

MEETING AGENDA

FRANKLIN COUNTY PLANNING COMMISSION

September 9, 2026 1:30pm

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

1. **Call to order** (Chair)
 - a. Roll call (Planning Assistant)
 - b. Acknowledgement of quorum (Planning Assistant)
 - c. Introduction of staff (Planning Director)
2. **Minutes of the August 12, 2026, meeting**
 - a. Motion to approve minutes (Commission)
 - b. Discussion of minutes (Commission)
 - c. Vote by roll call to approve minutes (Planning Assistant)
3. **New business**

- i. **JEFF-26-06**
170-000125

Owner / Applicant	Wx2 Ventures LLC
Township	Jefferson
Site location	1099 Reynoldsburg New Albany Rd
Acreage	30.49 Ac
Utilities	Public sewer and water available
Current zoning	Planned Suburban Residential (PSR) - Jefferson
Request	Amend the approved Planned Suburban Residential (PSR) District to change the layout from single-family detached to single-family attached.

- a. Staff presentation (Staff)
 - b. Township presentation
 - c. Applicant presentation
 - d. Motion to recommend approval (Commission)
 - e. Discussion of recommendation (Commission)
 - f. Vote by roll call to recommend approval (Planning Assistant)

ii. **ZON-26-09**

130-011859

Owner / Applicant Lennox Town Center Ltd / Jonathan Woher	
Township	Clinton
Site location	777 Kinnear Rd
Acreage	10.63 Ac
Utilities	Public sewer and water available
Current zoning	Limited Industrial (LI)
Request	Rezone from Limited Industrial (LI) to Planned Shopping Center (PSC).

- a. Staff presentation (Staff)
- b. Applicant presentation
- c. Motion to recommend approval (Commission)
- d. Discussion of recommendation (Commission)
- e. Vote by roll call to recommend approval (Planning Assistant)

iii. **ZON-26-08**

180-000609

Owner / Applicant Macca Auto Sales / Dashnor Kodhelaj	
Township	Madison
Site location	3280 Hamilton Rd
Acreage	2.06 Ac
Utilities	Public sewer and water available
Current zoning	Rural (R)
Request	Rezone from Rural (R) to Community Service (CS).

- a. Staff presentation (Staff)
- b. Applicant presentation
- c. Motion to recommend approval (Commission)
- d. Discussion of recommendation (Commission)
- e. Vote by roll call to recommend approval (Planning Assistant)

4. **Adjournment to October 14, 2026**

- a. By voice vote (Chair)

MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, August 12, 2026

The Franklin County Planning Commission convened at the Judicial Services Building, Commissioners' Hearing Room, First Floor, 369 South High Street, Columbus, Ohio 43215, on Wednesday, August 12, 2026, at 1:30 p.m.

Members' Present

- Chet Chaney, Chair
- Daniel Blechschmidt, Vice Chair
- David Mitchell
- James Leezer
- Katherine Page, designee for Commissioner Kevin L. Boyce
- Arion Owens, designee for Commissioner Erica C. Crawley
- Claire Bennett, designee for Commissioner John O'Grady

Members' Absent

- Roxyanne Burrus
- Ashley Hoye

Staff and Counsel Present

- Raimere Fitzpatrick, Planning Administrator, Franklin County Economic Development and Planning Department
- Tamara Ennist, Planning Administrator, Franklin County Economic Development and Planning Department
- Kayla Johnson, Planner, Franklin County Economic Development and Planning Department
- Michael Bickley, Administrative Assistant, Franklin County Economic Development and Planning Department
- Devin Bartlett, Assistant Prosecuting Attorney, Franklin County Prosecutor's Office
- Adria Fields, Assistant Prosecuting Attorney, Franklin County Prosecutor's Office

Also Present

- Charles McCroskey, Zoning Administrator, Jefferson Township
- Jack Reynolds, Esq., Smith and Hale, representing the applicant in Case No. JEFF-26-03
- Rob Riddle, applicant in Case No. 800-SUB-V

Chairman Chaney called the meeting of the Franklin County Planning Commission to order at 1:30 p.m. and called for roll call as the first order of business. Ms. Ennist conducted the roll call, and all seven members and designees present answered or were recorded present. Ms. Ennist

announced that a quorum was present, with two members absent: Roxyanne Burrus and Ashley Hoye.

Mr. Fitzpatrick introduced the planning staff participating in the meeting, along with Assistant Prosecuting Attorneys Devin Bartlett and Adria Fields, representing the Franklin County Prosecutor's Office.

Chairman Chaney advised the Commission that, prior to the meeting, an adjustment had been made to reflect that the first case on the agenda was administrative in nature rather than legislative, and that the change had been made and posted to the county's website in advance of the meeting.

The Commission next considered the minutes of the July 8, 2026, meeting. Mr. Blechschmidt noted a spelling error, stating that "1877 Kinney Road" should read "1877 Kenny Road." Mr. Fitzpatrick noted a scrivener's error, stating that "Ms. Ashley Hoye" should read "Mr. Ashley Hoye." Hearing no further questions, additions, deletions, or corrections, Chairman Chaney called for a motion.

Mr. Blechschmidt moved to approve the minutes of the July 8, 2026, meeting, with the two corrections noted above, and Mr. Leezer seconded the motion. Upon roll call, all seven members and designees voted in favor. The minutes were approved.

Chairman Chaney advised that two cases were before the Commission.

Staff was sworn in, and Ms. Johnson presented Subdivision Variance Case No. 800-SUB-V concerning property at 7896 Peter Hoover Road in Plain Township. The applicant sought a variance from Section 501.05 of the Franklin County Subdivision Regulations to split the property into an approximately two-acre lot and an approximately 20-acre lot, each to be served by well and septic. While the regulations permit a maximum depth-to-width ratio of 4:1, the proposal presented ratios of approximately 7.35:1 for the smaller lot and 30:1 for the larger lot.

Staff reviewed the property's history, noting that the parent parcel had been divided under ten prior lot-split proposals before the county's current depth-to-width standard was adopted in 2001, and that two contiguous parcels were subsequently combined in 2001 to accommodate the existing residence. Staff reviewed surrounding zoning and land uses, the Plain Township Comprehensive Plan's recommendation of planned residential conservation development with a maximum density of one dwelling unit per acre and a minimum of 50 percent open space within the applicable metro-parks area, and the role of Sugar Run Creek in separating the developed and undeveloped portions of the site.

Staff reported that no technical agencies had raised comments on the proposal, that Plain Township had approved a related zoning variance for the lot configuration in February 2026, and that the Plain Township Fire Department had no concerns. Staff reviewed the applicable variance standards under Sections 701.01 and 701.07 of the Franklin County Subdivision Regulations and recommended approval of the variance.

In response to questioning by Mr. Blechschmidt, Ms. Johnson clarified that the original 63-acre parent parcel had been divided over time by prior owners into ten separate lot-split proposals and stated that she did not have information on hand regarding jurisdiction over Peter Hoover Road.

Mr. Riddle was sworn in and testified that he and his wife purchased the property one year earlier with the intent of building a family residence; that the property historically consisted of two flag-shaped lots with access from the road to the rear acreage; that the existing residence had been built closer to the road and off-center from the lot; and that the proposed lot split was developed in coordination with Plain Township and would not affect the septic system or other features of the existing residence.

In response to questioning by Mr. Blechschmidt regarding access, Mr. Riddle explained that the two proposed lots would share the existing driveway and an existing creek crossing, which had been fortified with a new culvert sized according to a hydraulic analysis, and that the lot lacked sufficient width to permit a separate curb cut under the township's access-spacing requirements.

No other member of the public asked to be heard, and no representative of Plain Township was present.

Mr. Leezer moved to admit staff's report and presentation and the applicant's testimony into the record, and Mr. Blechschmidt seconded the motion. Upon roll call, all seven members and designees voted in favor. The motion passed.

Mr. Blechschmidt moved to approve the subdivision variance in Case No. 800-SUB-V. Mr. Leezer seconded the motion. Upon roll call, all seven members and designees voted in favor. The motion passed.

Mr. Leezer moved that the basis for approving the variance was the applicant's satisfaction of the criteria for granting a subdivision variance under Section 701.07 of the Franklin County Subdivision Regulations. Ms. Page seconded the motion. Upon roll call, all seven members and designees voted in favor. The Finding of Fact passed.

Mr. Fitzpatrick presented Case No. JEFF-26-03, a request for the Commission's recommendation to the Jefferson Township Zoning Commission to rezone approximately 4.68 acres on Reynoldsburg-New Albany Road from the township's Restricted Industrial District to its Planned Commercial District.

Staff reviewed the property's development history, noting a residential structure developed between 1900 and 1924 and an approximately 5,000-square-foot commercial structure developed between 1947 and 1969, and reported that an active zoning-enforcement case was pending against the property owner for uses operating without proper zoning compliance, including a vehicle towing and storage operation. Staff reviewed surrounding zoning and land uses and the Jefferson Township Comprehensive Plan's identification of the site within an established commercial area.

Staff explained that the applicant's proposed development plan would maintain the existing residential use in Subarea A under a requested divergence and would permit a range of commercial uses in the approximately 1.8-acre Subarea B, with future site improvements to be addressed through a development-plan-modification process if triggered by a specific tenant or use. Staff noted that the applicant had requested a one-foot side-yard setback for Subarea B, where the township's zoning resolution requires 50 feet, and that the existing building sits approximately 4.3 feet from the property line.

STAFF REPORT
Planning Commission
September 9, 2026

Case: JEFF-26-06
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	Wx2 Ventures, LLC
Township:	Jefferson Township
Site:	1099 Reynoldsburg-New Albany Road (PID #170-000125)
Acreage:	30.489 acres
Utilities:	Public water and wastewater
Request:	Requesting a Planning Commission recommendation to the Jefferson Township Trustees to amend the Planned Suburban Residential (PSR) district rezoning for a two-family dwelling subdivision.
Recommendation:	Staff recommend <u>conditional approval</u>

The proposal's Groves at Jefferson Subdivision includes a total of 28 two-family condominium residences (56 total dwelling units) served by a private roadway and approximately 54.5% of open space area. This amendment will result in an increase of 1.5% open space.

II. Property Background/History

- From 1900 to 2014, the existing residence and detached structures were constructed on the property.
- In 2022, the property was rezoned from the Restricted Suburban Residential (RSR) district to the Planned Suburban Residential (PSR) district for the single-family residential *Patterson Farm* subdivision. This development planned was for 30 single-family detached dwellings, a public street, and 16.4 acres of open space.
- In 2024, the current property owners obtained the lot.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Jefferson Twp.	Planned Suburban Residential (PSR)	Single-family residential (Pinecrest Section 1 subdivision), golf recreation
South	Jefferson Twp.	Restricted Suburban Residential	Industrial, single-family residential
East	Jefferson Twp.	Restricted Suburban Residential	Single-family residential, Blacklick Creek

West	Jefferson Twp.	Planned Suburban Residential (PSR)	Single-family residential (Pinecrest Section 1 subdivision)
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IV. Comprehensive Plan

The Jefferson Township Comprehensive Plan recommends the site for Village Residential. This includes existing condominiums, conservation subdivisions, and a golf course. Off street parking and open space dedication are envisioned under this category.

The proposal meets the land use plan recommendations.

V. Zoning District Review

Proposed Planned Suburban Residential (PSR) District Amendments:

- Renamed from the *Patterson Farm Subdivision* to *Groves at Jefferson Subdivision*
- Single-family to two-family structures
 - Previously approved for 30 single-family detached dwelling units; amendment will authorize 28 attached two-family dwelling units
 - Increase of density to 1.84 dwelling units per acre (DU/AC) from 0.98 DU/AC
- Revised circulation of streets internal to the subdivision and relocated access to Reynoldsburg-New Albany Road.
- Revised public streets from a public connection to the west to Patterson Pines Road to a private looped street with emergency access.
- Dedicated and shared community open space (16.4 acres from 14.8 acres)
- Off-street guest parking included
- Pedestrian pathway (private and public)

VI. Development Standards

Staff reviewed the rezoning based on Section 620 and Article VIII of the Jefferson Township Zoning Resolution.

- ***Open Space*** – Approximately 54.5% of open space is included in the proposed rezoning and subdivision. Ownership and maintenance responsibilities were not outlined in the Development Text.
- ***Lot and Yard Access*** – Condominium dwelling units proposed. Lot area and setbacks are sufficient based on limited common areas for each two-family structure and shared open space areas.
- ***Private Roads*** – Access to Reynoldsburg-New Albany Road and the dwelling units is planned via a private roadway. The previous public connection to Patterson Pines Road to the west is replaced by an emergency access from the private road. This emergency access is planned within an easement from the center of the western loop of the private road, westerly through the planned open space buffer connecting to Patterson Pines Road

to the west. Private roads must be built to County standards if they will be eligible for future acceptance into the Township road network.

- **Parking** – Off-street parking is provided through the residential driveways and parking zones located throughout the subdivision. A total of 18 guest parking spaces is shown outside of private residential properties.
- **Buffer Area** – Setbacks are provided between proposed building footprints and the parcel boundaries. A minimum +/- 40 foot buffer is provided between proposed lots and the southern property boundary; a minimum +/-100 foot buffer is provided between lots and all other property boundaries.
- **Lot Arrangement** - Residences located on the eastern portion of the site back to Reynoldsburg-New Albany Road with access and frontage directed to the proposed private roadway . A divergence has been requested for this standard.
- **Wetlands** – No wetlands exist onsite.
- **Drainageways** – A stormwater pond was notated and shown in the submittal.
- **Floodplains** – No floodplains exist on site.
- **Woodlands** – No significant woodlands exist on site; however, the site does contain several independent clusters of trees that exceed one acre each. The existing trees to remain should be preserved to the extent possible during development activities. Per Section 620.05(D(1)) of the Township Zoning Resolution, no less than 50% of the trees within a mature woodland and no less than 20% of the trees in a young woodland shall be preserved. Staff does not believe the proposed plan would exceed these criteria.

