



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (June 10, 2026 Meeting)

Docket No. / Project Title: PC-26-9 (Wesley & Jennifer Thayer)
Staff: Andres M. Nieto

Applicant: Eric Meeks, PLS
Property Size: +/- 0.51 acres
Current Zoning: RS1 (Residential: Single-family 1)
Proposed Zoning: AP (Agriculture: Preferred)
Location: 5140 Bull Run, in Clay Township.

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of rezoning 0.51 acres of the subject property from RS1 (Residential: Single-family 1) to AP (Agriculture: Preferred) to match the existing zoning of the property to the west. This is being proposed so the 0.51 acres can be replatted with the adjoining land to the west.

Preliminary Staff Recommendation:

Favorable recommendation to City Council

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan identifies the future land use for this area Agriculture & Floodway Sensitive Area and this zoning change is consistent with maintaining the low-impact single-family residential character of this area. The area being rezoned and eventually combined with the neighboring property

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The subject property is located within a small single-family residential subdivision and directly adjacent to other single-family residential properties in agriculture zoning districts. The area requesting to be rezoned is completely within a 100-foot-wide power line easement and is not developable and will continue to be limited in use.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The area proposed to be rezoned has been used as a garden for many years. Because it is completely located within a 100-foot-wide power line easement, it is essentially undevelopable and will remain being used as a yard, gardening, or other similar uses. The single-family residential use of the subject property will not be affected in any way by this rezoning.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: This rezoning is part of an attempt to transfer a portion of land to the neighboring property owner who is in a different (AP) zoning district. Both properties are being used as single-family homes and this rezoning will not affect their continued use in any way.

Responsible growth and development.

Preliminary Staff Comments: The area proposed to be rezoned is completely within a 100-foot-wide power line easement and will not affect the developable potential of either property. They will continue to be able to be single-family residential properties and will not require additional resources, infrastructure, or approvals for this use.

Current Property Information:	
Land Use:	Single-family residential, vacant.
Site Features:	Single-family home, woods, vacant land
Flood Hazards:	Zone AE Floodway
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	N/A
Vehicle Access:	50 North (Collector, Residential, Rural)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Agriculture
South:	AP (Agriculture: Preferred)	Clifty Creek Elementary School, single family residential
East:	RS1 (Residential: Single-family 1)	Single-family residential
West:	AP (Agriculture: Preferred)	Single-family residential

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: RS1	Proposed Zoning: AP
Zoning District Intent:	To provide areas for low density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods. This district is intended for use only within the City limits.	To provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.
Permitted Uses:	Residential Uses • Single-family dwelling Park Uses • Nature Preserve / Conservation Area • Park / Playground	Agriculture Uses • Farm Residential Uses • Single-family dwelling Park Uses • Nature Preserve / Conservation Area
Water and Sewer Service:	Required	Not Required
Lot and/or Density Requirements:	Minimum Lot Size: 12,000 square feet	Minimum Lot Size: 1 acre (or as required to provide 2 viable septic system sites)

Setbacks Required:	Side Yard Setback: 5 feet Rear Yard Setback: 5 feet Front Yard Setback: 30 feet	Side & Rear Yard Setback: <u>Agriculture Structure:</u> 30 ft. <u>Primary Structure:</u> 30 ft (5 ft on lots of 2 acres or less where the applicable side lot line adjoins a property of 2 acres or less) <u>Accessory Structure:</u> 15 ft.(5 ft on lots of 2 acres or less where the applicable side lot line adjoins a property of 2 acres or less) Front Yard Setback: 30 feet
Height Restrictions:	Primary Structure: 40 ft Accessory Structure: 25 ft (or height of primary structure)	Agriculture Structure: None Primary Structure: 40 feet Accessory Structure: 35 feet
Floor Area Requirements:	N/A	N/A
Primary Permanent Signs:	N/A	N/A

Interdepartmental Review:	
City Engineering:	No concerns.
City Utilities:	No concerns.
Parks Department:	No comments.
Fire Inspector:	No concerns.
Health Department:	No comments.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Agriculture / Floodway Sensitive Area.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods. Older neighborhoods have distinctive characteristics which should be retained. These vary from one neighborhood to another, but they include such things as smaller lots, lesser setbacks, service alleys, and a distinctive architectural style.
2. **POLICY A-2-12:** Encourage maintenance of buildings and grounds. Proper maintenance improves and stabilizes property values, while deteriorating buildings, peeling paint, sagging porches, accumulation of trash, and unkempt yards do the opposite.
3. **POLICY A-4-1:** Preserve & revitalize older neighborhoods, including buildings, grounds, and infrastructure. The city should hold property owners accountable for the maintenance and upkeep of their properties in accordance with law.

