

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 8, 2013**

- 3. APPLICATION: Z13-022 (ACCELA # 13335-00000-00133)**  
**Location:** **3355 SOUTH HIGH STREET (43207)**, being 2.1± acres located on the west side of South High Street, 834± feet north of West Williams Road (010-112334; Far South Columbus Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Wholesale supply.  
**Applicant(s):** JC Roofing Supply; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Claudia M. Jayne; c/o Jonathan G. Jayne; 1535 Keystone Avenue; Dayton, OH 45403.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- This application was tabled at the June 13, 2013, Development Commission meeting due to a lack of quorum at the Far South Columbus Area Commission meeting earlier that month. The 2.1± acre site is developed with a repair shop building zoned in the C-4, Commercial District. A zoning code violation has been issued to the property owner for establishing a wholesale roofing supply business in the building without proper zoning approval. The applicant requests the L-M, Limited Manufacturing District to allow wholesaling which is only permitted in industrial districts.
- To the north are two auto-parts stores and a fraternal organization in the C-4, Commercial District. To the east across South High Street are a check-cashing facility and retail uses in the C-4, Commercial District. To the south are an auto-body repair facility in the C-4, Commercial District, a car wash in the C-5, Commercial District, and a self-storage facility in the L-M, Limited Manufacturing District. To the west are the fraternal organization property and self-storage facility property that abut the site to the north and south.
- The site is located within the planning area of the *Scioto Southland Plan* (2007), which recommends light manufacturing uses for this location.
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval of the requested L-M District.
- The limitation text includes extensive industrial use restrictions. Only commercial uses or less objectionable warehousing-storage/sales establishments are permitted.
- The *Columbus Thoroughfare Plan* identifies South High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District, will secure proper zoning for a wholesale roofing supply company. The request is consistent with the land use recommendations of the *Scioto Southland Plan*, and the established zoning and development pattern of the area.



