



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

Economic Development & Planning Department  
James Schimmer, Director

# Franklin County Rural Zoning Commission

Franklin County Courthouse  
373 South High Street – 1st Floor  
Meeting Room A  
Columbus, OH 43215

Thursday, September 17, 2015  
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the July 16, 2015 meeting
5. New Business:

**i. ZON-15-02 – Matt Brown**

<b>Applicant/Owner:</b>	A7 Travel Solutions Inc.
<b>Township:</b>	Pleasant Township
<b>Site:</b>	7280 Stahl Rd. (PID #230-000218)
<b>Acreage:</b>	1.86-acres
<b>Zoning:</b>	Select Commercial Planned District (SCPD)
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting to amend an existing Select Commercial Planned District (SCPD).

7. Adjournment of Meeting to October 22, 2015



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

**Economic Development & Planning Department**  
James Schimmer, Director

## **MINUTES OF THE FRANKLIN COUNTY RURAL ZONING COMMISSION**

**Thursday, July 16, 2015**

The Franklin County Rural Zoning Commission convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Thursday, July 16, 2015.

Present were,

Joe Martin, Chairperson  
Jim Daley  
Ralph Horn  
Glenn Taylor

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

Chairperson Martin opened the hearing, which was followed by the introduction of Staff and the swearing in of all witnesses by Mr. Brown.

The first order of business being approval of the minutes of the January 29, 2015, Franklin County Rural Zoning Commission hearing. Mr. Taylor made a motion to approve the minutes. It was seconded by Mr. Daley. The minutes were approved by a four-to-zero vote.

### **NEW BUSINESS:**

The next order of business being Case No. ZON-15-01. The applicant is 1016 Concord, LLC. The site is located at 1016 Concord Avenue. The township is Clinton Township. It is .22 acres. It is in the Rural District and is serviced by public water and wastewater. The request is to rezone from the Rural District to the Select Commercial Planned District, (SCPD). Mr. Brown read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Daley made a motion to approve Zoning Case No. ZON-15 with Staff's recommendations and two recommendations from the Franklin County Planning Commission: No. 4. That the applicant apply for and receive approval of a demolition permit from the Franklin County Economic Development and Planning Department prior to removing the single-family home from the site. No. 5. That the two trees proposed along the southern edge of the parking lot may be moved within the parking lot. It was seconded by Mr. Taylor. The motion was approved by a four-to-zero.

There being no further new business to come before the Rural Zoning Commission, Chairperson Martin adjourned the hearing.

The hearing was adjourned at 2:42 p.m.

Minutes of the July 16, 2015, Franklin County Rural Zoning Commission hearing were approved this 17th day of September, 2015.

---

Signature



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

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Rural Zoning Commission  
September 17, 2015

### Case ZON-15-02

Prepared by: Matt Brown

<b>Applicant/Owner:</b>	A7 Travel Solutions
<b>Agent:</b>	Jackson B. Reynolds, III – Smith and Hale LLC
<b>Township:</b>	Pleasant Township
<b>Site:</b>	7280 Stahl Road (PID #230-000218)
<b>Acreage:</b>	1.86-acres
<b>Zoning:</b>	Select Commercial Planned District (SCPD)
<b>Utilities:</b>	On-site water and wastewater
<b>Request:</b>	Requesting to amend an existing Select Commercial Planned District (SCPD).

### Summary

The applicant is requesting to amend an existing Select Commercial Planned District (SCPD) to allow the site to be used for office, storage, warehousing and vehicle maintenance associated with a delivery truck operation as defined by Standard Industrial Code (SIC) 421. Staff recommends approval with conditions.

### Request:

The site is located on the northeast corner at the intersection of Stahl Road and Denton Road, approximately 0.6 miles south of the Interstate 71 and Harrisburg Pike interchange. The site is developed with a main building totaling approximately 6,000 square feet that will be used for office space, storage/warehousing, as well as vehicle storage. The site also contains an annex building, totaling 2,880 square feet that will be used for vehicle storage and minor vehicle maintenance, in addition to two (2) accessory buildings. The accessory buildings are 144 square feet and 289 square feet in size and will be used for storage of materials/supplies and vehicle maintenance.

