Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

MEETING AGENDA

FRANKLIN COUNTY RURAL ZONING COMMISSION

October 22, 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 17, 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 and Beth 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)

4. **Adjournment to November 19, 2026**
   a. By voice vote (Commission)

FRANKLIN COUNTY RURAL ZONING COMMISSION
MINUTES OF MEETING

Thursday, September 17, 2026
Judicial Services Building
Commissioners Hearing Room, First Floor
369 South High Street, Columbus, Ohio 43215

MEMBERS PRESENT

Susan Brobst, Chairwoman
Glenn Taylor, Sr.
James Leezer

STAFF PRESENT

Raimere Fitzpatrick, Planning Administrator, Franklin County Economic Development and Planning Department
Tamara Ennist, 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
Adria Fields, Assistant Prosecuting Attorney, Franklin County Prosecutor's Office

OTHERS PRESENT / SPEAKERS

Kiera Payne, Applicant Representative (ZON-26-08)
Jonathan Wocher, AICP, Planner, McBride Dale Clarion, on behalf of Lennox Town Center Limited (ZON-26-09)

I. CALL TO ORDER AND ROLL CALL

At 1:30 p.m., Mr. Fitzpatrick informed the Commission that a quorum was not yet present and that the remaining member had been contacted and was en route. The Commission briefly recessed. At 1:37 p.m., Chairwoman Brobst welcomed those in attendance and called the meeting of the Franklin County Rural Zoning Commission to order.

Mr. Bickley called the roll. Present were Mr. Leezer, Mr. Taylor, and Chairwoman Brobst. A quorum was declared at 1:37 p.m.

II. INTRODUCTION OF STAFF

Mr. Fitzpatrick introduced staff: himself, Planning Administrator with Franklin County Economic Development and Planning; Austin Workman, Planner; Kayla Johnson, Planner; Michael Bickley, Planning Administrative Assistant; and Adria Fields, Assistant Prosecuting Attorney, representing the Franklin County Prosecutor's Office.

III. APPROVAL OF MINUTES

Chairwoman Brobst called for a motion on the minutes of the July 10, 2026, meeting. There was no discussion.

Motion:	Mr. Taylor moved to approve the minutes of the July 10, 2026, meeting.
Second:	Mr. Leezer
Roll Call Vote:	Mr. Leezer – Yes; Mr. Taylor – Yes; Chairwoman Brobst – Yes
Result:	**Motion carried (3–0). The minutes were approved.**

IV. NEW BUSINESS

A. Case No. ZON-26-08

Location:	3280 South Hamilton Road, east side of Hamilton Road, across from Helen Drive
Township:	Madison Township
Acreage:	2.064 acres
Request:	Rezoning from the Rural (R) district to the Community Service (CS) district to operate a used motor vehicle dealership
Staff Presenter:	Austin Workman, Planner

Staff Report. Mr. Workman reported that the property contains a house constructed in 1952 and was acquired by the current owner in 2019. Public water is available along Hamilton Road; sanitary sewer is not available in the area. Surrounding properties, all within Madison Township, consist of residential uses to the east and west, zoned Rural (R) and Restricted Urban Residential (R-8), and commercial uses to the north and south, zoned Community Commercial and Community Service.

The Blacklick-Madison Area Plan (2011) identifies the site as limited-range commercial plus multi-unit residential and recommends the Suburban Apartments (R-24), Suburban Office (SO), and Neighborhood Commercial (NC) districts. Because the Community Service district permits uses allowed in the SO and NC districts as well as higher-intensity uses not recommended by the plan, the proposed rezoning is not consistent with the plan's recommendation. The Community Service district is intended for sales, services, and repairs, including automobiles, and provides an appropriate setting for vehicle and automotive dealers with extensive outdoor storage and display

areas. The property meets the minimum lot size and road frontage required for a used auto dealership.

