Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

Franklin County Board of Commissioners Rezoning Hearing

Judicial Services Building (Hall of Justice)
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215

Tuesday, October 11, 2022
10:00 a.m.

1. **Call roll for board members**
2. **Introduction of staff**
3. **Approval of minutes from the September 13, 2022 meeting**
4. **New Business:**

   i. **ZON-22-04 – Matt Brown**

Applicant:	Rural Zoning Commission
Request:	Requesting a text amendment to Sections 716.043, 801.013, and 810 of the Franklin County Zoning Resolution.

*Swear in witnesses as needed

   ii. **ZON-22-08 – Sierra Saumenig**

Owner:	Richard B. Wilson – DW Real Estate VIII, Ltd.
Applicant:	Smith & Hale, LLC.
Township:	Madison Township
Site:	7868 Groveport Road. (PID #180-000182)
Acreage:	48.184-acres
Zoning:	Rural
Request:	Requesting to rezone from the Rural and Community Service (CS) District to the Select Commercial Planned District (SCPD) to allow a landscaping operation with material preparation, bagging, storage and retail sales.

*Swear in witnesses as needed

5. **Adjournment of Meeting to November 8, 2022**

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
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MINUTES OF THE
FRANKLIN COUNTY BOARD OF COMMISSIONERS
REZONING HEARING

Tuesday September 13, 2022

The Franklin County Board of Commissioners convened in the Franklin County Commissioners Hearing Room, at 369 South High Street, Columbus, Ohio, 43215, on Tuesday, September 13, 2022.

Present were:
Erica C. Crawley, Commissioner
John O'Grady, Commissioner

Franklin County Economic Development and Planning Department:
Matt Brown, Planning Administrator

Jeanine Hummer, Franklin County Assistant Prosecuting Attorney
Adria Fields, Franklin County Assistant Prosecuting Attorney

Kenneth Wilson, Franklin County Administrator

Commissioner Crawley opened the hearing.

The first order of business being the roll call and the introduction of Staff. The next item of business was approval of the minutes of the August 9, 2022 meeting. A motion was made by Commissioner O'Grady, seconded by Commissioner Crawley, to approve the minutes of the August 9, 2022 Board of Commissioners rezoning hearing. The motion passed with a vote of two yeses, zero nos, and zero abstentions.

NEW BUSINESS:

The next item of business was county rezoning case ZON-22-07. The owner is Stephen Sikora and the applicant is Smith & Hale, LLC. The site is located in Clinton Township at 1719 Kenny Road. It is 0.450 acres in size. The applicant was requesting to rezone from the suburban apartment residential (R-24) district to the select commercial planned district (SCPD) to legitimize a non-conforming manufacturing use and allow its expansion. A motion was made by Commissioner O'Grady, seconded by Commissioner Crawley, to approve county rezoning case ZON-22-07. The motion passed by a vote of two yeses, zero nos, and zero abstentions.

There being no further business coming before the Board of Commissioners, Commissioner Crawley adjourned the meeting. The hearing was adjourned at 10:56 a.m.

_____

Signature

Minutes of the September 13, 2022, Franklin County Board of Commissioners' Rezoning Hearing were approved this 11th day of October, 2022.

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT

Rural Zoning Commission
September 22, 2022

Case ZON-22-04

Prepared by: Matt Brown

Applicant:	Rural Zoning Commission
Request:	Requesting a text amendment to Sections 716.043, 801.013, and 810 of the Franklin County Zoning Resolution to reflect county zoning authority as provided for under the Ohio Revised Code and legal precedence.

Summary
Requesting text amendments to the Franklin County Zoning Resolution to address rezoning approval authority and to update the provisions related to variances to provide a distinction between area variances and use variances. The proposed amendments keep with county zoning authorities as provided for under the Ohio Revised Code and with legal precedent. Staff recommends ***approval***.

Summary of proposed amendment to Section 716.043
Section 303.12 of the Ohio Revised Code has been amended to require only a majority vote of the Board of Commissioners to deny or modify the recommendation of the Rural Zoning Commission. Prior to the amendment, the Ohio Revised Code required a unanimous vote of the Board of Commissioners to deny or modify the recommendation of the Rural Zoning Commission. The proposed amendment to Section 716.043 of the Franklin County Zoning Resolution would align the Zoning Resolution with the Ohio Revised Code.

Summary of proposed amendment to Sections 801.013 and 810
Ohio Supreme Court decisions have established legal precedent with respect to the manner in which variances should be reviewed. This legal precedent has established that a different standard applies to the granting of a use variance compared to an area variance. A use variance requires a higher standard of an unnecessary hardship be demonstrated as compared to a practical difficulty standard for area variances.

The proposed amendments to Section 801.013 and 810 of the Franklin County Zoning Resolution establish the separate standards for area variances and use variances in accordance with Ohio caselaw.

Staff Analysis
The full proposed amendment text has been provided as part of the case materials. The proposed amendments keep with the authority conveyed to the County by the Ohio Revised Code and with legal precedent set by the Ohio Supreme Court.

Staff Recommendation
Based on Staff's analysis, Staff recommends ***approval*** of the proposed text amendment to Section 716.043, 801.013, and 810 of the Franklin County Zoning Resolution.

Planning Commission Recommendation
On September 14, 2022 the Franklin County Planning Commission recommended ***approval*** of the text amendment to Sections 716.043, 801.013, and 810 of the Franklin County Zoning Resolution.

Rural Zoning Commission Recommendation
On September 22, 2022 the Franklin County Rural Zoning Commission ***approved*** the text amendment to Sections 716.043, 801.013, and 810 of the Franklin County Zoning Resolution.

716.043 - Final Action - Within twenty (20) days after such public hearing, the Board of County Commissioners shall either adopt or deny the recommendations of the Rural Zoning Commission or adopt some modification thereof.

In the event the Board of County Commissioners denies or modifies the recommendation of the Rural Zoning Commission, ~~the unanimous~~ a majority vote of the Board of County Commissioners shall be required.

ARTICLE VIII
BOARD OF ZONING APPEALS

SECTION 800 - CREATION OF THE BOARD OF ZONING APPEALS

800.01 - APPOINTED BY THE COUNTY COMMISSIONERS - There shall be a Franklin County Board of Zoning Appeals consisting of five (5) members appointed by the Franklin County Commissioners as provided by Section 303.13 of the Ohio Revised Code.

800.02 - ORGANIZATION AND MEMBERS - The Board of Zoning Appeals shall organize and adopt rules in accordance with the Zoning Resolution. Meetings of the Board of Appeals shall be held at the call of the Chairman, and at such other times as the Board determines. The Chairman, or in his absence the acting chairman, may administer oaths, and the Board of Zoning Appeals may compel the attendance of witnesses. All meetings of the Board of Zoning Appeals shall be open to the public. The Board of Zoning Appeals shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of County Commissioners, and be a public record.

SECTION 801 - POWERS AND DUTIES OF THE BOARD OF ZONING APPEALS

801.01 - POWERS AND DUTIES - The Board of Zoning Appeals shall have the following powers and duties:

801.11 - Administrative Review - To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the administrative officer in the enforcement of this Zoning Resolution.

