



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Franklin Rural Zoning Commission

**Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215**

Thursday, November 20, 2025

- 1. Call to Order (Chair)**
- 2. Call roll for Board Members (Planning Admin Assistant)**
 - a. Board of Commissioner Members/Alternate Designee(s)**
 - b. Regular Planning Commission Members**
 - c. Acknowledgement of Quorum**
- 3. Introduction of Staff (Planning Administrator)**
- 4. Approval of minutes from the October 16, 2025, meeting**
 - a. Motion to Approve Minutes (Chair)**
 - b. Discussion of Minutes**
 - c. Roll Call on Vote to Approve Minutes (Planning Admin Assistant)**
- 5. Motion to move the January 15th meeting to January 22nd**
- 6. New Business**

i. Legislative Matter: ZON-25-08 Kayla Johnson

Owner/Applicant:	ALL NATIONS CHURCH/Mark Denny
Township:	Mifflin Township
Site:	4105 Westerville (PID #190-000086)
Acreage:	3.156-acres
Utilities:	Private water/public wastewater
Zoning:	Rural (R)
Request:	Requesting to rezone 0.382 acres of a 3.156-acre lot from the Rural (R) district to the Community Service (CS) district to expand religious use.

- a. Staff Presentation (Staff)**
- b. Applicant Presentation**
- c. Call for Motion to Recommend Approval (Chair)**
- d. Roll Call on Motion/Vote (Planning Admin Assistant)**

ii. Legislative Matter: ZON-25-09 Raimere Fitzpatrick

Request:	Zoning text amendment to Section 110.041 of the Zoning Resolution related to the determination of non-conforming lot status.
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- a. **Staff Presentation (Staff)**
- b. **Call for Motion to Initiate Text Amendments (Chair)**
- c. **Roll Call on Motion/Vote (Planning Admin Assistant)**

iii. Legislative Matter: ZON-25-10 Raimere Fitzpatrick

Request:	Zoning text amendment to Section 501 of the Franklin County Zoning Resolution (FCZR) related to fence height, barbed wire, and battery charged fencing.
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- a. **Staff Presentation (Staff)**
- b. **Call for Motion to Initiate Text Amendments (Chair)**
- c. **Roll Call on Motion/Vote (Planning Admin Assistant)**

v. Legislative Matter: ZON-25-12

Owner/Applicant:	MIRCIT DEVELOPEMNT CORP/Matthew Glover
Township:	Mifflin Township
Site:	2326 Rankin Ave. (PID #'s 190-001551 & 190-001552)
Acreage:	0.16-acres and 0.11-acres
Utilities:	N/A
Zoning:	Rural (R)
Request:	Requesting to rezone from the Rural (R) to Urban Residential (R-12) district to allow for a multi-family triplex.

- a. **Staff Presentation (Staff)**
- b. **Applicant Presentation**
- c. **Call for Motion to Recommend Approval (Chair)**
- d. **Roll Call on Motion/Vote (Planning Admin Assistant)**

7. Motion to Adjourn Meeting to December 18, 2025, (Chair)

- a. **Roll Call (Planning Admin Assistant)**

**MINUTES OF THE
FRANKLIN COUNTY RURAL ZONING COMMISSION
Thursday, October 16, 2025**

The Franklin County Rural Zoning Commission convened at the Franklin County Judicial Services Building, Board of Commissioners Hearing Room, 369 South High Street, First Floor, Columbus, Ohio 43215, on Thursday, October 16, 2025, 1:30 p.m.

Present were:

Susan Brobst, Chairperson
Glenn L. Taylor, Sr., Vice
Chairperson James Leezer

Franklin County Economic Development and Planning Department members:

Raimere Fitzpatrick, Planning Administrator
Sean Karns, Administrative Planning Assistant
Tamara Ennist, Planning Administrator
Austin Workman, Planner

Franklin County Prosecutor's Office members:

Devin Bartlett, Assistant Prosecuting Attorney
Eli Redfern, Assistant Prosecuting Attorney

Chairman Brobst opened the hearing. The first order of business was the roll call of the members and the introduction of staff. The next order of business was the approval of the minutes from the September 18, 2025, meeting. A motion was made by Mr. Taylor and seconded by Mr. Leezer to approve the minutes as submitted. The motion passed by a vote of three yeases, zero nos, and zero abstentions.

NEW BUSINESS:

In regard to ZON-25-11 staff requested a motion to withdraw the September 18, 2025, motion to initiate a zoning text amendment to the Franklin County Zoning Resolution related to outdated and/or incorrect FCZR and Ohio Revised Code references. Staff explained that they are continuing to work on those corrections and are not yet ready to move into the amendment process. A call for a motion was made by Chairwoman Brobst. A motion was made by Mr. Leezer, seconded by Mr. Taylor, to withdraw the September 18, 2025 motion to initiate text amendments. The vote was passed by a vote of three yeases, zero nos, and zero abstentions.

For the next order of business, staff requested a revised motion to reschedule the amendment process for ZON-25-09 due to the cancellation of the October 8th, 2025, Planning Commission meeting. In addition, the draft amendments had not yet been reviewed by the township partners. Staff advised the Rural Zoning Commission to reinstitute a zoning text amendment to be considered at the November 20, 2025, hearing of the Rural Zoning Commission meeting. A motion was made by Mr. Taylor and seconded by Mr. Leezer to initiate a text amendment to be considered at the November 20, 2025, hearing. The vote was passed by a vote of three yeases, zero nos, and zero abstentions.

For the final order of business, staff presented Case No. ZON-25-10. Staff requested a motion from the Rural Zoning Commission to revise the September 18, 2025, motion. Staff advised the Commission to initiate a zoning text amendment to modify the requirements for fence height for electric and barbed-wire fencing as identified in Section 501 of the FCZR and corresponding amendments throughout FCZR to amend fence requirements for residential, commercial, and industrial zone districts to be considered at the November 20, 2025, hearing of the Rural Zoning Commission meeting. A motion was made by Mr. Leezer, seconded by Mr. Taylor, to initiate text amendments for Case No. ZON-25-10 to be considered at the November 20, 2025, hearing of the Rural Zoning Commission meeting. The vote was passed by a vote of three yeses, zero nos, and zero abstentions.

There being no further business coming before the Franklin County Rural Zoning Commission, Chairwoman Brobst adjourned the meeting.

The hearing was adjourned at 1:39 p.m.

The minutes of the October 16, 2025, Franklin County Rural Zoning Commission were approved this _____ day of _____, 2025.

Chair's Signature

STAFF REPORT
Rural Zoning Commission
11/20/2025

Case: ZON-25-08
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	All Nations Baptist Church/Mark Denny
Township:	Mifflin Township
Site:	4105 Westerville Road (PID #190-000086)
Acreage:	3.156 acres
Utilities:	Private water and public wastewater
Request:	Requesting to rezone 0.382 acres of a 3.156-acre lot from the Rural (R) district to the Community Service (CS) district with Smart Growth Overlay (SGO) to expand a religious use.
Recommendation:	Staff recommends <u>approval</u> .

II. Property Background/History

- 1976, the lot was rezoned to the CS district for a retail gardening store.
- 2009, the current property owner obtained ownership of the lot.
- 2009-2014, various permits were applied for a change of use, sign refacing, and accessory use for automobile sales/display.
- 2011, SGO applied to properties bordering Westerville Road under the county's zoning jurisdiction.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Mifflin	Select Commercial Planned District (SCPD), SGO	Car dealership, RV and boat storage
South	Columbus	Limited Manufacturing (LM)	Automobile service
East	Columbus	Residential (R-1)	Church, single-family, and condominiums
West	Columbus	Suburban Residential (SR)	Single-family

IV. Comprehensive Plan

The Clinton-Mifflin Land Use plan recommends the site for “Light Industrial + Office”. This includes office, industrial, storage, and warehousing businesses. The corresponding zoning districts are the Suburban Office and Institutional (SO), Limited Industrial (LI), and Restricted Industrial (RI) Districts.

