MINUTES OF THE FRANKLIN COUNTY BOARD OF COMMISSIONERS REZONING HEARING

Tuesday, May 12, 2026

The Franklin County Board of Commissioners convened a Rezoning Hearing in the Commissioners' Hearing Room on May 12, 2026.

Commissioners present:

- John O'Grady, President
- Kevin L. Boyce, Commissioner

Other County officials present:

- Kenneth N. Wilson, County Administrator
- Kris J. Long, Deputy County Administrator
- Damika Withers, Deputy County Administrator
- Shayla D. Favor, Prosecuting Attorney
- Zak Talarek, Director of the Office of Management and Budget
- Melissa Kohler, Deputy Clerk to the Board of Commissioners

Staff present:

- Raimere Fitzpatrick, Planning Administrator
- Tamara Ennist, Planning Administrator
- Austin Workman, Planner

Prosecutor's Office

- Jeanine Hummer, First Assistant Prosecuting Attorney and Chief Counsel
- Jesse Armstrong, Deputy Director of Business, Claims, and Real Estate Division

Others present:

- Jackson Reynolds III, Applicant

President O'Grady convened the meeting at 10:00 am. Quorum had been confirmed in the General Session that preceded the Rezoning Hearing.

Resolution No. 0307-26, to approve and adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case #ZON-26-01, presented by Austin Workman.

Mr. Workman reviewed information found in the documents submitted with the proposed rezoning and discussed the actions of the Planning Commission (April 8, 2026) and Rural Zoning Commission (April 16, 2026).

Commissioner Boyce moved to approve Resolution No. 0307-26, seconded by Commissioner O'Grady. The resolution was adopted unanimously by roll call vote.

With no further business before the Board, President O'Grady adjourned the meeting.

These minutes are a general summary of the Commissioners' Rezoning Hearing for Tuesday, May 12, 2026.

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JOHN O'GRADY, PRESIDENT

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KEVIN L. BOYCE

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ERICA C. CRAWLEY

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, OHIO

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
Sanjay Bhatt, and Tarak Bhatt, Harisumiran of Ohio

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.

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JOHN O'GRADY, PRESIDENT

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KEVIN L. BOYCE

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ERICA C. CRAWLEY

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, OHIO

MINUTES OF THE FRANKLIN COUNTY BOARD OF COMMISSIONERS REZONING HEARING

Tuesday, October 13, 2026

The Franklin County Board of Commissioners convened a Rezoning Hearing in the Commissioners' Hearing Room on October 13, 2026.

Commissioners present:

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

Other County officials present:

- Kenneth N. Wilson, County Administrator
- Joy Bivens, Deputy County Administrator
- Shayla D. Favor, Prosecuting Attorney
- Zak Talarek, Director of the Office of Management and Budget
- Brittany Razek, Clerk to the Board of Commissioners

Staff present:

- Raimere Fitzpatrick, Planning Administrator
- Kayla Johnson, Planner
- Austin Workman, Planner

Prosecutor's Office

- Jeanine Hummer, First Assistant Prosecuting Attorney and Chief Counsel
- Jesse Armstrong, Deputy Director of Business, Claims, and Real Estate Division
- Sarah Pomeroy, Assistant Prosecuting Attorney

Others present:

- Jonathan Wocher, representative for Lennox Town Center Ltd.

President O'Grady convened the meeting at 11:54 am. Quorum had been confirmed in the General Session that preceded the Rezoning Hearing.

Commissioner Crawley questioned if they would be approving minutes before getting to the resolutions. Clerk Razek stated that she did not believe the minutes were ready to be

approved and urged continuing with the agenda. President O'Grady concurred and turned the floor over to staff. Raimere Fitzpatrick introduced staff.

The first resolution, 0683-26, concerned zoning case #ZON-26-08. Mr. Fitzpatrick noted that the applicant for this proposal was present but had a scheduling concern and needed to leave. The applicant had been consulted and was comfortable with staff presenting. It was presented by Austin Workman. His presentation went over the history and context of the property. It was noted that the proposed rezoning to a Community Service district was inconsistent with the Blacklick-Madison Area Plan, but it was consistent with surrounding land uses. Staff recommended conditional approval. This was also the recommendation of the Planning Commission (9/9/2026) and Rural Zoning Commission (9/17/2026).

There were no questions of staff and Commissioner Crawley moved to approve the recommendation of the Rural Zoning Commission and adopt the resolution. Commissioner Boyce seconded. The final vote was 3 yeses, and zero noes.

The next order of business was Resolution #0684-26, concerning zoning case #ZON-26-09. Kayla Johnson gave the presentation going over the site history and context. The proposed rezoning was for the Lennox Town Center site, from Limited Industrial to Planned Shopping Center. No redevelopment was proposed, and staff recommended to bring the zoning and existing use into alignment. The Planning Commission (9/9/2026) and Rural Zoning Commission (9/17/2026) also both recommended approval.

Jonathan Wocher, representing the owner, spoke briefly to confirm that staff's presentation covered the proposal well and he expressed excitement at the opportunity to better meet market needs. There were no questions for him or staff.

Commissioner Crawley moved to approve the recommendation of the Rural Zoning Commission and adopt the resolution. Commissioner Boyce seconded. The final vote was 3 yeses, and zero noes.

With no further business before the Board, President O'Grady adjourned the meeting at 12:11 pm.

These minutes are a general summary of the Commissioners' Rezoning Hearing for Tuesday, October 13, 2026.

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JOHN O'GRADY, PRESIDENT

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KEVIN L. BOYCE

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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-26-11. (Economic Development & Planning)

WHEREAS, Case ZON-26-11 The applicant Jack B. Reynolds III, on Behalf of owners Aristotle & Beth Hutras, requested to rezone 7328 & 7348 Hayden Run Road, Franklin County Auditor parcel numbers 120-000806 & 120-000803, from the Rural (R) district to the Select Commercial Planned District (SCPD); and

WHEREAS, on October 14, 2026, the Franklin County Planning Commission recommended Conditional approval of the proposed rezoning with the following conditions

1. Applicant to add additional screening against proposed buildings against the eastern property boundary in the form of landscaping or solid opaque fencing, or combination thereof.
2. Prior to the issuance of a Certificate of Zoning Compliance, additional right-of-way must be quit claim deeded to the Franklin County Commissioners to achieve the Franklin County Thoroughfare Plan's recommended half right-of-way width of 50 feet from centerline.
3. A 10 feet wide shared use path, to be approved by the Franklin County Engineer's Office, must be shown on the site improvement plan submitted with the Certificate of Zoning Compliance application.
4. Prior to the issuance of a Certificate of Zoning Compliance, the applicant must submit a PE stamped and signed sight distance exhibit for review and acceptance by the Franklin County Engineer's Office.
5. Prior to consideration by the Franklin County Board of Commissioners:
    a. The development plan shall be revised to identify location and type of screen fencing proposed.
    b. All TRC comments requiring plan revisions must be addressed; and

WHEREAS, on October 22, 2026, the Franklin County Rural Zoning Commission recommended conditional approval of the proposed rezoning with the following conditions

1. Applicant to add additional screening against proposed buildings against the eastern property boundary in the form of landscaping or solid opaque fencing, or combination thereof.

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case ZON-26-11. (Economic Development & Planning)

2. Prior to the issuance of a Certificate of Zoning Compliance, additional right-of-way must be quit claim deeded to the Franklin County Commissioners to achieve the Franklin County Thoroughfare Plan's recommended half right-of-way width of 50 feet from centerline.
3. A 10 feet wide shared use path, to be approved by the Franklin County Engineer's Office, must be shown on the site improvement plan submitted with the Certificate of Zoning Compliance application.
4. Prior to the issuance of a Certificate of Zoning Compliance, the applicant must submit a PE stamped and signed sight distance exhibit for review and acceptance by the Franklin County Engineer's Office.
5. Prior to consideration by the Franklin County Board of Commissioners:
    a. The development plan shall be revised to identify location and type of screen fencing proposed.
    b. All TRC comments requiring plan revisions must be addressed.
6. No storage of hazardous or explosive materials; and

WHEREAS, on November 10, 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, FRANKLIN COUNTY, OHIO:

1. That the recommendation of the Franklin County Rural Zoning Commission is hereby adopted and the application of Jack B. Reynolds III, on behalf of owner Aristotle & Beth Hutras, (ZON-26-11), to rezone 7328 & 7348 Hayden Run Road, being Franklin County Auditor parcel numbers 120-000806 & 120-000803, from the Rural (R) district to the Select Commercial District (SCPD), is hereby approved.

2. The rezoning approved by the Board of Commissioners as described in this Resolution shall become effective 30 days after November 10, 2026.

