



Jackson Township Franklin County, Ohio Zoning Commission

Rezoning **3-RZ-2025**
Owner: Rebecca Gibboney
Applicant: Mark Mayers
Property: 1796 White Road, (parcel #160-001508)
Acreage: 3.684 acres
Utilities: Onsite Well and septic
Request: To rezone from Suburban Residential (SURB) to Exceptional Use (EU) district.

Summary

The applicant proposes to develop an indoor athletic facility and on-site parking. The Jackson Township Zoning Resolution applies to the development of the lot in addition to other jurisdictional regulations at the site.

Request

The performance training facility features 3 phases of development for a total of 14,200 square feet in building footprint. Parking will service forty (40) automobiles, and a reoriented access drive is proposed. Appropriate stormwater facilities and utility services will also be required at the site. The business will serve small groups and individuals between 5am and 9pm Monday through Saturday.

Surrounding Zoning and Land Use

Location	Jurisdiction	Zoning	Land Use
North/ Northeast	Grove City	Planned Unit Development (Business and Commercial), Planned Unit Development (Residential)	Hotels, retail stores, offices, and restaurants
South	Jackson Township	Suburban Residential (S)	Single-family residences; vacant
East	Jackson Township, Grove City	Suburban Residential; Planned Unit Development (Residential)	Single-family residences; condominiums
West	Jackson Township	Suburban Residential (S)	Single-family residences; vacant; Grove City Creek; Interstate 71

Comprehensive Plan

The Jackson Township Comprehensive Plan (2010) recommends the site for ‘Park’ uses. This area is intended for indoor and outdoor public recreational areas or structures. The proposed use for a private athletic training facility is not specified as a public facility. The proposed use otherwise meets the general recommendations of the plan.

Zoning Analysis

Existing zoning – Suburban Residential (S):



Jackson Township Franklin County, Ohio Zoning Commission

This district is established as a low density, detached, single-family residential district lacking service by central water and sanitary sewer facilities. Agricultural uses are limited in scope. This District serves as a transition between low density and moderate density residential areas.

Proposed zoning – Exceptional Use (EU):

The Exceptional Use (EU) district is provided in recognition of certain specific uses which of such nature as to warrant specific consideration and regulation, as well as any use not otherwise provided for in this resolution under a specific zoning district.

Development Standards

The provisions of Article 2 shall pertain to this District. Because of the unique nature and requirements of these uses, and because their locations cannot be readily predetermined, appropriate Development Standards cannot be set forth, but full usage of Development Standards, requirements, and other provisions of this Zoning Resolution as they may be appropriate, shall be used.

Staff has identified the following applicable development standards outlined in the Zoning Resolution:

- Parking Section 305 – Details access and parking space number, dimension, material, and spacing.
- *Landscaping and Buffers* Section 304 – Guidance on the landscaping type and locations in proximity to surrounding uses or zoning.
- Signage- Section 306 – All signs have a required height, size, and display standards.

Technical Agency Review:

1. **Franklin County Engineer's Office (Mobility Department):** *Informed the developer that the Americans with Disabilities Act (ADA) has guidelines for the creation of their designated parking areas. The right-of-way permit and development standards for the access drive are subject to the Grove City Roads Department standards.*
2. **Franklin County Engineer's Office (Drainage Engineering Department):** *The development text must clarify that the Franklin County Stormwater Drainage Manual applies to the facilities proposed. A stormwater plan with associated calculations must be provided to ensure proper stormwater maintenance is created in association with the proposed development of the site.*
3. **Franklin Soil and Water Conservation District:** *Clarity on which phase the parking lot, athletic field, and stormwater infrastructure would be implemented requires revisions within the development text.*