801.12 - Conditional Use - To authorize only such conditional uses as the Board of Zoning Appeals is specifically authorized to pass on by the terms of this Zoning Resolution.

801.13 - Variances ~~- To hear and decide in specific cases such variance from the terms of this Zoning Resolution as will not be contrary to the public interest where, owing to special conditions on the land, a literal enforcement of the provisions of this Zoning Resolution would result in unnecessary hardship. In granting such variance, the Board of Zoning Appeals shall prescribe appropriate conditions and safeguards to maintain the intent and spirit of the Zoning District in conformity with this Zoning Resolution.~~

801.13(a) Use Variance – To hear and decide in specific cases such use variance from the terms of this Zoning Resolution as will not be contrary to the public interest where, owing to special conditions on the land, a literal enforcement of the provisions of this Zoning Resolution would result in an unnecessary hardship. A use variance authorizes the use of a property in a manner that is not permitted under this Zoning Resolution. In granting such use variance, the Board of Zoning Appeals shall prescribe appropriate conditions and safeguards to maintain the intent and spirit of the Zoning District in conformity with this Zoning Resolution.

801.13(b) Area Variance - To hear and decide in specific cases such area variance from the terms of this Zoning Resolution as will not be contrary to the public interest where, owing to special conditions on the land, a literal enforcement of the provisions of this Zoning Resolution would result in a practical difficulty in the use of the property, such that an area zoning requirement unreasonably deprives the property owner of

a permitted use of the property. An area variance authorizes deviations from yard and height requirements and other similar area restrictions. In granting such area variance, the Board of Zoning Appeals shall prescribe appropriate conditions and safeguards to maintain the intent and spirit of the Zoning District in conformity with this Zoning Resolution.

801.14 – Conclusions of Fact - In deciding an appeal, reviewing a request for a conditional use permit, and reviewing a request for a variance, the Board of Zoning Appeals shall set forth conclusions of fact supporting the Board's final order, adjudication, or decision.

SECTION 805 - PROCEDURE FOR ADMINISTRATIVE APPEAL

805.01 - Procedure - Appeals to the BZA may be taken by any person aggrieved or by any officer of Franklin County affected by any decision of the Zoning Administrative Officer. Such appeal shall be taken within twenty (20) days after the decision by filing, with the Administrative Officer and with the BZA, a notice of appeal specifying the grounds upon which the appeal is being taken. The Administrative Officer shall transmit to the BZA all the papers constituting the record upon which the action appealed was taken. The BZA shall fix a reasonable time for the public hearing of the appeal, give at least ten (l0) days notice in writing to the parties in interest, give notice of such public hearing by one (1) publication in one (1) or more newspapers of general circulation in Franklin County at least ten (l0) days before the date of such hearing and decide the appeal within a reasonable time after it is submitted.

SECTION 810 - PROCEDURE FOR VARIANCE

810.01 - NATURE OF VARIANCE - On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable Development Standards of the Zoning Resolution unreasonable and, therefore, the procedure for variance from Development Standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.

810.02 - WRITTEN APPLICATION - Two (2) copies of a provided application accompanied by a copy of the denied Certificate of Zoning and a statement of the reason for denial shall be filed with the Zoning Administrator not more than twenty (20) days from the date such denial of the Certificate of Zoning is issued.

810.21 - Description of Property and Nature of Variance - The application shall include the following statements:

1.) The nature of the variance; including the specific provisions of the Zoning Resolution upon which the variance is requested;

2.) A legal description of the property;

~~3.) A statement of the special circumstances or conditions applying to the land or structure and not applying generally throughout the Zoning District;~~

~~4.) A statement showing that the special conditions and circumstances do not result from the actions of the applicant;~~

~~5.) A statement showing that the granting of the applicant is necessary to the preservation and enjoyment of substantial property rights;~~

~~6.~~3) A list of the names and addresses of all adjacent property owners and property owners within three hundred (300) feet of the proposed use. Such list shall be in accordance with the Franklin County Auditor's current tax list;

~~7~~4.) Such other information regarding the application for appeal as may be pertinent or required for appropriate action by the Board of Zoning Appeals.

5.) The following information outlined in 810.021(a) or (b), depending on the type of variance being requested.

810.021(a) -For a use variance, the following additional information:

1.) Whether the property has characteristics that affect the use of the property for the purposes for which the property is zoned;

2.) Whether the characteristics affecting the use of the property are unique to the property;

3.) Whether it is economically feasible to use the property for any use permitted under the present zoning classification due to the characteristics that are unique to the property;

4.) Whether the property is unsuitable for any of the uses permitted by this Zoning Resolution;

5.) Whether the need for the variance results from the action or inaction of the applicant; and

6.) Whether granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

810.021(b) -For an area variance, the following additional information:

1.) A statement regarding whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

2.) Whether the variance is substantial;

3.) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

4.) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);

5.) Whether the property owner purchased the property with knowledge of the zoning restriction;

6.) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and

7.) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

810.22 - Plot Plan - The application shall be accompanied by three (3) copies of a plot plan drawn to an appropriate scale showing the following:

1.) The boundaries and dimensions of the lot;

2.) The nature of the special conditions or circumstances giving rise to the application for approval;

3.) The size and location of existing and proposed structures;

4.) The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces, and landscaping;

5.) The relationship of the requested variance to the Development Standards;

6.) The use of land and location of structures on adjacent property.

810.03 - FRANKLIN COUNTY ZONING DEPARTMENT REVIEW - One (1) copy of the application and plot plan shall be forwarded to the Franklin County Development Department prior to the deadline established by the department.

810.031 - Written Report - The Franklin County Development Department, acting through its staff, shall review the application and submit a written report to the Board of Zoning Appeals on or before the date of the public hearing and such report will be to recommend approval, modification of disapproval of the variance and the reasons thereof.

810.04 - ACTIONS OF THE BOARD OF ZONING APPEALS - The Board of Zoning Appeals shall hold a public hearing and act on an appeal in one of the following ways:

810.41 - Approval of Variance - ~~The Board of Zoning Appeals shall only approve a variance or modification thereof if all the following findings are made:~~

~~1.) That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same Zoning District;~~

~~2.) That a literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;~~

~~3.) That the special conditions and circumstances do not result from the action of the applicant;~~

~~4.) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District;~~

~~5.) That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity;~~

810.41(a) – Use Variance – The Board of Zoning Appeals shall only approve a request for a use variance where the applicant demonstrates an unnecessary hardship imposed on the property in the absence of the use variance. All of the following criteria must be met in order to demonstrate the existence of an unnecessary hardship:

1) That the property in question has extraordinary physical characteristics that are unique to the property and that affect the use of the property for the purposes for which it is zoned. Examples of extraordinary physical characteristics include exceptional shape, exceptional topographic or environmental conditions, or by reason of use or development of the property immediately adjoining the property in question;

2) That it is not economically feasible to use the property for any use permitted under the present zoning classification due to the characteristics that are unique to the property;

3) That the property is unsuitable for any of the uses permitted within the zoning district;

4) That the need for the variance is not the result of the action or inaction of the applicant; and

5) That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, be injurious to private property or public improvements in the vicinity, or alter the essential character of the surrounding neighborhood.