The proposed rezoning does not follow the recommended zoning districts however it meets the recommended land use.

V. Zoning District Review

Existing zoning – Rural (R):

The R district provides conservation of resources, agricultural uses, and single-family development. Centralized water and sewer are commonly not available in these areas.

Proposed zoning – Community Service (CS):

The CS district provides large item commercial sales, service, and repair establishments. This district serves a large area with easy access to major traffic routes. Wholesale and retail sales of various automobile dealers, and associated serving of said vehicles, are most common.

Overlay District - Smart Growth Overlay (SGO)

The SGO district is intended to develop pedestrian oriented development. The development standards concentrate buildings closer to the right-of-way, parking to the rear of establishments, and a consistent character of wayfinding elements and architectural features along the SGO corridors. Westerville Road is identified as one of the “Primary Streets” applicable to the SGO standards.

The religious use is permitted under the CS district

VI. Development Standards

Development standards in the CS and SGO districts (Sections 332.04 and 670) apply to the lot. The expansion of the commercial CS district will activate the SGO standards to the northeastern edge of the lot. Any expanded or new development on the lot will need to abide by both district standards.

VII. Technical Agency Review:

1. ***Franklin County Engineer’s Office (Mobility):*** The Ohio Department of Transportation controls the access to Westerville Road.
2. ***Franklin County Planning Department:*** Development standards for the CS and SGO districts were outlined in the review. The site plan submitted for any proposed development must meet the submittal requirements.

No additional comments were received.

VIII. Staff Analysis

The proposed rezoning meets the general health, safety, and welfare of the surrounding area. The expanded use is consistent to the current character of the lot and surrounding land uses. The property establishing one base zoning district meets the intentions of the land uses in the Westerville Road corridor, land use recommendation, and the establishment of general zoning districts on a lot.

Staff recommends **approval** of the request to rezone 0.382 acres from the Rural district to the CS district with SGO.

Planning Commission Recommendation

On November 12th, 2025, the Planning Commission recommended **approval** of the request to rezone 0.382 acres from the Rural district to the CS district with SGO.

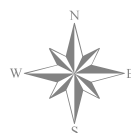
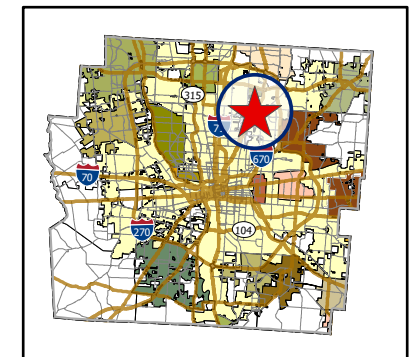


ZON-25-08

Requesting to rezone 0.382 acres of a 3.156-acre lot from the Rural (R) district to the Community Service (CS) district with Smart Growth Overlay (SGO) to expand a religious use.

Acres: 3.156-acres
Township: Mifflin

- Streets
- Parcels
- 4105 Westerville Rd.



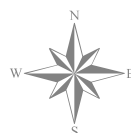
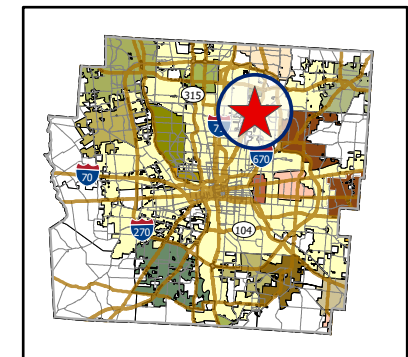


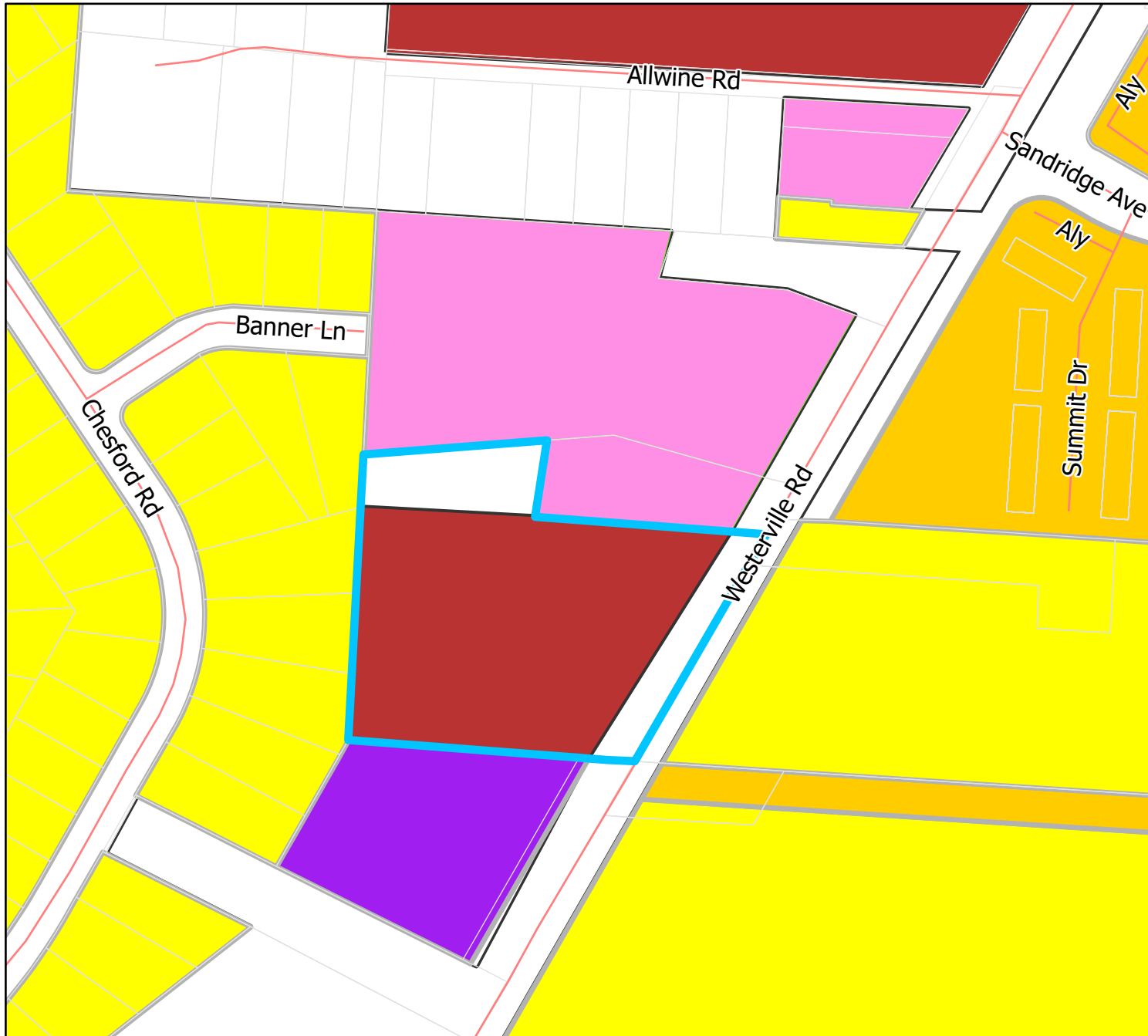
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Acres: 3.156-acres
Township: Mifflin

- Streets
- Parcels
- 4105 Westerville Rd.





ZON-25-08

Requesting to rezone 0.382 acres of a 3.156-acre lot from the Rural (R) district to the Community Service (CS) district with Smart Growth Overlay (SGO) to expand a religious use.