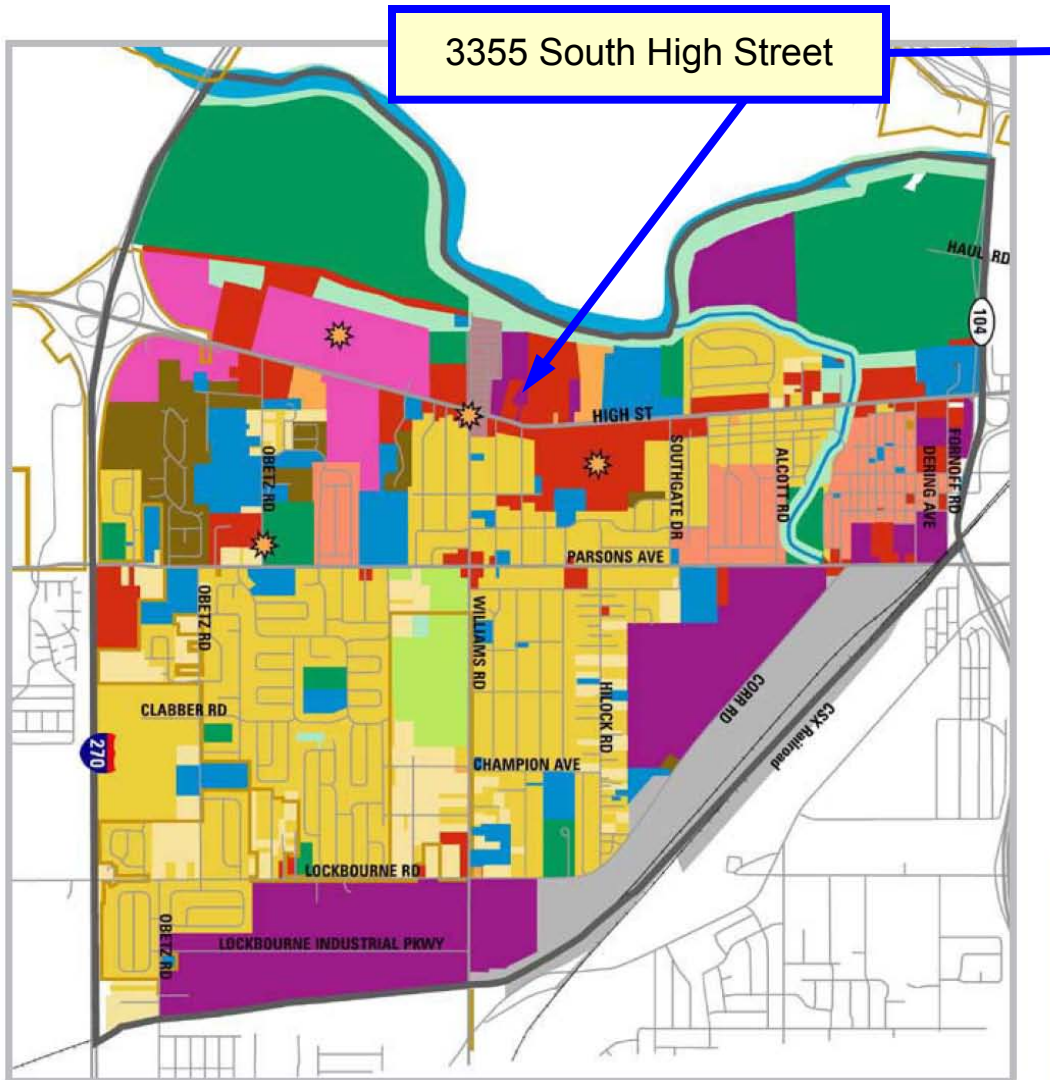
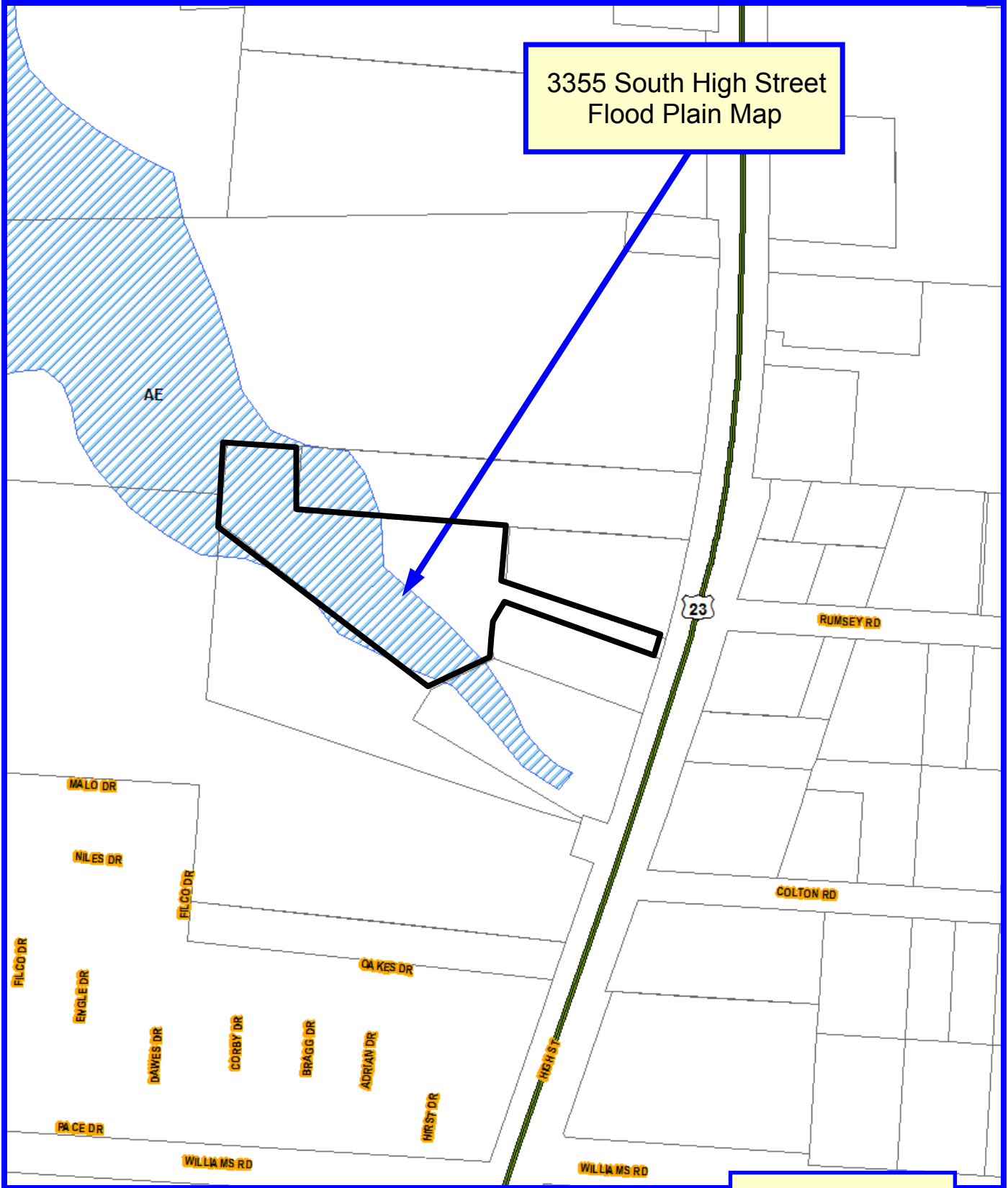


