

FRANKLIN COUNTY BOARD OF COMMISSIONERS

MINUTES OF REZONING HEARING

July 14, 2026

The Franklin County Board of Commissioners convened in the Commissioners' Hearing Room at 10:00 A.M. on Tuesday, July 14, 2026.

Commissioners present were:

Commissioner John O'Grady, President
Commissioner Kevin L. Boyce
Commissioner Erica C. Crawley

Franklin County Economic Development and Planning Department members present:

Raimere Fitzpatrick, Planning Administrator
Tamara Ennist, Planning Administrator
Kayla Johnson, Planner
Austin Workman, Planner

Franklin County Prosecutor's Office members present were:

Jeanine Hummer, First Assistant Prosecuting Attorney and Chief Counsel

Other Franklin County Administration staff present were:

Kenneth Wilson, County Administrator
Kris Long, Deputy County Administrator
Damika Withers, Deputy County Administrator
Shayla D. Favor, Prosecuting Attorney's Office
Brittany A. Razek, Clerk to the Board of Commissioners

Attendees present were:

Jim Dorenbusch, Junction Architecture & Design, LLC

Commissioner O'Grady called the meeting to order at 10:00 A.M.

Resolution No. 0498-26, to approve and adopt the recommendation of the Rural Zoning Commissioner of Franklin County, Ohio – Case # ZON-26-05 (Economic Development and Planning), presented by Austin Workman, Planner, Economic Development and Planning.

Mr. Workman reviewed information found in documents submitted with the proposed resolution.

Commissioner Crawley moved to approve Resolution No. 0498-26 as recommended, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

Resolution No. 0499-26, to deny the recommendation of the Rural Zoning Commission of Franklin County, Ohio and approve the rezoning request – Case #ZON-26-06 (Economic Development and Planning), presented by Kayla Johnson, Planner, Economic Development and Planning.

Ms. Johnson reviewed information found in documents submitted with the proposed resolution.

Commissioner Crawley moved to approve Resolution No. 0498-26 as recommended, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

There being no further business before the Board, the meeting was adjourned at 10:43 A.M.

These minutes are a general summary of the Commissioners' Rezoning Hearing for Tuesday, July 14, 2026.

JOHN O'GRADY, PRESIDENT

KEVIN L. BOYCE

ERICA C. CRAWLEY

**BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, OHIO**

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case ZON-26-08. (Economic Development & Planning)

WHEREAS, Case ZON-26-08 The applicant Chernor Macca Bah on behalf of owner Dashnor Kodhelaj requested to rezone 3280 S Hamilton Road, Franklin County Auditor parcel number PID#180-000609, from the Rural (R) district to the Community Service (CS) District; and

WHEREAS, on September 9, 2026, the Franklin County Planning Commission recommended conditional approval of the proposed rezoning with the following conditions.

1. An access easement is needed for the existing driveway providing access to the property to the south with any application for a zoning compliance; and

WHEREAS, on September 17, 2026, the Franklin County Rural Zoning Commission recommended conditional approval of the proposed rezoning with the following conditions

1. An access easement is needed for the existing driveway providing access to the property to the south with any application for a zoning compliance; and

WHEREAS, on October 13, 2026, the Board of County Commissioners held a public hearing in accordance with the requirements of Ohio Revised Code Section 303.12 and voted to adopt the recommendation of the Rural Zoning Commission at such hearing; now, therefore,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, OHIO:

1. That the recommendation of the Franklin County Rural Zoning Commission is hereby adopted and the application of applicant Chernor Macca Bah on behalf of owner Dashnor Kodhelaj, (ZON-26-08), to rezone 3280 S. Hamilton Road, being Franklin County Auditor parcel number PID#180-000609, from the Rural (R) district to the Community Service (CS) district is hereby approved.
2. The rezoning approved by the Board of Commissioners as described in this Resolution shall become effective 30 days after October 13, 2026.

Prepared by: Austin Workman

STAFF REPORT
Board of Commissioners
October 13th, 2026

Case: ZON-26-08
Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Dashnor Kodhelaj/Macca Auto Sales LLC
Township:	Madison Township
Site:	3280 S Hamilton Rd (PID #180-000609)
Acreage:	2.064-acres
Utilities:	Public water available / Private wastewater
Request:	Requesting to rezone a 2.064-acre property from the Rural (R) district to the Community Service (CS) District, to establish a used motor vehicle dealership.
Recommendation:	Staff Recommends <u>Conditional Approval</u> of the request to rezone the property.

II. Property Background/History

Property is located on the east side of Hamilton Rd across from Helen Dr.

- 1952 – Single family residence constructed
- 2019 – Owner acquired property

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Madison	Community Commercial (CC)	Food Truck Service
South	Madison	Community Service (CS)	Auto Parts Store
East	Madison	Restricted Urban Residential (R-8)	Single-family Residential
West	Madison	Rural (R)	Single-family Residential

IV. Comprehensive Plan

Blacklick-Madison Area Plan (2011) identifies this property as intended for limited range commercial plus multi-unit residential. Recommended uses include limited range neighborhood-scale retail uses mostly, office, and multi-unit housing and townhomes. The recommended zoning districts include the Suburban Apartments (R-24), Suburban Office (SO), and the Neighborhood Commercial (NC) districts. Although the proposed CS district permits uses allowed in the SO and NC districts, it also permits higher intensity uses which are not recommended for this area.

V. Zoning District Review

Existing zoning – Rural (R) District:

The Rural District is intended for agricultural and residential development in the County 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 agricultural, residential subdivisions and farm dwellings.

Proposed zoning – Community Service (CS) District:

The Community Service district is intended for sales, service, repair, and certain processing establishments serving a large trade area, usually a whole community. The CS district provides an appropriate setting and environment for the location of wholesale or retail sales of major vehicle dealers and automotive dealers which entail extensive, permanent, visible outside storage and display areas.

VI. Development Standards (For automotive services)

Community Service (CS)	
Lot Size	1-Acre
Lot Width	200-Ft
Minimum Landscaped Open Space	20%
Front Yard Setback	95-ft
Side Yard Setback	N/A
Rear Yard Setback	25-Ft
Front Greenbelt	15-ft
Maximum Height	N/A

- A. When adjacent to a residential district or planned commercial district, the side yard shall be at least one-fourth (1/4) the sum height of the structure and the length of the wall most nearly parallel to the side lot line. In no case shall the setback be less than fifteen (15) feet.
- B. When adjacent to another commercial district, the side yard shall be at least ten (10) feet, unless fireproof walls of adjacent buildings are attached, in which case no side yard is required.

VII. Technical Agency Review:

The informal technical review occurred on 08/19/2026. Below are the comments received.

1. Franklin County Engineer's Office:

- a. Development must not impact the public ROW
- b. If rezoning is approved, applicant/property owner will need to submit a fully engineered site improvement plan for review and approval by the Franklin County Drainage office, prior to any issuance of Zoning approval
- c. Site development must comply with the Franklin County Drainage Manual

2. ODOT:

- a. An ODOT permit is required for any work within the Hamilton Rd ROW.
- b. A traffic Study may be required depending on the amount of traffic generated by the site.
- c. Additional driveways may not be permitted if access can be obtained through an adjoining property

3. Franklin County Planning Department:

- a. Future development must meet Section 521 (Screening and buffering), Section 531 (Parking Space requirement), and Section 541 (Signage) of the FCZR.
- b. Update site plan (Note: a site plan is not a submittal requirement for a rezoning application. Any site plan submission is considered for information purposes only. If approved, a professionally prepared detailed site plan submitted in accordance with the commercial zoning compliance process will be required.)
- c. Any impact to floodway will require flood permit.

4. FSWCD

- a. Northeast corner of property within the FEMA identified Floodway, rest of property within 500-year flood plain.

5. Madsion Township:

- a. Township has no concerns with the rezoning, but applicants will need to file a change of use with the Groveport Building Department.*

VIII. Staff Analysis

The proposed rezoning to the Community Service (CS) District is not consistent with the Blacklick-Madsion Area Plan (2011). The plan recommends the property to be zoned for limited range commercial uses in the Suburban Office (SO) district or Neighborhood Commercial (NC) district for commercial uses or the Suburban Apartment (R-24) district for multifamily uses. The CS district will be an up zoning of the Plan's recommendations to a more intense zoning district.

The CS district would allow uses such as retail sales of automobiles/motorcycles/boats, hotels/motels, and conditional uses of the CS district. Additionally, all permitted uses of the Suburban Office (SO), Neighborhood Commercial (NC), and Community Commercial (CC) will be permitted in the proposed Community Service (CS) District. The applicant's site plan does not clarify how property will be connected to public water along Hamilton Rd or the location of septic on the property. With a lack of sanitary sewer, many of the more intensive permitted uses of the CS district may not be feasible.

The surrounding area is characterized by a combination of single-family homes in both the Rural (R) and Restricted Urban Residential (R-8) districts, and commercial uses in the Community Commercial (CC) and Community Service (CS) district. The property to the south is zoned CS and is used as an automotive parts store. The zoning on this property and existing land use predates the adoption and recommendations of the Blacklick-Madison Area Plan (2011). The property to north was rezoned CC in 2025 and is used as a food truck business with associated on-site storage. Because the property is located between properties zoned CS and CC, the proposed rezoning will serve as an extension of the existing CS district and close the gap between the two commercial districts. The proposed rezoning will be generally consistent with the properties to the north and south. Additionally, Madison township provided comments that they do not oppose the rezoning.

IX. PC Recommendation

On September 9th, the Planning Commission (PC) heard case ZON-26-08 and provided a recommendation of **conditional approval** for the request to rezone the property from the Rural (R) district to the Community Service (CS) district. With the following conditions

1. An access easement is needed for the existing driveway providing access to the property to the south with any application for zoning compliance.

