



# Jackson Township

## Franklin County, Ohio

### Zoning Commission

**Rezoning**            **4-RZ-2023**  
Applicant:        Johnny & Tammy Jenkins  
Property:         5506 Harrisburg Pike, (parcel #160-003076)  
Acreage:         10.569 acres  
Utilities:         Onsite Well and septic  
Request:         To rezone from Semi Residential (SR) to Community Service (CS) district.

### **Background**

The subject site is located on the east side of Harrisburg Pike approximately midway between Orders Road and London-Groveport Road. The site is developed with a home and multiple accessory buildings including a recently constructed 60’ x 120’ pole barn with a 24’ x 30’ “bump out”. The rezoning application indicates that the property is being used by a water and sewer construction contractor to park trucks and store equipment at the newly constructed pole barn.

The recently constructed 7,920 square feet barn was permitted as an agricultural exempt building on June 3, 2022 for animal husbandry. The property was cited in 2023 for operating Travco Construction Inc. at 5506 Harrisburg Pike. The rezoning application has been submitted in an attempt to legitimize this use of the property.

### **Surrounding Zoning and Land Use**

The subject site and surrounding area is largely rural in character, used for residential and agricultural purposes and zoned residentially. Directly to the north is an Exceptional Use zoned property that includes agricultural use and a paintball facility. Land directly to the south was recently annexed to Grove City and is currently shown on the City’s zoning map as Rural (Agricultural).

### **Comprehensive Plan**

The Jackson Township Comprehensive Plan was adopted in 2010 and includes a Future Land Use Map identifying the land uses residents wish to see in the community. The Future Land Use Map recommends the subject site for a full range of commercial uses along the frontage of Harrisburg Pike and a full range of industrial and commercial uses to the rear of the property.

The land use recommendation of the Jackson Township Comprehensive Plan supports rezoning the site to a commercial or industrial use.

### **Existing Zoning District**

The SR 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 District**

The CS District is intended to cluster a broad range of individual commercial establishments of a service, sales, repair, and limited processing character, serving a substantial portion of the resident



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population. CS clusters should be located on arterials and not near residential areas.

### **Technical Review Franklin County Engineer's Office**

Access to Jackson Pike is controlled by Grove City and the County Engineer's office forwarded the application materials to the City for review. If any proposed drives are located in an unincorporated area of Franklin County, the County Engineer's office will need to review.

- No comments have been received from Grove City

### **Franklin County Economic Development and Planner**

EDP staff provided the applicant with the comments and concerns identified in this staff report on July 26, 2023. Staff received no response from the applicant.

### **Staff Review**

The purpose of the Zoning Resolution is to regulate buildings and structures, and land use for the promotion of the public health, safety, and general welfare. The regulations are intended to encourage appropriate use of lands, to stabilize and preserve the value of property, to prevent congestion and hazard in the street, to secure safety from fire, flood, water contamination, air pollution and other dangers, to provide adequate light, air, and open space, to prevent overcrowding, and to avoid undue concentrations of population. The regulations are intended to be used to facilitate an appropriate and desirable pattern of land uses based upon the Jackson Township Comprehensive Plan, taking into account the availability of public services, such as water, sanitary sewers, and storm sewers.

Rezoning proposals are evaluated to determine if such a proposal encourages the appropriate use and development of the land affected and the overall development of the surrounding area such as to achieve this purpose.

Rezoning the subject property to the Community Service district will keep with the Jackson Township Comprehensive Plan and the location of the proposed use is outside of the Mixed-Use Corridor district. If the rezoning is granted, the existing residential use of the property will become non-conforming and will be subject to Chapter 109 of the Zoning Resolution. The proposed rezoning promotes the public health, safety, and general welfare of the community by allowing for appropriate use and development of the property affected in accordance with the Comprehensive Plan.

### **Franklin County Planning Staff Recommendation**

Based on Staff's Review, staff recommends approval with conditions of the request to rezone from the Semi-Residential (SR) district to the Community Service (CS) district.

The recommended conditions of approval are as follows:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from Jackson Township.



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2. Prior to approval of a Certificate of Zoning Compliance, Jackson Township must confirm with the County Engineer's office, County Drainage Engineer's office, the Franklin Soil & Water Conservation District, and the Ohio Department of Transportation that the proposed development complies with all storm water and access requirements of the applicable agencies.
3. No portion of the proposed use and associated development may encroach into the Mix-Use Corridor overlay district which extends from the street centerline onto the property a distance of 500 feet.
4. The residential use may not be expanded or changed except in compliance with Chapter 109 of the Jackson Township Zoning Resolution.

