



Council Minutes – Regular Meeting

July 21, 2026

Mayor Spalding called to order the New Albany City Council Meeting of July 21, 2026, at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were Law Director Benjamin Albrecht, Director of Finance Bethany Staats, Deputy Director of Finance Morgan Joeright, Police Chief Greg Jones, Director of Development Jennifer Chrysler, Planning Manager Chris Christian, Planner I Kylie Blackburn, Director of Public Service Ryan Ohly, Deputy Director of Public Service Steven Mayer, City Engineer Justin Wilkinson, Director of Strategic Initiatives Abbey Brooks, Communications & Marketing Manager Adrienne Mayfield, Communications & Marketing Specialist Alexandra Fox, and Clerk of Council Jennifer Mason.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	P
CM Marlene Brisk	P
CM Michael Durik	P
CM Kasey Kist	P
CM John McClelland	P
CM Matt Shull	P
CM Andrea Wilttrout	P

ACTION ON MINUTES:

Council adopted the July 7, 2026, regular meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

Proclamation Recognizing the New Albany Eagles Boys Baseball Division II State Champions. Mayor Spalding remarked that this achievement was a product of hours of practice, dedication, and discipline both on and off the field. In the 2026 season, the team faced the challenge of playing every game on the road due to not having a home field. Mayor Spalding commended the team for embracing that challenge, and the lessons learned from facing adversity with resilience and hard work. Mayor Spalding commended Head Coach Michael Sandman and his fellow coaches for the countless hours they had invested in the program and the lasting impact they made on the lives of the players. He extended best wishes to Coach Sandman as he returned home. Mayor Spalding recognized the parents who provided the equipment, time, and transportation needs of the players. Mayor Spalding read the proclamation aloud. Coach Michael Sandman stated the team's cohesion was largely due to the time the players had spent together travelling to away games. Their experiences demonstrated the mental strength of the young men and their belief that they would win regardless of where or against whom they were playing. It had been the honor of his life to coach at New Albany, and whoever inherited the program would be walking into a great situation. New Albany had proven itself to be a baseball town with people who truly loved the sport.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): Council Member Wilttrout reported the PC denied the Final Development Plan (FDP) for 6600 New Albany Condit Road, where the applicant sought to convert an

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existing home into a commercial office. The PC members who voted no stated the use was not appropriate given surrounding land uses. The proposed use was consistent with previously approved rezoning. Mayor Spalding noted concerns regarding the fence and fire access, and Council Member Wiltrout responded that staff had addressed those issues with the applicant. The PC denied a variance request on Wood Grove Drive to change shutters and garage trim from cream to a darker color, stating the variance was substantial and may not meet all factors. The PC approved a sign modification for Nationwide Children's Hospital to enlarge it for improved visibility. The PC approved the FDP for the Edgehill development, reducing the number of total units, and granted eight waivers. The waivers included reduced lot sizes, wider single garage doors, a 52-space visitor parking lot, certain window design requirements, primary entrances facing open space rather than streets, and vinyl windows. Discussion focused on the Urban Center Code (UCC), the distinction between waivers and variances, and project flexibility. Council would see the Final Plat. Staff would review the project's stormwater facilities, and a future presentation was expected on the planned playground. The narrower lots were intended to match the project's architectural typology and increase green space. Mayor Spalding noted M/I Homes had successfully used similar three-story products elsewhere in central Ohio and had chosen to build fewer units than permitted. Council Member Durik raised concerns about traffic exiting primarily onto Ganton Parkway and SR 62, prompting discussion of the area's evolving road network. Council Member Shull believed there was a similar 3-story product by The Goat. The PC did an informational review of the Walton Parkway Marshad development. This would be the first mixed-use project under the US 62 Corridor Plan, with additional information on density and housing products expected at a future meeting.

PARKS AND TRAILS ADVISORY BOARD (PTAB): Council Member Wiltrout moved to appoint Council Member McClelland as the council liaison to the PTAB. Council Member Shull seconded and council voted with 7 yes votes to appoint Council Member McClelland as the council liaison to the PTAB. Motion passed.

ARCHITECTURAL REVIEW BOARD (ARB): Council Member Brisk reported the ARB approved the 6600 New Albany Condit Road project which PC denied. The ARB tabled a second review of a large single-family home, which had numerous architectural variations. The applicant made progress from the prior review but was ultimately sent back for additional revisions. The ARB approved the Cimarron Aesthetics signage. The ARB approved the Certificate of Appropriateness for Apollo Coffee to have an enhanced brick-lined ADA ramp in front of their building. The ARB approved a parapet and new sign for Nationwide Children's Hospital. The ARB approved the initial renderings for the Edgehill development. The ARB held an informal discussion about the proposed new school athletic fields and amenities.

BOARD OF ZONING APPEALS (BZA): Council Member Brisk reported that the BZA approved a variance for a new-build home on Olmstead Road, requiring a variance to allow a portion of the structure to encroach 20 feet into a required 30-foot rear yard setback. The variance was substantial, and while the property abutted Fenway Park rather than an adjacent home, the visual consistency concern remained. A condition requiring the garage to be attached to the main home was included. The BZA approved a variance for Tenby on Innovation Campus Way, where the applicant sought to allow a new parking lot to encroach 20 feet into the required 25-foot setback. Staff recommended approval conditioned on a cross-access agreement with the adjacent property owner.

SUSTAINABILITY ADVISORY BOARD (SAB): Council Member Kist reported the SAB heard 2 student proposals for the Student Leaders in Sustainability grant program. One proposal was to replace worn benches at Swickard Woods with sustainable alternatives, and the other was to expand recycling at

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Bevelhymer Park using Hefty Orange bags and explore recycling opportunities with Ohio Equities at the Market and Main area. The Windsor subdivision pilot compost program was extended through the end of the calendar year to obtain a full data snapshot, with reassessment planned for the end of 2026. Pocket Prairie installations were underway with areas being prepared for fall planting. A styrofoam collection event was planned for the period between Christmas and New Year's Day and would be a two-hour drop-off event where SWACO would recycle the collected material. The SAB reviewed their budget and waste collection event numbers.

INCLUSION DIVERSITY EQUITY AND ACCESSIBILITY IMPLEMENTATION PANEL (IDEA): No meeting.

CEMETERY RESTORATION ADVISORY BOARD (CRAB): No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-14-2026

Mayor Spalding read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 18.461 +/- ACRES OF LAND LOCATED AT 6060 EAST DUBLIN-GRANVILLE ROAD FOR AN AREA TO BE KNOWN AS THE "PRAIRIE HOUSE NEIGHBORHOOD" FROM ITS CURRENT ZONING OF SINGLE FAMILY RESIDENTIAL (R-2) TO "I-PUD" INFILL-PLANNED UNIT DEVELOPMENT AS REQUESTED BY FIVE DEVELOPMENT LLC, C/O AARON UNDERHILL, ESQ.

Planner I Kylie Blackburn stated the proposed rezoning was located across from Pickett Place and east of Hampsted Heath. The Planning Commission (PC) had recommended approval its April 6 meeting. The application was brought to council on May 6, where it was tabled to allow further updates to the site plan and zoning text. The applicant had made the following changes: reduced the number of residential lots from 39 to 38; removed all homes backing onto open space as requested by city staff; increased the setbacks along East Dublin-Granville Road from 50 feet to 60 feet to better match surrounding neighborhoods; relocated the playground closer to the homes along the street; and made minor revisions to the proposed stormwater basin.

Aaron Underhill, attorney for the applicant, presented the attached slides. The property price had come down but remained expensive. The sellers were long-time business owners of the Prairie House; one daughter lived in the adjacent neighborhood. The property represented the main component of the estate being inherited by the family.

Mr. Underhill concluded his client's proposal constituted a reasonable request. The site was already zoned Residential (R-2), which carried a 20,000 square feet minimum lot and would have permitted 40 units at a density of 2.1 units per acre. By comparison, Pickett Place to the south was developed at approximately 2.7 units per acre, and the Hampsted neighborhoods were at roughly 4 units per acre. The underlying R-2 regulations, while historically in place since at least 1998, made it practically impossible to build at the permitted density, given the site's topography, without some form of variance relief. The team had considered pursuing variances rather than a rezoning, but Mr. Underhill believed the Infill Planned Unit

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Development (I-PUD) process was the right approach because it allowed the community and elected bodies to engage substantively and allowed the project to be evaluated against the strategic plan. Mr. Underhill stated that homes would no longer back onto parks, open space, or streets; that garages would be side-loaded with landscaping commitments similar to or better than the Oxford subdivision and that a 50-foot right-of-way dedication from the centerline of Dublin-Granville Road was being provided, which was 10 feet more than what the subdivision regulations required. Mr. Underhill had hosted a meeting in February, attended by approximately 35 neighbors, and had communicated with those attendees on at least two additional occasions via email, including a detailed message sent approximately one week prior to this meeting explaining all changes made to the plan. Neighbor involvement had influenced the final design.

Council Member Brisk noted the five of PC conditions had not yet been addressed, including cistern and well abandonment, environmental permit approvals, a final engineering review for staff approval, fire truck turning radius analysis, and curb cut analysis. Mr. Underhill stated those would be addressed as part of the Final Development Plan (FDP) and were not necessarily a part of a rezoning. It would be premature to file permits until an approved plan existed for the appropriate agencies to respond to. Council Member Brisk asked and Mr. Underhill responded the applicant would commit to meeting all those conditions if the ordinance was approved.