This property is located in the Eastern Rural character area.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The owner of the subject property has allowed the neighbor to the west (zoned AP) to use this half-acre area of land within the easement to expand his garden for several years. As the owner of the property (zoned RS1) is preparing to sell their property, they are seeking out this rezoning in order to complete an Administrative Subdivision and transfer this area to the neighbor who has been using it.
2. If the property is successfully rezoned, one of the petitioner's next steps will include submitting an Administrative Subdivision application to adjust the property boundary between the two neighboring properties
3. The subject property is located within a single-family residential neighborhood and directly adjacent to other single-family residential homes located in agriculture zoning districts. The subject property was originally two separately platted lots (Lot 4 and Lot 5 of The Ridge subdivision) but were combined into one lot in 2014.
4. The +/- 0.51-acre piece of land being rezoned is on the western boundary of the original "The Ridge" subdivision. The entirety of this western boundary of the subdivision has a 100-foot-wide power line easement running north/south, which limits this area from ever being developed with new buildings and/or accessory structures. This means that although this rezoning (and future administrative subdivision) would reduce the size of the subject property, it would not reduce the size of the developable area. Likewise, although the neighbor's property would be increasing in size, it would not be increasing the developable area of the property.
5. The FEMA Floodway and 100-year floodplain slightly encroach into the area of land requesting to be rezoned, but not to the extent where it limits the continued use as yard space and garden space.

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Record No: PC-26-9

Annexation or Rezoning Application

Status: Active

Submitted On: 5/9/2026

Primary Location

5140 BULL RUN
COLUMBUS, IN 47203

Owner

THAYER JENNIFER J & WESLEY R
E BULL RUN 5140 COLUMBUS, IN 47203

Additional Application Information

What is your Company/Business/Institution Name? ?

Meeks & Company Professional
Surveying, Inc.

Are you the owner of the property? ?

No

Are you filing this application on behalf of someone
else or a client?*

Yes

Client Information

Client Contact (First and Last Name)*

Jennifer Thayer

Client Business Name (if applicable)

Wesley Thayer

Entity Type

Individual

If Other, Please Describe

Mailing Address*

5140 Bull Run

Mailing City*

Columbus

Mailing State*

IN

Mailing Zip*

47203

Mailing Zip*

47203

Client Phone Number*

N/A

Client Email*

N/A

Application Information

Request Type* ?

Rezoning

Requested Zoning*

AP (Agriculture: Preferred)

Requested Zoning (if more than 1)

—

Number of acres being rezoned?*

0.51

Are you also requesting annexation?

No

Please describe the purpose of the request*

Subdivide a portion of property parcel / lot to be exchanged with adjoining property through an Administrative Subdivision.

Rezoning Criteria

The Comprehensive Plan?*

The subject & adjoining properties are identified in the Comprehensive Plan as being in the Agricultural Land Use area, lying in the Eastern Rural Character Area. While the subject property is lying within a residential use as is noted scattered about the character area, it is adjoining to the west with a residential use with agricultural zoning designation. This request approval, allowing for a portion along the perimeter of a residential zoning to be changed and added to adjacent agricultural zoning designation, is not out of context to the designated Character Area of the Comprehensive Plan.

The City of Columbus Comprehensive Plan can be found at:

<https://www.columbus.in.gov/planning/comprehensive-plans/>.

The Bartholomew County Comprehensive Plan can be found at:

<https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>.

The current conditions and the character of current structures and uses in each district (both the existing & proposed zoning districts).*

No changes are planned to the current Conditions or Structures. This Rezoning Request is to facilitate an exchange of land between adjoining properties, to which current conditions are more reflected in use by the exchange. No new building sites are planned to be created.