810.41(b) – Area Variance - The Board of Zoning Appeals shall only authorize a request for an area variance where the applicant demonstrates the existence of a practical difficulty in the use of the property. In determining whether a practical difficulty exists, the Board of Zoning Appeals shall consider and weigh the following factors, among others when appropriate, to determine if practical difficulties exist:

1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

2) Whether the variance is substantial;

3) Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;

4) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);

5) Whether the property owner purchased the property with knowledge of the zoning restriction;

6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and

7) Whether the spirit and intent of the zoning requirement would be observed and substantial justice done by granting the variance.

810.42 - Certificate of Zoning - A Certificate of Zoning Compliance may only be issued for an approved variance within the period of one (1) year from the date of final approval by the Board of Zoning Appeals. If a variance has not been used within one (1) year of its issuance, meaning there has no been active and substantial improvement to a property in accordance with a valid variance, then the variance shall expire and no work may commence without either renewing the variance or receiving a new variance approval from the Board of Zoning Appeals.

810.43 - Building Permit - A Building Permit may be obtained only for the development in accordance with the approved plot plan.

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT

Board of County Commissioners
October 11, 2022

Case ZON-22-08

Prepared by: Sierra Saumenig

Owner:	Richard B. Wilson – DW Real Estate VIII, Ltd.
Applicant:	Smith & Hale, LLC.
Township:	Madison Township
Site:	7868 Groveport Road. (PID #180-000182)
Acreage:	48.184-acres
Zoning:	Rural District
Request:	Requesting to rezone from the Rural and Community Service (CS) District to the Select Commercial Planned District (SCPD) to allow a landscaping operation with material preparation, bagging, storage and retail sales.

Summary
Requesting to rezone from the Rural and Community Service (CS) District to the Select Commercial Planned District (SCPD) to allow a landscaping operation with material preparation, bagging, storage and retail sales. Staff recommends ***approval with conditions.***

Request
The subject property is located on the north side of Groveport Road, west of Rager Road. The site is currently developed with a commercial building, trucking equipment, and a pond. The rezoning is requested to allow the operation of a landscaping business and the construction of a new facility primarily engaged in the production and sale of mulch.

Surrounding Land Use/Zoning
The surrounding area is zoned Rural and includes a mix of residential, religious, agricultural and public park uses. Residences exist to the east, south and west. Directly to the north is an existing railroad line, to the east a nursery operation, to the south a Metro Park, and to the west a religious use.

Comprehensive Plans
The Blacklick-Madison Area Plan, adopted in 2011, includes a Future Land Use Map to help guide development. The Future Land Use Map recommends this site for Low Density Residential development with a minimum 2.5 acres lot size for single-family structures.

Staff finds that while the proposed land use is not entirely consistent with the Blacklick-Madison Area Plan, as the proposed use is commercial, the site currently has a portion zoned Community Service which permits commercial uses. The requested rezoning includes a development text and site plan that are consistent with the Plan's goal to encourage attractive and economically viable commercial development. The Plan recommends that new commercial development have a street presence and inviting design. Staff believes that the proposed rezoning achieves this goal as the new development will have landscaping, fencing, screening, and will be inviting from the street. It is also compatible with surrounding uses which include the metro park, religious facility, and the nursery.

Staff Analysis

Existing zoning – Rural

The Rural District is intended for agricultural and residential development where the conservation of resources is important or where appropriate urban use of the land cannot be achieved because of the lack of urban services, most importantly centralized water and sanitary sewer. The principal permitted uses are agriculture, residential subdivisions and farm dwellings.

Proposed Zoning District – Select Commercial Planned District (SCPD)

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial 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 (text and map form) detailing performance standards for building design, parking, access, landscaping, lighting, and signage is required. A compliance waiver from any standard is permitted only if approved as part of the development plan. Any change/modification to an approved development plan must go through the amendment process.

Permitted Uses

The applicants' request would allow the subject property to be used for manufacturing, storage retail and office commercial uses as specifically set forth in SIC Sections 5261 (Bark Retail), SIC Section 0782 (Landscaping services), and SIC Section 2499 (Wood Mulch Manufacturing).

There is one existing building on the site that the owner/applicant will demolish.

Select Commercial Planned District – Development Standards

Access/Traffic

The subject property shall have one (1) curb cut which is shown on the Site Plan. Circulation within the subject site shall be in the area as indicated surrounding the office and individual buildings.

Staff analysis: Proposal requires the submission of a traffic study per Section 420 of the Zoning Regulations and staff has received confirmation from the Franklin County Engineer's office that no additional requirements are necessary per the traffic study.

Parking

A total of 49 parking spaces are required, and 50 spaces will be provided.

Storm Water Drainage

Drainage and run-off from the proposed development shall not cause property damage to off-site areas and shall meet standards set by the Franklin County Engineer's Office.

Sewage Disposal and Water Supply

The site will utilize a well and an onsite septic system. Franklin County Public Health has approved the site for a Small-Flow Commercial Sewage Treatment System.

Architectural Design

See attached elevations.

Screening & Landscaping Plan

On the east, south and west property line there will be a 20 feet setback and an 8 feet tall fence to provide the required screening along with the required vegetative buffer located within the 20' setback.

Lighting

All wall lighting on the subject property that is visible from residentially used or zoned neighboring property shall be a cut-off type fixtures (down lighting) attached to the buildings unless located for

landscaping and security purposes. The wall lighting will be limited to the retail and office building and the two storage and manufacturing buildings. A cut sheet of the wall lighting fixture is made a part of this application for illustration purposes as the type to be mounted on the buildings.

Graphics and Signage

A. One (1) freestanding sign and wall signage that will adhere to the signage standards set forth in Section 541.02.

B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

Environmental Treatment

A. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.

B. There shall be only one curb cut allowed on this site, as permitted in the County Engineer's Office.

Outdoor Storage

Outside storage shall be permitted on the lot and shall be screened per code.

Pollution

A. Smoke: No smoke shall be emitted from any structure in the SCPD.
B. Noise: The noise level shall be no greater than seventy-five (75) decibels at the lot line.
C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.

Compliance Waivers (Sections referenced are from the Franklin County Zoning Resolution)

1. 521.09(Table) – Subject Property – Zoning District: To not require screening on the northern property line as required per the table.
    i. Staff supports this waiver as the northern property line abuts a railroad track and thus, there will be no negative impact.
2. 521.011 – Screening Visibility of exterior Storage: To meet the 12 feet screening but allow mulch piles to be up to 25'.
    i. Staff supports this waiver provided the applicant addresses condition #3 in the Staff Recommendation section of this report.

Technical Agency Review

Franklin County Drainage Engineer's Office

- Show the existing pond outlet and detail how it will be retrofitted to be a storm water basin.
    - Staff notes that the applicant is showing the outlet from the existing pond on the most current plan, but it has not been reviewed by the Drainage Engineer's office.

Franklin County Engineer's Office

- Applicant must grant a highway easement to the Franklin County Board of Commissioners to meet the Franklin County Throughfare Plan recommended total R/W width of 120 feet, or 60 feet from centerline.
    - Applicant has shown future R/W on the most current plan.
- The applicant will need to either bring the north side of Groveport Road along their frontage up to current Franklin County standards or provide a fee in lieu of the cost of these improvements.