Council Member Brisk asked after the condition requiring the applicant to work with adjacent neighborhoods to create additional leisure trail connections in adjacent parkland areas where possible, with final locations and designs to be approved as part of an FDP application.

Council Member Brisk asked and Mr. Underhill confirmed there was no objection to the minimum 5-foot setback between structures to meet Ohio Building Code requirements.

Council Member Brisk asked and Mr. Underhill indicated the applicant had already filed a traffic access study; it had not yet been fully reviewed by city staff. City Manager Joseph Stefanov noted that the city planned to conduct its own more in-depth traffic study that would cover a broader area. Deputy Public Service Director Steven Mayer confirmed that results were expected by the end of September.

Council Member Brisk asked what would happen if the study produced negative findings and how the city could protect itself to ensure the development would be redesigned in accordance with any recommendations. Mr. Underhill responded that, to the extent any impacts were attributable to the Prairie House development, the applicant had no objection to addressing those. Council Member Shull confirmed that the city was committed to a larger traffic study whether development happened in the area or not.

Council Member Brisk asked and Mr. Underhill confirmed that the redesigned retaining walls were not shown in the legislative report because it had not been updated to reflect that change.

Council Member Brisk suggested that the PC's conditions be formally incorporated into the record as part of the ordinance.

Mayor Spalding asked and Mr. Underhill acknowledged that finding a viable connection for the leisure trails would be difficult, as residents on the east side would not want a trail through their side yards, and the open space on the west side was HOA-owned. The applicant would be happy to have those conversations if a willing counterpart could be identified. Mayor Spalding noted that the condition included the qualifier "where possible" and observed that several adjacent properties were in Columbus, complicating potential trail connections.

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Council Member Shull asked about the playground location relative to the stream setback. Based on his own observation of flooding in the area during high rain events, he was concerned that the proposed playground location might be subject to flooding.

Curtis Eckleberry, Advanced Civil Design, responded that the stormwater design would convey surface water away from the problematic areas and into the pond through storm sewers, and water flow issues would be addressed through the engineered infrastructure.

Council Member Shull expressed concern that all the water appeared to be running toward Dublin-Granville Road and asked how the development would prevent adding to the existing conditions. Mr. Eckleberry responded that storm sewers would convey surface water to the retention pond, and from the pond into the stream channel, at a controlled rate consistent with city regulations. The water would ultimately enter the stream channel, but it would do so at a lesser rate than the pre-development condition. He distinguished between water coming from the development site, which would be managed, and flood water coming from the stream itself, which was a separate condition.

Mayor Spalding asked how the development would mitigate the possibility of flooding in high-rain events given the existing topographic conditions. He also asked whether the Prairie House structure itself, which was located approximately where the playground was being proposed, had experienced flooding or water damage. Mr. Eckleberry stated that, to his knowledge, that specific area was not one that was experiencing flooding, and that the storm sewer design and overland flood routing through the streets to the pond would address on-site flooding.

Council Member Brisk asked and Mr. Eckleberry confirmed the pond was designed to divert water toward itself rather than toward Pickett Place.

Mr. Underhill acknowledged it could seem counterintuitive to say that development would improve stormwater conditions, but he had encountered that outcome many times, particularly in areas where no stormwater management infrastructure previously existed. The site currently had limited infrastructure, possibly farm tiles - and an engineered stormwater system would be a net improvement. This zoning approval represented only the first of 3 stages where stormwater engineering would be scrutinized, noting that the FDP would require approximately 60 to 70% engineering completion, followed by full final engineering permits. He stated that at either of those subsequent stages, the city engineer could recommend disapproval.

Council Member Brisk acknowledged the community's concern, observing that Pickett Place had experienced significant wet basement problems and that its proximity to the same stream and topography made residents nervous. City Manager Stefanov recalled when the former city engineer had challenged the Pickett Place developer on this issue, and that the developer had assured the city that modern engineering technology would address the problem, but it had not.

Council Member Wiltrout asked if there were areas of the property that were simply not suitable for development due to these issues. Council Member Brisk suggested letting the project move forward and, if the city engineer stated it was not suitable for development, then it stopped there.

Mr. Underhill stated that the subsequent reviews at the FDP and permitting stages would each serve as additional checkpoints. Second, he noted the condition requiring the city engineer's approval was already in the ordinance text and, if it was carried forward into the FDP as a condition, a failure to comply could be enforced as a zoning violation, subject to daily fines and potentially injunctive relief.

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Council Member Shull raised the question of whether a remaining lot near backed onto an open space. He asked whether eliminating that lot entirely and placing the playground in its location rather than in the northwest corner might be a better solution, as it would keep the playground farther from the stream and away from potential flood risk. Planning Manager Chris Christian confirmed that staff's assessment was that the lot appeared to back up to open space but there was sufficient language in the zoning text to require the applicant to correct the orientation at the FDP stage. If the home could not be oriented correctly, a building permit could not be issued.

Council Member Kist asked and Manager Christian responded that staff agreed that the current iteration still showed the lot backing onto open space in the top-down view. The custom home approach gave staff sufficient flexibility to correct the orientation or to shrink the footprint as needed. Mr. Underhill confirmed that the individual lots shown in the plan were illustrative of one possible concept, and each home would be evaluated on its own merits at the FDP stage. Council Member Durik asked and Mr. Underhill replied that the condition was in the zoning text, and that if the lot could not be configured to comply, it simply could not be built. Council Member Kist asked and Manager Christian confirmed that based on the current top-down plan view, the lot did appear to back onto open space, but that since these were custom homes, the elevation could be designed to appropriately address that condition.

Council Member Kist and Mr. Eckleberry discussed the elevations, grading, and views of the 2 retaining walls. Mr. Eckleberry explained that the blue area shown on the plan represented the normal pool of water that would be present under ordinary conditions. During rain events, the water level would rise. The pond would always contain some level of water.

Mr. Eckleberry stated that lot lines weren't set until the final plat. The developer had some wiggle room to try to adjust the lot lines to make sure they could get the house aligned in, away from the open space. Council Member Brisk noted the condition remained. They couldn't put in the house if they couldn't meet the condition.

Council Member Shull asked if the developer would be willing to eliminate the house to make a park space. Mr. Underhill replied, it if were that easy, they would do it. Losing one lot meant not only dividing the property price by one lot and spreading that around, there were also significant infrastructure costs. When you started dropping that down and figuring out what the market was going to bear - . They already got a price reduction from the seller. It was very difficult for all the reasons he mentioned. This was a legacy from their parents. Dropping that other lot was just – they couldn't get there. Council Member Wiltrout asked, "There's no wiggle room?" Mr. Underhill confirmed, "there is no wiggle room."

Mayor Spalding acknowledged the long-running challenge of "the last house problem," where the end unit in a development faced awkward orientation issues. In the adjacent Brooksvue community, homes backed up to the pond. Mayor Spalding asked whether the orientation requirement had been in place at the time of the Brooksvue development. Mr. Underhill responded that the prohibition may have been a community plan standard for some time, but there were 17 homes in nearby developments backing onto similar conditions. This proposal committed to meeting the current standard.

Council Member Durik asked and Mr. Underhill confirmed that the fronts of the entry area homes would face the entry drive on both sides, and the landscaping condition would be similar to the Oxford subdivision, with equivalent screening commitments. Manager Christian confirmed that the zoning text specifically referenced the Oxford subdivision and represented a substantial landscaping buffer, and that staff could ensure the final plan matched Pickett Place or another nearby subdivision, if council preferred that standard.

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Council Member Durik asked what council was choosing by voting in favor of the I-PUD rezoning versus allowing the property to remain R-2, and what rights or design controls would be foregone in each scenario. Development Director Jennifer Chrysler responded that, over the years, staff had received many conceptual inquiries from parties interested in developing the site under its straight R-2 zoning. Straight zoning would require no FDP review from the PC and it would permit the city very limited design input as long as the basic zoning text requirements were met. Homes could back onto open space, lot configurations could be awkward, and there would be little ability for the city to require improvements. Variances could potentially be sought, and there was a plausible argument for practical difficulty given the topography and stream setback, but an outcome before the Board of Zoning Appeals (BZA) was not certain, and the variance route would ultimately be a legal rather than a planning matter. The I-PUD route was preferred by staff because it allowed the zoning text to be crafted to reflect the standards of the strategic plan, required multiple public meetings for any FDP approval, and would result in a higher quality product than what had been seen conceptually under straight zoning. I-PUD did not guarantee a perfect text, and that was ultimately a decision for council, but staff strongly favored the additional transparency and design control I-PUD provided.

Council Member Durik asked and Director Chrysler confirmed that council would see the Final Plat, but the development would already be mostly finalized at that time. Council would only be able to comment on whether the plat matched the zoning text and FDP, not make substantive changes.

Council Member Shull noted, even if the rezoning was not approved and the property remained R-2, any development proposal that required variances would still go through the BZA, providing some public comment opportunity. Director Chrysler stated a developer who could meet the R-2 standards without variances could submit a plat and pull building permits without any public design review.

Council Member Wiltrout understood that R-2 would look very different because of character of property. She asked and Mr. Underhill responded he was uncertain if 8 developable acres was accurate. He agreed a large portion of the northern acreage wasn't developable, but most projects were based on gross acreage. Council Member Wiltrout acknowledged the work of the applicant and that more housing was generally needed. Why put something like this between Pickett Place and Hampsted, which looked different?

Mr. Underhill stated that the proposed 2.1 units per acre was not the density of the surrounding neighborhoods. Hampsted was 4 units per acre and Pickett Place was 2.7.

