Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

MEETING AGENDA

FRANKLIN COUNTY PLANNING COMMISSION

October 14, 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 Administrator)
2. **Minutes of the September 9, 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. **ZON-26-11**

120-000803, 120-00806

Owner / Applicant	Aristotle Hutras, Beth Hutras, Nick Hutras, and Cynthia Hutras / Silver Development and Construction LLC
Township	Brown
Site location	7328-7348 Hayden Run Rd
Acreage	3.57 Ac
Utilities	Private utilities
Current zoning	Rural (R)
Request	Rezoning from Rural to Select commercial planned district

- 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. ## JEFF-26-07

170-000003

Owner / Applicant	Ryan Huyghe
Township	Jefferson
Site location	7945 Clark State Road
Acreage	9.45 Ac
Utilities	Public water and private sewer
Current zoning	Countryside Suburban Residential (CSR)
Request	Requesting a Planning Commission recommendation to the Jefferson Township Trustees to rezone from the Countryside Suburban Residential (CSR) to the Restricted Suburban Residential (RSR) district rezoning for a proposed lot split.

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 November 12, 2026

a. By voice vote (Chair)

FRANKLIN COUNTY PLANNING COMMISSION

MINUTES OF MEETING

Wednesday, September 9, 2026
1:30 p.m.
Judicial Services Building, Commissioners' Hearing Room, First Floor
369 South High Street, Columbus, Ohio 43215

I. CALL TO ORDER AND ROLL CALL

Vice Chair Daniel Blechschmidt called the September meeting of the Franklin County Planning Commission to order at 1:30 p.m. and welcomed those present. Mr. Bickley conducted the roll call.

Members Present:

Daniel Blechschmidt, Vice Chair, presiding
James Leezer
David Mitchell
Katherine Page, on behalf of Commissioner Kevin Boyce
Dayla Murphy, on behalf of Commissioner Eric Crawley
Annie Ryznar, on behalf of Commissioner John O'Grady

Members Absent:

Chet Chaney, Chair
Roxyanne Burrus
Ashley Hoye

A quorum was declared present at 1:36 p.m.

Also Present:

Raimere Fitzpatrick, Planning Administrator, Franklin County Economic Development and Planning Department
Kayla Johnson, Planner, Franklin County Economic Development and Planning Department
Austin Workman, Planner, Franklin County Economic Development and Planning Department
Michael Bickley, Planning Administrative Assistant, Franklin County Economic Development and Planning Department
Tamara Ennist, Franklin County Economic Development and Planning Department
Sarah Pomeroy, Assistant Prosecuting Attorney, Franklin County Prosecutor's Office

II. APPROVAL OF MINUTES — AUGUST 12, 2026 MEETING

Vice Chair Blechschmidt asked whether there were any additions, corrections, or deletions to the minutes of the August 12, 2026, meeting.

Mr. Leezer moved to accept the minutes as written. In discussion, it was noted that the packets in front of several members contained only three pages, rather than the four pages of minutes that should have been distributed, and that the discussion of Case No. JEFF-26-03 appeared incomplete as a result. Mr. Fitzpatrick confirmed that a page was missing from the minutes and suggested postponing action on the August minutes until the October meeting, at which time both months' minutes could be presented together.

Mr. Leezer withdrew his original motion to accept the minutes and moved instead to postpone the reading and acceptance of the August 12, 2026, minutes until the October meeting. Ms. Ryznar seconded the motion.

During the roll call on the motion to postpone, Mr. Mitchell noted that the pages believed to be missing appeared instead to be misplaced elsewhere in the packet, following an image of a fence, and that the two pages in question included the motion to recommend approval of Case No. JEFF-26-03. Mr. Fitzpatrick confirmed that the two pages in question were located elsewhere in the packet and directed the members to them.

Mr. Leezer withdrew his motion to postpone. Vice Chair Blechschmidt then entertained a new motion on the August 12, 2026, minutes.

Mr. Leezer moved to accept the minutes of the August 12, 2026, meeting as contained in the members' packets. Ms. Ryznar seconded the motion. The vote was as follows:

> Ayes: Page, Ryznar, Murphy, Mitchell, Leezer, Blechschmidt (6). Nays: None. The motion carried, and the August 12, 2026, minutes were approved.

III. NEW BUSINESS

Case No. JEFF-26-06 — 1099 Reynoldsburg New Albany Road, Jefferson Township

Applicant/Owner: Wx2 Ventures LLC, represented by Tom Warner, P.E.

Request: Amendment of the Planned Suburban Residential district covering approximately 30 acres, transitioning the previously named Patterson Farm subdivision to the Groves at Jefferson subdivision, increasing density from 30 single-family dwelling units (0.98 dwelling units per acre) to 56 two-family dwelling units (1.84 dwelling units per acre), and increasing open space to 16.4 acres.

Staff Presentation

Ms. Johnson presented the staff report, summarizing the site's background and history, surrounding land use and zoning conformity with the Jefferson Township Comprehensive Plan (adopted 2025, recommending Village Residential), and the submitted development plan, including access, open space, and parking. Ms. Johnson summarized review comments received from the Franklin County Engineer's Office – Mobility Department, the Franklin County

Engineer's Office – Drainage Department, the Jefferson Township Fire Department (no concerns), the Franklin County Economic Development and Planning Department, and the Franklin Soil and Water Conservation District.

Staff reviewed the five applicable criteria under Section 620.06(D) of the Jefferson Township Zoning Resolution and found the application consistent with each.

Staff Recommendation

Staff recommended conditional approval of the amended Planned Suburban Residential district, subject to conditions addressing (1) revision of the development plan and text to meet township and county standards prior to consideration by the township trustees, and (2) completion and review, by the County Engineer's Office, of a traffic study including turn-lane warrants and a sight-distance study at the proposed access point to Reynoldsburg New Albany Road, together with an 11-foot travel lane and a five-foot full-depth shoulder within the subdivision. Vice Chair Blechschmidt subsequently referred to "three conditions" in the staff packet; staff's oral summary at the meeting enumerated two.

> ***Note:*** *The condition count as orally summarized (two, with a third unlabeled item appended to the second) should be checked against the written staff report for the exact enumerated condition language before this item is finalized.*

Comments

Charles McCroskey, representing Jefferson Township, was present and available to answer questions; no further statement was offered by the township.

Tom Warner, P.E., appeared on behalf of the applicant, Wx2 Ventures LLC, 781 Science Boulevard, Suite 100, Gahanna, Ohio 43230. Mr. Warner described the applicant's outreach to the Pinecrest neighborhood, confirmed that a traffic study was underway with the County Engineering Department, addressed pedestrian connectivity along Reynoldsburg New Albany Road and within the site, and confirmed the applicant's support for all three conditions in the staff packet.

No member of the public appeared to speak regarding this application.

Motion

Ms. Ryznar moved to approve Case No. JEFF-26-06 with the three conditions recommended by staff. Mr. Leezer seconded the motion. The vote was as follows:

> Ayes: Page, Ryznar, Murphy, Mitchell, Leezer, Blechschmidt (6). Nays: None. The motion to recommend approval carried.

Case No. ZON-26-09 — Lennox Town Center, 777 Kinnear Road

Applicant/Owner: Lennox Town Center, Limited, and Casto Development, represented by Jonathan Wocher, P.E., McBride Dale Clarion.

Request: Rezoning of the existing Lennox Town Center shopping center to a Planned Shopping Center (PSC) district, with minor landscaping improvements and no new construction proposed.

Staff Presentation

Ms. Johnson presented the staff report, summarizing the site's zoning history (rezoned to the Limited Manufacturing/Industrial district in 1995, with the Smart Growth Overlay extended to the site in 2023), surrounding land use, and conformity with the Clinton-West Neighborhood Plan. Ms. Johnson reviewed the proposed development standards, including no minimum lot width, a 30-foot minimum side and rear yard, a proposed 25-foot front setback consistent with Smart Growth Overlay standards, and a parking standard of one space per 250 square feet of building area for any additional commercial development. The Franklin County Economic Development and Planning Department requested additional landscaping details, identification of applicable Planned Shopping Center and Smart Growth Overlay standards, and revised development text requiring zoning compliance for new development and land uses.

Staff reviewed the four applicable criteria under Section 427 of the Franklin County Zoning Resolution and found the application consistent with each.

Staff Recommendation

Staff recommended conditional approval of the rezoning from the Limited Industrial district to the Planned Shopping Center district with Smart Growth Overlay, subject to the condition that the development plan and text be revised, prior to consideration by the Board of County Commissioners, to clarify and apply the appropriate development standards for the proposed rezoning.

Comments

No representative of the township appeared regarding this application.

Jonathan Wocher, P.E., appeared on behalf of the applicant, representing Lennox Town Center, Limited, and Casto Development, 5721 Dragon Way, Suite 300, Cincinnati, Ohio. Mr. Wocher stated that the applicant supported staff's findings and intended to work with staff to refine the Planned Shopping Center district text to clarify the appropriate development standards and requested the Commission's recommendation for approval.

No member of the public appeared to speak regarding this application.

Motion

Ms. Ryznar moved to approve Case No. ZON-26-09 with conditions. Mr. Leezer seconded the motion. The vote was as follows:

> Ayes: Page, Ryznar, Murphy, Mitchell, Leezer, Blechschmidt (6). Nays: None. The motion to recommend approval carried.

Case No. ZON-26-08 — 3280 South Hamilton Road, Madison Township

Applicant: Macca Auto Sales, LLC, represented by Chernor Bah.

Request: Rezoning of a 2.064-acre property from the Rural district to the Community Service (CS) district to operate a used motor-vehicle dealership.