Jackson Township Franklin County, Ohio Zoning Commission

4. **Franklin County Planning Department:** *The associated parking, screening, buffering, and signage requirements must be revised to meet the Jackson Township Zoning Resolution. A buffer shall be provided adjacent to the residentially used district to the west.*
5. **Jackson Township Zoning:** *The items identified during review will be required by Jackson Township after rezoning approval occurs. If the rezoning is approved, the proper engineering The site's stormwater will access existing storm drains along White Road.*
6. **Franklin County Public Health:** *Based on the scope of this project, tie-in to sanitary sewer (with annexation to Grove City), would be advised. However, if the owner wishes, he/she may contact a soil scientist and designer to determine if an onsite septic system is a possibility based on the soil and available space. If the daily design flow is determined to be over 1,000 gallons per day, the permitting will go through the Ohio EPA. Our office would not require a tie-in to sanitary sewer because of the annexation requirement, but onsite options would need to be approved by a soil scientist, septic designer, and the appropriate permitting office (based on the 1,000 gallon per day threshold: less than 1,000 gallons per day onsite would be our office- Franklin County Public Health. More than 1,000 gallons is Ohio EPA).*

Staff Review

Based on Section 208.05(B)(2) of the Jackson Township Zoning Resolution, the basis of approval for the Exceptional Use (EU) District shall be:

1. *That the proposed development is consistent in all respects to the purpose, intent and applicable standards of this Zoning Resolution;*
Staff response: The general use of the property complies with the Exceptional Use district. The development standards for signage and parking space sizes are unmet as identified on the development plan. Staff assesses the screening of the parking area along the eastern property boundary adjacent to the electrical substation may be waived or reduced. A residential development is located on the eastern side of the substation. Screening is provided by the existing tree and vegetative coverage provided on the eastern boundary of the substation property adjacent to residentially zoned lots. Buffering must be provided along the western property line adjacent to the single-family use between the proposed structure and existing residential structures.
2. *That the proposed development is in conformity with the Jackson Township Comprehensive Plan or a portion thereof as it may apply;*
Staff response: The Plan recommends public recreation and outdoor areas. The proposed business is for public rather than private use.
3. *That the proposed development advances the general welfare of the Township and that the benefits to be derived from the proposed use justifies the change in the land use character of the area.*
Staff response: The recreational facility can be interpreted to be intended to service individuals, institutions, or families involved in varying sports. The surrounding PUD zoning



Jackson Township Franklin County, Ohio Zoning Commission

in Grove City allows for recreation and community center establishments in proximity to the site. Staff believes the rezoning advances the general welfare of the Township. It is justified by providing a service near surrounding zoning and uses which also supports the establishment. However, without the necessary sanitary services to serve the site, the proposal will not be appropriate for this property.

Franklin County Planning Staff Recommendation

Staff recommended to the Franklin County Planning Commission provide a recommendation to the Jackson Township Zoning Commission of denial of the request to rezone from the Suburban Residential (S) district to the Exceptional Use (EU) district for a performance training facility.

Franklin County Planning Commission

The Planning Commission met on July 9, 2025, and recommended approval with conditions of the request to rezone the subject site (1796 White Road; PID #160-001508) from the Suburban Residential (R) district to the Exceptional Use (EU) district. The conditions of approval were as follows:

1. Updated materials be provided to staff that depicts the removal of the athletic field, removal of the monument sign, and clarify the phases of development.

Jackson Township Zoning Staff Recommendation

Jackson Township Zoning Staff supports the Planning Commission's recommendation of approval with conditions for 1796 White Road.

Attachments:

- Rezoning Application
- Development Narrative
- Site Map
- Elevation Images

Fee Paid by Cash / Check # Creditcard \$ 400.00

Application # 3-ZC-2025

ZONING COMMISSION APPLICATION

REQUEST FOR HEARING BEFORE ZONING COMMISSION

3756 Hoover Road Grove City, OH 43123 614-875-2742

Property Owner: REBECCA L. GIBBS 447, TRUST Applicant: MAYERS PROPERTIES, LTD

Address: 1796 WHITE ROAD Zoned: RESIDENTIAL

Property Location: JACKSON TWP - EAST OF 71, WEST OF BUCKEYE PKWY

PID: 160- 001508 Area/Acres: 3.684 Acres Floodplain: _____

(Home): _____ (Work): _____ (Cell): 614-207-4321

Email Address: mmayers@columbus.rr.com

Summary of Zoning Commission: It is the responsibility of the Zoning Commission to review and recommend a change in how land is zoned as well as the specific regulations and requirements of the Township Zoning Resolution. It is the responsibility of applicants appearing before the Zoning Commission to have all required site plans, drawings, descriptions and all facts ready for public review and discussion. The schedule of required hearings may be extended by actions of continuance at any step in the procedures.

