

Southwest AL

Planner: Shannon Pine, 645-2208, spine@columbus.gov

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



OFFICE USE ONLY

Application # 210-017 10335-00000-00232

Fee: 1st acre (\$1,850 or \$3,200):

Each additional acre (\$185 or \$315)

Total: \$2775-

Date of Submittal: 6/28/10

Planning Area: SW

Received by: S. Pine

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 3401 Jackson Road Zip 43123

Is this application being annexed into the City of Columbus? Y or N (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 570-122550

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) EQ Excavation & Quarrying Requested Zoning District(s) M Manufacturing Recognized Area Commission or Civic Association Southwest Area Commission

See instructions in "Things to Remember" on front of application packet.

Proposed Use or reason for rezoning request: Recycling Facility (see attached page) (continue on separate page if necessary)

Proposed Height District: H-35 Acreage 5.5 acres

(Columbus City Code Section 3309.14)

APPLICANT

Name Columbus Limestone, Inc., c/o Paul Rice, Esq.

Address 80 Park Drive City Thornville Zip 43076

Phone# (614) 414-5003 Fax # Email

PROPERTY OWNER(S)

Name Columbus Limestone, Inc., c/o Paul Rice, Esq.

Address 80 Park Drive City Thornville Zip 43076

Phone# (614) 414-5003 Fax # Email

If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Richard C. Brahm, Esq. & Aaron M. Glasgow, Esq., Brahm & Cunningham, LLC

Address 145 E. Rich Street City Columbus Zip 43215

Phone# (614) 228-2030 Fax # (614) 228-1472 Email rbrahm@brahmcunningham.com

aglasgow@brahmcunningham.com

SIGNATURES (ALL APPLICABLE SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

Applicant Signature

Property Owner Signature

Attorney/Agent Signature

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application. City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

Continuation of
“Proposed Use or Reason for Rezoning Request”

Page 3 - Rezoning Packet

Rezoning Applicant: Columbus Limestone, Inc.
Parcel No. 570-122550

The property for which rezoning is sought is a 5.5 acre tract of a larger parcel that is zoned EQ Excavation & Quarrying and is currently being used by the owner, Columbus Limestone, Inc., for surface mining operations. The purpose of the proposed rezoning from EQ to M Manufacturing is to allow for the use of the 5.5 acre tract for a facility operated by Roof to Road, LLC of Williamsport, Ohio, that recycles asphalt shingles into raw asphalt material suitable for reuse. The rezoning will allow Roof to Road LLC to relocate and remain in the City of Columbus, retaining jobs.



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 210-017

Being first duly cautioned and sworn (1) NAME Aaron M. Glasgow, Esq., Brahm & Cunningham, LLC
of (1) MAILING ADDRESS 145 E. Rich Street, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of
the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 3401 Jackson Pike
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of
Development, Building Services Division on (3) 6/28/10

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS
 Check here if listing additional property
owners on a separate page.

(4) Columbus Limestone, Inc., c/o Paul Rice, Esq.
3300 Jackson Pike
Grove City, OH 43123

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Columbus Limestone, Inc., c/o Paul Rice, Esq.
3300 Jackson Pike, Grove City, OH 43123

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Southwest Area Commission
Ralph Horn
1610 Eastfield Drive N
Columbus, OH 43223

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property: (7)

SIGNATURE OF AFFIANT
Subscribed to me in my presence and before me this
SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

8) [Signature]
24th day of June, in the year 2010
[Signature]

This Affidavit expires six months after date of notarization.

Notary Seal Here



Kelly L. Ackley
Notary Public, State of Ohio
My Commission Expires 06-18-2013

210-017

Supplement to Affidavit**Rezoning Applicant: Columbus Limestone, Inc.****#6 - Owners of Record of Property Within 125 Feet**

<u>Name Of Owner</u>	<u>Property Address</u>	<u>Mailing Address</u>
Columbus Limestone, Inc.	570-122550-00 3401 Jackson Pike 010-110683-00 00000 Williams Road 510-122552-00 00000 I-270 010-112294-00 399 Frank Road	PO Box 266 Thornville, OH 43076
Columbus & Southern Ohio Electric Co.	010-111594-00 181 W. Mound Street 010-066601-80 010-066601-90	3285 Civic Center Drive Columbus, OH 43215
PFK COMPANY II, LLC Finnell II, LLC	510-181565-00 00000 S High St 010-111419-00 00000 High St	Hartman Farms c/o P.E. Blin Land Company 8743 E. State Route 29 Mechanicsburg, OH 43044
Lowe's Home Centers, Inc.	010-260463-00 3899 S. High Street	PO Box 1111 North Wilkesboro, NC 28656

