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PLANNING DEPARTMENT

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Columbus Consolidated Government  
Clerk of Council

## Planning Advisory Commission

August 6, 2025

# MINUTES

A meeting of the Planning Advisory Commission was held Tuesday, August 6, 2025 in the Council Chambers of the Citizen Service Center.

### Commissioners Present:

Chairperson: Brad Baker

Vice Chairperson:

Commissioners: Zarome Lackey, Patrick Steed, Gloria Thomas, Lakshmi Karthik

**Absent:** Michael Ernst, Rick Stallings

**Staff Members:** John Renfro, 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.

<b>Applicant:</b>	Marian Taylor
<b>Owner:</b>	Marian Taylor
<b>Location:</b>	2506 Riverside Drive
<b>Parcel:</b>	007-012-013
<b>Acreage:</b>	0.09 Acres

<b>Current Zoning Classification:</b>	Residential Multifamily – 2
<b>Proposed Zoning Classification:</b>	Residential Multifamily – 1
<b>Proposed Conditions:</b>	1. Minimum Lot Size of 3,500 sq ft
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Single Family Residential
<b>Future Land Use Designation:</b>	Mixed Use
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>Traffic Impact:</b>	<p>The proposed rezoning from RMF2 to RMF1 for a single-family house at 2506 Riverside Drive will result in a net reduction in traffic generation compared to a potential multifamily development under the current zoning.</p> <p>The estimated 9.4 daily trips and ~1 trip during peak hours will have a negligible impact on the existing road network, maintaining the current LOS B on Riverside Drive.</p> <p>The proposed use is compatible with the surrounding residential community and supports the objectives of the Columbus Consolidated Government's Unified Development Ordinance and Comprehensive Plan.</p>

<b>Surrounding Zoning:</b>	<b>North</b>	Residential Multifamily – 2 (RMF2)
	<b>South</b>	Residential Multifamily – 2 (RMF2)
	<b>East</b>	Residential Multifamily – 2 (RMF2)
	<b>West</b>	Residential Multifamily – 2 (RMF2)

**Attitude of Property Owners:** **Four (4)** 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.

<b>Approval</b>	<b>0 Responses</b>
<b>Opposition</b>	<b>0 Responses</b>

**Applicant:**

**Marian Taylor** confirmed the plan to construct a single-family home. The existing structure was demolished two months prior. The proposed home’s square footage is estimated at 1,500–1,600 square feet, though not finalized.

**Public Comments:** None.

**Commission Discussion:** No significant questions or concerns raised.

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

**Vote:** Unanimously approved, 5-0.

**2. REZN-07-25-1259:** A request to rezone 3.29 acres of land located at 1042 King Place Drive. Current zoning is Single Family Residential 2 (SFR2). Proposed zoning Single Family Residential 1 (SFR1). The proposed use is Lot Resubdivision. Randall Burkhalter is the applicant. This property is located in Council District 2 (Davis).

**Morgan Shepard** read the staff report.

<b>Applicant:</b>	Randall Scott Burkhalter
<b>Owner:</b>	Randall Scott Burkhalter
<b>Location:</b>	1042 King Place Drive
<b>Parcel:</b>	180-018-079
<b>Acreage:</b>	3.29 Acres

<b>Current Zoning Classification:</b>	Single Family Residential - 2								
<b>Proposed Zoning Classification:</b>	Single Family Residential - 1								
<b>Current Use of Property:</b>	Undeveloped								
<b>Proposed Use of Property:</b>	Replat to allow access to 6821 Mobley Road								
<b>General Land Use:</b>	Consistent Planning Area A								
<b>Current Land Use Designation:</b>	Rural Residential								
<b>Future Land Use Designation:</b>	Single Family Residential								
<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	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.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
<b>Traffic Impact:</b>	<p>The proposed rezoning from SFR2 to SFR1 at 1042 King Place Drive and 6821 Mobley Drive will reduce the number of potential single-family homes from approximately 16 to 10, resulting in a net decrease of 57 daily vehicle trips, 5 AM peak hour trips, and 6 PM peak hour trips.</p> <p>This reduction will have a negligible impact on the local road network, maintaining the existing LOS A on King Place Drive and Mobley Drive and LOS B to C on Veterans Parkway.</p> <p>No adverse traffic impacts are anticipated.</p>								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>Single Family Residential - 2</td></tr> <tr> <td><b>South</b></td><td>Single Family Residential - 1</td></tr> <tr> <td><b>East</b></td><td>Single Family Residential - 1</td></tr> <tr> <td><b>West</b></td><td>Single Family Residential - 2</td></tr> </table>	<b>North</b>	Single Family Residential - 2	<b>South</b>	Single Family Residential - 1	<b>East</b>	Single Family Residential - 1	<b>West</b>	Single Family Residential - 2
<b>North</b>	Single Family Residential - 2								
<b>South</b>	Single Family Residential - 1								
<b>East</b>	Single Family Residential - 1								
<b>West</b>	Single Family Residential - 2								