To the Township Zoning Commission, the applicant requests the following:

☐ Re-Zoning / PUD

☐ Map/Text Amendment

☒ Exceptional Use

A change in zoning from the existing RESIDENTIAL District to the proposed EXCEPTIONAL USE District

A change in use from the existing SIC _____ to the proposed SIC _____

General Description of the Request

CHANGE THE ZONING OF 1796 WHITE RD FROM RESIDENTIAL
TO EXCEPTIONAL USE FOR THE DEVELOPMENT OF PERFORMANCE TRAINING
FACILITY.

1. Describe in specific detail the proposed request noting special and unique conditions of the proposed use. Attach development text as required.

DEVELOP THIS PROJECT IN 4 PHASES TO ALLOW FOR
GROWTH OF THE BUSINESS. ALLOW THE DEVELOPMENT
OF ATHLETES IN VARY SPORT SPECIFIC TRAINING.
PROVIDE PROPER SCREENINGS AND LANDSCAPE
TO BE AESTHETICALLY PLEASING TO THE
NEIGHBORS.

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We MARK MAYERS, MEMBER MAYERS PROPERTIES, LTD.
(Name)

2787 ANNABELLE CT, GROVE CITY, OH Home: _____
(Address) (City, State, Zip Code) 43123 (Phone)

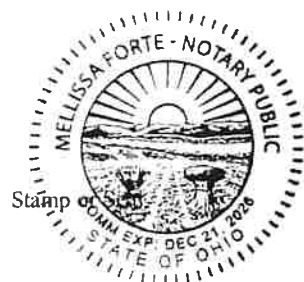
Cell: 614-207-4321 Business: _____
(Phone) (Phone)

"the above named Owner Applicant being duly sworn, depose and say that I/We are the owner(s) of the land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly and to the best of my ability. By filing this application, I/We do hereby grant permission to Jackson Township and its employees to enter upon my property and to observe, photograph and document all conditions observed therein and to post all application materials upon the Township's website for public information purposes."

[Signature] Member
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this 6th day of June 2025
(Day) (Month) (Year)



[Signature]
(Notary Signature)

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio



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

Request for

Township Zoning Recommendation

Franklin County Planning Commission

I (TRE WOLF) FILLED
THIS OUT SO IT
COULD BE WRONG

Township

☐ Blendon

☐ Plain

☒ Jackson

☐ Prairie

☐ Jefferson

☐ Washington

☐ Perry

Amendment Type

☒ Map Amendment

Rezoning

☐ Text Amendment

☐ Land Use Plan Amendment

Case Number

JACK-25-03

Meeting Dates

Tech Review: 6/18/2025

Planning Commission: 7/9/2025

Jackson Township Comp.
Plan Recommends this
property be used as park
space or public utilities.

Amendment Information

Amendment Type	Information Required
Map amendment	<div>List all parcel IDs to be amended 160-001508</div> <div>Zoning District Current: Residential Proposed: Exceptional Use</div>
Text amendment	List sections of zoning resolution to be amended
Plan amendment	<div>Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan</div> <div>Plan name:</div>
Reason for amendment:	

Township Zoning Inspector Information

Name:	
Address:	
Phone #	Fax #
Email:	

Exceptional Use

District Jackson

1796 White Rd

Jackson Township, Franklin County, Ohio

BACKGROUND: 1796 White Rd. located in Jackson Township is currently zoned Residential (0-9.99 acres). The property was most recently used by Dr. Richard Jeffries for his Veterinary Practice. It is currently held by the family after his passing. The property consists of a two story home with a detached garage that has his office and practice area attached to it. There is a second detached garage located behind the office.

The subject property is located on the north side of white rd. It is the third parcel east of the I-71 underpass on white rd and the AEP substation is directly to the east of the property. There is commercial property (hotels) to the north of the property. South of the property are several residential houses along white rd and then further south is the Berry Hill residential development.

PROPOSED USES:

This property would house the business of Apex Performance. This is a performance and specific sport training facility. The clientele would range from 10 years old to pro athletes with each receiving individual or small group training.

- This project would be developed in Four Phases.

Phase 1 should include the construction of your stormwater detention/infrastructure.

In what phases will the parking lot and athletic field be constructed?

- Phase 1 – 100'x100' building
 - Activities in this building would include workout facilities, sports training and sport specific performance training.
 - Retractable netting would also allow for individual and small group pitching or hitting lessons and instruction.
 - This building would also house offices and restrooms until the completion of Phase 3.
- Phase 2 – 30'x40' building located on the southwest corner of Phase 1 with a 6' fire rated opening to Phase 1 building.
 - This building would be used for storage of mounds, screens, etc for baseball or other activities equipment along with equipment to maintain the property.
- Phase 3 – 3000 sq ft structure located to the north of the Phase 1 building
 - This will house the offices, restrooms and additional meeting and gathering areas.
 - This will allow for more training and equipment in the Phase1 building.

- Phase 4 – 100’100’ building located to the north of Phase 3 building
 - The structure would be an all turf surface for larger training activities.
 - Netting (cages) would be retractable from the walls or ceilings for pitching and hitting instruction.

LIGHTING:

- All new lighting on the subject property shall be cut-off type fixtures (down lighting) and limited to the buildings or parking areas.
- All types of building, parking or other exterior lighting to be on poles shall be from the same “family” from the same manufacturer’s type and style.
- All lighting poles shall be either wood or metal construction and be dark or bronze in color. Pole lighting shall not exceed 12 feet in height.
- The exterior lighting for the site shall minimize the off-site glare and reflection by utilizing screening, wattage or type of lighting.

SIGNAGE AND GRAPHICS:

- One building illuminated graphic shall be permitted on the Phase 1 structure. The total size of the sign shall not exceed 150 square feet and the bottom of the graphic shall be no higher than 10 feet on the building.
- No off-premise graphic shall be permitted on site nor any illumination that flashes, travels, animates or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:

- The parking lot will be landscaped along the southern edge with a variety of shrubs to produce a height of 3’ and 60% opacity within 2 years.
- The western side of each building except for Phase 4 will have screening with a variety of shrubs to produce a height of 8’ and 50% opacity within 2 years.
- The southern and eastern side of Phase 1 and 3 will have landscape for the 3 foot area that abuts the building except at points of egress.
- The existing tree canopy will be preserved where possible.

SITE PLAN:

- The property shall be used in accordance to the submitted site plan. The attached site plan illustrates the area where the building and parking areas will be located. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and approved

by the Zoning Officer or his designee, upon submission of the appropriate data regarding the proposed adjustment. The general layout and site concept shall conform to the site plan.

- Parking requirements shall conform to those found in Section 531 of the Jackson Township Zoning Code.

BUILDING ELEVATIONS:

- The new buildings shall conform to the submitted elevations.

STORMWATER DRAINAGE:

- Drainage and run-off from the proposed development shall not cause property damage to off-site areas. All drainage improvements shall be designed in conformance with the requirements for the Franklin County Development Regulations. The new buildings will be guttered and the down spouts will tie into a drainage system that routes the water to the retention area. The parking lot catch basins will also direct water to the retention area.
- The site will also conform to the requirements of Franklin County Development Regulations and will utilize the retention basin for stormwater drainage. The stormwater detention plan will accompany the site plan for detailing the methods to be used to handle stormwater drainage off the site.

SEWAGE DISPOSAL AND WATER SUPPLY:

- A well is currently on site for the water supply.
- A new septic system will be installed in accordance with Franklin County Board of Health to serve the various utilities permitted on the property.

