



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Franklin County Board of Commissioners Rezoning Hearing
Franklin County Courthouse
373 South High Street – 26th Floor
Columbus, OH 43215

Tuesday, July 12, 2016
10:00 a.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the March 8, 2016 meeting
5. New Business:

i. ZON-16-02 – Matt Brown

Owner/Applicant:	Sun Valley Oil Company
Township:	Pleasant Township
Site:	6950 Harrisburg Pike (PID #230-000084)
Acreage:	0.54 acres
Zoning:	Rural District
Utilities:	Private waste water
Request:	Requesting to rezone from the Rural District to the Select Commercial Planned District.

6. Adjournment of Meeting to August 9, 2016



Commissioner John O'Grady • **Commissioner** Paula Brooks • **Commissioner** Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

**MINUTES OF THE
FRANKLIN COUNTY BOARD OF COMMISSIONERS
REZONING HEARING**

Tuesday, March 8, 2016

The Franklin County Board of Commissioners convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, March 8, 2016.

Present were:

John O'Grady, President
Marilyn Brown, Commissioner

Franklin County Economic Development and Planning Department members:

Jim Schimmer, Director
Jenny Snapp, Assistant Director
Matt Brown, Planning Administrator

President O'Grady opened the hearing.

The first order of business being approval of the minutes of the January 12, 2016, meeting.

Commissioner Brown made a motion to approve the January 12, 2016, minutes. It was seconded by President O'Grady. The motion passed by a two-to-zero vote.

NEW BUSINESS:

The next order of business being County Rezoning Case No. ZON-15-04. The applicant is George Brobst, Jr. The site is 5952 London Lancaster Road. The township is Madison Township. The request is to rezone two parcels from the Rural District to the Select Commercial Planned District. Mr. Matthew Brown read and presented the case to the Franklin County Board of Commissioners. Mr. George Brobst answered questions of the commissioners. Commissioner Brown made a motion to approve County Rezoning Case ZON-15-04, with the 14 conditions of the Rural Zoning Commission. The motion was seconded by President O'Grady. The motion passed by a two-to-zero vote.

The next order of business being County Rezoning Case No. ZON-15-05. The applicant is Al Rahma Mosque. The agent is Dan Heckman, Alpha Architectural Services. The site is located at 2130 Mecca Road. The township is Clinton Township. The request is to rezone from the Rural District to the Suburban Office District. Mr. Matthew Brown read and presented the case to the Franklin County Board of Commissioners. Mr. William Dodson answered questions of the commissioners. Commissioner Brown made a motion to approve County Rezoning Case ZON-15-05, with the one condition of the Rural Zoning Commission. The motion was seconded by President O'Grady. The motion passed by a two-to-zero vote.

There being no further business coming before the Franklin County Board of Commissioners, President O'Grady adjourned the meeting.

The hearing was adjourned at 10:52 a.m.

Minutes of the March 8, 2016, Franklin County Board of County Commissioners hearing were approved this 12th day of July, 2016.

Signature



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of County Commissioners
July 12, 2016

Case ZON-16-02

Prepared by: Matt Brown

Owner/Applicant:	Sun Valley Oil Company
Township:	Pleasant Township
Site:	6950 Harrisburg Pike (PID #230-000084)
Acreage:	0.54 acres
Zoning:	Rural District
Utilities:	Private waste water
Request:	Requesting to rezone from the Rural District to the Select Commercial Planned District.

Summary

The applicant is requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD) to allow the site to be used for Automotive Services and Miscellaneous Repair Shops consistent with Standard Industrial Code (SIC) 75 and 76, respectively. Staff recommends ***approval*** with conditions.

Request

The subject property is located on the east side of Harrisburg Pike, just north of the Interstate 71 south exit ramp to Harrisburg Pike. The property contains a vacant commercial building previously used as a gasoline service station and for automobile sales. The gasoline service station was established in approximately 1945 and the site has been vacant since approximately 2008. The applicant proposes to utilize the existing building and paved areas for parking and circulation. Native vegetation will be installed along the northern property line to satisfy screening requirements and a front greenbelt will be provided. The existing building is 1,560 square feet in size with 2 service bays and an attached 1,428 square foot canopy. Fueling pumps and underground storage tanks have been removed from the site.

The applicant is requesting the rezoning to allow the property to be used for automotive services and miscellaneous repair shops. The automotive repair shop will employ approximately 5 employees. Hours of operation will be Monday to Saturday from 7:00 AM to 6:30 PM.

Surrounding Land Use/Zoning

The land use and zoning in the surrounding area is a mix of commercial and residential uses. Directly to the north is a single-family home zoned Rural and a home converted to an office zoned Select Commercial Planned District (SCPD). To the east is a vacant commercial property zoned Neighborhood Commercial (NC). To the south is an automotive services use zoned Community Service (CS) and Interstate 71. To the west is vacant drive-thru zoned Neighborhood Commercial (NC), and a fueling station and a retail use selling lawn mowers, golf carts and utility vehicles zoned Community Service (CS).

Comprehensive Plans

The subject site is located in the planning area of both the Pleasant Township Comprehensive Plan and the Big Darby Accord Watershed Master Plan.

The Pleasant Township Comprehensive Plan, adopted in 2009, includes a Future Land Use Map and Conservation Strategy Tiers Map to guide development. The Future Land Use Map recommends the area for a full range of commercial uses. The Conservation Strategy Tiers Map identifies no tiered land on the site. The Township Comprehensive Plan also recommends the Select Commercial Planned District for any rezonings of land without access to public water and wastewater.

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes a Proposed General Land Use Map and a Conservation Strategy Map. The Proposed General Land Use Map designates the area as existing development and recommends the area for Commercial Uses. The Conservation Strategy Map shows the site as existing development and outside of tiered areas.