City of Columbus	010-229083-00 151 W. Williams Road 010-288359-00 Frank Road 010-095230-00 2104 Jackson Pike 570-181425-80 2512 Jackson Pike 570-181425-90 2500-2566 Jackson Pike	90 W Broad Street, Room 425 Columbus, OH 43215
State of Ohio	010-112478-00 S. High Street	30 E Broad Street Columbus, OH 43215
Fairlane Ltd.	010-253263-00 3535 S. High Street	511 E. Carpenter Freeway Suite 600 Irving, TX 75062
Southway Post No 144, Inc. American Legion Inc. Department of Ohio	010-112080-00 03251 S. High Street	3251 S. High Street Columbus, OH 43207
WXZ Retail Group/South High LLC	010-111911-00 3201 S. High Street	22720 Fairview Center Drive Fairview Park, OH 44126
Resource General Corporation	010-112265-00 00000 S High Street	PH Group 2241 Citygate Drive Columbus, OH 43219
James H. Thornton	010-112265-00 00000 S High Street	10101 Linn Station Road Louisville, KY 40223
O. P. Hartman	010-112265-00 00000 S High Street	2315 Winston Avenue Louisville, KY 40223
Fred M. Windmiller	010-114024-00 3051 S High Street	2997 S. High Street Columbus, OH 43207
Frederick M. Windmiller Windmiller Family Limited Partnership	010-112512-00 2997 S High Street	2997 S. High Street Columbus, OH 43207

Board of Education	010-116039-00 2951 S High St	Real Estate Coordinator 270 E. State Street Columbus, OH 43215-4312
Nadine Kuhn	010-119370-00 167 Phelps Road	167 Phelps Road Columbus, OH 43207
David J. Bonner Tina M. Bonner	010-119371-00 173 Phelps Road	173 Phelps Road Columbus, OH 43207
Clark J. Whittredge Donna S. Whittredge	010-119372-00 179 Phelps Road	179 Phelps Road Columbus, OH 43207
Prestress Services Industries of MS LLC	570-204667-00 3350 Jackson Pike	216 Fountain Ct Ste 250 Lexington, KY 40509
Fabcon L.L.C.	570-197118-00 03400 Jackson Pike	3400 Jackson Pike Grove City, OH 43123
Franklin County Regional	160-002088-00 3413 Jackson Pike 160-001811-00 3509 Jackson Pike	7870 E Kemper Road Cincinnati, OH 45249
Franklin County Regional Solid Waste Management Authority	160-001294-00 3413 Jackson Pike	3413 Jackson Pike Grove City, OH 43123

210-017

Columbus Limestone, Inc.
PO Box 266
Thornville, OH 43076

Columbus & Southern Ohio
Electric Co.
3285 Civic Center Drive
Columbus, OH 43215

PFK COMPANY II, LLC
Finnell II, LLC
Hartman Farms
c/o P.E. Bline Land Company
8743 E. State Route 29
Mechanicsburg, OH 43044

Lowe's Home Centers, Inc.
PO Box 1111
North Wilkesboro, NC 28656

City of Columbus
90 W Broad Street, Room 425
Columbus, OH 43215

State of Ohio
30 E Broad Street
Columbus, OH 43215

Fairlane Ltd.
511 E. Carpenter Freeway
Suite 600
Irving, TX 75062

Southway Post No 144, Inc.
American Legion Inc.
3251 S. High Street
Columbus, OH 43207

WXZ Retail Group/
South High LLC
22720 Fairview Center Drive
Fairview Park, OH 44126

Resource General Corporation
PH Group
2241 Citygate Drive
Columbus, OH 43219

James H. Thornton
10101 Linn Station Road
Louisville, KY 40223

O. P. Hartman
2315 Winston Avenue
Louisville, KY 40223

Frederick M. Windmiller
Windmiller Family Ltd. Partnership
2997 S. High Street
Columbus, OH 43207

Board of Education
Real Estate Coordinator
270 E. State Street
Columbus, OH 43215-4312

Nadine Kuhn
167 Phelps Road
Columbus, OH 43207

David J. Bonner
Tina M. Bonner
173 Phelps Road
Columbus, OH 43207

Clark J. Whittredge
Donna S. Whittredge
179 Phelps Road
Columbus, OH 43207

Prestress Services Industries
of MS LLC
216 Fountain Ct Ste 250
Lexington, KY 40509