Figure 10  
Land Use Plan

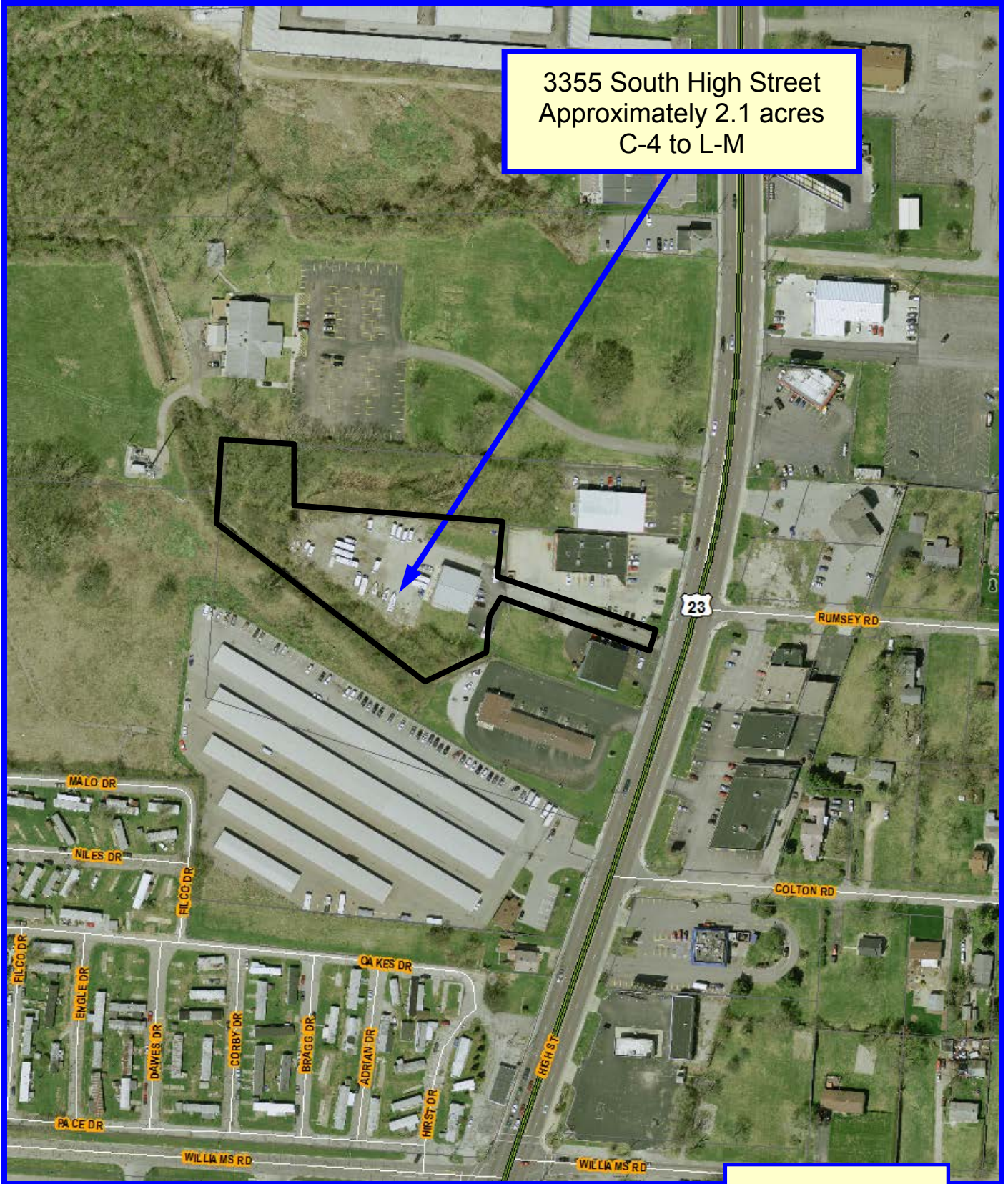
- Open Space
- Parks
- Farm/Rural
- Single-Family (1-2 du/acre)
- Single-Family (4-5 du/acre)
- Single-Family (6-8 du/acre)
- Multifamily (12-16 du/acre)
- Institutional
- Mixed-Use Community Commercial
- Mixed-Use Regional Commercial
- Commercial
- Office
- Light Manufacturing
- Railroad
- Columbus Corporate Boundary
- Neighborhoods Centers

35 Land Use | Land Use Plan

Z13-022



**Z13-022**



3355 South High Street  
Approximately 2.1 acres  
C-4 to L-M

**Z13-022**

**Pine, Shannon L.**

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**From:** Becky Walcott <bwalcott65@gmail.com>  
**Sent:** Monday, July 22, 2013 10:23 PM  
**To:** Pine, Shannon L.  
**Subject:** Far South Columbus Area Commission- Rezoning 213-022-612215-00000-00133

Shannon,

The Far South Columbus Area Commission voted to approve the Re-Zoning for JC Roof Supply ( 213-022-613315-00000-00133 on July 18, 2013) contingent that code violations are resolved in a timely manner. Attorney Dan Hodge agreed to re-visit the Scioto South Civic Assoc. in November 2013 for an update on the progress.

Our vote was:

8 yes

0- No

0- abstentions

Regards,

Becky Walcott

Zoning Chair

Far South Columbus Area Commission

614-312-4593



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## 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.

APPLICATION # 213-022

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown - Smith & Hale LLC  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, 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. JC Roofing Supply 3355 South High Street, Columbus, OH 43207 Gerald Jayne - 614-491-3600 Columbus based employees: 1</p>	<p>2. Claudia M. Jayne c/o Gerald Jayne 1535 Keystone Avenue Dayton, OH 45403</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 28<sup>th</sup> day of February, in the year 2013

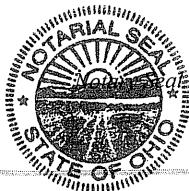
SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

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

Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015



**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer