discussion: Confirmed prior 2011 approval for 214 units; buffers unchanged; no wildlife studies by planning; stormwater managed by engineering.

Motion: Motion to Approve Commissioner Steed . Commissioner Stallings Seconded.

Vote: Approved (opposition noted; vote count not specified).

NEW BUSINESS: N/A

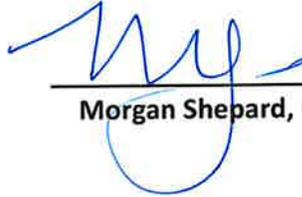
OLD BUSINESS: N/A

ADJOURNMENT: 11:21 A.M.

RECORDING: Planning Advisory Community Meeting 07-16-2025 - YouTube



Brad Baker, Chairperson



Morgan Shepard, Principal Planner