Fabcon L.L.C.
3400 Jackson Pike
Grove City, OH 43123

Franklin County Regional
7870 E Kemper Road
Cincinnati, OH 45249

Franklin County Regional Solid
Waste Management Authority
3413 Jackson Pike
Grove City, OH 43123

Richard C. Brahm
BRAHM & CUNNINGHAM, LLC
145 E Rich Street
Columbus OH 43215

Southwest Area Commission
c/o Ralph Horn
1610 Eastfield Drive N
Columbus, OH 43223



PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 210-017

Being first duly cautioned and sworn (NAME) Richard C. Brahm, Esq., Brahm & Cunningham, LLC
of (COMPLETE ADDRESS) 145 E. Rich Street, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. Columbus Limestone, Inc. 80 Park Drive Thornville, OH 43076 No. of Columbus Based Employees: 55 Contact Person: Paul Rice, Esq. (614) 414-5003</p>	<p>2. Roof to Road, LLC 27910 Chillicothe Pike Williamsport, OH 43164 No. of Columbus Based Employees: 7 Contact Person: Steven Johnson (740) 986-6923</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24th day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



Kelly L. Ackley
Notary Public, State of Ohio
My Commission Expires 06-18-2013



City of Columbus Zoning Plat

210-017 N



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 570122550

Zoning Number: 3401

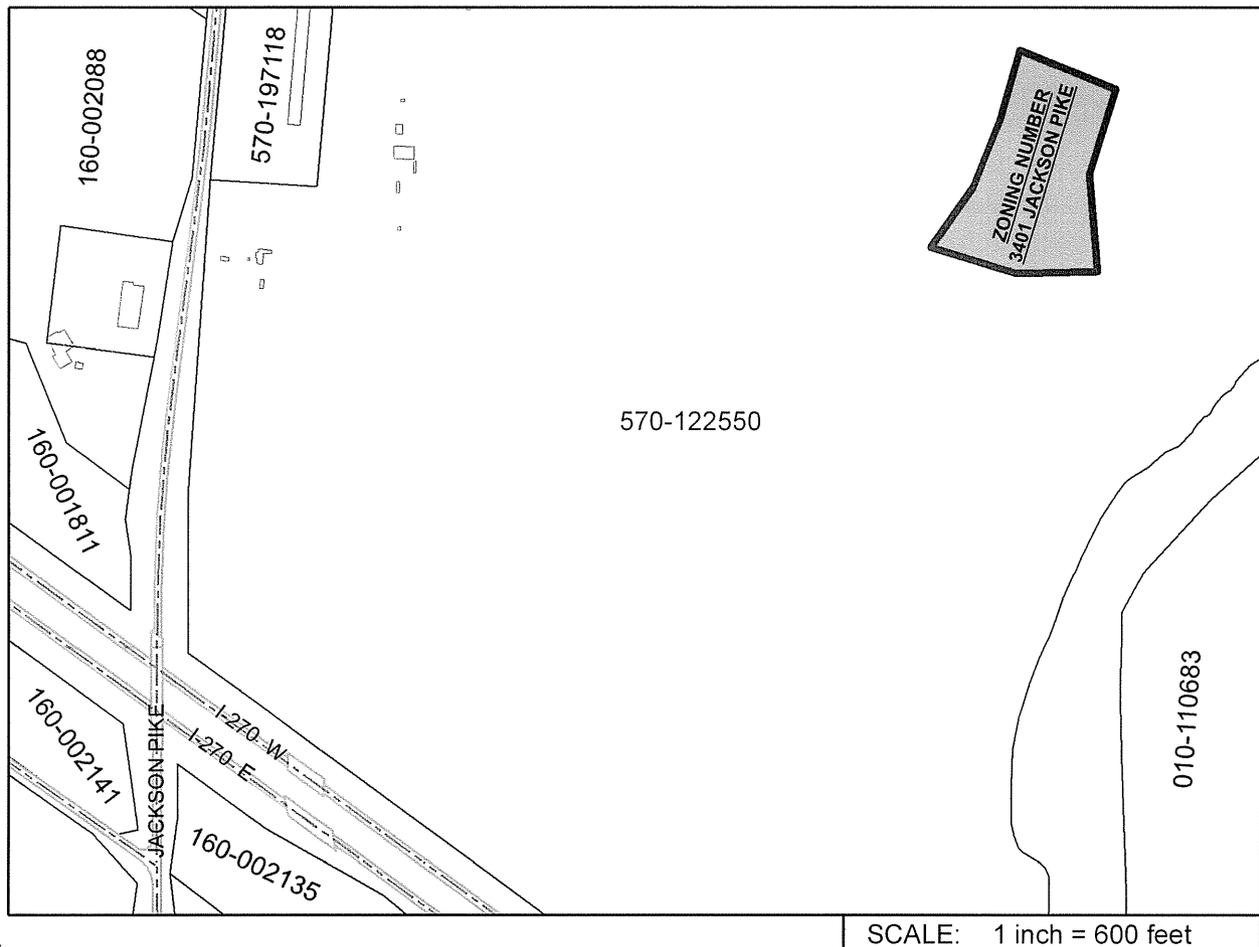
Street Name: JACKSON PIKE

Lot Number: N/A

Subdivision: N/A

Requested By: BRAHM & CUNNINGHAM LLC (KELLY A. ACKLEY)

Issued By: *Patricia Austin* Date: 6/9/2010



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 600 feet

GIS FILE NUMBER: 4808

210-017

Douglas L. Moore
Ohio Professional Land Surveyor #7011
8311 Harrisburg-London Rd.
