

FAR SOUTH COLUMBUS AREA COMMISSION
 ZONING COMMITTEE MEETING
 MINUTES – October 19, 2024

COMMISSIONERS ROLL CALL	PRESENT (P)	ABSENT (A)
Thomas	P	
Shreve	P	
Morris, Treasurer	P	
Smith, Recording Secretary	P	
Eubanks, Vice Chairman	P	
Patterson	P	
Walcott, Chairman	P	

QUORUM

Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
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GUESTS (NAMES)

Dave Perry BZA24-122
David Hodge Z24-CB24122
Marcia Hummel CV23-073 CV24-073

Meeting called to order at 6:00 pm

ZONING

Date: Oct 19, 2024

ZONE NO.: BZA24-122
ZONING TYPE: Building Zoning Variance
ZONING ADDRESS: 2375 Refugee Rd, Dave Perry

DESCRIPTION OF ZONE

MOTION

Bring this to the full commission Nov 7 meeting	
Made by: Walcott	Second: Eubanks / Thomas

VOTE

Eubanks Yes	Patterson Yes	Walcott Yes
Shreve Yes	Smith Yes	Maeder
Thomas Yes	Morris Yes	Thornton

Yeas 7	Nays 0	Abstentions 0
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Motion	Carried: <input checked="" type="checkbox"/>	Failed: <input type="checkbox"/>
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- 1) Will have administrative office inside the building and an area to greet families
- 2) Interior vent will prevent ventilation problems
- 3) Twenty-three employees
- 4) Cremation will be done inside the building
- 5) Buying new equipment
- 6) Selected because it was bigger building in an industrial park

Main concern is emissions from crematorium.

ZONING

Date: Oct 19, 2024

ZONE NO.: CV23-073 / CV24-073
ZONING TYPE: Council Variance
ZONING ADDRESS: 3224 S High St, Marcia Hammel

DESCRIPTION OF ZONE

MOTION

Forward to Nov 7 commission meeting to vote before full commission	
Made by: Eubanks	Second: Walcott

VOTE

Eubanks Yes	Patterson Yes	Walcott Yes
Shreve Yes	Smith Yes	Maeder
Thomas Yes	Morris Yes	

Yeas 7	Nays 0	Abstentions 0
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Motion	Carried: <input checked="" type="checkbox"/>	Failed: <input type="checkbox"/>
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Purchase bowling center – Wayne Bowling Center. Want to park RV extension business contains their office and park there, per zoning code, as long as no more than 5 RVS for no more than 7 days once a year.

- 3.8 acres
- South Side, back of building is on enclosed area where in town 2 RVs will park
- Open storage allow outward storage for non-conventional use

ZONING

Date: Oct 19, 2024

ZONE NO.: Z24-CB24122
ZONING TYPE:
ZONING ADDRESS: 106 N Castle Rd, David Hodge

DESCRIPTION OF ZONE

MOTION

To have this brought up before full commission Nov 7	
Made by: Walcott	Second: Eubanks

VOTE

Eubanks Yes	Patterson Yes	Walcott Yes
Shreve Yes	Smith Yes	Maeder
Thomas Yes	Morris Yes	

Yeas 7	Nays 0	Abstentions 0
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Motion	Carried: <input checked="" type="checkbox"/>	Failed: <input type="checkbox"/>
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Rezone to allow for 150 apartments

72	1 bed	\$1200 rent
63	2 bed	\$1250 rent
15	3 bed	\$1400 rent

Transportation issue include

Bus stop / COTA//Plus

Capital improvement – sidewalks from W Castle to S High

Will have crossing beacon on S High

3 story buildings, 3 buildings total – on site on the west, north & south sides

Concern

How will infrastructure permit additional sewer water services to project residence

- City of Columbus was cited for having combined sanitary and storm sewers. National gov't. mandates 8" inch sanitary sewer pipes not to be combined with storm sewer pipes

- Sanctuary capacity sewer study is being done. If the study doesn't approve sewer capacity, then the project won't be done.
- 3 electrical outages last week in the area.
- AEP priority meeting servicing current customers.

Set back: 25 ft reduce to 9 ft per variance. Self parking: spaces reduced from 225 required to 195 spaces per variance

South Side of the 25 ft to 10 ft per variance

Mr. Hodge will come back Nov 7th with client TWG to answer questions

Motion: to end meeting made by Eubanks, 2nd by Thomas

Meeting adjourned at 7:23p