Staff Presentation

Mr. Workman presented the staff report, noting that the existing house was constructed in 1952 and the property was acquired by the current owner in 2019; that public water is available along Hamilton Road, but sanitary sewer service is not; and the surrounding zoning and land uses. Mr. Workman summarized the Blacklick-Madison Area Plan (2011), which identifies the property for limited-range commercial and multi-unit residential uses (Suburban Apartments (R-24), Suburban Office (SO), and Neighborhood Commercial (NC) districts) and noted that the proposed Community Service district permits certain higher-intensity uses not recommended by the area plan.

Mr. Workman summarized review comments received following referral to the Informal Technical Review Committee on August 19, 2026, from the Franklin County Engineer's Office, ODOT, the Franklin County Economic Development and Planning Department, the Franklin Soil and Water Conservation District (identifying a portion of the property within the floodway and the remainder within the 500-year floodplain), and Madison Township (no concerns, but noting the applicant will need to file a Change of Use application with the City of Groveport Building Department).

Staff Recommendation

Staff recommended conditional approval of the rezoning from the Rural district to the Community Service district, subject to the condition that an access easement be provided for the existing driveway serving the property to the south, for any future application for zoning compliance.

Comments

No representative of the township appeared regarding this application.

Chernor Bah appeared on behalf of the applicant, Macca Auto Sales, LLC, 6270 Equine Crossing, Canal Winchester, Ohio, and confirmed the applicant's support for the access-easement condition recommended by staff.

No member of the public appeared to speak regarding this application.

Motion

Ms. Page moved to accept Case No. ZON-26-08 with conditional approval. Mr. Leezer seconded the motion. The vote was as follows:

Ayes: Page, Ryznar, Murphy, Mitchell, Leezer, Blechschmidt (6). Nays: None. The motion to recommend approval carried.

IV. OTHER BUSINESS

None.

V. ADJOURNMENT

There being no further business, Mr. Leezer moved to adjourn the meeting. Ms. Murphy seconded the motion. On a voice vote, all members present (Murphy, Ryznar, Page, Leezer, Mitchell, and Blechschmidt) voted aye, and the meeting was adjourned at 2:19 p.m.

APPROVED:

_____ _____

Chair/Vice Chair
Franklin County Planning Commission

Date

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT
Planning Commission
October 14th, 2026

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

I. Summary

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

II. Property Background/History

The property of 7328-7348 Hayden Run Rd is located on the north side of Hayden Run Rd east of a planned mixed-use development in the City of Columbus.

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

III. Surrounding Land Use/Zoning

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

IV. Comprehensive Plan

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

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 – Select Commercial Planned District (SCPD):

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

VI. Proposed SCPD Development Standards

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

1. Permitted uses
    a. Personal storage and office use as is specifically set forth in Franklin County Zoning Resolution Section 332.032(SIC Code 422)
    b. 5 total 1-2 story buildings to provide personal self-storage and small office
    c. A 6 ft tall fence along the right-of-way line
2. Site Map
    a. Applicant has provided site plans that depict the location of structures, parking, location of proposed uses, and proposed stormwater facilities, access, landscaping, and lighting.
3. Development Standards
    a. Site shall contain the development standards of the Community Service (CS) district outline in Section 332.04 of the FCZR
    b. A compliance waiver is requested to allow a side yard setback along western and northern property line of 20 ft, a 10 ft side yard setback along the eastern property line and 100' building setback along Hayden Run Road.
    c. Screening and opacity requirements shall be waived
    d. Compliance waiver requested from Section 531.02 to allow 2 parking spaces, plus an ADA-compliant parking space with ramp access
    e. Compliance waiver requested to 531.03 of the FCZR to reduce number of loading spaces to zero (0)
    f. Trees that die in the green space shall be replaced within 30 days, weather permitting
    g. Trees planted in future shall comply with opacity requirements, and if they die in the green space shall be replaced within 30 days, weather permitting
    h. Compliance waiver requested to allow a six (6) ft high fence along the right of way of Hayden Run Road. Per the request, fence would be located 5 ft setback along Hayden Run Road and eastern and western property lines
    i. Compliance waiver requested to allow a screening setback along the side yard to be a minimum of 10'
    j. Compliance waiver requested of Section 420.034(10)(a) of the FCZR to allow 80% lot coverage

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

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VII. Technical Agency Review:

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

1. ***Franklin County Engineer's Office:***
   - Hayden Run Road is identified as a Minor Arterial roadway on the Franklin County Thoroughfare Plan with a recommended future right-of-way width of 100'. The applicant must dedicate right-of-way by quit claim deed to the Franklin County Commissioners to achieve a half right-of-way of 50 feet along the development site's frontage.
   - The trips to be generated by the proposed self-storage facility are minimal and a traffic access study is not warranted.
   - The sight distance exhibit submitted for review needs to be updated with a decision point measured 18 feet from the edge of traveled way and the sight distance triangle needs to be updated to 500 feet in each direction. To ensure an appropriate and safe access drive location, the updated site distance exhibit, stamped and signed by a registered professional engineer, needs to be submitted to the Franklin County Engineer's Office for review and acceptance prior to the issuance of a Certificate of Zoning Compliance.
   - Pedestrian and bicycling facilities proposed along the subject site's frontage must comply with the Franklin County Engineer's Office Shared Use Path standards.

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

3. ***Franklin County Planning Department***:
    - Some of the development text need editing and correction
        i. Correction for repeat SIC code reference in the Permitted Uses [Addressed]
        ii. Clarification if the proposed buildings will be 5 story buildings or 5 buildings that are 1-2 story tall. [Addressed]
        iii. Correction to the surrounding land uses in the background section of Development Text. [addressed]
    - Applicant to provide update electronic copy of site plans that show the following: [Applicants have submitted electronic copy of plans]
        i. Separate sheet for the existing development on property and separate sheet for the proposed development. The two plans (existing and proposed) should not be overlayed over top each other.
        ii. Show locations of well and septic components.
    - Applicants to extend Screening along buffer area along eastern property line
4. ***Brown township***
    - Concerns with proposed Rezoning and self-storage at subject location
        i. [An equivalent zoning district to the] SCPD is not included with in the Brown Township proposed Zoning Resolution which will be voted upon during the Election in November
        ii. Proposed use does not align with the Townships Comprehensive Plan
    - [Township is interested in exploring other options for the property including]:
        i. Type 1 Annexation into the City of Columbus
        ii. Possibility of affordable housing
        iii. Park or additional greenspace

VIII. Staff Analysis

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

The surrounding properties are characterized by a mix of existing and planned residential densities and agricultural and industrial land uses. A ±1.93-acre industrial zoned property is located to the east of the site and is developed with automative repair uses. There are urban residential developments within a half mile of the property. There is agricultural land to the south. Residential densities within a half mile east, south, and west of the site include single family dwellings on lots that range from urban (City of Hilliard) to rural densities (Brown Township). Property to the west is a proposed ±104.85-acres mixed-used development located in the City of Columbus. This mixed-use development is planned for single-family homes, ranch/townhomes, apartments, and commercial uses. Higher density residential and commercial uses are planned along the Hayden Run Road frontage of this planned development. The subject property

abuts the planned townhome section of the planned development to the west. To the north of the site is an approved planned 264-acre+ development in the City of Columbus consisting of single-family homes, ranch/townhomes, and multi-family (apartment) uses, a public park, and a portion of the industrial zoned automotive use. The proposed rezoning and use will be generally consistent with the mix of existing and planned uses and residential densities in the area. For these reasons, Staff is supportive of the proposed land use.

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

No review agency expressed any concern with the proposed use but did have questions about the drainage of the property, and concerns with the screening and buffering. Staff has recommended increased screening on the eastern boundary to lessen the visual impact of the proposed building from the adjacent residential property.

IX. Recommendation

Staff recommends ***conditional approval*** of the request to rezone from the Rural (R) District to the Select Commercial Planned District (SCPD) for a personal self-storage complex.
Should the Planning Commission make a motion to approve, Staff recommends the following conditions:

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



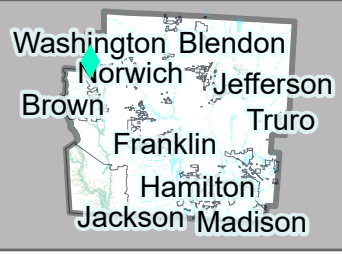
Legend

- Parcel IDs
- Lots
- 100-Year Floodplain

ZON-26-11

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

7328-7348 Hayden Run Rd
3.57 - Acres



ZON-26-11

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

2026

0 80 160
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



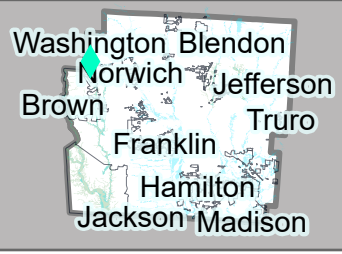
ZON-26-11

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

7328-7348 Hayden Run Rd
3.57 - Acres

Legend

- Parcel IDs
- Lots

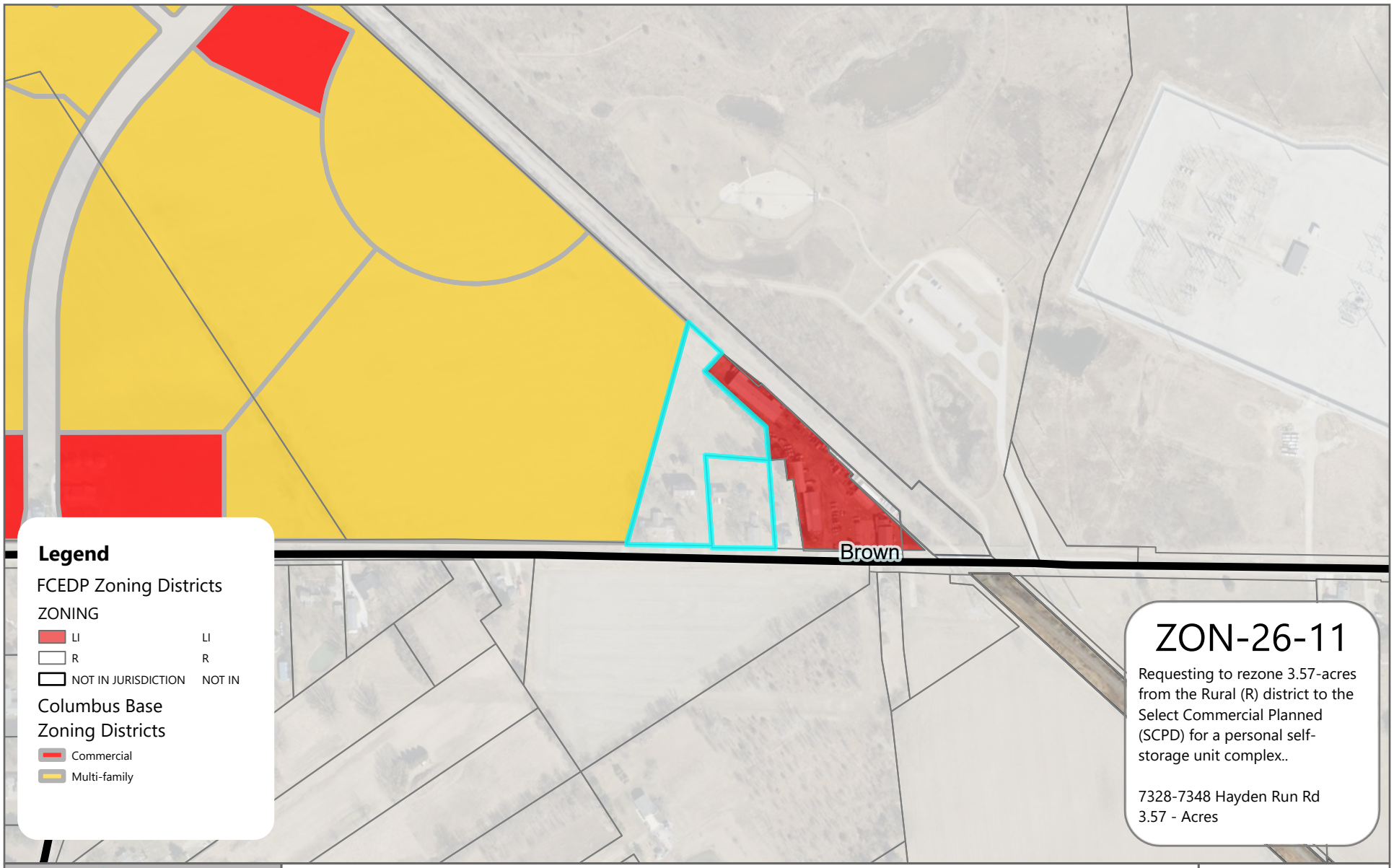


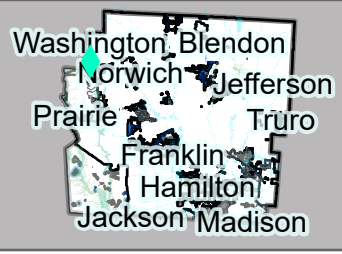
Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

2026

0 250 500
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





ZON-26-11

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 250 500 Feet

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 1

Property Information

Site Address: 7328 - 7348 Hayden Run Road

Parcel ID(s): 120-000803 / 000806

Total Acreage: 3.57± acres

Township: Brown

Property Description

Acres to be rezoned: 3.57± acres

Current Land Use: Residential

Surrounding Land Uses:

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

Rezoning Request

Currrent Zoning: Rural

Proposed Zoning: SCPD

Proposed Land Use: Personal Storage Facility

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

Staff Use Only

Case # ZON-26-11

Date Filed: 9/15/26

Fee Paid: $1,300

Receipt # 26-03082

Received By: Tyler O.

Technical Review Date: 09/22/2026

Big Darby Panel Date: N/A

Planning Commission Date: 10/14/2026

Rural Zoning Commission Date: 10/22/2026

Commissioners Date: 11/10/2026

Checklist

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

Water & Wastewater

Water Supply

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

Wastewater Treatment

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

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 2

Property Owner Information

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

Applicant Information ☐ Same as property owner

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

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

Application for
Rezoning
Page 3

Signatures

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

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

8/31/2026
Date

Property Owner (Signature must be notarized)

8/31/26
Date

Ashley Gee

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

August 31, 2026

Property Owner (Signature must be notarized)

AKA

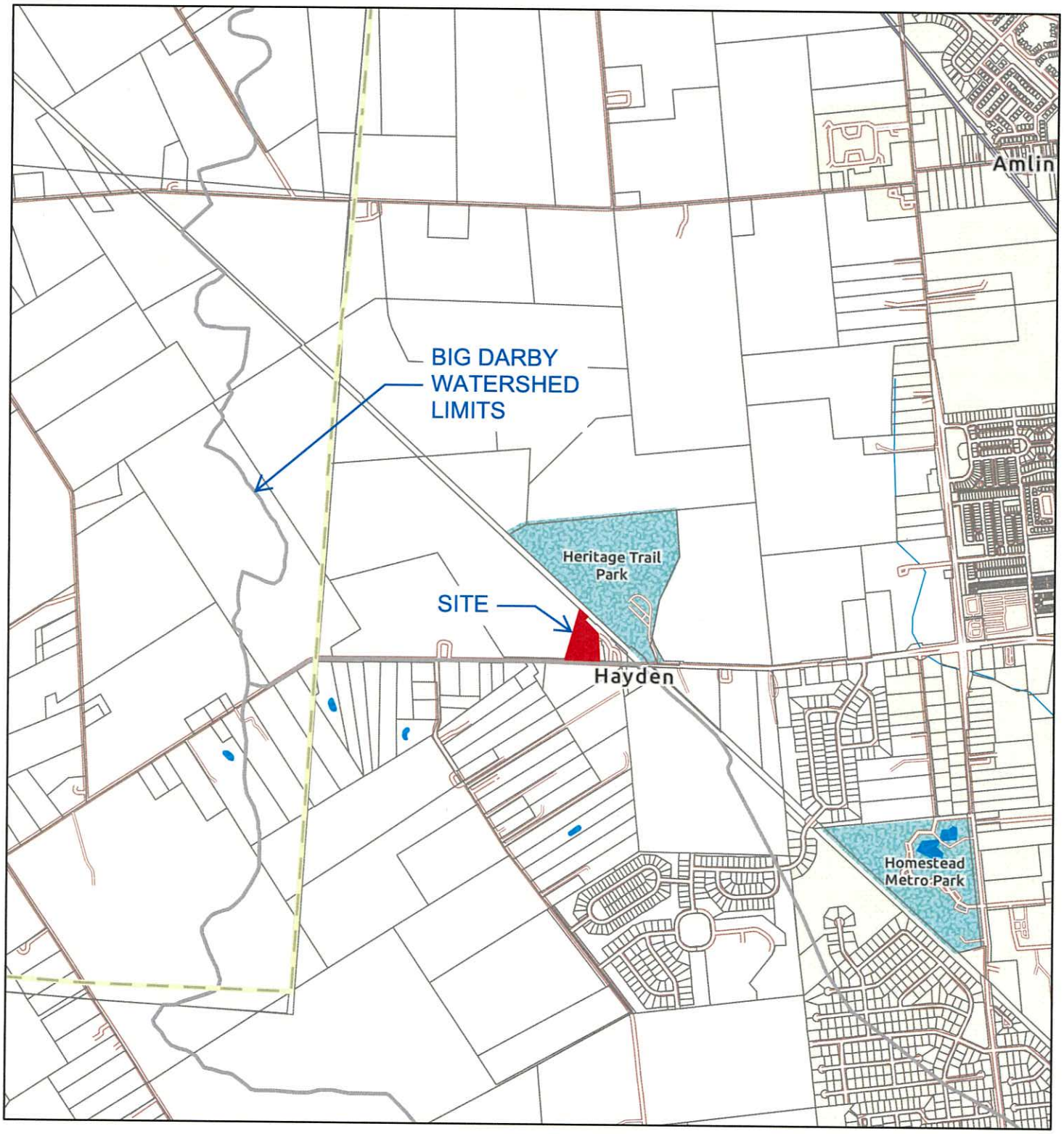
8/31/26
Date

Ashley Gee

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

August 31, 2026

Hayden Run Rd Storage



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

Big Darby Watershed

Parcels (Ohio)