X. RZC Recommendation

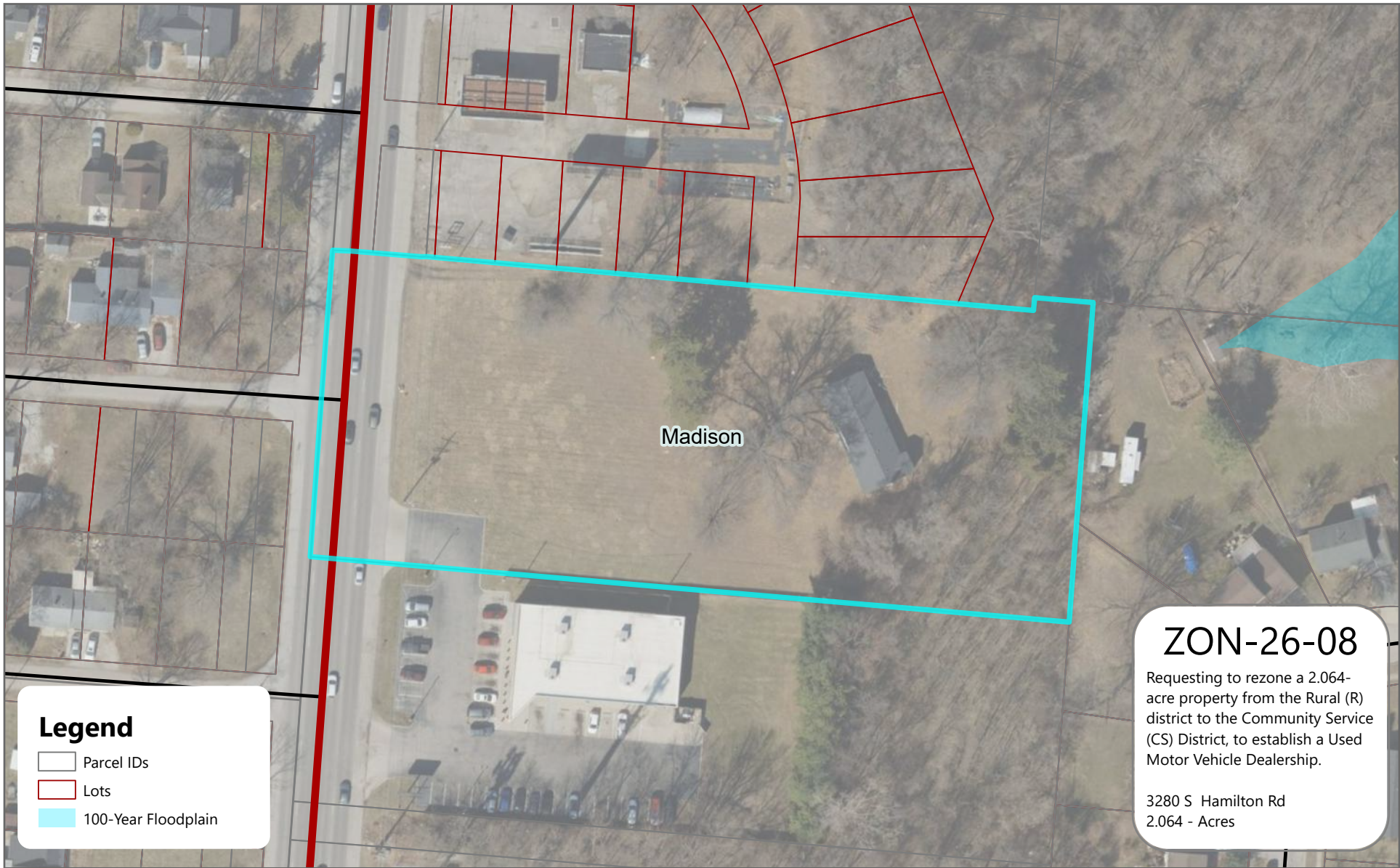
On September 17th, the Rural Zoning Commission (RZC) heard case ZON-26-08 and provided a recommendation of **conditional approval** for the request to rezone the property from the Rural (R) district to the Community Service (CS) district. With the following conditions

1. An access easement is needed for the existing driveway providing access to the property to the south with any application for zoning compliance.

XI. Staff Recommendation

Staff recommends the Rural Zoning Commission Recommend **conditional approval** of the request to rezone from the Rural (R) zoning district to the Community Service (CS) zoning district. The conditions are as follows:

1. An access easement is needed for the existing driveway providing access to the property to the south with any application for zoning compliance.



Legend

- Parcel IDs
- Lots
- 100-Year Floodplain

ZON-26-08

Requesting to rezone a 2.064-acre property from the Rural (R) district to the Community Service (CS) District, to establish a Used Motor Vehicle Dealership.

3280 S Hamilton Rd
2.064 - Acres



ZON-26-08



Franklin County
Board of Commissioners

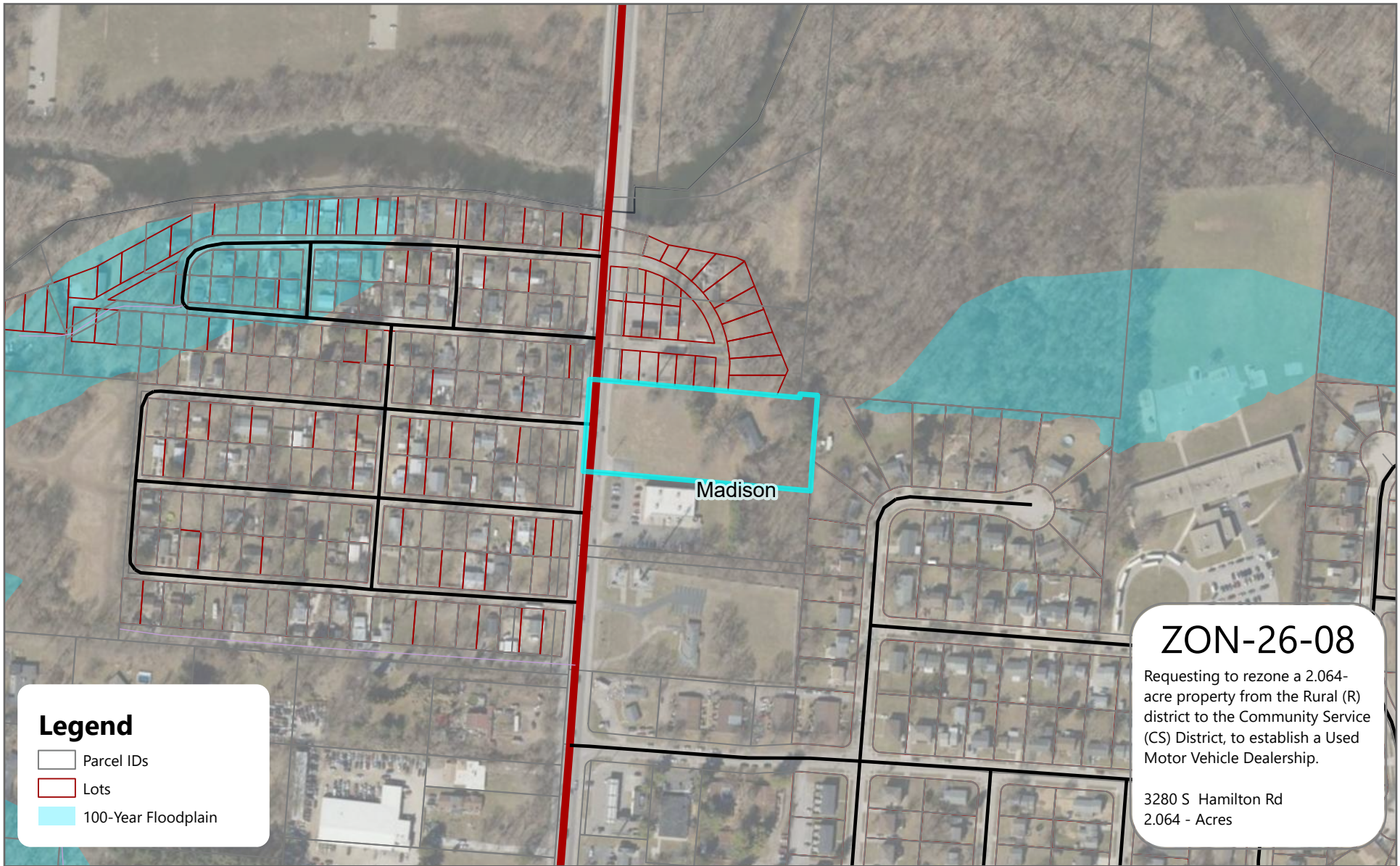
**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 60 120
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Legend

- Parcel IDs
- Lots
- 100-Year Floodplain

ZON-26-08

Requesting to rezone a 2.064-acre property from the Rural (R) district to the Community Service (CS) District, to establish a Used Motor Vehicle Dealership.

3280 S Hamilton Rd
2.064 - Acres



ZON-26-08



Franklin County
Board of Commissioners

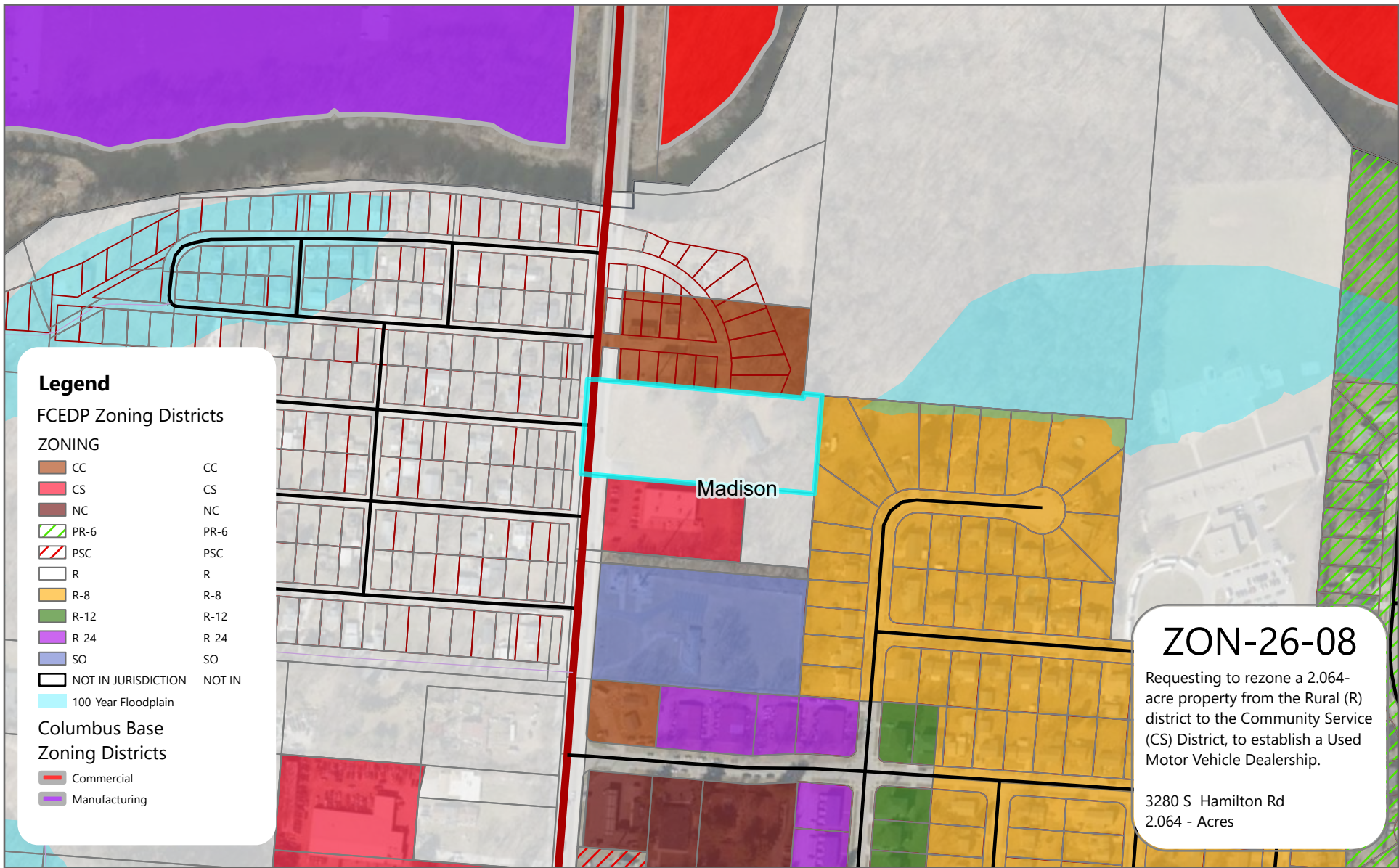
**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 200 400
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Legend

