



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, January 7, 2026, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Brad Baker

Vice Chairperson:

Commissioners: Rick Stallings, Haley Lyman, Anthony Smith, Gloria Thomas, Patrick Steed, Zarome Lackey, Lakshmi Karthik

Absent: Michael Ernst

Staff Members: Morgan Shepard, Principal Planner
John Renfroe, Assistant 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 December 3, 2025. No changes or additions by other commissioners. Motion carries, minutes accepted.

ZONING CASES:

- 1. REZN-12-25-2295:** A request to rezone 12.63 acres of land located at 4937 Macon Road. Current zoning is Single Family Residential 2 (SFR2). Proposed zoning is Residential Multi Family 1 (RMF1). The proposed use is Multifamily Residential. Jeff Lindsey Communities, Inc is the applicant. This property is located in Council District 1.

Morgan Shepard read the staff report.

Applicant: Jeff Lindsey Communities, Inc

Owner: Jeff Lindsey Communities, Inc

Location: 4937 Macon Road

Parcel: 097-001-002

Acreage:	12.63 Acres
Current Zoning Classification:	Single Family Residential - 2
Proposed Zoning Classification:	Residential Multifamily – 1
Current Use of Property:	Undeveloped
Proposed Use of Property:	Multi Family Residential
General Land Use:	Inconsistent Planning Area E
Current Land Use Designation:	Undeveloped/Vacant
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.
Traffic Impact:	The proposed rezoning to RMF1 for 92 townhomes will generate a modest increase in traffic compared to potential SFR2 development, with negligible impacts on Macon Road's capacity and LOS. The project supports efficient land use in a growing area without overburdening the transportation network.
Buffer Requirement:	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: <ul 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 2 (SFR2)

Attitude of Property Owners: **Sixty-Five (65)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received several calls and/or emails regarding the rezoning and a petition in opposition with 131 signatures.

Approval	0 Responses
Opposition	138 Responses

Additional Information: 92 townhomes proposed. Access will be from Macon Road with emergency access from Florence Drive.

Applicant Presentation: Steven Jones discussed the request on behalf of the applicant. The development will include 89 townhomes. Site plans and renderings were shown. He discussed the traffic and density.

Commissioner Comments: The Commissioners asked about additional parking, how emergency access only lanes would function and stormwater.

Public Comments:

- Karen Gaskins from Sears Woods subdivision discussed stormwater issues, a 2014 flood study and maintenance of retention ponds and stormwater utilities. She stated residents in another subdivision built by the applicant have stormwater pond maintenance problems that are not addressed by that management company.
- Jack Lockwood, 2887 Florence Drive, discussed the neighborhood opposition, the character of the existing neighborhood and incompatibility of the proposed development. He is concerned with the access road, traffic increase, the current issues with the traffic flow from Reese Road Elementary, stormwater impacts and property values.

- Crystal White, 4939 Roxbury Ct, discussed the cost and extent of damage to the foundation of her home.
- Ruth Dowdy, Pond View Dr, is concerned with property values and neighborhood stability. She bought her home with the expectation the zoning would remain single family.

Commissioner Lyman asked the applicant to address the ownership of the management company and retention ponds. Mr. Jones stated the subdivisions were developed by the applicant a decade ago and all common areas and maintenance turned over to the HOA. If there is an issue with the HOA management, they cannot address that. The HOA management company is not owned by the applicant. Mr. Jones asked the project engineer Matt Gray to address the stormwater complaints.

Matt Gray stated the stormwater management will meet all local and state laws. The property is downhill from the adjacent residential areas, and the water will be discharged downhill to Macon Road. Post development flow cannot exceed predevelopment levels.

Commissioner Stallings asked why the ponds shown by the residents do not look maintained. Mr. Jones stated the developer constructs the subdivision and at a certain percentage of the development build out, it is turned over to the HOA and they are responsible. He cannot answer as to the maintenance of a different property or flooding issues in other neighborhoods. The property being developed will be designed to accommodate runoff and comply with all laws and regulations.

Chairman Baker asked for additional details on the townhomes. Mr. Jones responded they would be for sale homes, 1,800 to 2,000 square feet, and priced in the low 300,000-dollar range.

- Jamie Lane, 2897 Florence Dr, reiterated the applicant as having ownership in the HOA management company and stormwater concerns, specifically in the wetland part of the property. She discussed traffic congestion, zoning compatibility, and the need for my stormwater and traffic studies.
- Carleen Forbes, 5084 Pond View Drive, described the lack of maintenance for the stormwater retention ponds, trespassing and wildlife.

Motion: Denial by Commissioner Stalling. Seconded by Commissioner Steed. Denied (7-0).

NEW BUSINESS: N/A

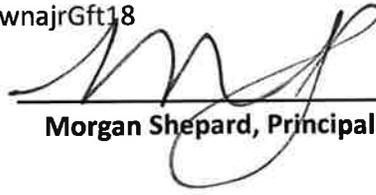
OLD BUSINESS: N/A

ADJOURNMENT: 10:22 A.M.

RECORDING: <https://www.youtube.com/watch?v=YwnajrGft18>



Brad Baker, Chairperson



Morgan Shepard, Principal Planner