



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, December 18, 2025

- 1. Call to Order (Chair)**
- 2. Call roll for Board Members (Planning Admin Assistant)**
 - a. Acknowledgement of Quorum**
- 3. Introduction of Staff (Planning Administrator)**
- 4. Approval of minutes from the November 12, 2025, meeting**
 - a. Motion to Approve Minutes (Chair)**
 - b. Discussion of Minutes**
 - c. Roll Call on Vote to Approve Minutes (Planning Admin Assistant)**
- 5. New Business**

i. Legislative Matter: ZON-25-13 Austin Workman

Owner/Applicant:	Silk Enterprise LLC
Township:	Clinton Township
Site:	3620 Brandon Street (PID #130-002465)
Acreage:	0.34-acres
Utilities:	Public water and wastewater
Zoning:	Limited Industrial (LI)
Request:	Request to rezone 0.34 acres from the Limited Industrial (LI) district to the Community Service (CS) district for a car repair business.

- 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-25-16 Raimere Fitzpatrick**

Request:	Text amendment to Sections 716.012, 716.042, and 805.01 of the Franklin County Zoning Resolution to conform notice of public hearing requirements to the Ohio Revised Code.
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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)**

6. Motion to Adjourn Meeting to January 22, 2025 (Chair)

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

MINUTES OF THE
FRANKLIN COUNTY RURAL ZONING COMMISSION

Thursday, November 20, 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, November 20, 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, Planning Administrative Assistant
Tamara Ennist, Planning Administrator
Austin Workman, Planner.
Kayla Johnson, Planner

Franklin County Prosecutor's Office members:

Jesse Armstrong, Assistant Prosecuting Attorney.

Also Present:

Matthew Glover
Steven Faught
Nekitha Vaughan
Mark Denny
Emmanuel Asamoah

Chairwoman 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 October 16, 2025, meeting. A correction was made to remove "Chairperson" from in front of James Leezer's name. A motion was made by Chairwoman Brobst and seconded by Mr. Taylor to approve the correction to the minutes. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

A motion was made by Mr. Taylor, seconded by Mr. Leezer, to move the meeting from January 15th to January 22nd. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

Next, a motion was made by Mr. Taylor, seconded by Mr. Leezer, to approve the minutes with the correction to James Leezer's name. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

NEW BUSINESS:

Staff presented Rezoning Case ZON-25-08. The property owner proposed to rezone the northwestern 0.382-acre portion of their lot, located at 4105 Westerville Road, from Rural to the Community Service District with Smart Growth Overlay to expand a religious use. Staff analysis concluded that 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. Staff recommended approval of the request. A call for a motion was made by Chairwoman Brobst. A motion was made by Mr. Leezer, seconded by Mr. Taylor, to approve Zoning Case No. ZON-25-08. The vote was passed by a vote of three yeses, zero nos, and zero abstentions.

For the next order of business, staff presented Rezoning Case No. ZON-25-12. The property located at 2326 Rankin Avenue was comprised of two parcels. The applicant requested to rezone both of them to the Urban Residential or AR-12 District. The selected district would conditionally allow for a three-unit development as proposed. The Clinton-Mifflin Land Use Plan recommends medium-density residential at 4 to 12 dwelling units per acre. It's recommended for single-family, two-family, and townhomes under this category. The corresponding zoning districts are the Restricted Urban Residential, or R-8; and the Urban Residential, or R-12, zoning districts.

The proposal met these recommendations. Staff recommended approval on the basis that the lots, when combined, met the minimum requirements, the subdivision was inconsistent with the current zoning category, and the proposal met the land use plan's recommendation.

The applicant, Mr. Glover, spoke on behalf of the developer MiraCit and it's reasons for wanting to develop the triplex on the lot. Nekitha Vaughan and Steven Faught were members of the community that spoke in opposition of development of the triplex.

Staff provided some additional context for the benefit of the Rural Zoning Commission and the members of the public. A motion was made by Mr. Taylor and seconded by Mr. Leezer to recommend approval of Zoning Case No. ZON-25-12. The vote was passed by a vote of three yeses, zero nos, and zero abstentions.

For the next order of business, staff presented ZON-25-09, to address proposed amendments to Section 110.041 of the Franklin County Zoning Resolution to allow a nonconforming structure to be constructed on a nonconforming lot with a minimum road frontage of 40 feet, where the current resolution has a minimum of 60 feet of frontage required for a lot to be considered nonconforming.

Some of the issues were that the current code did not address the range of nonconforming lots that exist in existing developed subdivisions. Numerous properties in urban subdivisions that were platted prior to 1966 have been incorrectly zoned Rural, and many of those lots have road frontages less than 60 feet; therefore, increasing the number of variances on Section 110.041 for lots with 40 and 50 feet of road frontage.

Staff recommended approval of the proposed text amendments to Section 110.041 of the Franklin County Zoning Resolution. A motion was made by Mr. Leezer and seconded by Mr. Leezer to recommend approval of Zoning Case No. ZON-25-12.

