



New Albany Planning Commission Meeting Agenda
Monday, August 18, 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: July 21, 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:

FDP-57-2025 Nationwide Children's Hospital FDP

Final development plan to develop a pediatric medical center generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road (PIDs: 222-005431 and 222-005432).

Applicant: Bryce Shirley

Motion of acceptance of staff reports and related documents into the record for FDP-57-2025.

Motion of approval for application FDP-57-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-55-2025 Courtyards at Haines Creek CU

Conditional use request to allow a temporary sales trailer with associated landscaping, parking, and signage for the Courtyards at Haines Creek subdivision on a 0.341-acre site located at 5675 Lourdes Drive (PID: 222-005481).

Applicant: EC New Vision Ohio, LLC

Motion of acceptance of staff reports and related documents into the record for CU-55-2025.

Motion of approval for application CU-55-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDM-58-2025 Courtyards at Haines Creek FDP Modification

Final development plan modification to provide updated architecture elevations for the Courtyards at Haines Creek subdivision generally located at the northwest corner of Central College Road and Jug Street Road (PID: 222-005158 and 47 others). See page 3 for the full parcel list.

Applicant: EC New Vision Ohio, LLC

Motion of acceptance of staff reports and related documents into the record for FDM-58-2025.

Motion of approval for application FDM-58-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

VAR-59-2025 4 Highgrove Farms Variance

Variance to encroach into the 30-foot rear yard setback on 0.85 acres of land located at 4 Highgrove Farms (PID: 222-004626-00).

Applicant: Ghiloni Custom Builders c/o Vince Ghiloni

Motion of acceptance of staff reports and related documents into the record for VAR-59-2025.

Motion of approval for application VAR-59-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

CU-62-2025 Nottingham Trace Model Home CU Extension

Conditional use extension to allow an existing model home to continue operations in the Nottingham Trace subdivision (PIDs: 222-004904, 222-004905 and 222-004906).

Applicant: Nicki Martin

Motion of acceptance of staff reports and related documents into the record for CU-62-2025.

Motion of approval for application CU-62-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

VII. Other business

1. City Code Amendment: C.O. 1105.02 – Zoning Definitions
2. City Code Amendment: C.O. 1153 General Employment – Architectural Changes
3. City Code Amendment: C.O. 1157 Architectural Review Overlay District
4. City Code Amendment: C.O. 1169.08 – Sign Area and Other Measurement Calculations

VIII. Poll members for comment**IX. Adjournment**

**THE COURTYARDS AT HAINES CREEK
PARCELS INCLUDED IN DEVELOPMENT TEXT MODIFICATION
APPLICATION**

Franklin County Auditor Parcel Numbers:

222-005158 222-005466 222-005468
222-005159 222-005447 222-005467
222-005498 222-005448
222-005486 222-005449
222-005487 222-005450
222-005488 222-005451
222-005490 222-005452
222-005491 222-005453
222-005492 222-005454
222-005484 222-005455
222-005485 222-005481
222-005483 222-005480
222-005482 222-005479
222-005456 222-005478
222-005457 222-005477
222-005458 222-005476
222-005459 222-005475
222-005460 222-005474
222-005461 222-005473
222-005462 222-005472
222-005463 222-005471
222-005464 222-005470
222-005465 222-005469

*Reserves A, B, F, G, H, & I have been omitted as they are not affected by the elevation updates submitted in application (222-05493; 222-005494; 222-0055495; 222- 222-005496; 222-005497; 222-005489).