Requested Divergence: Section 620.04(F)(1) – Lot Arrangement

VII. Technical Agency Review:

1. **Jefferson Township Fire Department:** *Jefferson Fire will provide fire and emergency services for the proposed development.*
2. **Franklin County Engineer's Office (FCEO) - Mobility:**
 - *How will you connect to the existing sidewalk within the Pinecrest subdivision? How will residents walk through this new proposal? Just along the streets? At a minimum you should connect sidewalk from the Private Dr to the existing walk along Patterson Pines. Also, how will they get to the mulch path? I don't see any connections other than having people use the emergency access or the main street to not walk in yards.*
 - *Your asphalt path should connect up to the existing sidewalk and provide curb ramps and a ped pad on the north side of Pinecrest Dr.*
 - *An eleven (11)-foot wide asphalt pedestrian path must be constructed along Reynoldsburg-New Albany Road for the length of the parcel.*
 - *Internal pedestrian pathways should change their alignment to not remove existing trees.*
 - *FCEO is not a fan of the wide entry proposed for a stop-controlled intersection. A boulevard style is fine outside of the proposed right-of-way, but*

the eastern access into the site should not be striped as a left and right exit lane.

- *Traffic Access Study has not been fully reviewed yet. Traffic Commitments may change. Also note that the traffic study that was included in the packet is not the full study submitted to FCEO.*
- *[The Private Streets] cannot be dedicated for public road purposes in the future unless they are built to current County standards. [The] public street dedication language should be revised to more closely match the final plat language in the Subdivision Regulations for private streets.*
 - *"The private street cannot be dedicated for public use unless and until the street has been brought up to current standards of the County Engineer and, where applicable, to the appropriate zoning authority, and has been accepted by the County Engineer."*

3. ***Franklin County Engineer's Office (FCEO) – Drainage:*** *Development text should address stormwater and drainage confirming that the development will comply with the requirements of the Franklin County Stormwater Drainage Manual. Identify the private entity responsible for and the funding of the Operation and Maintenance (O&M).*
4. ***Franklin County Planning Department:*** *Open space easements, maintenance, and responsibilities are unspecified throughout the submittal. Clarity is needed for the number of parking spaces to be provided in compliance with zoning requirements, an unidentified easement, and additional fence details.*
5. ***Franklin Soil and Water Conservation District (FSWCD):*** *Landscaping plan must be revised to replace some of the proposed plant species with native varieties. Labels and number of plants proposed must be included in the Development Plan.*

VIII. Staff Analysis

Jefferson Township Zoning Resolution, Section 620.06(D) - Approval of an application requesting a rezoning to PSR shall provide, but not be limited to, the following:

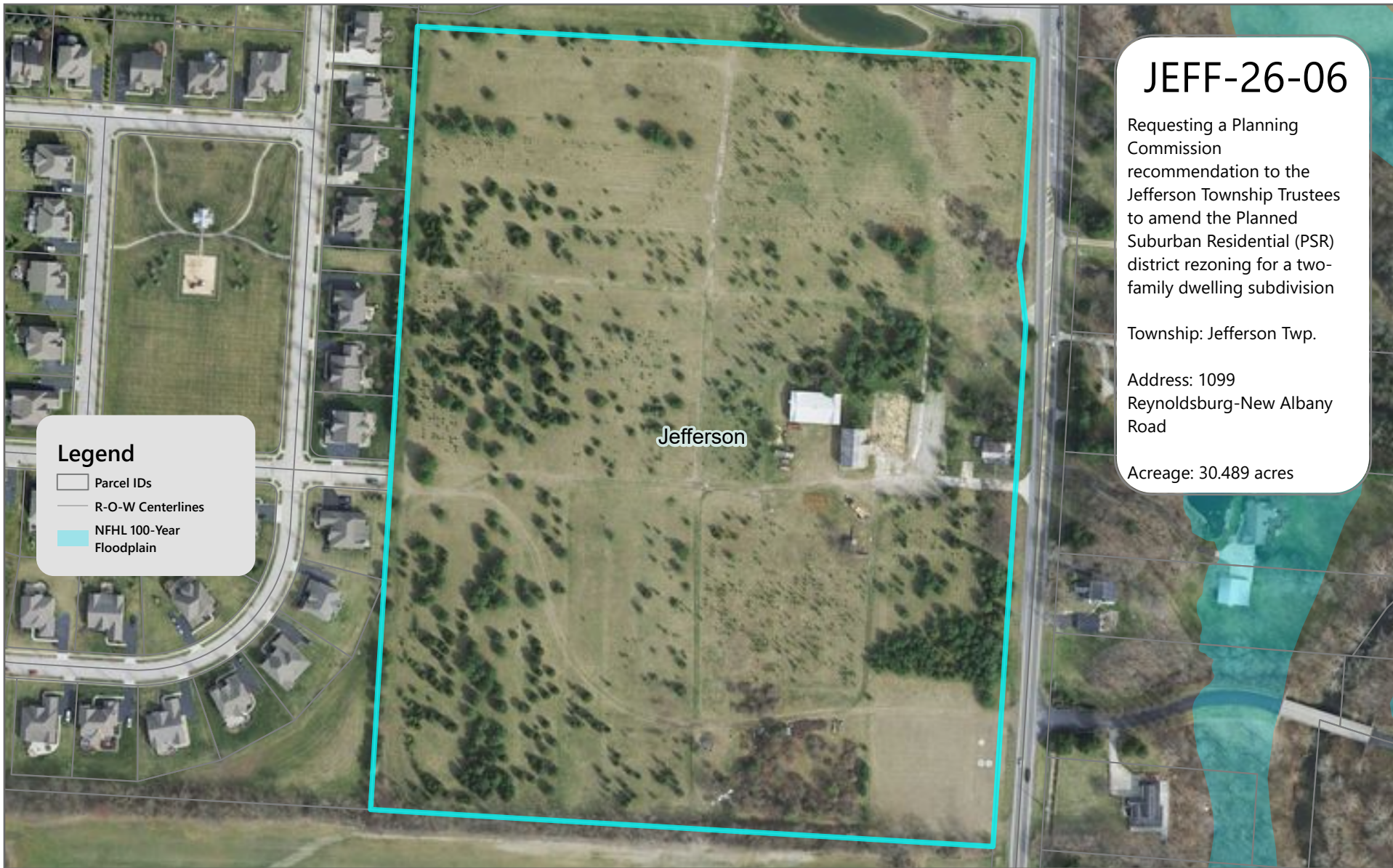
1. That the proposed development plan is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution.
 - a. For details outlined in the proposal, it complies with the Jefferson Township Zoning Resolution.
2. That the proposed development plan is in conformity with the Jefferson Township Comprehensive Plan or portion thereof as it may apply.
 - a. The proposal is consistent with the recommendations of the Jefferson Township Comprehensive Plan.
3. That the proposed development plan advances the general welfare of Jefferson Township and the immediate vicinity.
 - a. The project provides a similar and complimentary development for the surrounding area of the township.

4. That the benefits, improved arrangement, and the design of the proposed development plan justify the deviation from standard residential zoning district requirements included in this Zoning Resolution.
 - a. Based on the requested divergence, a greater rear yard setback is observed as compared to the front yard setback. Additionally, the subdivision's adaption to surrounding access points and location of surrounding utilities justifies the requested district and its standards.
5. Any and all other considerations deemed appropriate by the Zoning Commission to protect and promote the interests of public convenience, comfort, prosperity, and general welfare of the Township.
 - a. EDP staff leaves the resolution of review comments and coordination to the township to determine best interest of the township to be satisfied by the revisions of the proposal. Staff has included recommendations to the township based on the analysis of the rezoning.

Staff finds that the proposed rezoning advances the general health, safety, and welfare of the township.

Staff recommend **conditional approval** of the request to amend the Planned Suburban Residential (PSR) district rezoning for a two-family dwelling subdivision. The conditions are as follows:

1. The developer shall revise the Development Plan and Text in accordance with township and county standards unsatisfied by the proposal prior to consideration by the Jefferson Township Trustees.
2. A Traffic Access study, including turn lane warrants and a sight distance study, is required at the proposed access point to Reynoldsburg-New Albany Road. This study must be completed and reviewed by the County Engineer's office prior to applying for a subdivision preliminary plan.
3. Outside of any improvements warranted by a traffic study, the developer is responsible for widening the southbound lane along their frontage to achieve an 11-foot travel lane and five (5) foot full-depth shoulder. The Franklin County Engineer's Office reserves the right to require a fee-in-lieu of this improvement.



JEFF-26-06

Requesting a Planning Commission recommendation to the Jefferson Township Trustees to amend the Planned Suburban Residential (PSR) district rezoning for a two-family dwelling subdivision

Township: Jefferson Twp.

Address: 1099
Reynoldsburg-New Albany Road

Acreage: 30.489 acres

Legend

- Parcel IDs
- R-O-W Centerlines
- NFHL 100-Year Floodplain

Case File: JEFF-26-06

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastysrlsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,

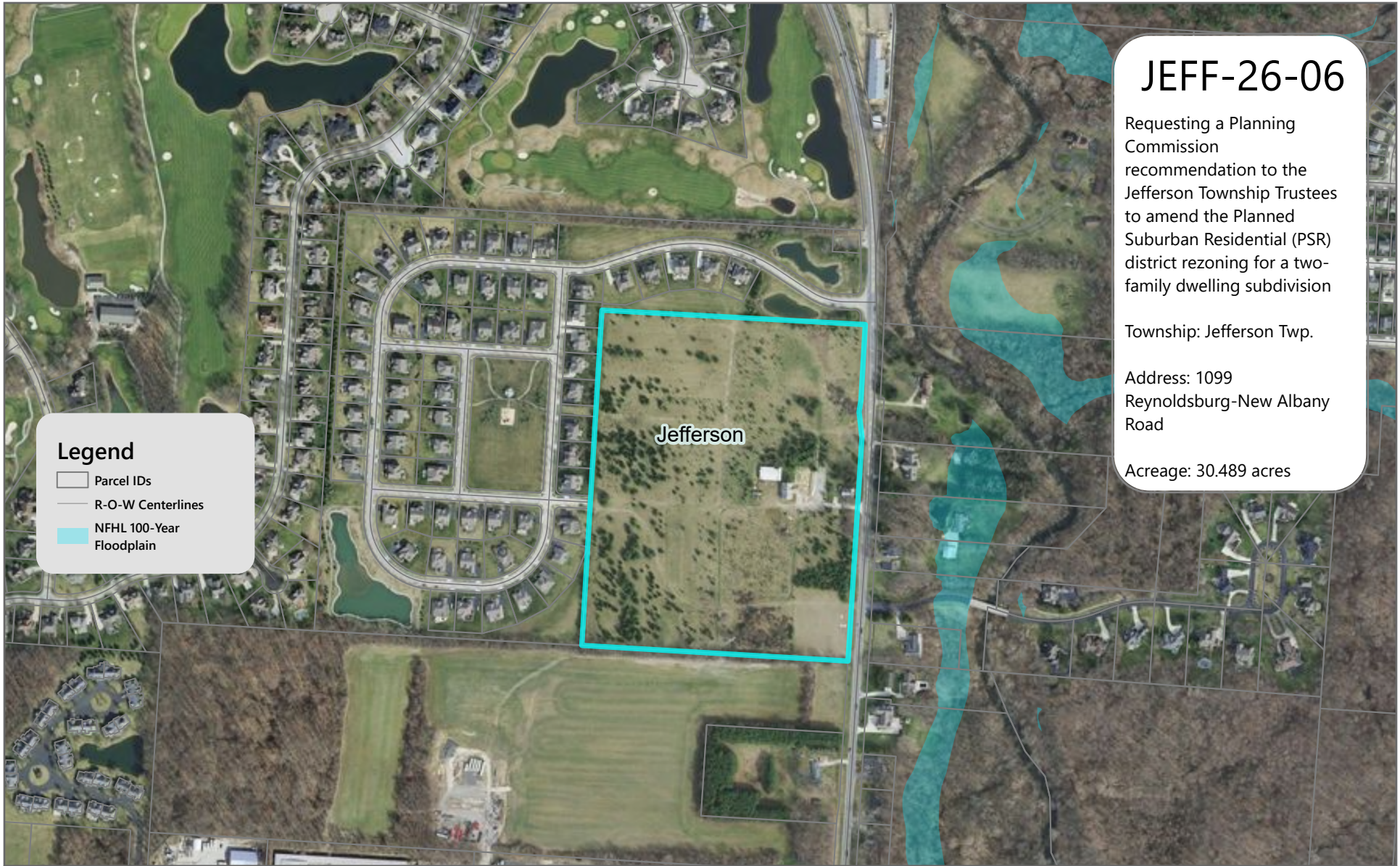
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



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



0 150 300
Feet



JEFF-26-06

Requesting a Planning Commission recommendation to the Jefferson Township Trustees to amend the Planned Suburban Residential (PSR) district rezoning for a two-family dwelling subdivision

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



0 350 700
Feet

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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

JEFF-26-06

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Jefferson Twp Zoning

- Community Service
- Planned Industrial
- Planned Residential District
- Planned Suburban Residential
- Restricted Suburban Residential
- Suburban Periphery Residential

Jefferson

Case File: JEFF-26-06



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



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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

**JEFFERSON TOWNSHIP
ZONING COMMISSION**



TEL: (614) 855-4265
www.jeffersontownship.org
Email: cmccroskey@jeffersontownship.org

APPLICATION FOR ZONING CHANGE

Case Number: _____ Date: 7/15/2026

Applicant: Wx2 Ventures LLC Property Owner: Wx2 Ventures LLC

Street Address: 781 Science Blvd, Ste 100 Street Address: 781 Science Blvd, Ste 100

City: Gahanna State: OH Zip: 43230 City: Gahanna State: OH Zip: 43230

Phone Number: (614) 428-7750 Phone Number: (614)428-7750

E-Mail Address: twarner@advancedcivildesign.com E-Mail Address: twarner@advancedcivildesign.com

*In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution,
I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the
PSR _____ Zoning District to the PSR _____ Zoning District for property located at:*

Street Address: 1099 Reynoldsburg New Albany Road Parcel #: 170-000125-00

Acreage to be rezoned: 30.489

---- Please type or print information ---
--- Please answer the following questions thoroughly and completely ---
--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is:

Residential - Two unit buildings and associated amenities

2. The property is currently being used for:

Tree Farm

3. The legal description of the property for which the rezoning is requested:

Legal description included with zoning submittal.

4. The property is outlined on the attached _____ Auditor's _____ map.
Type of Official Map

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

The Property, and the proposed development of the Groves at Jefferson site are in line with the future land use proposed for the site contained in the Jefferson Township 2050 Comprehensive Plan, as well as Article Vi of the Zoning Code. Jefferson Township and the surrounding areas are experiencing rapid population growth and Groves at Jefferson is planned in a manner that will help meet the housing requirements of that growth, while maintaining the rural look and feel of the surrounding area. The Groves at Jefferson exceeds the development standards for PSR, including providing significant open space, and a low density with a very low development footprint. The development maintains large setbacks from surrounding properties, preserves a large amount of the existing trees onsite and fits well with the rural nature of Jefferson Township.