The case was reviewed by the Informal Technical Review Committee on August 19, 2026. Agency comments were as follows:

> Franklin County Engineer's Office: (1) Development must not impact the public right-of-way; (2) if the rezoning is approved, the applicant must submit a fully engineered site improvement plan for review and approval by the Engineer's Office prior to issuance of zoning approval; and (3) site development must comply with stormwater regulations.
>
> Ohio Department of Transportation (ODOT): (1) An ODOT permit is required for any work within the Hamilton Road right-of-way; (2) a traffic study may be required depending on traffic generated by the site; and (3) additional driveways may not be permitted if access can be obtained through an adjoining property.
>
> Franklin County Economic Development and Planning: (1) Future development must comply with the Franklin County Zoning Resolution; (2) an updated site plan is required for future commercial zoning compliance; and (3) any impacts to the floodway will require floodway permits.
>
> Franklin Soil and Water Conservation District: The northeast corner of the property is within the floodway, and the remainder of the property is within the 500-year floodplain.
>
> Madison Township: No concerns with the rezoning; the applicant will need to file a change of use with the City of Groveport Building Department.

Staff's analysis found that the Community Service district is not consistent with the area plan and would constitute an upzoning of the plan's recommendation, and that the applicant's site plan does not clarify how the site will connect to public water. However, the proposed rezoning would be an extension of the existing Community Service district to the south (developed as an auto parts store), would be generally consistent with surrounding properties, and is not opposed by the township.

On September 9, 2026, the Franklin County Planning Commission recommended conditional approval of the request, subject to the following condition:

> 1. An access easement is needed for the extension of the driveway providing access to the property to the south with any application for zoning compliance.

Staff recommended that the Rural Zoning Commission adopt the recommendation of the Planning Commission.

Commission Discussion. In response to questions from Mr. Taylor, Mr. Workman confirmed that the proposed use is a used car dealership, that water and sewer are not required in the Community Service district, and that the existing house on the property will be used as an office, with a portable restroom proposed at the rear. Mr. Workman noted that a rezoning to a straight district does not require a full development plan, as a planned district would.

In response to a question from Chairwoman Brobst, Mr. Workman explained that the other agency comments do not need to be conditions of approval because those requirements, such as engineering and drainage review and right-of-way permits, would already apply. He further explained that the recommended condition addresses the existing AutoZone driveway and parking lot to the south, which cross the property line and provide access to the subject property, and would require a cross-access easement to resolve an issue remaining from the prior rezoning of the property to the south.

Applicant Testimony. Kiera Payne appeared on behalf of the property at 3280 South Hamilton Road. Ms. Payne stated that she had no additional information and that the applicant is willing to do whatever is required to have the property rezoned. There were no questions from the Commission.

Motion:	Mr. Leezer moved to recommend conditional approval of the request to rezone the property from the Rural district to the Community Service district, subject to the condition that an access easement is needed for the existing driveway providing access to the property to the south with any application for zoning compliance.
Second:	Mr. Taylor
Roll Call Vote:	Mr. Leezer – Yes; Mr. Taylor – Yes; Chairwoman Brobst – Yes
Result:	**Motion carried (3–0). The Commission recommended conditional approval.**

B. Case No. ZON-26-09

Property:	Lennox Town Center
Location:	777 Kinnear Road
Township:	Clinton Township
Acreage:	Approximately 35 acres
Request:	Rezoning from the Limited Industrial (LI) district with Smart Growth Overlay to the Planned Shopping Center district for the existing development
Staff Presenter:	Kayla Johnson, Planner

Staff Report. Ms. Johnson reported that the site, served by public water and sewer, contains a movie theater at the north end, retail shops throughout the connecting buildings, and restaurants on the northeast portion. In 1995, before construction of the shopping center, the property was rezoned to the Limited Manufacturing district under the 1966 Franklin County Zoning Resolution, which then permitted all commercial uses. In 1996, the shopping center was constructed, and the Zoning Resolution was amended and readopted, converting the Limited Manufacturing district to the Limited Industrial district and removing the allowance for commercial uses. In 2023, the property was added to the Smart Growth Overlay.

The surrounding area includes portions of Clinton Township and the City of Columbus and contains condominiums, retail establishments, restaurants, a financial institution, and State Route 315 to the east. The Clinton West Neighborhood Plan (2012) recommends a full range of commercial and multifamily land uses and envisions improved transit, expanded parking lot landscaping, and a community space for outdoor events at the Lennox Town Center. All commercial districts and the Suburban Apartment (R-24) district are recommended for this land use category. COTA is currently facilitating transit improvements within the corridor.