1:27,234

0 0.17 0.35 0.7 mi

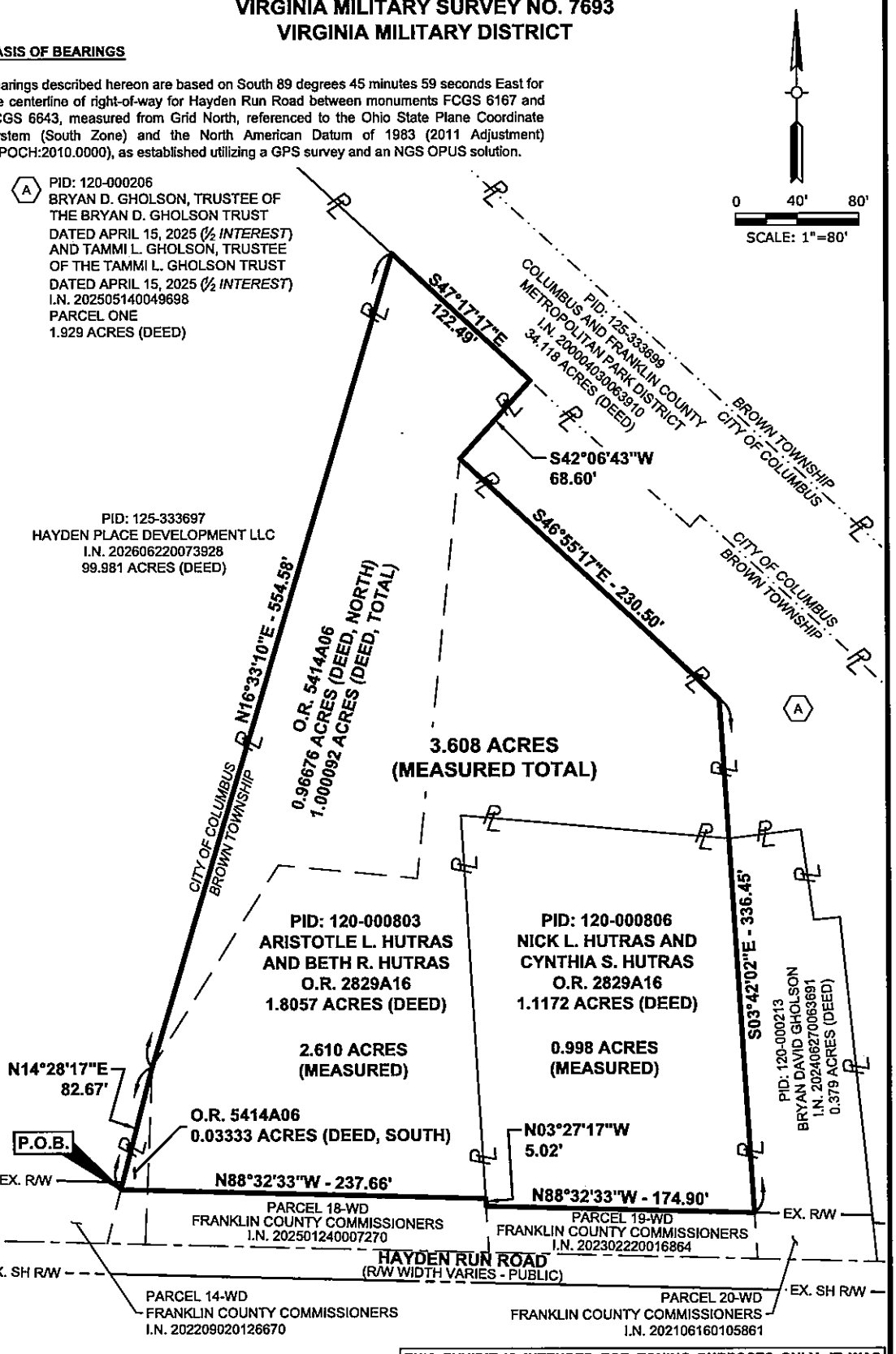
0 0.28 0.55 1.1 km

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

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF BROWN
VIRGINIA MILITARY SURVEY NO. 7693
VIRGINIA MILITARY DISTRICT

BASIS OF BEARINGS

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



THIS EXHIBIT IS INTENDED FOR ZONING PURPOSES ONLY. IT WAS PREPARED USING FRANKLIN COUNTY AUDITOR GIS DATA COMBINED WITH AN ACTUAL FIELD SURVEY OF THE WESTERN ADJOINING PARCEL PERFORMED BY AMERICAN STRUCTUREPOINT, INC.

PREPARED FOR
SPK GROUP, LLC

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Dr, Ste 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

ZONING EXHIBIT
FOR
SPK - HAYDEN RUN RD. STORAGE
BROWN TOWNSHIP, FRANKLIN COUNTY, OHIO

DATE:	09/14/2026
DRAWN BY:	MWM
CHECKED BY:	MJW
JOB NUMBER:	2026.03164

1 of 1

PLOT DATE: 9/14/2026 2:45 PM
PLOT BY: MATTHEW WEBB

DESCRIPTION OF 3.608 ACRES
(FOR ZONING PURPOSES ONLY)

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

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

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

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

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

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

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

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

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

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

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

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

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

Jack Reynolds

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

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

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

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



Wattage & Color Temperature SELECTABLE

T633LEDB

JOB INFORMATION

Type: _____

Catalog No: _____

Project Name: _____

Comments: _____

_____

Prepared by: _____

T634LEDB-M-WS100

MEDIUM LED FULL CUT-OFF WALL PACK

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

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

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

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

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

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

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

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

PERFORMANCE DATA

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

140 lm per watt

*Detailed performance chart may be found on page 2

ORDERING INFORMATION

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

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

Notes
1. Back Box is required for the MSI

T634LEDB-M-WS100

MEDIUM LED FULL CUT-OFF WALL PACK

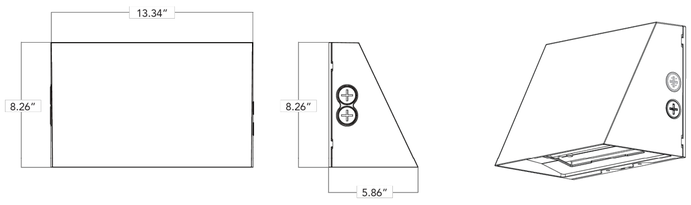
DETAILED PEFRORMANCE CHART

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

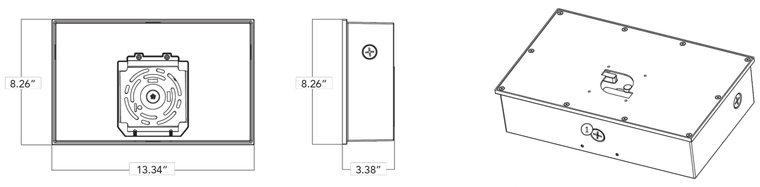
T634LEDB-M-WS100

MEDIUM LED FULL CUT-OFF WALL PACK

DIMENSIONS

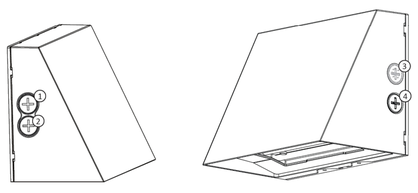


BACK BOX DIMENSIONS



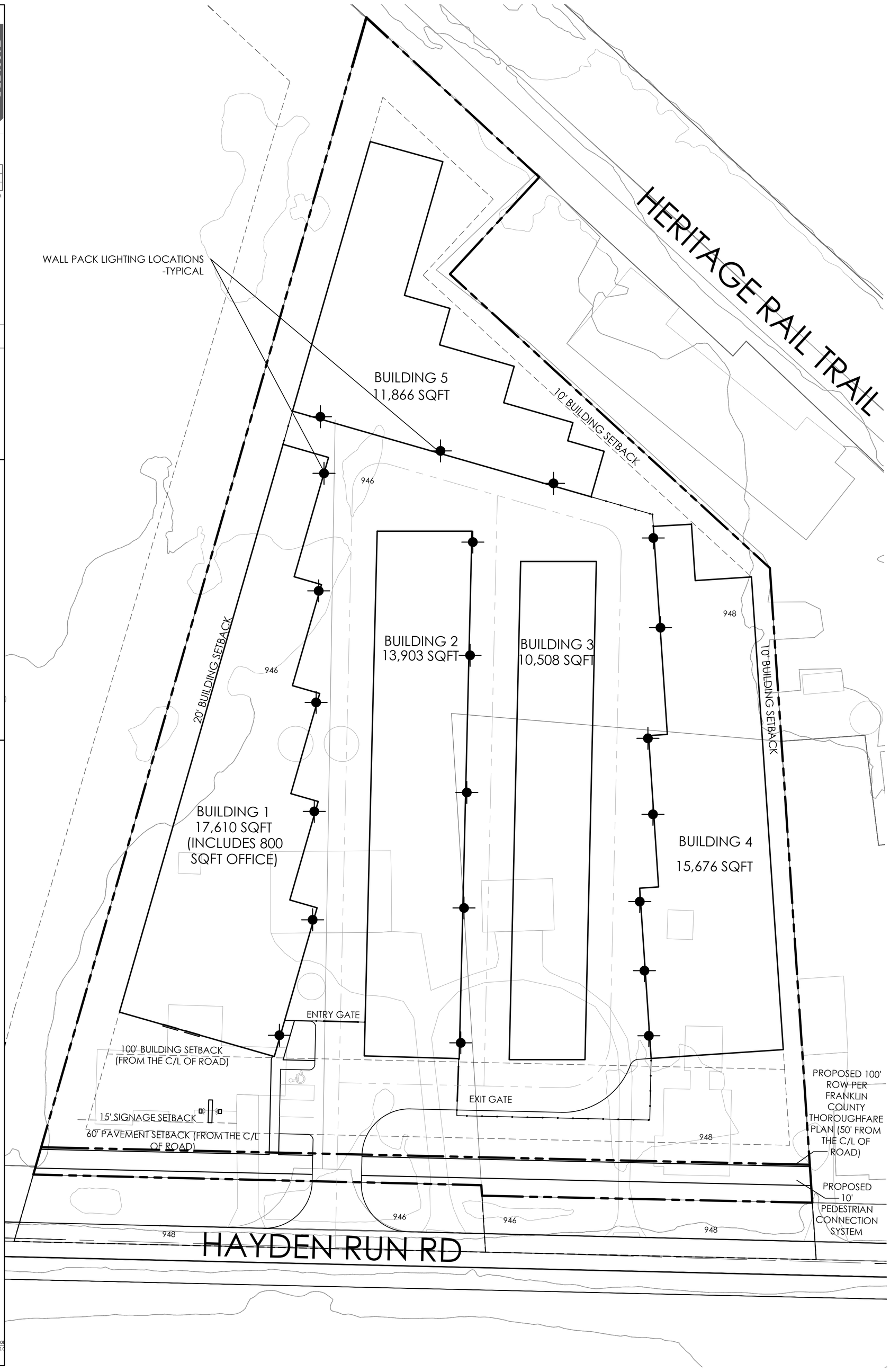
1. Integral motion sensor (order separately)

OPTIONS & SETTINGS



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

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



LIGHTING PLAN

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 09.28.2026

NORTH
SCALE: 1"=30'
0 15' 30' 60' 90'

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p (614) 487-1964
Hilliard, OH 43026
www.farisplanninganddesign.com

HERITAGE RAIL TRAIL

BUILDING 5
11,866 SQFT

10' BUILDING SETBACK

8' HGT WOODEN FENCE

946

26' MIN.