6. Attachments and additional information required:

- A. Complete and sign application
- B. One (1) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- C. One (1) list of property owners within two hundred and fifty (250) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- D. One (1) set of mailing labels for property owners within two hundred and fifty (250) feet of subject property.
- E. One (1) A-size map showing properties within two hundred and fifty (250) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *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 the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- I. Application filing fee payable to Jefferson Township. (*Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial*)

Fee to request a modification to an Approved Development Plan

\$500 + 50 Notice

If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.

7. Statement of Understanding:

I, Thomas Warner (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have

either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature:

Thomas H. Warner, Applicant

Date: 07/16/2026

8. Certification:

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE Wx2 Ventures LLC certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner:

Thomas H. Warner

Please Print: Thomas Warner

Mailing Address: 781 Science Blvd, Ste 100

City, State, and Zip: Gahanna, OH 43230

Phone Number: (614) 428-7743

Cell #: (614) 206-7568

E-Mail Address: twarner@advancedcivildesign.com

Signature of Applicant:

Thomas H. Warner
(If different than property owner)

Please Print: Thomas Warner

Mailing Address: 781 Science Blvd, Ste 100

City, State, and Zip: Gahanna, OH 43230

Phone Number: (614) 428-7743

Cell #: (614) 206-7568

E-Mail Address: twarner@advancedcivildesign.com

Development Text

Current Zoning District: Planned Suburban Residential District ("PSR")
Requested Zoning District: Planned Suburban Residential District ("PSR")
Address: 1099 Reynoldsburg-New Albany Road
Applicant: Wx2 Ventures LLC
Acres: 30.489
Date of Text: July 15, 2026
Application No.: JEFF- 26-06

1. Introduction:

The site for the project ("Groves at Jefferson" or the "Project") consists of all of parcel number 170-000125-00 and comprises approximately 30.489+/- acres, with frontage on the west side of Reynoldsburg-New Albany Road, between Havens Corners Road to the north and Taylor Road to the south. The southern-most portion of Groves at Jefferson is located approximately 0.30 miles north of the Taylor Road, Reynoldsburg-New Albany Road intersection.

Groves at Jefferson is bordered on the north and west by a single-family home development (Pinecrest), and to the south by an undeveloped property zoned Restricted Suburban Residential.

2. Permitted Uses: The development of a maximum of 28 two-unit dwelling buildings (56 total units), along with open space shall be the Permitted Uses

3. Development Standards: Unless otherwise specified in the text below or in the attached preliminary development plan titled "Groves at Jefferson," dated July 16, 2026 ("Site Plan"), Groves at Jefferson shall be developed in accordance with the Section 620 and Article VIII of the Jefferson Township Zoning Resolution, dated November 20, 2019 ("Zoning Code")

A. Open Space

Groves at Jefferson will have a total of 16.3 acres of open space, equivalent to 54.5% of the net area of the Development.

Within the Open Space the following amenities shall be permitted:

- Mail kiosk
- Community gazebo or similar shelter
- Picnic tables
- Pickleball courts, bocci or other community related activity areas
- Fireplace/pit
- Community identification sign
- Entry features
- Walking paths
- Emergency access

B. Lot and Yard Areas

The development will be a condominium development with dedicated limited common areas for each building and common areas for the entire development.

1. The minimum setback from the existing right-of-way for Reynoldsburg New Albany Road shall be one hundred fifteen feet (115') for all dwelling units.
2. The minimum setback from the north and west property lines shall be one hundred forty feet (140') for all dwelling units.
3. The minimum setback from the southern property line shall be fifty feet (30') for all dwelling units.

These setbacks greatly exceed the required building setbacks and are included in the Open Space calculations for the project. Signage and entry features may encroach into the proposed setbacks so long as sight distance along Reynoldsburg New Albany Road is not impaired.

C. Density

Groves at Jefferson shall have a density of 1.84 du/ac, well below the maximum permitted in the PSR of 2.5 du/ac. There are 0.92 dwelling buildings per acre.

D. Access, Parking and/or Other Traffic Related Commitments.

1. There will be one (1) primary point of vehicle access from Groves at Jefferson to Reynoldsburg-New Albany Road in the middle portion of the Property, with an emergency access drive (15') or as required by the Jefferson Township Fire department, connecting to the development to the west (Pinecrest). This will replace an existing emergency access easement serving the property to the west. No current or future connections are contemplated to the north or south.
2. All of the streets in Groves at Jefferson will be private streets having a posted speed limit of 15 m.p.h. The responsibility for maintenance, erection of appropriate street signage, repair, plowing and replacement of those streets at least to current standards shall be that of, and equally allocated to, all homeowners within the Groves at Jefferson. The maintenance and repair of the streets, and the costs collected for such purposes, shall be administered through a home-owners association ("Association"). In the event that the streets are to be dedicated for public road purposes in the future, the homeowners and the Association shall grant other required easements therefore.
3. The Developer shall install a mulch pedestrian path around the perimeter of the property. The Developer shall work with Jefferson Township and Franklin County Engineer's Office for location and scope of pedestrian infrastructure along Reynoldsburg-New Albany Rd frontage.

E. Buffering, Landscape, Drainage, Open Space and/or Screening Commitments.

1. Developer shall install street trees along all internal roads as shown on the Preliminary Landscape Plan.
2. Installation of deciduous, ornamental and evergreen trees throughout Groves at Jefferson will be located, spaced and, where applicable, clustered as generally shown and in substantial accordance with the Groves at Jefferson Landscape Plan, which is incorporated herein by reference, with modifications to exact location and spacing allowed to account for the preservation of existing trees.
3. The developer shall use best construction practices, including construction fencing and signage as needed, so as to preserve existing trees during the course of construction

activities on site. Where practical, the Developer will preserve healthy, existing evergreen trees on the property. Existing evergreens along Reynoldsburg New Albany Road shall be preserved except where removal is required for entry drive/features and utility construction.

4. Final open space, and the preservation of trees may be modified based upon final engineering and/or utilities (storm water or sewer lines) as required.

F. Building Design and/or Interior-Exterior Treatment Commitments.

1. The main exterior building materials will be as follows:
 - (a) Roof: Metal or asphalt dimensional shingles
 - (b) Siding: Brick, Wood, Stucco, Cultured Stone or Cement Board (or equivalent) only
 - (c) Windows: Vinyl, Wood or composite
 - (d) Doors: Fiberglass, Metal or Wood
 - (e) Garage Doors: Insulated aluminum
2. All dwelling units will be duplex, ranch style, with first floor master bedrooms. Lofted “bonus” rooms are available as an option.
3. Basements will be available as an optional addition.
4. Dwelling units may be used as model homes for the purpose of marketing and sales. A temporary paved parking lot shall be permitted adjacent to model homes to provide off-street parking for model homes.

G. Graphics.

All signage and graphics shall conform to the Zoning Code as it applies to the PSR zoning classification.

H. Miscellaneous.

Groves at Jefferson shall be developed substantially in accordance with the submitted Site Plan. The Site Plan may be adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any adjustment to the Site Plan is subject to review and approval by the Director of Building and Zoning Services, or his/her designee, upon submission of the appropriate data regarding the proposed adjustment.

4. Requested Divergences: Applicant requests the following divergences to the development standards of the Zoning Code:

- a. Section 620.04(F.1) – Lot Arrangement: “No dwelling unit may back up to a street” Developer request a divergence from this requirement for five (5) buildings that are parallel to Reynoldsburg New Albany Road. These units shall be a minimum of one hundred fifteen (115) feet from the existing right-of-way of Reynoldsburg New Albany Road. The existing mature evergreen trees along Reynoldsburg New Albany Road shall be maintained wherever possible and provide significant screening from Reynoldsburg New Albany Road. In areas where there are not existing trees, supplemental evergreen trees will be provided to provide 75% opaque screening from the roadway at five years

after planting. Additionally, no above grade decks, awnings, flags, sheds, swing sets or pools shall be permitted in the rear yard of any dwelling unit in the development.

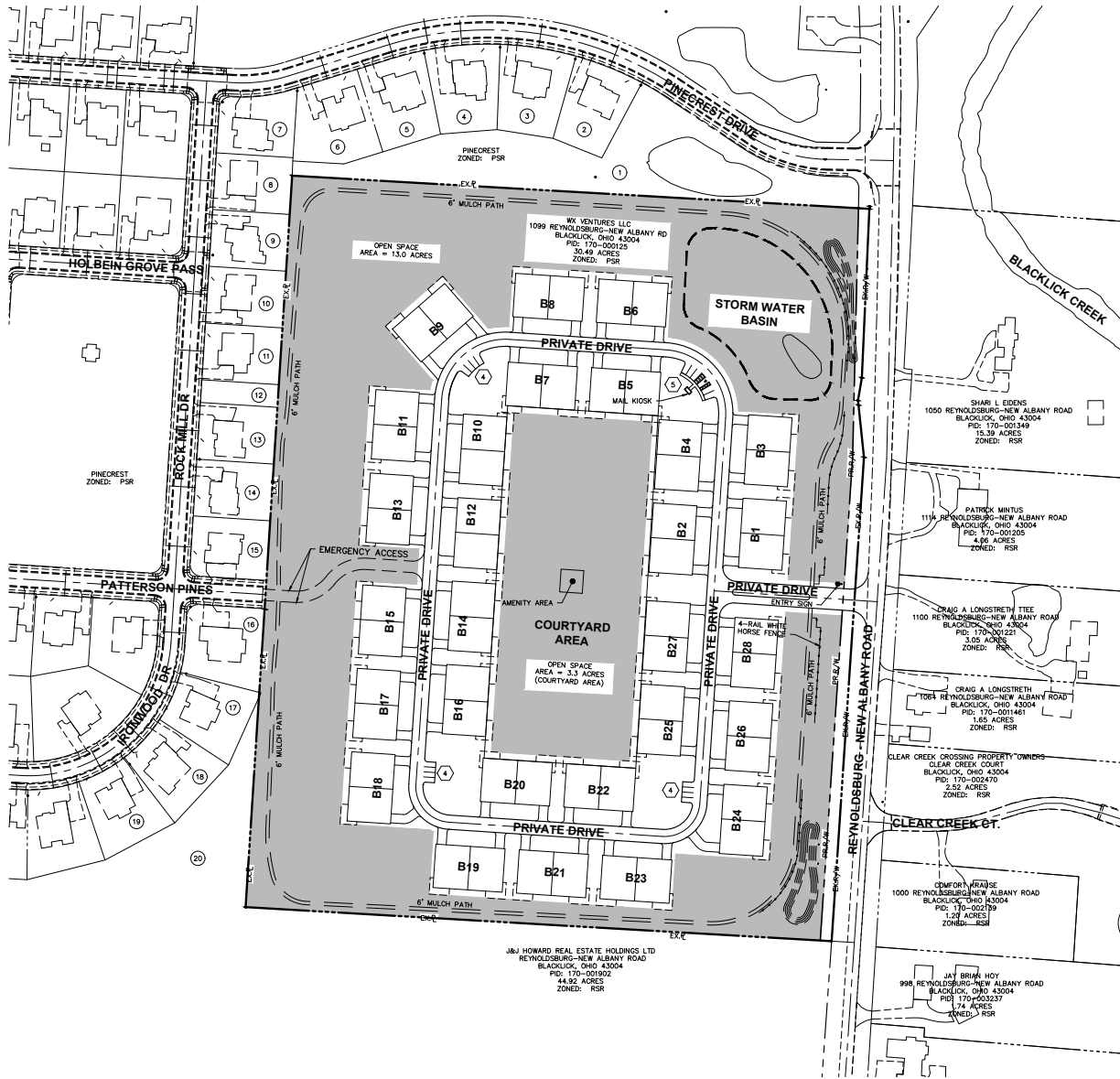
5. Statement on Relation of Proposed Zoning Change:

The Property, and the proposed development of the Groves at Jefferson site are in line with the future land use proposed for the site contained in the Jefferson Township 2050 Comprehensive Plan, as well as Article Vi of the Zoning Code. Jefferson Township and the surrounding areas are experiencing rapid population growth and Groves at Jefferson is planned in a manner that will help meet the housing requirements of that growth, while maintaining the rural look and feel of the surrounding area. The Groves at Jefferson exceeds the development standards for PSR, including providing significant open space, and a low density with a very low development footprint.