Council Member Brisk understood the proposed homes were large and this wasn't the only higher density neighborhood.

Mayor Spalding opened the Public Hearing.

Matthew Freedman, 4848 Brooksvue Circle, stated he lived approximately 200 feet from the proposed development and appreciated the thoughtful consideration council had given the proposal. Residents from Brooksvue Circle and Pickett Place had submitted letters signed by approximately 90 households requesting a comprehensive traffic study before additional development was approved. Staff had acknowledged existing traffic concerns along the Dublin-Granville Road corridor that were independent of the Prairie House development, and the city manager had directed the Public Service Department to evaluate those issues. Mr. Freedman had been informed by Manager Christian that a presentation on the matter would be provided to council that evening. The question before council was not simply whether the Prairie House entrance functioned adequately, but whether the corridor could safely accommodate additional growth. Mr. Freedman described conditions he had observed over approximately 20 years of living in the area, including worsening congestion, difficult turning movements, excessive vehicle speeds,

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and increasing conflicts between vehicles and pedestrians, all of which he characterized as existing conditions rather than hypothetical future concerns. Mr. Freedman requested council allow the traffic study to be completed before taking final action on the rezoning and further asked that any traffic analysis be conducted while schools were in session, when traffic patterns reflected the conditions most residents experienced throughout most of the year. Growth was important but had to be matched with infrastructure that kept residents safe.

Jorie Freedman, 4848 Brooksvue Circle, identified herself as a younger driver whose responsibilities that summer included transporting young children to and from camps and activities. Turning left out of her neighborhood during peak hours, particularly between 3:00 and 5:00 p.m., had become extremely difficult and unsafe. She described situations in which traffic backed up and made it impossible to see approaching vehicles from the opposite direction, forcing drivers into a dilemma of waiting indefinitely or taking a chance. Vehicles frequently traveled at high speeds. A neighbor across the street had experienced 3 accidents within 2 years, which was evidence of the seriousness of the problem. She asked council to ensure a traffic study was conducted to improve visibility and safety at the intersection.

Nicole Burg, 17 Pickett Place, stated she was with Mr. Freedman in supporting the call for a traffic study and emphasized the importance of conducting it during the school year. She shared a personal experience in which her child had been struck by a driver at the intersection of Dublin-Granville Road and Meadway Drive 3 years prior. Her child had been uninjured, but the bicycle had been damaged beyond repair. Her child had been doing everything correctly at the time, wearing a helmet, riding in the crosswalk, and had activated the pedestrian flashers, and she received the call from an EMT while she herself was stuck in westbound traffic on Dublin-Granville Road. Ms. Burg appreciated that council had demonstrated they cared deeply about making data-based decisions for the benefit of the community.

Jim Brand, 718 Tumblebrook Drive, noted he had spoken at a meeting 2 months prior and reiterated several concerns. He did not recommend approving the rezoning, characterizing the changes made since first reading as minimal. He did not believe the rezoning was consistent with the strategic plan. The stormwater management pond was not organically shaped, the retaining walls were not organic in appearance, and 2 4-foot walls separated by a short slope posed a safety risk for children playing in proximity to them. The homes on the left side of the plan effectively backed onto Dublin-Granville Road. The development lacked the type of centrally located open space in the range of 1-half acre to 5 acres. Most significantly, the recommended density for the area was 1 dwelling unit per gross acre, which on an 18-acre site would yield 18 lots rather than 38. 18 lots would be more consistent with surrounding neighborhoods, would avoid the setback and lot configuration issues that had required repeated revisions, and would allow for more appropriately sized lots. Some lots in the current plan were approximately 5,000 square feet, which were very small for homes expected to reach \$2 million in value, and some lots had no side setbacks. Mr. Brand stated he had not received the email sent to neighbors describing the changes and asked to be added to future communications.

Paul Kaufman, 44 Pickett Place, president of the Pickett Place HOA, stated he was aligned with Mr. Freedman's comments and wished to convey the concerns of Pickett Place residents, noting that the most significant issue was traffic, particularly along Dublin-Granville Road and related to construction vehicle traffic that would accompany development over the coming years. There were specific safety concerns about bus stops with 2 neighborhood entrances across from one another, and about drivers running through stop signs in the area.

Council Member Brisk asked Mr. Kaufman whether, assuming the traffic study was completed, and the city complied with its recommendations, Pickett Place residents would still object to the 38 homes. Mr.

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Kaufman responded that Pickett Place residents had generally watched the Prairie House development with cautious optimism, that the plan had things they liked, but traffic was the overriding concern. He described daily complaints from residents about speed along Dublin-Granville Road and safety at the bus stops.

Lois Ann Murray, 16 Pickett Place, had previously lived in an area with heavy traffic. The city was behind in addressing the Dublin-Granville Road corridor and needed to act. Residents generally wanted a beautiful development across the street but noted the danger inherent in having two neighborhoods, each with only a single entrance and exit, positioned directly across from one another on a high-speed road. She described the difficulty of navigating conflicting turning movements, particularly when drivers could not see approaching vehicles from the opposing direction. She urged council to prioritize traffic calming in the corridor, such as raised pavement platforms at intersections, enhanced visual cues designating the area as a residential neighborhood with children, or potentially relocating the development entrance to a different position along the road. She asked council to commit to addressing the corridor regardless of the outcome of the Prairie House decision.

Council Member Brisk acknowledged that the city had been slow to respond to the Dublin-Granville Road situation and expressed gratitude to the residents who raised the issue. The city was committed to conducting the traffic study and looking for solutions to improve safety on the corridor, entirely apart from the Prairie House development decision. She expressed regret that council had not learned sooner. Council Member Wiltrout stated she'd noticed it had gotten worse in the last 6 to 9 months.

Council Member Shull referenced Mr. Freedman's comment, and agreed that during the school year, left turns from 3:00 to 5:00 p.m. were nearly impossible. He had personally observed drivers cutting through the New Albany Presbyterian Church parking lot to reach the signalized intersection rather than attempting a direct left turn, a practice he characterized as unsafe but understandable given the conditions.

Council Member Wiltrout asked if the traffic study indicated that road improvements were needed, did council want to give themselves time to make that happen before continuing with the development? Council Member Kist stated viewed the traffic situation and the Prairie House rezoning as 2 separate issues. The way the Prairie House site was zoned, someone could build homes there tomorrow, while the city was still working on a traffic study.

Deputy Director Mayer reported that, since the introduction of the rezoning on May 5, the city's traffic engineer had conducted traffic counts along Dublin-Granville Road while school was still in session, ensuring that the data captured school-year conditions. Analysis of that data was underway, and recommendations were expected to be delivered by the end of September. In the interim, staff and the traffic engineer had made several timing adjustments at the Harlem Road and Dublin-Granville Road intersection and were continuing to monitor results. The effort was a full corridor study covering Dublin-Granville Road from the Taylor Farm Park entrance all the way to Fodor Road, encompassing all intersections along that corridor. Recommendations would range from immediate low-cost measures such as restriping to larger-scale improvements such as additional turn lanes or center lanes, as warranted.

Council Member Brisk asked and Deputy Director Mayer answered that the study incorporated a 10-year planning horizon and assumed a certain percentage of background growth per year, and the Prairie House development was among the assumptions in the model.

Council Member McClelland stated that increased congestion on Dublin-Granville Road was attributable to growth from many different sources, including regional construction activity, and noted that the city had limited ability to control external factors such as the City of Columbus's road network. He noted the importance of setting realistic expectations about what the city could accomplish through its own roadway

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improvements. Deputy Director Mayer agreed, noting that the background growth assumption of approximately 3% annually was based on MORPC standards and included traffic generated by activity in Columbus and other surrounding areas.

Council Member Shull asked whether the student parking arrangement with the Church of the Resurrection would continue when school resumed, given that construction of a new facility at the church had displaced the previously used parking lot. Council Member McClelland responded that the school's negotiations with the church were ongoing. The church appeared to be anticipating greater internal demand for parking with its new facility. He recommended checking with the school district to confirm the status.

Mark Wilson, New Albany Plain Local School Board Member, 3980 Farber Court, confirmed that discussions with the Church of the Resurrection regarding continued parking use were ongoing, but stated that the church had asked for a significant and possibly prohibitive increase in the fee charged. The church was requesting \$150,000 annually, which added up, and he felt was inconsistent with the actual wear and tear on the lot. He expressed personal disappointment as a parishioner of the church. The school district had also allowed the church to use school parking lots for overflow purposes without charge. The new superintendent had been able to work toward an accommodation for the current year, but the long-term resolution would likely be determined by economics.

Mayor Spalding thanked the Church of the Resurrection for working with the school district. Council members discussed other student overflow parking options.

Mr. Freedman stated there were 5 distinct rush hours in New Albany during the school year, and requested the city keep that in mind for the traffic study.

Council Member Kist Stated that Dublin-Granville Road had already reached a problematic level of congestion and any development on the parcel, regardless of the number of units, was unlikely to be the tipping point. He asked whether the applicant would be willing to wait for the study's completion in September before proceeding.

Mr. Underhill indicated the applicant could commit to not beginning construction on internal public streets until the earlier of the traffic study being completed or March 1, 2027; and volunteered not to receive a Certificate of Occupancy for any home in the development until September 1, 2027. These timelines would likely align with the construction schedule, but Mr. Underhill offered them as formal commitments to provide the community with adequate time to evaluate the study and resulting recommendations.