**Attitude of Property Owners:**

**Twenty-Two (22)** 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.

<b>Approval</b>	<b>0 Responses</b>
<b>Opposition</b>	<b>0 Responses</b>

**Applicant Presentation:**

- Randall Burkhalter, resident of 6821 Mobley Road, explained the need to purchase a 420-foot-long, 30-foot-wide strip of land to access the back half of his property.
- The strip is part of 1042 King Place Drive, and a purchase agreement is in place.

**Public Comments:**

- **Patricia Weekly (6988 Dovehill Way):**
  - Expressed concern about setting a precedent for selling property parcels, potentially disrupting the neighborhood's landscape.
  - Noted that 10 of 15 residents signed a petition opposing the rezoning, emphasizing King Place Estates as a "forever home" for many.
  - Mentioned two unreturned calls to the Planning Department.
- **Bradley Cross (1037 King Place Drive):**
  - Represented the majority of King Place Estates residents in opposition.
  - Concerns included disruption of the treeline buffer and entrance aesthetics, lack of assurances for future property changes, and potential impacts on neighborhood uniformity and home values.
  - Highlighted that the seller (moving to Chicago) did not consult the neighborhood.
  - Suggested using the existing Mobley Road driveway or adding contingencies to protect the entrance buffer.

**Commission Discussion:**

- Clarified that rezoning is necessary to replat due to differing zoning categories (SFR2 and SFR1).
- Discussed the absence of an HOA and existing covenants from the 1990s governing home size and architecture.
- Suggested the applicant meet with residents to agree on conditions (e.g., maintaining the buffer, ensuring driveway standards).

**Motion:** Commissioner Steed moved to table the case until the applicant and residents could

meet to resolve concerns and propose conditions. Commissioner Thomas seconded.

**Vote:** Unanimously tabled to a to-be-determined date based on the applicant's ability to meet with residents, 5-0.

**3. REZN-07-25-1262:** A request to rezone 0.07 acres of land located at 109 23<sup>rd</sup> Street. Current zoning is Residential Multifamily – 2 (RMF2). Proposed zoning Single Family Residential 4 (SFR4). The proposed use is Single Family Residential. Ryan Clements is the applicant. This property is located in Council District 7 (Cogle).

**Morgan Shepard** read the staff report.

<b>Applicant:</b>	Ryan Clements, Aaron & Clements, Inc
<b>Owner:</b>	Columbus Housing Initiative, Inc dba Neighborworks Columbus
<b>Location:</b>	109 23 <sup>rd</sup> Street
<b>Parcel:</b>	007-026-015
<b>Acreage:</b>	0.07 Acres
<b>Current Zoning Classification:</b>	Residential Multifamily – 2
<b>Proposed Zoning Classification:</b>	Single Family Residential - 4
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Vacant
<b>Future Land Use Designation:</b>	Mixed Use
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.
<b>City Services:</b>	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 rezoning from RMF2 to SFR4 for a single-family house at 109 23rd Street will result in a significant reduction in trip generation compared to the potential multi-family development under current zoning (10.79 fewer daily trips, 0.50–0.59 fewer peak-hour trips).

The projected traffic impact is minimal, with no anticipated change to the existing LOS A on 23rd Street.

The proposed use is consistent with the surrounding residential community and will not adversely affect the local road network.

<b>Surrounding Zoning:</b>	<b>North</b>	Residential Multifamily – 2 (RMF2)
	<b>South</b>	Residential Multifamily – 2 (RMF2)
	<b>East</b>	Residential Multifamily – 2 (RMF2)
	<b>West</b>	Single Family Residential – 4 (SFR4)

**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.

<b>Approval</b>	<b>0 Responses</b>
<b>Opposition</b>	<b>0 Responses</b>

**Applicant Presentation:**

- Ryan Clemens explained that NeighborWorks Columbus acquired a sliver of property to consolidate with the adjacent lot.
- The goal is to rezone for consistency, subdivide the combined parcel, and build two single-family homes.
- 

**Public Comments:** None.

**Commission Discussion:** No significant questions or concerns raised.

**Motion:** Commissioner Steed moved to approve the rezoning as requested. Commissioner Lackey seconded.

**Vote:** Unanimously approved, 5-0.

**4. REZN-07-25-1264:** A request to rezone 14.41 acres of land located at 5350 Veterans Parkway. Current zoning is Single Family Residential 3 (SFR3). Proposed zoning General Commercial (GC). The proposed use is Place of Worship with Commercial Coffee Shop. Mike McGarvey is the applicant. This property is located in Council District 8 (Garrett).

