



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, February 18, 2026, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Brad Baker

Vice Chairperson:

Commissioners: Haley Lyman, Gloria Thomas, Zarome Lackey, Lakshmi Karthik

Absent: Michael Ernst, Patrick Steed, Anthony Smith, Rick Stallings

Staff Members: Morgan Shepard, Principal Planner
John Renfroe, Assistant Director

CALL TO ORDER: Chairperson Baker called the meeting to order at 9:05 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 January 7, 2026. No changes or additions by other commissioners. Motion carries, minutes accepted.

ZONING CASES:

- 1. REZN-12-25-2295:** A request to rezone 49.27 acres of land located at 2045 Old Guard Road. Current zoning is Single Family Residential 4 (SFR4). Proposed zoning is Single Family Residential 4 (SFR4). The proposed use is condition change. Joey White is the applicant. This property is located in Council District 2.

Morgan Shepard read the staff report.

Applicant: Joey White
Owner: Banana Bay LLC
Location: 2045 Old Guard Road
Parcel: 079-001-045
Acreage: 49.27 Acres

Current Zoning Classification:		SFR4 (Single Family Residential 4)
Proposed Zoning Classification:		SFR4 (Single Family Residential 4)
Proposed Conditions:		Remove conditions number 1 and 3 from Ordinance Num. 22-018, approved with rezoning in 2018. Condition 2 will remain.
		1. The rezoning of the subject property to SFR-4 is conditioned upon the installation of finished sidewalk and related infrastructure, as specified by the City Engineer, running along the boundary line of the subject property fronting Old Guard Road.
Current Use of Property:		Vacant/Undeveloped
Proposed Use of Property:		Single Family Residential
General Land Use:		Consistent Planning Area A
Current Land Use Designation:		Single Family Residential
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 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 B buffer along all property lines bordered by the RE1 zoning district.
Surrounding Zoning:	North	Residential Estates 1
	South	Residential Estates 1
	East	Residential Estates 1
	West	Residential Estates 1

Attitude of Property Owners:

Six (6) 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:

Remove conditions number 1 and 3 of Ordinance number 22-018. Condition 2 will remain.

1) Developer and successors in interest shall adhere to the Conceptual Layout "A" by Moon Meeks & Associates, Inc. dated November 2, 2021, the site plan contained therein, and the Rendering (Elevation) and Floor Plans sheet presented to Columbus Council on March 22, 2022, all of which are attached to this ordinance and incorporated herein by reference; provided, however, that the Developer may deviate from the foregoing (i) to address concerns arising during the architectural, environmental, geotechnical, and engineering phase of development; (ii) to comply with the requests and requirements of governmental agencies, including without limitation the various divisions of the Columbus Consolidated Government, during the build-out of the Development; and (iii) if required due to construction material availability during the construction phase of development.

2) The rezoning of the subject property to SFR-4 is conditioned upon the installation of finished sidewalk and related infrastructure, as specified by the City Engineer, running along the boundary line of the subject property fronting Old Guard Road.

3) The rezoning of the subject property to SFR-4 is conditioned upon the Development being "age-restricted", which means that at least one person is age 55 or older in at least 80% of the occupied units in accordance with the "Housing for Older Persons" exemption set forth in the Fair Housing Act and 24 CFR § 100.300, et seq.

Applicant Presentation: Josh Mura of the Samford Group presented the proposal to the Commissioners. He explained this project would be similar to the plan presented for the property next door. Single family homes from 1,700 to 2,600 square feet with a price point of 375 to 400 thousand. This rezoning is to remove the conditions that are tied to the property.

Public Comment: Caron Cummings was in attendance in support of the rezoning request.

Motion: Approval by Commissioner Lyman and seconded by Commissioner Thomas. Approved 4-0.

NEW BUSINESS: N/A

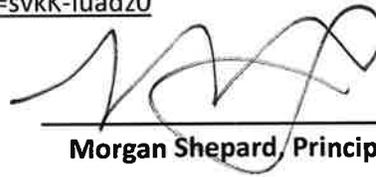
OLD BUSINESS: N/A

ADJOURNMENT: 9:15 A.M.

RECORDING: <https://www.youtube.com/watch?v=svkK-iuadz0>



Brad Baker, Chairperson



Morgan Shepard, Principal Planner