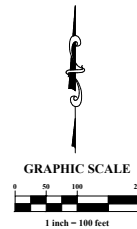
Signature:



Date: July 16, 2026



INDEX MAP
SCALE: 1"=100'



SITE DATA TABLE - DEVELOPMENT

EXISTING ZONING: PSRD
PROPOSED ZONING: PSRD
ZONING ADDRESS: 1099 REYNOLDSBURG-NEW ALBANY ROAD
PID: 170-000125
SITE AREA = 30.49 AC
ROW DEDICATION = 0.54 AC
NET SITE AREA LESS ROW = 29.95 AC

NO BUILDINGS: 28 BUILDINGS
UNITS / BUILDING: 2 UNITS
TOTAL UNITS: 56 UNITS

DENSITY: 1.84 UNITS/ACRE

PARKING SPACES: 20'X9' (TYP)
29.95 ACRES X 40% = 12.0 ACRES
OPEN SPACE PROV: 16.3 ACRES (54.5% OPEN SPACE)

SITE DATA TABLE - PINECREST

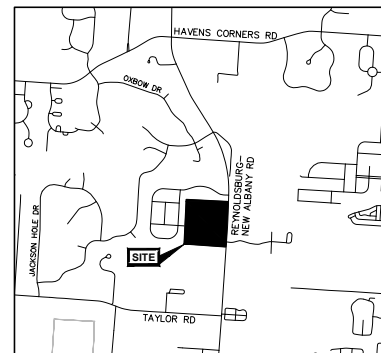
ZONING: PSRD
ZONING ADDRESS: PINECREST DRIVE
PID: 170-003978
SITE AREA = 47.296 AC (2,060,214 SF)

NO UNITS: 66 LOTS
DENSITY: 1.40 LOTS / ACRE

OPEN SPACE REQ: 40%
47.296 ACRES X 40% = 18.9184 ACRES
OPEN SPACE PROV: 15.415 ACRES (32.59% OPEN SPACE)

LEGEND

PROPOSED PARKING COUNT



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

TITLE SHEET.....1
EXISTING CONDITIONS.....2
SITE PLAN.....3
UTILITY PLAN.....4

DEVELOPER
WX VENTURES LLC
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OHIO 43230

CIVIL ENGINEER
ADVANCED CIVIL DESIGN
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OHIO 43230
ATTN: THOMAS WARNER
PHONE (614) 428-7750
warner@advancedcivildesign.com

LANDSCAPE ARCHITECT
CZ PLANNING AND DESIGN
720 EAST BROAD ST., STE 200
COLUMBUS, OH 43215

FLOODPLAIN

THIS SITE IS LOCATED WITHIN ZONE X.
LOCATED ON FLOOD INSURANCE MAP FRANKLIN COUNTY, OHIO MAP 39049C0214K, EFFECTIVE 6/17/2008 & FLOOD INSURANCE MAP FRANKLIN COUNTY, OHIO MAP 39049C0352K, EFFECTIVE 6/17/2008

PARCEL INDEX

1 PINCREST HOMEOWNERS ASSN INC PINECREST DR PID: 170-003837 1.95 ACRES ZONED: PSR	11 BRANDON HANLEY 1228 ROCKMILL DR PID: 170-003625 0.31 ACRES ZONED: PSR
2 EARL DUNWAM PINGER 7461 PINECREST DR PID: 170-003816 0.38 ACRES ZONED: PSR	12 PINCREST HOMEOWNERS ASSN INC ROCKMILL DR PID: 170-003818 0.12 ACRES ZONED: PSR
3 JOEL A KEMMER 7447 PINECREST DR PID: 170-003817 0.41 ACRES ZONED: PSR	13 STERLING W HEDRICK TR 1206 ROCKMILL DR PID: 170-003828 0.31 ACRES ZONED: PSR
4 JAY VAN KING 7429 PINECREST DR PID: 170-003818 0.41 ACRES ZONED: PSR	14 DOUGLAS W STEHR 1194 ROCKMILL DR PID: 170-003827 0.31 ACRES ZONED: PSR
5 FRED L DELEUW 7411 PINECREST DR PID: 170-003819 0.40 ACRES ZONED: PSR	15 SANDIP C PATEL 1180 ROCKMILL DR PID: 170-003828 0.32 ACRES ZONED: PSR
6 JEFFREY R EARLEY 7397 PINECREST DR PID: 170-003820 0.45 ACRES ZONED: PSR	16 WILLIAM R MOSS 1158 ROCKMILL DR PID: 170-003949 0.42 ACRES ZONED: PSR
7 GEORGE N ONDERKO 1278 ROCKMILL DR PID: 170-003821 0.37 ACRES ZONED: PSR	17 STEVEN W BLAUSKY 1146 ROCKMILL DR PID: 170-003950 0.37 ACRES ZONED: PSR
8 DAVID BOSS 1246 ROCKMILL DR PID: 170-003822 0.31 ACRES ZONED: PSR	18 GREGORY A SCHUBERT 7329 ROCKMILL DR PID: 170-003948 0.42 ACRES ZONED: PSR
9 ANDREW G THOMAS 1252 ROCKMILL DR PID: 170-003823 0.31 ACRES ZONED: PSR	19 JEFFREY SCOTT DONOHEW TR 7323 ROCKMILL DR PID: 170-003945 0.37 ACRES ZONED: PSR
10 RONALD W HUGHES 1238 ROCKMILL DR PID: 170-003824 0.31 ACRES ZONED: PSR	20 PINCREST HOMEOWNERS ASSN INC ROCKMILL DR PID: 170-003818 0.12 ACRES ZONED: PSR

PLAN PREPARED BY:

PLAN PREPARED FOR:

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

REYNOLDSBURG - NEW ALBANY ROAD

ZONING PLAN

FOR

GROVES AT JEFFERSON

TITLE SHEET

DATE: 7/16/2006

SCALE: AS NOTED

DRAWN BY: ANH

CHECKED BY: TWW

PROJECT NUMBER: 26-0003-1613

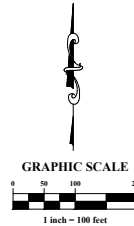
DRAWING NUMBER: 1/4

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7750

ADVANCED CIVIL DESIGN
ENGINEERS

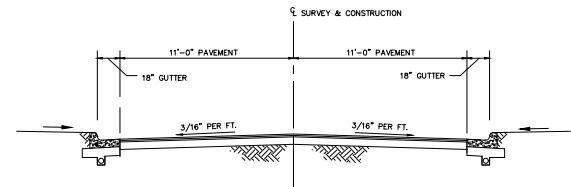
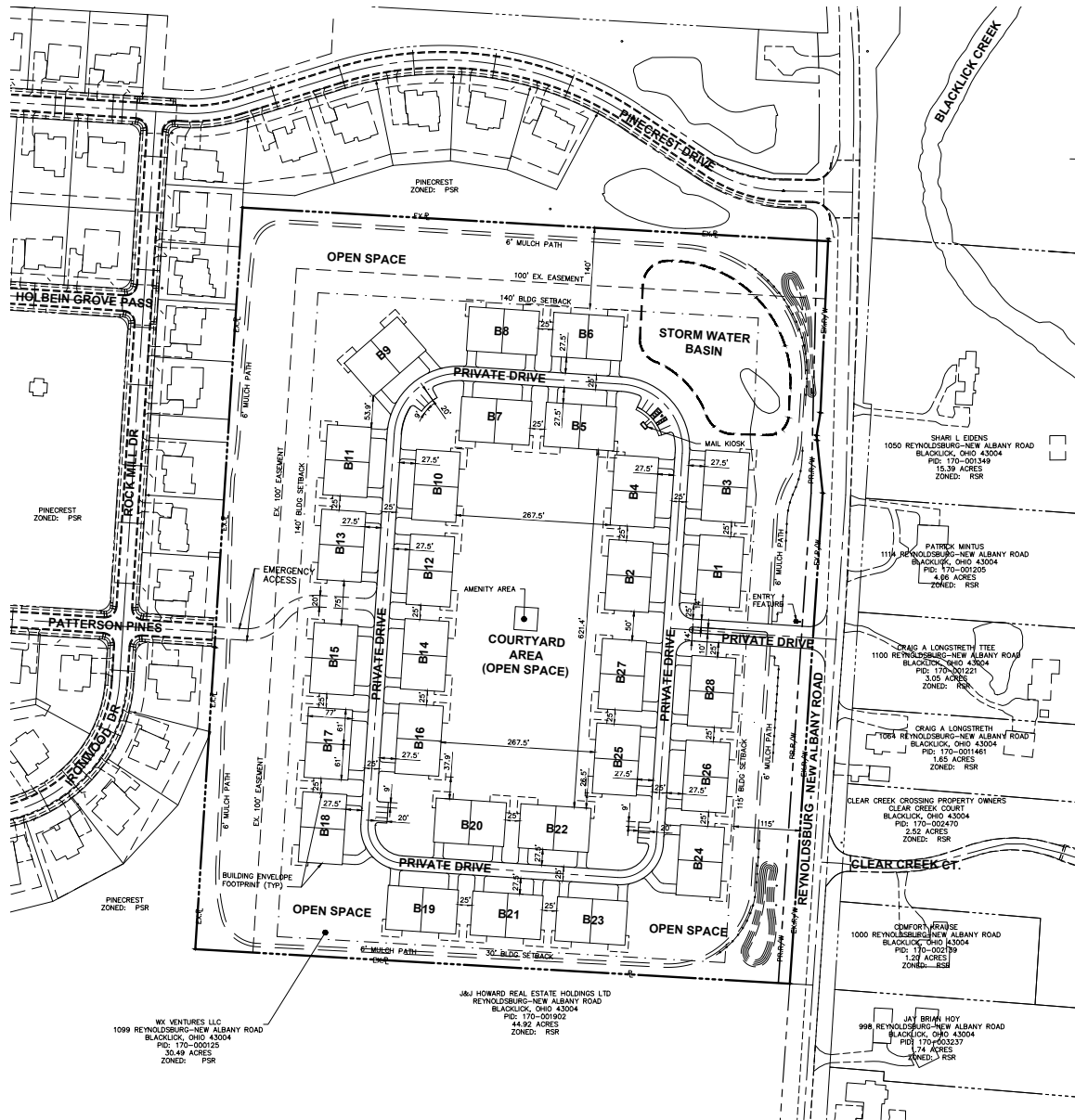


- LEGEND**
- ST—□— EXISTING STORM SEWER
 - SA—○— EXISTING SANITARY SEWER
 - WA— EXISTING WATER MAIN
 - G— EXISTING GAS MAIN
 - OHE— EXISTING OVER HEAD ELECTRIC
 - X— EXISTING FENCE
 - EXISTING SOILS LINE

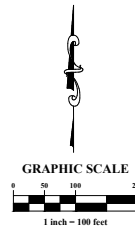


JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO		PLAN PREPARED FOR:		PLAN PREPARED BY:	
REYNOLDSBURG - NEW ALBANY ROAD		ZONING PLAN		FOR	
GROVES AT JEFFERSON		EXISTING CONDITIONS			
Date: 7/16/2006		Scale: 1" = 100'		Drawn By: TWM	
Checked By: ANH		Project Number: 26-0003-1613		Drawing Number: 2 / 4	
902 VENTURES LLC 776 S. Main Street, Suite 101 Gahanna, Ohio 43230 ph 614.482.7790 fax 614.482.7790		ADVANCED CIVIL DESIGN ENGINEERS		776 S. Main Street, Suite 101 Gahanna, Ohio 43230 ph 614.482.7790 fax 614.482.7790	

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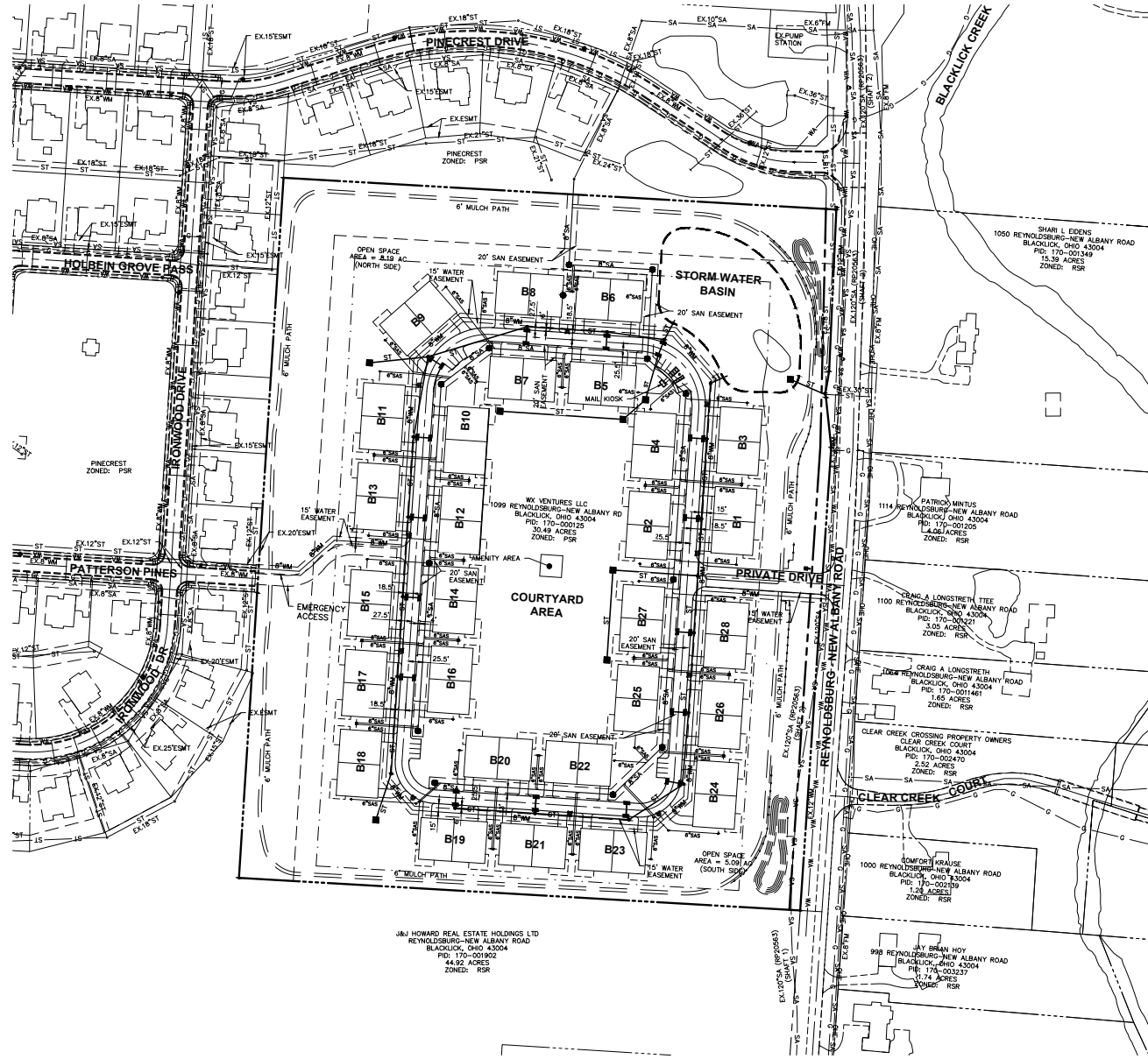


25' PRIVATE STREET SECTION
NO SCALE

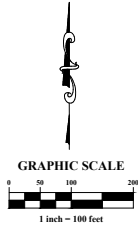


PLAN PREPARED BY: 802 VENTURES LLC 7765 S. Main Road, Suite 101 Gahanna, Ohio 43030 ph 614.428.7760 fax 614.428.7760		ENGINEER ADVANCED CIVIL DESIGN	
PLAN PREPARED FOR: JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO		REYNOLDSBURG - NEW ALBANY ROAD ZONING PLAN FOR GROVES AT JEFFERSON	
Issue Dates:		Date: 7/16/2026 Scale: 1" = 100'	
Drawn By: ANH		Checked By: TWW	
Project Number:		26-0003-1613	
Drawing Number:		3 / 4	

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- UTILITY LEGEND**
- PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER MAIN
 - EXISTING STORM SEWER
 - SA - EXISTING SANITARY SEWER
 - WA - EXISTING WATER MAIN
 - G - EXISTING GAS MAIN
 - OHE - EXISTING OVER HEAD ELECTRIC
 - X - EXISTING FENCE



PLAN PREPARED BY:

782 VENTURES LLC
782 VENTURES LLC
100
GAMMA, OHIO 43004
PH 614.428.7750
FAX 614.428.7750

ENGINEER

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

REYNOLDSBURG - NEW ALBANY ROAD

ZONING PLAN

FOR

GROVES AT JEFFERSON

UTILITY PLAN

Sheet Notes:

Date:	7/16/2026
Drawn By:	ANH
Checked By:	TW
Project Number:	26-0003-1613
Drawing Number:	4 / 4



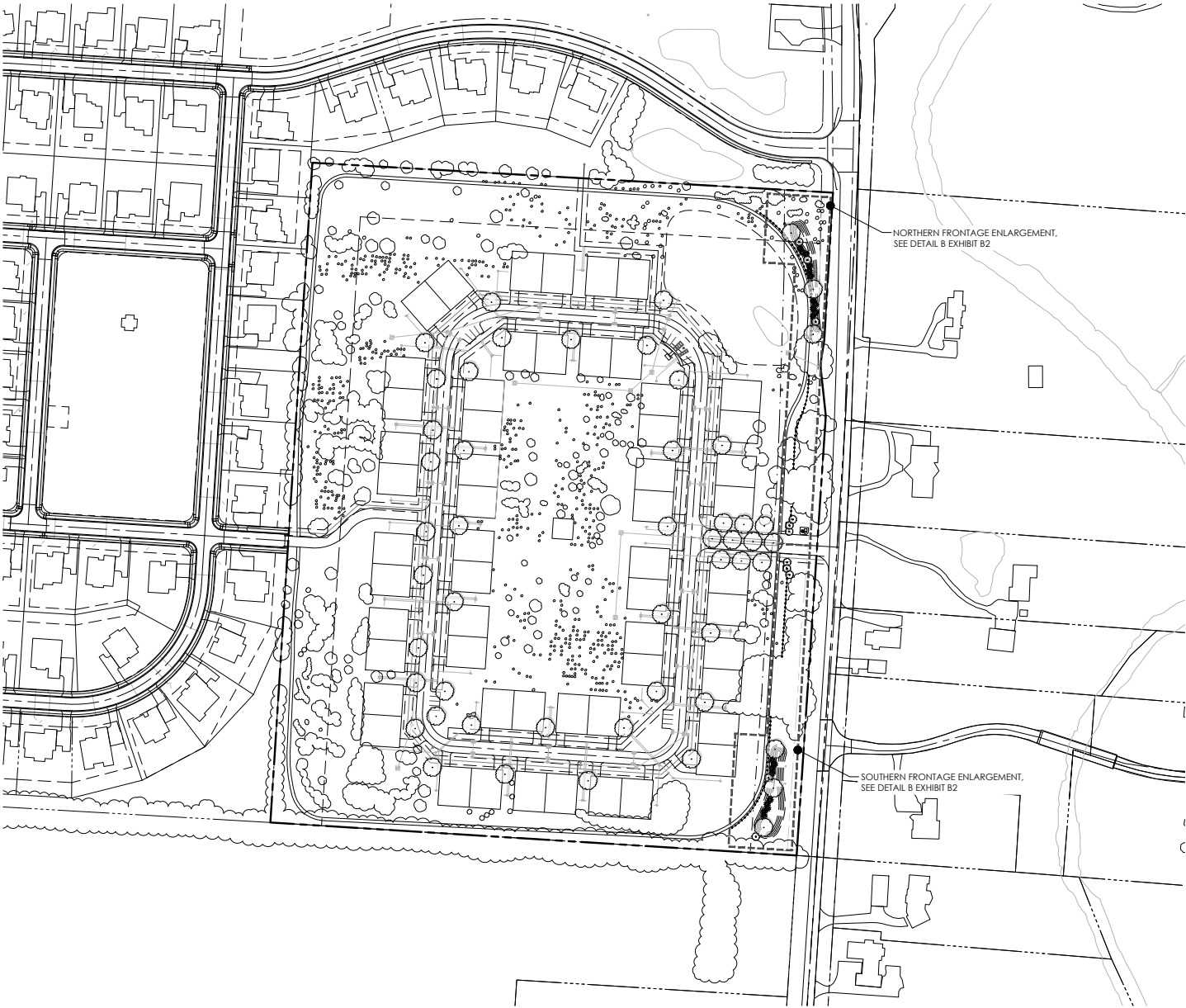
GROVE AT JEFFERSON

Jefferson Township, Ohio 07/16/2026 - #26068

Exhibit A - Illustrative Plan

0 100 200 300

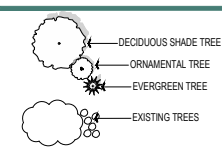


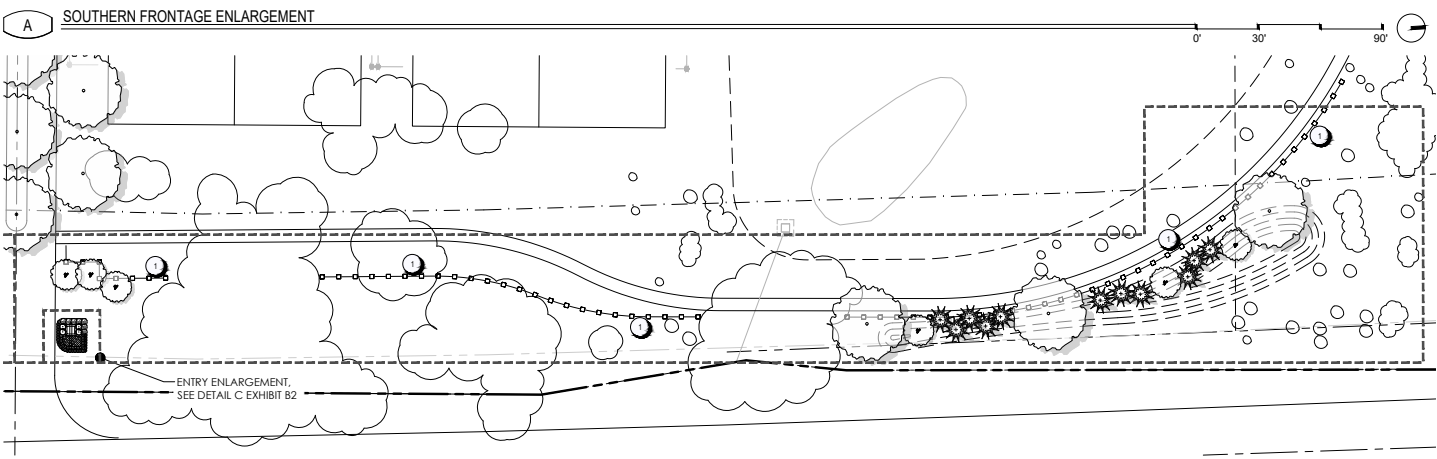
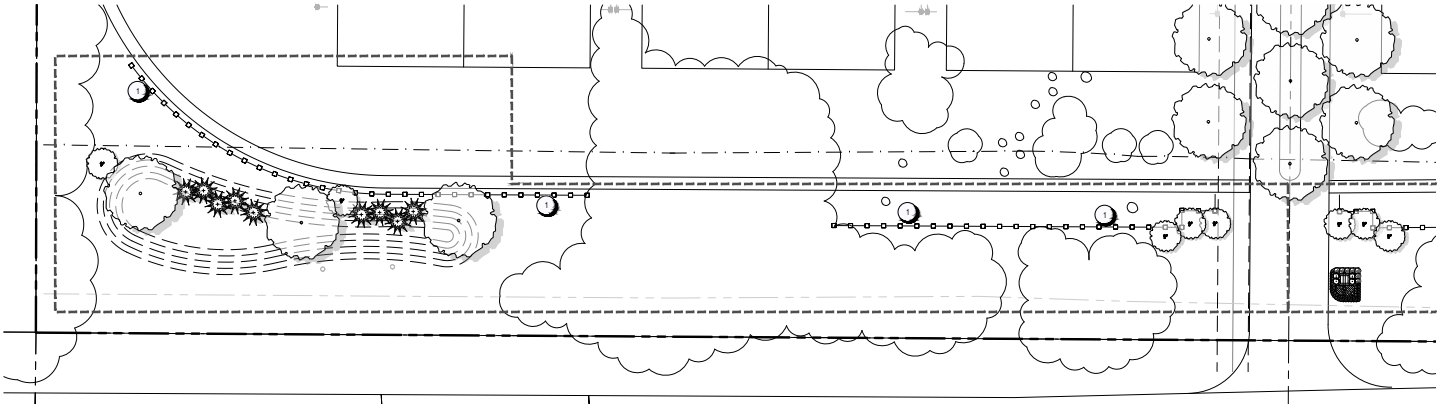


CONCEPTUAL PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
CA CA	Carpinus caroliniana American Hornbeam	2" CAL.	B&B	AS SHOWN	Match Form
AC FR	Acer x freemanii 'Celebration' Celebration Maple	2" CAL.	B&B	AS SHOWN	Match Form
UL FR	Ulmus x 'Frontier' Frontier Elm	2" CAL.	B&B	AS SHOWN	Match Form
PR SU	Prunus subhirtella 'Autumnalis' Autumnalis Higan Cherry	2" CAL.	B&B	AS SHOWN	Match Form
QU AC	Quercus acutissima Sawtooth Oak	2" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis kentukea Yellowwood	2" CAL.	B&B	AS SHOWN	Match Form
TA DI	Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	Match Form
CA OV	Carya ovata Shagbark Hickory	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
AC GI	Acer ginnala Amur Maple	1.5" CAL.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis Eastern Redbud	1.5" CAL.	B&B	AS SHOWN	Match Form
CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	1.5" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
PI AB	Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
PI OM	Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
PI ST	Pinus strobus White Pine	6' HT.	B&B	PER PLAN	

LANDSCAPE KEY

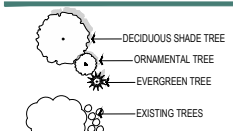




CONCEPTUAL PLANT LIST

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PI OM	Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
PI ST	Pinus strobus White Pine	6' HT.	B&B	PER PLAN	
DECIDUOUS SHRUBS					
HY LL	Hydrangea paniculata 'Limelight' Limelight Hydrangea	20-24" HT.	#5 Cont.	AS SHOWN	
IT VI	Ita virginicus 'Sprite' Little Henry Sweetspire	16-18" HT.	#3 Cont.	AS SHOWN	
AB KA	Abelia x grandiflora 'Kaleidoscope' Kaleidoscope Abelia	16-18" HT.	#3 Cont.	AS SHOWN	
PERENNIALS, GRASSES, AND GROUNDCOVERS					
EC CS	Echinacea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 Cont.	18" O.C.	
LA PH	Lavendula x intermedia 'Phenomenal' Phenomenal Lavender	-	#1 Cont.	AS SHOWN	
SP HE	Sporobolus heterolepis Prairie Dropseed	-	#1 Cont.	24" O.C.	

LANDSCAPE KEY



CODED LANDSCAPE NOTES

KEY	ITEM	REFERENCE	NOTES
1	4 RAIL WHITE HORSE FENCE	D EX C	-
2	ENTRY SIGN	C EX C	-

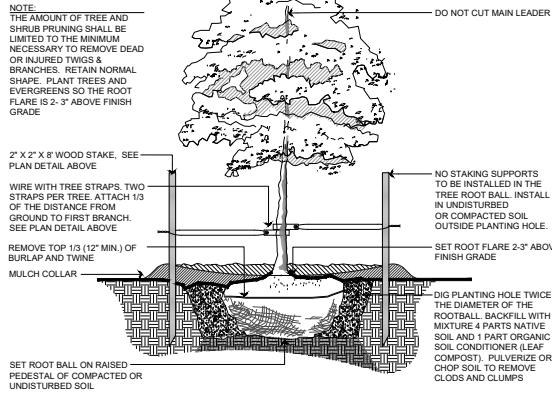
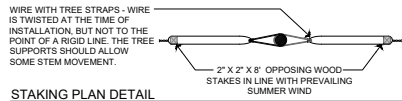
GROVE AT JEFFERSON

Jefferson Township, Ohio 07/16/2026 - #26068

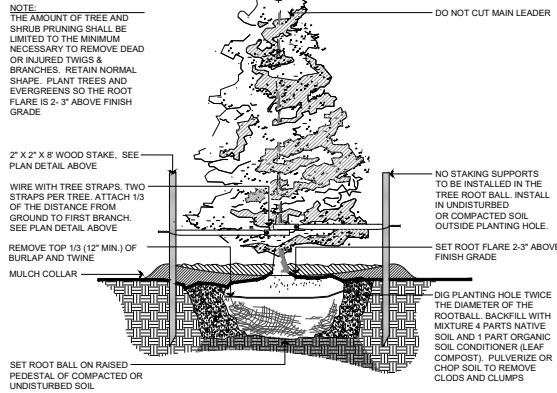
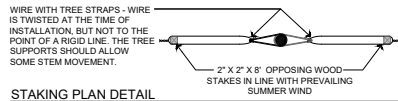
Exhibit B2 - Landscape Enlargements

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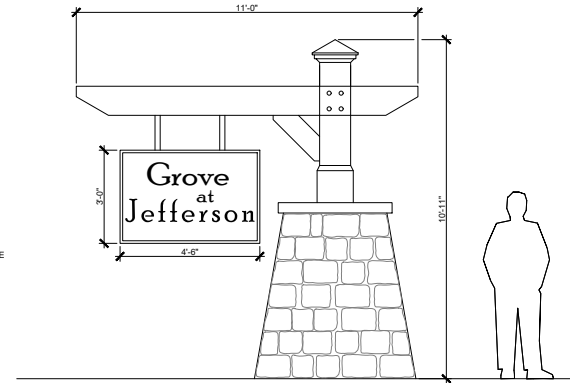




A DECIDUOUS TREE
SCALE: 1" = 1'-0"



B EVERGREEN TREE
SCALE: 1" = 1'-0"



C ENTRY SIGN
SCALE: 1/2" = 1'-0"



D 4 RAIL WHITE HORSE FENCE

Staff summarized comments received through the county's Technical Review Committee in May 2026, including from the Franklin County Engineer's Office, regarding the level of detail provided and future access and traffic-study requirements, and from the Franklin Soil and Water Conservation District, regarding erosion protection for the creek channel and steep slopes on the property and stormwater management affecting Blacklick Creek. Staff recommended denial of the rezoning based on the Technical Review Committee's determination that the application lacked sufficient detail but presented 12 conditions for the Commission's consideration in the event of a recommendation for approval, addressing discontinuation of the noncompliant uses, compliance with the township zoning resolution and county access-management and stormwater regulations, and setback requirements for new construction.

