

# Southwest Area Commission

August 2021

Southwest Area Commission (SWAC)  
Prepared for approval by Kristin Hayes

Chair: FeLisa Jenkins  
Vice-Chair: Open  
Secretary: Kristin Hayes  
Fiscal Officer: Maurice Jenkins

Meeting Location: Hope Central Church

Minutes for: August 17, 2021

7:30 p.m. Meeting called to order.

## **Commissioners:**

Present: Maurice Jenkins, Liz Reed, FeLisa Jenkins, Kristin Hayes, Peggy Fossett, Patty Spencer, Olabisi Eddy, and Jacob Barker

**Zoning Presentation Overview:** 1750-1760 Feddern Ave - September 18, 2021 site visit, scheduled back to report to the Commission on September 21, 2021

**Zoning Presentation Overview** - Franklin Ventures: There are two houses owned on Brown Rd by this group. There are 3 lots over 2 acres, one house is on well water and septic and one empty lot. Both are residential. The group wanted to talk about going forward - the area is a low density area, under utilized from a planning perspective. Road facing property to change esthetics of the road. The group said that City of Columbus is short on liveable housing, and wanted to see if they can repurpose the housing. They want to maintain greenspace on the property and put a garage behind the lot, in addition to maintaining the existing treeline. The group wanted to come to SWAC before going to the city with a plan. They think it has the potential to re-vitalize the property in conformance with what the city has.

The group already owned the property. It is almost 2.25 acres. The plan is for condo townhome units, 4 unit buildings, 6 units per acre. The SWAC inquired about a bike trail. The group responded that the city rezoning doesn't give you much of a choice for zoning and plans. There is a stormwater management plan and it requires a sit back distance from the nearby creek. They are interested in walking areas for this area.

They are not sure if the plan is to rent but may be sold as a condo complex. There is a rental office

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across the street. They said they didn't know if there would be a binding or retention pond. They are thinking of a front facing townhome, if that is the case, a flood zone may not affect the property. Additionally they are looking at creating a driveway on the property.

School-aged kids who live on the property would go to South-Western City Schools.

The group is working with the county regarding speed limits in the area.

The water backs up Big Run, especially more and more with extreme rain. Big Run has slowly gone into the woods. The group looked at FEMA maps in preparation for this meeting.

The next step is to meet with the City and then come back to the SWAC.

The group is not sure if they will see a lot of turnover of tenants at the duplexes. They believe that if they build it right the first time that it will stand the test of time.

They need to confirm extra garage space, room for parking on the backside, each unit can have 3-4 parking spaces. Think it might provide value for multigenerational living situations. The area surrounding this has double-parked cars, cars on grass, cars on street. They will need to demolish houses and get permits. Concepts would be to phase this out and do one unit at a time.

The SWAC noted that this well planned out like that willingness to work with Recreation and Parks and what the community needs. The SWAC also commented that they think requiring sidewalks is a good thing.

There was a question about making these places affordable housing. The presenters stated that they were not sure if there is an answer that they know at this time. The goal is not to do low income housing, blue collar liveable housing, affordable by a good paying job.

The presenters are also open to ideas for accessible floor spaces for tenants with disabilities. There is also no COTA stop in this area.

### Regular Reports

#### 1) Officer Doug White, Columbus Police Department

National Night Out was an awesome event and thanks to the SWAC for hosting. The new Assistant Police Chief and Chief are attending public meetings, please let Officer White know if you are interested in having them attend. They are making the rounds to the different meetings.

#### 2) Beth Fairman Kinney, City of Columbus Neighborhood Liaison

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- An email about next training about Code Enforcement Aug 26 was sent. The training is for newly elected commissioners who start in September.
- Community meetings will be taking place. All the meetings are WebEx or virtual.
- Due to the rise of COVID need to continue to wear a mask and be encouraged to make meetings virtual (if public comment and voting).
- Working with the City Attorney's office and Department Director on proposed policy regarding Area Commission meeting decorum.
  - There will be a vote to determine if it will be added as a policy.

### 3) Averi Townsend, Columbus City Council Community Engagement

Districting commissions meetings are ongoing and are online. They are going to continue to meet in August. They are coming up with the future 9 districts for the City. The Southwest Area comes up at the meeting for discussion. This area can go West or South Side. The maps will be finalized in September. There will be time for public comment.

### 4) Zach Gwin, Columbus City Attorney's Office – Zone Initiative, no report

### 5) Jeremy Alder, Columbus Code Enforcement

Call 311 or let Beth know if there are any concerns.

### 6) Paul Eberts, Franklin County Code Enforcement - no report

### 7) Patty Spencer, SWAC Zoning Chair

A community member is interested in joining the SWAC. A guest from Franklin Township would like to visit the SWAC.

### 8) Kristin Hayes, Keep the Southwest Beautiful

This Saturday there is a clean-up at McCoy Park.

### 9) Liz Reed, Parks Committee Chair

Not able to meet with Jack Castle because Recreation and Parks haven't received the letter from the SWAC yet. Nothing to report.

### Chair's Announcements

- Welcome to Olabisi as a new commissioner.
- Thanks for hard work on National Night Out. The group came together for camaraderie and

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will be building on this momentum in 2022. Thank you to Hope Central Church for hosting.

### Routine Business

- 1) Review Agenda
- 2) Review Minutes
- 3) Financial Review -

- There was discussion regarding the best way to get the church reimbursed for half of the sign for National Night Out. The church had not yet received payment for facility rental. The old SWAC Chair would pay each 6 months. They were not sure if anything had been paid out to the church in 2021. Currently the SWAC is \$240 behind in payments. The church has the documentation from purchasing the sign. It will be in an invoice separately.
- New money for this fiscal year is not in our account yet. The SWAC can't pay anything out yet.
- The church is charging \$40 a month for one meeting. Additional meetings have to be communicated to the church.

### Unfinished Business

### New Business

A community member is interested in serving on the Commission. There are 3-at large positions open. Each year the commission has to reinstate Barker. F. Jenkins is working on an onboarding packet for new commissioners. Columbus South Side had videos included in their onboarding. It was noted that the SWAC has previously discussed bringing on individuals who align with our mission going forward.

There will be changes with the districts for the 9 wards on Columbus City Council. The September maps will be placed for public comment. The boundaries for the Southwest Area are in City Code. The only way boundaries would change is with the rewrite of the code.

At the end of the year the Council has to approve the new district map. Next year on the ballot this area will have a council member on the ballot. By January 2024 there will be 9 district council members and an at-large council member.

Concerns were mentioned about our area of responsibility, things are going to start happening with the redistricting and there are going to be changes. The future change will be that City Council legislative body that will be responsible for a ward. At this time we don't know which area we will go to.

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Resend June meeting minutes.

Next Meeting: September 21, 2021

Spencer made a motion to end the meeting.

Barker seconded.

Result: Unanimous Approval.