The site has been developed and used commercially for over 60 years. The request will not increase the intensity of the commercial nature of the property and will allow the property to be returned to beneficial use. The request is consistent with both land use planning documents.

Staff Analysis

Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial, restricted industrial, and limited industrial zoning district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. As part of the rezoning of an area to the SCPD a development plan showing buildings, parking, landscaping, lighting, signage, etc. is required and must be accompanied by a written development text. Any deviation from the SCPD standards must be requested as a waiver and approved as part of the SCPD. Any change or modification to an approved development plan or change to the list of permitted uses must be approved as an amendment through the rezoning process.

Existing Permitted Uses in Rural district:

Single-family dwellings, home occupations, accessory uses, Schools and Parks, Religious Uses

Proposed Permitted Uses in SCPD:

The proposed permitted uses include Automotive Services (SIC 75) and Miscellaneous Repair Shops (SIC 76). Automotive Services (SIC 75) is a permitted use in the Community Commercial (CC) zoning district and Miscellaneous Repair Shops (SIC 76) are permitted in the Community Service (CS) zoning district.

Access/Traffic:

The site has an undefined access across the entire property frontage onto Harrisburg Pike, State Route 62. The applicant proposes to create a defined access point meeting the requirements of the Franklin County Zoning Resolution and Ohio Department of Transportation standards.

The applicant has requested a waiver from the requirement in the SCPD for a traffic analysis.

Parking:

A total of 4 parking spaces will be provided on the property's existing asphalt area meeting the requirements of the Franklin County Zoning Resolution of 2 parking spaces per service bay.

Storm Water/Drainage:

No new impervious surfaces are proposed on the site and the site drains to existing catch basins. The applicant has requested a waiver from the SCPD requirement to complete a drainage plan.

Sewage Disposal and Water Supply:

The site is served by an onsite septic system and no information was provided related to water supply.

Architectural Design:

No new buildings are proposed. The applicant has requested a waiver from the SCPD requirement to indicate exterior design, building elevations and potential materials. The applicant provided photographs of the existing building which addresses this requirement. The existing building is 1,560 square feet in size with an attached canopy of 1,428 square feet. The total building size on the property represents 12.7 percent of the property size which is below the maximum lot coverage of 35 percent in the SCPD. The existing building is approximately 16 feet in height, also within the permitted 25 feet permitted height in the SCPD.

Outside Storage:

The proposal includes limited outdoor storage within the existing enclosure to the rear of the building. No rubbish or debris shall be placed or permitted to accumulate on any portion of the property so as to render it unsanitary, unsightly, or detrimental to the public health, safety, or welfare.

Pollution:

No smoke or odor will be emitted or produced on the property. Noise level will be no greater than sixty (60) decibels at property lines.

Graphics and Signage:

The proposal will include signage in compliance with Sections 420.034(14) – SCPD Graphics and Section 541 – Sign and Billboard Regulations of the Zoning Resolution.

Lighting:

Site lighting is limited to lighting under the existing canopy. No changes to existing site lighting are planned. Any future changes to lighting will comply with Section 420.034(15) – SCPD Lighting of the Zoning Resolution.

Screening & Landscaping Plan:

The proposal will include the installation of evergreens along the northern property line to screen the adjacent residential property with a 60 percent opacity. In addition, a greenbelt 15 feet in width will be provided along the existing right-of-way with a tree between the proposed parking spaces and the right-of-way.

Technical Agency Review

Ohio Department of Transportation – Indicated no concerns with the requested waiver for a traffic analysis or of the proposed defined access drive.

Franklin County Drainage Engineer's Office – Indicated no concerns with the requested waiver of the drainage plan requirement or concerns about the proposed rezoning.

Franklin County Public Health – Indicated that the onsite septic system was designed for a fueling station with limited usage. Public Health recommended that the septic tank should be pumped out and inspected for its integrity.

Franklin Soil & Water Conservation District – No concerns

Staff Review

The proposed rezoning keeps with the recommendations of both the Pleasant Township Comprehensive Plan and the Big Darby Accord Watershed Master Plan. The site developed commercially over 60 years ago and the rezoning will allow it to return to a productive use.

Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

Big Darby Accord Advisory Panel

On May 10, 2016, the Big Darby Accord Advisory Panel recommended approval of the proposed rezoning with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must update the development plan to show a defined curb cut meeting ODOT and Franklin County Zoning standards prior to the issuance of a Certificate of Zoning Compliance.
3. The applicant must provide proof of compliance with State of Ohio requirements for underground storage tanks
4. All vehicle maintenance shall be performed in accordance with all federal, state, and local regulations. Additionally, all vehicle fluids shall be stored and/or disposed of in accordance with all federal, state, and local regulations.
5. The applicant must update the development plan to include the location of the wastewater treatment system and well. This information must be included prior to the issuance of a Certificate of Zoning Compliance.
6. The applicant shall receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance that the existing sewage disposal and water supply systems are functioning in accordance with all federal, state and local regulations. Furthermore, any future change in use must receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance to ensure that the sewage disposal and water supply systems are capable of serving the proposed use.

Planning Commission Recommendation

On Wednesday, June 8, 2016, the Franklin County Planning Commission recommended approval of the proposed rezoning with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must receive approval from ODOT for the revised access drive prior to the issuance of a Certificate of Zoning Compliance.
3. All vehicle maintenance shall be performed in accordance with all federal, state, and local regulations. Additionally, all vehicle fluids shall be stored and/or disposed of in accordance with all federal, state, and local regulations.
4. The applicant must update the development plan to include the location of the wastewater treatment system and well. This information must be included prior to the issuance of a Certificate of Zoning Compliance.
5. The applicant must have the septic tank pumped out by a registered septic company and have the tank inspected prior to the issuance of a Certificate of Zoning Compliance.
6. The applicant shall receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance that the existing sewage disposal and water supply systems are functioning in accordance with all federal, state and local regulations. Furthermore, any future change in use must receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance to ensure that the sewage disposal and water supply systems are capable of serving the proposed use.
7. All existing sign poles must be removed from the site and any new signage must meet the requirements for signs outlined in the Franklin County Zoning Resolution. The development text and

plan must be updated at the time of applying for a Certificate of Zoning Compliance indicating that this condition is satisfied.