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
December 18th, 2025

Case: ZON-25-13
Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Silk Enterprise LLC
Township:	Clinton Township
Site:	3620 Brandon Street (PID#130-002465)
Acreage:	0.34-acres
Utilities:	Public water and wastewater
Zoning:	Limited Industrial (LI)
Request:	Requesting to rezone 0.34-acres from the Limited Industrial (LI) district to the Community Service (CS) district for an automotive repair business.
Recommendation:	Staff recommends denial of the rezoning request.

II. Property Background/History

The property is located on the east side of Brandon Street across from Lamont Avenue. It is lot #27 & pt lot 26 of the Elmore Subdivision.

- 1910 – Addition to the Elmore Subdivision established
- 1960 – 4,800 and 1,728 Sq Ft warehouse constructed
- 2022 – Property used as whole seller of roofing and gutter supplies
 - Use could have been existing prior to 2022
 - No outside storage
- 2024 – Current property owners acquired the property

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Clinton Twp.	Limited Industrial (LI)	Commercial Warehouse/storage of automobiles
South	Clinton Twp.	Urban Residential (R-12)	Single family residential/warehousing
East	Clinton Twp.	Exempt	Easement
West	Clinton Twp.	Urban Residential (R-12)	Single Family Residential

IV. Comprehensive Plan

Clinton-Mifflin Land Use Plan (2009) identifies the proposed land use for this property as office and residential uses. These proposed land uses include offices, single- and multi-family housing. The plan recommends properties in this proposed land use be zoned as the following; Restricted Urban Residential (R-8) District, Urban Residential (R-12) District, Suburban Apartment Residential (R-24) District, and the Suburban Office and Institutional (SO) District.

V. Zoning District Review

Existing zoning – Limited Industrial (LI) District:

The Limited Industrial District is provided for a broad range of industrial activities which are more intense than those permitted in the Restricted Industrial District. Outdoor storage, general warehouse-related truck traffic, service vehicles and equipment may occur in this district. Although the Limited Industrial District permits a wide range of industrial uses, the district does not permit several of the more intense uses permitted in the General Industrial District.

Proposed zoning – Community Service (CS) District:

The Community Service District is provided in recognition of the need for large item commercial sales, service and repair establishments. The **Community Service District** is intended for sales, service, repair, and certain processing establishments serving a large trade area, usually a whole community. The trade area population served by these establishments requires easy access to major traffic routes. The **Community Service District** provides an appropriate setting and environment for the location of wholesale or retail sales of major vehicle dealers and miscellaneous aircraft, marine and automotive dealers which entail extensive, permanent, visible outside storage and display areas.

VI. Development Standards

	Proposed District
Lot Size	N/A
Lot Width	N/A
Minimum Landscaped Open Space	20%
Front Yard	50
Side Yard	Not less than 25ft
Rear Yard	0 ft
Front Greenbelt	15 ft

332.43 - Minimum Rear Yard

- a) When adjacent to a residential district or planned commercial or residential district, the side yard shall be at least one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line, or twenty-five (25) feet, whichever is greater.

VII. Technical Agency Review:

1. *Franklin County Engineer's Office:*

No comments

2. *Franklin County Planning Department:*

- *Applicant must specify the use of each building on the property (Whether office or repair shop).*

- *Parking must comply with section 531 of the Franklin County Zoning Resolution. Required parking to be provided is determined by the use of the lot and structures.*
- *Applicant needs to state if vehicles will be stored outside, if so screening will be required*

VIII. Staff Analysis

The Existing neighborhood is characterized by single-family detached dwellings within the Urban Residential (R-12) zoning district. Within the residential area are eight (8) properties along Brandon Street that are zoned Limited Industrial (LI) including the subject property. Over the last couple years, the uses of some of these properties have been changing. The properties to the north of the subject property have become a storage yard for automobiles, with this storage expanding to the rear, side and front of the property, in view of the residential area.

The current and existing land use of the property as a warehouse and zoning of the Limited Industrial district predates the Clinton-Mifflin Land Use Plan (2009). This existing land use and zoning are not aligned with the plans recommendation nor is it compatible with the greater residential area. The proposed rezoning to the Community Service (CS) district would be a down zoning of the current zoning district. However, the existing property will not meet many of the development standards of the Community Service (CS) district. The property does not meet the required 20% of open space, side yard setback, and a fifteen (15) foot front green belt between the structure and right-of-way. Staff has concerns that if a front green belt was to be constructed on the property, there will be inadequate space for parking lot circulation. Currently, the property has an open parking lot along the entire length of the frontage. Additionally, it is not uncommon for the proposed use of automotive repairs to have storage and parking in the front of the principal structure on the property. Because of these issues, a Variance for the front greenbelt may be needed in the future.