### **Franklin County Planning Commission**

The Commission recommended approval with conditions of the request to rezone from the Semi Residential district to the Community Service district. The recommended conditions are as follows:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from Jackson Township.
2. Prior to approval of a Certificate of Zoning Compliance, Jackson Township must confirm with the County Engineer's office, County Drainage Engineer's office, the Franklin Soil & Water Conservation District, and the Ohio Department of Transportation that the proposed development complies with all stormwater and access requirements of the applicable agencies.
3. No portion of the proposed use and associated development may encroach into the Mix-Use Corridor overlay district which extends from the street centerline onto the property a distance of 500 feet.
4. The residential use may not be expanded or changed except in compliance with Chapter 109 of the Jackson Township Zoning Resolution.

### **Jackson Township Zoning Staff Recommendation**

Jackson Township Zoning Staff agrees with the Franklin County Planning Commission Staff's recommendations with the following additions:

1. The permitted agricultural building and residential house must be reviewed and approved for commercial occupancy by the Grove City Building Department.
2. The entrance, parking, loading areas, trash collection, and equipment storage areas must comply with Chapter 305, Off-Street Parking and Loading.
3. Landscaping is required subject to Chapter 304, Landscaping and Buffering
4. Signage is subject to Chapter 306, Signage Requirements.

### **Jackson Township Zoning Commission Recommendation**

The Jackson Township Zoning Commission recommends approval with conditions of the request to rezone from the Semi Residential district to the Community Service district. The recommended conditions are as follows:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from Jackson Township.



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3. No portion of the proposed use and associated development may encroach into the Mix-Use Corridor overlay district which extends from the street centerline onto the property a distance of 500 feet.
4. The residential use may not be expanded or changed except in compliance with Chapter 109 of the Jackson Township Zoning Resolution.
5. The permitted agricultural building and residential house must be reviewed and approved for commercial occupancy by the Grove City Building Department.
6. The entrance, parking, loading areas, trash collection, and equipment storage areas must comply with Chapter 305, Off-Street Parking and Loading.
7. Landscaping is required subject to Chapter 304, Landscaping and Buffering
8. Signage is subject to Chapter 306, Signage Requirements.

#### Attachments:

- Rezoning Application
- Applicant Description
- Zoning Map
- Property Map

Fee Paid by Cash / Check # \_\_\_\_\_, \$ \_\_\_\_\_

Application # \_\_\_\_\_ -ZC-20

# ZONING COMMISSION APPLICATION

## REQUEST FOR HEARING BEFORE ZONING COMMISSION

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

Property Owner: Johnny Jenkins and Tammy Jenkins Applicant: Johnny Jenkins & Tammy Jenkins

Address: 5506 Harrisburg Pike, Grove City 43123 Zoned: SR Semi-Residential with commercial overlay

Property Location: 5506 Harrisburg Pike, Grove City 43123

PID: 160-003076-00 Area/Acres: 10.569 Floodplain: No

(Home): \_\_\_\_\_ (Work) :614-567-6280 (Cell):(Jeff Lucas) 614-206-1874

Email Address: [jeff@travcoconstruction.com](mailto:jeff@travcoconstruction.com) and [john@travcoconstruction.com](mailto:john@travcoconstruction.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

*Extension of the overlay district or in the alternative rezoning to light industrial.*

A change in zoning from the existing \_\_\_\_\_ District to the proposed \_\_\_\_\_ District

A change in use from the existing SIC \_\_\_\_\_ to the proposed SIC \_\_\_\_\_

### General Description of the Request

*To extend the commercial overlay to the entire parcel or to include a newly constructed barn and surrounding area..*

*The newly constructed barn is approximately 800 feet from the road on the south side of the parcel and is 60x120 feet*

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

*The proposed use would be to accommodate the operations of Travco Construction which engages in the business of maintaining water and sewer lines for the City of Columbus and others in Central Ohio plus agricultural operations.*

*The business consists of the operations of approximately 4 dump trucks and 2 hydro excavators plus support vehicles and excavators. Traffic impact is minimal to Route 62 and the company does not have any customers come to its*

*Location. The Company does not create excessive noise or any other nuisance. The nature of the business is not out of character to the surrounding area. The Company's general hours of operation are 0730 to 1600 Monday through Friday.*

Johnny Jenkins

Zoning Application

Overview of Property Updated on September 19, 2023 to only state rezoning to a CS district

The property consists of 10.569 acres and contains a farm house 2 outbuildings, a large barn and a newly constructed pole barn. A pasture has recently been fenced off to raise cattle with a second pasture slated for fencing as farm operations increase. The new pole barn is approximately 740 feet from the road along the south property line of the property and across from two older barns on the parcel located to the south of the subject parcel. The building is approximately 230 feet from the creek which marks the approximate north boundary of the property. The new pole barn measures 60x120 with a 24x30 bump out. It has a concrete apron and a gravel driveway. The pole barn is not occupied.