8. All vegetation installed for the purposes of screening and landscaping must be of native species and must be installed within 6 months of receiving approval of a Certificate of Zoning Compliance.
9. The applicant must receive all necessary permits and inspections from the Pleasant Township Fire Department and State of Ohio Department of Commerce.
10. The applicant must add additional stripped parking spaces along the southern property line.
11. The existing yard space provided along the northern property line is of sufficient width and a waiver of the 5 feet wide perimeter yard requirement is permitted.
12. The existing access between the subject property and the residential property to the north must be eliminated by extending the landscaping and screening along the northern property line to the eastern property line.
13. A cross access easement must be executed between the subject property and the commercial property to the east.

Rural Zoning Commission Recommendation

On Thursday, June 16, 2016, the Franklin County Rural Zoning Commission recommended approval of the proposed rezoning with the Franklin County Planning Commission conditions of approval.

Staff Recommendation

Staff recommends approval of the proposed rezoning with the Franklin County Planning Commission conditions of approval.

DEVELOPMENT PLAN TEXT
Franklin County Rezoning App. ZON-16-02
6950 Harrisburg Pike, Orient, OH
Parcel 230-000084

May 16, 2016

Applicant, Sunvalley Oil Company ("Sunvalley"), has applied for a rezoning of the property located at 6950 Harrisburg Pike, Orient, Ohio 43123 being permanent parcel 230-000084 located in Pleasant Township, from Rural to the Select Commercial Planned District (SCPD). Applicant's intention is to utilize existing structures and improvements on the site, with the minimal changes noted on the site plan (defining paved and striped parking area; and addition of screening along a portion of northeastern property line), for automotive repair services. The primary structure existing on the property is a building used for various businesses including originally a gasoline service station and a car lot business. Applicant will be making no physical changes to the interior or exterior of the property to accommodate the proposed use, except as noted herein. Pursuant to Applicant's site plan, the property provides adequate parking and on-site vehicular circulation, and has an existing driveway/curb cut onto State Route 62 (Harrisburg Pike). The existing access apron across the entire frontage of the property is open. The applicant will work in conjunction with the Ohio Department of Transportation ("ODOT") to provide a more limited access to the property in accordance with current ODOT requirements.

The proposed automotive repair service use involves approximately 5 employees. Other than the employees, customers will visit the site to receive automotive services at the two service bays. The automotive repair service station will operate Monday through Saturday 7:00 AM to 6:30 PM, generating traffic volumes consistent with the use. Applicant is requesting a compliance waiver by the Franklin County Commissioners pursuant to Section 420.032 of the Franklin County Zoning Resolution, of the requirements of Sections 420.034(5), (8) and (10), since there is obviously no traffic impact to justify a traffic study, no changes proposed that will affect storm water drainage from the site, and no material changes to any structure proposed that necessitate any architectural review. Pictures of the existing structures, "as is", and the submitted site plan, depict everything that needs to be known about the design of the site. No removal of existing plant material is proposed. Other than planting on the northeastern property line to establish parking lot/SCPD screening, no installation of new plant material is proposed.

Pursuant to Section 420.034 of the Franklin County Zoning Resolution (the "Resolution"), Applicant offers the following information in support of its Application:

1. Permitted Uses: Within this SCPD, the following Uses will be permitted:

75	Automotive Services
76	Miscellaneous Repair Shops

2. Site Map: Applicant has submitted a site plan and mapping materials as required by the Resolution, including an aerial photograph of the site showing existing conditions.
3. Vegetation: Existing vegetation is shown by the aerial photograph provided by Applicant. The large trees northeast of the main structure will remain on the property and help meet the SCPD screening requirements.
4. Soils: Applicant has obtained and provided a map from the County Auditor showing the soils layer of the County's GIS information. Since no new construction activity is contemplated, no excavation of any sort will occur, and no new storm water issues are presented, Applicant believes the on-site soils issue is irrelevant to this Application.
5. Traffic: The lack of traffic intensity above what is anticipated along this type of a commercial corridor results in there being no need for a traffic study of any sort. The applicant requests a waiver of the traffic analysis requirement.
6. Access: As shown on the mapping materials submitted by Applicant, access to the site is obtained through an existing curb cut/driveway. This access will be modified to comply with current ODOT standards, and be subject to their review and approval.
7. Parking: The site plan shows proposed improvements to provide for paved parking. One handicap accessible parking space will be designated on-site. Further, the site plan meets the Section 531.02 minimum number of parking spaces for automotive repair garages.
8. Storm Water Drainage: No changes are proposed for site drainage. All of the downspouts on the structures on-site direct water from rooftops into the paved areas, with sheet flows into existing inlets. The applicant requests a waiver from the drainage plan requirement, the improvements proposed do not trigger the storm water manual.
9. Sewage Disposal: Water Supply: The property is served by an on-site septic system with a leach bed east of the main structure. Health Department report is attached.
10. Architectural Design: See pictures; plan. As this site is currently developed the applicant requests a waiver from the architectural design, elevations, and materials requirements.
11. Outside Storage: Limited outdoor storage may occur within the existing enclosure to the rear of the building; no rubbish or debris shall be placed or permitted to accumulate on any portion of the parcel so as to render it unsanitary, unsightly or detrimental to the public health, safety or welfare.
12. Utilities and Facilities: Telephone, electric and cable services are provided by overhead lines.
13. Pollution: Applicant meets the requirements delineated in Section 420.034(13). Underground storage tanks have been removed and the site remediated in

accordance with state requirements. The state has determined that no further action is necessary.