Staff Review
The proposed rezoning meets the applicable development standards and the two requested waivers will not negatively impact surrounding properties. While the rezoning does not strictly keep with the adopted area plan's land use recommendation, it helps achieve the Plan's goal to encourage attractive and economically viable commercial development and the proposal is in keeping with the existing character and development potential of the area.

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.

Staff Recommendation
Based on Staff's Review, Staff recommends ***approval with conditions*** of the proposed rezoning.

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance with the Franklin County Economic Development and Planning Department.
2. The proposal must comply with the standards set forth in the Franklin County Stormwater Drainage Manual.
3. Landscaping provided on the eastern property line must be identified on the site plan and reach 12 feet at maturity and the 20-foot buffer on the western property line must include vegetation per Section 521 of the Zoning regulations.
4. The paved area between the street and principal structure can be no closer than 72 feet from the centerline of Groveport Road.

Planning Commission Recommendation
On September 14, 2022 the Franklin County Planning Commission recommended ***approval with conditions*** of the request to rezone the subject site from the Rural and Community Service (CS) District to the Select Commercial Planned District with the four staff recommended conditions.

Rural Zoning Commission Recommendation
On September 22, 2022 the Franklin County Rural Zoning Commission conditionally approved the request to rezone from Rural and Community Service (CS) District to the Select Commercial Planned District (SCPD). The conditions of approval were as following:

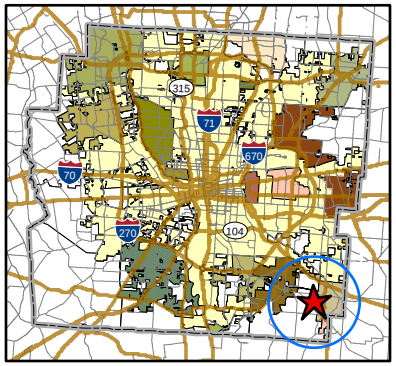
1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance with the Franklin County Economic Development and Planning Department.
2. The proposal must comply with the standards set forth in the Franklin County Stormwater Drainage Manual.
3. Landscaping provided on the eastern property line must be identified on the site plan and reach 12 feet at maturity and the 20-foot buffer on the western property line must include vegetation per Section 521 of the Zoning regulations.
4. The paved area between the street and principal structure can be no closer than 72 feet from the centerline of Groveport Road.
5. Revise site plan to relocate the proposed 50,000 square foot clear span topsoil building to the northeast corner of the property.
6. Amend the proposed development text to prohibit composting on site.
7. Madison Township Fire Department must review and approve the development prior to approval of Certificate of Zoning Compliance.
8. Applicant must bring north side of Groveport Road up to current County standards.

ZON-22-08

Requesting to rezone from the Rural and Community Service (CS) District to the Select Commercial Planned District (SCPD) to allow a landscaping operation with material preparation, bagging, storage and retail sales.

Acres: 48.184-acres
Township: Madison Township

Streets
Parcels
7868 Groveport Rd



Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

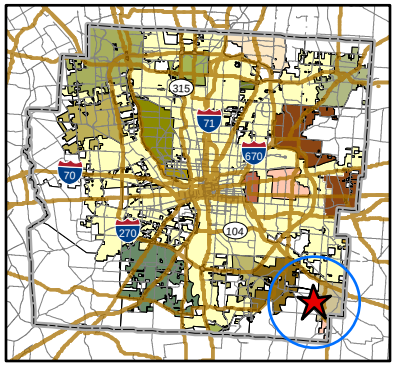
0 400 800 1,600 Feet
1 inch = 800 feet

ZON-22-08

Requesting to rezone from the Rural and Community Service (CS) District to the Select Commercial Planned District (SCPD) to allow a landscaping operation with material preparation, bagging, storage and retail sales.

Acres: 48.184-acres
Township: Madison Township

Streets
Parcels
7868 Groveport Rd



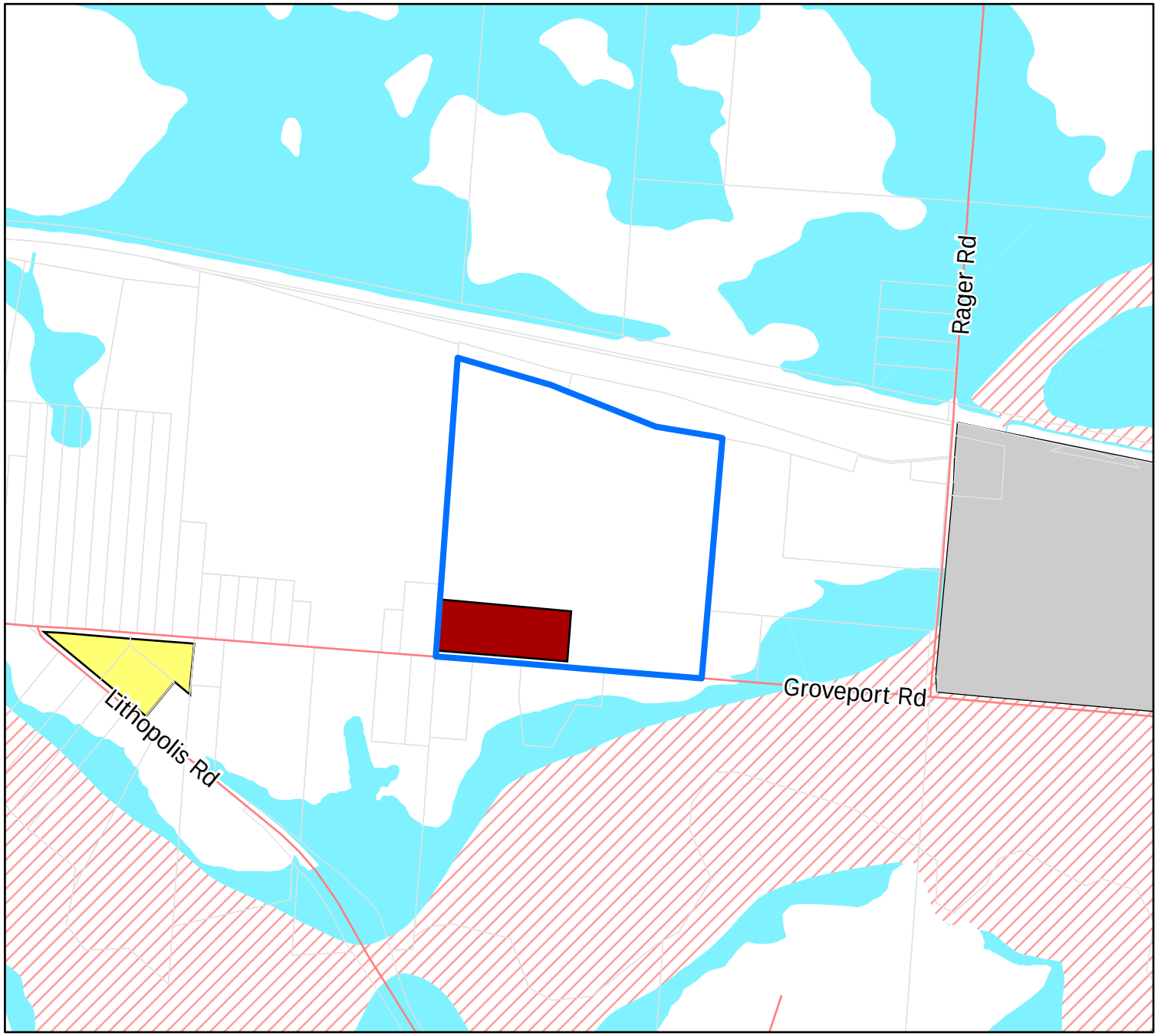
Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

0 150 300 600
Feet
1 inch = 300 feet

ZON-22-08

Requesting to rezone from the Rural and Community Service (CS) District to the Select Commercial Planned District (SCPD) to allow a landscaping operation with material preparation, bagging, storage and retail sales.