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case ZON-26-11. (Economic Development & Planning)

Prepared by: Austin Workman, Planner

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT
Board of Commissioners
November 9th, 2026

Case: ZON-26-11
Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Aristotle & Beth Hutras and Nick L. & Cynthia S. Hutras / Jackson B. Reynolds, III (Smith & Hale Law Firm)
Township:	Brown Township
Site:	7328& 7348 Hayden Run Road (PID #120-000806 & 120-000803)
Acreage:	±3.57-Acres
Utilities:	Private water/wastewater
Request:	Requesting to rezone 3.57-acres from the Rural (R) zoning district to the Select Commercial Planned (SCPD) zoning district for a personal self-storage unit complex.
Recommendation:	Staff recommends **conditional approval**.

II. Property Background/History

The properties at 7328 & 7348 Hayden Run Rd are located on the north side of Hayden Run Rd, east of a proposed planned residential mixed-use development in the City of Columbus.

- 7348 Hayden Run Rd
  - 1900 – Barn Constructed
  - 1950 – 3 Grain Mills constructed
  - 1951 – House constructed
  - 2025 – Current owners acquired property
- 7328 Hayden Run Rd
  - 1900 – House Built
  - 1900 – Pole barn built
  - 2023 – Current owners acquired property

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Brown Twp	Limited Industrial (LI); Rural (R)	Automative Repairs /Public Park/Open Space
South	Brown Twp	Rural (R)	Agriculture
East	Brown Twp	Rural (R); Limited Industrial (LI)	Single Family Residential ; Automotive Repairs
West	City of Columbus	Limited Apartment Residential (LAR-1)	Future Urban Density Mixed-Use

IV. Comprehensive Plan

The Brown Township Comprehensive Plan (2024) recommends the property for low density/intensity (LDI) land uses. Per the Plan, "future LDI developments are intended to be mostly residential, allowing for a small amount of neighborhood commercial/retail space. The Plan recommends these spaces be limited to single-use structures and shall be limited to low impact uses that are harmonious with the surrounding area". The Plan recommends a maximum 30% lot coverage, a maximum height of 25 ft, and a front setback of between 30-50 ft. The proposed rezoning is consistent with the recommendations for a low impact use. It is also consistent with the urban mixed uses adjacent to the site which are being developed in the City of Columbus. The proposed rezoning will not be consistent with the Township's Comprehensive Plan's recommendations for lot coverage and setbacks.

V. Zoning District Review

Existing zoning – Rural (R) District:

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

Proposed zoning – Select Commercial Planned District (SCPD):

The Select Commercial Planned District is intended to provide flexible approach to commercial developments in unincorporated Franklin County. Non-residential developments of a specific type, character and mix may be suitable with proper controls, using the SCPD as a transitional zoning district.

VI. Proposed SCPD Development Standards

Based on Section 420.034 of the Franklin County Zoning resolution (FCZR), the following details must be provided in either the map or text. *See applicants' development text for full proposed standards.*

1. Permitted uses
    a. Personal storage and office use as is specifically set forth in Franklin County Zoning Resolution Section 332.032(SIC Code 422)
    b. 5 total 1-2 story buildings to provide personal self-storage and small office
    c. A 6 ft tall fence along the right-of-way line
2. Site Map
    a. Applicant has provided site plans that depict the location of structures, parking, proposed uses, proposed stormwater facilities, access, landscaping, and lighting.

3. Development Standards
    a. Site shall contain the development standards of the Community Service (CS) district outline in Section 332.04 of the FCZR.
    b. A compliance waiver is requested to allow a side yard setback along western and northern property line of 20 ft, a 10 ft side yard setback along the eastern property line and 100' building setback along Hayden Run Road.
    c. Screening and opacity requirements shall be waived.
    d. Compliance waiver requested from Section 531.02 to allow 2 parking spaces, plus an ADA-compliant parking space with ramp access.
    e. Compliance waiver requested to 531.03 of the FCZR to reduce number of loading spaces to zero (0).
    f. Trees that die in the green space shall be replaced within 30 days, weather permitting.
    g. Trees planted in future shall comply with opacity requirements, and if they die in the green space shall be replaced within 30 days, weather permitting.

h. Compliance waiver requested to allow a six (6) ft high fence along the right of way of Hayden Run Road. Per the request, fence would be located 5 ft setback from the front lot line along Hayden Run Road and on the eastern and western property lines.
i. Compliance waiver requested to allow a screening setback along the side yard to be a minimum of 10'.
j. Compliance waiver requested of Section 420.034(10)(a) of the FCZR to allow 80% lot coverage.

4. Lighting
   a. Lighting visible to residential properties shall be cut-off type fixtures (down lighting) attached to the building and limited to building and parking areas
   b. Exterior lighting shall minimize off-site glare and reflection by utilizing screening, direction, height, wattage, and type.
5. Signage and graphics
   a. One free standing sign at entrance of the site on Hayden Run Road; not to exceed 40 sq. Ft. per face and no higher than 12 ft. from grade.
   b. Wall sign to be located above office in Building One; Not to exceed 80 sq ft.
6. Environmental treatment
   a. Landscape along Hayden Run Road frontage with Evergreen and Deciduous shade trees.
   b. Fencing on-site plan should be maintained in its current height for security reasons.
   c. There shall be no obnoxious displays.
   d. Only one curb cut along Hayden Run Road, shall be 26 ft in width.
7. Stormwater drainage
   a. Drainage and runoff shall not cause property damage to off-site areas.
   b. Site development shall comply with the Franklin County Stormwater Drainage Manual.
   c. The applicant is providing a below ground storm drain network to capture and convey runoff through a series of inlets and a Stormwater Management Report.
8. Pollution
   a. No smoke shall be emitted from the structure
   b. Noise shall be no greater than 60 decibels at the lot line
   c. No odorous gases or other obnoxious odor shall be permitted at any point beyond the property boundary.
9. Traffic & Circulation
   a. Only one curb cut permitted.
   b. Circulation shall be provided in the areas surrounding the office and the individual buildings.
   c. The use would generate little traffic; a traffic study will not be required

VII. Technical Agency Review:

The case was referred to the Technical Review Committee for comments on September 22nd, 2026.

1. Franklin County Engineer's Office:

- Hayden Run Road is identified as a Minor Arterial roadway on the Franklin County Thoroughfare Plan with a recommended future right-of-way width of 100'. The applicant must dedicate right-of-way by quit claim deed to the Franklin County Commissioners to achieve a half width right-of-way of 50 feet along the development site's frontage.
- The trips to be generated by the proposed self-storage facility are minimal and a traffic access study is not warranted.

- The sight distance exhibit submitted for review needs to be updated with a decision point measured 18 feet from the edge of traveled way and the sight distance triangle needs to be updated to 500 feet in each direction. To ensure an appropriate and safe access drive location, the updated site distance exhibit, stamped and signed by a registered professional engineer, needs to be submitted to the Franklin County Engineer's Office for review and acceptance prior to the issuance of a Certificate of Zoning Compliance.
- Pedestrian and bicycling facilities proposed along the subject site's frontage must comply with the Franklin County Engineer's Office Shared Use Path standards.

2. ***Franklin County Drainage Engineers Office:***
   - The rezoning materials include a preliminary drainage plan indicating that a system of catch basins and storm sewers will be utilized to convey stormwater to an underground stormwater detention system.
   - The detention system will outlet to an existing 30-inch storm sewer in the Hayden Run Road right-of-way.
   - A preliminary stormwater management report was submitted to the Franklin County Engineer's Office on 9/27/26 and the report indicates that the development will be able to comply with requirements of the Franklin County Stormwater Drainage Manual.
   - A detailed site improvement plan and final stormwater management report will be required as part of the Certificate of Zoning Compliance and site development must comply with the Franklin County Stormwater Drainage Manual.

3. ***Franklin County Planning Department***:
   - Some of the development text needs editing and correction.
     i. Correction for repeat SIC code reference in the Permitted Uses [Addressed]
     ii. Clarification if the proposed buildings will be 5 story buildings or 5 buildings that are 1-2 story tall. [Addressed]
     iii. Correction to the surrounding land uses in the background section of Development Text. [addressed]
   - Applicant to provide update electronic copy of site plans that show the following: [Applicants have submitted electronic copy of plans]
     i. Separate sheet for the existing development on property and separate sheet for the proposed development. The two plans (existing and proposed) should not be overlayed over top each other.
     ii. Show locations of well and septic components.
   - Applicants to extend Screening along buffer area along eastern property line

4. ***Brown township***
   - Concerns with proposed Rezoning and self-storage at subject location
     i. [An equivalent zoning district to the] SCPD is not included with in the Brown Township proposed Zoning Resolution which will be voted upon during the Election in November
     ii. Proposed use does not align with the Townships Comprehensive Plan
   - [Township is interested in exploring other options for the property including]:
     i. Type 1 Annexation into the City of Columbus
     ii. Possibility of affordable housing
     iii. Park or additional green space

VIII. Staff Analysis

The proposed use is for a self-storage complex with an office and will be comprised of 5 total buildings that would be a mix of both one-story and two-story structures. The proposed rezoning is consistent with the land use recommendations of the Brown Township Comprehensive Plan (2024) in terms of low impact nature of the proposed self-storage use. The proposed use is not consistent with the recommended bulk and dimensional development standards of the Plan which recommend a maximum 30% lot coverage and 30–50-foot setbacks. With approval of the requested compliance waiver for the 10-foot side yard setback against the eastern property boundary, the site will comply with the requirements of the FCZR. The development plan proposes 5 storage unit structures rather than the single-use structure per the Plan recommendation. Staff recommends the proposed self-storage facility is low impact in terms of use and traffic generation. Lastly, the development text is requesting 80% lot coverage exceeding the 30% coverage recommended by the Plan, but the Community Service district, for which the applicant is proposing development standards to be based on, will allow 80% coverage and 20% open space.

