



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – January 6, 2025 at 6:00 PM

CASE NUMBER: #Z-2024-0175

APPLICANT: Nexgreen Lawn Tree Pest

EXISTING ZONING: PIP (Planned Industrial Park)

REQUEST: **#Z-2024-0175** A request by Nexgreen Lawn Tree Pest for a Use Variance for Contractor Trade Services at 4685 Homer Ohio Lane, Parcel #185-001424.

DESCRIPTION: The applicant is requesting a Use Variance to allow a lawn care company use the existing building at 4685 Homer Ohio Lane. This property is currently zoned Planned Industrial Park (PIP) and as such a contractor trade service is not a permitted nor a conditional use in this zoning district.



Engineering Department

655 Blacklick Street
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MEMORANDUM
Office of the City Engineer

Date: December 18, 2024

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Mike Poirier, Chief Building and Zoning Official

Re: **CASE # Z-2024-0175-Request for Use Variance**

Case – Z-2024-0175 Request for Use Variance

Site address: 4685 Homer Ohio Lane Groveport Ohio

Containing parcel (s): 185-001424
Current Zoning: PIP - Planned Industrial Park
Proposed Zoning: no change
Current Use: Warehouse

Request: Applicant Eric Bernard for Fairway Lawns DBA Nexgreen Lawn Tree, is requesting a Use Variance as the proposed use ("Contractor Trade Services") is not an approved use as listed in the Land Use Matrix for the PIP zoning district.

Comments:

The applicant desires the "Use Variance" be approved to enable the proposed business to operate at this site.

The application did not indicate any physical changes to the exterior site layout (i.e., parking, drives, lighting, etc.)

Conclusions:

- Engineering Staff have no site engineering-related questions or concerns, deferring to the opinion of the Chief Building and Zoning Official.
- Engineering Staff suggest that, if this application is recommended for approval by Planning and Zoning Commission, the following conditions be made a part of that approval:

Any site change involving alteration of buildings, parking areas, drives, or utilities, shall require before such changes, review and approval of a revised site improvement plan by the City Engineer, in addition to receiving zoning compliance approval from the Building and Zoning Department.



Department of Development

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MEMORANDUM

Date: December 23, 2024
To: Planning and Zoning Commission Members
From: Michael Loges, Development Director
Copy: Mike Poirier, Chief Building and Zoning Official
Re: Case #Z-2024-0175 Use Variance Request

Site Address(es): 4685 Homer Ohio Lane, Groveport, OH 43125
Containing Parcel(s): 185-001424
Current Zoning: Planned Industrial Park (PIP)

SUMMARY OF REQUEST

Fairway Lawns, LLC doing business as Nexgreen Lawn Tree Pest (the Applicant) is proposing to open an office offering lawn care services such as fertilization, weed control, and pest management for southern Franklin County including Groveport and portions of Columbus. The aforementioned uses of the site are best classified as “contractor trade services” which are not an approved use as listed in the Land Use Matrix (Section 1153.03) for Planned Industrial Park (PIP) zoning. Therefore, the proposed use of the site requires a Use Variance from Groveport City Council for the PIP zoned property.

STAFF COMMENTS

As the Director of Development for Groveport, part of my professional charge is to secure tenancy and stable ownership for commercial real estate properties. The Applicant is a good fit for the site identified in Groveport and has substantially similar uses to some nearby tenants/operators such as HEPACO and the Ohio Environmental Protection Agency. For instance, HEPACO is an environmental and emergency services company in the Eastern United States with coverage across 40+ regional locations. The company specializes in emergency response, remediation, and industrial, marine, and waste services.

Failure to grant this use variance would create a sizeable hardship for the company as the Applicant has already executed a lease for the property in question.

CONCLUSION

As it relates to Case #Z-2024-0175 and the use variance request sought by the Applicant, I recommend that the Planning and Zoning Commission approve this request to advance the proposed investment and support job creation in the community.