



**FAR SOUTH COLUMBUS AREA COMMISSION
ZONING COMMITTEE MEETING MINUTES**

Buzz Thomas, Chairman / Doug Shreve, Co-Chairman / Deborah Smith, Secretary
Date: March 20, 2025
Time: 6:30 pm – 8 pm
Location: Scioto Southland Community Center
3901 Parsons Ave, Columbus 43207

ZONING COMMITTEE MEETING

AGENDA

- Nominate Zoning Co-chairman
- Nominate Zoning Secretary
- Review zonings

ZONINGS

- BZA25-011 287 Southard Ave
- CV25-018 3041 Weirton Dr
- Z25-004 6680 Lockbourne Rd
- BZA24-159 503 Ashwood Rd
- GC25-011 2051 So High St
- Z-040 156 Dering Ave

Zoning Committee Roll Call

COMMISSIONERS NAMES	PRESENT (P)	ABSENT (A)
Thomas	P	
Shreve	P	
Smith	P	
Eubanks	P	
Walcott	P	
Maeder	P	
Thornton	P	

Meeting called to order at 6:36 pm
 Nominate Shreve as co-chairman of zoning



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Nominate Shreve as Zonine Co-Chair

MOTION

Nominate Commissioner Doug Shreve as Zoning Co-chairman	
Made by: Walcott	Second: Maeder

VOTE

Eubanks	Y	Smith	Y
Shreve	Y	Thornton	Y
Thomas	Y	Walcott	Y
Maeder	Y		

Yeas	7	Nays	0	Abstentions	0
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Motion	Carried	Y	Failed
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Shreve is the new Zoning Committee Co-Chairman.

Nominate Smith Zoning Secretary

MOTION

Nominate Deborah Smith as zoning Recording Secretary	
Made by: Becky	Second: Maeder

VOTE

Eubanks	Y	Smith	Y
Shreve	Y	Thornton	Y
Thomas	Y	Walcott	Y
Maeder	Y		

Yeas	7	Nays	0	Abstentions	0
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Motion	Carried	Y	Failed
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Smith is the new Zoning Committee Secretary.



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ZONING COMMITTEE MEETING

ZONE NO.:	CV25-018
ZONING TYPE:	Council Variance
ZONING ADDRESS:	3041 Weirton Dr

DESCRIPTION OF ZONE

- Add space on existing garage. Owner would like to build her own livable space on her garage to have her daughter live in the other spare with her family.
- Carport comes over neighbors' property line about 1 ft. Neighbor concern: doesn't want structure over the property line.
- The owner wants to add to the detached garage to create a one (1) bedroom apartment for herself/daughter.

MOTION

To forward to full commission April 3, 2025, meeting for vote			
Made by:	Smith	Second:	Walcott

VOTE

Eubanks	Y	Smith	Y
Shreve	Y	Thornton	Y
Thomas	Y	Walcott	Y
Maeder	Y		

Yeas	7	Nays	0	Abstentions	0
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Motion	Carried	Y	Failed
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ZONING COMMITTEE MEETING

ZONE NO.:	BZA25-011
ZONING TYPE:	Variance
ZONING ADDRESS:	287 Southard Ave

DESCRIPTION OF ZONE

- Proposed is new 2nd floor storage space on an existing detached garage (572 SF) on lot with existing single family home
- For storage only

MOTION

To forward to full commission April 3, 2025, meeting for vote To be forwarded to full Commission to vote			
Made by:	Walcott	Second:	Shreve

VOTE

Eubanks	Y	Smith	Y
Shreve	Y	Thornton	Y
Thomas	Y	Walcott	Y
Maeder	Y		

Yeas	7	Nays	0	Abstentions	0
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Motion	Carried	Y	Failed
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ZONING COMMITTEE MEETING