In response to a question from Chairman Chaney, Ms. Fields advised that the Commission was not legally obligated to have staff review each condition individually. In response to further questioning, Mr. Fitzpatrick advised that the pending zoning-enforcement case concerned the property's use rather than its structures.

Mr. Reynolds appeared on behalf of the applicant and stated his name and business address for the record. Mr. Reynolds explained that the property's current Restricted Industrial zoning provided limited practical uses for the site, that the proposed Planned Commercial district and accompanying development text were intended to provide the property owner a workable range of uses to attract a tenant, and that a divergence had been requested to allow continuation of the existing residential use within Subarea A. Mr. Reynolds stated that neither of the uses subject to the pending zoning-enforcement action was intended to be retained under the proposed zoning.

In response to questioning by Chairman Chaney and Mr. Mitchell, Mr. Reynolds discussed the applicant's consideration of a lot split as an alternative to the proposed rezoning. In response to questioning by Mr. Blechschmidt, Mr. Fitzpatrick clarified that the residential use proposed for Subarea A referenced a residential district within the Jefferson Township Zoning Code.

Mr. McCroskey, Zoning Administrator for Jefferson Township, appeared and summarized the history of the pending zoning-enforcement case, including the property's loss of nonconforming-use status following a vacancy exceeding two years, the current property owner's placement of tenants without zoning-compliance approval, and the resulting referral of the matter to the Franklin County Environmental Court, with a hearing continued to accommodate the pending rezoning application. Mr. McCroskey stated that the township had not yet had substantive discussions regarding a resolution to the zoning classification given the pending enforcement case.

No other member of the public asked to be heard.

Mr. Blechschmidt moved to approve Case No. JEFF-26-03, with the 12 conditions recommended by staff. Mr. Leezer seconded the motion.

Upon roll call:

- In Favor: Ms. Page, Ms. Bennett, Ms. Owens, and Mr. Blechschmidt
- Opposed: Mr. Mitchell, Mr. Leezer, and Chairman Chaney

The motion to recommend approval of Case No. JEFF-26-03 to the Jefferson Township Zoning Commission passed by a vote of four to three, contrary to the staff recommendation of denial.

There being no further business before the Commission, Mr. Leezer moved to adjourn the meeting, and Mr. Mitchell seconded the motion. Upon voice vote, the motion carried unanimously, and Chairman Chaney declared the meeting adjourned at 2:57 p.m.

The minutes of the August 12, 2026, meeting of the Franklin County Planning Commission were approved this _____ day of _____, 2026.

Planning Commission Chair / Vice Chair

STAFF REPORT
Planning Commission
September 9th, 2026

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

I. Summary

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

II. Property Background/History

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

III. Surrounding Land Use/Zoning

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

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

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

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

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

V. Zoning District Review

Existing zoning – Limited Industrial (LI):

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

Proposed zoning – Planned Shopping Center (PSC):

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

Smart Growth Overlay (SGO):

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

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

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

VI. Development Standards

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

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

A complete list of proposed development standards beyond what is required by Section 427 are included in the proposed development text within staff report materials. Staff do not object to the standards as proposed once details are revised according to staff's recommended condition. Staff have provided comments for revisions to clarify and/or refine the proposed language.

VII. Technical Agency Review:

1. Franklin County Planning Department:

- a. Development text and plan should be revised to:
 - i. Provide landscaping details
 - ii. Identify additional PSC or Smart Growth Overlay (SGO) standards
 - iii. Require zoning compliance for new development and uses

VIII. Staff Analysis

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

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

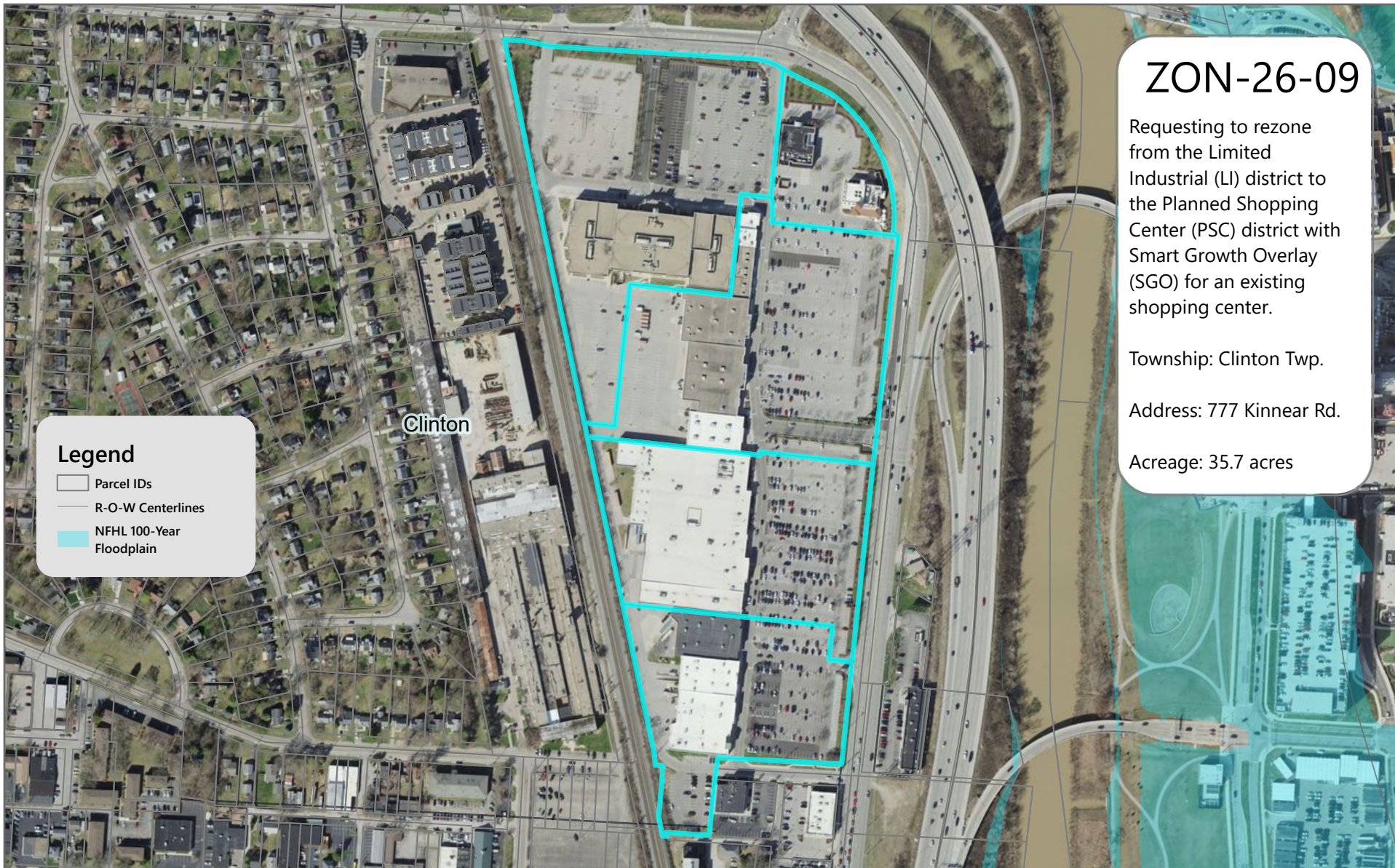
Section 427.033 Franklin County Zoning Resolution - Basis of Approval - The basis for approving a Planned Shopping Center District application is:

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

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

Staff recommend **conditional approval** of the request to rezone from the Limited Industrial (LI) district to the Planned Shopping Center (PSC) district with Smart Growth Overlay (SGO). The conditions are as follows:

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



ZON-26-09

Requesting to rezone from the Limited Industrial (LI) district to the Planned Shopping Center (PSC) district with Smart Growth Overlay (SGO) for an existing shopping center.

Township: Clinton Twp.

Address: 777 Kinnear Rd.

Acreage: 35.7 acres

Legend

- Parcel IDs
- R-O-W Centerlines
- NFHL 100-Year Floodplain

Case File: ZON-26-09

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri, TomTom, Garmin, FAO, NOAA,

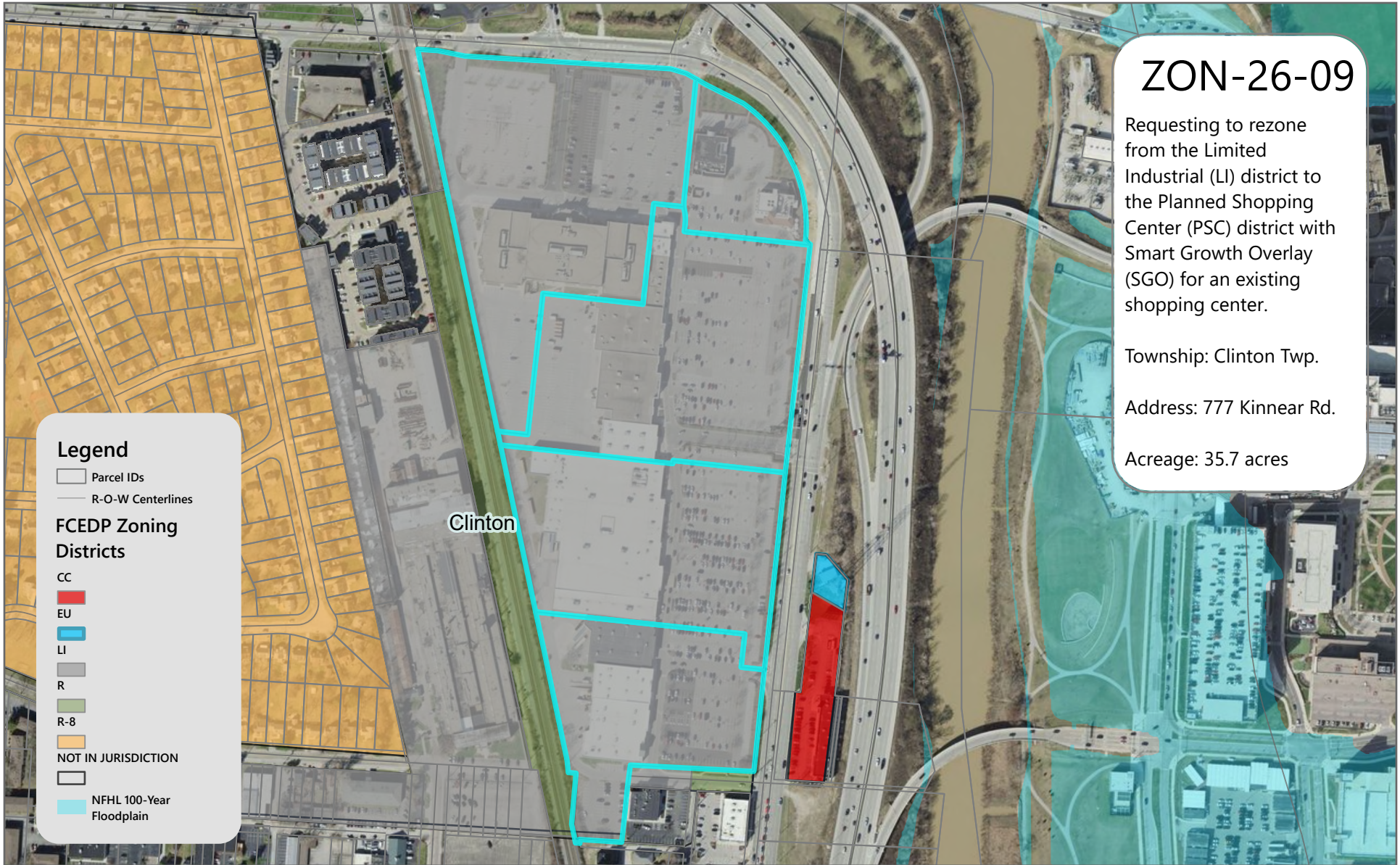
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



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



0 250 500
Feet



ZON-26-09

Requesting to rezone from the Limited Industrial (LI) district to the Planned Shopping Center (PSC) district with Smart Growth Overlay (SGO) for an existing shopping center.

Township: Clinton Twp.

Address: 777 Kinnear Rd.

Acreage: 35.7 acres

Legend

- Parcel IDs
- R-O-W Centerlines

FCEDP Zoning Districts

- CC
- EU
- LI
- R
- R-8
- NOT IN JURISDICTION
- NFHL 100-Year Floodplain

Case File: ZON-26-09



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

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastysrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri, TomTom, Garmin, FAO, NOAA,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



0 250 500
Feet



Property Information

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

Property Description

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

Surrounding Land Uses:

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

Rezoning Request

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

Staff Use Only

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

Checklist

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

Water & Wastewater

Water Supply

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

Wastewater Treatment

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



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Rezoning

Page 2

Property Owner Information

Name: Lennox Town Center Limited

Address: Casto - Attn: Eric Leibowitz

250 Civic Center Drive, Suite 500

Columbus, OH 43215

Phone # 614-744-2027

Fax #

Email: eleibowitz@castoinfo.com

Applicant Information

☐ Same as property owner

Name: Jonathan Woher, AICP - Planner for Casto

Address: McBride Dale Clarion

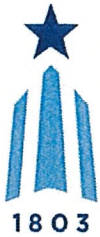
5721 Dragon Way, Suite 300

Cincinnati, OH 45227

Phone # 513-561-6232

Fax # 513-561-1615

Email: jwoher@mcbridedale.com



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 3

Signatures

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

[Signature]
Applicant

8-14-2026
Date

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

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

8/14/26
Date

Name: *Paul G. Lukeman*

Title: *Member of Management Committee*

Property Owner (Signature must be notarized)

Date

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



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

[Signature]
Notary Public

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

Background and Request

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

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

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

Development Plan

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

- A. The property shall be used in accordance with the submitted Development Plan. The attached Development Plan illustrates the existing building, parking, and other improvements and site appurtenances based on a current site survey.
- B. The Lennox Town Center Development Plan satisfies the requirements of Franklin County Zoning Resolution Section 427.034 Effect of Approval and Section 427.035 Zoning Compliance Required since the Lennox Center exists and is currently operating.