FCEDP Zoning Districts

ZONING

CC	CC
CS	CS
NC	NC
PR-6	PR-6
PSC	PSC
R	R
R-8	R-8
R-12	R-12
R-24	R-24
SO	SO
NOT IN JURISDICTION	NOT IN
100-Year Floodplain	

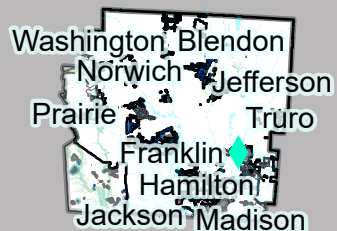
Columbus Base Zoning Districts

Commercial
Manufacturing

ZON-26-08

Requesting to rezone a 2.064-acre property from the Rural (R) district to the Community Service (CS) District, to establish a Used Motor Vehicle Dealership.

3280 S Hamilton Rd
2.064 - Acres



ZON-26-08



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 195 390
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Property Information

Site Address: **3280 S HAMILTON RD**

Parcel ID(s): **180-000609-00**

Total Acreage: **2.064**

Township: **MADISON**

Property Description

Acres to be rezoned: **2.064**

Current Land Use: **OTHER COMMERCIAL STRUCTURE**

Surrounding Land Uses:

North **COMMERCIAL**

South **COMMERCIAL**

East: **RESIDENTIAL**

West **RESIDENTIAL**

Rezoning Request

Current Zoning: **RURAL (R)**

Proposed Zoning: **COMMUNITY SERVICE (CS)**

Proposed Land Use: **USED MOTOR VEHICLE SALES AND DEALERSHIP WITH ADMINISTRATIVE OFFICE**

Purpose for Request:

The applicant requests the rezoning of the property to allow the establishment of a used motor vehicle dealership. The existing house on the property will be used as the dealership's administrative office. The front portion of the property will be developed for vehicle display, customer parking, and sales activities. The remainder of the property will support dealership operations in accordance with the approved site plan. The proposed development will improve the property, create employment opportunities, increase tax revenue, and be compatible with the commercial character of South Hamilton Road.

Staff Use Only

Case #
ZON-26-08

Date Filed: **08/13/2026**

Fee Paid: **\$1200**

Receipt # **26-02698**

Received By: **Austin W.**

Technical Review Date: **08/25/26**

Big Darby Panel Date: **N/A**

Planning Commission Date: **09/09/26**

Rural Zoning Commission Date:
09/17/26

Commissioners Date: **10/13/26**

Checklist

- ☐ Fee Payment (*checks only*)
- ☐ Completed Application
- ☐ Notarized Affidavit
- ☐ Legal description of property
- ☐ Location/Area map
- ☐ Water/Wastewater Information
- ☐ Development Plan (*if a planned district request*)

Water & Wastewater

Water Supply

- ☐ Public (Central)
- ☐ Private (On-site)
- ☐ Other

Wastewater Treatment

- ☐ Public (Central)
- ☐ Private (On-site)
- ☐ Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 2

Property Owner Information

Name: **KODHELAJ DASHNOR**

Address: **4991 MENGEL LANE**

COLUMBUS OH 43206

Phone # **614-206-2372**

Fax #

Email:

Applicant Information

☐ Same as property owner

Name: **MACCA AUTO SALES LLC**

Address: **3344 W BROAD STREET**

COLUMBUS OHIO 43204

Phone # **614-260-7072**

Fax #

Email: **maccaauto@gmail.com**



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 3

Signatures

To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes. I/we understand that delays or tablings may impact the hearing schedule.

Chernor Macca Bal
Applicant

JUL-6-26
Date

DASHNOR, Kodhe/aj
Property Owner (Signature must be notarized)

JUL-6-26
Date

Property Owner (Signature must be notarized)

Date

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.



Rezoning/Text Amendment Application

General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request.

The following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the Franklin County Auditor's website, <https://www.franklincountyauditor.com/>
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. The development plan must include all information identified in the Franklin County Zoning Resolution for the applicable planned zoning district being requested. This plan is to demonstrate the engineering feasibility of the proposed project. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.



OHIO JURAT
§147-551

State of Ohio
County of Franklin } ss.

Sworn to or affirmed and subscribed before me by

Dashnor Kodhelas
Name of Person Making Jurat

this date of 7-6-2026
Date



Affix Seal Here

[Signature]
Signature of Notary Public Administering Jurat

Notary
Title or Rank

May 12th, 2030
Commission Expiration Date

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application for rezoning
Document Date: July 6th, 2026 Number of Pages: 5
Signer(s) Other Than Named Above: n/a



Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



**Franklin County
Auditor's Office
Auditor**

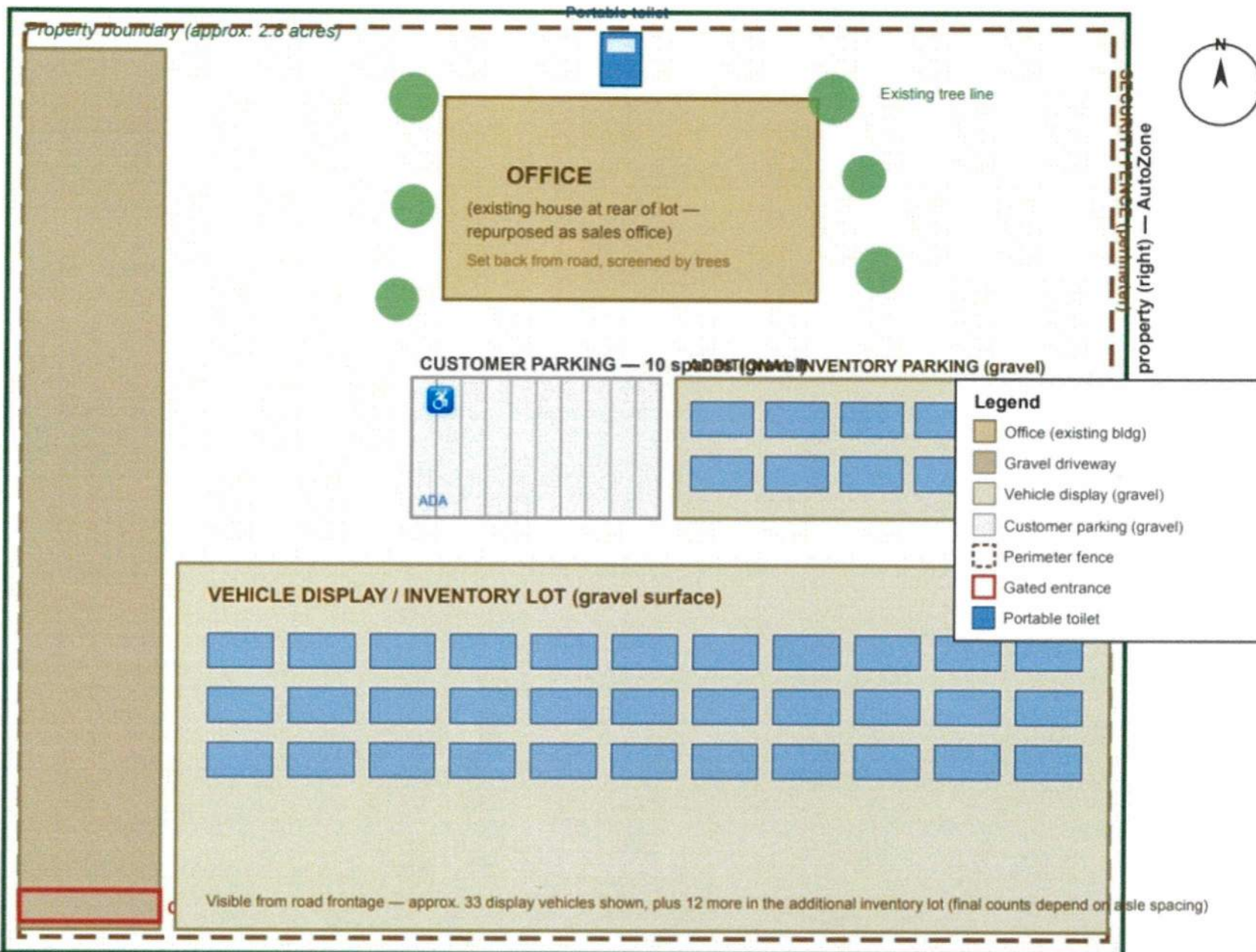
Michael Stinziano
Map Produced August 18, 2026

Proposed Use: Used Vehicle Dealership — Office at rear, side driveway, gravel lot, perimeter fence

NOT TO SCALE — conceptual illustration for rezoning narrative only. A licensed surveyor/engineer must prepare the final scaled submission plan.

Neighboring property (left) — food truck

DRIVEWAY (gravel) — along left property line to rear



RECEIVED

AUG 13 2026

Franklin County Planning Department
Franklin County, OH

S HAMILTON ROAD

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case ZON-26-09. (Economic Development & Planning)

WHEREAS, Case ZON-26-09 The applicant, Jonathan Wocher, on behalf of owner Lennox Town Center Limited requested to rezone 777 Kinnear Road Franklin County Auditor parcel number #130-011859, #130-011860, #130-011861, #130-011862, #130-000135, from the Limited Industrial (LI) district to the Planned Shopping Center District (PSC) with Smart Growth Overlay (SGO) for an existing shopping center; and

WHEREAS, on September 9th, 2026, the Franklin County Planning Commission recommended conditional approval of the proposed rezoning

1. Development plan and text must be revised prior to Board of County Commissioner's consideration to clarify and apply appropriate development standards for the proposed rezoning; and

WHEREAS, on September 17th, 2026, the Franklin County Rural Zoning Commission recommended conditional approval of the proposed rezoning, which has been satisfied by the applicant.