ZONE NO.:	Z25-004
ZONING TYPE:	BZA
ZONING ADDRESS:	6680 Lockbourne Rd

DESCRIPTION OF ZONE

- New electrical substation – South Central Power Company
- Rachel Anderson, Attorney. Company – South Central Power Company out of Houston, TX
 - 1.92 acres for substation out of 180 acres
 - 180 acres Mfg 2001 rezone 2001
 - 1.3 power substation the current need
 - Truck access off Lockbourne Rd & zoning limitation te4xt approved first.
 - Wanted true entrance not hindering traffic flow. City wanted expectations from landscape / site lines
- Neighbor farmland across the street
- Concern neighbors across the buses, truck will go there when repairs needed – no daily pattern
- Smaller piece 1.93 allows Lockbourne Rd – no semi-trucks
- Limitation text
 - berm screened landscaping

MOTION

To forward to full commission May, 2025, meeting for vote			
Made by:	Walcott	Second:	Smith

VOTE

Eubanks	Y	Smith	Y
Shreve	Y	Thornton	Y
Thomas	Y	Walcott	Y
Maeder	Y		

Yeas	7	Nays	0	Abstentions	0
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Motion	Carried	Y	Failed
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ZONING COMMITTEE MEETING

ZONE NO.:	BZA24-159
ZONING TYPE:	Variance
ZONING ADDRESS:	503 Ashwood Rd

DESCRIPTION OF ZONE

- Parcel #010111447 0.6 acres with average 145 ft of frontage. Planning to split lot into three parcels
- 0.6 split to build on each parcel
- 2 single family dwellings
- 3 parcels residential
- Parcels zoned R3
 - Demolish garage on third parcel

MOTION

To forward to full commission April 3, 2025, meeting for vote			
Made by:	Thomas	Second:	Smith

VOTE

Eubanks	Y	Smith	Y
Shreve	Y	Thornton	Y
Thomas	Y	Walcott	Y
Maeder	Y		

Yeas	7	Nays	0	Abstentions	0
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Motion	Carried	Y	Failed
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ZONING COMMITTEE MEETING

ZONE NO.:	GC25-011
ZONING TYPE:	Graphics variance
ZONING ADDRESS:	2951 S High St

DESCRIPTION OF ZONE

- Columbus City Schools of Engagement has created "Legacy Lights". This initiative involves placing banners Scioto High School that will share the success and legacy with the community. The program runs as long as school is operational.

MOTION

To forward to full commission April 3, 2025, meeting for vote			
Made by:	Thomas	Second:	Smith

VOTE

Eubanks	Y	Smith	Y
Shreve	Y	Thornton	Y
Thomas	Y	Walcott	Y
Maeder	Y		

Yeas	7	Nays	0	Abstentions	0
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Motion	Carried	Y	Failed
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ZONE NO.:	Z-040
ZONING TYPE:	BZA
ZONING ADDRESS:	156 Dering Ave

DESCRIPTION OF ZONE

- Old Plan: Motorcycle Plaza
- New plan: business complex
- School is filled with asbestos, \$1,000,000 to remove. The school will be boarded and maintained
- Fence around the property by 6 ft concrete block wall mere of complex for security or screening
- Appearance: will paint concrete block fence

MOTION

To forward to full commission April 3, 2025, meeting for vote			
Made by:	Becky	Second:	Smith

VOTE

Eubanks	Y	Smith	Y
Shreve	Y	Thornton	Y
Thomas	Y	Walcott	Y
Maeder	Y		

Yeas	7	Nays	0	Abstentions	0
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Motion	Carried	Y	Failed
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Local TV channel will be at 3039 Woodway at 12:30p to discuss predatory buyer practices and high property taxes that affect the Marion Franklin/Southfield area.

Shreve moved to adjourn meeting, seconded by Thornton. The motion was approved and the meeting adjourned at 805 pm.

Next Meeting

Date: April 17, 2025

Far South Columbus Area Commission

Email: thefscac@gmail.com

Website: farsouthcolumbus.com

Buzz Thomas, Chair

Doug Shreve, Co-Chair

Deborah Smith, Secretary