Permitted Uses

The property may be used for any use currently existing at the time of approval of the PSC District, and the permitted and conditional uses set forth in the CS Community Service District Sections 332.02 (Permitted Use) and 332.03 (Conditional Use), and other uses that are typically located within shopping centers, and additional uses found to be in character with the shopping center and the intent

to allow a mixture of uses, except as modified below.¹ The property may also be permitted to be used for residential dwellings, including detached, attached and apartment dwellings. A mixture of uses shall be permitted on the site and within buildings. Similar uses not listed shall be allowed upon determination by Franklin County staff that such uses are consistent and compatible with the existing uses in the Lennox Town Center.

- A. Zoning Compliance Review is not required for existing uses, for tenant changes, for new uses permitted in the CS District, or site changes that do not include major repairs, alterations, or additions to an existing building or construction of new buildings. Major repairs does not include property maintenance, roof replacement or repair, façade replacement or repair, or moving of interior walls or doors.
- B. Zoning Compliance Review is required for construction of new buildings, and for major repairs, alterations, or additions to 35% per more of an existing building and for new residential uses.
- C. Residential uses shall be permitted but subject to Franklin County approval as an amendment to the Development Plan.
- D. Medical marijuana dispensaries and recreational marijuana dispensaries are permitted subject to use regulations adopted by Clinton Township.

Prohibited Uses

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

- Adult entertainment.

Development Standards

The provisions of Article V General Development Standards shall apply to the PCS District for the Lennox Town Center with the following exceptions and modifications.

- Front, Side and Rear Yards
 - The existing building setbacks as shown on the Development Plan are approved.
 - Zero foot setbacks are permitted for all yards, except:
 - The minimum front yard building setback for Kinnear Road and Olentangy River Road shall be 25 feet.
 - The minimum front yard building setback from Chambers Road shall be 5 feet.
- Lot Width
 - No minimum lot width is required.
- Lot Area
 - No minimum lot area is required.
- Parking and Paved Area Setback
 - A minimum 10 foot wide landscape green belt is required when parking or paved areas are adjacent to a public right of way.
 - Existing parking and paved areas setbacks are approved as shown on the Development Plan, even if setbacks and landscape green belt are less than 10 feet in width.
 - No parking or paved areas setback is required adjacent to a railway property.

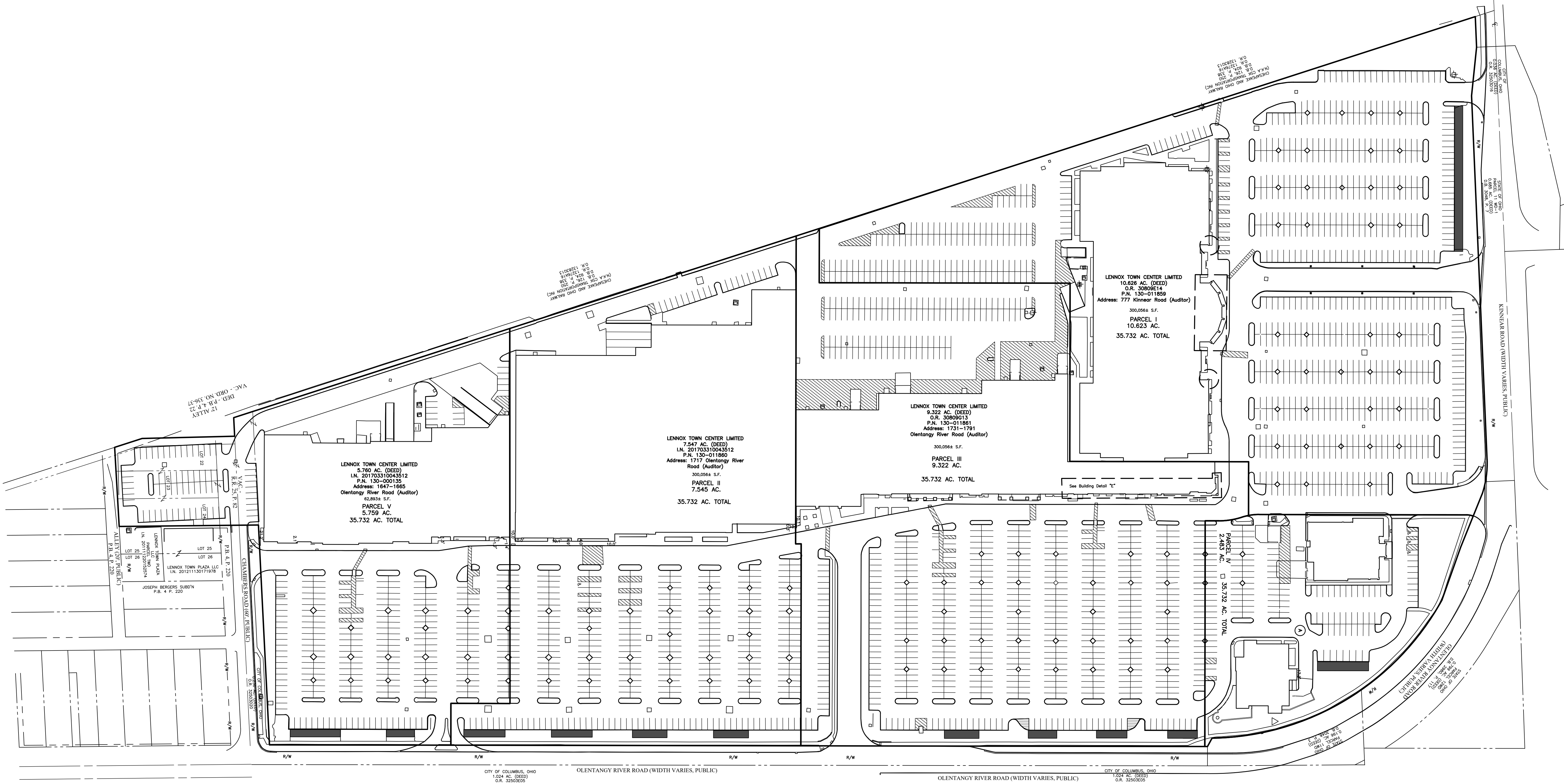
¹ A landscape green belt and Board of Zoning Appeals review and approval are not required in the PSC District for those uses listed as conditional uses in the CS Community Service District.

- No parking or paved areas setback is required between interior adjacent property lines.
- Maximum Building Height
 - The height of existing buildings are approved and permitted.
 - The maximum height of new future nonresidential buildings shall be 45 feet, unless additional height is approved by Franklin County.
 - The maximum height of new future residential building shall be approved by Franklin County.
- Off Street Parking, Loading and Access
 - There are approximately 2,450 existing parking spaces. This represents 1 parking space per 155 square feet of existing building area. Existing off-street parking spaces are approved as shown on the Development Plan.
 - Future new nonresidential building construction shall maintain a minimum of the current rate of parking but not less than 1 parking space per 250 square feet.
 - Shared parking is allowed between the parcels within the Lennox Town Center PSC District boundary.
 - Existing off-street loading spaces are approved as shown on the Development Plan.
 - Future new nonresidential building construction shall provide off street loading spaces consistent with the existing number of spaces.
 - Existing access drives and curb cut locations and widths are approved as shown on the Development Plan.
 - Changes to existing curb cuts and proposed new curb cuts on public rights of way require approval by Franklin County.
- Landscaping
 - Existing perimeter and interior parking landscape areas are identified on the Development Plan.
 - The existing landscaping materials and landscaping areas are approved as shown on the Development Plan.
 - New future buildings, major additions to existing buildings or major changes to parking lot configuration as determined by Franklin County shall comply with the standards of Franklin County Zoning Resolution Section 521 (Screening and Buffering Required), unless otherwise approved by Franklin County with a modified Development Plan.
 - The Lennox Town Center shall not be required to increase the parking or pavement setback to more than the width as shown on the Development Plan. However, additional landscaping to screen headlights will be installed by the owner along the Olentangy River Road street frontage. The owner will submit a landscape plan for the new landscaping for the Olentangy River Road street frontage for review and approval by the Franklin County Zoning Administrator. The landscape plan shall be submitted within 6 months of the approval of the PSC District by Franklin County.
 - The Lennox Town Center shall not be required to provide a landscape screen or buffer adjacent to the railroad property.
 - A screen or buffer between future residential uses and existing or future nonresidential uses internal to the shopping center approved by Franklin County for Lennox Town Center shall not be required.
- Lighting
 - Existing lighting fixtures are approved.
 - Future new building construction shall provide cutoff lighting fixtures.
 - Lighting illumination levels at the property line shall not cause excessive glare to residential uses on adjacent properties or to public rights of way.

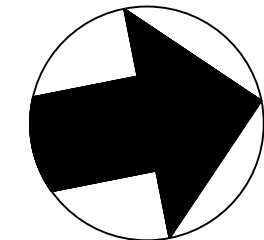
- Signs
 - Existing signs, including wall, freestanding, directional and other sign types, located within the boundaries of the Lennox Town Center PSC District boundary are approved and may be maintained, replaced or repaired, including signs for new tenants.
 - Businesses located within the boundaries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



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



APPROXIMATE AREAS FOR ADDITIONAL HEADLIGHT SCREENING / LANDSCAPING TO BE ADDED



NORTH

SCALE: 1" = 80'

REVISIONS	
No.	DATE
01	8-13-26

PSC DISTRICT DEVELOPMENT PLAN
LENNOX TOWN CENTER

STAFF REPORT
Planning Commission
September 9th, 2026

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

I. Summary

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

II. Property Background/History

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

- 1952 – House constructed
- 2019 – Owner acquired property

III. Surrounding Land Use/Zoning

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

IV. Comprehensive Plan

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

V. Zoning District Review

Existing zoning – Rural (R) District:

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

Proposed zoning – Community Service (CS) District:

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

VI. Development Standards *(For automotive services)*

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

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

VII. Technical Agency Review:

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

1. Franklin County Engineer's Office:

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

2. ODOT:

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

3. Franklin County Planning Department:

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

4. FSWCD

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

5. Madsion Township:

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

VIII. Staff Analysis

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

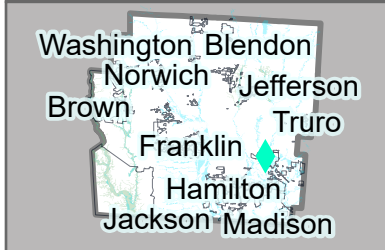
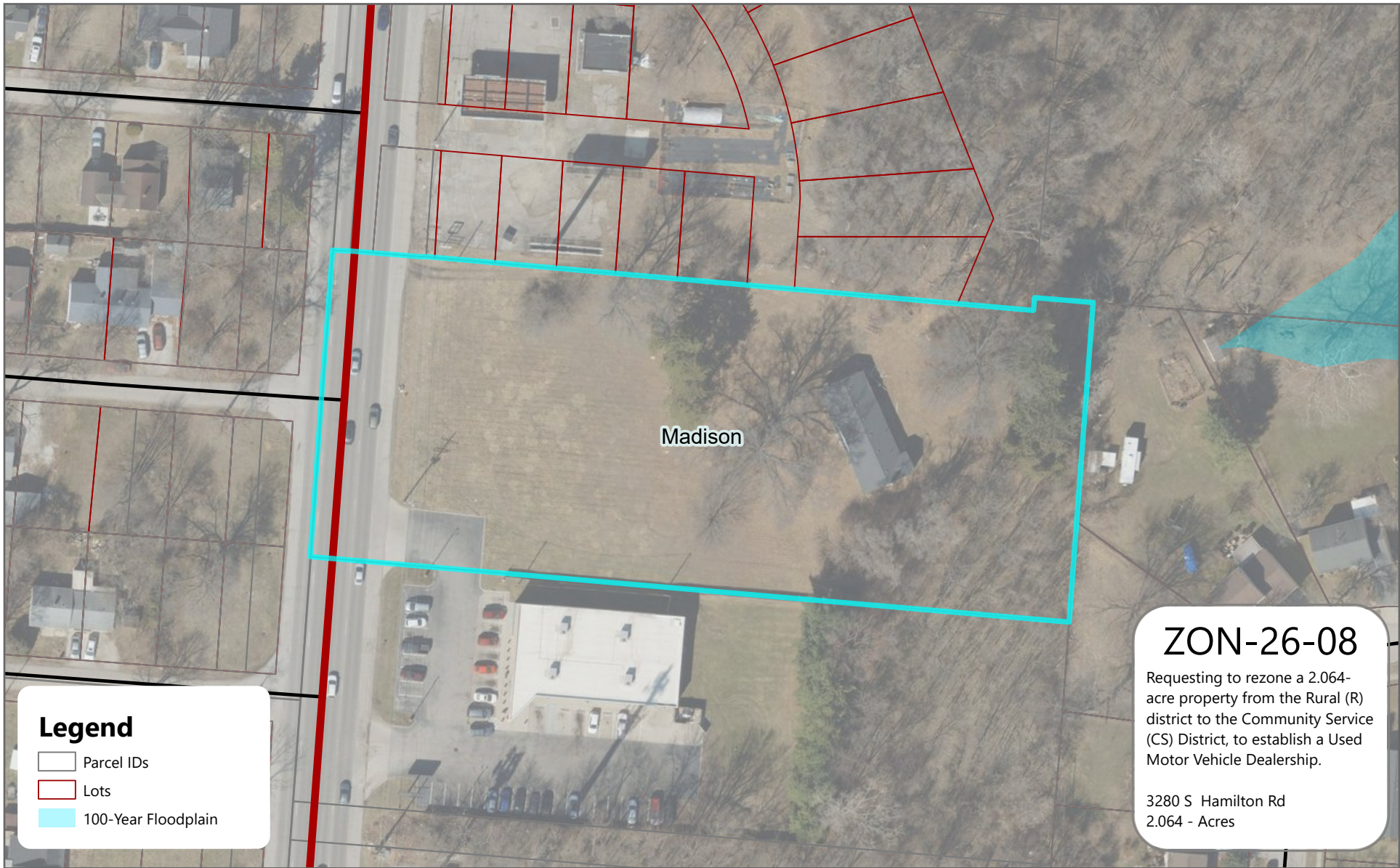
The CS district would allow uses such as the retail sale automobiles/motorcycles/boats, Hotels/motels, and conditional uses of the CS district. Additionally, all permitted uses of the Suburban Office (SO), Neighborhood Commercial (NC), and Community Commercial (CC) will be permitted in the proposed Community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