26' MIN.

26' MIN.

948

BUILDING 2
13,903 SQFT

BUILDING 3
10,508 SQFT

20' BUILDING SETBACK

946

10' BUILDING SETBACK

BUILDING 1
17,610 SQFT
(INCLUDES 800
SQFT OFFICE)

BUILDING 4
15,676 SQFT

WALL SIGN
(100 SF SIGN)

OFFICE

ENTRY GATE

8' HGT. ALUMINUM PICKET FENCE

ENTRY SIGN (40 SF SIGN) WITH
GROUND-MOUNTED, SHIELDED
UPLIGHTING

100' BUILDING SETBACK
(FROM THE C/L OF ROAD)

EXIT GATE

26' MIN.

PROPOSED 100'
ROW PER
FRANKLIN
COUNTY
THOROUGHFARE
PLAN (50' FROM
THE C/L OF
ROAD)

15' SIGNAGE SETBACK

60' PAVEMENT SETBACK (FROM THE C/L
OF ROAD)

948

PROPOSED
10'
PEDESTRIAN
CONNECTION
SYSTEM

946

946

948

948

HAYDEN RUN RD

3 PARKING SPACES
-9' x 18'

SITE DATA

TOTAL ACRES	+/- 3.57 ACRES
BUILDING 1	+/- 17,610 SQFT
BUILDING 2	+/- 13,903 SQFT
BUILDING 3	+/- 10,508 SQFT
BUILDING 4	+/- 15,676 SQFT
BUILDING 5	+/- 11,866 SQFT
FIRST FLOOR BUILDING SITE COVERAGE	+/- 69,563 SQFT
TOTAL LOT COVERAGE	70%

SITE PLAN

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 09.28.2026

NORTH
SCALE: 1"=30'

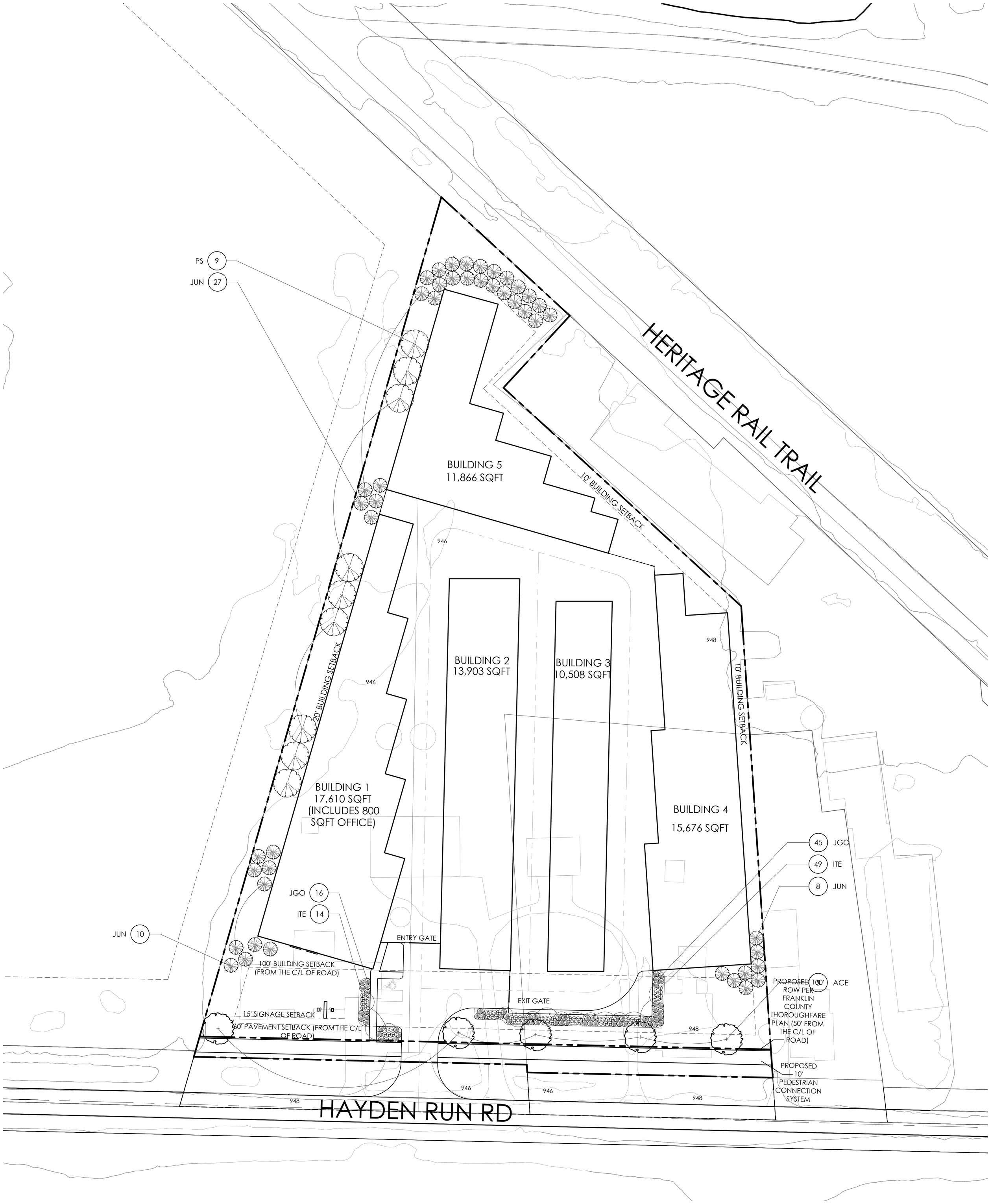
0 15' 30' 60' 90'

Faris Planning & Design

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PLANT LIST

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

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

LANDSCAPE PLAN

HAYDEN RUN RD STORAGE

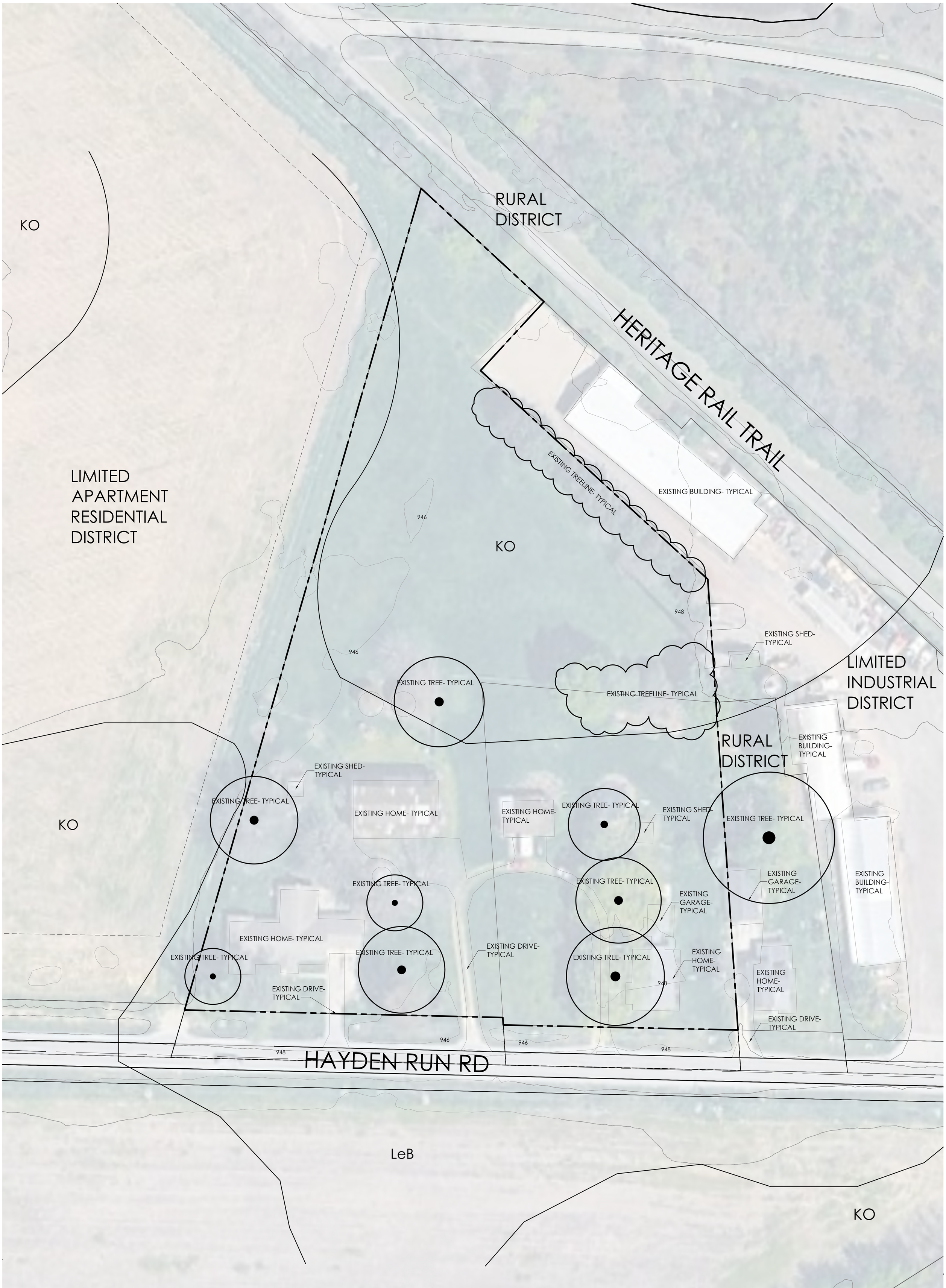
PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 09.28.2026