Acres: 3.156-acres
Township: Mifflin

4105 Westerville Rd.

Streets

Zoning - County

Community Service

Rural

Select Commercial Planned District

Columbus Base Zoning Districts

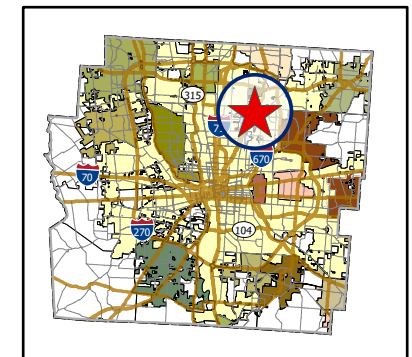
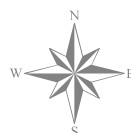
Manufacturing

Multi-family

Residential

4105 Westerville Rd.

4105 Westerville Rd.





Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
Rezoning
Page 1

Property Information

Site Address: 4105 WESTERVILLE RD. 43224
Parcel ID(s): 190-000086
Total Acreage: 3.156 Township: MILLIN

Property Description

Acres to be rezoned: 0.382
Current Land Use: CHURCH
Surrounding Land Uses:
North: C COMMERCIAL
South: 1M COLUMBUS
East: R1 COLUMBUS CHURCH
West: SR COLUMBUS

Rezoning Request

Current Zoning: RURAL(R) SMART GROWTH OVERLAY
Proposed Zoning: C-5 AND SGO
Proposed Land Use: CHURCH
Purpose for Request: COMBINE PROPERTY INTO ONE ZONING DISTRICT

Staff Use Only

Case # ZON-25-08
Date Filed: 9/29/25
Fee Paid: Resubm.
Receipt # Resubm.
Received By: Kayla J.
Technical Review Date:
Big Darby Panel Date: N/A
Planning Commission Date: 10/8/25
Rural Zoning Commission Date: 10/16/25
Commissioners Date: 11/18/25

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

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning Page 2



Property Owner Information

Name: ALL NATIONS BAPTIST CHURCH
Address: 4105 WESTERVILLE ROAD
COLUMBUS, OHIO 43224

Phone #: 614-446-8804 Fax #
Email: KVASIAMO2003@YAHOO.COM

Applicant Information

☐ Same as property owner

Name: MARK DENNY, ARCHITECT
Address: 1088 KENILWORTH PLACE
COLUMBUS, OHIO 43209

Phone #: 614-804-8688 Fax #
Email: COARCHITECT@AOL.COM



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

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.


Applicant

11.2.2024
Date


Property Owner (Signature must be notarized)

11.2.2024
Date


Property Owner (Signature must be notarized)

11/2/2024
Date



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.

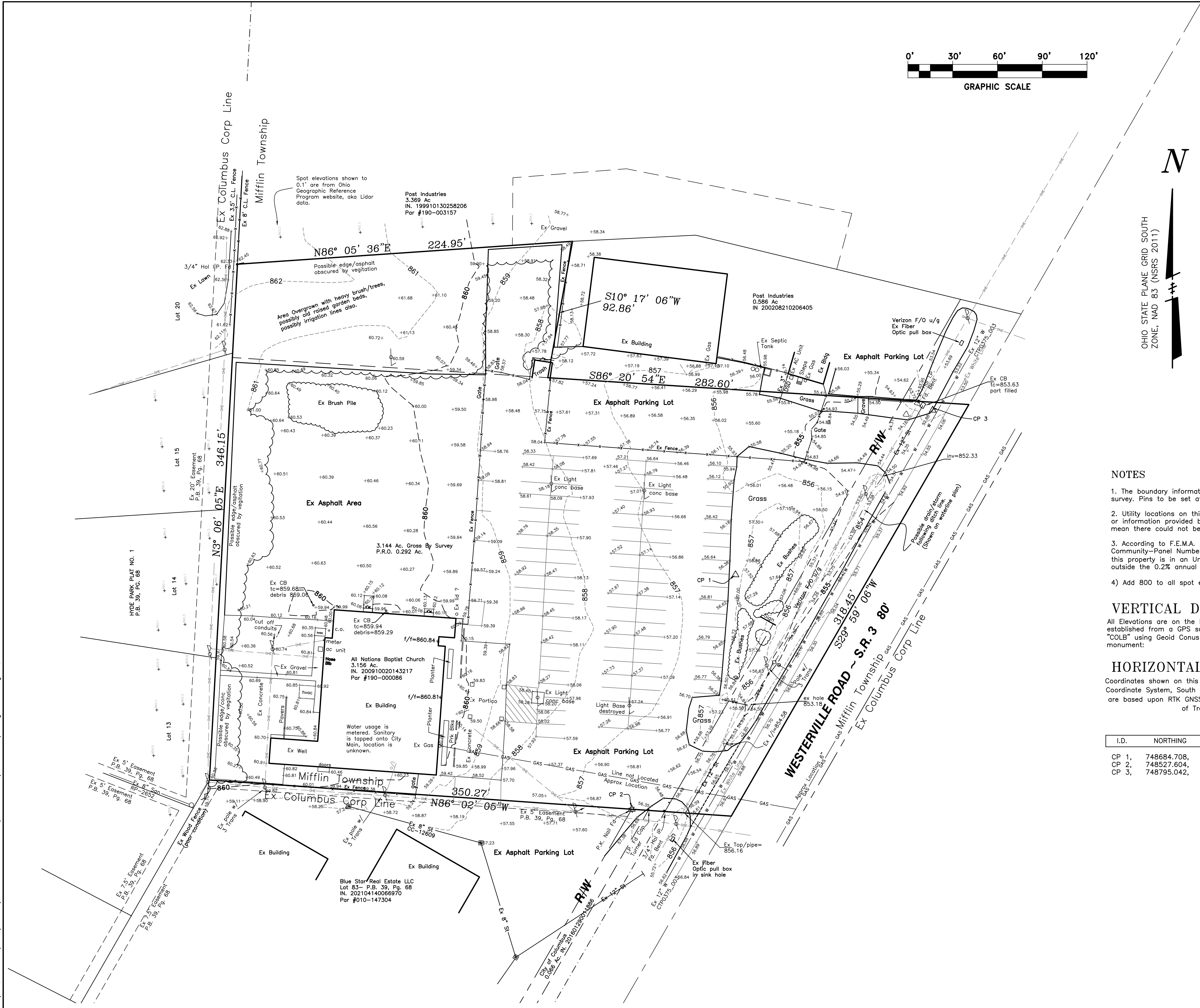
The following items are required with each application:

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.

D:\CES, LLC Dropbox\25-US\250646_All Nations Baptist Church\250646 Topo.dwg ~~~ Aug 12, 2025 9:36am ~~~



LEGEND

- San. Sanitary Sewer
- St. Storm Sewer
- W. Water Main
- G. Gas Line
- U/C. Underground Cables
- O/L. Overhead Lines
- Manhole
- Storm Inlet
- Fire Hydrant
- Light & Utility Poles
- Guy Wire
- Fence
- Sign
- Valve Box
- Gas Line Marker
- Telephone Closure
- Iron Pin Set
- Iron Pin Fd

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NOTES

- The boundary information shown hereon is from an actual field survey. Pins to be set after completion of construction.
- Utility locations on this survey are reported from field locations or information provided by utility representatives. This does not mean there could not be other utilities in the area.
- According to F.E.M.A. Flood Insurance Rate Map, Community-Panel Number 390167-39049C0187K dated 6-17-2008 this property is in an Unshaded Zone "X"; Areas determined to be outside the 0.2% annual chance floodplain.
- Add 800 to all spot elevations shown to obtain NAVD88 DATUM.

VERTICAL DATUM

All Elevations are on the North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS station "COLB" using Geoid Conus 12B with a reference to the following monument:

HORIZONTAL DATUM

Coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, Nad 83, (2011). Said coordinates are based upon RTK GNSS observation using the Ohio Department of Transportation's CORS.

CONTROL POINTS			
I.D.	NORTHING	EASTING	ELEVATION DESCRIPTION
CP 1,	748684.708,	1845104.826,	856.64, mag hub
CP 2,	748527.604,	1845035.378,	856.51, PK nail
CP 3,	748795.042,	1845236.912,	853.87, mag nail

CONSTRUCTION
EXCAVATING
SOLUTIONS, LLC

7453 E. Main St. Suite 3
Reynoldsburg, OH 43068
Phone : (614) 769-9900

ALL NATIONS BAPTIST CHURCH

4105 WESTERVILLE ROAD, COLUMBUS OHIO 43224
TOPOGRAPHIC MAP

DATE:	JULY 25
SCALE:	1"=30'
DRAWN BY:	S.E.I.
CHECKED BY:	M.A.H.
JOB NO.:	250646

SHEET: 1 / 1



STAFF REPORT

Planning Commission

November 20th, 2025

Case ZON-25-09

Prepared by: Austin Workman

Applicant:	Rural Zoning Commission
Request:	Requesting a text amendment to Section 110.041 of the Franklin County Zoning Resolution to reduce the minimum road frontage requirement to construct a conforming structure on a non-conforming lot.

Summary

Requesting text amendments to the Franklin County Zoning Resolution (FCZR) to expand the criteria to allow the construction of conforming structures on non-conforming lots of record to include lots platted with a minimum forty (40) feet of abutment on an improved, publicly maintained right-of-way. Currently the FCZR requires non-conforming lots of record to have a minimum width of sixty (60) feet. Staff recommends approval of the proposed amendments.

Issues

- The current FCZR does not address the range of non-conforming lots that exist in existing developed subdivisions.
- A lot is considered non-conforming if at the time of creation, it met all applicable zoning requirements, but due to a County initiated change in either the zoning requirements or underlying zoning district, the property no longer meets the zoning district requirements or standards. The FCZR defines a non-conforming lot of record as follows:

A parcel of real estate which has been surveyed, given a legal metes and bounds description and legally recorded in the County Recorder's office prior to the adoption of or amendment to the Zoning Resolution, and which does not conform with the current zoning regulations.

- Section 110.041 allows development of non-conforming lots if they have a minimum sixty (60) feet abutment on an improved publicly maintained right-of-way.
- There are numerous properties in urban subdivisions that were platted prior to 1966 that have been incorrectly zoned Rural (R).
- Many vacant lots exist in urban subdivisions that were platted prior to 1966 and have roadway frontages that are less than sixty (60) feet to be considered non-conforming.

Many of these lots were platted with fifty (50) and forty (40) feet of frontage against the public road.

- An increasing number of applications are being submitted for variances to recognize these forty (40) and fifty (50) foot lots as non-conforming and therefore eligible for development.

Summary of Proposed Amendment to Section 110.041

- Reduction of the minimum road frontage of sixty (60) feet of road frontage to forty (40) feet.
- Language added that drainage and stormwater management can be adequately addressed.
- Application of setback and lot coverage requirements of zoning district corresponding to the minimum lot area of the non-conforming lot.
- Removal redundant repetitive language.

Staff Analysis

Approval of these proposed amendments will allow the development of vacant lots in existing urban subdivisions that is compatible with existing residential properties within the same subdivision. This would reduce the number of requests for variances to develop lots in existing subdivisions. Approval will also streamline the approval process, costs, and timelines for new residential construction in these areas by eliminating the need to enter the variance process. An alternative would be to authorize a County initiated rezoning of these areas, which would require a robust public process to include, educate, and inform all property owners within affected subdivisions. The Board of Commissioners may elect to undertake this process in the future; however, expanding the range of properties that could be included in the non-conforming lot allowances provides a more immediate form of relief.

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

Planning Commission Recommendation

On November 12th, the Planning Commission heard case ZON-25-09, and provided a recommendation of **Approval** of the proposed text amendments to Section 110.041 to reduce the frontage requirements for non-conforming lots of the Franklin County Zoning Resolution.

Staff Recommendation

Based on Staff's analysis, Staff recommends **approval** of the proposed text amendment to Section 110.041 to reduce the frontage requirements for non-conforming lots of the Franklin County Zoning Resolution.

110.03 - EXISTING CONFORMING LOTS, STRUCTURES OR USES

Lots, structures or the use of lots and/or structures which conform with the regulations of the Zoning District in which they are located may be continued and may be altered, extended or changed in accordance with the following:

110.031 - CONFORMING LOTS

A conforming lot may be changed, altered, enlarged or reduced in dimension; provided however, that the remaining lot and/or resulting lots shall conform to the **development standards** for the Zoning District in which the lot is located.

110.032 - CONFORMING STRUCTURES

A conforming structure may be altered, reconstructed, or extended only in such manner as will comply with the **development standards** of the Zoning District in which the structure is located.

110.033 - CONFORMING USES

A conforming use may be expanded, modified or changed only in such a manner as will comply with the **permitted uses**, or **conditional use** regulations and with the development standards of the Zoning District in which the conforming use is located.

110.04 - NON-CONFORMING LOTS, STRUCTURES OR USES

Existing lots, structures and accessory development or the use of lots and/or structures which would be prohibited under the regulations for the Zoning District in which they are located shall be considered as non-conforming.

It is the intent of this Zoning Resolution to permit these non-conforming situations to continue until they are removed, but not to encourage their continued use or expansion, except as follows:

110.041 - NON-CONFORMING LOTS

The construction of a conforming structure and/or the conduct of a permitted use shall be allowed on a lot or parcel of record which has an area and/or lot width less than that required for such structure or permitted use in the Zoning District in which the lot is located, provided ~~current setbacks and~~ separations between structures can be met, ~~and~~ public health requirements are satisfied for water supply and wastewater disposal, drainage and stormwater management can be adequately addressed, and such lot has at least forty (40) feet abutment on an improved, publicly maintained right-of-way~~the lot abuts a public street. The required side and rear yard setbacks and lot coverage shall be those of the residential zoning district for which the minimum lot area of the non-conforming lot or parcel would be met.~~

~~The construction of a conforming structure and/or the conduct of a permitted use shall be allowed on a non-conforming lot of record having at least sixty (60) feet abutment on an improved, publicly maintained right-of-way.~~

Variance of any ~~other~~ development standard as described above or otherwise identified by this Zoning Resolution, shall be obtained only through action of the Board of Zoning Appeals in accordance with the

provisions of ARTICLE VIII BOARD OF ZONING APPEALS.



STAFF REPORT

Rural Zoning Commission
November 20th, 2025

Case ZON-25-10

Prepared by: Austin Workman

Applicant: Request:	Rural Zoning Commission Requesting text amendments to Section 501 of the Franklin County Zoning Resolution to amend fence height, setback, and fencing type requirements.
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Summary

Requesting text amendments to the Franklin County Zoning Resolution to address the need of fencing for different land uses, reflect industry standards for fencing height, and to be consistent with changes made to the Ohio Revised Code (ORC) for battery charged fencing. Staff recommends **approval**.

Issues

- Inquiries and requests for four (4) feet fencing in front yards are becoming more common.
- The industry standard for pre-constructed fence panels and fencing sections offered at local home improvement centers (retailers) are three and one-half (3.5) and four (4) feet as.
- The need for different side and rear yard fence height for commercial and industrial land uses.
- Many applicants on corner lots desire six (6) feet privacy fencing of rear yards but are only allowed a maximum of three and a half (3.5) feet.
 - Many applicants revise their applications to comply with the height requirements rather than risking the cost of applying for a variance that may be denied.
- Barbed Wire: Existing barbed wire on many commercial/industrial properties in the County's jurisdiction and also on properties that are abutting the County's jurisdiction
- ORC amendments that allow battery charged fencing on non-residential (commercial and industrial) properties.

Summary of Proposed Amendments to Section 501

- Increase maximum fence height between principal structure and street to four (4) feet in all districts.
- Increase fence height to six (6) feet on corner lots secondary frontage up to the building setback of the secondary street frontage.
- Commercial/Industrial fencing
 - Maximum height of eight (8) feet in side yards behind the front building line

- Increase fence height to eight (8) feet on corner lots secondary frontage up to the building setback of the secondary street frontage.
- Permit barbed wire fencing in commercial and industrial zoning districts behind the front building line
- Permit battery charged fencing allowed on non-residential properties if the requirements of ORC Section 3781.1011 are met.

Staff Analysis

Approval of the amendments will:

- Reduce the amount of fence related variances.
- Allow greater variation of fence height and type and provide property owners more flexibility in planning and purchasing pre-manufactured fencing sections.
- Allow property owners on corner lots increased privacy in the rear yard by allowing additional enclosure with six (6) foot tall fencing.
- Allow the use of barbed wire for security purposes on non-residential properties that is consistent with historic practices and usage throughout the region.
- Conform the FCZR to the current ORC relating to battery charged fencing.

The Planning Commission may recommend alternative language and or standards than what is proposed by staff

- The Planning Commission may consider increasing the amount of area that a six (6) foot fence may extend into the secondary front yard (i.e. up to the property line, or up to one-half the distance between the principal structure and the property line)
- The Planning Commission may recommend portions of the proposed amendments be approved.

The full proposed text amendments have been provided as part of the case materials. The proposed amendments keep with the authority conveyed to the County by the ORC and with legal precedent set by the Ohio Supreme Court.

Planning Commission Recommendation

On November 12th, the Planning Commission heard case ZON-25-10 and provided recommendation of **approval** of the proposed text amendments to Section 501 of the Franklin County Zoning Resolution with the following recommended **conditions**:

1. Proposal to further review if increasing fence height from three and a half (3.5) ft to four (4) ft will violate sight visibility at driveways or intersections.
2. Proposal to further review whether increased fence height on corner lots would interfere with intersection visibility.
3. Establish a more formal review process to review fence height pertaining to sight visibility, and when to have the Franklin County Engineers involved in review of site plans.

Staff Recommendation

Based on Staff's analysis, and the recommendations of the Franklin County Planning Commission, Staff recommends the following be adopted by the Rural Zoning Commission:

1. Adopt proposed amendments and inclusions to Section 501.028 Barbed Wire Fences and Battery Charged Fences as proposed by Staff
2. Postpone consideration of fence height related amendments for residential until Staff can address Planning Commission concerns related to site visibility.
3. Present findings on sight visibility back to the Planning Commission before the Rural Zoning Commission takes any formal action to amending fence height allowances in the FCZR.

NOTE: Effective September 8, 2011, development standards that apply in addition to or in place of the standards in Article V apply for certain properties. See SECTION 670 – SMART GROWTH OVERLAY for details

ARTICLE V GENERAL DEVELOPMENT STANDARDS

SECTION 500 - GENERAL DEVELOPMENT STANDARDS ADOPTED

500.01 - GENERAL REGULATION OF THE ARRANGEMENT AND DEVELOPMENT OF LAND AND STRUCTURES - Standards pertaining generally and uniformly to the arrangement and development of land and structures within the Zoning Districts adopted in ARTICLE II are hereby established and adopted as supplementary to the District Regulations of ARTICLE III and ARTICLE IV.

SECTION 501 FENCE REQUIREMENTS

501.01 – FENCES, WALLS AND LANDSCAPING – Fences, walls, and landscaping shall be permitted in any required yard, or along the edge of any yard, subject to the following requirements:

****NOTE:** The regulations of SECTION 501 are for fences, walls, and landscaping that are desired but not otherwise required for the purposes of screening and buffering. For Screening and Buffering requirements, see Section 521.

501.012 – Height ~~No fence or wall between a street and a principal structure shall be more than three and one half (3½) feet (42 inches) in height. Elsewhere on the site, no fence shall exceed six (6) feet in height. These height requirements are subject to the following exceptions:~~
~~Requirements outlined in SECTION 521, ARTICLE V, REQUIRED SCREENING, or~~

~~Requirements in accordance with an approved Development Plan of a Planned Development District.~~

a. Residential Districts:

1. No fence or wall between the street and principal structure shall be more than four (4) feet (48 inches) in height. Fences or walls in the front yard shall not impede site visibility at the driveway or any adjacent driveway or intersection.
2. Elsewhere on the site, no fence shall exceed six (6) feet (72 inches) in height.
3. Corner lots:
 - i. Fences that are six (6) feet in height on corner lots may extend into the secondary frontage (side) yard adjacent to a public or private street up to a distance equal to the front setback of the secondary frontage street.
 - ii. Any fence between the front building line and right-of-way shall conform to height requirements of Section 501.012(a)(1).

b. Commercial Districts:

1. No fence or wall between the street and principal structure shall be more than four (4) feet (48 inches) in height. Fences or walls in the front yard shall not impede site visibility at the driveway or any adjacent driveway or intersection.
2. Elsewhere on the site, no fence can exceed eight (8) feet (96 inches) in height.
3. Corner lots:
 - i. Fences that are eight (8) feet in height on corner lots may extend into the

- secondary frontage (side) yard adjacent to a public or private street from the front building line up to the required fifteen (15) foot greenbelt.
- ii. Any fence between the required fifteen (15) foot greenbelt and right-of-way shall conform to height requirements of Section 501.012(b)(1).

c. Industrial Districts:

1. No fence or wall between the street and principal structure shall be more than four (4) feet (48 inches) in height. Fences or walls in the front yard shall not impede site visibility the driveway or at any adjacent driveway or intersection.
2. Elsewhere on the site, no fence can exceed eight (8) feet (96 inches) in height.
3. Corner lots:
 - i. Fences that are eight (8) feet in height on corner lots may extend into the secondary frontage (side) yard adjacent from the front building line to a public or private street up to the required fifteen (15) foot greenbelt.
 - ii. Any fence between the required fifteen (15) foot greenbelt and right-of-way shall conform to height requirements of Section 501.012(c)(1).

d. These height requirements are subject to the following exceptions:

1. Requirements outlined in SECTION 521, REQUIRED SCREENING, or
2. Requirements in accordance with an approved Development Plan of a Planned Development District.
3. Battery-charged fencing approved in accordance with the allowances of ORC 3781.1011, as amended.

501.014 – Location, Measurement and Maintenance

- a) No fence or wall shall be located within an existing right-of-way.
- b) Fence height shall be measured from the finished grade at the higher side of the fence.
- c) Fences shall be erected with the finished side out; meaning the side of the fence with the posts on it must face the applicant's property.
- d) Fencing must be properly maintained and in good repair at all times.

~~d)e)~~ No fence or wall may obstruct the view of vehicle operators entering or leaving any parking area, service drive, driveway, road, alley, or other thoroughfare.

501.016 – Certificate of Zoning Compliance required - No fence shall be erected without a zoning certificate as provided for in SECTION 705.02 - CERTIFICATE OF ZONING COMPLIANCE.

501.018 – Repair of Existing Fences – For minor fence repair, if the fence meets all the requirements of Section 501 and the materials, height and location do not vary from the materials, height and location of the fence being repaired, a zoning certificate is not required.

501.022 – Tennis Court fences – All tennis courts must comply with the following requirements. In the event of a conflict between this Section 501.020 and any other requirement of SECTION 501 FENCE REQUIREMENTS, this Section 501.020 shall control. All tennis courts must comply with the following requirements.

- a) Tennis courts must have a fence along each end, with a minimum height of eight (8) feet with a

maximum height of ten (10) feet.

- b) Any other fence associated with a tennis court shall comply with the provisions of Section 501

501.024 – Fence Materials - All fences, regardless of whether or not a zoning certificate is required for their construction, that are constructed, repaired, expanded, or enlarged, shall be constructed only of approved fence materials. ~~Fence materials are also subject to the requirements of Section 501.013.~~

- a) Approved fence materials shall consist of materials normally manufactured for, used as, and recognized as, fencing materials such as: wrought iron or other decorative metals suitable for the construction of fences, masonry, concrete, stone, metal tubing, wood planks, and vinyl or fiberglass composite manufactured specifically as fencing materials that are approved by the Administrative Officer.
- b) Chain link fences shall not be permitted between a street and a principal structure.

501.026 – Corner Lots and Double-Frontage Lots– In the event a property is situated adjacent to two (2) or more streets, the following shall apply:

- a) Setback and height requirements of Sections 501.012 to 501.014 shall apply to all streets.

501.028 – ~~Barbed Wire Fences, and Battery-Charged Electric and Barbed Wire Fences~~ – Electric and barbed wire fences shall be prohibited unless otherwise permitted by [this Chapter or Sections 971.03 and 3781.1011](#) of the Ohio Revised Code.

a) Barbed Wire

1. Residential Districts: Barbed Wire shall be prohibited on fences in any residential zone district.

2. Commercial and Industrial Districts:

i. Location: Barbed wire shall not be permitted on fencing located between the principal structure and the public right-of-way.

ii. Strands: A maximum of three (3) strands of barbed wire may be used.

iii. Height: Barbed Wire shall be placed at the top of the fence with a minimum height of six (6) feet.

iv. Barbed wire fencing may not extend over an adjacent property.

- b) Battery-charged (Electric) Fencing: Battery-charged fencing shall be permitted in accordance with the provisions of Section 3781.1011 of the Ohio Revised Code.

Fence Height and Location Standards

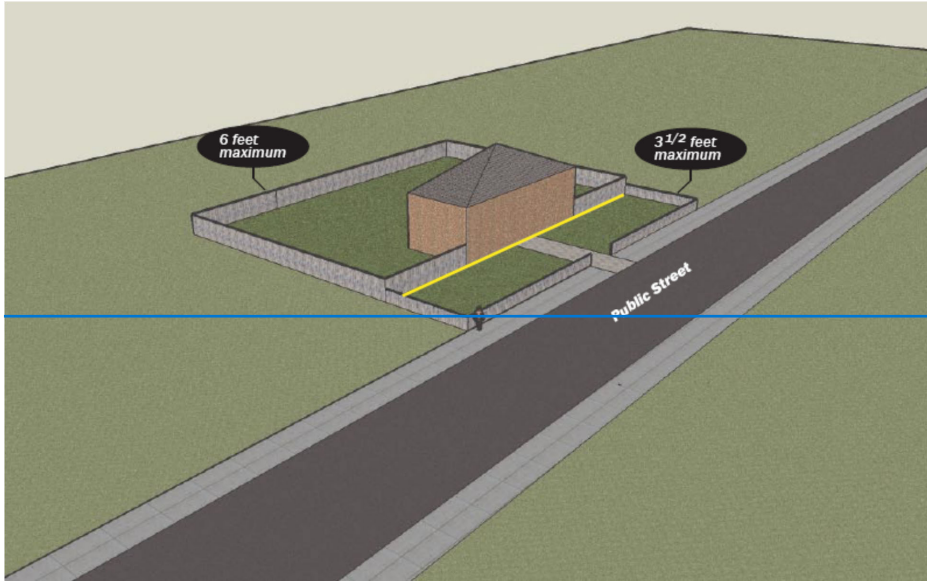


Illustration of maximum fence height for properties fronting only one public street

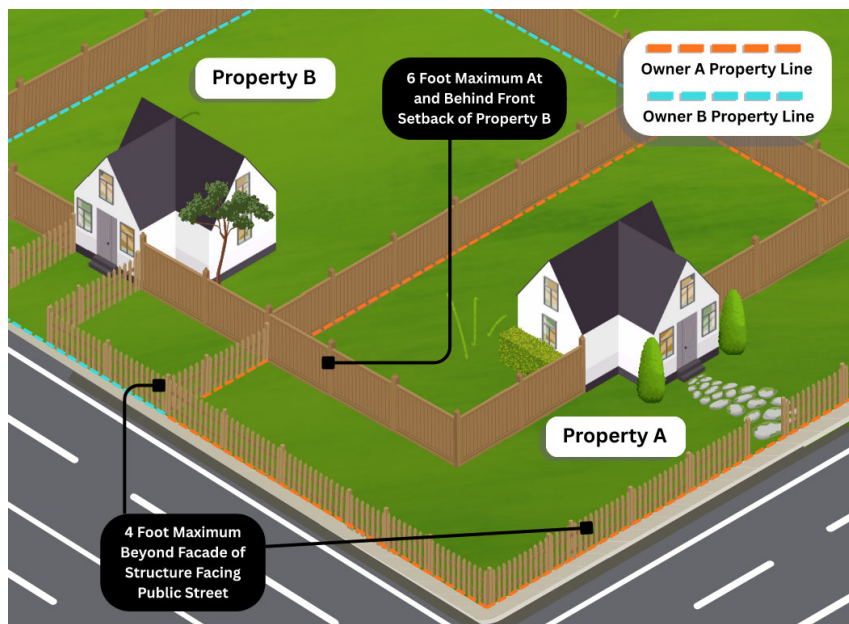
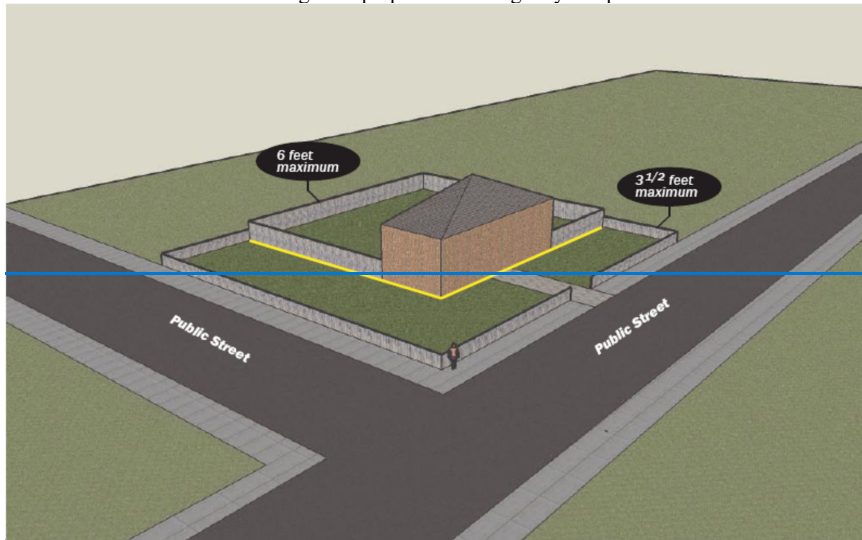


Illustration of maximum fence height for properties fronting more than one public street

STAFF REPORT
Rural Zoning Commission
11/20/25

Case: ZON-25-12
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	Miracit Development Corporation/Matthew Glover
Township:	Mifflin Township
Site:	2326 Rankin Ave. (PID #190-001551 & #190-001552)
Acreage:	0.27 acres (total)
Utilities:	Public water and wastewater
Request:	Requesting to rezone from the Rural (R) district to the Urban Residential (R-12) district to allow for a multi-family triplex.
Recommendation:	Staff recommends <u>approval</u> to rezone the lots

II. Property Background/History

- In 1923, the lots were platted under the Greendale Place subdivision.
- In 1962, a lot line adjustment occurred (PID #190-001551).
- In 1967, a residence and detached accessory structure were constructed on the southern parcel.
- In between 2009 and 2011, the residence and the accessory structure were demolished (PID #190-001551).

Parcel #190-001552 has historically been used conjointly with parcel #190-001551.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Mifflin	Rural	Single-family residential
South	Mifflin	Rural	Single-family residential
East	Columbus	R-2 Residential	Single-family residential
West	Mifflin	Rural	Single-family residential

IV. Comprehensive Plan

The Clinton-Mifflin Land Use Plan recommends the site for “Medium Density Residential”. This category includes single family, two family, and townhome development. The density recommended is 4-12 dwelling units per acre. The corresponding zoning districts are the Restricted Urban Residential (R-8), and Urban Residential (R-12).

