



**Far South Columbus Area Commission – Zoning Committee Meeting Minutes  
Thursday, June 23, 2022, 6 pm.**

**Call to Order:** Meeting Called to order by Zoning Committee Chair Walker at 6:00 pm.

**Commissioners Present:**

Commissioner Neale  
Commissioner Walcott  
Commissioner Draudt  
Commissioner Miller  
Chairman Walker

**Guests:**

Kareem Amr, SkilkenGold Development: Sheetz  
Emily Wheeler, SkilkenGold Development: Sheetz  
Beth Cotner, SkilkenGold Development: Sheetz  
Errin Hensley: Sheetz  
Josh Tomey, MKG Architects: 108-128 Castle Road  
Lydie Winckowski, MKG Architects: 108-128 Castle Road  
Connie Miller, Resident

**Zoning Z22-035-163 for 3891 S. High Street:** Presentation made by Kareem Amr from SkilkenGold Development on behalf of Sheetz Corporation. Several other attendees from SkilkenGold and Sheetz were present and available for questions.

This location will be a 24 hour/7 day a week location but will not be a truck stop location. The site will however have a drive through location that will be a touch screen drive through, so no speaker system will be used. Mr. Amr noted that the location will be paying a prevailing living wage to all employees and will be hiring locally from within the Far South Columbus Area Commission boundaries as much as possible. Questions we asked as it relates to landscaping and the city departments recommendations/requests in their letter dated June 17, 2022. The applicant stated that they will be complying with all city requests, and that the applicant had only just received the letter one day before our zoning meeting, so they were still in the process of adjusting their site plan, but that it would reflect the landscape changes by the time of the full Area Commission meeting in July. There was no further discussion and a recommendation to send the application on to the full commission at the July 7, 2022 meeting was made by Chairman Walker and unanimously agreed to by those in attendance.

**108-128 Castle Road:** This item was brought before the Zoning Committee by representatives of the property owner from MKC Architects for a first impression/suggestion session. The owner has a conceptual plan to place 130

apartment units in 3 buildings, 10 units per floor, plus an office in one building's 1<sup>st</sup> floor on the 4 parcels of land the owner has acquired across the street from the Shamrock Club. These parcels are near the Kian Run, within a flood plain (and the owner is purchasing flood insurance) and wants to have the zoning changed from suburban residential to multifamily. These parcels overlook the City Impound Lot. The owner understands these are not the most desirable lots, and he is planning to develop as "reasonably" priced apartments of mostly 2- and 3-bedroom units, with some 1-bedroom units, washer and dryers in each unit. He is asking for AR-2 as his new zoning. This is a private developer, not a large corporation, and they will not be applying for any programs or incentives. Stated that they will not be "downtown rental prices" and they look forward to working with the commission in developing a workable project to meet the areas needs. Questions/comments were about traffic lights at the roadway where traffic meets S. High Street (there isn't one), and the issue of water/flooding, soil sampling/geologic testing/problems with sinking buildings were discussed as it relates to other previous nearby projects. The developer's representatives were placed on notice of these concerns, and they are fully ready to accept these risks/obtain necessary reports. They were asked if the Shamrock Club was aware of their plans and they said no, but the land was for sale for years and the Club never made an offer to buy the land when it was for sale. The applicant's representatives were advised to return with a proposal through the city, and they were given earliest dates of a July zoning committee meeting and a September full Area Commission meeting due to the August recess.

**2056 Lockbourne Road:** Chairman Walker held a brief discussion about a conversation he had with representatives from the City of Columbus about this address. They city demolished buildings on this property and is now looking to construct new facilities on this site. It is zoned unrestricted M zoning. Chair Walker requested a standard limitation text be added so that more objectionable uses could be precluded from this property as the city back in the 1950's zoned large tracts of the Far Southside as M zoning and the Area Commission is trying to protect residents.

Without objection, the meeting was adjourned at 6:25 pm by Chairman Walker

**Next zoning meeting Thursday, July 21, 2022, 6 pm, at the Columbus Fire Training Academy.**

**Respectfully Submitted:**  
**/s/ Michael D. Walker, Sr.**  
**Chairman**