



Jackson Township

Franklin County, Ohio

Zoning Commission

Rezoning **5-RZ-2023**
Applicant: Steven Rinehart
Property: 2232 Edwards Road, (parcel #160-000449)
Acreage: 0.80 acres
Utilities: Onsite Well and septic
Request: To rezone from Suburban Residential (SURB) to Community Service (CS) district.

Background

The subject site is located at the end of Edwards Road on the north side. The site is currently undeveloped. The rezoning application indicates that the intention is to rezone the property to match zoning of neighboring properties. The application also indicates that the site has been surveyed, cleared, and graded with electric service and a privacy fence around the property being installed. The property received a variance in June 2022 to construct an accessory building without a primary structure. The applicant is requesting to rezone the property to bring the property into zoning compliance with operating a business out of the property.

Surrounding Zoning and Land Use

Properties surrounding the subject property are multi-jurisdictional with Grove City and Jackson Township having jurisdiction. The property to the north is in Grove City and zoned Professional Services (PSO). The property to the west and south is in Grove City and zoned Planned Unit Development Residential (PUD-R). Properties to the east on Edwards Road are in Jackson Township and zoned Suburban Residential (S). Edwards Road is primarily residential in character and developed with single-family homes.

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 “Suburban Residential” development including low density, detached, single-family homes similar in character to subdivision style development.

The land use recommendation of the Jackson Township Comprehensive Plan does not support rezoning the site to a commercial use.

Existing Zoning District

The SURB District is established as a moderate density, single family residential district where services such as central water and sanitary sewer facilities are provided or where extension of these services is feasible based on lot size and density. This District serves as a transition from urbanized residential districts within adjacent municipalities and the Township.



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

Technical Review

Franklin County Drainage Engineer's Office

Indicated that FCDEO will need to review Critical Storm Calculations if the site moves forward in the rezoning process.

Staff Review

The purpose of the Zoning Resolution is the regulation of 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.

Edwards Road is a dead-end street with the subject property at the western terminus of the road. There are currently five single-family homes on Edwards Road with one new home just approved.

The applicant wishes to construct a six-foot privacy fence along the east property line, and a four-foot cattle fence with gate along the north, west and south property lines (see diagram).

The applicant has constructed a second accessory building without zoning permit. The applicant is also operating a chimney cleaning business out of the property.

Franklin County Planning Staff Recommendation

Based on Staff's Review, staff recommended **denial** of the request to rezone the Suburban Residential (S) to the Community Service (CS) District.

Franklin County Planning Commission

The Commission recommended **denial** of the request to rezone from the Suburban Residential district to the Community Service district.



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Jackson Township Zoning Staff Recommendation

Jackson Township Zoning Staff is concerned with permitting a commercial operation at the end of a residential road.

Jackson Township Zoning Commission Recommendation

The Commission recommended denial of the request to rezone from the Suburban Residential district to the Community Service district.

Attachments:

- Rezoning Application
- Zoning Map
- Property Map
- Fence Diagram

Fee Paid by Cash / Check # 1017, \$ 400.00

Application # 5-ZC-2023

ZONING COMMISSION APPLICATION

REQUEST FOR HEARING BEFORE ZONING COMMISSION

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

Property Owner: RINEHART JOLOB EDWARDS Applicant: STEVEN RINEHART
Address: 2232 EDWARDS RD GROVE CITY OH 43123 Zoned: RESIDENTIAL
Property Location: 2232 EDWARDS RD G.C. OH 43123
PID: 160-000449 Area/Acres: 0.8 Floodplain: PARTIAL
(Home): - (Work): - (Cell): 64-315-9985
Email Address: RINEHART@HOTMAIL.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 SURB (S) District to the proposed CS District