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

IX. Staff Recommendation

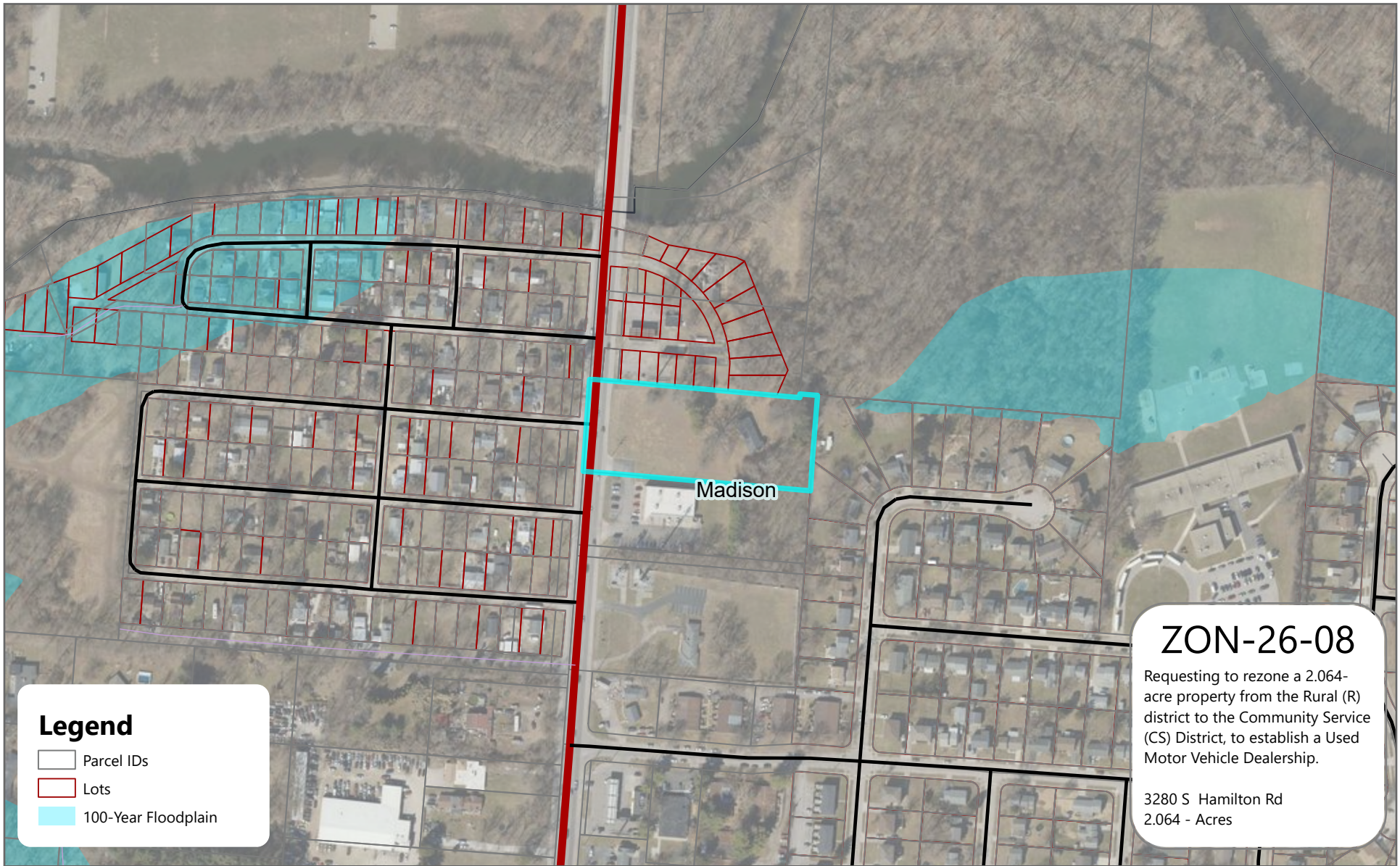
Staff recommends **conditional approval** of the request to rezone from the Rural (R) District to the Community Service (CS) district. The conditions are as follows:

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



ZON-26-08	 Franklin County Board of Commissioners ECONOMIC DEVELOPMENT & PLANNING
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere	

	0 60 120
	Feet



Legend

- Parcel IDs
- Lots
- 100-Year Floodplain

ZON-26-08

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

3280 S Hamilton Rd
2.064 - Acres



ZON-26-08



Franklin County
Board of Commissioners

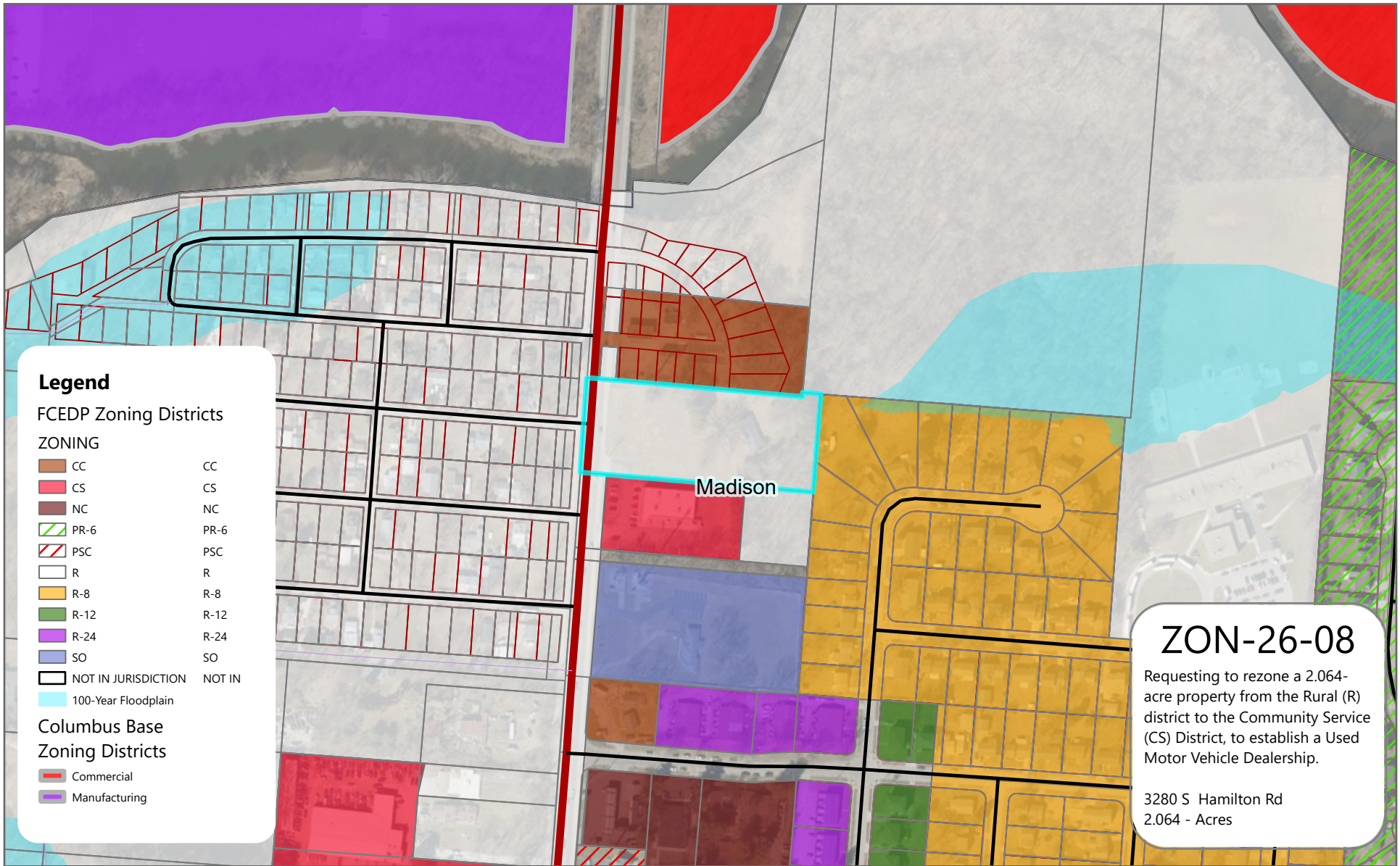
**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 200 400
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Legend

FCEDP Zoning Districts

ZONING

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

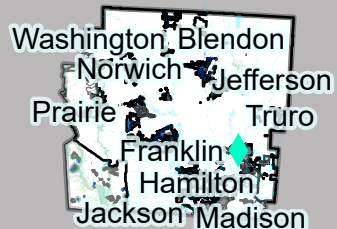
Columbus Base Zoning Districts

	Commercial
	Manufacturing

ZON-26-08

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

3280 S Hamilton Rd
2.064 - Acres



ZON-26-08



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 195 390
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
Rezoning
Page 1

Property Information

Site Address: **3280 S HAMILTON RD**

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

Total Acreage: **2.064**

Township: **MADISON**

Property Description

Acres to be rezoned: **2.064**

Current Land Use: **OTHER COMMERCIAL STRUCTURE**

Surrounding Land Uses:

North **COMMERCIAL**

South **COMMERCIAL**

East: **RESIDENTIAL**

West **RESIDENTIAL**

Rezoning Request

Current Zoning: **RURAL (R)**

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

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

Purpose for Request:

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

Staff Use Only

Case #
ZON-26-08

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

Fee Paid: **\$1200**

Receipt # **26-02698**

Received By: **Austin W.**

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

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

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

Rural Zoning Commission Date:
09/17/26

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

Checklist

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

Water & Wastewater

Water Supply

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

Wastewater Treatment

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



Franklin County
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ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 2

Property Owner Information

Name: **KODHELAJ DASHNOR**

Address: **4991 MENGEL LANE**

COLUMBUS OH 43206

Phone # **614-206-2372**

Fax #

Email:

Applicant Information

☐ Same as property owner

Name: **MACCA AUTO SALES LLC**

Address: **3344 W BROAD STREET**

COLUMBUS OHIO 43204

Phone # **614-260-7072**

Fax #

Email: **maccaauto@gmail.com**



Franklin County
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**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
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Signatures

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

Chernor Macca Baly
Applicant

JUL-6-26
Date

DASHNOR, Kodhelaj
Property Owner (Signature must be notarized)

JUL-6-26
Date

Property Owner (Signature must be notarized)

Date

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



Rezoning/Text Amendment Application

General Application Requirements

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

The following items are required with each application:

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

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

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



OHIO JURAT
§147-551

State of Ohio
County of Franklin } ss.

Sworn to or affirmed and subscribed before me by

Dashnor Kodhelas
Name of Person Making Jurat

this date of 7-6-2026
Date



Affix Seal Here

[Signature]
Signature of Notary Public Administering Jurat

Notary
Title or Rank

May 12th, 2030
Commission Expiration Date

OPTIONAL

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

Description of Attached Document

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

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

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

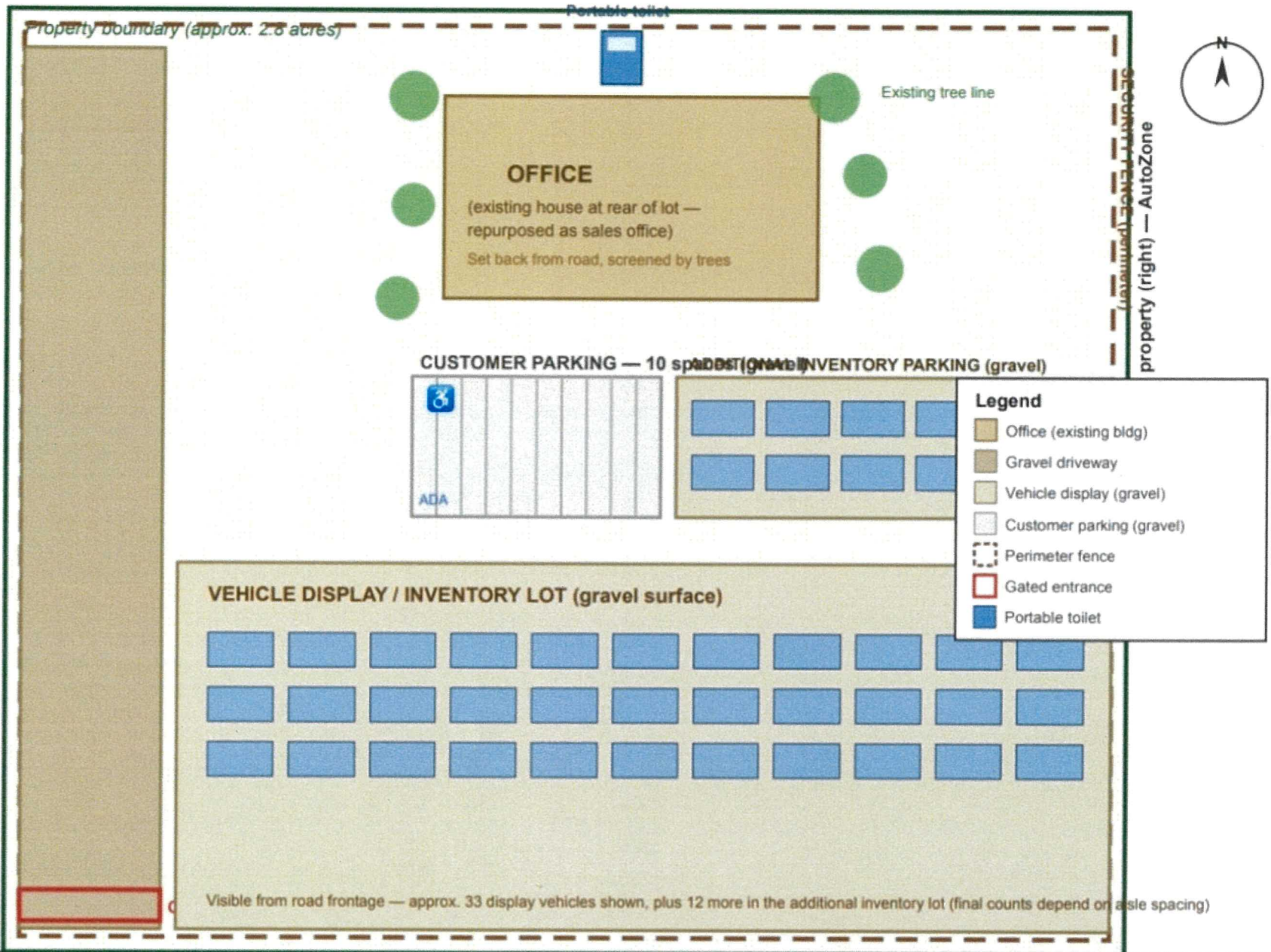
Neighboring property (left) — food truck

DRIVEWAY (gravel) — along left property line to rear

RECEIVED

AUG 13 2026

Franklin County Planning Department
Franklin County, OH



S HAMILTON ROAD