- 14.** Graphics: Signage will comply with the requirements of Sections 420.034 (14) and Section 541 of the Resolution.
- 15.** Lighting: Site lighting is limited to lighting under the existing canopy. No changes to existing site lighting are planned. In the event additional lighting for the site is installed, the same will comply with the requirements of Section 420.034(15) of the Resolution.
- 16.** Screening and Landscaping Plan: Excepting proposed evergreens adjacent to the home on the residential lot northeast of Applicant's site, designed to attain sixty percent (60%) opacity, all landscaping and screening are already installed on site. Any plant material that does not survive will be replaced by the property owner within one year with material meeting the specifications of the original planting.

Respectfully Submitted,

Sunvalley Oil Company, Applicant

By: _____

Date: _____

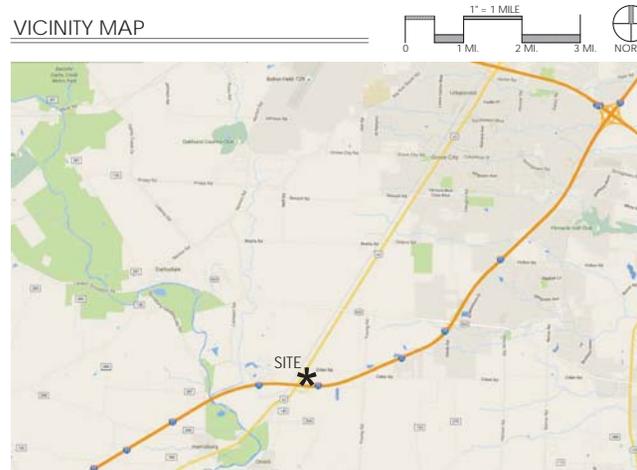
GENERAL LAYOUT NOTES

1. BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY:
2. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
5. BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
6. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
7. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CODED NOTES:

- ① LAWN AREA - PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.

VICINITY MAP



DEVELOPMENT PLAN FOR:

6950 HARRISBURG PIKE

ORIENT, OH 43146
PLEASANT TOWNSHIP
FRANKLIN COUNTY

PREPARED FOR
SUNVALLEY OIL CO.
6997 HARRISBURG PIKE
ORIENT, OH 43146
PH: 1.443.804.3737

SUBMISSION DATE:
MAY 26, 2016
REVISION DATES:

PREPARED BY

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

PACKAGE CONTENTS

- EX. A - LEGAL DESCRIPTION
- EX. B - EXISTING CONDITIONS PLAN
- EX. C - DEVELOPMENT PLAN
- EX. D - LANDSCAPE PLAN
- EX. E - SEWER LETTER
- EX. F - ARCHITECTURE



ZON-16-02
Received 5/26/2016
533378

PARCEL NOS.: 230-000049; 230-000084; 230-000397;

KNOWN AS: 6946, 6948 and 6950 Harrisburg Pike

PRIOR
INSTRUMENT REFERENCE: Official Record 33396, Page G02
Franklin County Recorder's Office

Situated in the County of Franklin, in the State of Ohio and in the Township of Pleasant

[SEE ATTACHED LEGAL];

NOT A CERTIFIED COPY

EXHIBIT A

3339603

ZON-16-02
Received 5/26/2016
533378

FILE NO. 81106880

EXHIBIT "A" - LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin and in the Township of Pleasant:

Parcel 1:

Being in Virginia Military Survey #947 and bounded and described as follows:

Beginning at a point in the center line of the CCC Highway at the southwest corner of W.D. Worthington and Emma L. Worthington tract of 5.574 acres, thence South 55 deg. 05' east 200 feet to an iron pipe, thence South 34 deg. 55' West 80 feet to a point, thence North 55 deg. 05' West 200 feet to the said center line of the CCC Highway, thence north 34 deg. 55' East 80 feet to the place of beginning, containing .378 acres of land, more or less.

*All of A1
Case 230
10/22/96*

*Parcel 1
0-87-H
A404
(230)
49*

Parcel 2:

Being in Virginia Military Survey 6178 and bounded as follows:

Beginning at the NW corner of Tract #4 (80 feet N. 34 deg. 55' from the NW corner of W.R. and Helen M. Hill); thence S. 34 deg. 55' West, 435 feet to the corner of Larry R. and Elaine Hill; thence N. 55 deg. 5' West 400 feet to the line of J.W. and Mary L. Davis; thence with said line of J.W. and Mary L. Davis S. 34 deg. 55' West, to an iron pipe in said line at 435 feet; thence N. 55 deg. 5' West, 400 feet to the place of beginning, containing 3.965 acres, more or less.

Being in Virginia Military Survey 6178 and 947 and bounded and described as follows:

Beginning at a point in the centerline of the CCC Highway at the NE corner of the W.R. and Helen M. Hill Tract; thence along the north line of said tract, south 55 deg. 5' east, (passing an iron pipe at 40.2 feet) 200 feet to an iron pipe; thence along the east line of said tract, produced South 34 deg. 55' West 193.4 feet to an iron pipe in the north line of the Theresa L. Miller tract; thence along said line, south 56 deg. 59' East, 200.11 feet, to the southwest corner of the J.W. and Mary L. Davis tract; thence along the west line of said tract, North 34 deg. 5' east, 267.8 feet to an iron pipe; thence North 55 deg. 5' West (passing an iron pipe at 369.9 feet) 400 feet to a point in the centerline of the CCC Highway; thence along the center line of said highway, south 34 deg. 55' West, 80 feet to the place of beginning, containing 1.609 acres, more or less. Subject to an easement of highway uses over the south corner 42 feet to the West and 18 feet to the north of said South corner, and being 0.008 acres.

*All of A1
Case 230
10/22/96*

EXCEPTING THEREFROM THE FOLLOWING:

Being a part of the Virginia Military Survey 6178 also being part of the 3.965 acre tract of land conveyed to Larry R. Hill Sr., as described in Official Record 10801, page H-08, and being more particularly bounded and described as follows:

Beginning at a point in the center of Harrisburg Pike (State Route 62) right of way 80' said point being S. 34 deg. 55' 00" W. a distance of 285.00 feet from the intersection of said St. Route. 62 with Zuber Road;

thence S. 55 deg. 24' 09" E. with the south line of a tract of land conveyed to Catherine A. McDonald as recorded in Official Record 1143, page C-09, passing a 5/8 rebar and cap set at a distance of 40.00 feet a total distance of 339.74 feet to a 5/8" continued on next page

EXHIBIT A

33396604

ZON-16-02
Received 5/26/2016
533378

FILE NO. 81106880

EXHIBIT "A" CONTINUED

iron rebar and cap set on the west line of a tract of land conveyed to Donald R. Hintor&Helen L. Winkler as recorded in Official Record 1143, page J-9)

thence S. 34 deg. 52' 55" W. with the west line of said without lands, a distance of 235.00 feet to a 5/8 in rebar and cap set;

thence N. 55 deg. 24' 08" W. with a new line running entirely within the subject tract passing a 5/8 inch rebar and cap set at a distance of 359.87 Feet, a d total distance of 399.87 feet to a point in the center of the des. 55' 06" E. with the center of road St. Route. 62 a distance of 235, page feet to the place of beginning and continuing 2.156 acres or less.

Parcel 3:

Being in Virginia Military Survey 947 and bounded and described as follows:

Beginning at an iron pin in the centerline of the CCC's Highway at the Northwest corner of the Theresa L. Miller tract southwest corner of the W.D. and Emma Worthington tract); thence along the center line of said Highway North 34 deg. 55' East, 120 feet to the southwest corner of the W. R. and Helen M. Hill tract; thence along the south line of said tract, South 55 deg. 05' East, (passing an iron pipe at 40.1 feet) 200 feet to a point at the southeast corner of produced, South 34 deg. 35' West 113.4 feet to an iron pipe said tract north line of the Theresa L. Miller tract; thence along at 159.91 feet) 200.11 feet to the place of beginning, containing 0.535 acres, more or less.

Parcel 2
Allot
(230)
397

Parcel 3
Allot
(230)
84

~~Allot 797~~
~~Code 230~~
~~10/22/96~~

6950
HARRISBURG PIKE

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: *[Signature]*
DATE: 01/10/2012