Orient, Ohio 43146
614-877-2506

June 24, 2010

Description of 5.5 Acre Lease.

Situate in the State of Ohio, County of Franklin, City of Columbus, Being 5.5 Acres out of Columbus Limestone Inc., Tract Three, Parcel One and Tract Three Parcel Two as recorded in the Franklin County Recorder's Office in Instrument # 200206250156219.

And being more particularly described as followed:

Beginning for reference at a railroad spike found at the intersection of SR 104 (Jackson Pike) and Thrailkill Rd., the same being the original southwest corner of said tract three, parcel three; thence over the grantors property, North 51° 12' 00" East, 3090.70' to the southwesterly corner of the herein described 5.5 acre lease tract; (Ohio State Plane Coordinates N=688754.50 E=1822808.47),

thence, continuing over the grantors property the following eight courses:

South 34°32'09" West, a distance of 231.96';

South 21°49'07" West, a distance of 223.05'

South 15°45'20" West, a distance of 234.34';

North 67°07'25" West, a distance of 322.42';

North 16°51'41" East, a distance of 280.36'

North 04°39'36" West, a distance of 305.60';

North 88°30'42" East, a distance of 252.34';

South 73°04'02" East, a distance of 278.42' to the point of beginning and containing 5.5 acres.

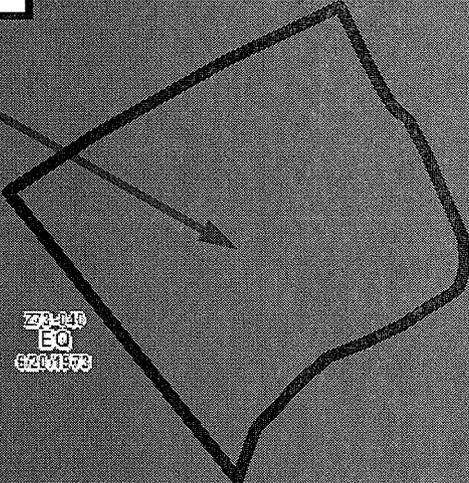
Being subject to all legal highways, easements, and restrictions of record. Basis of bearing is Ohio State Plane Coordinates (South Zone).

This description was prepared from actual field locations under my direct supervision in May 2010.

Douglas L. Moore
Ohio Professional Surveyor # 7011
8311 Harrisburg-London Rd.
Orient, Ohio 614-877-2506