The Planned Shopping Center district is intended for unified or complementary commercial and institutional development. The Smart Growth Overlay promotes pedestrian-oriented development, rear parking, consistent aesthetic and landscaping features, and residential mixed-use development; however, the development standards of a planned district, as set forth in its development text, supersede the overlay. Under the proposed development plan and text, the existing side yard setbacks will remain conforming; new buildings will require a minimum 25-foot front setback, consistent with Smart Growth Overlay standards; and future commercial development will require one parking space per 250 square feet. The only improvements proposed are landscaping along the Olentangy River Road and Kinnear Road frontages. No reserve areas are proposed; any new uses would require an amendment through the rezoning process.

In Technical Agency Review, the only comment came from Franklin County Planning, requesting that the applicant provide additional landscaping details, identify additional Planned Shopping Center or Smart Growth Overlay standards, and amend the zoning text to require zoning compliance for new development and uses.

Staff evaluated the request under Section 427 of the Franklin County Zoning Resolution and found that:

1. With staff's recommended condition, the proposal meets the purpose, intent, and applicable standards of the Zoning Resolution;
2. The project is consistent with applicable plans and aligns with regional transit improvements within the area;
3. No concerns were expressed regarding the existing land use and proposed zoning district in relation to the general welfare of the county and the immediate vicinity; and
4. The rezoning provides consistency with the historical and future land use of the site.

Staff recommended conditional approval of the rezoning from the Limited Industrial district to the Planned Shopping Center district, subject to the condition that the development text and plan be revised to address the items identified by staff for consistency with the development standards of the Zoning Resolution. On September 9, 2026, the Franklin County Planning Commission recommended conditional approval with staff's condition.

Applicant Testimony. Jonathan Wocher, planner with McBride Dale Clarion, 5721 Dragon Way, Suite 300, Cincinnati, Ohio 45227, appeared on behalf of Lennox Town Center Limited (Casto

Development). Mr. Wocher stated that the existing Limited Industrial zoning places the shopping center in nonconforming status and that the Planned Shopping Center district would establish conforming zoning, avoid a cumbersome nonconforming use process, and provide a more reliable and predictable zoning process for new uses and tenants. He stated that the applicant has no objection to staff's recommendation and submitted revised text the previous day.

Commission Discussion. In response to a question from Chairwoman Brobst regarding Clinton Township, Mr. Wocher stated that the applicant's primary correspondence had been with county staff and that surrounding property owners would have received public hearing notice. Ms. Johnson added that Clinton Township was notified of the proposed rezoning and that no feedback was received.

Motion:	Mr. Taylor moved to approve Case No. ZON-26-09, the request to rezone from the Limited Industrial district to the Planned Shopping Center district, with the Smart Growth Overlay, subject to staff's recommended condition that the applicant's development plan and text be revised prior to consideration by the Board of County Commissioners to clarify and apply appropriate development standards for the proposed zoning.
Second:	Mr. Leezer
Roll Call Vote:	Mr. Leezer – Yes; Mr. Taylor – Yes; Chairwoman Brobst – Yes
Result:	**Motion carried (3–0). The Commission recommended approval of the zoning case.**

V. OTHER BUSINESS

There was no other business to come before the Commission.

VI. ADJOURNMENT

Chairwoman Brobst adjourned the meeting at 2:04 p.m.

_____ _____

Chair/Vice Chair Date Approved
Franklin County Rural Zoning Commission

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 is consistent with the recommendations for a low impact use. It is also consistent with the urban mixed uses adjacent to the site which are being

developed in the City of Columbus. The proposed rezoning will not be consistent with the Plan's recommendations for lot coverage and setbacks.