Deposition
Witness
John C. Ringle, P.E., P.S.
Professional Engineer
01/10/2012

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: *MS*
DATE: 6/4/12

EXHIBIT A

SITE DATA

TOTAL ACRES	+/- 0.535 ACRES TOTAL (+/- 23,305 S.F.)
ZONING	R - RURAL
LAND USE	VACANT

REVISIONS

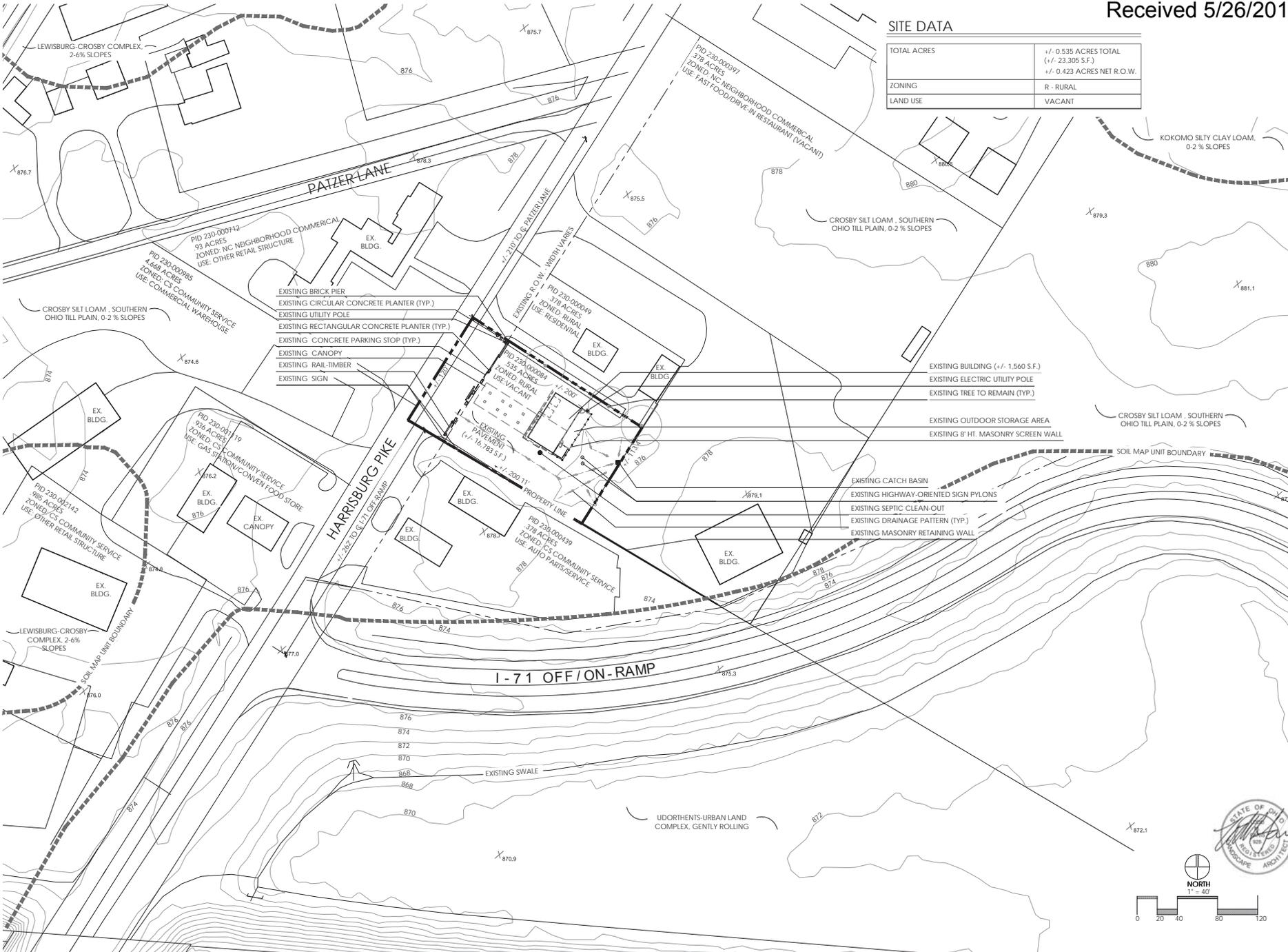
EXISTING CONDITIONS
PLAN

6950 HARRISBURG PIKE
SUNVALLEY OIL CO.

Faris Planning & Design
LAND PLANNING
LANDSCAPE ARCHITECTURE
243 N. 9th Street
Columbus, OH 43215
p. 614.487.7164
www.farisplanninganddesign.com

DATE	5/24/16
PROJECT	16014
SHEET	

EX-B



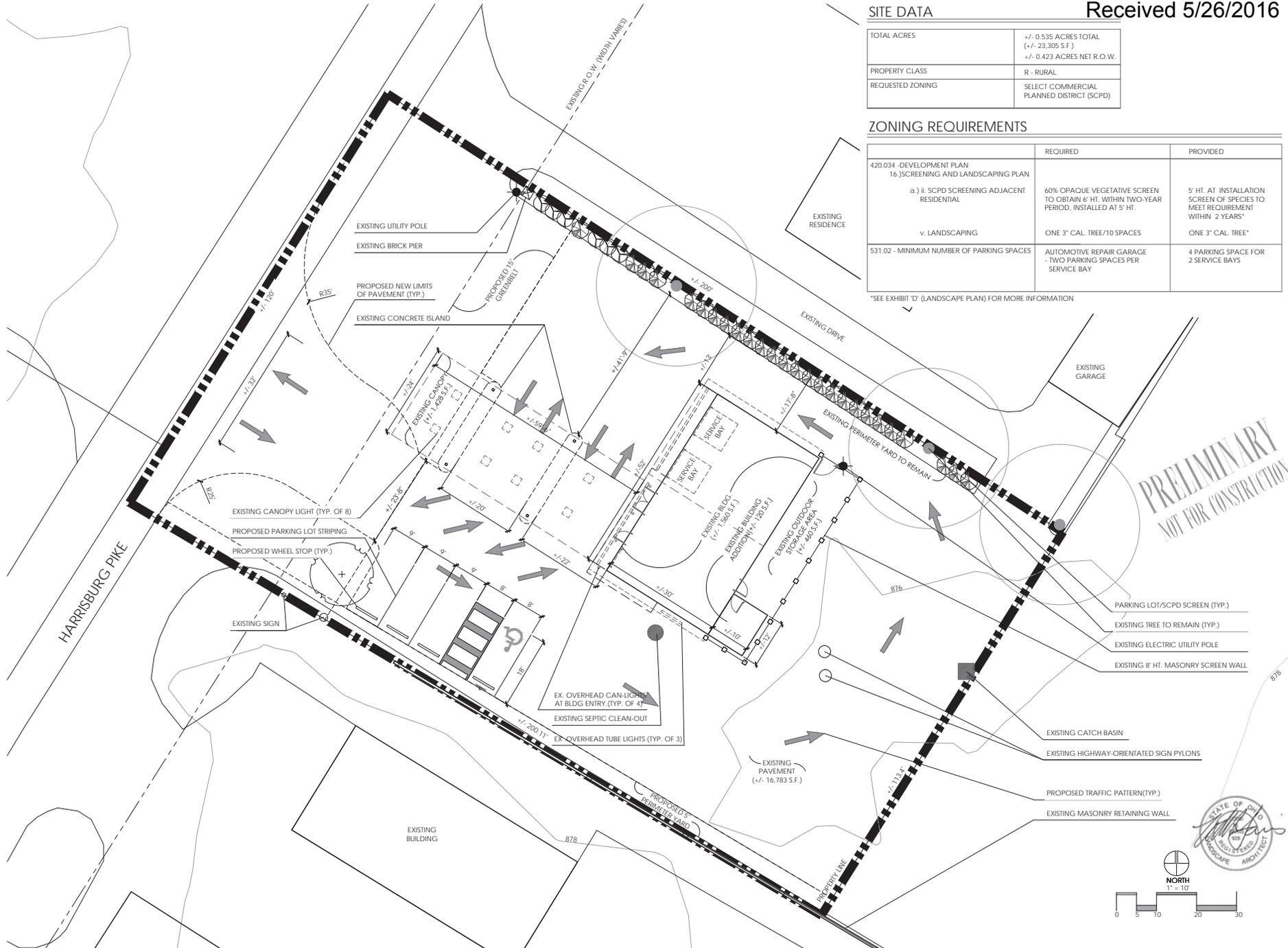
SITE DATA

TOTAL ACRES	+/- 0.535 ACRES TOTAL (+/- 23,305 S.F.) +/- 0.423 ACRES NET R.O.W.
PROPERTY CLASS	R - RURAL
REQUESTED ZONING	SELECT COMMERCIAL PLANNED DISTRICT (SCPD)