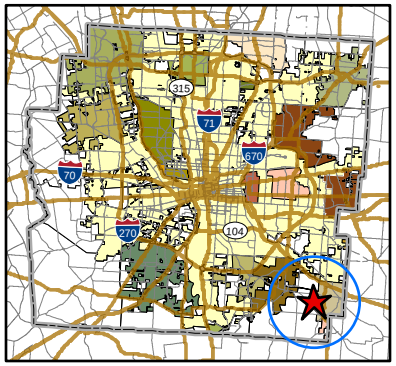
Acres: 48.184-acres
Township: Madison Township



Streets
Parcels
7868 Groveport Rd
100-Year Floodplain
Floodway

Franklin County Zoning

Community Service
Low Density Residential
Rural
Not in Jurisdiction



Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

0 400 800 1,600 Feet

1 inch = 800 feet

SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)
MADISON TOWNSHIP
7868 GROVEPORT ROAD
OHIO MULCH
ZON No. 22-08

BACKGROUND:

The subject property is located on the north side of Groveport Road, next to a church on the west and a nursery operation to the east. The property is currently zoned Rural and Community Commercial and has existing small commercial building on the property. The property is bounded on the north by a railroad and a Metro Park on the south. The proposed SCPD will allow the development of a new landscaping operation and allow the construction of a new facility.

PERMITTED USES:

The property shall be used for manufacturing, storage retail and office commercial uses as is specifically set forth in SIC Sections 5261 (Bark Retail) and in SIC Section 0782 (Landscaping Services) in Franklin County Resolution Section 328.021 (Community Commercial) and SIC 2499 (Wood Mulch Manufacturing) as and in Section 344.022 (Limited Industrial). Composting of any materials on site is prohibited.

There is one existing building on the site that the applicant will demolish.

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 344.04 Limited Industrial (LI) of the Franklin County Zoning Code. On the east, south and west property line there will be a 20' setback and then an 8' tall fence will be erected to provide the required screening along with the required vegetative buffer located within the 20' setback. A low stone wall will be constructed fronted by a landscaping bed in front of the building and parking lot. A waiver is requested to the screening requirement of Section 521.09 (table) along the northern property line as it abuts the railroad tracks. A waiver to Section 521.11 to allow the storage of material on the site that is visible above the 12' high screening / shielding requirement along the eastern property line as the pile height may reach 25'. The clear span building shall have a permitted height of 32'.

LIGHTING:

All wall lighting on the subject property that is visible from residentially used or zoned neighboring property shall be a cut-off type fixtures (down lighting) attached to the buildings unless located for landscaping and security purposes. The wall lighting will be limited to retail / office building and the two storage / manufacturing building. A cut sheet of the wall lighting fixture is made a part of this application for illustration purposes as the type to be mounted on the buildings.

SIGNAGE AND GRAPHICS:

A. One (1) freestanding sign and wall signage that will adhere to the signage standards set forth in Section 541.02.

B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:

A. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.

B. There shall be only one curb cut allowed on this site, as permitted by the County Engineer's Office.

SITE PLAN:

A. The property shall be used in accordance with the submitted site plan. The attached site plan illustrates where the building(s) and parking areas are located.

B. Parking requirements shall be as shown on the site plan.

ARCHITECTURAL DESIGN:

See attached elevations. The office building's height will be a maximum of 35' and the storage / manufacturing buildings will have a maximum height of 32'.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas and shall meet standards set by the Franklin County Engineer's Office.

SEWAGE DISPOSAL AND WATER SUPPLY:

The site will utilize a well and an on site septic system.

POLLUTION:

A. Smoke: No smoke shall be emitted from any structure in the SCPD.

B. Noise: The noise level shall be no greater than seventy-five (75) decibels at the lot line.

C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.

OUTSIDE STORAGE:

A. Outside storage shall be permitted on the lot and shall be screened per code.

TRAFFIC & CIRCULATION:

The subject property shall have one (1) curb cuts which is shown on the Site Plan. Circulation within the subject property shall be in the area as indicated surrounding the office and the individual buildings.

Jackson B. Reynolds, III
Attorney for Ohio Mulch
(614) 221-4255

ohiomulch-groveport.txt (nct)
10/3/22 S:Docs/s&htexts/2022

OHIO811.org
Before You Dig

0 100 200 FEET

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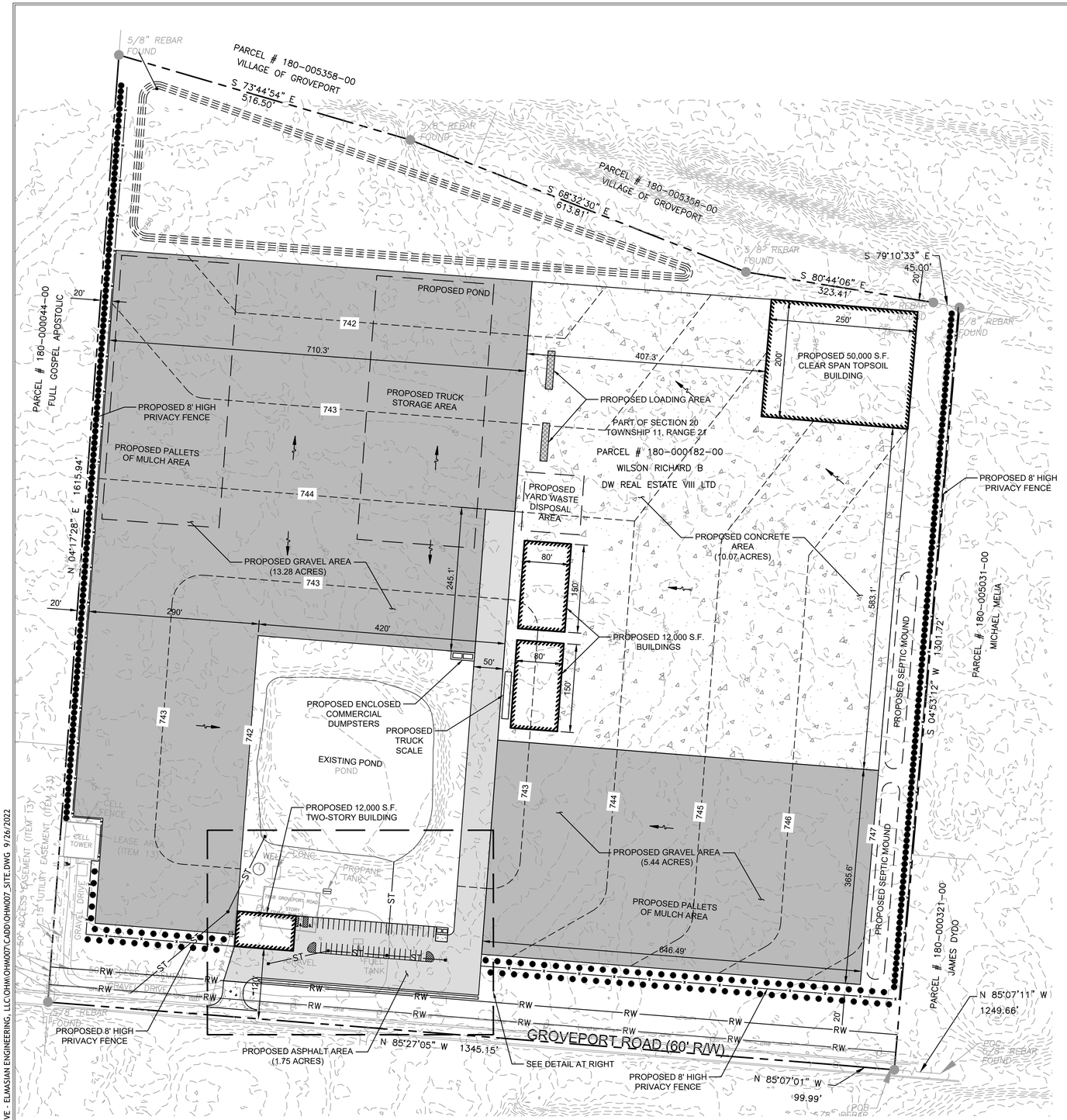
elmasian engineering, LLC
PO BOX 626
PATASKALA, OH 43062
PH: 614-349-2002
www.elmasian.net