**Morgan Shepard** read the staff report.

<b>Applicant:</b>	Mike McGarvey
<b>Owner:</b>	Mike McGarvey
<b>Location:</b>	5350 Veterans Parkway
<b>Parcel:</b>	188-029-052
<b>Acreage:</b>	14.407 Acres
<b>Current Zoning Classification:</b>	Single Family Residential - 3
<b>Proposed Zoning Classification:</b>	General Commercial
<b>Current Use of Property:</b>	Place of Worship
<b>Proposed Use of Property:</b>	Place of Worship with commercial coffee shop
<b>General Land Use:</b>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	General Commercial
<b>Future Land Use Designation:</b>	General Commercial
<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.



**Traffic Impact:**

The rezoning from SFR3 to GC, adding a coffee shop accessory use to the existing church, will approximately double daily traffic (from 228 to 452 trips/day) and increase peak-hour trips by 121% (AM) and 123% (PM). However, the surrounding road network, particularly Veterans Parkway, has sufficient capacity to maintain acceptable LOS (C/D).

The proposed rezoning and coffee shop use are compatible with the commercial corridor's infrastructure and community context. With proper access design and minor mitigation, the project is not expected to degrade the road network's performance significantly.

**Buffer Requirement:**

The site shall include a Category C buffer along all property lines bordered by the SFR3 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**

General Commercial/SFR - 3  
General Commercial/SFR - 3  
Single Family Residential - 3  
General Commercial/NC

**Attitude of Property Owners:**

**Sixty-Seven (67)** 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**  
**Opposition**

**0 Responses**  
**0 Responses**

**Additional Information:**

Third party will take over operation of existing coffee shop.

**Applicant Presentation:**

- Renee Hammonds, representing Mike McGarvey, confirmed the intent to have a nonprofit third-party operate the coffee shop.
- Proceeds will support local missions (e.g., foster care families, Mercy Med) and maintain an inclusive playground open to the public.

**Public Comments:** None.

**Commission Discussion:** No significant questions or concerns raised.

**Motion:** Commissioner Steed moved to approve the rezoning as requested, Commissioner Lackey seconded.

**Vote:** Unanimously approved, 5-0.

5. **REZN-07-25-1303:** A request to rezone 0.46 acres of land located at 2210 Wynnton Road. Current zoning is Neighborhood Commercial (NC). Proposed zoning General Commercial (GC). The proposed use is General Commercial. Flournoy Wynnton Village, LLC is the applicant. This property is located in Council District 3 (Huff).

**Morgan Shepard** read the staff report.

<b>Applicant:</b>	Flournoy Wynnton Village, LLC
<b>Owner:</b>	Jennifer Flournoy
<b>Location:</b>	2210 Wynnton Road
<b>Parcel:</b>	184-015-002
<b>Acreage:</b>	0.46 Acres
<b>Current Zoning Classification:</b>	Neighborhood Commercial
<b>Proposed Zoning Classification:</b>	General Commercial
<b>Current Use of Property:</b>	Commercial
<b>Proposed Use of Property:</b>	Commercial
<b>General Land Use:</b>	Consistent Planning Area D
<b>Current Land Use Designation:</b>	General Commercial
<b>Future Land Use Designation:</b>	Mixed Use

<b>Compatible with Existing Land-Uses:</b>	Yes	
<b>Environmental Impacts:</b>	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.	
<b>City Services:</b>	Property is served by all city services.	
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.	
<b>Traffic Impact:</b>	<p>The proposed rezoning from NC to GC for a mixed retail and dog boarding/daycare facility at 2210 Wynnton Road is expected to have a <b>minimal impact</b> on the local transportation network.</p> <p>The development will generate fewer daily trips (73 vs. 86) compared to the existing retail use, with a slight increase in AM peak-hour trips (+1) and a decrease in PM peak-hour trips (-2).</p> <p>Wynnton Road's existing capacity and LOS (C) are sufficient to accommodate the projected traffic without degradation.</p> <p>The site's access and surrounding road network are adequate to support the proposed use.</p>	
<b>Surrounding Zoning:</b>	<b>North</b> <b>South</b> <b>East</b> <b>West</b>	Neighborhood Commercial Neighborhood Commercial Neighborhood Commercial Neighborhood Commercial
<b>Attitude of Property Owners:</b>	<b>Forty-Two (42)</b> 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.	
	<b>Approval</b>	<b>0 Responses</b>
	<b>Opposition</b>	<b>0 Responses</b>
<b>Additional Information:</b>	Allow for a dog boarding/day care business	