The most desirable use(s) for which the land in each district is adapted.*

The current use of the subject & adjoining properties as residential are in character with those residential uses described within the land use throughout the Eastern Rural Character Area.

The conservation of property values throughout the jurisdiction.*

This Rezoning Request is to facilitate an exchange of land between adjoining properties. Current conditions in use are not planned to change and it is expected the result would not be impactful to the property values.

Responsible growth and development.*

The adjoining property anticipated to benefit with exchange of the rezoning area contains a substantial amount of land area within Clifty Creek and identified in the Land Use Plan Element as sensitive area and floodplain. Allowing the Rezoning area in exchange allows more adequate land space to be utilized by the adjoining property, in balance of the residential uses consistent in all adjacent properties.

Applicant Signature / Acknowledgement

Applicant Signature*

✓ Eric L Meeks

May 9, 2026

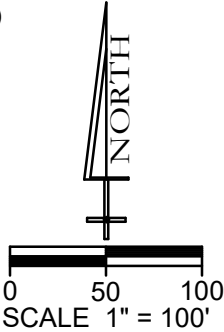
(THE FOLLOWING DESCRIPTION BASIS IS IN REFERENCE TO "THE RIDGE REPLAT" AS RECORDED IN PLAT BOOK "R", PAGE 320C IN THE OFFICE OF THE BARTHOLOMEW COUNTY RECORDER. AT THE REQUEST OF THE APPLICANTS, JENNIFER J. & WESLEY R. THAYER, THIS DESCRIPTION IS PROVIDED FOR AN AREA IN CONSIDERATION OF AN APPLICATION FOR REZONING. THIS DESCRIPTION IS NOT INTENDED TO REPRESENT VACATION, PLATTING, OR SUBDIVISION OF REAL PROPERTY.)

THAYER
REZONING EXHIBIT

CURRENT OWNER OF RECORD

JENNIFER J. & WESLEY R. THAYER - INST.#2008-6718
LOT 4A - (AUD. MAP#03-96-21-130-000.500-004)

CURRENT ZONING
RESIDENTIAL : SINGLE-FAMILY 1 (RS1)
PROPOSED ZONING
AGRICULTURAL : PREFERRED (AP)