The surrounding properties are characterized by a mix of existing and planned residential densities and agricultural and industrial land uses. On the eastern boundary of the site is a ±0.37-acre Rural (R) zoned property developed with a single-family residence and detached structures. A ±1.93-acre industrial zoned property is also located to the east of the site and is developed with automative repair uses. It should be noted that the residential property to the east of the site is under the same ownership as the LI zoned property with the automotive repair use. There are agricultural lands to the south with residential densities within a half mile east, south, and west of the site include single family dwellings on lots that range from urban (City of Hilliard) to rural densities (Brown Township). Property to the west is a proposed ±104.85-acres mixed-used development located in the City of Columbus. This mixed-use development is planned for single-family homes, ranch/townhomes, apartments, and commercial uses. Higher density residential and commercial uses are planned along the Hayden Run Road frontage of this planned development. The subject property abuts the planned townhome section of the planned development to the west. To the north of the site is an approved planned 264-acre+ development in the City of Columbus consisting of single-family homes, ranch/townhomes, and multi-family (apartment) uses, a public park, and a portion of the industrial zoned automotive use. The proposed rezoning and use will be generally consistent with the mix of existing and planned uses and residential densities in the area. For these reasons, Staff is supportive of the proposed land use.

Per Section 420.033, Performance Standards, the applicant is requesting compliance waivers to allow a 6 ft tall fence located along the right of way of Hayden Run Rd and waving the screening opacity requirements for portions of the perimeter fencing. Due to the security need associated with the planned use, staff is supportive of these compliance waivers for areas facing the Hayden Run Rd frontage. Additionally, the applicant is requesting compliance waivers to reduce the number of parking and loading spaces, which based on the nature and trip generation associated with the use, is supported by staff. The applicant is proposing a 10 ft setback against the residential property to the east, which would be 20-40 ft less than recommended by the plan. Staff has recommended increased screening on the eastern boundary to lessen the visual impact of the proposed building from the adjacent residential property by adding additional screening in the form of landscaping along this boundary adjacent to the building footprint in support of this compliance waiver. Alternately, the BOC, upon recommendation, may impose increased screening and/or increased buffering by means of increased building setbacks against the eastern property boundary.

No review agency expressed any concern with the proposed use but did have questions about the drainage of the property, and concerns with the screening and buffering. Staff has recommended increased

screening on the eastern boundary to lessen the visual impact of the proposed building from the adjacent residential property.

IX. PC Recommendations

On October 14th, 2026, the Planning Commission (PC) heard case ZON-26-11 and provided a recommendation of **Conditional Approval** of the request to rezone the property from the Rural (R) district to the Select Commercial Planned District (SCPD). With the following conditions.

1. Applicant to add additional screening against proposed buildings against the eastern property boundary in the form of landscaping or solid opaque fencing, or combination thereof.
2. Prior to the issuance of a Certificate of Zoning Compliance, additional right-of-way must be quit claim deeded to the Franklin County Commissioners to achieve the Franklin County Thoroughfare Plan's recommended half right-of-way width of 50 feet from centerline.
3. A 10 feet wide shared use path, to be approved by the Franklin County Engineer's Office, must be shown on the site improvement plan submitted with the Certificate of Zoning Compliance application.
4. Prior to the issuance of a Certificate of Zoning Compliance, the applicant must submit a PE stamped and signed sight distance exhibit for review and acceptance by the Franklin County Engineer's Office.
5. Prior to consideration by the Franklin County Board of Commissioners:
   a. The development plan shall be revised to identify location and type of screen fencing proposed.
   b. All TRC comments requiring plan revisions must be addressed.

X. Rural Zoning Commission Recommendation

On October 22nd, 2026, the Rural Zoning Commission heard case ZON-26-11 and provided a recommendation of **Conditional Approval** of the request to rezone the property from the Rural (R) district to the Select Commercial Planned District (SCPD). With the following conditions.

1. Applicant to add additional screening against proposed buildings against the eastern property boundary in the form of landscaping or solid opaque fencing, or combination thereof.
2. Prior to the issuance of a Certificate of Zoning Compliance, additional right-of-way must be quit claim deeded to the Franklin County Commissioners to achieve the Franklin County Thoroughfare Plan's recommended half right-of-way width of 50 feet from centerline.
3. A 10 feet wide shared use path, to be approved by the Franklin County Engineer's Office, must be shown on the site improvement plan submitted with the Certificate of Zoning Compliance application.
4. Prior to the issuance of a Certificate of Zoning Compliance, the applicant must submit a PE stamped and signed sight distance exhibit for review and acceptance by the Franklin County Engineer's Office.
5. Prior to consideration by the Franklin County Board of Commissioners:
   c. The development plan shall be revised to identify location and type of screen fencing proposed.
   d. All TRC comments requiring plan revisions must be addressed.
6. No storage of hazardous or explosive materials is to be permitted.

XI. Staff Recommendation

Staff recommends the Board of Commissioners ***conditionally approves*** the request to rezone from the Rural (R) zoning district to the Select Commercial Planned District (SCPD) for a personal self-storage complex with the conditions recommended by Staff and the Rual Zoning Commission.



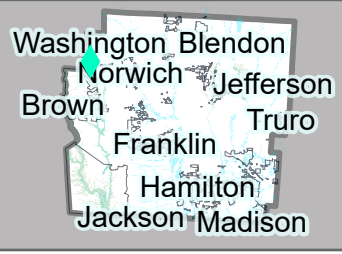
Legend

- Parcel IDs
- Lots
- 100-Year Floodplain

ZON-26-11

Requesting to rezone 3.57-acres from the Rural (R) district to the Select Commercial Planned (SCPD) for a personal self-storage unit complex..

7328-7348 Hayden Run Rd
3.57 - Acres



ZON-26-11

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

2026

0 80 160
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



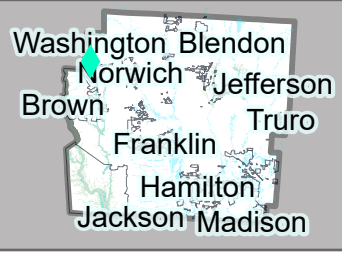
ZON-26-11

Requesting to rezone 3.57-acres from the Rural (R) district to the Select Commercial Planned (SCPD) for a personal self-storage unit complex..