1. Development plan and text must be revised prior to Board of County Commissioner's consideration to clarify and apply appropriate development standards for the proposed rezoning; and

WHEREAS, on October 13th, 2026, the Board of County Commissioners held a public hearing in accordance with the requirements of Revised Code Section 303.12 and voted to adopt the recommendation of the Rural Zoning Commission at such hearing; now, therefore,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

That the recommendation of the Franklin County Rural Zoning Commission is hereby adopted and the application of the Lennox Town Center Limited represented by Jonathan Wocher, ZON-26-09, to rezone 777 Kinnear Road Franklin County Auditor parcel number #130-011859, #130-011860, #130-011861, #130-011862, #130-000135, from the Limited Industrial (LI) district to the Planned Shopping Center District (PSC) with Smart Growth Overlay (SGO) is hereby approved.

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case ZON-26-09. (Economic Development & Planning)

1. The rezoning approved by the Board of Commissioners as described in this Resolution shall become effective 30 days after October 13th, 2026.

Prepared by: Kayla Johnson

STAFF REPORT
Board of Commissioners
October 13th, 2026

Case: ZON-26-09
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	Lennox Town Center Limited/Jonathan Woher
Township:	Clinton Township
Site:	777 Kinnear Road (PID #130-011859, #130-011860, #130-011861, #130-011862, #130-000135)
Acreage:	35.7 acres
Utilities:	Public water and sewer
Request:	Requesting to rezone from the Limited Industrial (LI) district to the Planned Shopping Center (PSC) district with Smart Growth Overlay (SGO) for an existing shopping center.
Recommendation:	Staff recommend <u>approval</u> .

II. Property Background/History

- In 1995, the shopping center development was approved in the Limited Manufacturing (LM) district established by the 1966 Franklin County Zoning Resolution which permitted all commercial land uses in the commercial zone districts.
- In 1996, the existing attached theater and shopping center were constructed. A Zoning Resolution amendment recategorized the Limited Manufacturing (LM) district to the Limited Industrial (LI) district that removed the allowance for uses permitted in the commercial zoning districts. Uses on site became non-conforming to the LI district.
- In 2023, Smart Growth Overlay (SGO) was added to the subject properties through a comprehensive text amendment (ZON-23-07). The development became non-conforming to the SGO.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Columbus	Commercial	Highway (SR 315), financial institution
South	Columbus; Clinton Township	Mixed Use	Retail, restaurant
East	Clinton Township	Community Service (CS), Exceptional Use	Highway (SR 315), public utilities, neighborhood shopping center

West	Columbus; Clinton Township	Multi-family, Manufacturing; Limited Industrial	Railway, condominiums, manufacturing (related to railway)
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IV. Comprehensive Plan

The Clinton West Neighborhood Plan (2012) includes a Future Land Use Map that recommends the site for a full range of commercial and multi-family residential uses. Corresponding zoning districts include Suburban Office and Institutional (SO), Neighborhood Commercial (NC), Community Commercial (CC), Community Service (CS) and the Suburban Apartment Residential (R-24) district.

The Plan also specifically recommends near term changes to the Lennox Town Center site which include improved bus stops, expanded parking lot landscaping, and a community space for outdoor events. Currently, COTA is developing a plan to address transit needs and rider improvements in this corridor. The applicant is proposing additional landscaping enhancements along their primary road frontage that brings the site into further conformance of current zoning standards.

The proposed rezoning is generally consistent with the land use plan recommendations.

V. Zoning District Review

Existing zoning – Limited Industrial (LI):

The LI district allows a variety of industrial land uses inclusive but not limited to warehousing, service, and associated equipment. It does not permit commercial and retail land uses.

Proposed zoning – Planned Shopping Center (PSC):

A comprehensive district for unified and complimentary development. Buildings and land developed under this category are pedestrian friendly, aesthetically attractive, and well landscaped. Land uses allowable under this category are inclusive of commercial and institutional land uses.

Smart Growth Overlay (SGO):

Provides consistent aesthetic, setback, facade, and accessory development for an area. Pedestrian facilities are a priority in proximity to public travel ways with parking to the rear of buildings. Townhomes, condominiums, and apartments are additional uses allowed under an underlying commercial district to encourage mixed use development.

Standards outlined in a Planned district supersede standards outlined in SGO. Per Section 670.0610 - Interface with other sections, where a planned development district exists, the standards of the planned district would apply. If approved, the development standards of the

SGO will not be applicable to this development area however the multifamily residential land use will.

VI. Development Standards

Development standards can be found in Section 427 of the Franklin County Zoning Resolution, which include:

- Lot Width – No minimum lot width required
- Side/Rear Yards – minimum 30 feet. Per the proposed development plan and text, existing building setbacks will remain. Any new structures will have a minimum 25 foot setback consistent with the Smart Growth Overlay along the Olentangy River Road and Kinnear Road.
- Arrangement of Areas – The development plan identifies the location of existing site improvements and land uses.
- Reserve Areas – N/A; no reserves have been platted or are currently planned in the development area.
- Parking and Loading – The development plan identifies the location of existing parking. Per the development text, a ratio of one (1) space/155 square feet of existing structure are provided. Future commercial development will maintain a ratio of at least one (1) space/250 square feet.

A complete list of proposed development standards beyond what is required by Section 427 are included in the proposed development text included in the staff report materials.

VII. Technical Agency Review:

The Technical Review Committee reviewed this project on August 19th, 2026. All comments made during the technical review committee have been addressed.

i.

VIII. Staff Analysis

The owner is requesting to rezone to the PSC district to provide an underlying zoning district that will accommodate existing and future uses in the shopping center and provide predictability of process for future tenant changes.

The property was developed prior to the adoption of the SGO standards for development and is considered non-conforming. Approval of the PSC district would exempt future development from the development standards of the SGO.

Section 427.033 Franklin County Zoning Resolution - Basis of Approval - The basis for approving a Planned Shopping Center District application is:

1. That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution;
 - a. Staff find the development meets standards outlined in the Zoning Resolution.

2. That the proposed development is in conformity with all applicable development policies, community plans or portion(s) thereof as it may apply;
 - a. The development is consistent with the applicable plans to the extent practical given regional public improvements planned in this area.
3. That the proposed development advances the general welfare of the County and the immediate vicinity;
 - a. No concerns were expressed for the existing land use in connection with the proposed zone district.
4. That the overall project design and site arrangement are of a quality which justifies the departure from standard commercial districts and that they further justify the location and size proposed in the Development Plan.
 - a. The majority of the development exists excluding the proposed landscaping improvements on-site. The proposed rezoning of the site provides consistency to the historical and future use of the site.

Staff find that the proposed rezoning brings the nonconforming uses and structures into a more appropriate district for its historical and future use of the site.

Staff recommend approval of the request to rezone from the Limited Industrial (LI) district to the Planned Shopping Center (PSC) district with Smart Growth Overlay (SGO).

Planning Commission Recommendation:

On 9/9/26, the case was heard by the Planning Commission. The Commission recommended approval with staff's recommended condition.

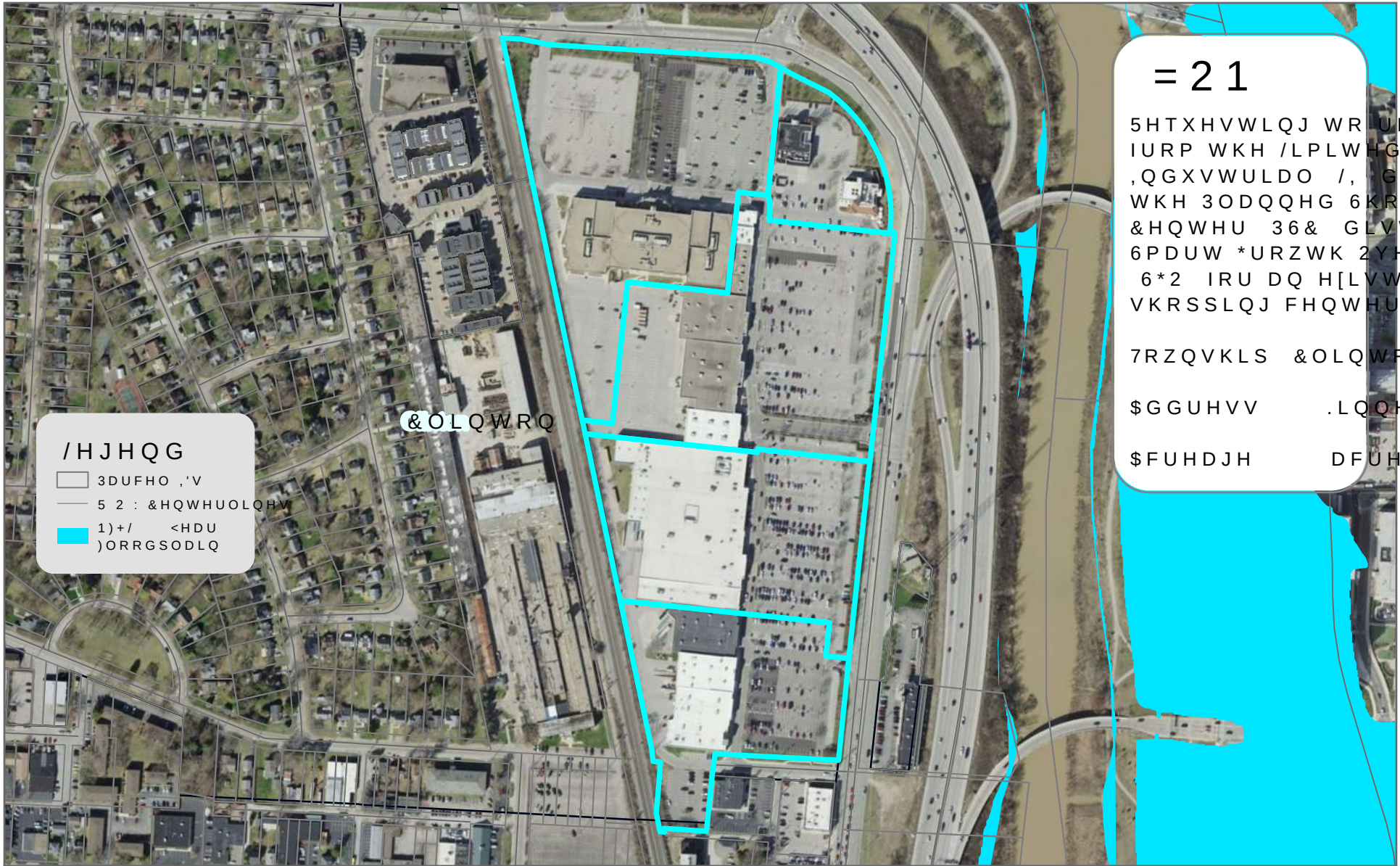
1. Development plan and text must be revised prior to Board of County Commissioner's consideration to clarify and apply appropriate development standards for the proposed rezoning.