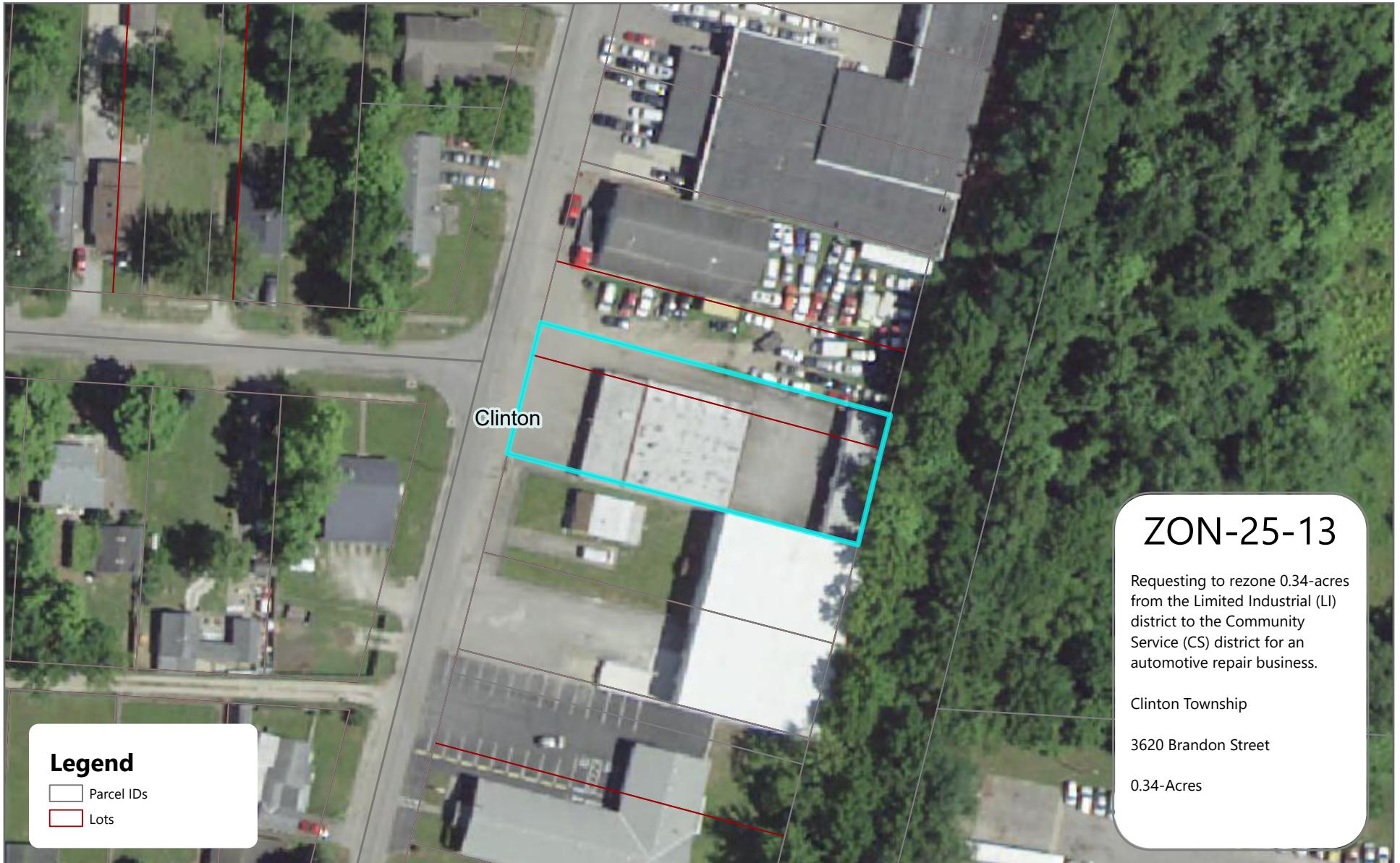
The proposed zoning district of the Community Service (CS) district is not compatible with the land use plan, as the plan only allows one commercial zoning district, that being the Suburban Office and Institutional (SO) District. However, the CS zoning district does allow all the permitted uses of SO district, some of these uses include; Travel agencies, veterinary services, government offices, and dance studios. The applicants proposed use of automotive repairs is not an allowed use of the SO district, and this use could have a greater impact on the surrounding area. Automotive repair can cause an increase of traffic to the neighborhood and cause an increase in noise from the work on cars. Additionally, over the past years FCEDP has had many zoning violations on automotive repairs for such violations such as parking on unimproved surfaces, outside storage with no screening and buffering, and the encroachment into the right-of-way.