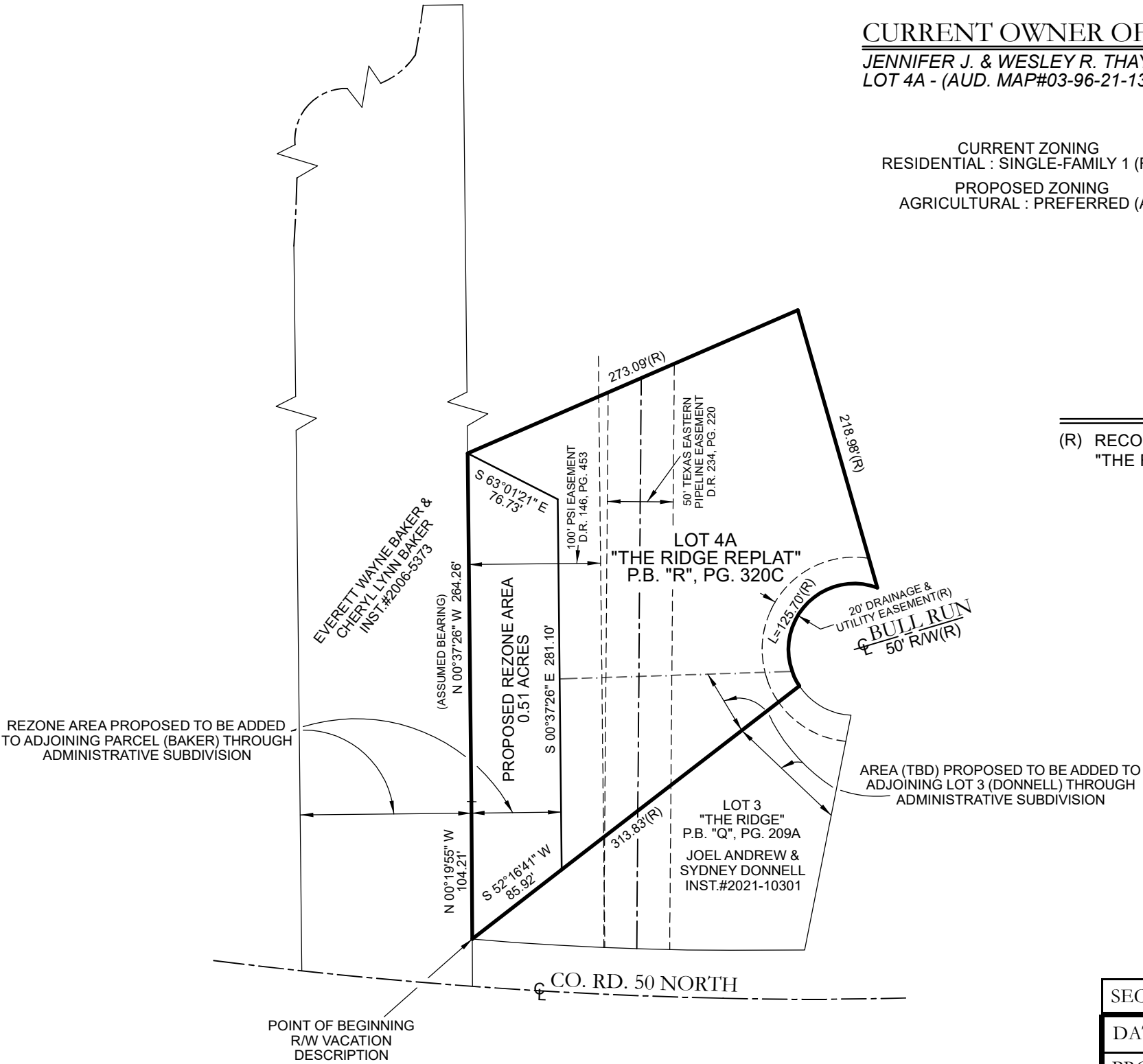
LEGEND

(R) RECORD DIMENSION AS SHOWN IN
"THE RIDGE REPLAT" (P.B. "R", PG. 320C)

REZONING AREA DESCRIPTION

A PART OF THE EAST HALF OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 6 EAST, COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA, AND ALSO BEING A PART OF LOT 4A IN "THE RIDGE REPLAT" AS RECORDED IN PLAT BOOK "R", PAGE 320C IN THE OFFICE OF THE BARTHOLOMEW COUNTY RECORDER, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4A, THENCE NORTH 52°16'41" EAST (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF LOT 4A A DISTANCE OF 85.92 FEET; THENCE NORTH 00°37'26" WEST A DISTANCE OF 281.10 FEET; THENCE NORTH 63°01'21" WEST A DISTANCE OF 76.73 FEET TO THE NORTHWEST CORNER OF LOT 4A; THENCE SOUTH 00°37'26" EAST ALONG THE WEST LINE OF LOT 4A A DISTANCE OF 264.26 FEET; THENCE SOUTH 00°19'55" EAST ALONG THE WEST LINE OF LOT 4A A DISTANCE OF 104.21 FEET TO THE POINT OF BEGINNING, CONTAINING 0.51 ACRES MORE OR LESS AND SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.



SECTION: 21 TOWNSHIP: 9 NORTH RANGE: 6 EAST			THIS EXHIBIT IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.	
DATE: MAY 8, 2026	PROJECT #: 0260661	SCALE: (AS NOTED)	DRAWN: ELM	EEKS & COMPANY PROFESSIONAL SURVEYING ERIC L. MEEKS, PLS - PRES. P.O. BOX 54 / 1004 16th Street COLUMBUS, IN 47201 info@meekscompany.com (812) 657-3082
PROJECT NAME:			CHECKED: ELM	
THAYER - LOT 4A "THE RIDGE REPLAT"				
PROJECT DESCRIPTION:				
REZONING AREA DESCRIPTION / EXHIBIT			PAGE: 1 OF 1	