Travco Construction, Inc is a heavy construction company operating under SIC 1623 providing services primarily to the City of Columbus for underground water and sewer lines. Travco Construction also provides hydro-excavating services. Travco Construction has recently started parking its equipment and trucks at the newly constructed pole barn located at 5506 Harrisburg Pike. The Company's operations consist of working on underground utilities in the Central Ohio area and has no manufacturing or other operations occurring on site, other than the storage of the equipment and trucks and occasional repair on vehicles and equipment.

The Zoning code provides no zoning that specifically addresses SIC 1623. The impact to the surrounding community is negligible as there are no loud noises or orders from the operations. No material impact on traffic. There are no other nuisances being created to affect any of the adjoining property. Further, the operations are similar in nature to the property located along State Route 62.

Johnny Jenkins seeks to rezone the property to a Community Services District to allow for the operations of the construction company and for the operations of Agriculture operations.

Allowing the operations of the business is within the spirit of the MUC as the business will maintain a high compatibility between the residential land use and the development of the commercial land use in the area. As the business generates no negative effect to the residential use of surrounding property. A business under the SIC 1623 is the perfect business to locate in this district in view of the long-term plan of Grove City and Jackson Township for the commercial development of the area between 62 and I-7.

# 5506 Harrisburg Pike

Exhibit B



670 feet

Newly fenced area for beef

Planned screening using pine trees on north side and west side of property

230 ft

740 ft

New Build

1553 Feet

The parcel south of subject parcel was recently annexed to Grove City and was zone planned industrial

# 5506 Harrisburg Pike Property Map



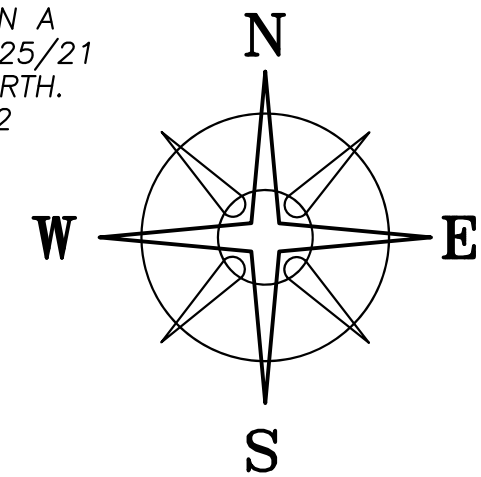


# 5506 Harrisburg Pike Zoning Map



**DEED REFERENCE**  
**JOHNNY R & TAMMY R JENKINS**  
**INST. #202111030199678**  
 PARCEL No. 160-003076-00  
 (A) **10.589 ACRES**

BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 02/25/21  
 WGS 1984 GEODETIC NORTH.  
 CENTERLINE OF US 62  
 N 32°22'35" E



JACKSON TWP -  
 PLEASANT TWP -  
 VMS 1371  
 VMS 14881

U.S. ROUTE 62 (80' R/W)  
 N 32°22'35" E 680.05'

MAY19 HOLDINGS LLC  
 202207180104305  
 202207150103791  
 202207150103790  
 202207150103789  
 202207150103788  
 78.661 ACRES  
 89.25 ORG ACRES

**10.5884± ACRES**  
 (BY THIS SURVEY)

(A)

PROPOSED BLDG.

VMS 14881  
 VMS 6178

VMS 6178

(MON. LEANING N.E.)  
 @1527.32'  
 @1524.94'

N 88°07'12" W 1574.24'

S 62°37'52" E 1361.66'

- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ 6" STATE OF OHIO CONCRETE R/W MONUMENT (FOUND)
  - 5/8" Ø IRON PIN (FOUND)
  - △ LATH SET ON LINE
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENGINEERING & SURVEYING" (FOUND)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

VIRGIL H SIDNER, TR &  
 ELIZABETH A SIDNER, TR  
 200111140263753  
 75.45 ACRES & 0.79 ACRES FOR LANE



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
 Nathan Cottrill DATE: 07/27/22

**COTTRILL SURVEYING, INC**  
 James R Cottrill, PS Nathan Cottrill, PE PS  
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
 Office: (740) 869-3811 www.cottrillsurveying.com

**RESURVEY OF 10.5884± ACRES,  
 VMS 1371 & 6178, JACKSON TWP,  
 FRANKLIN COUNTY, STATE OF OHIO.  
 SURVEYED FOR CLIENT**

SCALE : 1" = 100'  
 100' 50' 0 100'

JOB No. S220617 CREW: MW,AM  
 SURVEYED 07/22/22 DWN BY: NC  
 DRAWN 07/26/22 CHECK: RC