IX. Planning Commission Recommendation

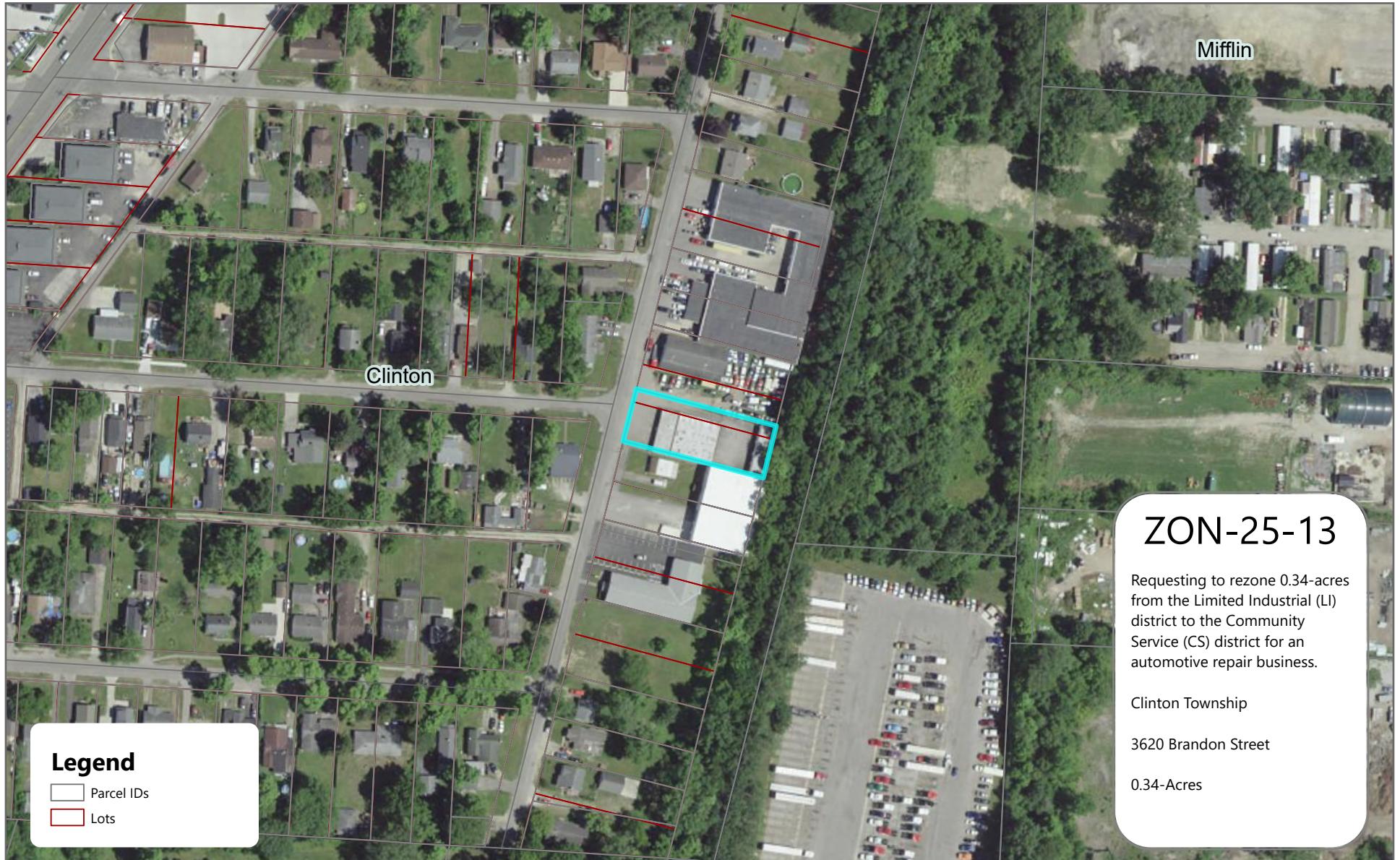
On December 10th, the Planning Commission (PC) voted to postpone the case until the January 14th PC meeting. The case is being forwarded to the December 18, 2025, Rural Zoning Commission to meet Ohio Revised Code (ORC) requirements.

X. Recommendation

Staff does not believe the proposed zoning district, or use is compatible with the land use plan, or the surrounding area. Staff recommends **denial** of the request to rezone from the Limited Industria (LI) district to the Community Service (CS) district.



 <p>Washington Blendon Clinton Brown Franklin Hamilton Truro Jackson</p>	<h2>Case File: ZON-25-13</h2> <p>Franklin County Auditor</p> <p>Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere</p>	 <p>Franklin County Board of Commissioners ECONOMIC DEVELOPMENT & PLANNING</p>	<p>2025</p> <p>0 50 100 Feet</p>
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Case File: ZON-25-13

Franklin County Auditor

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



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

2025



0 125 250
Feet



Case File: ZON-25-13

Franklin County Auditor

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



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

2025



0 125 250
Feet



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

Application for

Rezoning

Page 1

RECEIVED

OCT 20 2025

Franklin County Planning Department
Franklin County, OH

Property Information

Site Address:

3620 BRANDON ST. COLUMBUS OH 43224

Parcel ID(s):

130-002465

Total Acreage:

0.34

Township:

CLINTON

Staff Use Only

Case #

20N-25-13

Date Filed:

10/20/25

Fee Paid:

\$1000

Receipt #

Received By: *Kanya J.*

Technical Review Date: 11/25/25

Big Darby Panel Date: N/A

Planning Commission Date: 12/10/25

Rural Zoning Commission Date: 12/18/25

Commissioners Date: 1/13/26

Property Description

Acres to be rezoned:

0.34

Current Land Use:

OFFICE WAREHOUSE

Surrounding Land Uses:

North	IMPOUND LOT, AUTO REPAIR SHOP
South	WAREHOUSE
East:	WAREHOUSE
West	RESIDENTIAL

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)

Rezoning Request

Current Zoning:

GENERAL LIMITED INDUSTRIAL

Proposed Zoning:

COMMUNITY SERVICES

Proposed Land Use:

WAREHOUSE

Purpose for Request:

AUTO REPAIR SHOP

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: # SILK ENTERPRISE LLC, HAONHAIEN T. GIANG (OWNER)
Address: 5495 STILLWATER AVE
WESTERVILLE OH 43082

Phone # 614 - 937 - 3598

Fax #

Email: NEILGIANG2011@gmail.com

Same as property owner

Name: SIL ENTERPRISE LLC, ~~HAONHAIEN T. GIANG~~ (OWNER)
Address: 5495 STILLWATER AVE
WESTERVILLE OH 43082

Phone # 614 - 937 - 3598

Fax #

Email: NEILGIANG2011@gmail.com

neilgiang2011



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.

WILK ENTERPRISE LLL, HAOHIONG GIAN
Applicant

10/15/2025

Date

Monica T. Somy
Property Owner (Signature must be notarized)

10/15/2025

Date

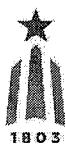
Property Owner (Signature must be notarized)

Date



KOFI APPIAH-NKRUMAH
Notary Public, State of Ohio
Commission No. 2024-RE-882008
My Commission Expires
September 22, 2029

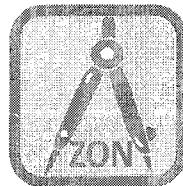
KJ 10-15-2025



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

Economic Development & Planning Department
James Schimmer, Director

Application for
Rezoning
Page 4



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.

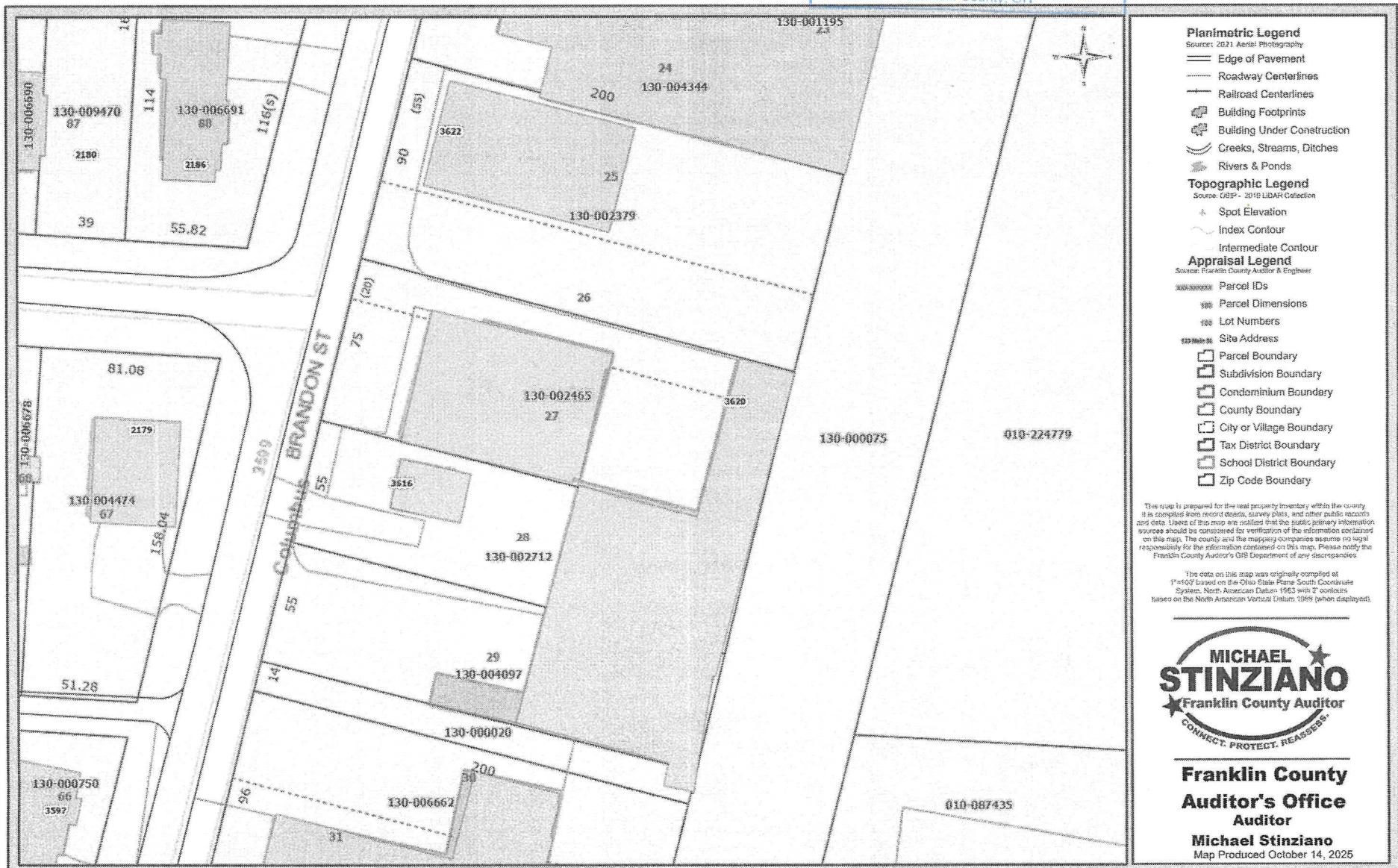
Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. The development plan must include all information identified in the Franklin County Zoning Resolution for the applicable planned zoning district being 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.

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OCT 20 2025

Franklin County Planning Department
Franklin County, OH





DEPARTMENT OF PUBLIC UTILITIES

Messages

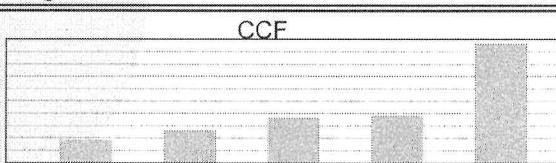
Effective May 2025 the Department of Public Utilities is now operating as Columbus Water & Power, under the City of Columbus.

910 Dublin Rd
Columbus, OH 43215-116

Customer Service Inquiries
Monday-Friday 7:00 AM - 6:00 PM
614-645-8276
columbus.gov/CWP

Account Summary		SEWER and WATER
Account Number	2928858-1023996	
Customer Name	SILK ENTERPRISE LLC	
Service Address	3620 BRANDON ST	
Service Period	05/06/2025 to 08/04/2025	
Bill Date	08/11/2025	
Previous Balance		\$148.56
Payment Received		\$148.56
Balance Forward		\$0.00
New Charges Due	09/08/2025	\$156.05
Total Amount Due		\$156.05

New charges due 09/08/2025. A 10% penalty may be added if not paid by this date. This date does not extend the due date for any past due billing charges.

Meter Reading Details							Detail of New Charges					
Service Period		05/06/2025 to 08/04/2025			90 Days		WATER USAGE	2.427 CCF @ 6.7800000	\$16.46			
Service Type	Meter Serial Number	Current Reading *	Previous Reading	Mult.	Usage	Units	WTR SERV NON CONTRCT		\$48.02			
WCMQ	211744831	6.457	*	4.03	1	2.427	CCF	SEWER USAGE	2.427 CCF @ 6.2000000	\$15.05		
SEWER SERV CHARGE		\$16.56										
CLEAN RIVER FUND	7.000 ERU	\$57.61										
SEWER SURCHARGE		\$1.43										
SEWER CNTY MAINT CHG	2.427 CCF @ 0.3800000	\$0.92										
RECEIVED												
OCT 20 2025												
<i>Franklin County Planning Department Franklin County, OH</i>												
New Charges Total												
\$156.05												
		Usage History		Number of Days	Total CCF			Average CCF	CCF			
		Current Quarter		91	2.427			0.0267				
		Previous Quarter		90	0.986			0.0110				
		One Year Ago		97	0.482			0.0050				



910 Dublin Rd
Columbus, OH 43215-1169



DEPARTMENT OF
PUBLIC UTILITIES

Please check the box to indicate phone number, mailing, or email address changes listed on the reverse side.

Return this portion with your payment.

SEWER and WATER
Account Number 2928858-1023996
Service Address 3620 BRANDON ST

Total Amount Due by 09/08/2025 **\$156.05**

AUTOMATIC BANK DRAFT - DO NOT PAY

5697

SILK ENTERPRISE LLC
5495 STILLWATER AVE
WESTERVILLE OH 43082-8771

ISSN 1062-1024 • 10000 • 10000 • 10000 • 10000 • 10000 • 10000

COLUMBUS - CITY TREASURER
SEWER AND WATER SERVICES
PO BOX 182882
COLUMBUS, OH 43218-2882

2399610811292500000156057

STAFF REPORT

Rural Zoning Commission

December 18, 2025

Case ZON-25-16

Prepared by: Raimere Fitzpatrick, Planning Administrator

Applicant:	Rural Zoning Commission
Request:	Requesting a text amendment to Section(s) 716.012, 716.042, and 805.01 of the Franklin County Zoning Resolution to update public notice requirements to reflect revisions to the ORC.

Summary

Requesting text amendments to the Franklin County Zoning Resolution (FCZR) to address 2025 revisions to the following Sections of the Ohio Revised Code (ORC) that govern public notification requirements for the Rural Zoning Commission, Board of Commissioner's Rezoning Hearings, and appeals submitted to the Board of Zoning Appeals:

- ORC 303.12 (A)(2)(a-c) – Rural Zoning Commission hearings on zoning map and text amendments
- ORC 303.12 (E)(1-3) – Boards of Commissioner hearings for zoning map and text amendments
- ORC 303.15 (A-C) – Appeals of administrative actions submitted to Boards of Zoning Appeals

Previous versions of the ORC required notification of these hearings to be by “one publication in one or more newspapers of general circulation in the County at least ten days before the date of such hearing...”.

The amended ORC Sections allow notice of these public hearings in the following alternative and expanded methods:

- In the print or digital edition of a newspaper of general circulation within the county;
- On the official public notice web site established under section 125.182 of the Revised Code;
- On the web site and social media account of the county.

The current FCZR incorporates the outdated ORC language for notices of public hearing requirements and only allow notice in the printed edition of newspapers in general circulation within the County or in the Township in which the action is occurring. Proposed revisions to the FCZR will remove this language and reference the notification allowances of the ORC, as amended. Staff recommends approval.

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Summary of Proposed Amendments

Summary of Proposed Amendment to Section 716.012 – PROCEDURE FOR CONSIDERATION OF PROPOSED CHANGE OR AMENDMENT, ESTABLISHMENT OF PUBLIC HEARING BY RURAL ZONING COMMISSION, Notice of Hearing

Staff is proposing to *replace* text stating the requirement to provide notice of the hearing of the Rural Zoning Commission by publication in newspapers of general circulation in each township affected by such proposed change or amendment with language that references the public notice requirements of ORC 303.12, as amended.

Summary of Proposed Amendment to Section 716.042 – PROCEDURE FOR CONSIDERATION OF PROPOSED CHANGE OR AMENDMENT, ACTION BY THE BOARD OF COUNTY COMMISSIONERS, Notice of Hearing

Staff is proposing to *replace* text stating the requirement to provide notice of the hearing of the Board of County Commissioners by publication in newspapers of general circulation in Franklin County with language that references the public notice requirements of ORC 303.12, as amended.

Summary of Proposed Amendment to Section 805.01 – PROCEDURE FOR ADMINISTRATIVE APPEAL, Notice of Hearing

Staff is proposing to *replace* text stating the requirement to provide notice of the hearing of appeals to the Board of Zoning Appeals by publication in newspapers of general circulation in Franklin County with language that references the public notice requirements of ORC 303.15, as amended.

Staff Analysis

Approval of the proposed text amendments will allow the County to meet its statutory notification requirements for zoning map and text amendments and appeals to the BZA in a manner that potentially captures a wider range of the public via digital media and formats. EDP will still have the option of publishing notices via printed format. The use of alternate methods of notice, as provided in the ORC, will result in cost savings to the County, provide more opportunities for the public to receive notice of respective hearings, and streamline workflow of EDP planning and support staff.

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

Planning Commission Recommendation

On December 10, 2025, the Planning Commission heard case ZON-25-16 and provided a recommendation of **approval** of the proposed text amendments to Section(s) 716.012, 716.042, and 805.01 of the Franklin County Zoning Resolution, as presented by Staff.

Staff Recommendation

Based on Staff's analysis, Staff recommends **approval** of the proposed text amendment to Sections 716.012, 716.042, and 805.01 of the Franklin County Zoning Resolution.

SECTION 716 - PROCEDURE FOR CONSIDERATION OF PROPOSED CHANGE OR AMENDMENT

716.01 - ESTABLISHMENT OF PUBLIC HEARING BY RURAL ZONING COMMISSION - Upon the certification of such resolution by the Board of County Commissioners, the adoption of such motion by the Rural Zoning Commission or the filing of such application for a proposed change or amendment of the text of this Zoning Resolution, the Zoning District Map or Special District Map, the Rural Zoning Commission shall set a date for a public hearing.

716.011 - Hearing Date - The date for a public hearing shall be set for not less than twenty (20) days nor more than forty (40) days from the date of the resolution, motion or application.

716.012 - Notice of Hearing - Notice setting forth the time and the place of such hearing and the nature of the proposed change or amendment shall be given by the Rural Zoning Commission ~~by one (1) publication in one (1) or more newspapers of general circulation in each township affected by such proposed change or amendment in accordance with the public notice requirements of ORC 303.12, as amended~~, at least ten (10) days before the date of such public hearing.

If the proposed change or amendment intends to affect (rezone or redistrict) ten (10) or less parcels of land, as listed on the tax duplicate, written notice of the public hearing shall be mailed by the Rural Zoning Commission, by first class mail, at least ten (10) days before the date of the public hearing to all owners of property within and contiguous to and directly across the street from such area affected by the proposed change or amendment. Such notice is to be mailed to the address of such owners appearing on the County Auditor's current tax list or the County Treasurer's mailing list. The failure of delivery of such notice shall not invalidate any such amendment. The published and mailed notices shall set forth the time, date and place of the public hearing, and shall include all of the requirements of ORC 303.12 (C) or (D).

716.02 - ACTION BY THE FRANKLIN COUNTY PLANNING COMMISSION - The Franklin County Planning Commission shall consider the proposed change or amendment and make recommendations concerning the approval, denial or some modification thereof to be considered by the Rural Zoning Commission.

716.021 - Staff Review - The staff of the Franklin County Planning Commission together with the Franklin County Engineer, the Franklin County Board of Health and other appropriate agencies or bodies shall present to the Franklin County Planning Commission a written report including all apparent facts, implications and conclusions concerning the proposed change or amendment.

716.022 - Recommendation - The Franklin County Planning Commission shall recommend the approval or denial of the proposed amendment or the approval of some modification thereof and shall submit such recommendation to the Rural Zoning Commission. Such recommendation shall be considered at the public hearing held by the county Rural Zoning Commission on such proposed amendment.

716.03 - ACTION BY THE RURAL ZONING COMMISSION - After a public hearing, the Rural Zoning Commission shall act on a proposed change or amendment.

716.031 - Consideration - The Rural Zoning Commission shall consider the approval, denial or some modification of the proposed change or amendment as such proposal in the Commission's judgment advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the comprehensive or overall development of the surrounding area.

716.032 - Recommendation - Within thirty (30) days after the public hearing, the Rural Zoning Commission shall submit to the Board of County Commissioners a recommendation of approval, denial or some modification of the proposed change or amendment including a statement of reasons for such recommendation, together with such resolution or application, the text and map pertaining thereto, and the recommendation of the Franklin County Planning Commission.

716.04 - ACTION BY THE BOARD OF COUNTY COMMISSIONERS - Upon receipt of such recommendation concerning proposed change or amendment the Board of County Commissioners shall set a time for a public hearing.

716.041 - Hearing Date - The date for a public hearing shall be set for not more than thirty (30) days from the date of the receipt of recommendation from the Rural Zoning Commission.

716.042 - Notice of Hearing - Notice setting forth the time and place of the public hearing and a summary of the proposed change or amendment shall be given by the Board of County Commissioners ~~by one (1) publication in one (1) or more newspapers of general circulation in Franklin County in accordance with the requirements of ORC 303.12, as amended.~~ at least ten (10) days before the date of the public hearing.

Written notice by first class mail shall be given as set forth in SECTION 303.21, OHIO REVISED CODE.

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

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

716.044 - Date of Effect - Such change or amendment as the Board of County Commissioners shall adopt shall become effective in thirty (30) days after the date of such adoption unless within such thirty (30) day period there is presented to the Board of County Commissioners a petition, as set forth in Section 303.12, **Ohio Revised Code**, requesting the Board of County Commissioners to submit the proposed change or amendment to referendum vote.

SECTION 805 - PROCEDURE FOR ADMINISTRATIVE APPEAL

805.01 - Procedure - Appeals to the BZA may be taken by any person aggrieved or by any officer of Franklin County affected by any decision of the Zoning Administrative Officer. Such appeal shall be taken within twenty (20) days after the decision by filing, with the Administrative Officer and with the BZA, a notice of appeal specifying the grounds upon which the appeal is being taken. The Administrative Officer shall transmit to the BZA all the papers constituting the record upon which the action appealed was taken. The BZA shall fix a reasonable time for the public hearing of the appeal, give at least ten (10) days notice in writing to the parties in interest, give notice of such public hearing ~~by one (1) publication in one (1) or more newspapers of general circulation in Franklin County in accordance with the requirements of ORC 303.15, as amended,~~ at least ten (10) days before the date of such hearing and decide the appeal within a reasonable time after it is submitted.

SECTION 810 - PROCEDURE FOR VARIANCE

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

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

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

- 1.) The nature of the variance; including the specific provisions of the Zoning Resolution upon which the variance is requested;
- 2.) A legal description of the property;
- 3.) A list of the names and addresses of all adjacent property owners and property owners within three hundred (300) feet of the proposed use. Such list shall be in accordance with the Franklin County Auditor's current tax list;
- 4.) Such other information regarding the application for appeal as may be pertinent or required for appropriate action by the Board of Zoning Appeals.
- 5.) The following information outlined in 810.021(a) or (b), depending on the type of variance being requested.

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

- 1.) Whether the property has characteristics that affect the use of the property for the purposes for which the property is zoned;
- 2.) Whether the characteristics affecting the use of the property are unique to the property;