Rural Zoning Commission Recommendation:

On 9/17/26, the case was heard by the Rural Zoning Commission. The Commission recommended approval with staff's recommended condition.

1. Development plan and text must be revised prior to Board of County Commissioner's consideration to clarify and apply appropriate development standards for the proposed rezoning.

The applicant has provided the requested information to the satisfaction of staff. The revised development plan and text have been included in the submittal packet.



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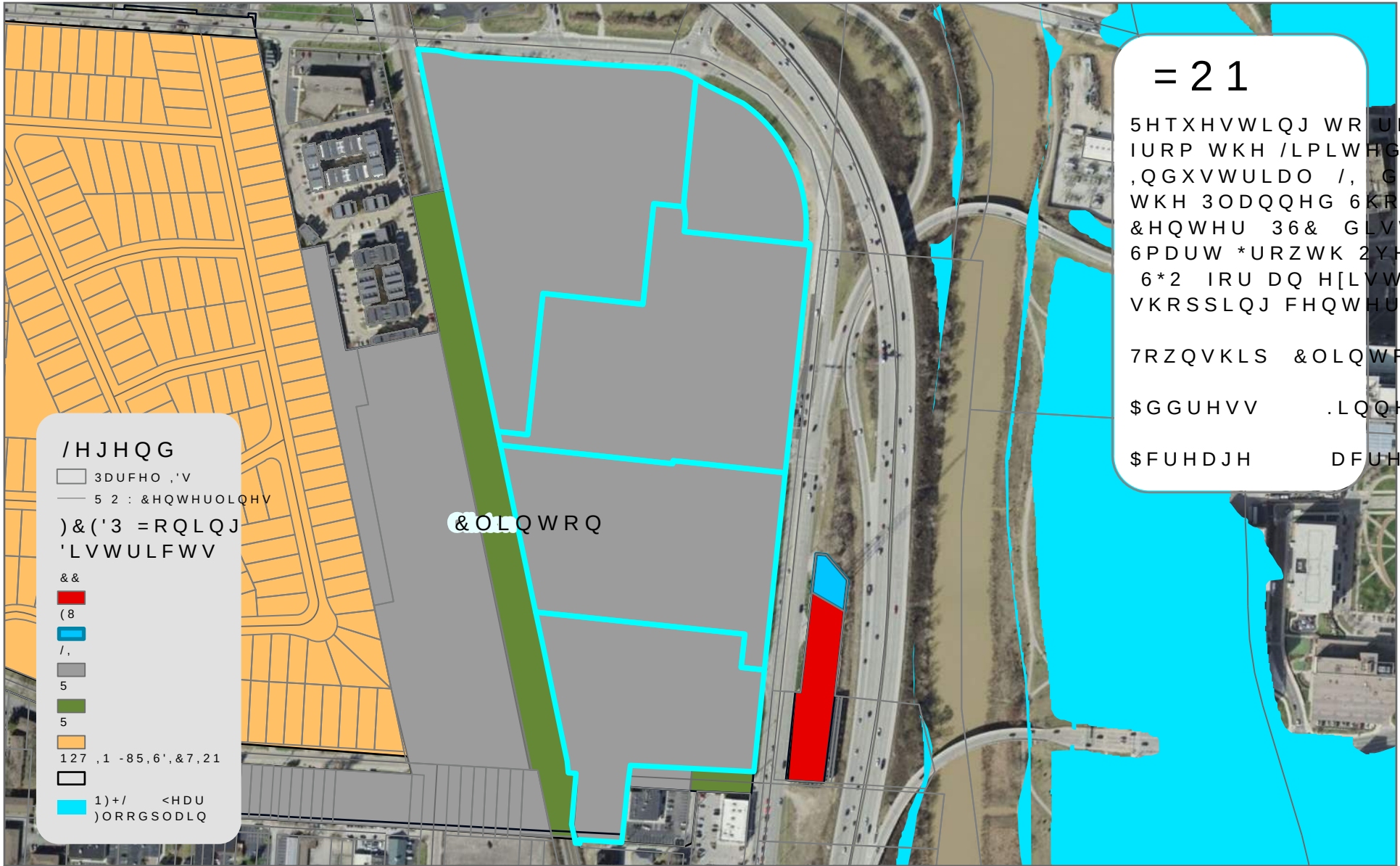
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Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT
& PLANNING

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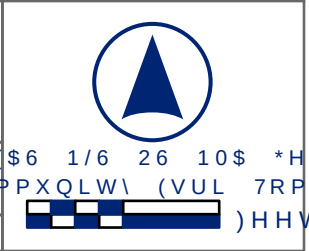
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Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT
& PLANNING

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Property Information

Site Address: Lennox Town Center
(777 Kinnear Road and 1647-1665, 1717, 1731-1791, 1803 Olentangy River Road)
Parcel ID(s): 130-011859-00, 130-011860-00, 130-011861-00, 130-011862-00, & 130-000135-00
Total Acreage: 35.7 Township: Clinton

Property Description

Acres to be rezoned: 35.7
Current Land Use: Shopping Center

Surrounding Land Uses:

North	Credit Union, Olentangy Freeway
South	Retail
East:	Retail, Olentangy Freeway, Olentangy River
West	Office, Multifamily Residential, Industrial, Railroad

Rezoning Request

Current Zoning: LI Limited Industrial District
Proposed Zoning: PSC Planned Shopping Center District
Proposed Land Use: Shopping Center and Mixed Use
Purpose for Request: Create conforming zoning regulations for the Lennox Town Center shopping center

Staff Use Only

Case #
ZON-26-09
Date Filed: **08/14/26**
Fee Paid: **\$4,470**
Receipt # **26-02695**
Received By: **Tyler O.**
Technical Review Date: **08/25/26**
Big Darby Panel Date: **N/A**
Planning Commission Date: **09/09/26**
Rural Zoning Commission Date:
09/17/26
Commissioners Date: **10/13/26**

Checklist

- ☐ Fee Payment (checks only)
- ☐ Completed Application
- ☐ Notarized Affidavit
- ☐ Legal description of property
- ☐ Location/Area map
- ☐ Water/Wastewater Information
- ☐ Development Plan (if a planned district request)

Water & Wastewater

Water Supply

- ☐ Public (Central)
- ☐ Private (On-site)
- ☐ Other

Wastewater Treatment

- ☐ Public (Central)
- ☐ Private (On-site)
- ☐ Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Rezoning

Page 2

Property Owner Information

Name: Lennox Town Center Limited

Address: Casto - Attn: Eric Leibowitz

250 Civic Center Drive, Suite 500

Columbus, OH 43215

Phone # 614-744-2027

Fax #

Email: eleibowitz@castoinfo.com

Applicant Information

☐ Same as property owner

Name: Jonathan Wochoer, AICP - Planner for Casto

Address: McBride Dale Clarion

5721 Dragon Way, Suite 300

Cincinnati, OH 45227

Phone # 513-561-6232

Fax # 513-561-1615

Email: jwochoer@mcbridedale.com



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 3

Signatures

To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes. I/we understand that delays or tablings may impact the hearing schedule.

[Signature]
Applicant

8-14-2026
Date

*ennox Town Center Limited, an Ohio limited liability company
By: Columbus Realty Investments, Ltd., an Ohio limited liability company, its Manager
By: CRI Management Ltd., an Ohio limited liability company, its Manager*

By: *Paul G. Lukeman*
Property Owner (Signature must be notarized)

8/14/26
Date

Name: *Paul G. Lukeman*

Title: *Member of Management Committee*

Property Owner (Signature must be notarized)

Date

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ~~ATTN: Tre Wolf~~, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.