V. Zoning District Review

Existing zoning – Rural (R) District:

The Rural District is intended for agricultural and residential development 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 which recommend a maximum 30% lot coverage and 30-50 foot setbacks. With approval of the requested compliance waiver for the 10-foot side yard setback against the eastern property boundary, the site will comply with the requirements of the FCZR. The development plan proposes 5 storage unit structures rather than the single-use structure per the Plan recommendation. Staff recommends the proposed self-storage facility is low impact in terms of use and traffic generation. Lastly, the development text is requesting 80% lot coverage exceeding the 30% coverage recommended by the Plan, but the Community Service district, for which the applicant is proposing development standards to be based on, will allow 80% coverage 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. On the eastern boundary of the site is a ±0.37-acre Rural (R) zoned property developed with a single-family residence and detached structures. A ±1.93-acre industrial zoned property is located to the east of the site and is developed with automative repair uses. It should be noted that the residential property to the east of the site is under the same ownership as the LI zoned property with the automotive repair use. There are 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. PC Recommendations

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

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

X. Recommendation

Staff recommends the Rural Zoning Commission ***conditionally approve*** the request to rezone from the Rural (R) District to the Select Commercial Planned District (SCPD) for a personal self-storage complex with the conditions recommended by Staff and the Planning Commission.



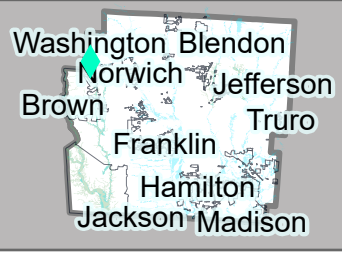
Legend

- Parcel IDs
- Lots
- 100-Year Floodplain

ZON-26-11

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

7328-7348 Hayden Run Rd
3.57 - Acres



ZON-26-11

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

2026

0 80 160
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



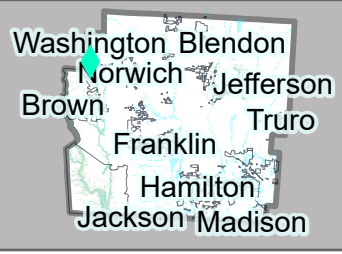
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7328-7348 Hayden Run Rd
3.57 - Acres