ZONING REQUIREMENTS

	REQUIRED	PROVIDED
420.034 - DEVELOPMENT PLAN 16.) SCREENING AND LANDSCAPING PLAN a.) ii. SCPD SCREENING ADJACENT RESIDENTIAL	60% OPAQUE VEGETATIVE SCREEN TO OBTAIN 6' HT. WITHIN TWO-YEAR PERIOD, INSTALLED AT 5' HT.	5' HT. AT INSTALLATION SCREEN OF SPECIES TO MEET REQUIREMENT WITHIN 2 YEARS*
v. LANDSCAPING	ONE 3" CAL. TREE/10 SPACES	ONE 3" CAL. TREE*
531.02 - MINIMUM NUMBER OF PARKING SPACES	AUTOMOTIVE REPAIR GARAGE - TWO PARKING SPACES PER SERVICE BAY	4 PARKING SPACE FOR 2 SERVICE BAYS

*SEE EXHIBIT 'D' (LANDSCAPE PLAN) FOR MORE INFORMATION



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	

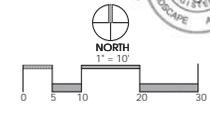
DEVELOPMENT
PLAN

6950 HARRISBURG PIKE
SUNVALLEY OIL CO.
6950 HARRISBURG PIKE
COLUMBUS, OH 43246

Faris Planning & Design
LAND PLANNING
LANDSCAPE ARCHITECTURE
243 N. 9th Street
Columbus, OH 43215
p. (614) 487-1944
www.farisplanninganddesign.com

DATE	5/24/16
PROJECT	16014
SHEET	

EX-C





Franklin County Public Health
 280 East Broad Street
 Columbus, Ohio 43215-4562
 (614) 525-3160
 www.myfcph.org

Semi-Public Sewage System Inspection
 Received 5/26/2016

Record # 4589	<input checked="" type="checkbox"/> Routine Inspection <input type="checkbox"/> Re-inspection	<input type="checkbox"/> Complaint <input type="checkbox"/> Real Estate
Area/Township Pleasant		
Facility Name Stacy's Used Cars		
Facility Address 6950 Harrisburg Pike, Grove City, Ohio 43123		
Owner Christina Smith	Owner's Phone Number 614-226-9411	
Owner's Address 29160 Logan Elm Road, Circleville, Ohio 43113		
Location of System Side of building steel lid		

Sewage System Components

<input type="checkbox"/> Holding tank	<input type="checkbox"/> Evapotranspiration mound	<input type="checkbox"/> Distribution box	<input type="checkbox"/> Chlorinator
<input type="checkbox"/> Aerobic tank	<input checked="" type="checkbox"/> Leach system	<input type="checkbox"/> Inspection box	<input type="checkbox"/> Trees
<input checked="" type="checkbox"/> Septic tank	<input type="checkbox"/> Risers	<input type="checkbox"/> Vents	
<input type="checkbox"/> Lift station	<input type="checkbox"/> Filter	<input type="checkbox"/> Curtain drain	

Aeration System

Tank color	Odor
Effluent color	Odor
Dissolved oxygen	<input type="checkbox"/> 0 to 1 mg./L <input type="checkbox"/> 1 to 2 mg./L <input type="checkbox"/> 2 plus mg./L

System Operation

<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory
Comments Lid is located on right side in blacktop. Property is vacant but getting ready to lease out.	
Inspector Robert DeLoraine, RS.	Date 11-18-15

EXHIBIT E



3 EAST ELEVATION
 SCALE: N.T.S.



1 WEST ELEVATION
 SCALE: N.T.S.



4 NORTH ELEVATION
 SCALE: N.T.S.



2 SOUTH ELEVATION
 SCALE: N.T.S.

REVISIONS	

ARCHITECTURE

6950 HARRISBURG PIKE
 PREPARED FOR
 SUNVALLEY OIL CO.
 6977 HARRISBURG PIKE
 COLUMBUS, OH 43216

Paris Planning & Design
 LAND PLANNING • LANDSCAPE ARCHITECTURE
 343 N. 85th Street Columbus, OH 43215
 Suite 401 www.parisplanninganddesign.com
 D 614.487.1344