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

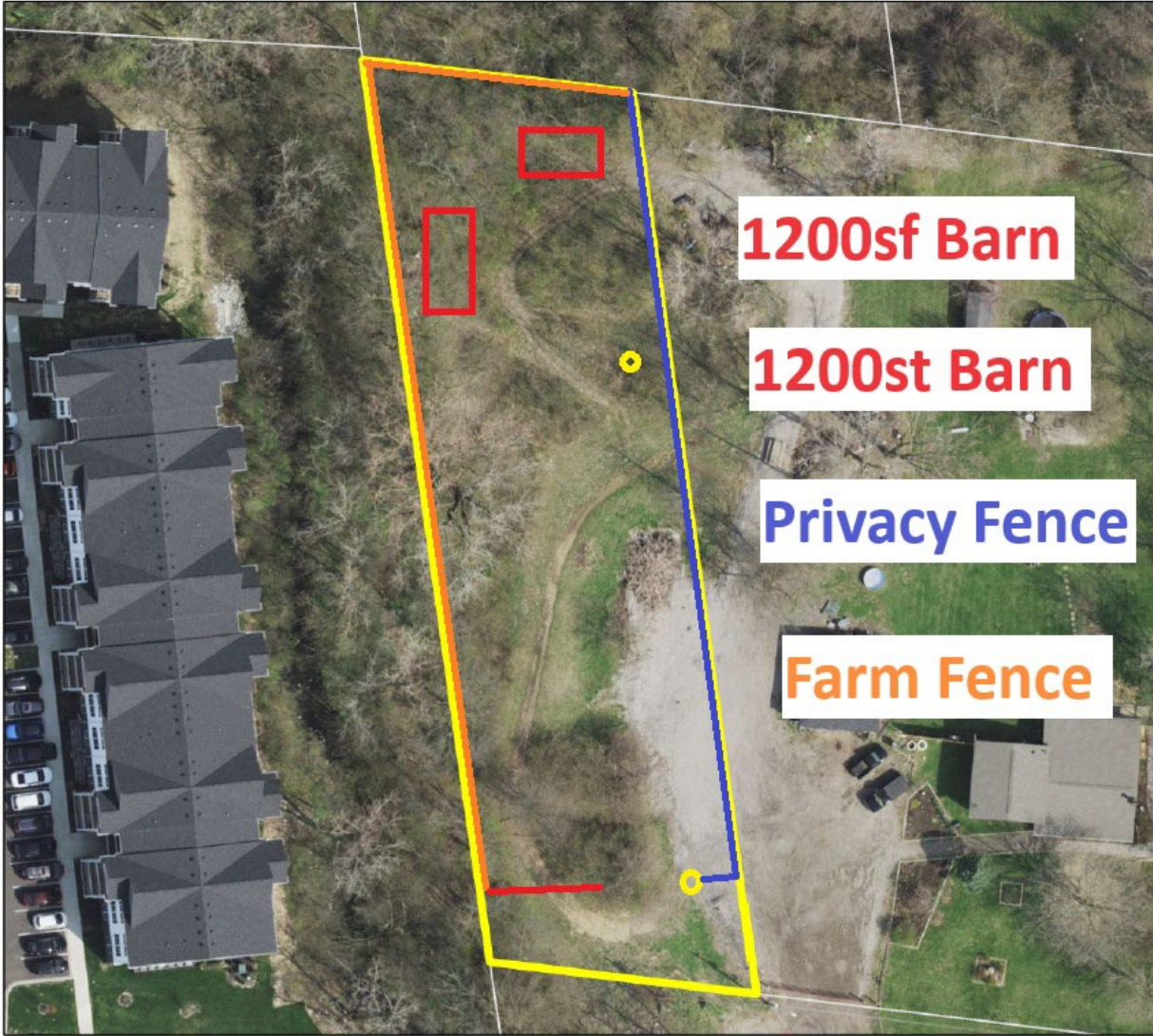
General Description of the Request

TO REZONE PREVIOUSLY VACANT LOT TO MATCH ZONING OF NEIGHBORING PROPERTIES.

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

2232 EDWARDS RD WAS A VACANT LOT UNTIL PURCHASED IN 2022. EDWARDS RD HAS TEN TOWNSHIP LOTS - FIVE WITH RESIDENTS & FIVE VACANT. 2232 EDWARDS RD IS SURROUNDED ON THREE SIDES BY CITY OF GROVE CITY COMMERCIAL PROPERTY - OFFICE BUILDING, HIGH DENTIST APARTMENTS, & COMMERCIAL. THE LOT WAS SURVEYED, CLEARED, GRADED, & DEP ELECTRICAL SERVICE ADDED. PRIVACY FENCE IS BEING ADDED AROUND PROPERTY.

2232 Edwards Layout



Privacy Fence



Cattle Fence



2232 Edwards Road Property Map



2232 Edwards Road Zoning Map