The proposal is consistent with these recommendations.

V. Zoning District Review

Existing zoning – Rural (R):

The Rural district provides for single-family development, agricultural uses, and the conservation of resources. Centralized services are commonly unavailable for lots under this category.

Proposed zoning – Urban Residential (R-12):

The Urban Residential (R-12) district permits One-family, Two-family and Town House developments. Apartment structures containing three (3) to four (4) dwellings units per structure are allowed as a conditional use. Lots under this district are required to be serviced by centralized water and sewer. The permitted density is up to twelve (12) dwelling units per acre.

VI. Development Standards

Urban Residential (R-12) Development Standards	Proposed District (3 dwelling units)	Lot Existing Combined
Lot Size	8,400 sq. ft.	11,761.2 sq. ft.
Lot Width	75 ft.	97 ft.
Front Yard	50 ft.	TBD
Side Yard	5 ft.	TBD
Rear Yard	~25.13 ft.	TBD
Maximum Height	38 ft.	TBD

“TBD” applies to dimensions unspecified by the applicant at this time.

VII. Technical Agency Review:

The informal TRC reviewed the proposal on 10/15/2025.

- Franklin County Engineer’s Office (Mobility):*** The triplex will need to utilize Rankin Avenue, located on the north portion of the property, to allow spacing from Briarwood Avenue.
- Franklin County Engineer’s Office (Drainage):*** Future site development will be subject to the Franklin County Stormwater Drainage Manual. A grading plan is required with identification of an adequate drainage outlet.
- Franklin County Planning Department:*** Buffering is required adjacent to less intense residential uses.

No other agency expressed concern for the proposal.

VIII. Staff Analysis

The lot is adequately sized for a three (3) unit apartment to be developed on the lot. The site is also served by the appropriate public utilities.

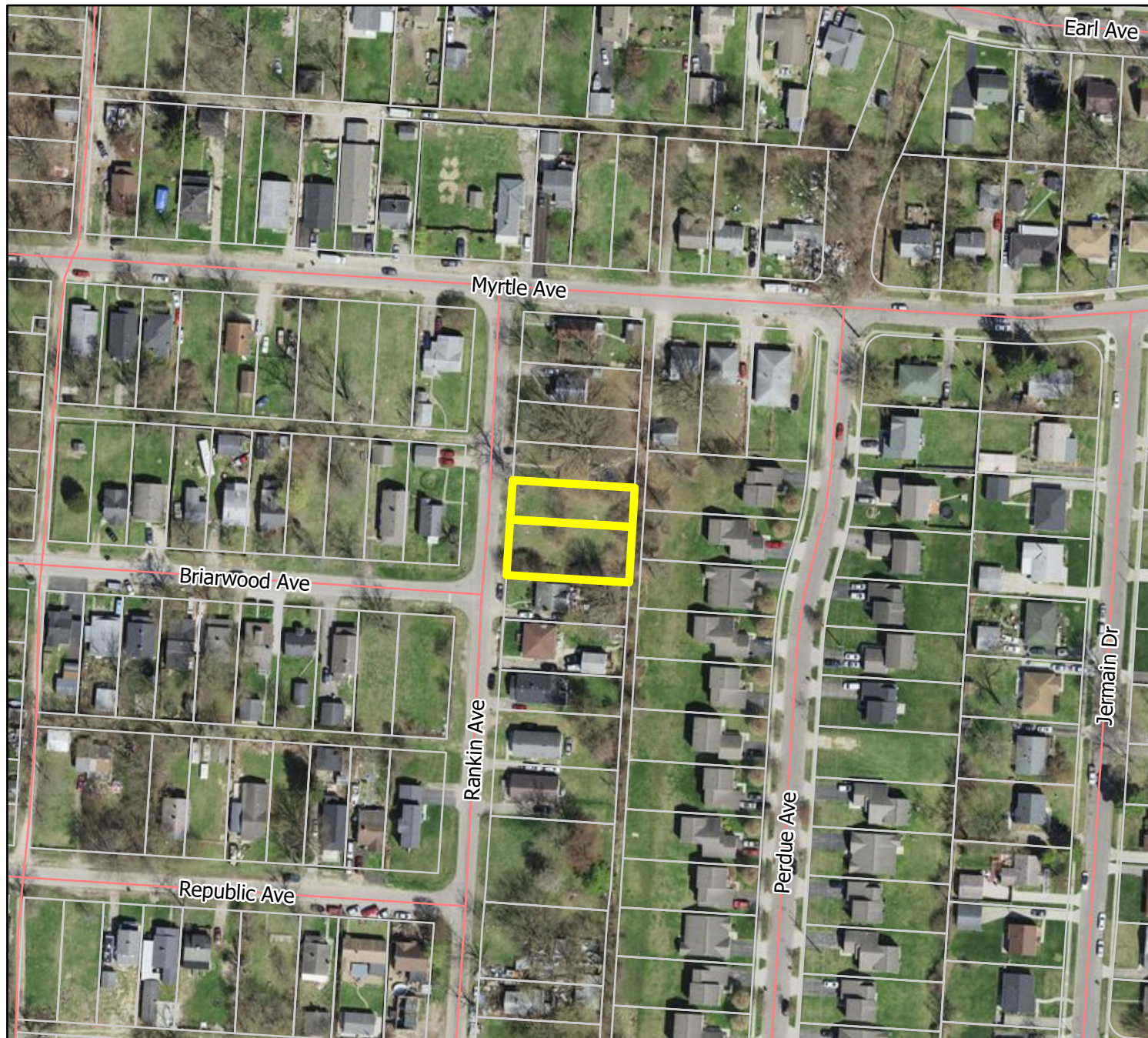
The existing neighborhood is characterized by single-family detached dwellings. However, the subdivision (neighborhood) is zoned Rural (R), which is inconsistent with the platted area of the lots and the availability of public water and sewer services. The proposed rezoning and development of a triplex is consistent with the recommended land use, densities, and zoning district identified by the Clinton-Mifflin Land Use Plan. The subject properties would require combination prior to zoning compliance approval to meet the minimum lot area requirements of the R-12 district.

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

Staff recommends **approval** of the request to rezone from the Rural (R) district to the Urban Residential (R-12) district.

Planning Commission Recommendation

On November 12th, 2025, the Planning Commission recommended ***approval*** of the request to rezone from the Rural (R) district to the Urban Residential (R-12) district to allow for a multi-family triplex.

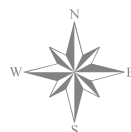


ZON-25-12

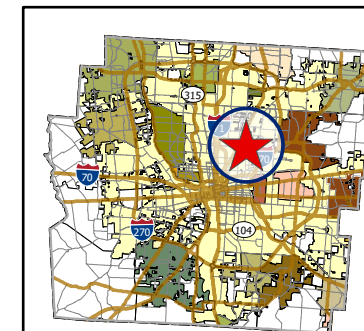
Requesting to rezone from the Rural (R) district to the Urban Residential (R-12) district to allow for a multi-family triplex.