NORTH
SCALE: 1"=30'

0 15' 30' 60' 90'

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EXISTING CONDITIONS

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 09.28.2026

NORTH
SCALE: 1"=30'

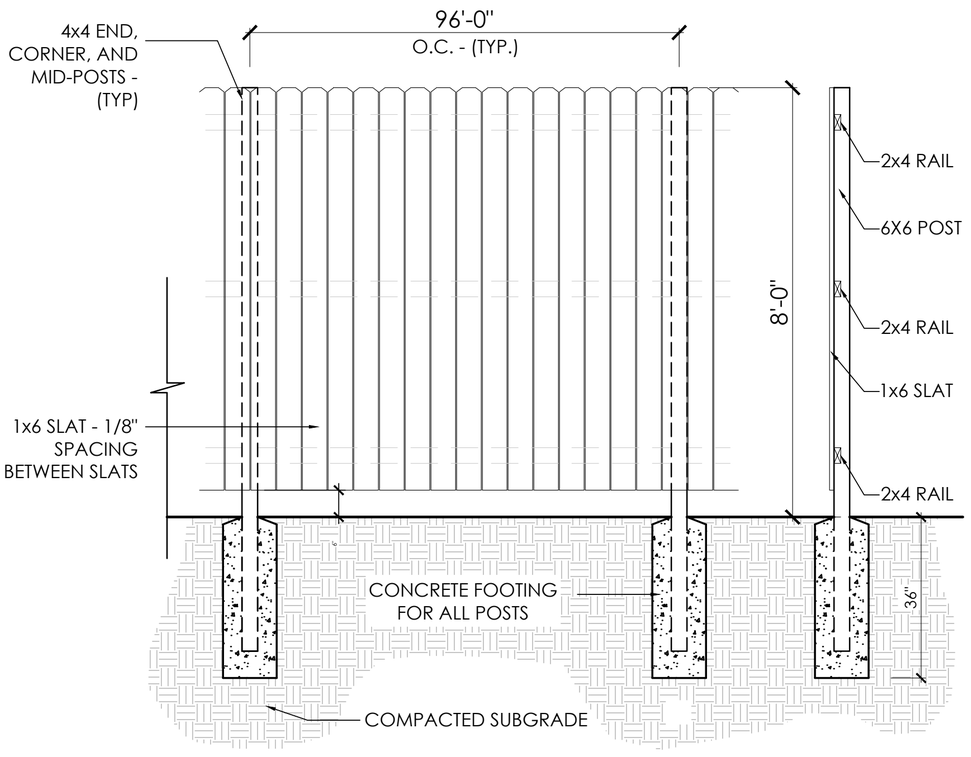
0 15' 30' 60' 90'

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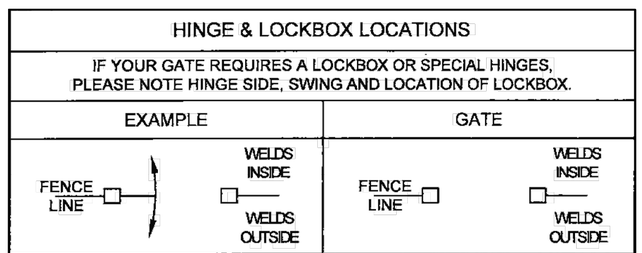
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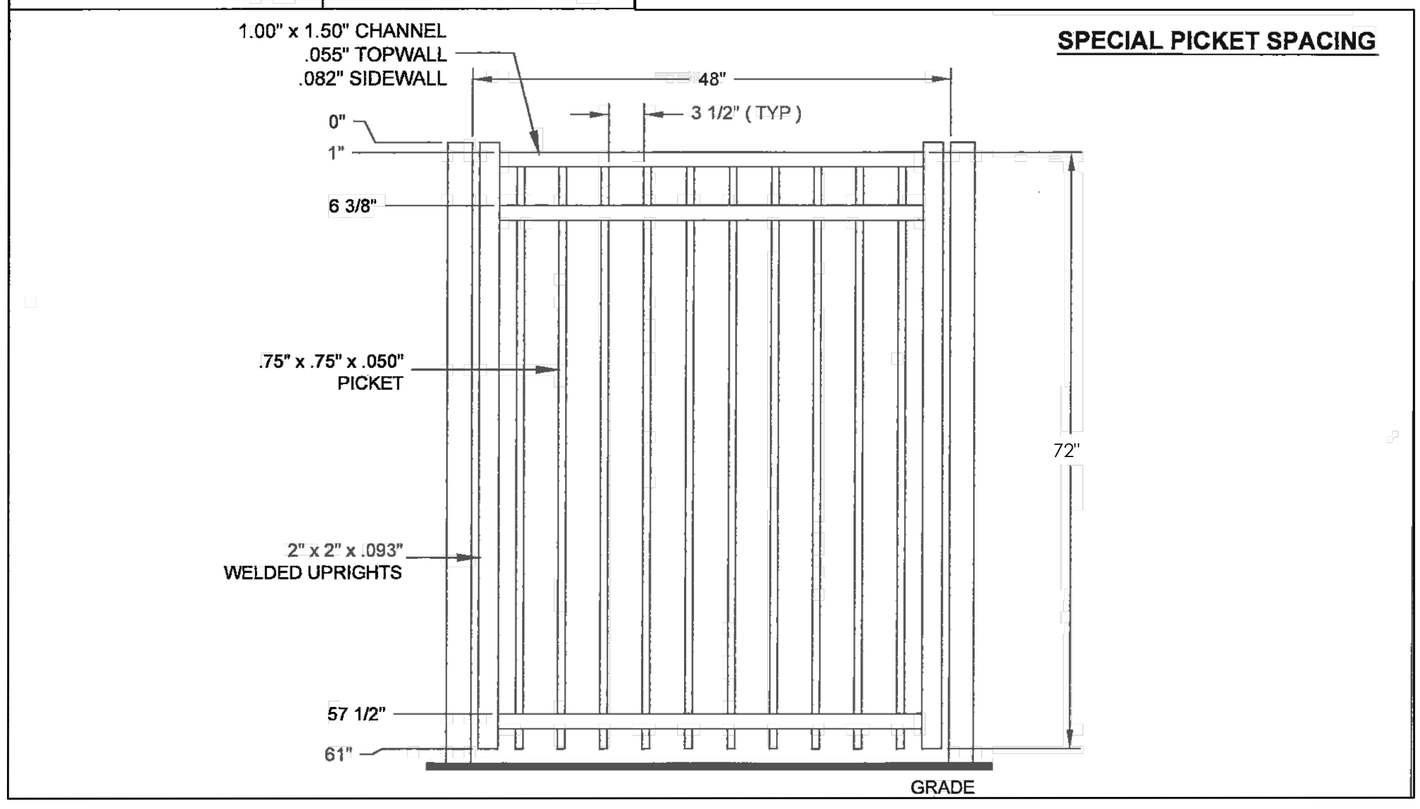


2 8' WOOD PRIVACY FENCE

N.T.S.

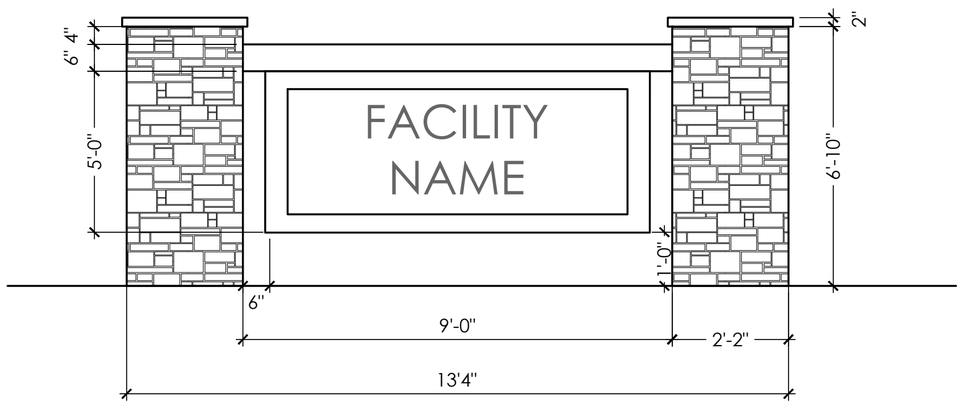
NOTE:
- ALL WOOD TO BE PRESSURE TREATED OR WESTERN RED CEDAR AS APPROVED BY OWNER
- WOOD SCREWS TO BE FLAT HEAD WEATHER MASTER DACROTIZED STEEL COARSE, THREAD 12x2 MANUFACTERED BY TEXTRON INC. OR OWNER APPROVED EQUAL





1 ALUMINUM PICKET STYLE FENCE

N.T.S



ELEVATION

3 DOUBLE SIDED SIGN

N.T.S.