Legend

- Parcel IDs
- Lots

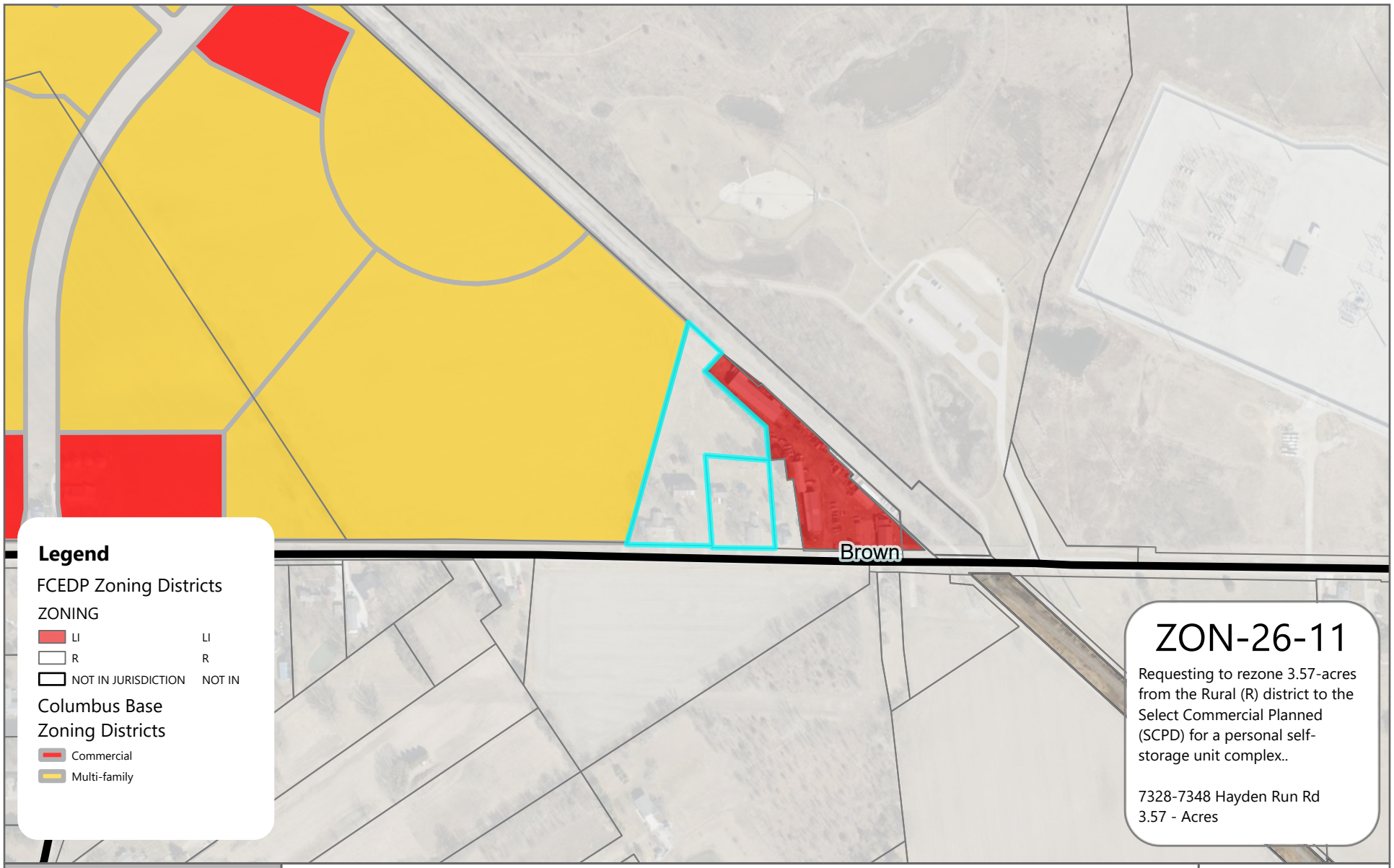


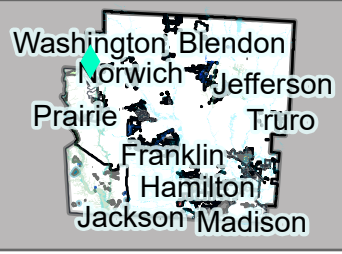
Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

2026

0 250 500
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





ZON-26-11

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 250 500 Feet

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 1

Property Information

Site Address: 7328 - 7348 Hayden Run Road

Parcel ID(s): 120-000803 / 000806

Total Acreage: 3.57± acres

Township: Brown

Property Description

Acres to be rezoned: 3.57± acres

Current Land Use: Residential

Surrounding Land Uses:

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

Rezoning Request

Currrent Zoning: Rural

Proposed Zoning: SCPD

Proposed Land Use: Personal Storage Facility

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

Staff Use Only

Case # ZON-26-11

Date Filed: 9/15/26

Fee Paid: $1,300

Receipt # 26-03082

Received By: Tyler O.

Technical Review Date: 09/22/2026

Big Darby Panel Date: N/A

Planning Commission Date: 10/14/2026

Rural Zoning Commission Date: 10/22/2026

Commissioners Date: 11/10/2026

Checklist

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

Water & Wastewater

Water Supply

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

Wastewater Treatment

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

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 2

Property Owner Information

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

Applicant Information ☐ Same as property owner

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

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

Application for
Rezoning
Page 3

Signatures

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

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

8/31/2026
Date

Property Owner (Signature must be notarized)

8/31/26
Date

Ashley Gee

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

August 31, 2026

Property Owner (Signature must be notarized)