Identify location of existing well and location of existing/proposed leach field (primary/secondary should be identified)

OPERATION HOURS:

- Individualized or small group training (less than 3 normally) may start as early as 5am.
- Most small group work is completed by 8pm in the evening. Minimal, if any use after 9pm.
- Saturday is a very morning oriented schedule and no Sunday schedule.

POLLUTION:

- **Smoke:** No smoke shall be emitted from any structure in the Exceptional Use District.
- **Noice:** The noise level shall be no greater than 80 decibels at the lot line.
- **Odor:** No odorous gases or other odorous matter in any quantities as to be offensive at any point on or beyond the Exceptional Use District boundary.

ARCHITECUTRAL DESIGN:

- The building lot coverage shall not exceed 35% of the lot and the parking lot coverage (excluding access drives) shall no exceed an additional 30% for a total of 65% coverage of the site.
- No outside storage shall be permitted on the site. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot.
- All utilities will be placed underground.
- The proposed buildings shall be constructed of steel/wood and have a roof pitch of not more than 4:12.
- Construction Type: II-B
- Maximum Height: 40'

Exceptional Use

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- **Noice:** The noise level shall be no greater than 80 decibels at the lot line.
- **Odor:** No odorous gases or other odorous matter in any quantities as to be offensive at any point on or beyond the Exceptional Use District boundary.

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- No outside storage shall be permitted on the site. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot.
- All utilities will be placed underground.
- The proposed buildings shall be constructed of steel/wood and have a roof pitch of not more than 4:12.
- Construction Type: II-B
- Maximum Height: 40'