JACKSON PIKE

3401 Jackson Pike
Approximately 5.5 acres
EQ to M



Z10-010
M
62001973

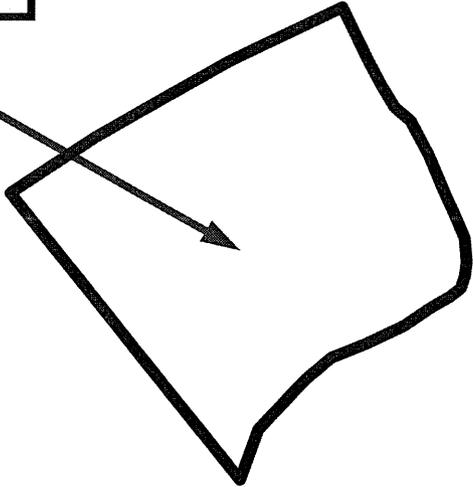
Z10-010
EQ
62001973

Z10-010
EQ
62001973

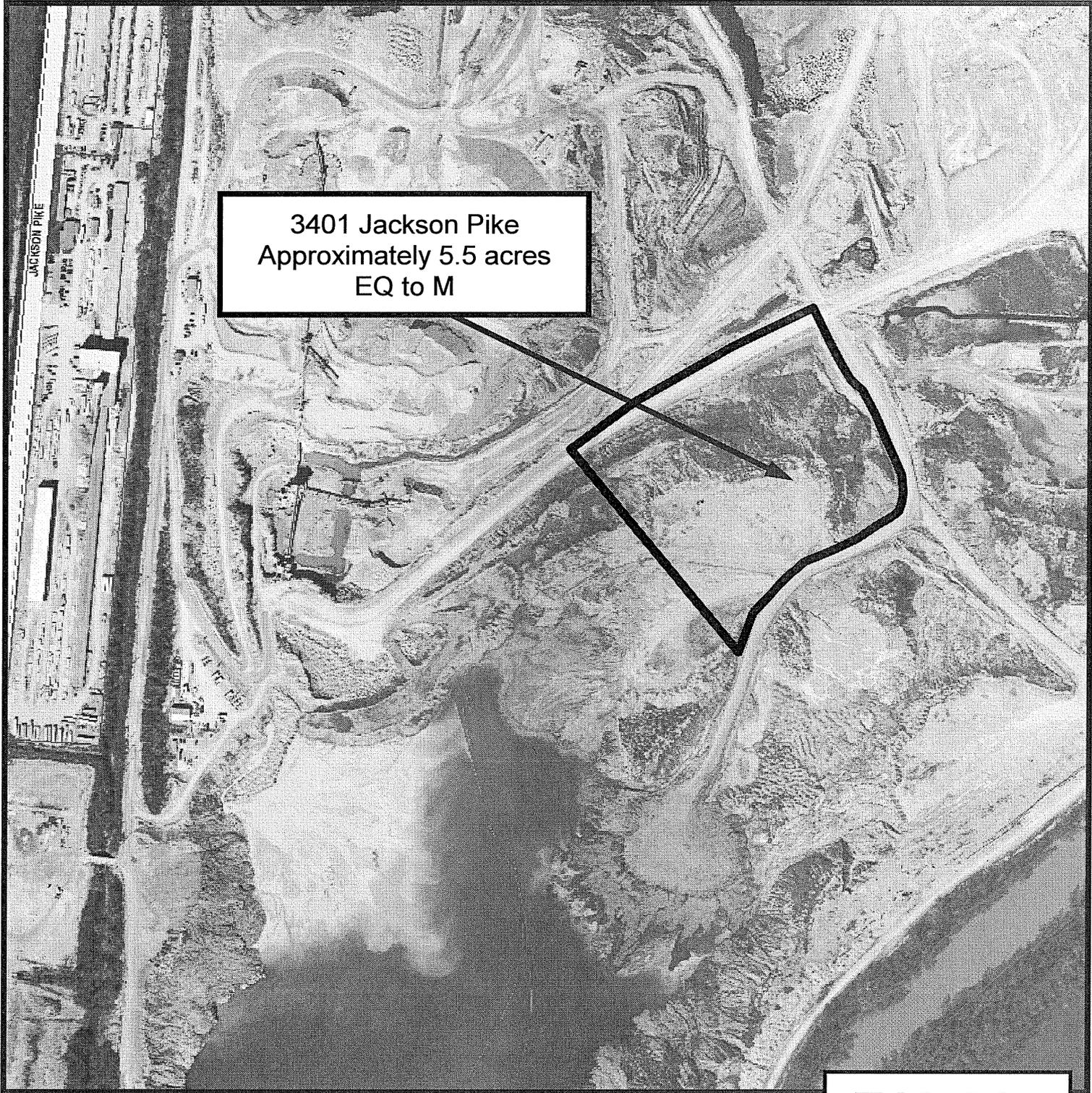
Z10-017

JACKSON PIKE

3401 Jackson Pike
Approximately 5.5 acres
EQ to M



Z10-017



3401 Jackson Pike
Approximately 5.5 acres
EQ to M

Z10-017