DATE	5/26/16
PROJECT	16014
SHEET	

EX-F

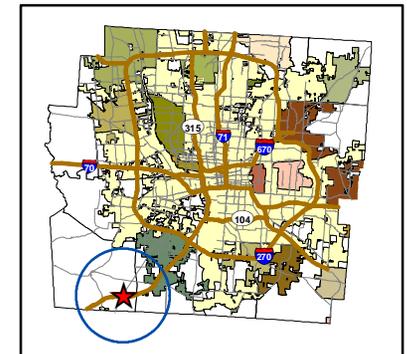


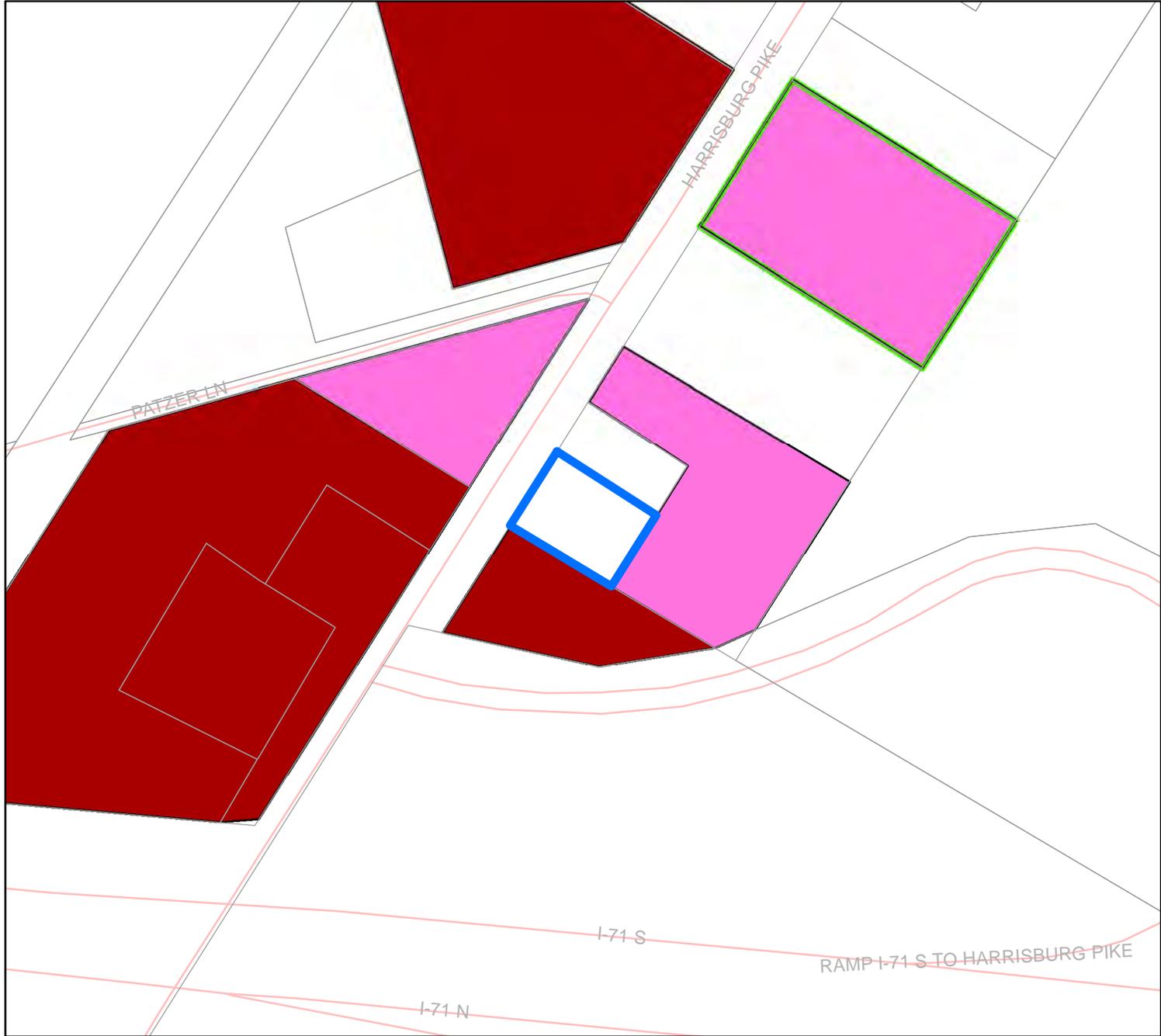
ZON-16-02

Requesting to rezone from the Rural District to the Select Commercial Planned District.

0.54 Acres
Pleasant Township

-  6950 Harrisburg Pike
-  Parcels
-  Streets
-  Big Darby Creek Setbacks



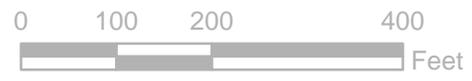
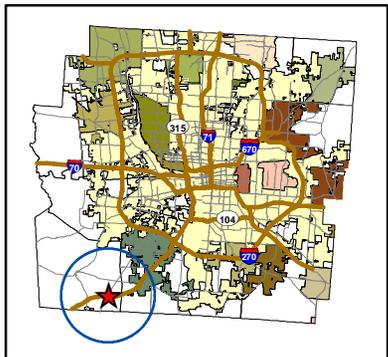


ZON-16-02

Requesting to rezone from the Rural District to the Select Commercial Planned District.

0.54 Acres
Pleasant Township

-  6950 Harrisburg Pike
-  Parcels
-  Streets
- Zoning**
-  Community Service
-  Neighborhood Commercial
-  Select Commercial Planned District
-  Rural



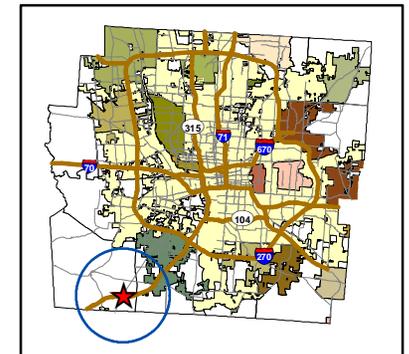


ZON-16-02

Requesting to rezone from
the Rural District to the
Select Commercial
Planned District.

0.54 Acres
Pleasant Township

-  6950 Harrisburg Pike
-  Parcels
-  Streets





New development checklist

Pleasant Township Comprehensive Plan

Purpose

This checklist helps developers and property owners comply with the plan. A completed checklist also informs appointed board members and planning staff whether a proposal complies with the Pleasant Township Comprehensive Plan.

Directions

- ❶ Fill out Section 1 for all new developments
- ❷ Fill out the appropriate area for either residential or commercial development
- ❸ Fill out the Project Information box and return it to us with your development application

❶ All New Developments

	Yes	No	n/a	Notes
Proposed land use matches future land use map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development is setback from environmentally sensitive areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Low Impact Development techniques are used	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site is developed
Sidewalks indicated for priority areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Appropriate right-of-way for bicycles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Development preserves agricultural uses	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

❷ Residential Development

Development is clustered to protect open space/environmental features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development is set back from scenic corridors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential shared-access points are used	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	n/a	Notes
Residential Development (continued)				
Development meets threshold for density bonuses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Commercial Development				
Building is oriented toward the road	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Building is architecturally compatible with surrounding buildings	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Sufficient landscaping is present	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Parking is oriented to the side and rear of the building	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	

3 Project information

Case No. _____

Project name 6950 Harrisburg Pike

Address 6950 Harrisburg Pike, Orient, OH 43146

c/o David Hodge

8000 Walton Parkway, suite 260, New Albany, OH 43054

Phone (614) 366-4649 Fax (614) 335-9329

Email address David@UHLawFirm.Com

Checklist completed by: David Hodge

Signature David Hodge