According to the current SCPD which was approved in 1997 (Case #97-05), the only uses permitted include office, storage, warehousing and vehicle maintenance in association with special trade contractors primarily engaged in painting and paper hanging as defined by SIC code 172. Thus, an amendment to the current SCPD must be approved to allow the proposed use. The site is currently unoccupied and is in relatively poor condition. If the request is successful, the applicant intends to complete interior renovations to the existing buildings and complete exterior repairs and improvements to the existing buildings and parking areas as needed. No new development or site modifications have been proposed.

### **Surrounding Land Use/Zoning**

The surrounding area is primarily large lot residential and agricultural in character with Rural zoning.

### **Comprehensive Plans:**

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes two maps to guide development: a Proposed General Land Use Map and a Conservation Strategy Map. The Proposed General Land Use Map recommends the area for Rural Residential Estates with lot sizes over 5 acres. The Conservation Strategy Map shows the site as outside of tiered areas.

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 Conservation Development where at least 50% of a proposed development is open space. The Conservation Strategy Tiers Map identifies no tiered land on the site.

Although the request does not strictly conform to the land use recommendations of the Big Darby Accord Watershed Master Plan and Pleasant Township Comprehensive Plan, the site has been used commercially for over 50 years according to the rezoning case information from 1997. The request as presented will not increase the intensity of the commercial nature of the property and will allow the property to be returned to beneficial use.

### **Staff Analysis**

#### Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use found within 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 SCPD:

Office, storage, warehousing and vehicle maintenance in association with special trade contractors primarily engaged in painting and paper hanging as defined by SIC code 172

#### Proposed Permitted Uses in SCPD:

Office, storage, warehousing and vehicle maintenance associated with a delivery truck operation as defined by Standard Industrial Code (SIC) 421

#### Access/Traffic:

The site will maintain two (2) existing access points – one off of Stahl Road and the second from Denton Road. The applicant has stated that no net increase in traffic shall result from the proposed use/s. Due to the nature of the applicant's business, customers seldom, if ever, will visit the site. Stahl Road is a County maintained roadway and the Franklin County Engineer's Office has posed no concerns with this request. Stahl Road is a Township maintained roadway and the Pleasant Township Road Department has also posed no concerns with this request.

#### Parking and Storage Areas:

The applicant has stated that all existing asphalt and gravel parking/storage areas will be maintained as indicated on the site plan. The applicant has requested a waiver from Section 531.011 of the Franklin County Zoning Resolution to legitimize the gravel parking areas. Under Section 531.011, all parking

facilities are to be constructed using a sealed surface pavement. The original SCPD did not permit the use of gravel; therefore a waiver from this standard is now being requested. No additional parking areas have been proposed. Outdoor storage of vehicles shall be permitted only between the office/warehouse building and the warehouse annex, in addition to the east side of the warehouse annex.

Storm Water/Drainage:

Drainage and stormwater run-off from the site will be maintained in its current form and shall not cause property damage to any off-site area. The Franklin County Drainage Engineer's Office and Franklin Soil and Water Conservation District posed no concerns with the request.

Graphics and Signage:

One free standing graphic shall be allowed to be placed at the intersection of Stahl Road and Denton Road. The total size of the sign shall not exceed forty (40) square feet per face and shall not be any higher than seven (7) feet from grade. All wall graphics shall be permitted only in conformance with the Franklin County Zoning Resolution. No off-premise graphics shall be permitted on-site, nor shall any illumination features that travel, animate or intermittently illuminate be allowed.

Lighting:

All lighting on the subject property that is visible from neighboring residential properties shall be cut-off type fixtures (down lighting) and limited to the building and parking area unless located for landscaping and/or security purposes. No additional lighting has been proposed at this time.

Screening & Landscaping:

The site is landscaped along the Stahl Road and Denton Road frontages with a planting of evergreen trees as depicted on the site plan. No additional landscaping has been proposed. A six (6) foot security fence will also be maintained along the perimeter of the site as approved under the original SCPD and variance case #2281. The location of the fence is depicted on the site plan. The applicant has requested a waiver from the required screening and opacity standards along the northern and eastern boundaries of the site until such time that the adjacent properties are used for residential purposes. This same waiver was approved as part of the original SCPD in 1997 and the applicant wishes to include this same request as part of the new SCPD. Currently, both adjacent properties to the north and east of the subject site are used for agricultural purposes. At such time that these properties should be used for residential purposes, the applicant or current property owner shall provide the necessary screening as required by the most current edition of the Franklin County Zoning Resolution.

Sewage Disposal and Water Supply:

The site utilizes an on-site wastewater (septic tank) treatment system and water supply (well). Both systems will continue to be used in their current capacity for the applicant's operation. The applicant is working with the Franklin County Public Health Department to verify that the sewage disposal and water supply systems are both functioning properly and are in accordance with all state and local regulations.

**Staff Recommendation**

Staff recommends approval of the proposed amendment 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. At the time either property adjacent to the north or east of the site is used for residential purposes, the applicant or current property owner shall provide the necessary screening as required by the most current edition of the Franklin County Zoning Resolution.

3. The applicant shall revise the development text to state that outdoor storage of vehicles shall be permitted only between the office/warehouse building and the warehouse annex, in addition to the east side of the warehouse annex.
4. All vehicle maintenance shall be performed within one of the existing buildings 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 shall update the development plan to include the location of the existing septic tank, reserve sewage disposal area, 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, August 9, 2015, the Franklin County Planning Commission recommended approval of the request with staff's six recommended conditions.

SELECT COMMERCIAL PLANNED DISTRICT  
(SCPD)  
PLEASANT TOWNSHIP  
STAHL ROAD & DENTON ROAD  
A7 TRAVEL SOLUTIONS INC.  
ZON No. \_\_\_\_\_

BACKGROUND:

The subject property is located at the northeast corner of the intersection of Stahl Road and Denton Road and consist of a 1.86 acre tract of land currently zoned SCPD and has Variance 2281, granted for fencing. In 1997 Puckett's Painting & Coating Inc. rezoned the property to SCPD to allow for a paint contractor's office and storage facility. The property is surrounded by Rural agricultural uses to the north, east, and south and single family residential use across Stahl Road to the west. The applicant wishes to rezone the property to SCPD for the purpose of establishing proper current zoning under the current Code for office/dispatching delivery vehicles, parking of delivery vehicles and a maintenance facility for the delivery vehicles. The purposed SCPD will allow for a continual use of the site, will properly zone the site under the current Franklin County Zoning Code, and considerably upgrade the condition of the property and have no negative impact on the contiguous properties.

PERMITTED USES:

The property shall be used for office/dispatching delivery vehicles, parking of vehicles and minor vehicle maintenance of the delivery vehicles as is specifically as set forth in Franklin County Zoning Resolution Sections 322.022 and 332.032(421).

The main building shall be used for office space and storage/warehouse. Vehicles will be stored inside the main building warehouse space and in the existing annex where minor maintenance maybe done on the delivery vehicles.

The out buildings as depicted on the site plan shall be used for storage of materials and supplies, and maintenance of vehicles. The use of these facilities for maintenance of the delivery vehicles shall be done in strict compliance with federal, state and local environmental standards.

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 332.04 Community Services (CS) of the Franklin County Zoning Code. Provided however the fencing currently existing as a result of Variance 2281, mentioned above, shall be permitted to continue and additional 6" high fencing be allowed around the south and east boundaries along the right of way of Denton and Stahl Roads. Also, this SCPD text waives the screening and opacity requirements contained in the Code (as well as the requirements to maintain it), provided however these opacity and landscape and maintenance requirements along the east and north sides of the property (the sides of the property not fronting on Stahl Road or Denton Road) shall cease to be waived at such

times as the adjacent property is used for residential purposes. Trees indicated in the landscape green space on the Site Plan shall be replaced within thirty (30) days after their death or destruction, weather permitting. Likewise, trees planted in the future to comply with the opacity requirements as stated herein shall be replaced within thirty (30) days after their death or destruction, weather permitting.

LIGHTING:

All lighting on the subject property that is visible from residentially used neighboring property shall be a cut-off type fixtures (down lighting) and limited to the building and parking areas unless located for landscaping and security purposes. The exterior lighting of the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting for the purpose of screening off-site glare to neighboring residentially used properties.