NO.	DATE	REVISION	BY

EXISTING SITE PLAN
OHIO MULCH - GROVEPORT
7868 GROVEPORT RD.

DATE	8/23/22
SCALE	AS SHOWN
SHEET NO.	1 OF 2
FILE NO.	OHM007



SITE DATA:

ZONING: R- RURAL

ZONING CERTIFIED ADDRESS: 7868 GROVEPORT RD

PARCEL #: 180-000182

PROJECT DESCRIPTION: PROPOSED BUILDINGS, GRAVEL, ASPHALT AND CONCRETE AREAS FOR MULCH

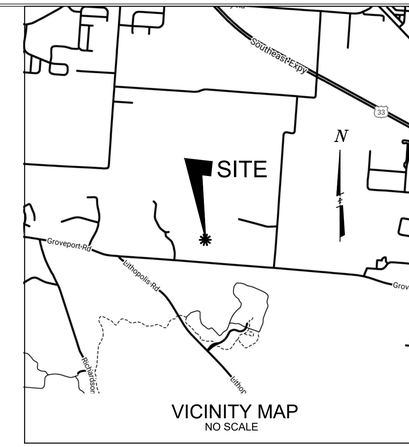
TOTAL SITE AREA:	48.77 AC.
TOTAL DISTURBED AREA:	35.0 AC.
PRE-DEVELOPED IMPERVIOUS:	0.00 AC. (0.0%)
POST-DEVELOPED IMPERVIOUS:	32.51 AC. (66.7%)
RIGHT OF WAY DISTURBANCE:	0.05 AC.

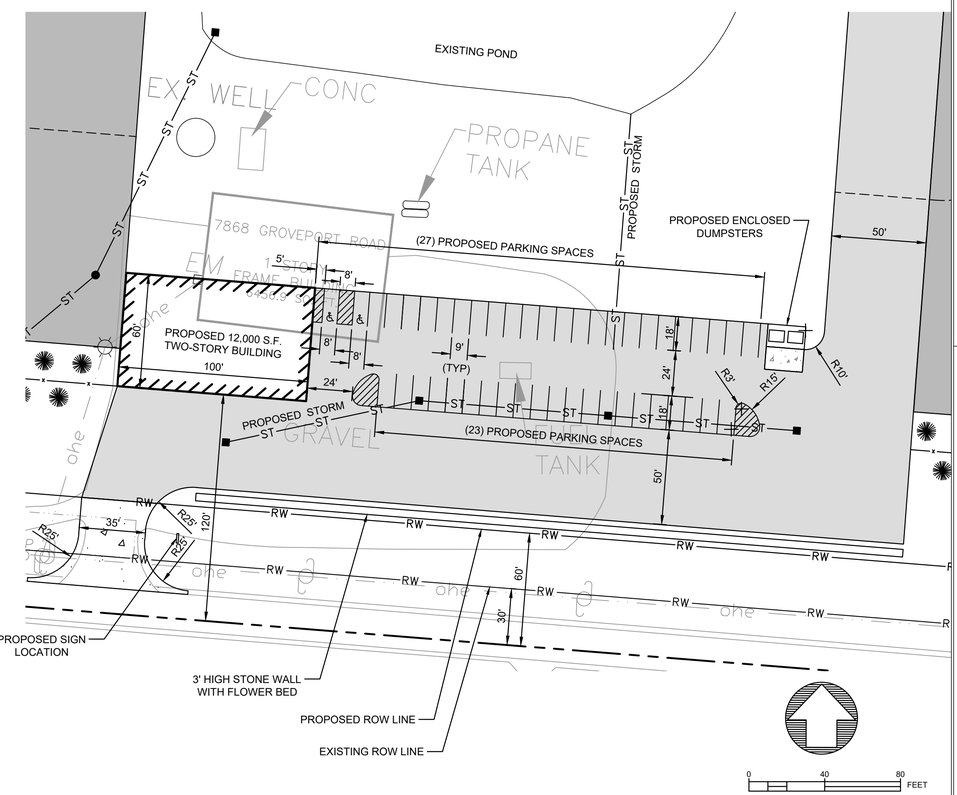
BUILDINGS:
(2) 12,000 S.F. (WAREHOUSE) = 24,000 S.F.
(1) 12,000 S.F. (OFFICE)
(1) 50,000 S.F. (COVERED STORAGE)
TOTAL = 86,000 S.F.

PARKING:
REQUIRED:
WAREHOUSE (1 + 1/3000) = 1 + (24,000/3,000) = 1+8 = 9
OFFICE (1/300) = 12,000/300 = 40
TOTAL = 9 + 40 = 49
PROPOSED:
(50) PROPOSED PARKING SPACES INCLUDING (2) ADA SPACES

FLOOD PLAIN NOTE:
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 39049C0451K DATED 6-17-08, THIS PROPERTY IS IN AN UNSHADED ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE: LIGHTING FOR SITE WILL BE WALLPACKS





STATE OF OHIO
NICHOLAS ELMASIAN
E-81167
REGISTERED
PROFESSIONAL ENGINEER

PLAN DESIGNER: NICK ELMASIAN, PE
PO BOX 626
PATASKALA, OH 43062
PHONE: 614-327-2008
EMAIL: NICK@ELMASIAN.NET

OHIO811.org
Before You Dig

0 100 200 FEET

elmasian engineering, LLC
PO BOX 626
PATASKALA, OH 43062
PH: 614-349-2002
www.elmasian.net

NO.	REVISION	DATE	BY

PROPOSED SITE PLAN
OHIO MULCH - GROVEPORT
7868 GROVEPORT RD.