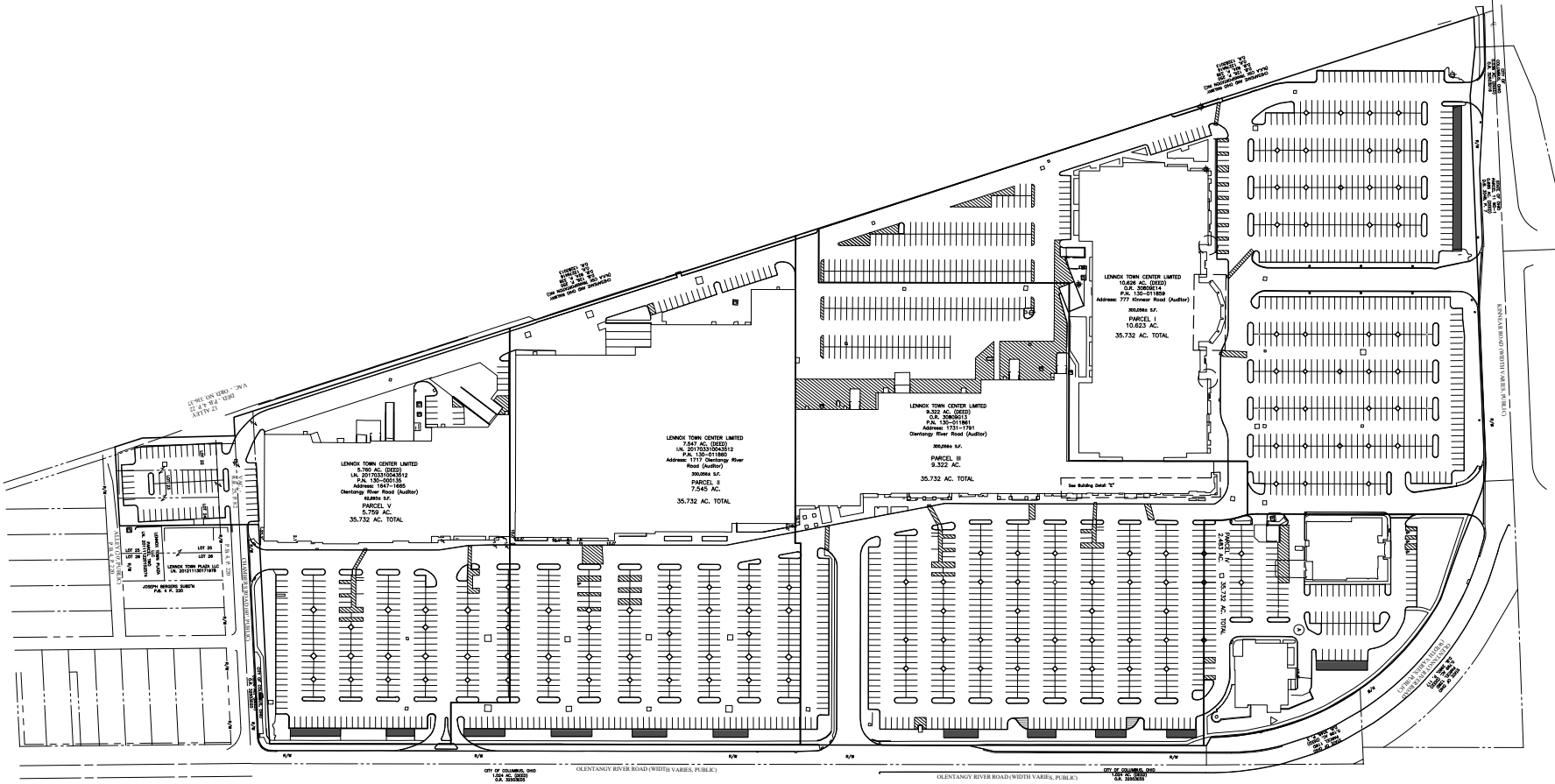


Steven K. Dankof, Jr., Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

[Signature]
Notary Public



250 Civic Center Drive
Columbus, Ohio 43215
614.228.5331
castoinfo.com



APPROXIMATE AREAS FOR ADDITIONAL HEADLIGHT SCREENING / LANDSCAPING TO BE ADDED

Plantings shall consist of non-deciduous shrubs (burning bush, boxwood, or similar shrub), with a minimum height of 48 inches tall at installation, and maintaining at least 75% opacity.



NORTH

SCALE: 1" = 80'

REVISIONS	
No.	DATE
01	9-16-26

PSC DISTRICT DEVELOPMENT PLAN
LENNOX TOWN CENTER

**Zoning Map Amendment
Proposed PSC Planned Shopping Center District
Lennox Town Center
Clinton Township, Franklin County, Ohio**

Background and Request

The subject property is the Lennox Town Center shopping center located on the south and west side of Kinnear Road and Olentangy River Road, and the north and south sides of Chambers Road in Clinton Township, Franklin County, Ohio. The property is owned by Lennox Town Center Limited and is approximately 35.7 acres representing 5 parcels, including out parcels (#130-011859-00, #130-011860-00, #130-011861-00, #130-011862-00, and #130-000135-00). The property is currently used as a shopping center with a combination of retail, commercial, restaurant and entertainment uses. There are multiple existing buildings on the property totaling approximately 382,000 SF. The site has a total of approximately 2,450 parking spaces, as identified on the Development Plan. There are multiple existing signs and multiple existing driveway curb cuts.

The Lennox Town Center is currently zoned LI Limited Industrial District with SGO Smart Growth Overlay; however, the existing uses are non-conforming within the LI District and the SGO Smart Growth Overlay. The owner is seeking a zoning map amendment from the LI District with SGO Smart Growth Overlay to the PSC Planned Shopping Center District to change existing zoning regulations that conflict with current uses. The zoning map amendment to PSC District will establish a clear zoning process and regulations for existing and future improvements and uses at the Lennox Town Center.

The proposed PSC District will establish conforming zoning conditions and is intended to allow continued maintenance, operation, lease, use, reuse and future redevelopment of the Lennox Town Center property compliant with zoning. The change will provide an opportunity for future uses and redevelopment consistent with evolving market conditions. The owner believes the proposed PSC District provides a zoning solution for Clinton Township and Franklin County to continue to administer zoning authority while providing the owner regulatory certainty and appropriate future development flexibility.

Development Plan

The proposed PSC District Development Plan for the Lennox Town Center is based on the current site survey and reflects existing conditions. As stated above, the intent is to establish zoning regulations for the site that make the existing uses, buildings and site conditions conforming with the Franklin County Zoning Resolution.

- A. The property shall be used in accordance with the submitted Development Plan. The attached Development Plan illustrates the existing building, parking, and other improvements and site appurtenances based on a current site survey.
- B. The Lennox Town Center Development Plan satisfies the requirements of Franklin County Zoning Resolution Section 427.034 Effect of Approval and Section 427.035 Zoning Compliance Required since the Lennox Center exists and is currently operating.
- C. Existing conditions, including uses, buildings, parking, driveways, access ways, landscaping, lighting, signs, setbacks, building heights and other site conditions, shall become conforming zoning conditions.

Permitted Uses

The property may be used for any use currently existing at the time of approval of the PSC District, and the permitted and conditional uses set forth in the CS Community Service District Sections 332.02 (Permitted Use) and 332.03 (Conditional Use), uses allowed in the SGO District, other uses that are typically located within shopping centers, and additional uses found to be in character with the shopping center and the intent to allow a mixture of uses, except as modified below.¹ The property may be used for residential dwellings, including detached, attached and apartment dwellings. A mixture of uses shall be permitted on the site and within buildings. Similar uses not listed shall be allowed upon determination by Franklin County staff that such uses are consistent and compatible with the existing uses in the Lennox Town Center.

- A. Zoning Compliance Review is required for major repairs and alterations, additions, and construction of new buildings. Major repairs does not include property maintenance, roof replacement or repair, façade replacement or repair, or moving of interior walls or doors.
- B. Zoning Compliance Review is not required for site changes unless part of additions to an existing building or construction of a new building.
- C. Zoning Compliance Review is not required for existing uses or new tenants that are permitted in the CS District.
- D. Zoning Compliance Review is required for residential uses.
- E. A change in use requires a commercial zoning compliance with a sign permit.
- F. Medical marijuana dispensaries and recreational marijuana dispensaries are permitted subject to use regulations adopted by Clinton Township.

Prohibited Uses

Prohibited uses in the Lennox Town Center PSC District shall be:

- Adult entertainment.

Development Standards

The provisions of Article V General Development Standards shall apply to the PCS District for the Lennox Town Center with the following exceptions and modifications. The development standards of the SGO District will not be applicable to this PSD District Development Plan.

- Front, Side and Rear Yards
 - The existing building setbacks as shown on the Development Plan are approved.
 - Zero foot building setbacks are permitted for all yards, except:
 - The minimum front yard building setback for Kinnear Road and Olentangy River Road shall be 25 feet.
 - The minimum front yard building setback from Chambers Road shall be 5 feet.
 - Rear building setbacks are established by the existing conditions.
 - There is no maximum yard or building setback requirement.
- Lot Width

¹ A landscape green belt and Board of Zoning Appeals review and approval are not required in the PSC District for those uses listed as conditional uses in the CS Community Service District. Conditional use review and approval is not required for the PSC District.

- No minimum lot width is required.
- Lot Area
 - No minimum lot area is required.
- Parking and Paved Area Setback
 - A minimum 10 foot wide landscape green belt is required when new parking or paved areas are adjacent to a public right of way.
 - No parking or paved areas setback is required adjacent to a railway property.
 - No parking or paved areas setback is required between interior adjacent property lines.
- Maximum Building Height
 - The maximum height of new buildings shall be 60 feet, unless additional height is approved by Franklin County.
- Off Street Parking, Loading and Access
 - There are approximately 2,450 existing parking spaces. This represents 1 parking space per 155 square feet of existing building area. Existing off-street parking spaces are approved as shown on the Development Plan.
 - New nonresidential building construction shall maintain a minimum of the current rate of parking but not less than 1 parking space per 250 square feet of gross building floor area.
 - Shared parking is allowed between the parcels within the Lennox Town Center PSC District boundary.
 - New nonresidential building construction shall provide off street loading spaces consistent with the existing number of spaces.
 - Changes to existing curb cuts and proposed new curb cuts on public rights of way require approval by Franklin County.
- Landscaping
 - New buildings, major additions to existing buildings or major changes to parking lot configuration as determined by Franklin County shall comply with the standards of Franklin County Zoning Resolution Section 521 (Screening and Buffering Required), unless otherwise approved by Franklin County with a modified Development Plan.
 - The Lennox Town Center shall not be required to increase the parking or pavement setback to more than the width as shown on the Development Plan. However, additional landscaping to screen headlights will be installed by the owner along the Olentangy River Road street frontage. The owner will submit a landscape plan for the new landscaping for the Olentangy River Road street frontage for review and approval by the Franklin County Zoning Administrator. The landscape plan shall be submitted within 6 months of the approval of the PSC District by Franklin County.
 - The Lennox Town Center shall not be required to provide a landscape screen or buffer adjacent to the railroad property.
 - A screen or buffer between new residential uses and nonresidential uses internal to the shopping center approved by Franklin County for Lennox Town Center shall not be required.
- Lighting
 - New building construction shall provide cutoff lighting fixtures.
 - Lighting illumination levels at the property line shall not cause excessive glare to residential uses on adjacent properties or to public rights of way.
- Signs

- Existing signs, including wall, freestanding, directional and other sign types, located within the boundaries of the Lennox Town Center PSC District boundary are approved and may be maintained, replaced or repaired, including signs for new tenants.
- Businesses located within the boundaries of the Lennox Town Center PSC District boundary may have sign panels on freestanding signs that may be located on separate parcels, and such signs shall not be considered off-premises signs.
- Future signs proposed as part of construction of a new building or major repairs, alterations, or additions to an existing building shall comply with the standards of Franklin County Zoning Resolution Section 541 (Sign and Billboard Regulations).
- Architectural Design
 - The architectural design of the existing buildings within the Lennox Town Center PSC District is approved and shall be allowed to be maintained and replaced and shall be exempt from Zoning Compliance Review.
 - New building construction and major repairs, alterations or additions to an existing building shall have building themes, styles and materials that are similar to and consistent with the existing buildings in Lennox Town Center as reasonably determined by Franklin County planning and zoning staff.
- Stormwater Drainage
 - Drainage and run-off shall not cause property damage to off-site areas.
 - New site parking or building construction shall be required to meet the stormwater management requirements of the Franklin County Stormwater Drainage Manual.
- Sewage Disposal and Water Supply
 - Public water and wastewater services are provided by the City of Columbus.
- Pollution
 - Noise – The noise level shall be no greater than 60 decibels at the lot line.
 - Odor – No odorous gases or other obnoxious odor shall be permitted an any point beyond the PSC District boundary.
 - Trash and Refuse – Any trash or waste will be stored in appropriate containers or enclosures and will be removed from the site to an appropriate facility by the employees of the operation or by an authorized waste hauling operation.