SIGNAGE AND GRAPHICS:

- A. One freestanding graphics shall be allowed to be placed at the intersection of Stahl Road and Denton Road. The total size of the sign shall not exceed forty (40) square feet per face and shall not be any higher than seven (7) feet from grade. All wall graphics shall be permitted only in conformity with the Franklin County Zoning Code.
- 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. The premises shall be landscaped along the Stahl Road and Denton Road frontages with a planting of evergreens or deciduous shade trees as depicted on the site plan. The depicted fencing on the site plan shall be maintained in its current height for security purposes.
- B. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- C. There shall be only two curb cuts allowed on this site, one on Stahl Road and one on Denton Road. These curb cuts shall have a maximum width of thirty-five (35) feet.

SITE PLAN:

- A. The property shall be used in accordance with the submitted site plan. The attached site plan illustrates where the building and parking areas are located. This site plan may be slightly adjusted to reflect the engineering, topographical or other site data developed at the time that A7 Travel Solutions Inc. actually occupies the premises. Any slight adjustment to the site plan shall be reviewed and approved by the Zoning Officer or his designee upon submission of the appropriate data regarding the purposed adjustment. The general layout of the site plan concept shall conform to the site plan. Outdoor

storage of vehicles shall be permitted only between the two (2) buildings and on the east side and north side of the warehouse annex.

- B. Parking requirements shall conform to those found in Section 531 of the Franklin County Zoning Code. A waiver is requested to allow the existing gravel areas to remain and non-paved in those areas identified on the site plan as those areas have historically been used for graveled and storage areas.

BUILDING ELEVATIONS:

The existing structures shall remain on the premises. The building shall be painted with colors using either earth tones, grey or other muted colors or colors as agreed to by the zoning officer.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas. The current site drainage shall be maintained.

SEWAGE DISPOSAL AND WATER SUPPLY:

The existing sewage disposal and water supply facilities will continue to be utilized in the operation with the new owner. The sewage disposal and water supply facility shall be properly maintained and operational in accordance with pertinent state and local regulations.

POLLUTION:

- A. Smoke: No smoke shall be emitted from any structure in the SCPD.
- B. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.
- C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.

ARCHITECTURAL DESIGN:

- A. The site plan layout and footprint of the building shall not be altered without the prior written consent of the zoning officer. At no time may alterations exceed an expansion of fifteen percent (15%) of the existing square footage of the gross aggregate building area.
- B. No outside storage shall be permitted on the lot. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot except in any enclosed dumpster or enclosed storage area.

TRAFFIC & CIRCULATION:

The subject property shall have two (2) curb cuts which curb cuts are existing today and as shown on the Site Plan. The location of these curb cuts shall not be altered without the prior written consent of the Franklin County Economic Development Director. Circulation within the subject property shall be in the area as indicated surrounding the office, warehouse and annex. It is contemplated by the applicant that no increase in traffic will be generated as a result of this zoning and applicant's use due to the nature of applicant's business, customers seldom, if not at all, come to applicant's place of business.

---

Jackson B. Reynolds, III  
Attorney for A7 Travel Solutions Inc.  
(614) 221-4255



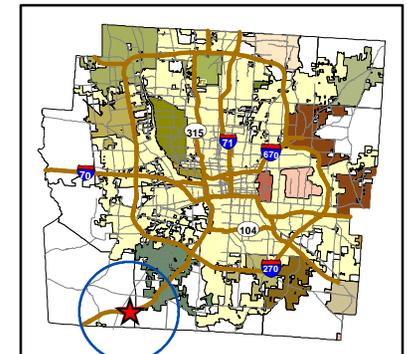
# ZON-15-02

Requesting to amend an existing Select Commercial Planned District (SCPD).

1.86 Acres  
Pleasant Township



-  7280 Stahl Road
-  Parcels
-  Streets
-  Big Darby Creek Setbacks





# ZON-15-02

Requesting to amend an existing Select Commercial Planned District (SCPD).

1.86 Acres  
Pleasant Township

-  7280 Stahl Road
-  Parcels
-  Streets
-  Big Darby Creek Setbacks