AKA

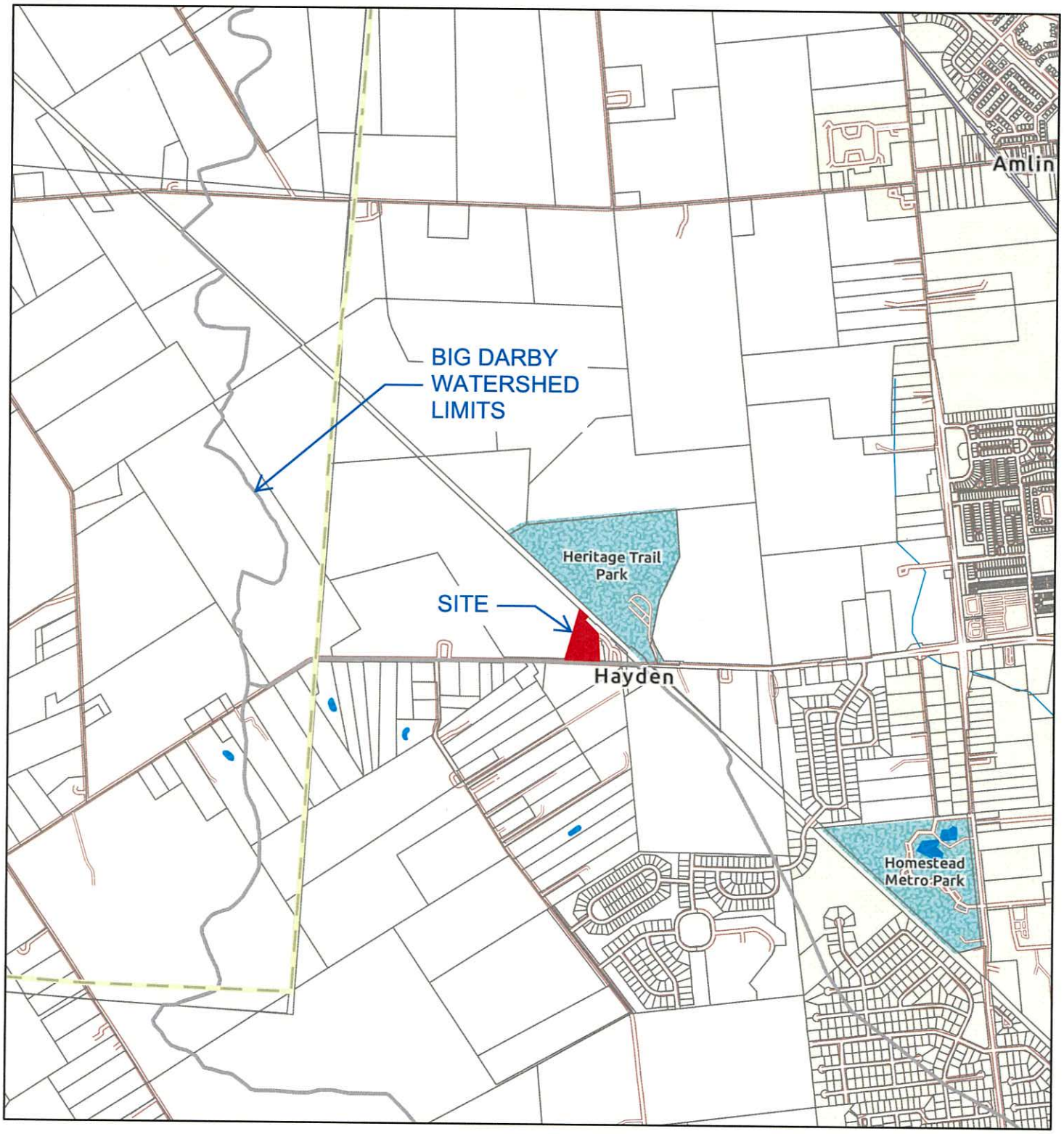
8/31/26
Date

Ashley Gee

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

August 31, 2026

Hayden Run Rd Storage



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

Big Darby Watershed

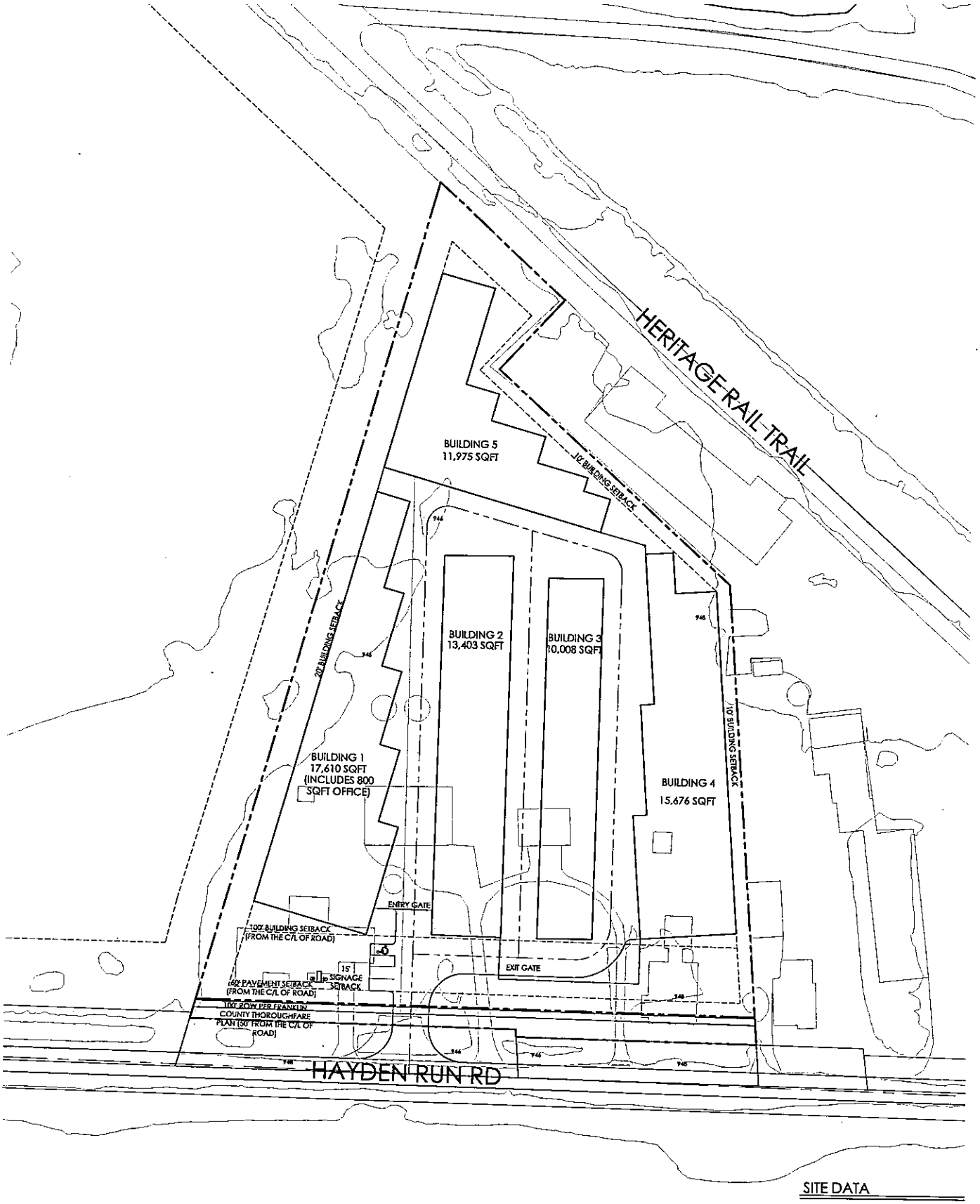
Parcels (Ohio)

1:27,234

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

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



SITE DATA

TOTAL ACRES	+/- 3.57 ACRES
BUILDING 1	+/- 17,610 SQFT
BUILDING 2	+/- 13,403 SQFT
BUILDING 3	+/- 10,008 SQFT
BUILDING 4	+/- 15,676 SQFT
BUILDING 5	+/- 11,975 SQFT
TOTAL BUILDING SQFT	+/- 68,672 SQFT
TOTAL LOT COVERAGE	73%

DEVELOPMENT PLAN

HAYDEN RUN RD STORAGE

PREPARED FOR SILVER DEVELOPMENT AND CONSTRUCTION LLC.

NORTH
SCALE: 1"=30'