7328-7348 Hayden Run Rd
3.57 - Acres

Legend

- Parcel IDs
- Lots

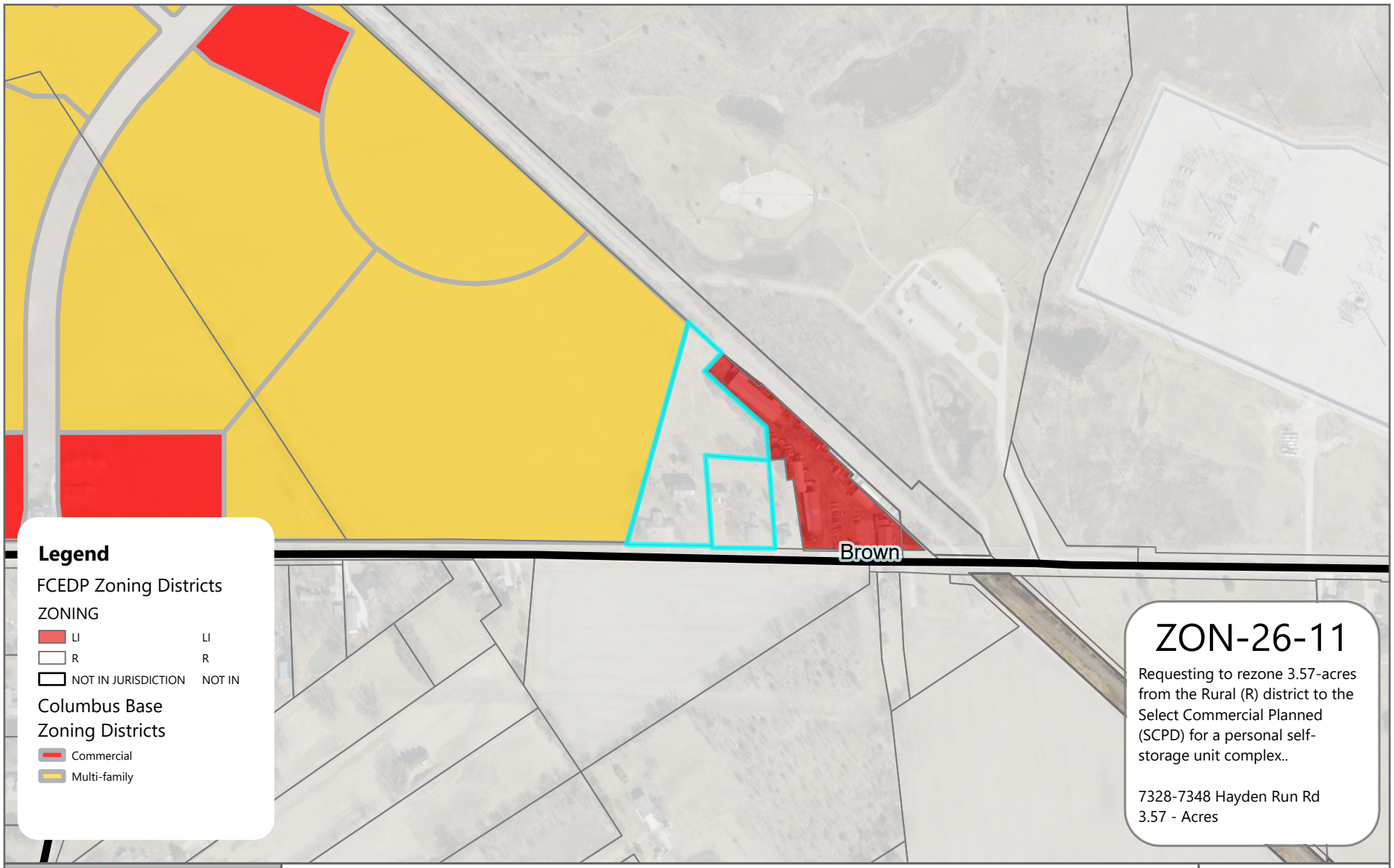


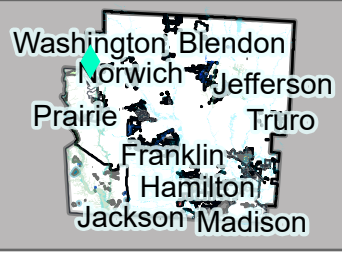
Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

2026

0 250 500
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





ZON-26-11

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 250 500 Feet

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 1

Property Information

Site Address: 7328 - 7348 Hayden Run Road

Parcel ID(s): 120-000803 / 000806

Total Acreage: 3.57± acres

Township: Brown

Property Description

Acres to be rezoned: 3.57± acres

Current Land Use: Residential

Surrounding Land Uses:

North	Vehicle Repair Facility
South	Farm Use
East:	Vehicle Repair Facility
West	Farm Use

Rezoning Request

Currrent Zoning: Rural

Proposed Zoning: SCPD

Proposed Land Use: Personal Storage Facility

Purpose for Request: The desire is to provide additional personal storage capacity to an area that is growing in western Franklin County.

Staff Use Only

Case # ZON-26-11

Date Filed: 9/15/26

Fee Paid: $1,300

Receipt # 26-03082

Received By: Tyler O.

Technical Review Date: 09/22/2026

Big Darby Panel Date: N/A

Planning Commission Date: 10/14/2026

Rural Zoning Commission Date: 10/22/2026

Commissioners Date: 11/10/2026

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:	Aristotle Hutras & Beth Hutra	Nick & Cynthia Hutra
Address:	7348 Hayden Run Road	7328 Hayden Run Road
	Hilliard, OH 43026	Hilliard, OH 43026
Phone #		Fax #
Email:		

Applicant Information ☐ Same as property owner

Name:	Jackson B. Reynolds, III - Smith & Hale LLC on behalf of Silver Development	
Address:	172 East State Street, Suite 550	and Construction LLC
	Columbus, OH 43215	
Phone #	(614) 221-4255 x15	Fax #
Email:	JReynolds@smithandhale.com	

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803
Economic Development & Planning Department
James Schimmer, Director

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.

K. A. Khaled A. Farag, President
Silver Development and Construction, LLC
Applicant

8/31/2026
Date

Property Owner (Signature must be notarized)

8/31/26
Date

Ashley Gee

ASHLEY GEE
Notary Public
State of Ohio
My Comm. Expires
July 18, 2028

August 31, 2026

Property Owner (Signature must be notarized)

AKA

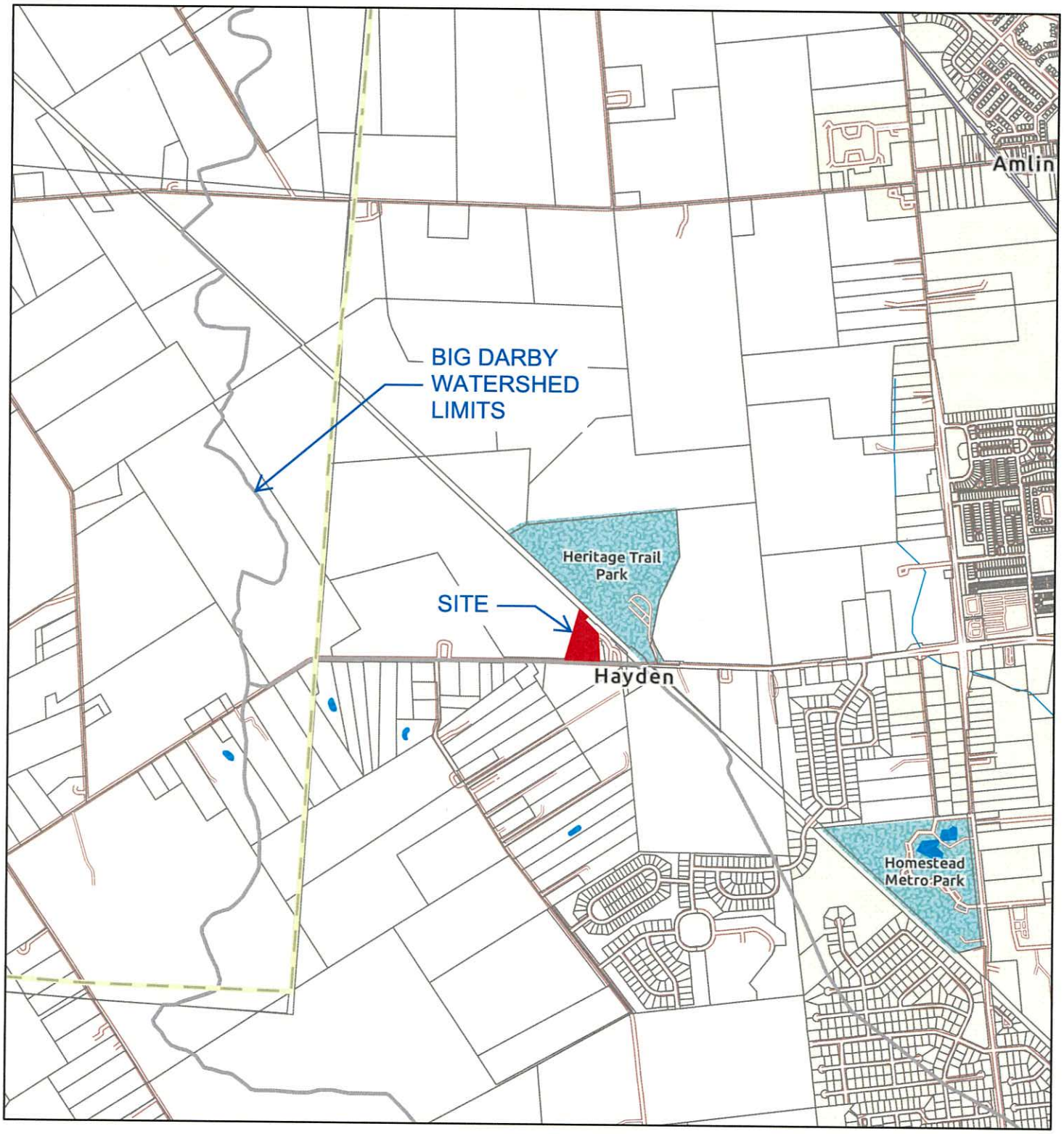
8/31/26
Date

Ashley Gee

ASHLEY GEE
Notary Public
State of Ohio
My Comm. Expires
July 18, 2028

August 31, 2026

Hayden Run Rd Storage



9/14/2026, 11:12:04 PM

Big Darby Watershed

Parcels (Ohio)

1:27,234

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



SITE PLAN

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 10.19.2026

NORTH
SCALE: 1"=30'

0 15' 30' 60' 90'

Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE

4876 Cemetery Road
p (614) 487-1964

Hilliard, OH 43026
www.farisplanninganddesign.com



Wattage & Color Temperature **SELECTABLE**

T633LEDB

JOB INFORMATION

Type: _____

Catalog No: _____

Project Name: _____

Comments: _____

_____

Prepared by: _____

T634LEDB-M-WS100

MEDIUM LED FULL CUT-OFF WALL PACK

USE OF PRODUCT
The intended use of this product is for any outdoor commercial or industrial building accent, pedestrian walkways, public access areas, or recreation areas.

HOUSING
Rugged die cast aluminum housing with hinged frame. 0.87" Coin plugs for photocell and motion sensor

FINISH
Matt-finished, architectural bronze powdercoat over a precise chromate conversion coating. Available in standard dark polyester bronze or consult factory for made to order architectural finishes.

OPTICS
Field-adjustable optics, allowing the light distribution to be modified in the field to T2, T3, or T4.

LED
LED engine available in 3000K, 4000K, 5000K in 80 CRI. Color temperature may be modified in field.

DRIVER
Durable and long lasting LED driver operates at 120-277V and boasts a 90% power factor at 50/60 Hz with 0-10V Dimming Constant Current. Fixture is Wattage selectable (60W, 80W, 100W). Wattage may be modified in field.

MOUNTING
Cast-in template for mounting directly over a 4" recessed junction box.

LISTINGS/COMPLIANCE
- UL - Listed for wet location.
- DLC qualified.
- Dark Sky Compliant.
- CEC compliant emergency driver.
- IP65.

PERFORMANCE DATA

Wattage	Delivered Lumens	Voltage	CRI
60W	8400lm	120-277V	80
80W	11200lm	120-277V	80
100W	14000lm	120-277V	80

140 lm per watt

*Detailed performance chart may be found on page 2

ORDERING INFORMATION

SERIES	SIZE	WATT/LUMENS	COLOR TEMPERATURE	VOLTAGE	DISTRIBUTION TYPE
T634LEDB	**M** - Medium	**WS100** - Wattage Selectable (60W, 80W, 100W) **S60W** - Wattage set at 60W **S80W** - Wattage set at 80W **S100W** - Wattage set at 100W	**CTS** - Color Temperature Selectable (3000K, 4000K, 5000K) **S30K** - Color Temp. set at 3000K **S40K** - Color Temp. set at 4000K **S50K** - Color Temp. set at 5000K	**UNV** - 120V-277V	**DS** - Distribution Selectable **ST2** - Set at Type II **ST3** - Set at Type III **ST4** - Set at Type IV

FINISH	INCLUDED	OPTIONS
BZ - Bronze **MTO** - Made to Order **MGTO** - Marine Grade Made to Order	**PC** - Photocell 120-127V	**MSI**[1] - Standard PIR Motion Sensor Integral **MSR** - Standard PIR Motion Sensor Remote **BB**[1] - Back Box **EM20W** - 20W Emergency Battery

Notes
1. Back Box is required for the MSI

T634LEDB-M-WS100

MEDIUM LED FULL CUT-OFF WALL PACK

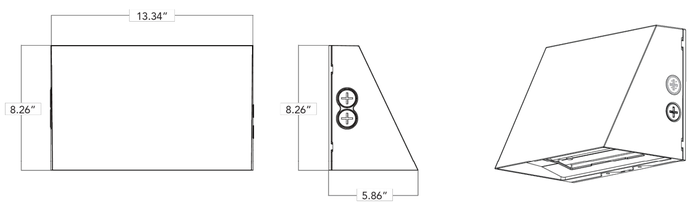
DETAILED PEFRORMANCE CHART

WATTAGE	DISTRIBUTION TYPE	CRI	3000K	4000K	5000K	BUG
60W	T2	80	8351 lm	8896 lm	8776 lm	B3-U0-G2
	T3	80	8330 lm	8442 lm	8684 lm	B3-U0-G1
	T4	80	8158 lm	8541 lm	8597 lm	B2-U0-G1
80W	T2	80	10738 lm	11830 lm	11421 lm	B3-U0-G2
	T3	80	10862 lm	11564 lm	11603 lm	B3-U0-G2
	T4	80	10582 lm	11136 lm	11064 lm	B3-U0-G2
100W	T2	80	12674 lm	13956 lm	13495 lm	B3-U0-G2
	T3	80	13128 lm	13780 lm	13555 lm	B3-U0-G2
	T4	80	12609 lm	13299 lm	13246 lm	B3-U0-G2

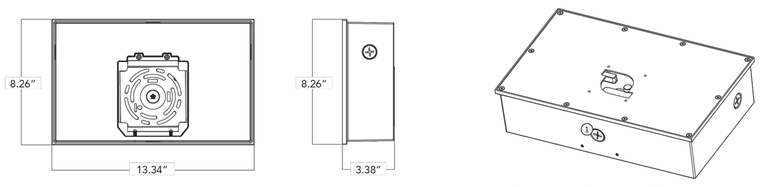
T634LEDB-M-WS100

MEDIUM LED FULL CUT-OFF WALL PACK

DIMENSIONS

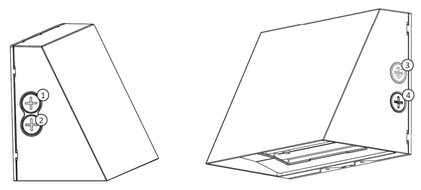


BACK BOX DIMENSIONS



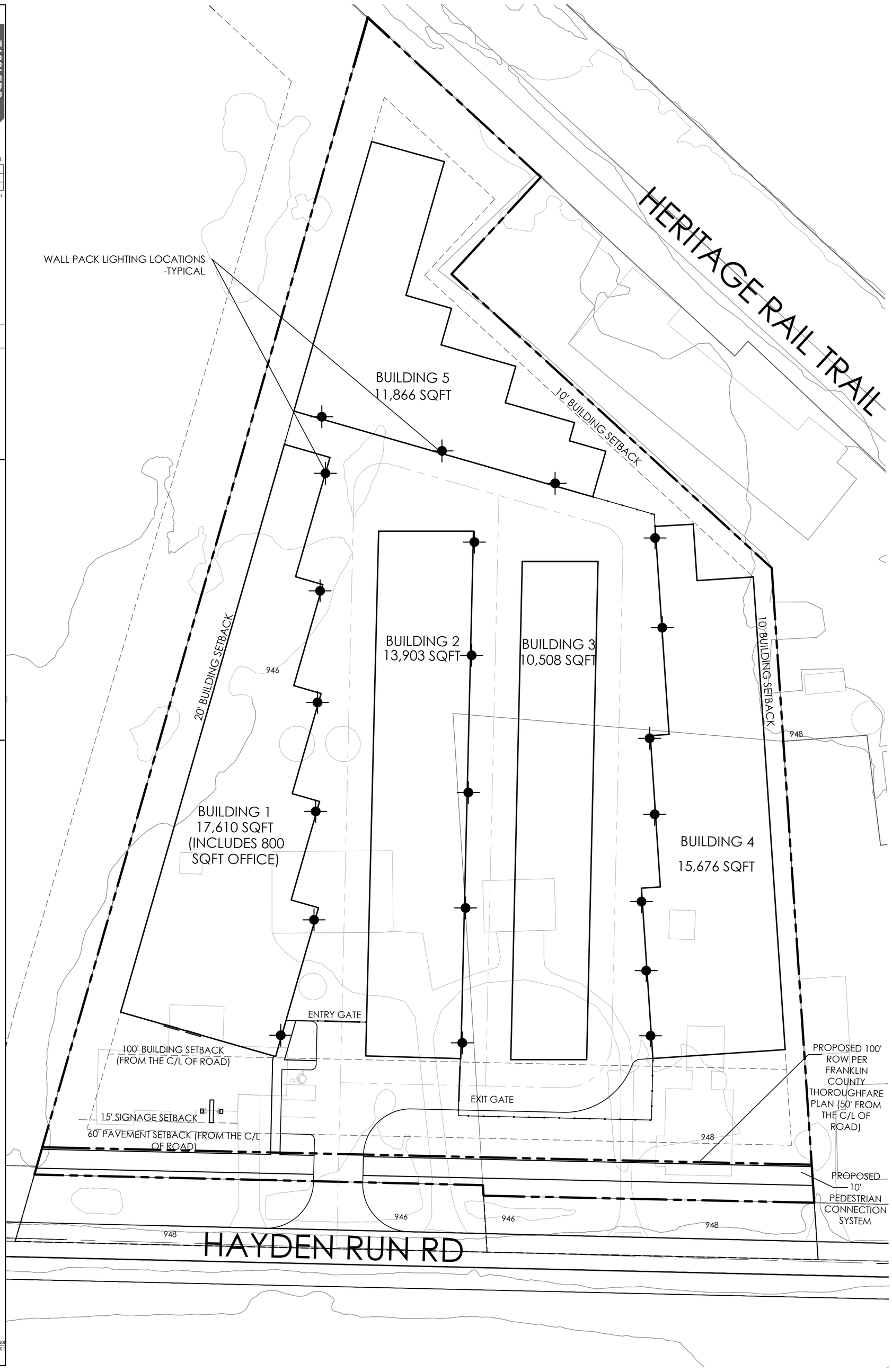
1. Integral motion sensor (order separately)