Hearing no further comments or questions from the public, Mayor Spalding closed the Public Hearing.

Council Member Shull moved to adopt the ordinance. Council Member Wiltrout seconded and council voted with 4 yes votes and 3 no votes (Shull, Wiltrout, Durik). Motion passed to approve Ordinance O-14-2026.

Mayor Spalding stated that staff and council would work with the developers on this project. There was a great concern for a traffic safety study, and staff would focus on that issue. This motion was approved the rezoning application, not the entire project. Council was committed to ensuring the study was done properly and coming up with solutions to ensure everyone felt safe.

Council Member Wiltrout thanked Mr. Underhill and the public and stated there would be more meetings to come. Council would work with the developer to make it the best they could.

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Mr. Underhill committed to open communication with council and the public throughout the process. His door was always open.

ORDINANCE O-20-2026

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 17 RESIDENTIAL LOTS, TWO RESERVES, AND TWO ROADS ON 4.626 +/- ACRES FOR HAMLET AT SUGAR RUN PHASE 3 GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NEW ALBANY CONDUIT ROAD AND CENTRAL COLLEGE ROAD, AS REQUESTED BY NONA MASTER DEVELOPMENT.

Planner I Kylie Blackburn stated the proposed plat consisted of 17 single-family lots, 2 reserves, and 2 roads, Acer Lane with a 30-foot right-of-way and Bluestem Trace with a 50-foot right-of-way. The plat contained 2 fewer residential lots than shown in the approved Final Development Plan (FDP), with the reduction reflecting site engineering outcomes rather than any substantive policy change. The plat was otherwise consistent with the approved Final Development Plan, met all code requirements, and had been recommended for approval by the Planning Commission on May 18.

Mayor Spalding asked and Planning Manager Chris Christian answered that a traffic study had been performed at the time of the FDP and no signal improvements had been warranted at that intersection, though the city had committed to continuous monitoring as the development came online.

Mayor Spalding noted the ongoing SR 605 improvement project, which was intended to improve corridor visibility and reduce speeds, with a goal of reducing the speed limit to 35 miles per hour through the quarter-mile once improvements were in place.

Council Member Shull asked and Planner Blackburn indicated that one lot had been removed near the park and one had been removed from the upper section of the plat. Community Development Director Jennifer Chrysler noted the original zoning had contemplated more lots than were ultimately feasible, and two lots were eliminated through the engineering process, demonstrating that the FDP and permitting reviews served as meaningful checkpoints.

Council Member McClelland asked and Manager Christian confirmed that the road was intended to connect further west in the future and currently terminated at the City of Columbus boundary. Signage would be installed to notify future residents of the connection and prevent informal use of the right-of-way as a recreational surface.

Council Member Durik asked and Manager Christian agreed to investigate whether a center island like the one on the opposite side of SR 605 could be incorporated into this development.

Council Member Shull asked and Manager Christian agreed to coordinate with the developer on the location of the school bus loop relative to the SR 605 intersection. Traffic calming might be beneficial in that area.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Aaron Underhill, attorney for the applicant, stated that the developer had recently secured a construction loan for the larger Hamlet at Sugar Run project, and expressed optimism about construction progress.



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Mayor Spalding asked and Planner Blackburn answered that council had now heard 3 of the 4 residential plats. Mayor Spalding stated that council remained interested in receiving information about the commercial and retail components of the broader mixed-use development before considering additional residential phases

Council Member Wiltout moved to adopt the ordinance. Council Member Brisk seconded and council voted with 7 yes votes to approve Ordinance O-20-2026.

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ORDINANCE O-23-2026

Mayor Spalding read by title AN ORDINANCE TO DECLARE THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, EXEMPT 100% OF THAT IMPROVEMENT FROM REAL PROPERTY TAXATION, REQUIRE THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, PROVIDE FOR THE DISTRIBUTION OF THE APPLICABLE PORTION OF THOSE SERVICE PAYMENTS TO THE LICKING HEIGHTS LOCAL SCHOOL DISTRICT AND THE CAREER AND TECHNOLOGY EDUCATION CENTERS OF LICKING COUNTY (C-TEC), PROVIDE FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS INTO A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND, SPECIFY THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT DIRECTLY BENEFIT THOSE PARCELS, AND APPROVE AND AUTHORIZE THE EXECUTION OF ONE OR MORE TAX INCREMENT FINANCING AGREEMENTS.

Economic Development Manager Sara Zeigler stated that the ordinance amended the Oak Grove 2 Tax Increment Financing (TIF) district to include the approximately 9.6 acres recently annexed and rezoned. The TIF was classified as non-school, meaning it would not negatively impact the Licking Heights School District or the Career & Technology Education Centers of Licking County (C-TEC). The purpose of the TIF was to capture the incremental increase in the value of the land and improvements to contribute toward qualified public infrastructure projects. The city had entered into supplemental agreements with Jersey Township for the funding of fire and EMS services.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Mayor Spalding moved to adopt the ordinance. Council Member Kist seconded and council voted with 7 yes votes to approve Ordinance O-23-2026.

ORDINANCE O-24-2026

Mayor Spalding read by title AN ORDINANCE TO ACCEPT A 21.601 ACRE GENERAL WARRANTY DEED AND A 0.192 ASSIGNMENT OF AN EASEMENT FROM THE LICKING COUNTY BOARD OF COUNTY COMMISSIONERS.

Deputy Public Service Director Steven Mayer stated this legislation was administrative clean-up. When ODOT constructed the interchange at Beech Road and SR 161 approximately 20 years ago, it acquired property in the name of Licking County. In 2010, the city received a letter from ODOT stating that a section of Worthington Road had been abandoned and was to be owned and maintained by the City of New Albany. The city had since maintained the road under that assumption but recently discovered that formal ownership had never been transferred. Licking County, acting as a cooperative partner, passed a resolution on June 4 transferring the Worthington Road tract to the city. Additionally, an easement at the end of Lucille Lynd Way was being transferred to create consistency in roadway maintenance along that corridor.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

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Council Member Wilttrout moved to adopt the ordinance. Council Member Durik seconded and council voted with 7 yes votes to approve Ordinance O-25-2026.

ORDINANCE O-25-2026

Mayor Spalding read by title AN ORDINANCE TO AUTHORIZE SUBMISSION TO THE FRANKLIN COUNTY BOARD OF COMMISSIONERS OF A MUNICIPAL PETITION FOR ANNEXATION OF 6.24 +/- ACRES FROM PLAIN TOWNSHIP TO THE CITY OF NEW ALBANY.

Deputy Public Service Director Steven Mayer stated this ordinance was tied to an intergovernmental agreement authorized by council in May 2024 between the City of New Albany, Franklin County, and Plain Township for the construction of roundabouts at SR 605 and Walnut Road. That agreement included a provision requiring the City of New Albany to annex and maintain the intersection upon construction completion. Construction had been substantially completed earlier in the year, and this ordinance initiated the municipal annexation process, which would then proceed to the Franklin County Board of Commissioners.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Mayor Spalding moved to adopt the ordinance. Council Member McClelland seconded and council voted with 7 yes votes to approve Ordinance O-25-2026.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-27-2026

Mayor Spalding read by title AN ORDINANCE TO RENEW THE APPROVAL OF THE FINAL PLAT FOR 40 SINGLE-FAMILY LOTS ON 30.1 +/- ACRES AND ACCEPT RESERVES “F”, “G”, “H”, AND “I” FOR SECTION 30 OF THE “NEW ALBANY COUNTRY CLUB” SUBDIVISION GENERALLY LOCATED NORTH AND WEST OF LAMBTON PARK ROAD AND SOUTH OF BRANDON ROAD, AS REQUESTED BY THE NEW ALBANY COMPANY, LLC C/O AARON L. UNDERHILL, ESQ.

Planning Manager Chris Christian stated the New Albany Country Club Section 30 subdivision final plat had been approved by council on August 5, 2025. City code required the plat to be recorded within one year of adoption or it would become null and void. The applicant had worked through final engineering permits, begun construction, and requested renewal of the final plat. The renewal included very minor revisions to lot configurations since the original approval, with some areas being returned as right-of-way and others converted back to private property, but no substantive changes to the plat's overall design.

Mayor Spalding set the ordinance for second reading at the August 4, 2026, council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-26-2026

Mayor Spalding read by title A RESOLUTION AUTHORIZING THE AMENDMENT OF THE ANNEXATION AGREEMENT AND THIRD AMENDMENT BETWEEN PLAIN TOWNSHIP, THE CITY OF NEW ALBANY, AND THE CITY OF COLUMBUS TO REFLECT AND BE CONSISTENT WITH THE CURRENT SERVICE AREA BOUNDARY MAP IN THE WATER SERVICE AND SEWER DISPOSAL CONTRACTS WITH THE CITY OF COLUMBUS.

July 21, 2026

City Manager Joseph Stefanov stated this resolution was part of an ongoing effort to clean up jurisdictional boundaries between the City of Columbus and the City of New Albany. There were four areas of change. Thompson Park was currently within the Columbus service area, creating a situation where calls for police service from park patrons would need to be transferred to Columbus despite the park being proximate to New Albany. City Manager Stefanov and Police Chief Jones determined it was in the city's interest to extend New Albany's patrol presence into that area. Several flood plain parcels to the south of Thompson Park, previously in the Columbus growth area, were being transitioned to New Albany's jurisdiction to clean up the boundary. A parcel adjacent to the future field house site at the corner of Walnut Street and Bevelhymer Road had been inadvertently omitted from the prior boundary adjustment and was being captured in this amendment. An area along the US 62 corridor to the north was being added to reflect potential expansion of the business park. This resolution amended the exhibit to the annexation agreement rather than the agreement's language itself, and Resolution R-27-2026 served as a companion resolution modifying the service area boundary map to enable water and sewer service extension to the affected areas.