**Applicant Presentation:**

- Jennifer Flournoy outlined plans to revitalize the Wynnton Road corridor with local businesses, including a dog boarding/daycare (Refined Pet Wellness Club), a reopened Blue Jay Barber Shop, a Scottish restaurant, and Napier's vegetable market.
- Emphasized supporting local, mom-and-pop businesses to enhance the neighborhood.

**Public Comments:**

- **Janita and Wasel Lewis (507 Biggers Road):**
  - Represented Refined Pet Wellness Club, an upscale pet facility with K9 turf, a water park, boarding, daycare, and spa services.
  - Expressed enthusiasm for the project and its contribution to the area's beautification.

**Commission Discussion:**

- Clarified that the proposed businesses would fill vacant spaces in the building.

**Motion:** Commissioner Lackey moved to approve the rezoning to General Commercial, Commissioner Steed seconded.

**Vote:** Unanimously approved, 5-0.

**6. REZN-07-25-1260:** A request to rezone 21.70 acres of land located at 8828 Veterans Parkway and 4885 Charleston Way. Current zoning is Planned Unit Development (PUD). Proposed zoning Planned Unit Development (PUD). The proposed use is Single and Multifamily Residential. Tiger Creek Development, Inc is the applicant. This property is located in Council District 6 (Allen).

**Morgan Shepard** read the staff report.

<b>Applicant:</b>	Tiger Creek Development, Inc
<b>Owner:</b>	Tiger Creek Development, Inc
<b>Location:</b>	8828 Veterans Parkway & 4885 Charleston Way
<b>Parcel:</b>	079-002-002A/3/7/8..cont'd..
<b>Acreage:</b>	21.70 Acres
<b>Current Zoning Classification:</b>	Planned Unit Development
<b>Proposed Zoning Classification:</b>	Planned Unit Development
<b>Current Use of Property:</b>	Single Family Residential

<b>Proposed Use of Property:</b>	Single Family & Multifamily Residential	
<b>General Land Use:</b>	Inconsistent Planning Area A	
<b>Current Land Use Designation:</b>	Single Family Residential	
<b>Future Land Use Designation:</b>	Mixed Use	
<b>Compatible with Existing Land-Uses:</b>	Yes (Proposed Single Family Parcel only)	
<b>Environmental Impacts:</b>	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.	
<b>City Services:</b>	Property is served by all city services.	
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.	
<b>Traffic Impact:</b>	<p>The proposed development of 50 single-family houses and 80 townhomes at 8828 Veterans Parkway and 4885 Charleston Way will generate approximately 1,048 daily trips, with 79 AM peak and 99 PM peak trips.</p> <p>The impact on Veterans Parkway is minimal (4.2% increase), maintaining LOS C. Charleston Way will experience a significant increase (38.4%), potentially degrading LOS to B, which remains acceptable but warrants mitigation.</p>	
<b>Buffer Requirement:</b>	Per PUD Ordinance	
<b>Surrounding Zoning:</b>	<b>North</b> <b>South</b> <b>East</b> <b>West</b>	Residential Estate - 1 Planned Unit Development Planned Unit Development Residential Estate - 1
<b>Attitude of Property Owners:</b>	<b>Thirty (33)</b> 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	

**Approval**  
**Opposition**

petition.  
**0 Responses**  
**102 Responses**

**Additional Information:**

Modify approved PUD Site Plan:

- Single Family Residential lots on 11.49 acres consistent with SFR2, approximately 16 lots with access from Sullivans Drive.
- Multifamily townhomes with access from Charleston Way on 18.10 acres, approximately 83 townhomes consistent with RMF1.

A commissioner with property ownership in the area recused herself, resulting in insufficient voting members.

**Motion:** Commissioner Steed moved to table the case to August 20, 2025, to ensure sufficient voting members. Commissioner Thomas seconded.

**Vote:** Unanimously tabled, 5-0.

**NEW BUSINESS:** N/A

**OLD BUSINESS:** N/A

**ADJOURNMENT:** 9:43 A.M.

**RECORDING:** [https://www.youtube.com/watch?v=B11u\\_YxHI58](https://www.youtube.com/watch?v=B11u_YxHI58)



**Brad Baker, Chairperson**



**Morgan Shepard, Principal Planner**