LENNOX TOWN CENTER – PSC DISTRICT LEGAL DESCRIPTION

PARCEL I (130-01 1 859-00):

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township I North, Range 18 West, United States Military Lands, and being a portion of a 37.033 acre tract of land conveyed to Lennox Town Center, Limited by deed of record in Official Record 30037, Page E 18, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a $\frac{3}{4}$ -inch I.D. iron pipe found at the intersection of the south right-of-way line of Kinnear Road (originally 60 feet wide, as shown of record in Road Record 9, page 122, Engineer's Office, Franklin County, Ohio) with the east right-of-way line of CSX Transportation (100 feet wide) and in a west line of said 37.033 acre tract, said iron pipe being 30.00 feet southerly by perpendicular measurement from the centerline of Kinnear Road;

Thence S 87° 23 ' 28" E along the south right-of-way line of Kinnear Road and parallel with and 30.00 feet southerly by perpendicular measurement from the centerline of Kinnear Road a distance of 47.76 feet to a $\frac{3}{4}$ -inch I.D. iron pipe found at an angle point in the south right-of-way line of Kinnear Road, at a corner of said 37.033 acre tract and at the southwest corner of a 1. 145 acre tract of land conveyed as Parcel No. II WD-1 to State of Ohio by deed of record in Deed Book 3048, Page 7, Recorder's Office, Franklin County, Ohio;

Thence S 79° 02' 50" E along the south right-of-way line of Kinnear Road, along a south line of said 1. 145 acre tract and along a north line of said 37.033 acre tract a distance of 75.80 feet to a $\frac{3}{4}$ -inch I.D. iron pipe found at an angle point in the south right-of-way line of Kinnear Road, at a corner of said 1. 145 acre tract and at a corner of said 37.033 acre tract;

Thence S 87° 23 ' 28" E along the south right-of-way line of Kinnear Road, along a south line of said 1. 145 acre tract and along a north line of said 37.033 acre tract a distance of 565 .70 feet to a $\frac{3}{4}$ -inch I.D. iron pipe found at a point of curvature;

Thence easterly along the curved south right-of-way line of Kinnear Road, along a curved north line of said 37.033 acre tract, along the curved south line of said 1.145 acre tract, along the curved south line of a 0.933 acre tract of land conveyed as Parcel No. 12 WD to State of Ohio by deed of record in Deed Book 2980, page 117, Recorder's Office, Franklin County, Ohio, and with a curve to the right, data of which is: radius - 150.00 feet and delta - 20° 47' 24", a chord distance of 54. 13 feet bearing S 76° 59' 41" E to a $\frac{3}{4}$ -inch I.D. iron pipe found at the point of tangency;

Thence S 62° 59' 00" E along the south right-of-way line of Relocated Kinnear Road, along a portion of a north line of said 37.033 acre tract and along a portion of a south line of said 0.933 acre tract a distance of 37.43 feet to a point;

Thence southerly with a curve to the left, data of which is: radius - 30.00 feet and delta - $20^{\circ} 48' 56''$, a chord distance of 10.84 feet bearing $S 15^{\circ} 33' 23'' W$ to the point of tangency;

Thence $S 5^{\circ} 08' 55'' W$ parallel with the west right-of-way of Olentangy River Road a distance of 322.36 feet to a point of curvature;

Thence southerly with a curve to the left, data of which is: radius - 85.00 feet and sub-delta - $11^{\circ} 00' 15''$, a sub-chord distance of 16.30 feet bearing $S 0^{\circ} 21' 13'' E$ to a point;

Thence $N 84^{\circ} 51' 05'' W$ perpendicular to the west right-of-way line of Olentangy River Road a distance of 83.56 feet to a point;

Thence $S 5^{\circ} 08' 55'' W$ parallel with the west right-of-way line of Olentangy River Road a distance of 278.00 feet to a point;

Thence $N 84^{\circ} 51' 05'' W$ perpendicular to the west right-of-way line of Olentangy River Road a distance of 277.06 feet to a point;

Thence $S 5^{\circ} 08' 55'' W$ parallel with the west right-of-way line of Olentangy River Road a distance of 390.00 feet to a point;

Thence $N 84^{\circ} 51' 05'' W$ perpendicular to the west right-of-way line of Olentangy River Road a distance of 84.41 feet to a point in the east

right-of-way line of CSX Transportation and in a west line of said 37.033 acre tract;

Thence $N 12^{\circ} 51' 20'' W$ along the east right-of-way line of CSX Transportation and along a portion of a west line of said 37.033 acre tract a distance of 1,071.54 feet to the place of beginning;

Containing 10.626 acres of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting engineers and Surveyors, Columbus, Ohio, from an actual field survey of said 37.033 acre tract performed under his supervision in November, 1994. Basis of bearings is the centerline of Chambers Road, being $N 87^{\circ} 50' 00'' W$, as shown of record in Official Record 16524, page G 09, Recorder's Office, Franklin County, Ohio.

PARCEL II (130-01 1 860-00):

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township 1 North, Range 18 West, United States Military Lands, being 7.547 acres out of a 8.735 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. Fl 4, Franklin County Recorder's Office, said 7.547 acre tract and being further described as follows:

Beginning for reference at Franklin County Engineer's Monument No. 5852, located at the intersection of the centerline of Kinnear Rd. (width varies) and the east line of CSX Transportation railroad right of way line (100' wide), as conveyed to CHESAPEAKE AND OHIO RAILWAY from the Hocking Valley Railway Company in Deed Book 924 page 338, now known as CSX TRANSPORTATION INC, successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A16 and subsequently re-recorded as Official Record 13283 G13 and being originally partitioned in Deed Book 126 page 250 and appropriated on Sept. 16th, 1875 in Franklin County Probate Court by the Columbus and

Rail Road Company as filed in Complete Record 8 page 4

Thence S 11 °27'06" E, 1140.42' (passing a found bent 1/4" iron pipe at 31. 13 '), along the east line of said CSX Transportation tract, being the west line of a 10.626 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. E1 4, to an iron pin set, said iron pin being the True place of Beginning for the herein described 7.547 acre tract, said iron pin being the northwest corner of said 8.735 acre tract, and being the southwest corner of a 9.322 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809G 13 ;

Thence along the north line of said 8.735 acre tract, being the south line of said 9.322 acre tract the following 3 courses and distances:

S 83°26'5 1" E, 478.74', to a mag nail set; N 06°33 '09" E, 8.58', to a mag nail set;

S 83°26'5 1" E, 313.90', to an iron pin set in the west line of Olentangy River Rd., (width varies), being the west line of a 1.024 acre tract as conveyed to City of Columbus as recorded in O.R. 32503, Pg. E04;

Thence S 06°33' 12" W, 544.00 ', along the west line of said Olentangy River Rd., being the west line of said 1.024 acre tract, to a Mag Nail set;

Thence crossing said 8. 735 acre tract, along a new division line, the following three (3) courses and distances:

N 83°26'48" W, 65.00', to a Mag Nail set; N 06°33'09" E, 91 .80', to a Mag Nail set;

N 83°35' 14" W, 582.99', to an iron pin set in the east line of said CSX Transportation tract;

N 11 °27' 05" W, 467.96', along the east line of said CSX Transportation tract, being the west line of said 8.735 acre tract, to the True Place of Beginning, having an area of 328725 .55 square feet, 7.547 acres, more or less. Being all out of Auditor's Parcel No. 130-01 1 860-00.

Bearings are based on the State Plane Coordinate System, Ohio South Zone, North American Datum, of 1983, also known as NAD83 (2011 Adjustment), said bearing originated from a field traverse which was tied to said coordinate system by GPS observations in the State of Ohio

Department of Transportation Virtual Reference Station network. Being the cast line of said CSX Transportation right of way as being S 11 °27'06" E. All iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Franklin County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill, P.S. 7811, in August 2016.

PARCEL III (130-01 1861-00):

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township I North, Range 18 West, United States Military Lands, and being a portion of a 37.033 acre tract of land conveyed to Lennox Town Center, Limited by deed of record in Official Record 30037, Page El 8, Recorder's Office, Franklin County, Ohio, and bounded and described as follows;

Beginning, for reference, at a point at the intersection of the west right-of-way line of Olentangy River Road with the north line of Chambers Road (60 feet wide), said point being 30.00 foot westerly by perpendicular measurement from the old centerline of Olentangy River Road and from an east line of said 37.033 acre tract;

Thence N 5° 08' 55" E along the west right-of-way line of Olentangy River Road a distance of 825.94 feet to a point at the true place of beginning of the tract herein intended to be described;

Thence N. 84° 51' 05" W perpendicular to the west right-of-way line of Olentangy River Road a distance of 313.90 feet to a point;

Thence S 5° 08' 55" W parallel with the west right-of-way line of Olentangy River Road a distance of 8.58 feet to a point;

Thence N 84° 51' 05" W perpendicular to the west right-of-way line of Olentangy River Road a distance of 478.74 feet to a point in the east right-of-way line of CSX Transportation (100 feet wide) and in a west line of said 37.033 acre tract;

Thence N 12° 51' 20" W along the east right-of-way line of CSX Transportation and along a portion of a west line of said 37.033 acre tract a distance of 37.76 feet to a point;

Thence S 84° 51' 05" E perpendicular to the west right-of-way line of Olentangy River Road a distance of 84.41 feet to a point;

Thence N 5° 08' 55" E parallel with the west right-of-way line of Olentangy River Road a distance of 390.00 feet to a point;

Thence S 84° 51' 05" E perpendicular to the west right-of-way line of Olentangy River Road a distance of 277.06 feet to a point;

Thence N 5° 08' 55" E parallel with the west right-of-way line of Olentangy River Road a distance of 278.00 feet to a point;

Thence S 84° 51' 05" E perpendicular to the west right-of-way line of Olentangy River Road a distance of 83.56 feet to a point in a curve;

Thence southerly with a curve to the left, data of which is: radius - 85 .00 feet and sub-delta - 7° 11' 26", a sub-chord distance of 10.66 feet bearing S 9° 27' 04" E to a point of reverse curvature;

Thence southerly with a curve to the right, data of which is: radius - 115.00 feet and delta - 18° 11' 42", a chord distance of 36.37 feet bearing S 3° 56' 56" E to the point of tangency;

Thence S 5° 08' 55" W parallel with the west right-of-way line of Olentangy River Road a distance of 21 .11 feet to a point;

Thence S 84° 51' 05" E perpendicular to the west right-of-way line of Olentangy River Road a distance of 350.84 feet to a point in the west right-of-way line of Olentangy River Road;

Thence S 5° 08' 55" W along the west right-of-way line of Olentangy River Road a distance of 628 .00 feet to the true place of beginning;

Containing 9.322 acres of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor

No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers and Surveyors, Columbus, Ohio, from an actual field survey of said 37.033 acre tract performed under his supervision in November, 1994. Basis of bearings is the centerline of Chambers Road, being N 87° 50' 00" W, as shown of record in Official Record 16524, Page G 09, Recorder's Office, Franklin County, Ohio.