OPTIONS & SETTINGS



1. Distribution type & color temperature switch
2. Wattage selection switch
3. Photocell (included)
4. Remote motion sensor (order separately)

RAYON LIGHTING GROUP, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOT
1517 N. ALAMEDA ST. COMPTON CA 90222 | TEL 323.446.2626 | FAX 323.446.2606 | WWW.RAYONLIGHTING.C



LIGHTING PLAN

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 10.19.2026

NORTH
SCALE: 1"=30'

0 15' 30' 60' 90'

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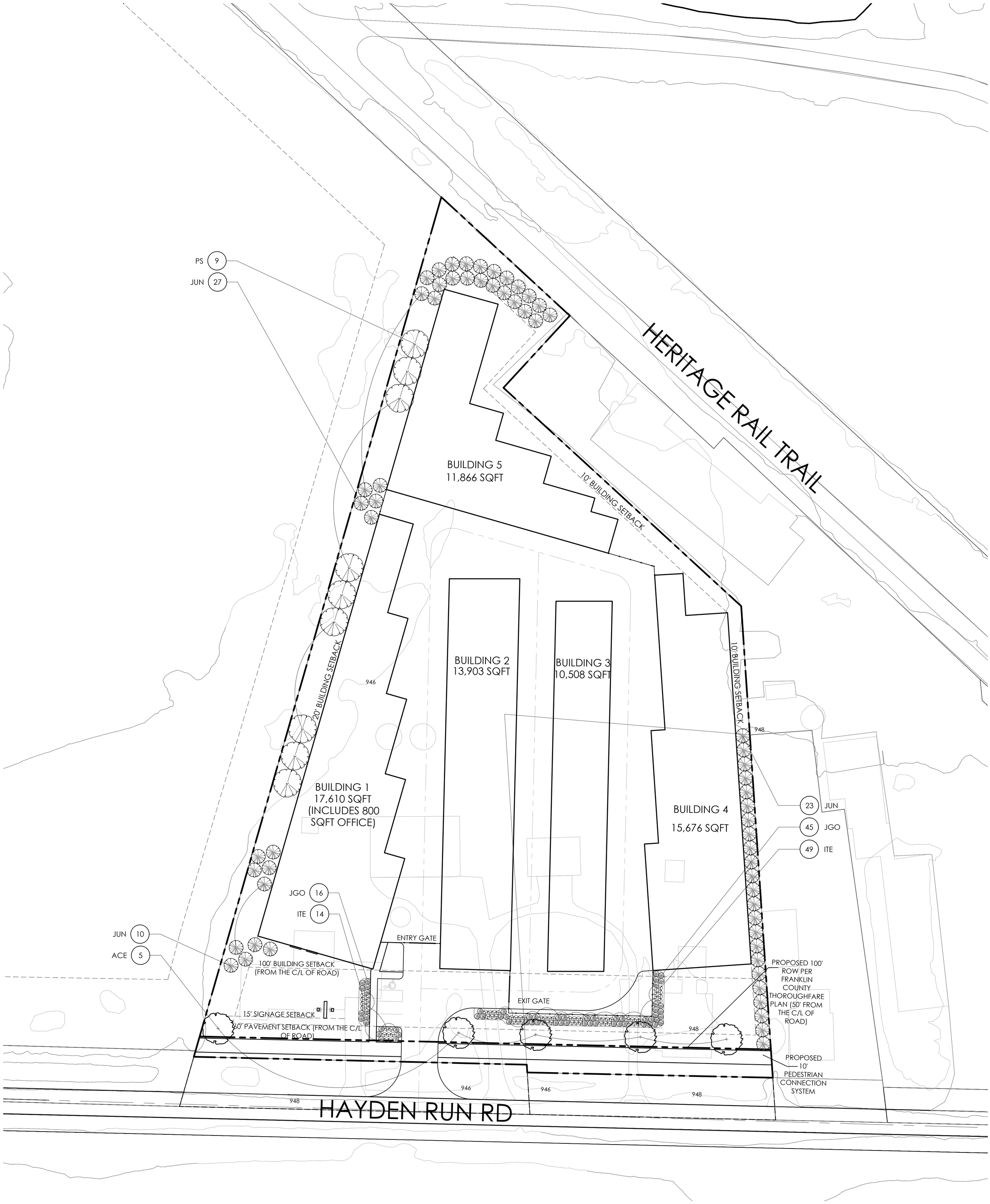

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
EVERGREEN TREES					
9	PS	PINUS STROBUS	WHITE PINE	5'-6' HGT.	B&B
60	JUN	JUNIPERUS VIRGINIANA 'CANAERTII'	CANAERT JUNIPER	5'-6' HGT.	B&B
DECIDUOUS TREES					
5	ACE	ACER RUBRUM	RED MAPLE	2" CAL.	B&B
EVERGREEN SHRUBS					
61	JGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	18"-24" HGT.	CONT.
DECIDUOUS SHRUBS					
63	ITE	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPIRE	18"-24" HGT.	CONT.

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

LANDSCAPE PLAN

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 10.19.2026

NORTH
SCALE: 1"=30'

0 15' 30' 60' 90'

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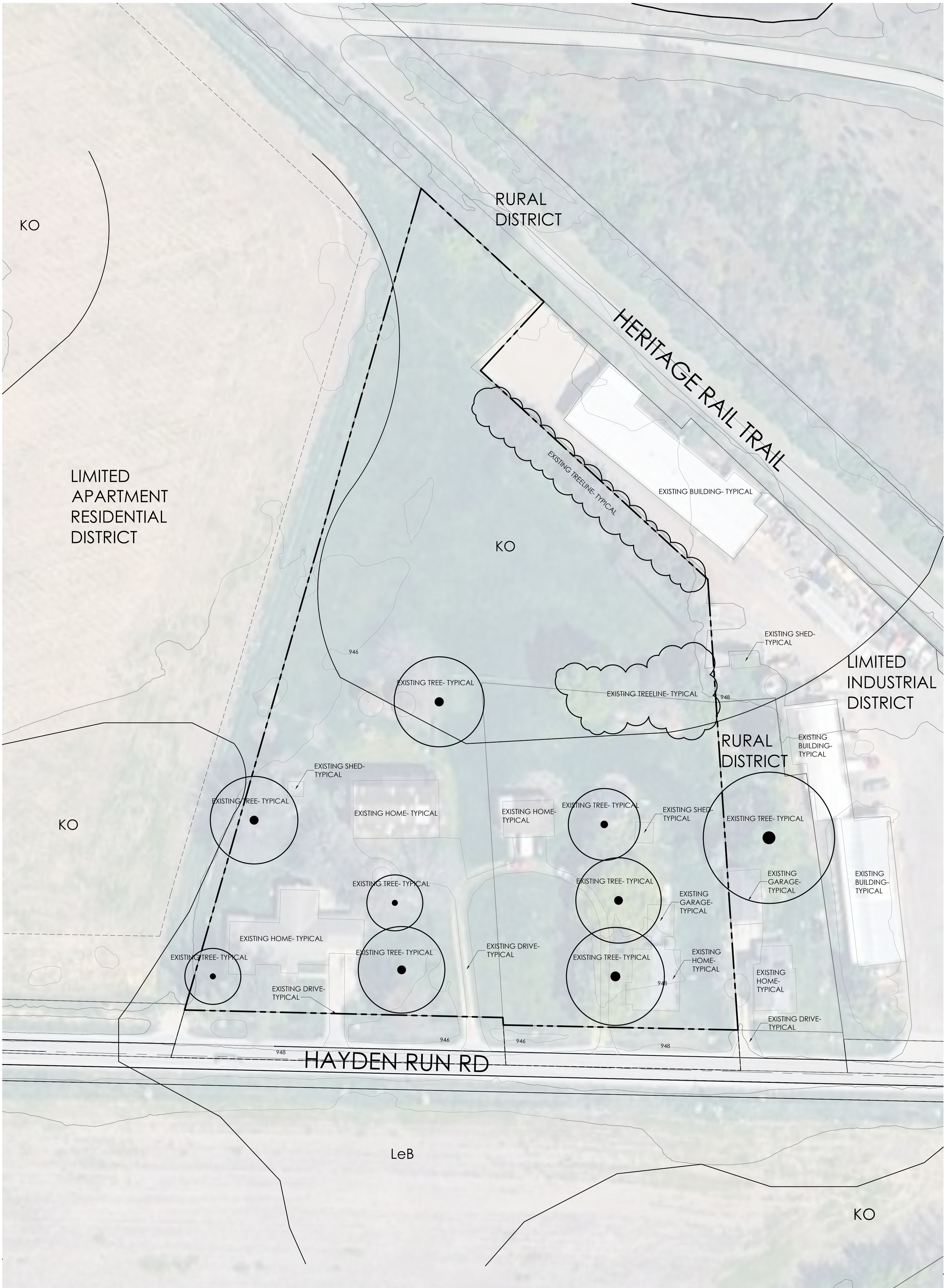

