



New Albany Planning Commission Meeting Agenda
Monday, March 3, 2025 at 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comments at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call to order

II. Roll call

III. Action on minutes: February 19, 2025

IV. Additions or corrections to the agenda

Administration of oath to all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth."

V. Hearing of visitors for items not on tonight's agenda

VI. Cases:

ZC-07-2025 Rezoning

Request to rezone approximately 194.6+/- acres generally located east of Babbitt Road, west of Beech Road, and south of Worthington Road from Agricultural (AG) and Limited General Employment (L-GE) to Limited General Employment (L-GE) for an area to be known as the Ganton Parkway South Zoning District (Parcel IDs: 220-002009, 220-002006, 220-002151, 220-000845, 220-000447, 222-005362, 222-005364, 222-005361, 222-005374, 222-005363, 222-005373, 222-004864, 222-005372, 222-004866, 222-004865, and portions of 094-106494-00.002 and 094-108192-00.000).

Applicant: City of New Albany and The New Albany Company LLC, c/o Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for ZC-07-2025.

Motion of approval for application ZC-07-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-03-2025 Final Development Plan

Final development plan to allow for construction of a 4,816 square foot Speedway gas station on 7.38 acres located at the northwest corner of Mink Street and Innovation Campus Way (PID: 093-107478-00.002).

Applicant: J. Carter Bean Architect LLC c/o Carter Bean

Motion of acceptance of staff reports and related documents into the record for FDP-03-2025.

Motion of approval for application FDP-03-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-04-2025 Variances

Variances to the number of active and operable doors and signage associated with a final development plan application for a Speedway gas station development at the northwest corner of Mink Street and Innovation Campus Way (PID: 093-107478-00.002).

Applicant: J. Carter Bean Architect LLC c/o Carter Bean

Motion of acceptance of staff reports and related documents into the record for VAR-04-2025.

Motion of approval for application VAR-04-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

VIII. Poll members for comment

IX. Adjournment