APEX PERFORMANCE
NEW TRAINING FACILITY
1796 WHITE ROAD, GROVE CITY, OH

REGISTRATION

ISSUE/REVISION		
DATE	INITIALS	DESCRIPTION
02/26/20		INITIAL ISSUE

PROJECT NUMBER
2020_001
SHEET TITLE
PLAN-OVERALL

SHEET NUMBER
A101

GENERAL NOTES

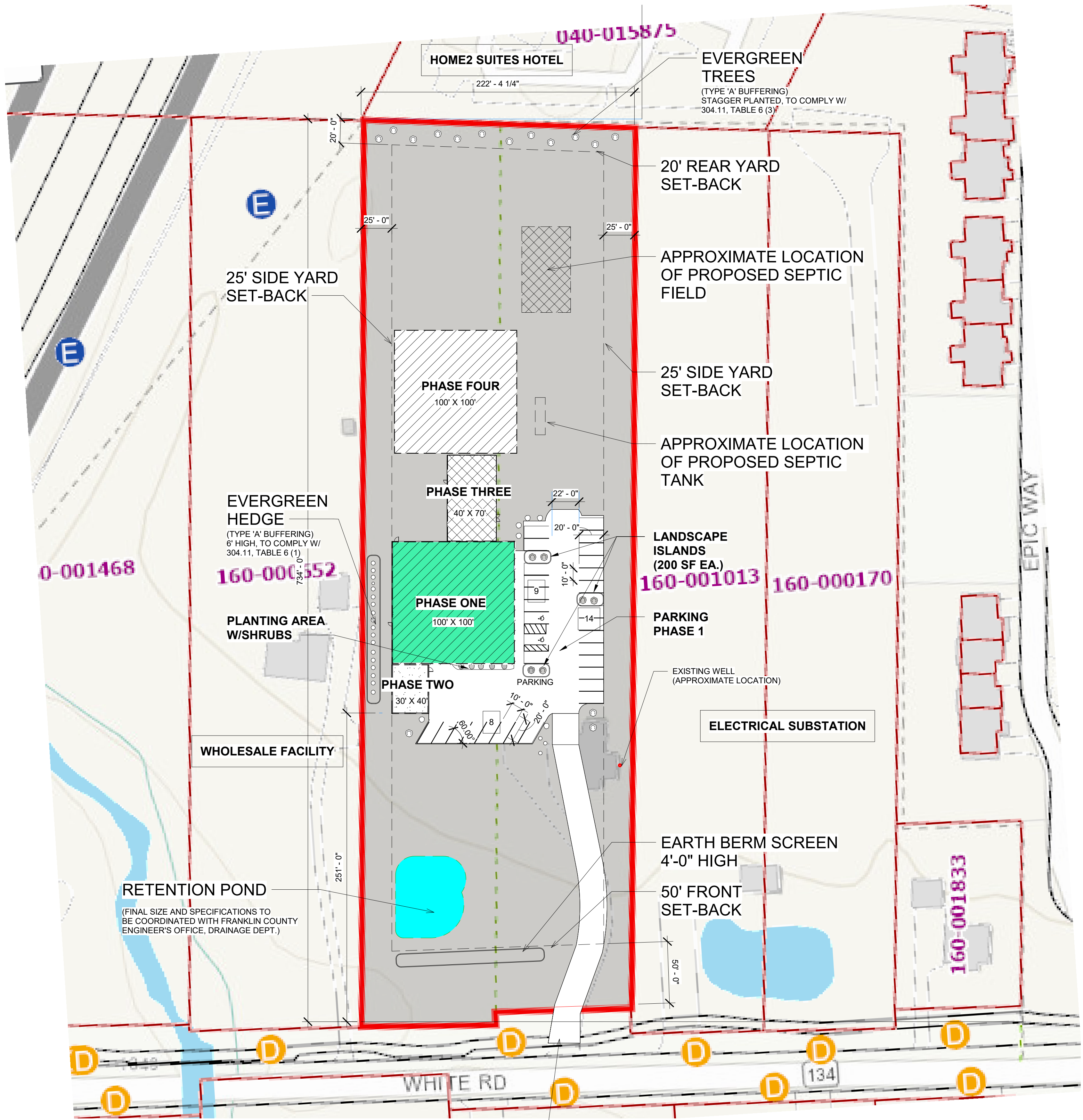
LOT SIZE: 3.684 ACRES

PROPOSED SITE COVERAGE
AT PHASE 4 BUILDOUT:
STRUCTURE=15.2 %
PARKING= 13.91%

PARKING: PHASE 1
31 SPACES PROPOSED
(10'X20') 2 ACCESSIBLE
SPACES
(15,916 SF PAVED)

PARKING AND DRIVEWAY TO
BE STANDARD DUTY
ASPHALT PAVING

PARKING: PHASE 1
160 SF LANDSCAPE
REQUIRED MIN. (15,916 SF
PAVED)
6 TREES PROVIDED



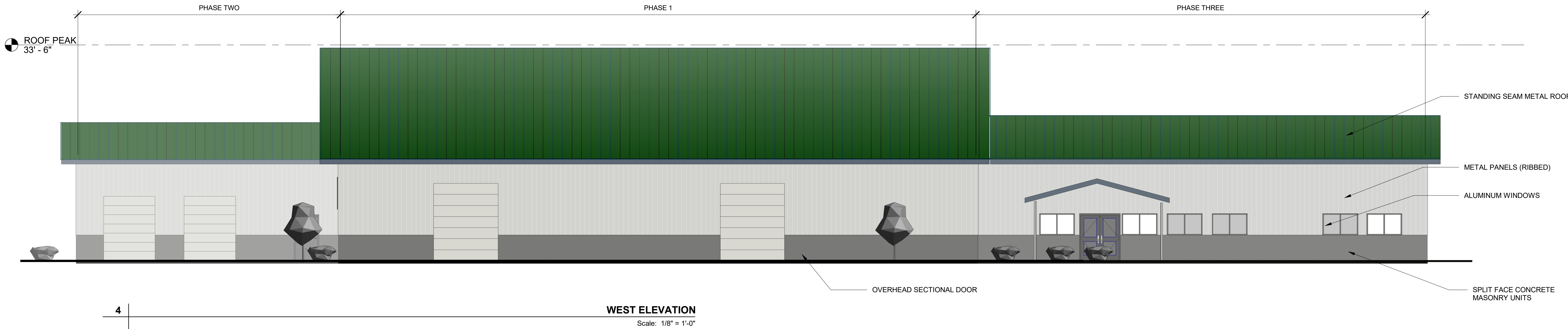
EXISTING ACCESS/CURB (COORDINATE WITH
GROVE CITY FOR RIGHT-OF-WAY IMPROVEMENTS)