EXISTING CONDITIONS

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 10.19.2026

NORTH
SCALE: 1"=30'

0 15' 30' 60' 90'

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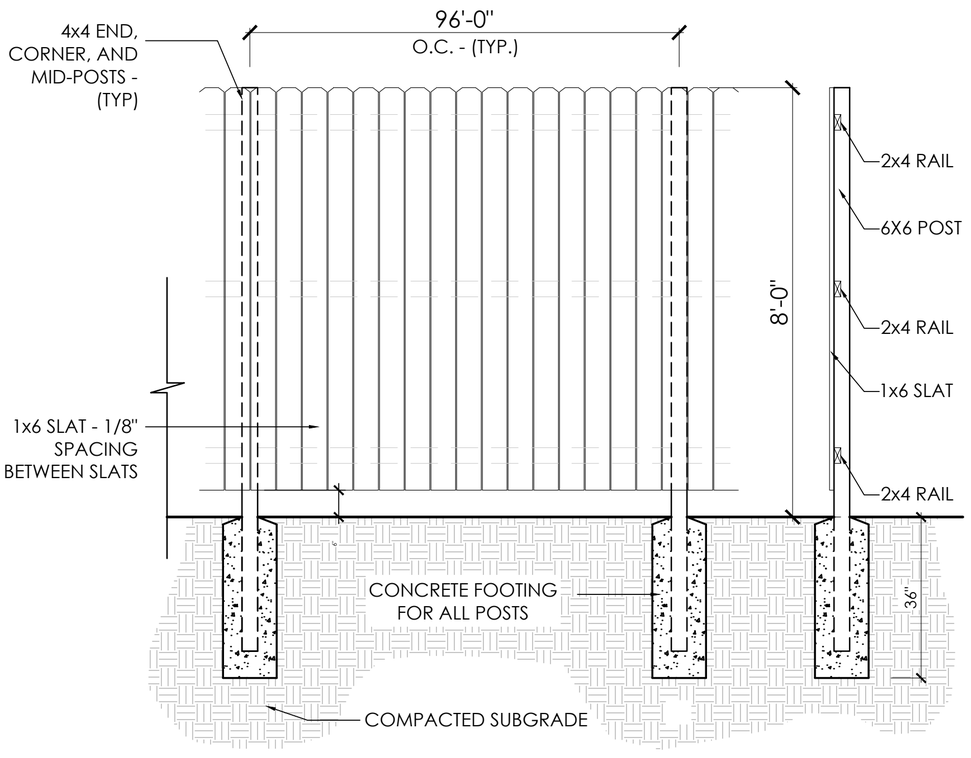
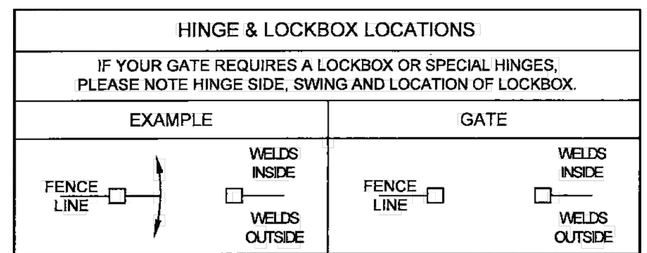
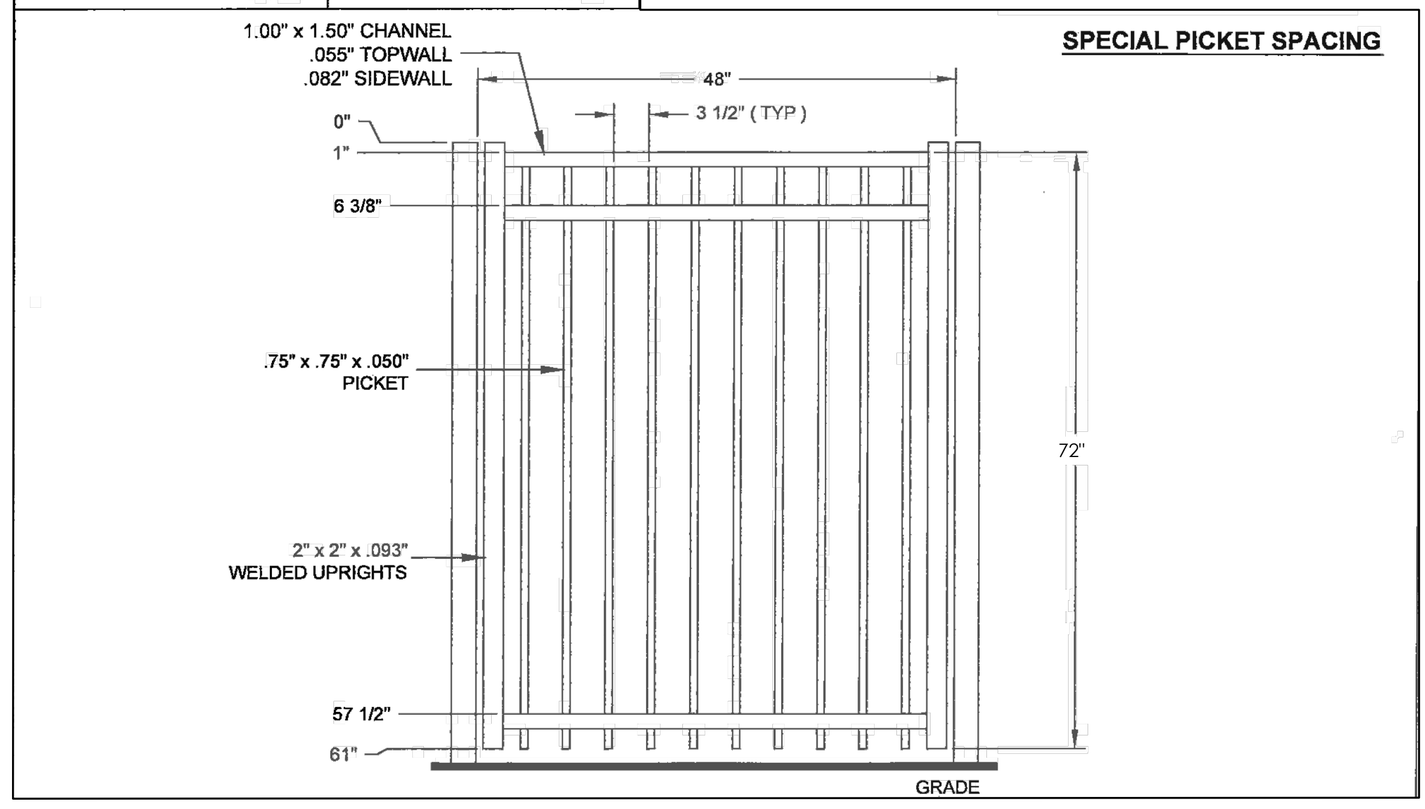


2 8' WOOD PRIVACY FENCE

N.T.S.

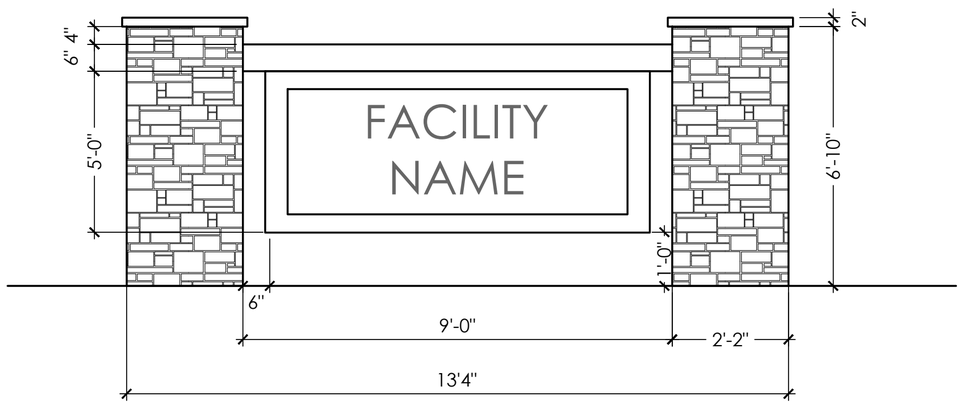
NOTE:
- ALL WOOD TO BE PRESSURE TREATED OR WESTERN RED CEDAR AS APPROVED BY OWNER
- WOOD SCREWS TO BE FLAT HEAD WEATHER MASTER DACROTIZED STEEL COARSE, THREAD 12x2 MANUFACTERED BY TEXTRON INC. OR OWNER APPROVED EQUAL





1 ALUMINUM PICKET STYLE FENCE

N.T.S



ELEVATION

3 DOUBLE SIDED SIGN

N.T.S.