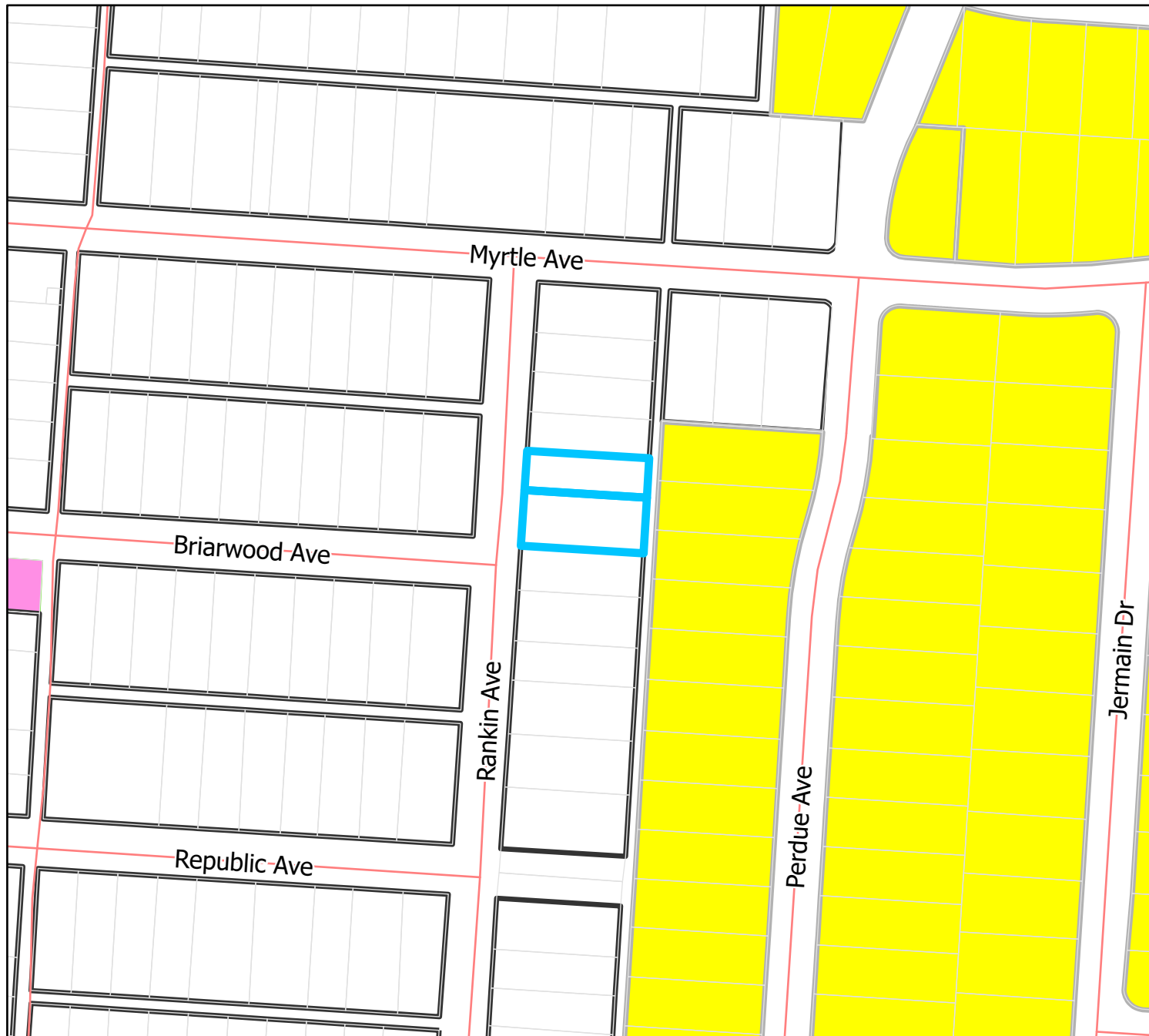
Acres: 0.27 acres
Township: Mifflin

- Streets
- Parcels
- Parcel #190-001552
- 2326 Rankin Ave.



0 75 150
 Feet
 1 inch = 150 feet





ZON-25-12

Requesting to rezone from the Rural (R) district to the Urban Residential (R-12) district to allow for a multi-family triplex.

Acres: 0.27 acres
Township: Mifflin

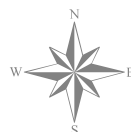
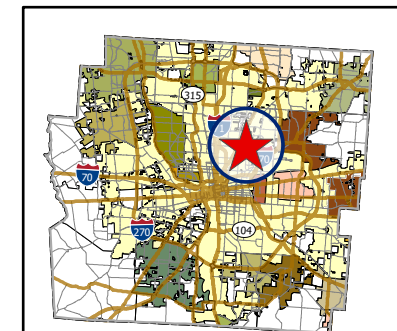
-  2326 Rankin Ave.
-  Parcel #190-001552
-  Streets

Zoning - County

-  Rural
-  Select Commercial Planned District

Columbus Base Zoning Districts

-  Residential





Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
Rezoning
Page 1

RECEIVED

SEP 22 2025

Franklin County Planning Department
Franklin County, OH

Property Information

Site Address: 2326 Rankin Ave Columbus, Ohio 43211 and 0 Rankin Ave Columbus, Ohio 43211

Parcel ID(s): 190-001551-00 and 190-001552-00

Total Acreage: .16 Acres and .11 Acres = total 27 Acres for both Parcels in Mifflin Township

Property Description

Acres to be rezoned: 2326 RANKIN AVE 197 & 5FT NS 196 AND GREENDALE PL 196-197 and RANKIN AVE GREENDALE PLACE 198

Current Land Use: Single family residential uses are permitted under current zoning regulations

Surrounding Land Uses:

North	Rural- Single Family Residential Neighborhood in Arlington Park. Maps included in application
South	
East:	
West	

Rezoning Request

Current Zoning: Currently Zoned Rural

Proposed Zoning: R-12

Proposed Land Use: Multi-family Triplex

Purpose for Request: The purpose of this request is to increase affordable housing inventory in under-resourced neighborhoods.

The request is to rezone to an R-12 to allow a Multi-family, specifically a Triplex New Build. This request also includes joining the 2 Parcels into 1 Parcel. The Parcels are immediately Adjacent to each other with no structures.

Staff Use Only

Case # 20N-25-12

Date Filed: 9/23/25

Fee Paid: \$ 1,000.00

Receipt # 25-02770

Received By: T.W.

Technical Review Date: 10/22/25

Big Darby Panel Date: N/A

Planning Commission Date: 11/12/25

Rural Zoning Commission Date: 11/20/25

Commissioners Date: 12/9/25

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: Miracit Development Corporation
Address: 2181 Mock Rd Columbus, Ohio 43219

Phone # 614-843-5882

Fax #

Email: Jhooks@miracit.org

Applicant Information

☐ Same as property owner

Name: Matthew Glover
Address: 3107 Patricia Ann Way Delaware, Ohio 43015

Phone # 614-371-2430

Fax #

Email: matthew@capacitycatalystllc.com



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 3

RECEIVED

SEP 22 2025

Franklin County Planning Department
Franklin County, OH

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.

Matthew G. Wolf

September 11, 2025

Applicant

Date

Darrell Francis

Property Owner (Signature must be notarized)

Date

9-19-25

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 614-525-3094 or Planning@franklincountyohio.gov.

State of Ohio
County of Franklin

The foregoing instrument was acknowledged before me this date, September 19, 2025, by Darrell Francis.



SHARON FRANCIS
NOTARY PUBLIC • STATE OF OHIO
Commission No. 2022-RE-845586
My Commission Expires 3/3/27

RECEIVED
SEP 23 2025
Franklin County Planning Department
Franklin County, OH

KEZIAH INVESTMENTS COMPANY LLC DBA
CAPACITY CATALYST CONSULTING

3107 PATRICIA ANN WAY
DELAWARE, OH 43015

05-25

1010

6-12/410
218

DATE September 23 2025

CHECK ARMOR

PAY
TO THE
ORDER OF

Franklin County Treasurer

\$ 1,000

One Thousand and xx/100

DOLLARS

Photo
Safe
Deposit
Details on back

PNCBANK

PNC Bank, N.A. 070

FOR

Zoning Application

Matthew Howe

MP

⑈001010⑈ ⑆041000124⑆ 4158451731⑈



Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

Parcel ID: 190-001551-00

MIRACIT DEVELOPMENT CORP

Map Routing: 190-N113L-13300

2326 RANKIN AVE



Record Navigator

Record Navigator

1 of 1

[Return to Search Results](#)

Reports

Go





AUDITOR OFFICE

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Parcel ID: 190-001551-00
MIRACIT DEVELOPMENT CORP

Map Routing: 190-N113L-13300
2326 RANKIN AVE