Site
Scale: 1" = 50'-0"



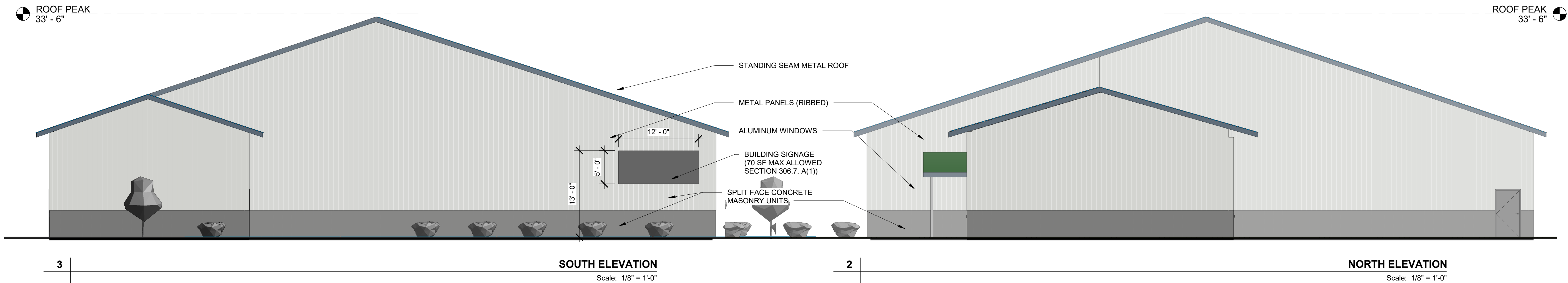
DO NOT SCALE DRAWINGS

1
A103



WEST ELEVATION

Scale: 1/8" = 1'-0"

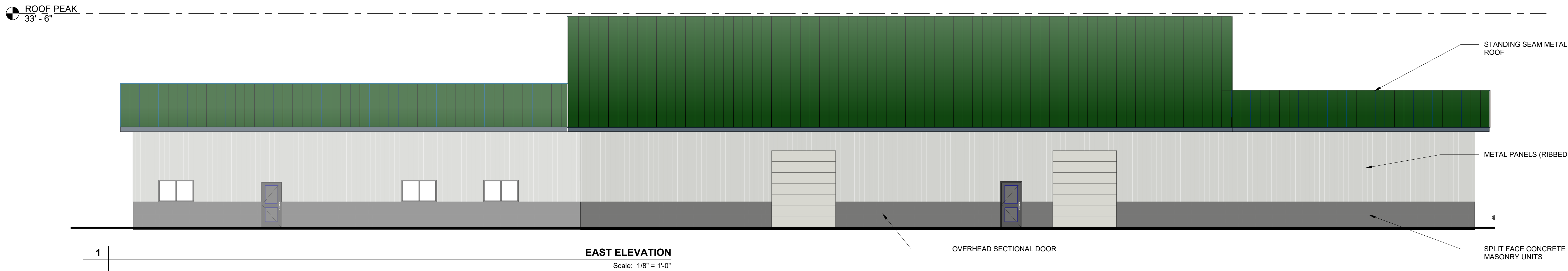


SOUTH ELEVATION

Scale: 1/8" = 1'-0"

NORTH ELEVATION

Scale: 1/8" = 1'-0"



EAST ELEVATION

Scale: 1/8" = 1'-0"

PROJECT
APEX PERFORMANCE
NEW TRAINING FACILITY
1786 WHITE ROAD
JACKSON TOWNSHIP, OHIO
ATHLETIC FACILITY
CLIENT
APEX PERFORMANCE
CONSULTANT
David V. Mancino
ARCHITECT
378 Shawnee Loop S
Pataskala, OH 43062



APEX PERFORMANCE
NEW TRAINING FACILITY

REGISTRATION

ISSUE/REVISION

NO.	DATE	DESCRIPTION

PROJECT NUMBER

2020_001

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200