NOTES:
- FINAL SIGN DETAIL BY SIGN CONTRACTOR

SITE DETAILS

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 10.19.2026

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ARCHITECTURAL EXAMPLES

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 10.19.2026

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ARCHITECTURAL EXAMPLES

HAYDEN RUN RD STORAGE

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SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)
BROWN TOWNSHIP
7328 – 7348 HAYDEN RUN ROAD
Silver Development & Construction LLC
ZON No. 26-____

BACKGROUND:

The subject property is located on the north side of Hayden Run Road, abutting Arrow Auto Repair to the east and north and a farm field to the west and consist of two tracts which combine into a 3.57± acre tract. The property is currently zoned Rural and has two (2) single family homes and accessory buildings located on the two (2) tracts. The property has an auto repair facility on its eastern boundary, to the west is property in the City of Columbus zoned PUD, multi-family and commercial uses along Hayden Run Road and to the south, across Hayden Run Road are single family homes and farm fields. The proposed SCPD will allow the subject site to be developed with a personal storage facility.

PERMITTED USES:

The property shall be used for personal storage and office use as is specifically as set forth in Franklin County Zoning Resolution Section 332.032 and SIC Section 422.

There are proposed five (5) one and two story buildings laid out to provide for personal storage space and a small office. The total square footage of the building area is a maximum of 68,672 square feet of the first floor and up to 137,344 sq. ft. of total second floor area and may be amended due to be construction constraints. A 6' high fence will be utilized to provide security at various locations around the site. A waiver is requested to allow the 6' high fence to be located along the right of way line. The entrance to the storage facility will be gated for security purposes. A small office will be provided in Building #1 to provide for administrative activities associated with the operation of the facility.

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. 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 south side of the property. 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. A variance is requested to Section 531.02 to reduce the number of required parking spaces from 30 spaces to 3 spaces. Additionally a variance is requested from Section 531.03 to reduce the number of loading spaces

to be located on the site from 8 spaces to 0 spaces. A waiver for 6' high fence along the right of way of Hayden Run Road. A waiver to screening setback along the side yard to a minimum of 10'. Additionally a waiver to Section 420.034(10)(a) is requested to allow a lot coverage of 80%.

LIGHTING:

All lighting on the subject property that is visible from residentially used neighboring property shall be a cut-off type fixtures (down lighting) attached to the buildings (as shown the locations are shown on the site plan) 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 on the site at the entry point on Hayden Run Road. The total size of the sign located on Hayden Run Road shall not exceed forty (40) square feet per face and shall not be any higher than twelve (12) feet from grade. There will be wall signage located above the new office and will not exceed 80 sq. ft.

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 Hayden Run Road frontage 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 one curb cut allowed on this site, one on Hayden Run Road. These curb cuts shall have a width of twenty-six (26) feet.

SITE PLAN:

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

B. Parking requirements shall conform to those found in Section 531 of the Franklin County Zoning Code. The sideyard setback along the western and northern property line for buildings shall be 20', a 10' sideyard along the eastern property line and a 100' building setback along Hayden Run Road. The proposed fence can be located at a 5' setback along Hayden Run Road and the eastern and western property lines.

ARCHITECTURAL DESIGN:

See attached general architectural design and elevations which are only for characterization of what the building will be like.

STORMWATER DRAINAGE:

Drainage and run-off from the proposed development shall not cause property damage to off-site areas. The site development shall comply with the standards of the Franklin County Stormwater Drainage Manual.

SEWAGE DISPOSAL AND WATER SUPPLY:

A new holding tank and the existing well water supply facilities will be utilized in the new operation. 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.

OUTSIDE STORAGE:

A. 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 one (1) curb cuts which is shown on the Site Plan. Circulation within the subject property shall be in the area as indicated surrounding the office and the individual buildings. The self storage ITE Trip Generation rate shows the operation would generate 6 trips in the AM and 10 trips in the PM which is minimal and therefore an access study is not required.

Jackson B. Reynolds, III
Attorney for Silver Development and Construction LLC
(614) 221-4255

SilverDev-HaydenRun.txt (nct) 9/28/26 S:Docs/s&htexts/2026

DESCRIPTION OF 3.608 ACRES
(FOR ZONING PURPOSES ONLY)

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Survey Number 7693, Virginia Military District, being all of the remainders of those 1.8057 acre and 1.000092 acre tracts of land described in deeds to **Aristotle L. Hutras and Beth R. Hutras**, of record in **Official Record 2829A16** and **Official Record 5414A06**, respectively (both said tracts collectively referred to herein as "Aristotle and Beth Hutras tract"), being all of the remainder of that 1.1172 acre tract of land described in a deed to **Nick L. Hutras and Cynthia S. Hutras**, of record in **Official Record 2829A16**, all record referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the southwest corner of the remainder of said Aristotle and Beth Hutras tract, and being on the existing north right-of-way line for Hayden Run Road (R/W width varies);

Thence **North 14 degrees 28 minutes 17 seconds East**, along the west line of said Aristotle and Beth Hutras tract, a distance of **82.67 feet** to a westerly corner of said tract;

Thence **North 16 degrees 33 minutes 10 seconds East**, continuing along the west line of said Aristotle and Beth Hutras tract, a distance of **554.58 feet** to the northwest corner of said tract;

Thence **South 47 degrees 17 minutes 17 seconds East**, along the north line of said Aristotle and Beth Hutras tract, a distance of **122.49 feet** to a northeast corner of said tract;

Thence **South 42 degrees 06 minutes 43 seconds West**, along a southeasterly line of said Aristotle and Beth Hutras tract, a distance of **68.60 feet** to an easterly corner of said tract;

Thence **South 46 degrees 55 minutes 17 seconds East**, along a northeasterly line of said Aristotle and Beth Hutras tract, a distance of **230.50 feet** to a northeast corner of said tract;

Thence **South 03 degrees 42 minutes 02 seconds East**, along the east line of said Aristotle and Beth Hutras tract, and along the east line of said 1.1172 acre tract, a distance of **336.45 feet** to the southwest corner of the remainder of said 1.1172 acre tract, and being on the existing north right-of-way line for said Hayden Run Road;

Thence along the existing north right-of-way line for said Hayden Run Road for the following three (3) described courses:

1. **North 88 degrees 32 minutes 33 seconds West**, along the south line of the remainder of said 1.1172 acre tract, a distance of **174.90 feet** to the southwest corner of the remainder of said tract;
2. **North 03 degrees 27 minutes 17 seconds West**, along the west line of said 1.1172 acre tract, a distance of **5.02 feet** to a southeast corner of the remainder of said Aristotle and Beth Hutras tract;
3. **North 88 degrees 32 minutes 33 seconds West**, along the south line of the remainder of said Aristotle and Beth Hutras tract, a distance of **237.66 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **3.608 acres**, of which, 2.610 acres is located within and being all of Franklin County Auditor's parcel number 120-000803, and 0.998 acres is located within and being all of Franklin County Auditor's parcel number 120-000806.

Bearings described hereon are based on South 89 degrees 45 minutes 59 seconds East for the centerline of right-of-way for Hayden Run Road between monuments FCGS 6167 and FCGS 6643, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment) (EPOCH:2010.0000), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared on September 14, 2026, and is intended for zoning purposes only. It was prepared using Franklin County Auditor GIS data combined with an actual field survey of the western adjoining parcel performed by American Structurepoint, Inc.

Jack Reynolds

From: Khaled Farag <khaled@thespkgroup.com>
Sent: Sunday, September 13, 2026 8:00 PM
To: Jack Reynolds; Todd Faris; Schilling, Ben; Mikaela Schlotzhauer
Subject: Underground Holding Tank

Jack,
Since there is no room for a septic system, the Department of Health will not process or review our application. Holding tanks (above or below ground) are an Ohio EPA matter.

The Ohio EPA informed me that they will allow an underground holding Tank on site. The EPA will issue the tank permit when they issue the NOI permit. They require the following:
(1) The tank must be professionally designed by the manufacturer or an engineer,
(2) The tank must be sized for a minimum of 10 days' use.
(3) A third party contractor is engaged to service the tank.
(4) The permit is renewable every 5-years.
(5) The facility/site must connect to the gravity sewer when it becomes available.
I will share an email (expected Monday, Sept 14) from the EPA confirming the above.
Khaled
--

Khaled A. Farag, Ph.D
Founder | Chief Executive Officer
The SPK Group
(614)-374-3977
Email: khaled@thespkgroup.com