NOTES:
- FINAL SIGN DETAIL BY SIGN CONTRACTOR

SITE DETAILS

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 09.28.2026

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LAND PLANNING LANDSCAPE ARCHITECTURE
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p (614) 487-1964 www.farisplanninganddesign.com



























ARCHITECTURAL EXAMPLES

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 09.28.2026

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ARCHITECTURAL EXAMPLES

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

DATE: 09.28.2026

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LAND PLANNING LANDSCAPE ARCHITECTURE

4876 Cemetery Road Hilliard, OH 43026
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SELECT COMMERCIAL PLANNED DISTRICT
(SCPD)
BROWN TOWNSHIP
7328 – 7348 HAYDEN RUN ROAD
Silver Development & Construction LLC
ZON No. 26-____

BACKGROUND:

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

PERMITTED USES:

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

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

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 332.04 Community Services (CS) of the Franklin County Zoning Code. This SCPD text waives the screening and opacity requirements contained in the Code (as well as the requirements to maintain it), provided however these opacity and landscape and maintenance requirements along the south side of the property. Trees indicated in the landscape green space on the Site Plan shall be replaced within thirty (30) days after their death or destruction, weather permitting. Likewise, trees planted in the future to comply with the opacity requirements as stated herein shall be replaced within thirty (30) days after their death or destruction, weather permitting. A variance is requested to Section 531.02 to reduce the number of required parking spaces from 30 spaces to 3 spaces. Additionally a variance is requested from Section 531.03 to reduce the number of loading spaces

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

LIGHTING:

All lighting on the subject property that is visible from residentially used neighboring property shall be a cut-off type fixtures (down lighting) attached to the buildings (as shown the locations are shown on the site plan) and limited to the building and parking areas unless located for landscaping and security purposes. The exterior lighting of the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting for the purpose of screening off-site glare to neighboring residentially used properties.

SIGNAGE AND GRAPHICS:

A. One freestanding graphics shall be allowed to be placed on the site at the entry point on Hayden Run Road. The total size of the sign located on Hayden Run Road shall not exceed forty (40) square feet per face and shall not be any higher than twelve (12) feet from grade. There will be wall signage located above the new office and will not exceed 80 sq. ft.

B. No off-premise graphics shall be permitted on-site, nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:

A. The premises shall be landscaped along the Hayden Run Road frontage with a planting of evergreens or deciduous shade trees as depicted on the site plan. The depicted fencing on the site plan shall be maintained in its current height for security purposes.

B. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.

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

SITE PLAN:

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

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

ARCHITECTURAL DESIGN:

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

STORMWATER DRAINAGE:

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

SEWAGE DISPOSAL AND WATER SUPPLY:

A new holding tank and the existing well water supply facilities will be utilized in the new operation. The sewage disposal and water supply facility shall be properly maintained and operational in accordance with pertinent state and local regulations.

POLLUTION:

A. Smoke: No smoke shall be emitted from any structure in the SCPD.

B. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.

C. Odor: No odorous gases or other obnoxious odor shall be permitted at any point beyond the SCPD boundary.

OUTSIDE STORAGE:

A. No outside storage shall be permitted on the lot. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot except in any enclosed dumpster or enclosed storage area.

TRAFFIC & CIRCULATION:

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

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

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

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING
1803

STAFF REPORT
Planning Commission
October 14th, 2026

Case: JEFF-26-07
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	Ryan Huyghe
Township:	Jefferson Township
Site:	7945 Clark State Road (PID #170-000003)
Acreage:	9.454 acres
Utilities:	Private water and wastewater
Request:	Requesting a Planning Commission recommendation to the Jefferson Township Zoning Commission to rezone from the Countryside Suburban Residential (CSR) to the Restricted Suburban Residential (RSR) district rezoning for a proposed lot split.
Recommendation:	Staff recommend ***approval***.

II. Property Background/History

- Prior to 1995, based on aerial photography, the previous residence and accessory structures were built on the lot.
- In 2015, a demolition permit was issued for the previous residence and accessory structures on the lot.
- In 2017, the existing residence and detached accessory structures were built on the lot.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	**Jefferson Twp.**	**Restricted Suburban Residential (RSR)**	**Single-family residential**
South	**Jefferson Twp.**	**Countryside Residential (CSR)**	**Single-family residential**
East	**Jefferson Twp.**	**Planned Suburban Residential (PSR)**	**Single-family residential**
West	**Jefferson Twp.**	**Countryside Residential (CSR), Planned Suburban Residential (PSR)**	**Single-family residential**

IV. Comprehensive Plan

The Jefferson Township Comprehensive Plan (2025) recommends "Low Density Residential". The density within this category is one (1) dwelling unit per acre. Accessory development would ideally be to the rear within this land use category and achieve a greater setback from the property boundaries to preserve the scenic aesthetic along the public roadway.

V. Zoning District Review

Existing zoning – Countryside Suburban Residential (CSR):
The CSR zoning district is intended for agricultural land uses or adjacent conservation development. Agricultural land uses should be protected under this category. Other land uses such as religious and educational facilities are also allowable under this category.

Proposed zoning – Restricted Suburban Residential (RSR):
Low density residential uses are intended to develop under the RSR zoning district. Land uses in this district are intended to be attractive, ordered, and efficient.

VI. Development Standards

Zoning District	**Existing - CSR**	**Proposed - RSR**
Section *JTZR**	*510*	*520*
Lot Size	5 acres	1 acre
Road Frontage	60-150 feet	60 feet
Lot Width	150-300 feet	150 feet
Side Yard	25 feet	25 feet
Rear Yard	20% of lot depth, no more than 50 feet	20% of lot depth, no more than 50 feet

***JTZR** *(Jefferson Township Zoning Resolution)*

VII. Technical Agency Review:

1. ***Franklin County Engineer's Office:***
   The survey provided reflects the previous development on the lot prior to 2017 when the new residence was built.

   Proposed driveway location does not appear to meet driveway spacing requirements per the Franklin County Access Management Regulations. Clark State Rd is 45 mph along this frontage, which requires 360' of spacing between driveways. Further evaluation of the driveway spacing is required at the time of lot split application. A shared driveway with the existing driveway could be required if driveway spacing cannot be met. Sight Distance will need to be evaluated due to the existing vegetation and curve of Clark State Rd regardless of final driveway location. A sight distance exhibit signed and stamped by an Ohio

P.E. shall be submitted for review and approval at the time of the lot split application.

2. ***Franklin County Planning Department:***
   The proposed lot split will be reviewed based on Sections 400 and 500 of the Subdivision Regulations.

VIII. Staff Analysis

Staff finds no concerns for the proposed rezoning. The zoning district advances to general health, safety, and welfare of the township and properties within the immediate vicinity. The proposed land use and district mirrors and compliments neighboring residential zoning districts.

Staff recommends the Planning Commission recommend ***approval*** of the request to rezone from the Countryside Suburban Residential (CSR) to the Restricted Suburban Residential (RSR) district rezoning for a proposed lot split.



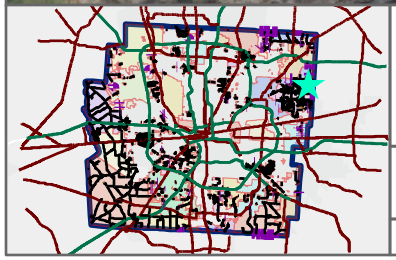
JEFF-26-07

Requesting a Planning Commission recommendation to the Jefferson Township Trustees to rezone from the Countryside Suburban Residential (CSR) to the Restricted Suburban Residential (RSR) district rezoning for a proposed lot split.

Township: Jefferson Twp.