DATE	9/26/22
SCALE	AS SHOWN
SHEET NO.	2 OF 2
FILE NO.	OHM007

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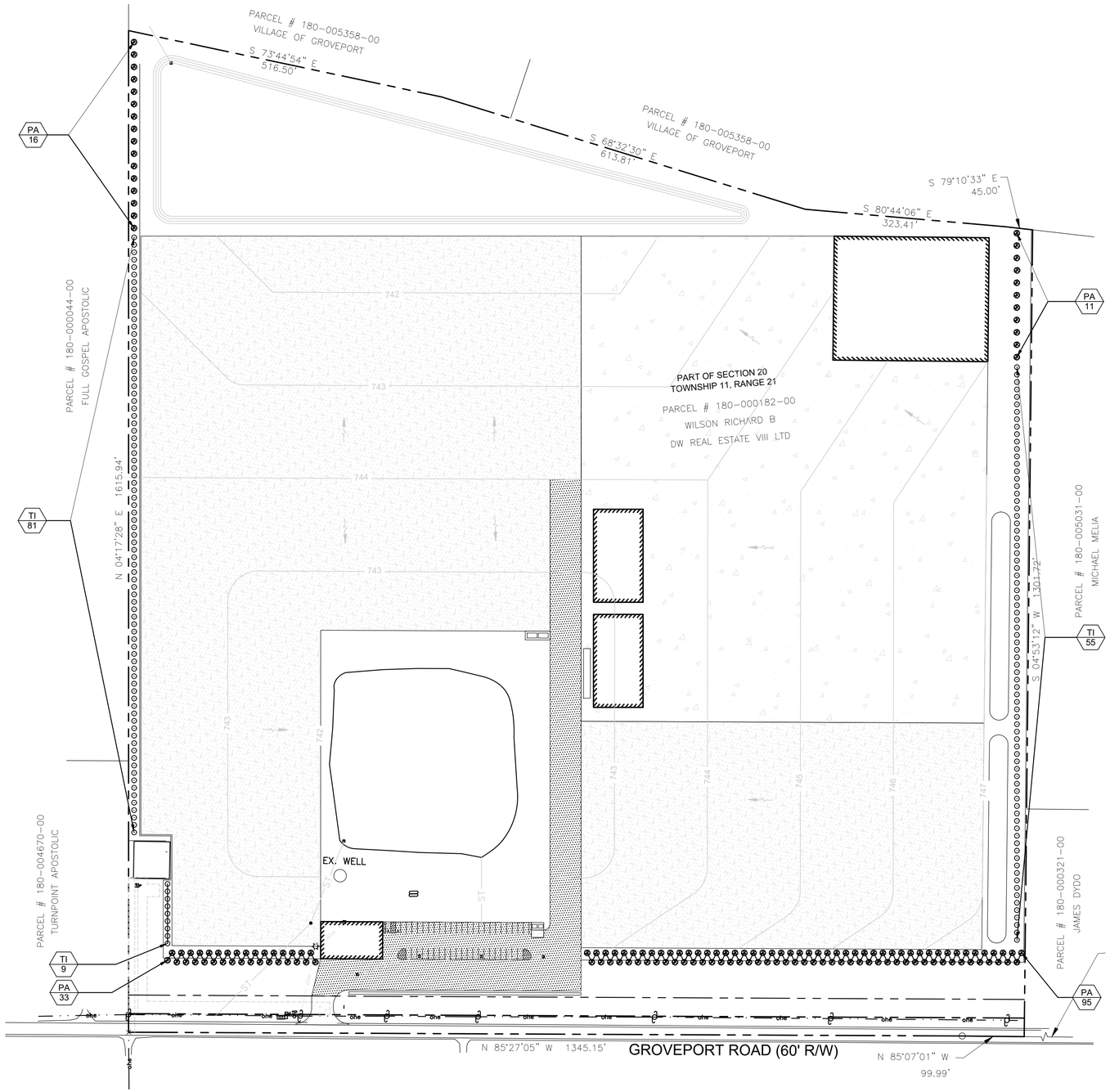

GENERAL PLANTING NOTESA

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.

2. 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.

3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.

4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.

5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.

8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6", ADDITIONAL AMENDMENTS TO BE ADDED PER SOILS REPORT.

9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE

13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.

15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS) . SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.

17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	PA	159	Norway Spruce / Picea abies	B & B	5-6` HT

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	TI	169	Green Giant Arborvitae / Thuja x 'Green Giant'	B & B 6` HT min.

NORTH

0 100 200 300 feet

SCALE: 1" = 100'

OHIO MULCH
MULCH • SOIL • STONE

PLANIT
www.planitstudios.com

Ohio Mulch - Groveport
7868 Groveport Road
Groveport, OH 43125

ISSUANCES

NO.	DESCRIPTION	DATE
A	ZONING SUBMITTAL	09.30.22

PROJECT NO. 022-104

DRAWN BY A.J.E.

CHECKED BY K.A.

STATE OF OHIO
ANDREW J. ENGLISH
1001
REGISTERED LANDSCAPE ARCHITECT
09.30.22

LANDSCAPE PLAN

L - 1.1

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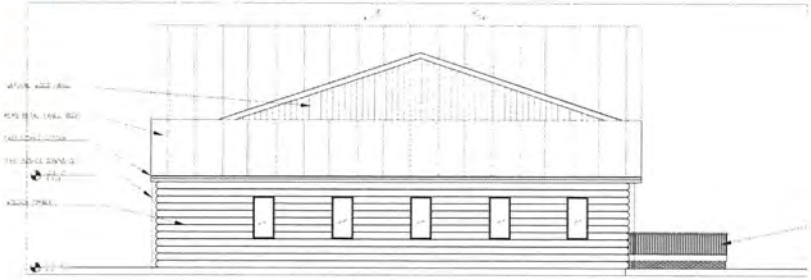
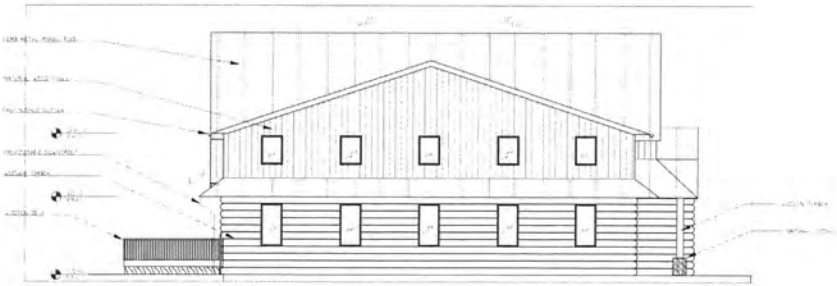
Franklin County Planning Department
Franklin County, OH
ZVM-22-09