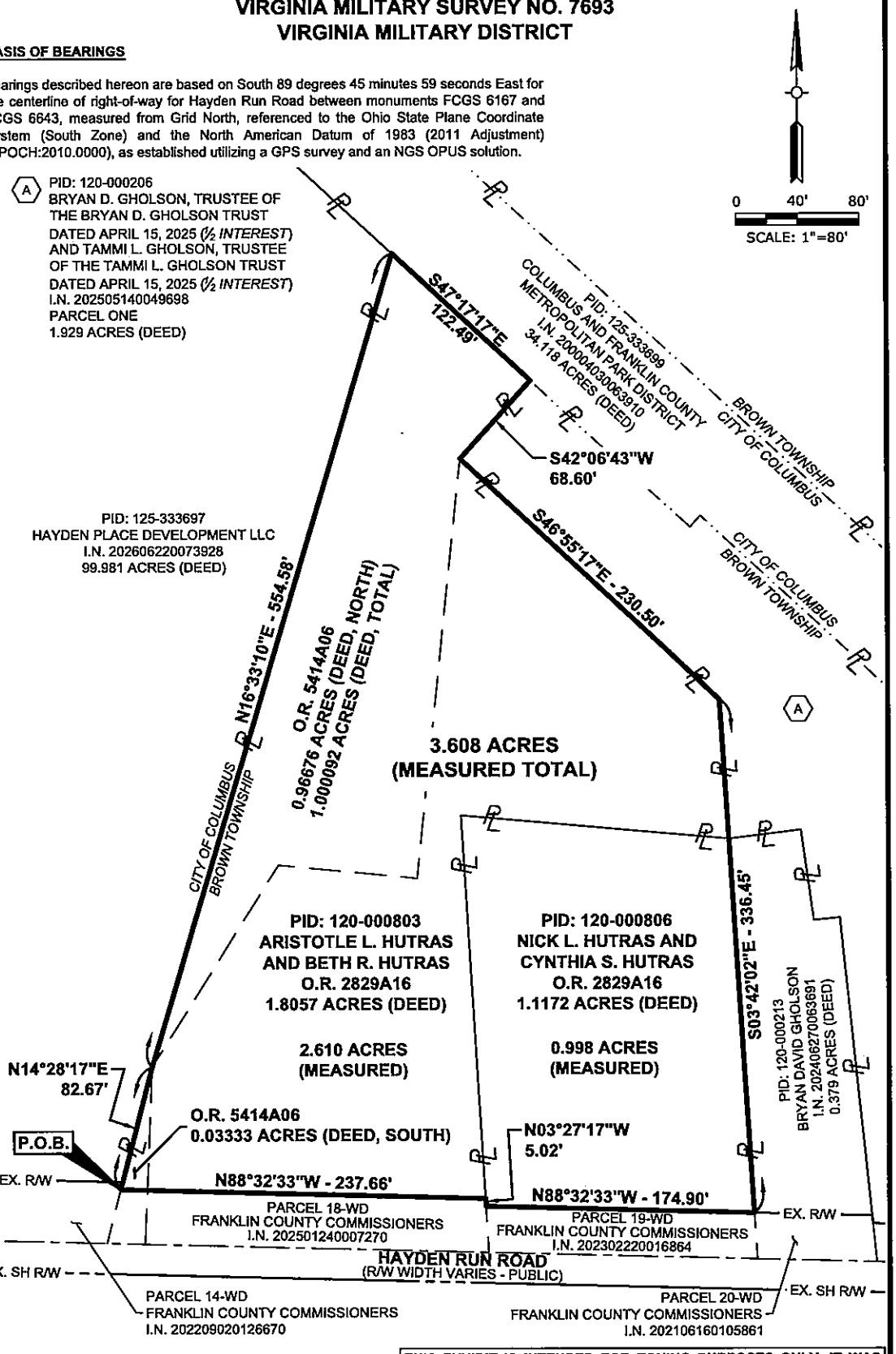
Faris Planning & Design

LAND PLANNING & LANDSCAPE ARCHITECTURE

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


25' BUILDING SETBACK
10' BUILDING SETBACK
10' BUILDING SETBACK
60' BUILDING SETBACK
(FROM THE C/L OF THE ROAD)

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

BACKGROUND:

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

PERMITTED USES:

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

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

DEVELOPMENT STANDARDS:

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

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

LIGHTING:

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

SIGNAGE AND GRAPHICS:

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

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

ENVIRONMENTAL TREATMENT:

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

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

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

SITE PLAN:

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

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

ARCHITECTURAL DESIGN:

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

STORMWATER DRAINAGE:

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

SEWAGE DISPOSAL AND WATER SUPPLY:

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

POLLUTION:

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

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

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

OUTSIDE STORAGE:

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

TRAFFIC & CIRCULATION:

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

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

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

DESCRIPTION OF 3.608 ACRES
(FOR ZONING PURPOSES ONLY)

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

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

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

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

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

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

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

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

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

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

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

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

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

Jack Reynolds

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

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

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

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