PARCEL IV (130-01 1 862-00):

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township I North, Range 18 West, United States Military Lands, and being a portion of a 37.033 acre tract of land conveyed to Lennox Town Center, Limited by deed of record in Official Record 30037, Page E 18, Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning, for reference, at a point at the intersection of the west

right-of-way line of Olentangy River Road with the north line of Chambers Road (60 feet wide), said point being 30.00 feet westerly by perpendicular measurement from the old centerline of Olentangy River Road and from an east line of said 37.033 acre tract;

Thence N 5° 08' 55" E along the west right-of-way line of Olentangy River Road a distance of 1,453 .94 feet to a point at the true place of beginning of the tract herein intended to be described;

Thence N 84° 51' 05" W perpendicular to the west right-of-way line of Olentangy River Road a distance of 350.84 feet to a point;

Thence N 5° 08' 55" E parallel with the west right-of-way line of Olentangy River Road a distance of 21 .1 1 feet to a point of curvature;

Thence northerly with a curve to the left, data of which is: radius - 115 .00 feet and delta - 18° 11 ' 42", a chord distance of 36.37 feet bearing N 3° 56' 56" W to a point of reverse curvature;

Thence northerly with a curve to the right, data of which is: radius - 85.00 feet and delta - 18° 11 ' 42", a chord distance of 26.88 feet bearing N 3° 56' 56" W to the point of tangency;

Thence N 5° 08' 55" E parallel with the west right-of-way line of Olentangy River Road a distance of 322.36 feet to a point of curvature;

Thence northerly with a curve to the right, data of which is: radius - 30.00 feet and delta - 20° 48 ' 56", a chord distance of 10.84 feet bearing N 15° 33' 23" E to a point in the south right-of-way line of Relocated Kinnear Road, in a north line of said 37 .033 acre tract and in a south line of a 0.933 acre tract of land conveyed as Parcel No. 12 WD to State of Ohio by deed of record in Deed Book 2980, Page 117, Recorder's Office, Franklin County, Ohio;

Thence S 62° 59' 00" E along the south right-of-way line of Relocated Kinnear Road, along a portion of a north line of said 37.033 acre tract and along a portion of a south line of said 0.933 acre tract a distance of 52.29 feet to a ¼-inch I.D. iron pipe found at an angle point in the south right of way line of Relocated Kinnear Road, at a corner of said 37.033 acre tract and at a corner of said 0.933 acre tract;

Thence S 65° 25 ' 41" E along the south right-of-way line of Relocated Kinnear Road, along a north line of said 37 .033 acre tract and along a south line of said 0.933 acre tract a distance of 86.82 feet to a ¼-inch I.D. iron pipe found at a point of curvature;

Thence southeasterly along the curved southwest right-of-way line of Relocated Kinnear Road, along the curved northeast line of said 37.033 acre tract, along the curved southwest line of said 0.933 acre tract, along the curved west line of a 0.361 acre tract land conveyed as Parcel No. 11 WD to State of Ohio by deed of record in Deed Book 3048, Page 3, Recorder's Office, Franklin County, Ohio, and with a curve to the right, data of which is: radius - 415.00 feet and delta - 60° 18 " 40", a chord distance of 416.95 feet bearing S 25° 57' 30" E to a ¾-inch LD. iron pipe found at an angle point in the west right-of-way line of Olentangy River Road, at a corner of said 37.033 acre tract and at the southwest corner of said 0.361 acre tract;

Thence S 56° 22' 40" E along a jog in the west right-of-way line of Olentangy River Road, along a line of said 37.033 acre tract and along a south line of said 0.361 acre tract a distance of 14.85 feet to a ¾-inch T.D. iron pipe found at an angle point in the west right-of-way line of Olentangy River Road, at a corner of said 37.033 acre tract and at a corner of said 0.361 acre tract;

Thence S 5° 08' 55" W along the west right-of-way line of Olentangy River Road a distance of 4.15 feet to the true place of beginning;

Containing 2.483 acres of land more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers and Surveyors, Columbus, Ohio, from an actual field survey of said 37.033 acre tract performed under his supervision in November, 1994. Basis of bearings is the centerline of Chambers Road, being N 87° 50' 00" W, as shown of record in Official Record 16524, Page G09, Recorder's Office, Franklin County, Ohio.

PARCEL V (1 30-000135-00):

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township 1 North, Range 18 West, United States Military Lands, being all of Lots 22-24 of Joseph Berger's Subdivision as recorded in Plat Book 4, Page 220, a portion of Chambers Road, (60' wide) as vacated by the Franklin County Commissioners in Road Record 25, Pg. 82 and a portion of an unnamed 12' wide Alley as vacated by the Franklin County Commissioners in Road Record 15, Pg. 85, and being 1.189 acres out of a 8.735 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. Fl 4, and being all of a 4.571 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. Il2, Franklin County Recorder's Office, containing 5.760 acres and being further described as follows:

Beginning for reference at Franklin County Engineer's Monument No. 5852, located at the intersection of the centerline of Kinnear Rd. (width varies) and the east line of CSX Transportation railroad right of way line (100' wide), as conveyed to CHESAPEAKE AND OHIO RAILWAY from the Hocking Valley Railway Company in Deed Book 924 page 338, now known as CSX TRANSPORTATION INC, successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 Al6 and subsequently re-recorded as Official Record 13283 GJ3 and being originally partitioned in Deed Book 126 page 250 and appropriated on Sept. 16th, 1875 in Franklin County Probate Court by the Columbus and

Rail Road Company as filed in Complete Record 8 page 4

Thence S 11° 27' 06" E, 1608.38' (passing a found bent 1/4" iron pipe at 31.13'), along the east line of said CSX Transportation tract, being the west line of a 10.626 acre tract as conveyed to Lennox Town Center Limited as recorded in O.R. 30809, Pg. El 4, and being the west line of said 8.735 acre

tract, to an iron pin set, said iron pin being the True Place of Beginning for the herein described 5.760 acre tract;

Thence crossing said 8.735 acre tract, the following two (2) courses and distances:

S 83°35' 14" E, 582.99', to a Mag Nail set;

S 06°33 '09" W, 91 .80' to a Mag Nail set in the south line of said 8.735 acre tract, being the north line of said 4.571 acre tract;

Thence S 83°26'48" E, 65.00', along the north line of said 4.571 acre tract, being the south line of said 8.735 acre tract, to a Mag Nail set in the west line of Olentangy River Road (width varies), being the west line of a 1.024 acre tract as conveyed to the City of Columbus as recorded in O.R. 32503, Pg. E04;

Thence S 06°33'09" W, 281 .94', along the west line of said 1.024 acre tract, being the west line of said Olentangy River Rd. and being the east line of said 4.571 acre tract, to an iron pin set at the southeast corner of said 4.751 acre tract, being the intersection of the west line of said Olentangy River Rd., and the north line of Chambers Rd. (60' wide) being the northeast corner of a 0.236 acre tract as conveyed to the City of Columbus in O.R. 23503 D20;

Thence N 86°25 '46" W, 342.16', along the north line of said Chambers Rd. being the south line of said 4.571 acre tract, to a $\frac{3}{4}$ " iron pipe found, said iron pipe being the northeast corner of a portion of vacated Chamber Rd. as vacated in Road Record 15, Pg. 85;

Thence S 05°51 '05" W, 216.45', along the east line of said vacated portion of Chambers Rd., and along the east line of Lot 24, being the west line of Lot 25 of said Joseph Berger's Subdivision, to a $\frac{3}{4}$ " iron pipe found at the southeast corner of said Lot 24, said iron pipe being in the north line of a 20' wide Alley as shown on said Joseph Berger's Subdivision plat;

Thence N 86°49'46" W, 123.20', along the north line of said 20' wide Alley, the south line of said 4.571 acre tract, being the south line of Lots 24, 23, and 22 of said Joseph Berger's Subdivision and crossing the east half of the vacated 12' wide Alley as vacated by Road Record 15, Pg. 85, to an iron pin set, said iron pin being in the west line of said CSX Transportation tract;

Thence N 11°27'06" W, 44.86', along the centerline of said vacated Alley, being the east line of said CSX Transportation tract, and being the west line of said 4.571 acre tract, to an iron pin set;

Thence N 05°03 '14" E, 143.86', along the centerline of said vacated Alley, being a west line of said 4.571 acre tract and being the east line of said CSX Transportation tract, to an iron pin set at the intersection of the centerline of said vacated 12' wide Alley and the centerline of the said vacated Chambers Rd.;

Thence N 86°25 '45" W, 28.99', along the centerline of said vacated Chambers Rd., being the south line of said 4.571 acre tract and being a north line of said CSX Transportation tract, to a found axel;

Thence N 11 °27 '06" W, 450.93 ', along the east line of said CSX Transportation tract, being the west line of said 4.571 acre tract and the west line of said 8.735 acre tract, to the True Place of Beginning, having an area of 250900 square feet or 5.760 acres, more or less, of which 1. 189 acres lie in Auditor's Parcel No. 130-011860-00 and 4.571 acres lie in Auditors' Parcel No. 130-000135-00, subject to all legal easements and rights of way of record.

Bearings are based on the State Plane Coordinate System, Ohio South Zone, North American Datum, of 1983, also known as NAD83 (2011 Adjustment), said bearing originated from a field traverse which was tied to said coordinate system by GPS observations in the State of Ohio Department of Transportation Virtual Reference Station network, Being the east line of said CSX Transportation right of way as being S 11 °27'06" E. AH iron pins set are 518" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Franklin County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill, P.S. 7811, in August 2016.

PARCEL VI:

Being those certain easements and rights, including, but not limited to rights of pedestrian and vehicular access, parking, utilities, construction, signage and exit as more particularly set forth in Official Record 31230, Page E0J, and modified in Official Record 32433, Page !04; as amended in Instrument 201703310043514.