Address: 7945 Clark State Road

Acreage: 9.454 acres



Case No: JEFF-26-07

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

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 Community Maps Contributors,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

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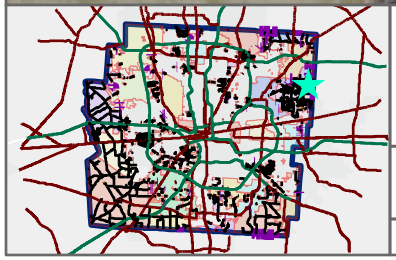
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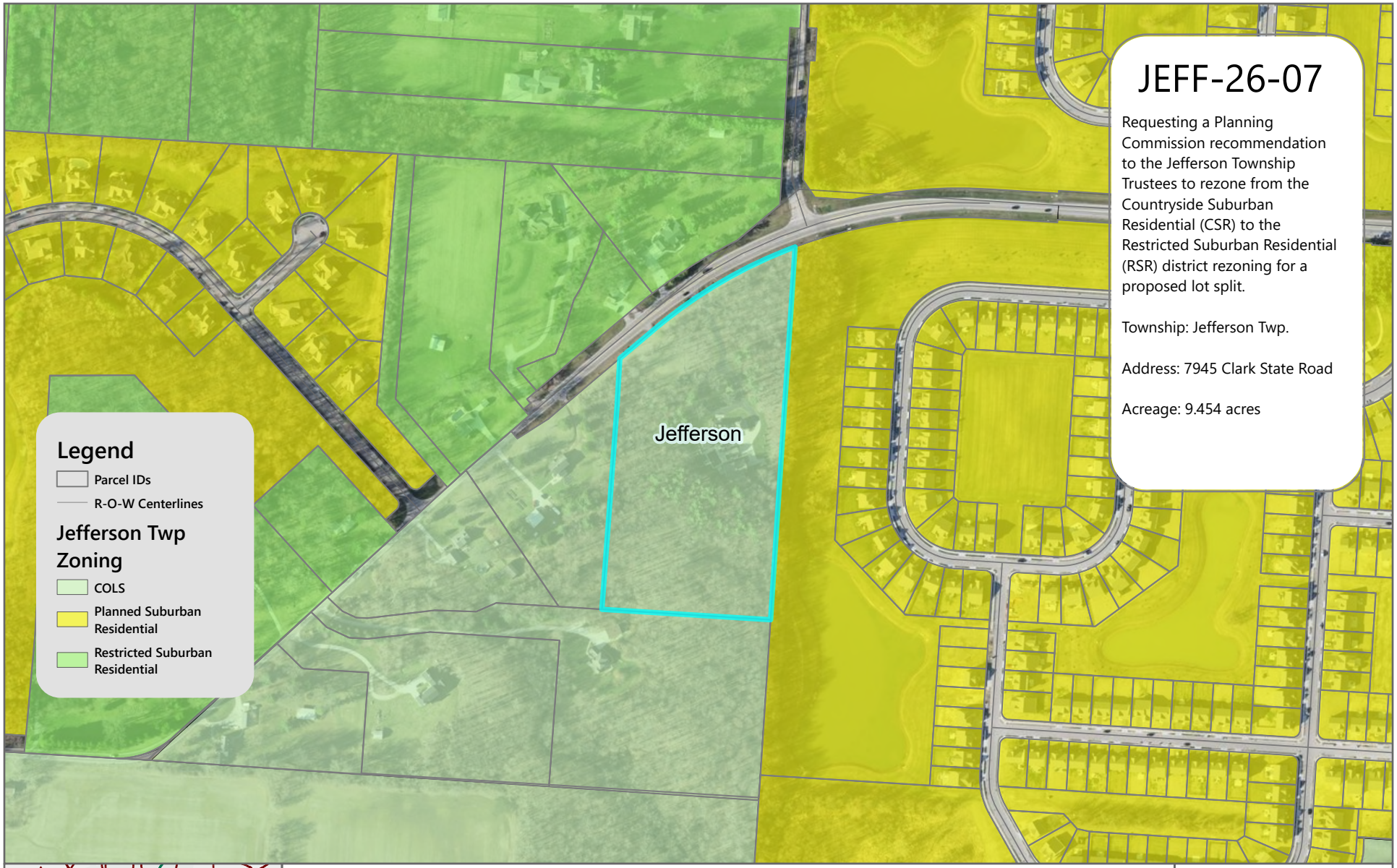
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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

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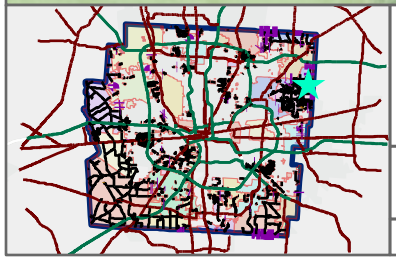
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JEFFERSON TOWNSHIP
ZONING COMMISSION

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

APPLICATION FOR ZONING CHANGE

Case Number: RZ26-006 Date: 8/3/26

Applicant: RYAN HUYGHE Property Owner: RYAN HUYGHE

Street Address: 7945 CLARK STATE ROAD Street Address: 7945 CLARK STATE ROAD

City: BLACKLICK State: OH Zip: 43004 City: BLACKLICK State: OH Zip: 43004

Phone Number: (614) 206-9550 Phone Number: (614) 206-9550

E-Mail Address: PJRYAN@AOL.COM E-Mail Address: PJRYAN@AOL.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 CSR *Zoning District to the* RSR *Zoning District for property located at:*

Street Address: 7945 CLARK STATE ROAD Parcel #: 170-000003-00

Acreage to be rezoned: 9.454 acres

---- 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

2. The property is currently being used for:

RESIDENTIAL

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

7945 CLARK STATE RD
R16 T.1 1/4T 1
9.454 ACRES

4. The property is outlined on the attached AUDITOR'S OFFICE (FCA) **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:

Existing zoning of property is such that can't split lot to CREATE NEW Single family LOT.

G - Water - provided by JTWSD
Sewer - Onsite Aboveground spray

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.

CMED FLA 614-525-4663

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, Ryan Huyghe (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: [signature] Date: 8/3/26

8. Certification:

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

APPLICANT'S CERTIFICATION

I / WE Ryan Huyghe 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: [signature] Please Print: Ryan Huyghe

Mailing Address: 7945 Clark State Road

City, State, and Zip: Blacklick OH, 43004

Phone Number: (614) 206-9550 Cell #: ( ) SAME

E-Mail Address: p3ryan@aol.com

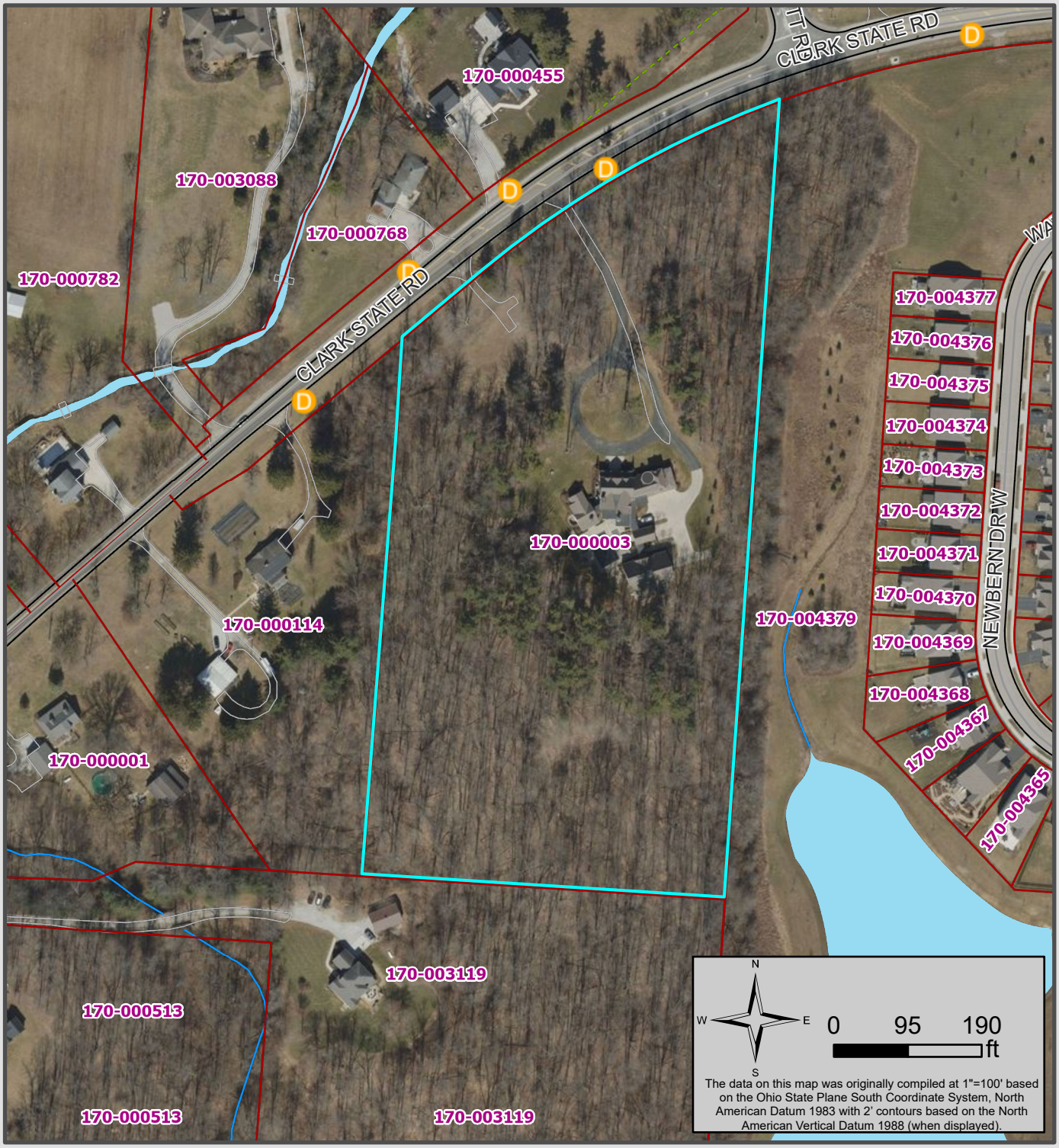
Signature of Applicant: SAME AS ABOVE Please Print:
(If different than property owner)

Mailing Address:

City, State, and Zip:

Phone Number: ( ) Cell #: ( )

E-Mail Address:



Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced September 28, 2026

MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.

Planimetric Legend

Source: 2021 Aerial Photography

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

Appraisal Legend

Source: Franklin County Auditor & Engineer

- XXX-XXXXXX Parcel IDs
- 100 Parcel Dimensions
- 100 Lot Numbers
- 123 Main St Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

The information on this map is prepared from the real property inventory maintained by the Franklin County Auditor's Office.
Users of this data are notified that the primary information source should be consulted for verification of the information contained herein. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.