1 A2.1 EXTERIOR ELEVATION
1/8" = 1'-0"



2 A2.1 EXTERIOR ELEVATION
1/8" = 1'-0"

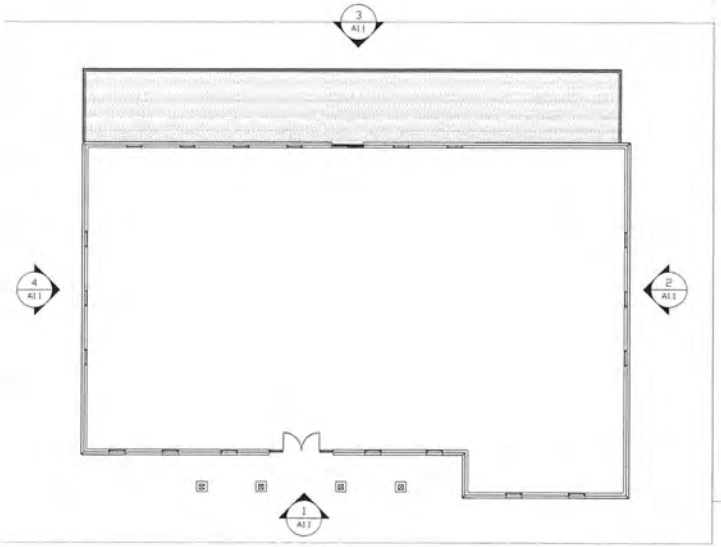
3 A2.1 EXTERIOR ELEVATION
1/8" = 1'-0"



4 A2.1 EXTERIOR ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
DESCRIPTION	MANUFACTURER	COLOR/TEXTURE
WOOD PANELING	TBD	BROWN TONE MEDIUM
TIMBER LOG	TBD	BROWN TONE DARK
NATURAL STONE	TBD	TBD
PEMB ROOF PANEL	TBD	BLACK
TREATED WOOD DECK	TBD	TBD
GUTTER/ DOWNSPOUT	TBD	BLACK

GENERAL ELEVATION NOTES
A. MAKE SURE ALL WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS
B. ALL STOREFRONT FRAMING TO BE BLACK
C. WINDOW FRAMES TO BE BLACK



CM Interiors DESIGN

CM INTERIORS
CARISSA MEE
COLUMBUS, OH 43212

OHIO MULCH
7868 GROVEPORT RD.
GROVEPORT, OH 43125

CITY PERMIT 02.11.22

OFFICE CABIN
EXTERIOR
ELEVATIONS

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Franklin County, OH

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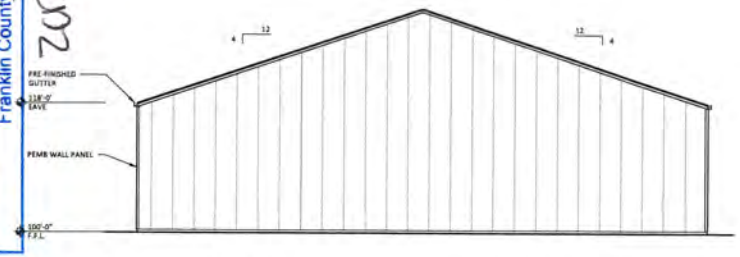

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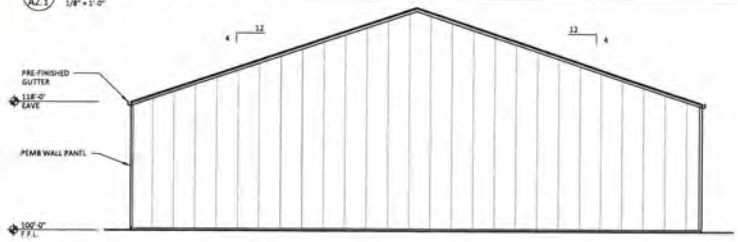

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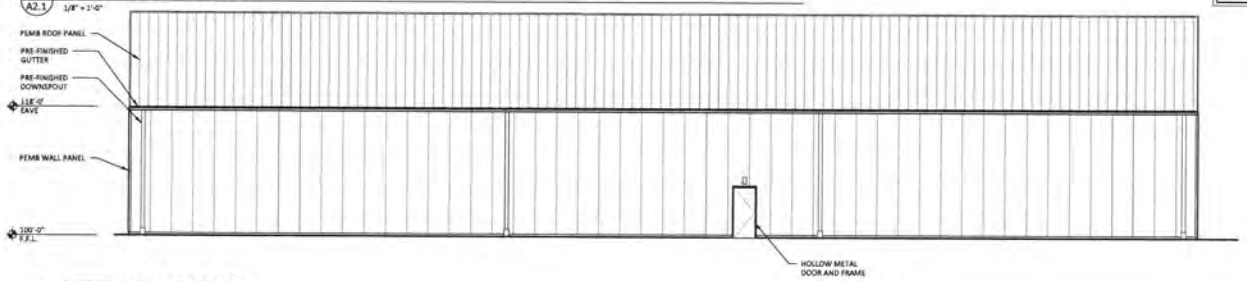

3 A2.1 EXTERIOR ELEVATION
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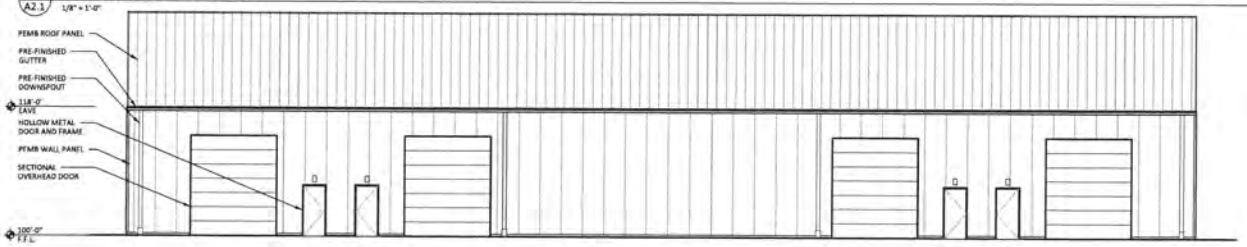

4 A2.1 EXTERIOR ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

DESCRIPTION	MANUFACTURER	COLOR/TEXTURE
PEMB WALL PANEL	AMERICAN BUILDING	SLATE GRAY
PEMB ROOF PANEL	AMERICAN BUILDING	GALVALUME
GUTTER/ DOWN SPOUT	—	—
HOLLOW METAL DOORS AND FRAMES	-	—

GENERAL ELEVATION NOTES

A. PAINT ALL EXPOSED GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE. DO NOT PAINT ELECTRIC OR GAS SERVICE EQUIPMENT.

B. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.

C. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDER SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.

D. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SPECIFICATIONS.

E. ALL WALL MOUNTED LIGHT FIXTURES TO BE SET IN CONTINUOUS BED OF CAULK AND THEN SHALL BE SEALED TO WALL WITH SEPARATE BEAD OF CAULK. CAULK TO MATCH ADJACENT SURFACE.

HANLIN RAINALDI CONSTRUCTION

columbus city storage
1234 address
city ohio zip

preliminary 01.03.2022

exterior elevations

A2.1

12/27/2021 1:07 PM

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Franklin County, OH

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