



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 19, 2024 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Mr. Way moved, Mr. Deschler seconded, approval of the meeting documents and approval of the August 8, 2024 Planning and Zoning Commission (PZC), Architectural Board (ARB) and Board of Zoning Appeals (BZA) joint meeting minutes (with correction of the email-noted typographical error) and September 5, 2024 regular meeting minutes.

VOTE: 6 – 0.

RESULT: Motion carried 6-0.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Absent
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer M. Rauch

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Jennifer M. Rauch, AICP

Director of Community Planning and Development





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 19, 2024 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

1. Avondale Woods, Section 3
24-008FDP/24-009FP **Final Development Plan/Final Plat**

Proposal: Development of Avondale Woods – Section 3 consisting of 26 single-family lots, three public right-of-ways, and three reserves.
Location: West of the intersection of Langley Drive and Scarlett Lane.
Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.055, and review and recommendation of approval for a Final Plat under the provisions of Code Chapter 152.
Applicants: William Moorehead, Homewood Corporation
Kyle Shreves, EMH&T
John Bruno, EMH&T
Carlos Luna, EMH&T
James Watkins, Verdantas
Planning Contact: Taylor Mullinax, AICP, Planner I
Contact Information: 614.410.4632, tmullinax@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/24-008, www.dublinohiousa.gov/pzc/24-009

MOTION: Mr. Way moved, Ms. Harter seconded approval of the two Consent Cases for the following.

- Approval of a Minor Text Modification: To change the reserve naming across the development and add the associated subarea and plat name;
- Approval of the Final Development Plan for Avondale Woods, Section 3 with the following conditions:
 - 1) That the terms of the Infrastructure Agreement are met, and payments are made upon Planning & Zoning Commission approval of the Section 3 Final Development Plan and before any further approvals are granted.
 - 2) That the Subarea and Reserve Map is revised to replace Reserve C with Reserve F to align with the proposed text modification and approved plats, prior to building permitting.
 - 3) That the developer modifies the development text to accurately reflect the front building line for lots 58-66 in Section 3; and
- A recommendation of approval to City Council for the Avondale Woods, Section 3, Final Plat with condition:
 - 1) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.

VOTE: 6-0

RESULT: Motion carried 6-0 to approve a Minor Text Modification, Final Development Plan, and a Final Plat.



RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Absent
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:

Taylor Mullinax

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Taylor Mullinax, AICP, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 19, 2024 | 6:30 pm

2. HD Code and Guidelines Update – Phase II 24-012ADMO Administrative Request – Code Amendment

Proposal: Amendments to the Historic District Zoning Code and amendments to the Historic District Guidelines.
Request: Review and recommendation of approval to City Council for proposed amendments to the Historic District Zoning Code and Guidelines.
Applicant: Greg Dale, FAICP, McBride Dale Clarion
Sarah Holt, AICP, ASLA, Senior Planner
Planning Contact: Sarah Holt, AICP, Senior Planner
Contact Information: 614.410.4662, sholt@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/24-012

MOTION: Mr. Alexander moved, Mr. Garvin seconded a recommendation of approval to City Council of the HD Code amendments and Guidelines update, Phase 2.

VOTE: 6-0

RESULT: Motion carried 6-0 to recommend approval to City Council for the proposed Code and Guidelines Amendments

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Absent
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:

Sarah Tresouthick Holt

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Sarah Holt, AICP, ASLA, Senior Planner

