

**AGENDA RESULTS  
DEVELOPMENT COMMISSION  
ZONING AND POLICY MEETINGS  
CITY OF COLUMBUS, OHIO  
OCTOBER 8, 2020**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **Thursday, October 8, 2020**, beginning at **6:00 P.M.** by WebEx virtual meeting (due to Covid-19). To join the meeting, send an email to the assigned planner listed on the agenda item at least one day before the meeting for an invitation link. You can also monitor the hearing through the City of Columbus YouTube channel at <http://www.youtube.com/cityofcolumbus>.

Further information may be obtained by visiting the City of Columbus Zoning Office website at <http://www.columbus.gov/bzs/zoning/Development-Commission> or by calling the Department of Building and Zoning Services, Council Activities Section at 614-645-4522.

**THE FOLLOWING APPLICATIONS WERE HEARD ON THE 6 P.M. AGENDA:**

1. **APPLICATION:** [Z20-056](#)  
**Location:** **1448-1450 E. MAIN ST. (43205)**, being 0.30± acres located at the northeast corner of East Main Street and Miller Avenue (010-047167 & 010-015631; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Mixed-use commercial development.  
**Applicant(s):** Matryoshka Properties LLC; c/o David Bernstein, Agent; 302 South Cassady Avenue; Columbus, OH 43209; and Jackson B. Reynolds, Atty.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Hayley Feightner; 614-645-3526; [hfeightner@columbus.gov](mailto:hfeightner@columbus.gov)

**APPROVAL (5-0) CONDITIONED UPON NEAR EAST AREA COMMISSION APPROVAL**

2. **APPLICATION:** [Z20-063](#)  
**Location:** **793 W. STATE ST. (43222)**, being 2.0± acres located at the terminus of West State Street at South Souder Avenue (part of 010-066952; Franklinton Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** AR-3, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Thrive Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Joseph J. Reidy, Atty.; 842 North Fourth Street, Suite 200; Columbus, OH 43215.  
**Property Owner(s):** Mount Carmel Health System; c/o Thomas Luba; 6150 East Broad Street; Columbus, OH 43213.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**TABLED (5-0)**

3. **APPLICATION:** [Z20-046](#)  
**Location:** **2848 JOHNSTOWN RD. (43219)**, being 3.06± acres located at the northeast corner of Johnstown Road and Stelzer Road (445-292139, 190-001883, 190-001884, and 190-000340; No Group).  
**Existing Zoning:** R, Rural District (annexation pending on three parcels).  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Eating and drinking establishment, convenience store, and fuel sales.  
**Applicant(s):** SkilkenGold Development LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Reginald J. and Mary E. Hayes et al; 2848 Johnstown Road; Columbus, OH 43219.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (5-0) CONDITIONED UPON AN APPROVED TRAFFIC IMPACT STUDY**

4. **APPLICATION:** [Z20-041](#)  
**Location:** **7488 LEE RD. (43081)**, being 2.71± acres located on the east side of Lee Road, 490± feet north of Cautela Drive (600-297995; Rocky Fork-Blacklick Accord).  
**Existing Zoning:** R, Rural District.  
**Request:** SR, Suburban Residential District (H-35).  
**Proposed Use:** Lot split for single-unit dwelling.  
**Applicant(s):** Benjamin Simms; c/o Denise Diyanni, Agent; 12718 Wheaton Avenue; Pickerington, OH 43147.  
**Property Owner(s):** The Applicant.  
**Planner:** Hayley Feightner; 614-645-3526; [hfeightner@columbus.gov](mailto:hfeightner@columbus.gov)

**APPROVAL (5-0)**

5. **APPLICATION:** [Z20-014](#)  
**Location:** **2932 BRICE RD. (43109)**, being 6.92± acres located on the east side of Brice Road, 445± feet north of the intersection of Refugee Road and Brice Road (530-166431; Far East Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Salvage yard and limited industrial development.  
**Applicant(s):** Green Earth Recycling LLC; c/o Donald T. Plank, Atty.; Plank Law Firm; 411 E. Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (5-0)**

6. **APPLICATION:** [Z20-058](#)  
**Location:** **975 E. DUBLIN-GRANVILLE RD. (43229)**, being 1.76± acres located at the southeast corner of East Dublin-Granville Road and North Meadows Boulevard (010-274389; Northland Community Council).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Fuel sales, convenience store, and eating and drinking establishment.  
**Applicant(s):** SkilkenGold Development, LLC; c/o Jacob Worrel; 612 Park Street, Suite 100; Columbus, OH 43215.  
**Property Owner(s):** MPT of Columbus Salem FCER, LLC; 1000 Urban Center Drive, Suite 501; Birmingham, AL 35242.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**APPROVAL (5-0) CONDITIONED UPON AN APPROVED TRAFFIC IMPACT STUDY AND RESOLUTION OF DESIGN-RELATED ISSUES**

7. **APPLICATION:** [Z20-053](#)  
**Location:** **4800 GENDER RD. (43110)**, being 85.59± acres located at the southeast corner of Wright Road and Gender Road (010-234595, 010-234597, and 010-234596; Greater South East Area Commission).  
**Existing Zoning:** PUD-8, Planned Unit Development District.  
**Request:** PUD-8, Planned Unit Development District (H-35).  
**Proposed Use:** Mixed-residential development.  
**Applicant(s):** Wilcox Communities; c/o Dave Perry, Agent; 411 East Town Street, Floor 1; Columbus, OH 43215; and Jonathan Wilcox, Atty.; 250 West Wilson Bridge Road, Suite 140; Worthington, OH 43085.  
**Property Owner(s):** Tiger Construction, Inc.; c/o Damon Pfeifer; 650 Winchester Pike; Canal Winchester, OH 43110.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**APPROVAL (4-0) CONDITIONED UPON AN APPROVED TRAFFIC IMPACT STUDY**

**THE FOLLOWING POLICY ITEM WILL DISCUSSED IMMEDIATELY AFTER THE ZONING AGENDA:**

1. **Rescheduling of the November 11, 2021 Development Commission meeting due to Veteran’s Day Holiday.**  
 Shannon Pine, Planning Manager; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (4-0) WITH NEW DATE OF NOVEMBER 17, 2021**



111 North Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://bzs.columbus.gov)

Director’s Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Customer Service Center	(614) 645-6090	Zoning Public Hearings	(614) 645-4522
Engineering Plan Review	(614) 645-0032	Zoning Confirmation Letters	(614) 645-8637