Council Member Shull Stated Thompson Park had previously been identified as a high-crime area requiring a security gate. Would New Albany police gain full access to the area once the transfer was completed? Police Chief Greg Jones confirmed that was correct and the New Albany Police Department was already generally active in that area.

Council Member Shull asked whether the transfer might present an opportunity to pursue an extension of the existing trail network northward. City Manager Stefanov responded that the New Albany had submitted a joint application with Columbus through the LinkUS grant program for a trail connection. Deputy Director Mayer confirmed New Albany was in the queue for future funding for a trail that would connect from Thompson Park through to Dublin-Granville Road, including a pedestrian crossing on Dublin-Granville Road, and a preliminary engineering allocation for a pedestrian overpass on SR 161 as part of that same funding.

City Manager Stefanov noted an additional thin parcel adjacent to Thompson Park that was part of a golf course. He explained that rather than leaving that small peninsula in Columbus's jurisdiction, the city was adding it to square off the boundary.

Council Member McClelland asked what portion of the Columbus expansion area depicted in light blue was Metro Park. City Manager Stefanov estimated 40% and added that other impediments to residential development existed in that area, including utility easements and the Joint Park District property of approximately 100 acres.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Mayor Spalding moved to adopt the resolution. Council Member Shull seconded and council voted with 7 yes votes to approve Resolution R-26-2026.

RESOLUTION R-27-2026

Mayor Spalding read by title A RESOLUTION AUTHORIZING THE MODIFICATION OF THE SERVICE AREA BOUNDARY MAP AS SET FORTH ON EXHIBIT A TO THE WATER SERVICE AND SEWER DISPOSAL CONTRACTS WITH THE CITY OF COLUMBUS.

July 21, 2026

City Manager Stefanov stated this resolution was a companion resolution to R-26-2026. It designated the areas described in R-26-2026 as serviceable by the City of New Albany for purposes of extending water and sewer service.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Kist moved to adopt the resolution. Council Member McClelland seconded and council voted with 7 yes votes to approve Resolution R-27-2026.

RESOLUTION R-28-2026

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH FLINT LAND ENTERPRISES, LLC RELATED TO THE TEMPORARY SUPPLY OF GRAYWATER.

Deputy Public Service Director Steven Mayer stated this resolution concerned a property more commonly known as Flint Grid, which was being developed in Licking County outside the corporate limits of the City of New Albany and had not yet annexed. The Memorandum of Understanding (MOU) would put Flint Grid on notice if the city chose to discontinue its gray water system in the future. Flint Grid would be required to annex into the city and connect to the permanent water system at that time. Flint Grid was functioning as a substation with no occupants and no need for running water; a permanent water connection was not currently necessary.

City Manager Stefanov added that the MOU would allow Flint Grid to meet its obligations in the business park by connecting to the existing gray water system for fire suppression purposes only.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Wilttrout moved to adopt the resolution. Council Member Durik seconded and council voted with 7 yes votes to approve Resolution R-28-2026.

RESOLUTION R-29-2026

Mayor Spalding read by title A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH THE NEW ALBANY-PLAIN LOCAL SCHOOL DISTRICT TO LEASE CITY PROPERTY FOR THE CONSTRUCTION OF A TRANSPORTATION FACILITY AND TO ACQUIRE SCHOOL DISTRICT PROPERTY FOR THE DEVELOPMENT OF PARK LAND.

City Manager Joseph Stefanov stated this agreement was partially complete, lacking a companion Memorandum of Understanding (MOU) with the New Albany Company and the school district. He and outgoing Superintendent Sawyers had been working on the matter for several months and, given the superintendent's imminent departure, the city wished to complete this component of the agreement before his last day. The agreement described approximately 8 acres of a 20-acre parcel owned by the city on Beech Road at the intersection of Miller and Beech Roads that would be leased to the school district. That parcel was surrounded by existing or under-construction data centers. In exchange, the city would receive the property currently owned and used by the school district as its transportation center. City Manager Stefanov had also been in conversation with Bill Ebbing of the New Albany Company regarding the donation of two additional parcels currently used by the district for bus parking, both of which were contiguous to what had

July 21, 2026

long been referred to as the Kitzmiller Wetland Park, south of those parcels. The MOU would likely require another three to four weeks to finalize and it would address commitments by the New Albany Company, commitments from the school district, and matters such as the cleanup of the existing bus garage site. City staff had inspected the existing bus garage building and determined that it had value and that the city wished to retain it, but the fuel tanks would need to be removed, and the site cleaned up before any transfer could be completed. Because of the meaningful progress, it was appropriate to move forward with this component. City Manager Stefanov and Council Member Matt Shull met that morning to discuss ensuring the process concluded appropriately. City Manager Stefanov proposed adding language to the lease stating that it would become effective only upon the completion and execution of the MOU.

Mayor Spalding asked and City Manager Stefanov confirmed that a parcel had been donated by Amazon Web Services.

Mayor Spalding opened the public hearing.

Mark Wilson, New Albany Plain Local School Board Member, was grateful for the city's support. The existing transportation center presented difficulty for buses attempting to exit onto the adjacent road, which was a safety concern both for district drivers and for other motorists. Repurposing that site as parkland would be an improvement from multiple perspectives.

Council Member Wiltout expressed hope that a new bus station didn't mean burning extra fuel; she hoped for electric buses in future. Council Member McClelland noted that while the new site was farther from the transportation center's current location, some buses would travel a shorter distance to reach their respective student pick-up areas.

Council Member McClelland described the history of the transportation center siting process, noting that this would be the third proposed location the city and school district had worked through. The resolution was another example of the productive partnership between the city, the school district, and the New Albany Company.

Hearing no more comments or questions from the public, Mayor Spalding closed the Public Hearing.

Council Member Brisk requested an update of the notice provisions in the lease document to reference delivery to Village Hall by title of recipient rather than by name, to ensure that formal legal notice could be reliably demonstrated if ever required. Law Director Ben Albrecht agreed the notice language had likely been carried forward through many years of document drafting, and that corrections would be made.

Council Member Shull moved to amend Resolution R-29-2026 to include approval of the lease contingent on execution of the MOU among the City of New Albany, New Albany-Plain Local School District, and the New Albany Company. Council Member Wiltout seconded and council voted with 7 yes votes to amend Resolution R-29-2026.

Council Member Shull moved to adopt the resolution. Council Member McClelland seconded and council voted with 7 yes votes to approve Resolution R-29-2026.

COUNCIL SUBCOMMITTEE REPORTS:

NONE

REPORTS OF REPRESENTATIVES:

A. Council Representative to MORPC: No report.

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- B. Council Representative to Joint Park District (JPD): Council Member Shull reported that the scheduled pickleball tournament at the JPD facility had been cancelled the prior weekend due to low participant turnout, a trend that had been observed at other central Ohio tournaments as well. The event would be rescheduled in the near future.
- C. Council Representative to New Albany-Plain Local Schools (NAPLS): Council Member Wilttrout reported Jeremy Nichols, a local attorney with children in the schools, was appointed to the board.
- D. Council Representative to Plain Township: Council Member Durik reported the township announced receiving \$8.5 million in bonds, which were being invested with the township's money manager pending the need to deploy the funds.

REPORTS OF CITY OFFICIALS:

- A. Mayor Spalding: No report.
- B. Clerk of Council: No report.
- C. Finance Director: No report.
- D. City Manager: No report.
- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

Council Member Wilttrout reported that the finance committee had met earlier that day and the city had achieved its ninth consecutive quarter of a 100% cashVest score.

Council praised the photos from the city's Independence Day events.

EXECUTIVE SESSION:

Mayor Spalding moved to go into executive session pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding the investigation of charges or complaints against a public official, unless the public official requests a public hearing. Council Member Kist seconded and council voted with 7 yes votes to go into executive session at 9:30 p.m.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Shull seconded and council voted with 7 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 10:26 p.m.

OTHER BUSINESS:

Reappointments to Boards and Commissions. Clerk Mason read the attached memo summarizing the results of outreach to board and commission members whose terms were expiring. An open position existed on the Rocky Fork Blacklick Accord and, with council's approval, Clerk Mason would proceed with advertising to fill it.



Council Minutes – Regular Meeting

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Council Member Kist moved to reappoint the board and commission members as listed in the staff memo dated July 17, 2026. Mayor Spalding seconded the motion and council voted with 7 yes votes to reappoint the board and commission members for the terms specified therein.

Clerk Mason confirmed that the memo would be attached to the official record and that she would initiate the advertising process for the vacant position.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the July 21, 2026, regular council meeting at 10:28 p.m.

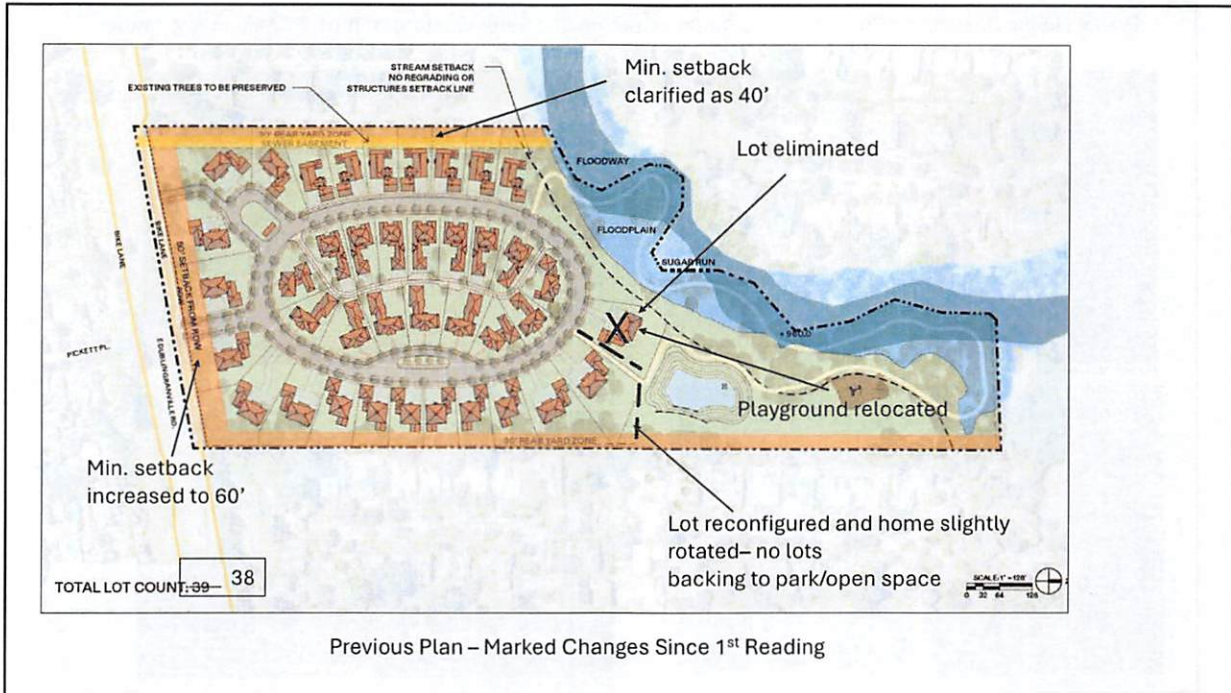
ATTEST:


Jennifer H. Mason, Clerk of Council

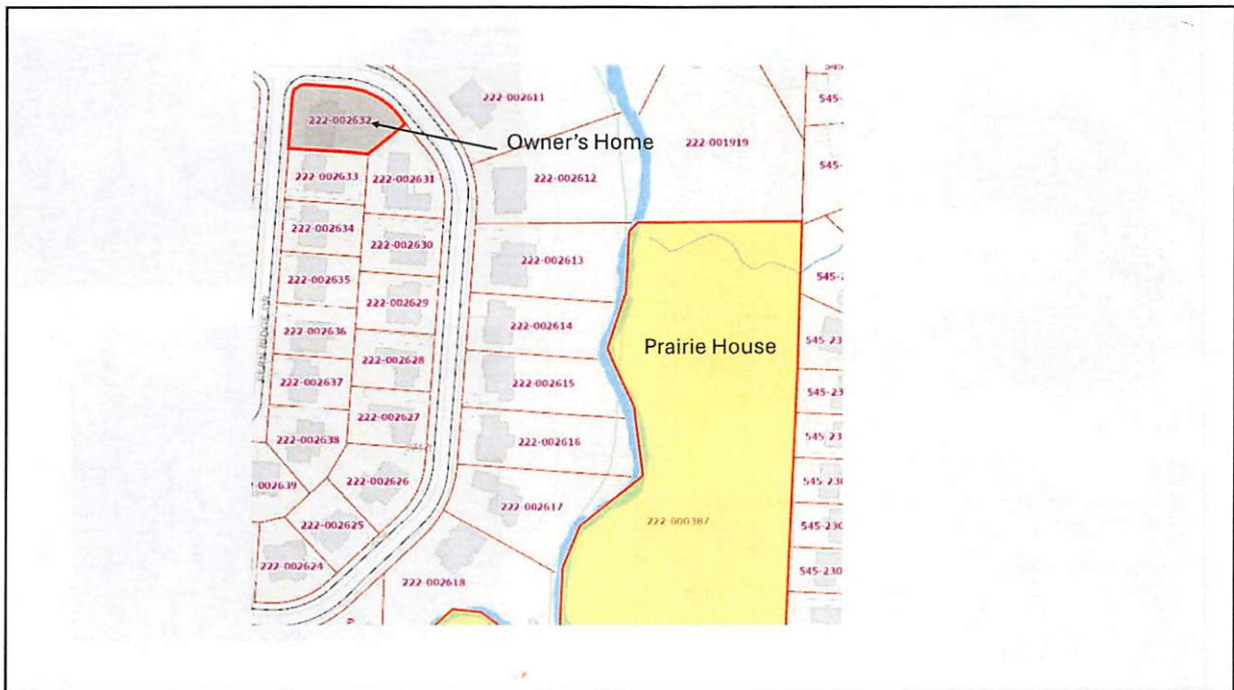

Sloan T. Spalding, Mayor


Date

Att to 7-21-26 council Minutes
Aaron Underhill's Slides



1

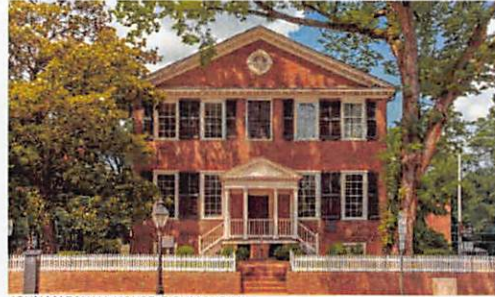


2

Prairie House Design and Character Inspiration – Custom and Semi-Custom Homes, \$2 Million Avg. Value



HOUSE IN SAVANNAH, GA.



JOHN MARSHALL HOUSE, RICHMOND, VA.



TULIP HILL, GALESVILLE, MD.



RATCLIFFE MANOR, EASTON, MD.

3

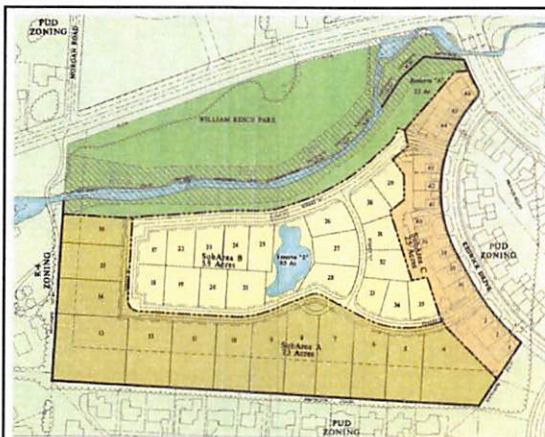


EXHIBIT FOR
EALY CROSSING
NEW ALBANY COUNTRY CLUB SECTION 22
VILLAGE OF NEW ALBANY COUNTY OF FRANKLIN STATE OF OHIO

Comparable Neighborhood
– Ealy Crossing:
Zero side yard setback

5' minimum front yard setback. Front
Stoops, steps, and porches may
encroach into entire setback

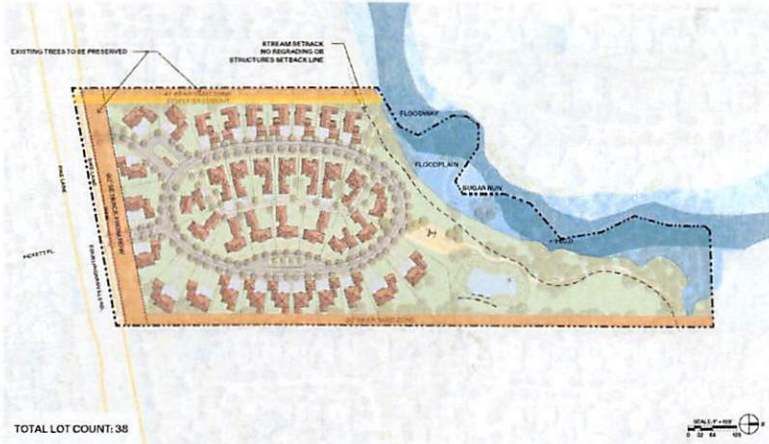
Homes may be attached to homes
on adjacent lots (also see:
Ashton Grove)

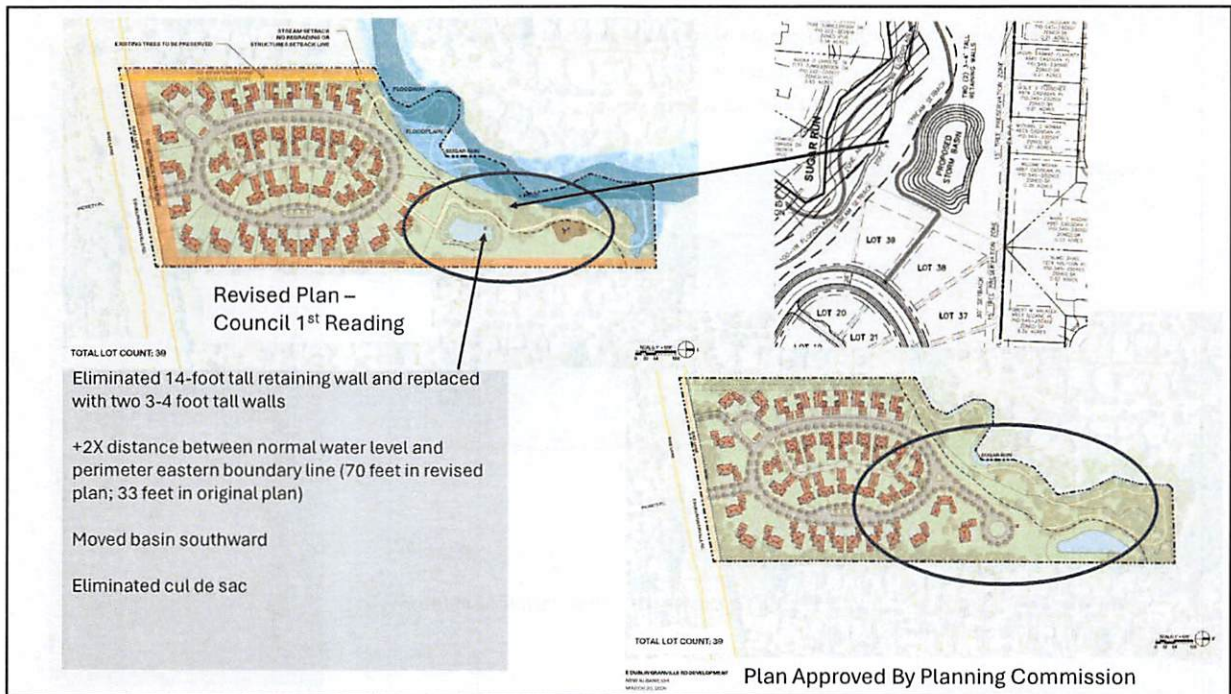


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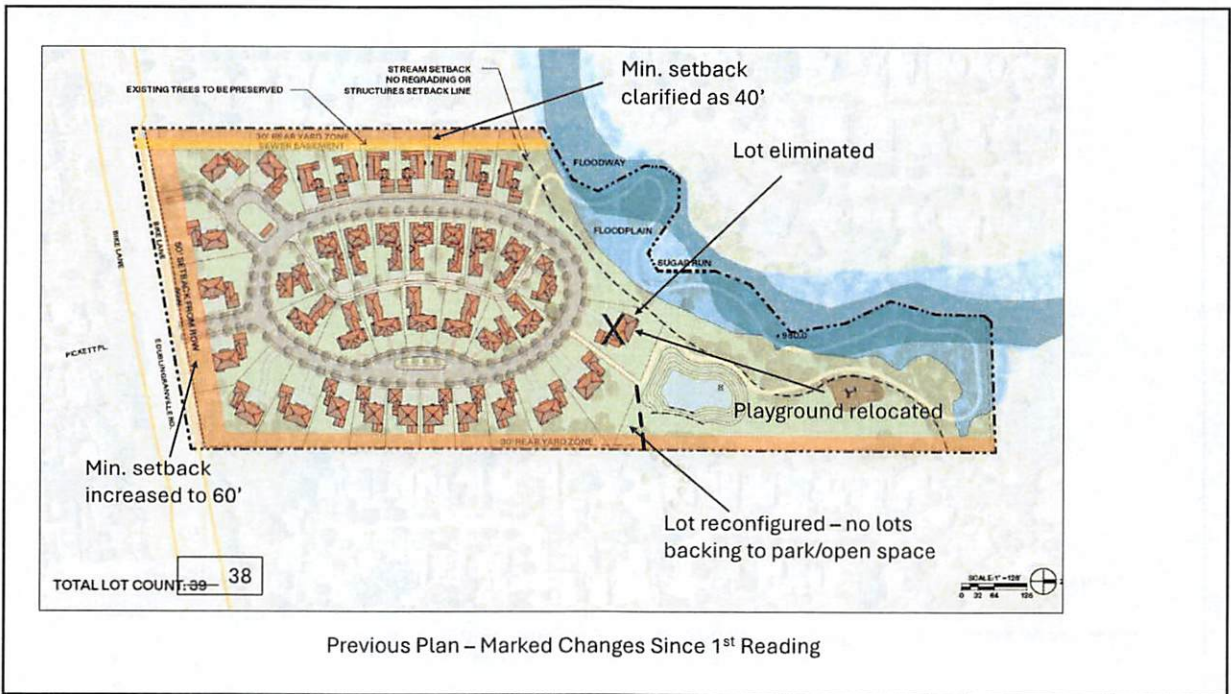
Core Strategic Plan Principle: Homes should not back to parks and open space
or to streets.

→ R-2 would allow both

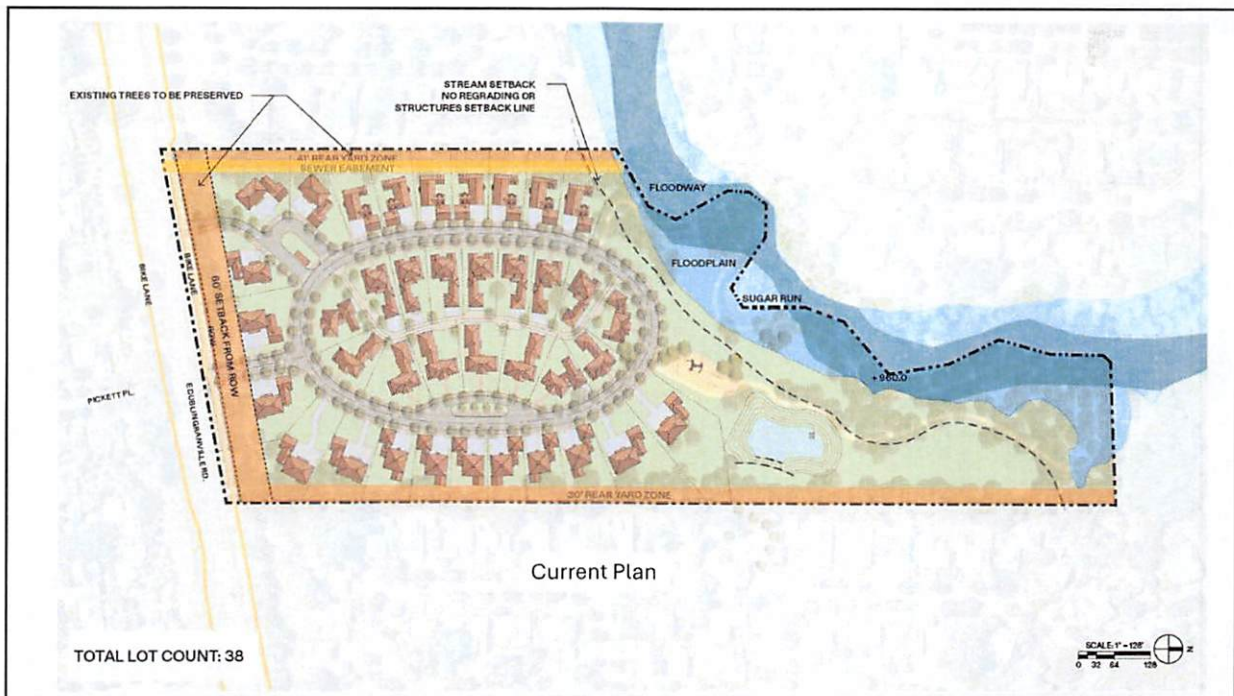




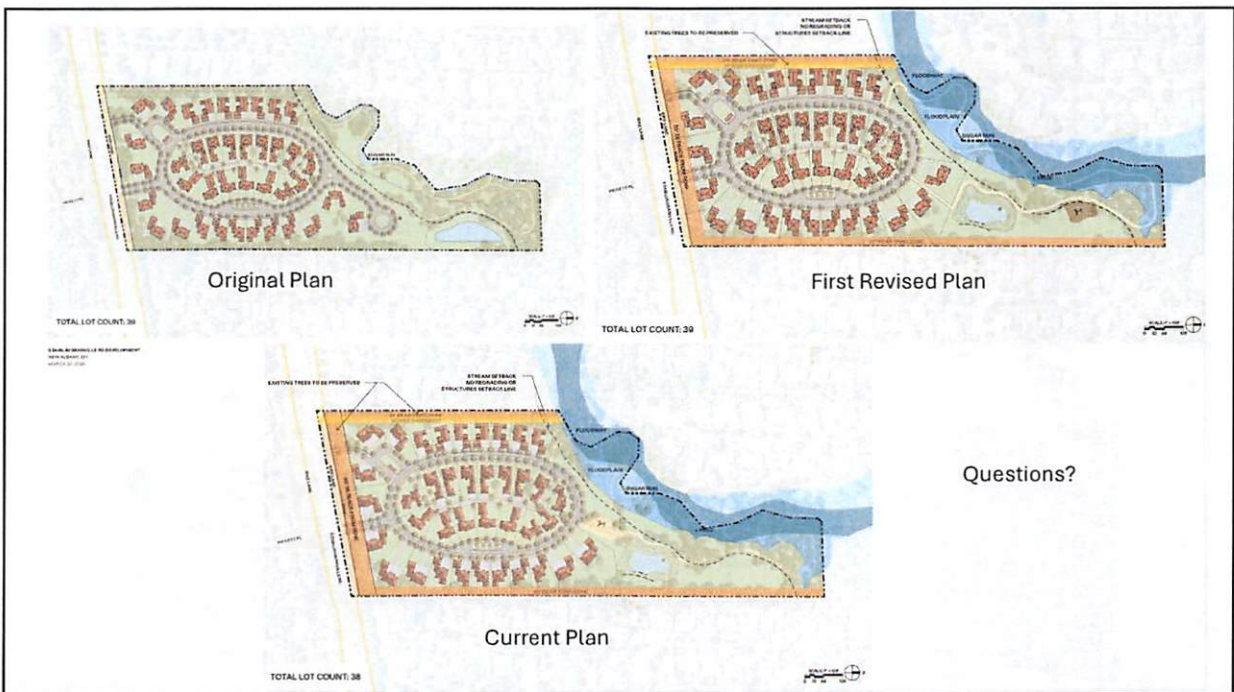
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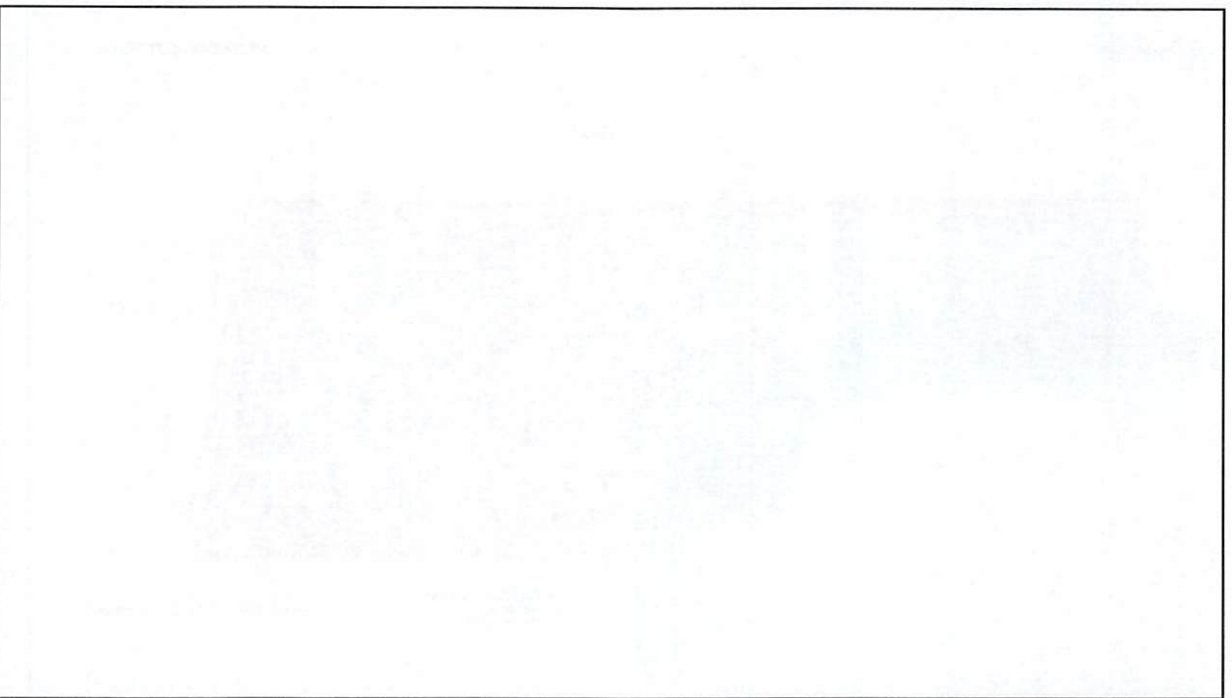
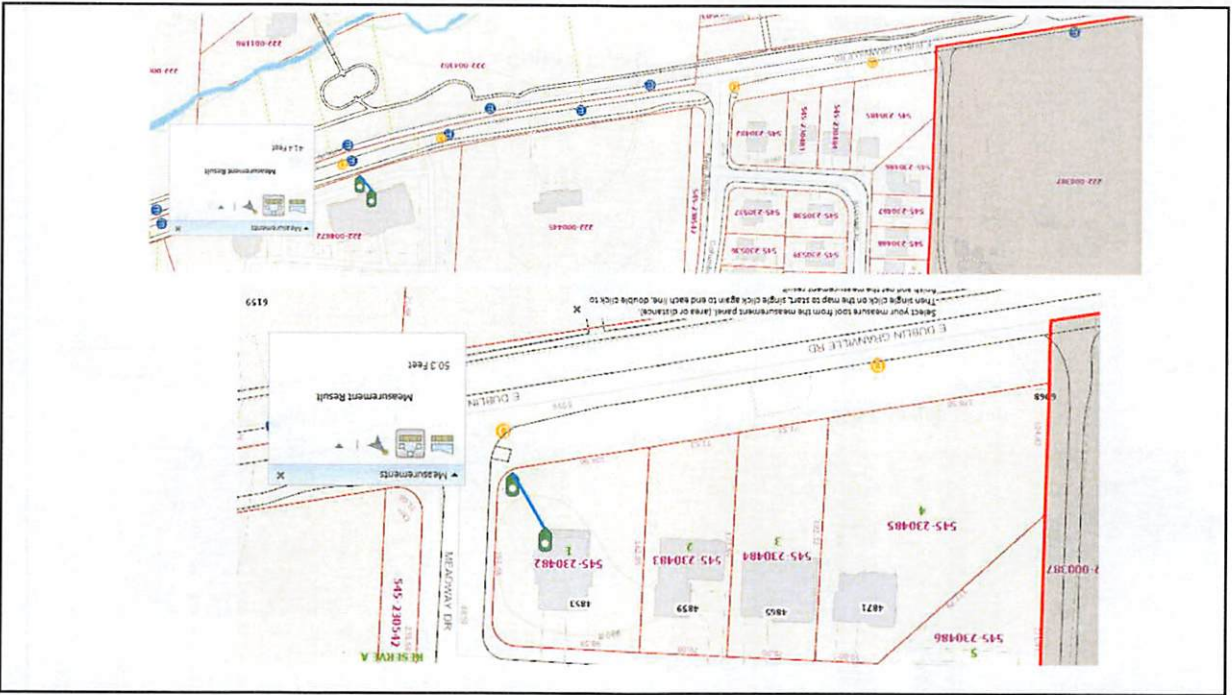
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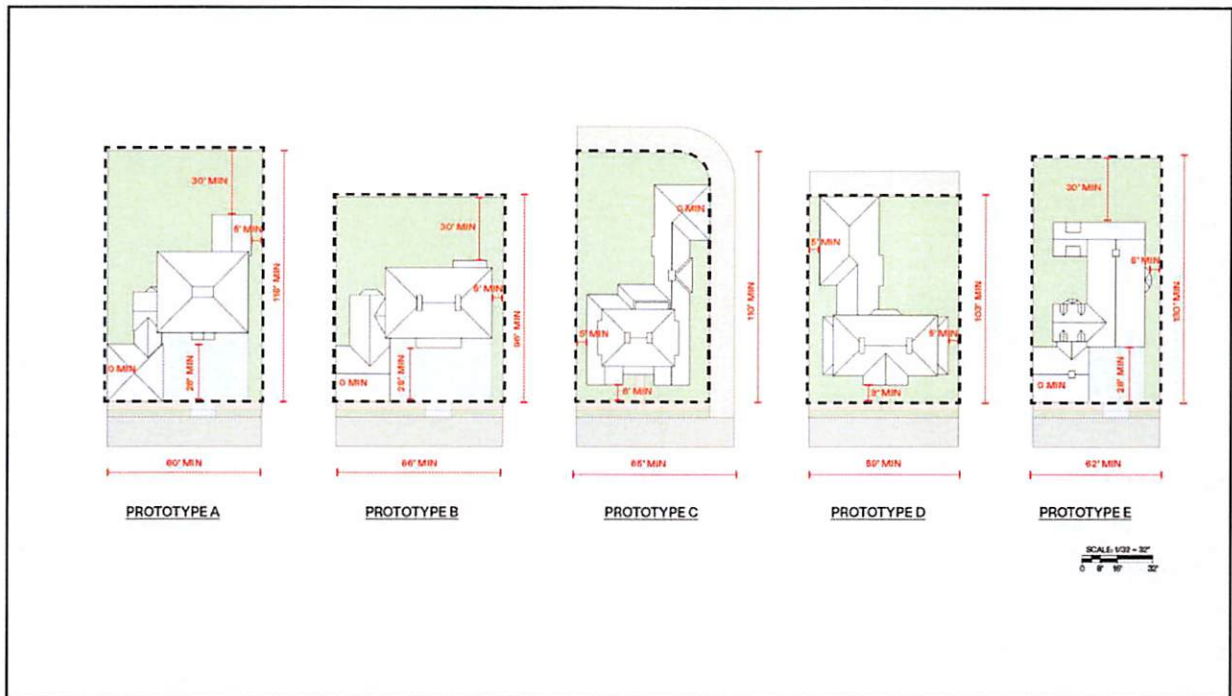


9



10







TO: New Albany City Council

FROM: New Albany City Staff

DATE: July 17, 2026

RE: Upcoming Board and Commission Appointments

This memo details those willing to be reappointed to board and commission positions.

IDEA Implementation Panel

3 year terms

- Alex Bilchak to the term 7/1/26 – 6/30/29
- Brianna Johnson to the term 7/1/26 – 6/30/29

New Albany East Community Authority

2 year terms

- Everett Gallagher to the term 5/18/26 – 5/17/28
- Jack Baron to the term 5/18/26 – 5/17/28

Rockyfork Blacklick Accord

3 year term – 4 terms maximum

- OPEN

Sustainability Advisory Board

3 year terms

- Peter Barnes to the term 7/1/26 – 6/30/29
- Charles Schumacher to the term 7/1/26 – 6/30/29