

**Zoning Amendment – Rezoning Application**  
**Application to the Planning & Zoning Commission**



City of Groveport  
Building & Zoning Department  
655 Blacklick St  
Groveport, OH 43125  
614-830-2045

Date: 06/07/2019

Case # 2019-08

**FEES:** 1) Straight Letter District:

A) Residential (\$50.00 per dwelling unit over one unit) \$150.00 plus \$25.00 per acre  
B) Non-residential \$250.00 plus \$25.00 per acre

2) PUDS:

A) Preliminary Development Plan \$250.00 plus \$25.00 per acre  
B) Final Development Plan \$350.00 plus \$25.00 per acre  
C) Modification Development Plan \$150.00

\$ 850.00

**Address of property** to be rezoned Hamilton Road located on the West side of S. Hamilton Road street / road / avenue.

**Parcel #** 185-001164. The property contains a total of 24.03 acres.

The property is currently being used for Vacant Commercial Land.

The property is currently zoned R-4 Suburban Residential.

I am requesting rezoning to the Select Commercial Planned district so that I may use the property for Commercial use.

Applicant Name: Bobby Sykes Phone #: 740-862-7134

Address: 1055 West Market St, Baltimore, Ohio 43105

Property Owner Name: Lowery Asset Management LP Phone #: \_\_\_\_\_

Address: 351 Lowery Ct Unit 6 Groveport, Ohio 43125

**SUBMITTAL REQUIREMENTS:** Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

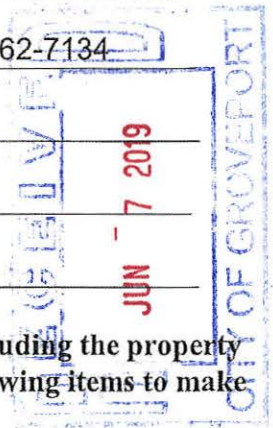
- Legal description, survey drawing of the subject property, subdivision plat, and other plans that may be applicable.
- A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- Any additional information that may be helpful to the Planning & Zoning Commission.

\_\_\_\_\_  
Applicant's Signature

614-554-7202  
Contact phone number

Robert A Sykes  
Applicant's Printed Name

bobbys.bedrock@gmail.com  
Email address



**PROPERTY OWNERS LIST**

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: [www.franklincountyauditor.com](http://www.franklincountyauditor.com) Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 180-000586

Owner's Name: Rebecca Cuthbert  
Address: 5054 Hendron Rd  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5054 Hendron Rd

Mail Address: Name: Rebecca Cuthbert  
Address: 5054 Hendron Rd  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001166

Owner's Name: Richard and Wanda Stedman  
Address: 420 Lowery Ct  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 420 Lowery Ct

Mail Address: Name: Richard and Wanda Stedman  
Address: 420 Lowery Ct  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-002488

Owner's Name: Charles Mcclay, Mildred Mcclay, and Blanche Hayes  
Address: 215 Portage Court  
City & State: Canal Winchester, Ohio Zip Code 43110

Site Address: 4930 S Hamilton Rd

Mail Address: Name: Charles Mcclay, Mildred Mcclay, and Blanche Hayes  
Address: 215 Portage Court  
City & State: Canal Winchester, Ohio Zip Code 43110

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**Parcel Number:** 180-000319

Owner's Name: Max and Lois Karshner  
Address: 4949 S Hamilton Rd  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 4949 Hamilton Rd

Mail Address: Name: Max and Lois Karshner  
Address: 4949 S Hamilton Rd  
City & State: Groveport, Ohio Zip Code 43125

**Parcel Number:** 185-000902

Owner's Name: Russell and Susan Herr  
Address: 6575 Richardson Rd  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 0 Hamilton Rd

Mail Address: Name: Russell and Susan Herr  
Address: 6575 Richardson Rd  
City & State: Groveport, Ohio Zip Code 43125

**Parcel Number:** 185-000909

Owner's Name: MCC Holdings LLC  
Address: 8033 Slate Park Ave  
City & State: Reynoldsburg, Ohio Zip Code 43068

Site Address: 4981 S Hamilton Rd

Mail Address: Name: MCC Holdings LLC  
Address: 8033 Slate Park Ave  
City & State: Reynoldsburg, Ohio Zip Code 43068

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Parcel Number: 180-000122

Owner's Name: CSX Transportation INC Chesapeake & Ohio RY  
Address: 500 Water St (C910)  
City & State: Jacksonville, Florida Zip Code 32202

Site Address: N/A

Mail Address: Name: CSX Transportation INC Chesapeake & Ohio RY  
Address: 500 Water St (C910)  
City & State: Jacksonville, Florida Zip Code 32202

Parcel Number: 185-001164

Owner's Name: Lowery Asset Management LP  
Address: 351 Lowery Ct Unit 6  
City & State: Groveport, Ohio Zip Code 43125

Site Address: D Hamilton Rd

Mail Address: Name: Lowery Asset Management LP  
Address: 351 Lowery Ct Unit 6  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001328

Owner's Name: Samantha Williams  
Address: PO Box 126  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 4981 S Hamilton Rd

Mail Address: Name: Samantha Williams  
Address: PO Box 126  
City & State: Groveport, Ohio Zip Code 43125

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Parcel Number: 185-002763

Owner's Name: Valerie Sholtes, Elissa Villiers, and James Seelig  
Address: 5090 Hendron Rd  
City & State: Groveport, Ohio Zip Code 43125

Site Address: D Hendron Rd

Mail Address: Name: Valerie Sholtes, Elissa Villiers, and James Seelig  
Address: 5090 Hendron Rd  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000903

Owner's Name: CSX Transportation INC Chesapeake & Ohio RY  
Address: 500 Water St (C910)  
City & State: Jacksonville, Florida Zip Code 32202

Site Address: N/A

Mail Address: Name: CSX Transportation INC Chesapeake & Ohio RY  
Address: 500 Water St (C910)  
City & State: Jacksonville, Florida Zip Code 32202

Parcel Number: 185-001288

Owner's Name: Lowery Asset Management Limited Partnership  
Address: 351 Lowery Ct Unit 6  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 250 Lowery Ct

Mail Address: Name: Lowery Asset Management Limited Partnership  
Address: 351 Lowery Ct Unit 6  
City & State: Groveport, Ohio Zip Code 43125

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Parcel Number: 185-001390

Owner's Name: John Stein  
Address: 4961 S Hamilton Rd  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 4961 S Hamilton Rd

Mail Address: Name: John Stein  
Address: 4961 S Hamilton Rd  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001167

Owner's Name: Simeon Enterprises INC  
Address: 354 Lowery Ct  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 354 Lowery Ct

Mail Address: Name: Simeon Enterprises  
Address: 354 Lowery Ct  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001169

Owner's Name: Lowery Asset Management LP  
Address: 351 Lowery Ct Unit 6  
City & State: Groveport, Ohio Zip Code 43125

Site Address: Lowery Ct

Mail Address: Name: Lowery Asset Management LP  
Address: 351 Lowery Ct Unit 6  
City & State: Groveport, Ohio Zip Code 43125

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Parcel Number: 180-000248 \_\_\_\_\_

Owner's Name: Cuthbert Properties LTD  
Address: 4950 Hendron Rd  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 4950 Hendron Rd \_\_\_\_\_

Mail Address: Name: Cuthbert Properties LTD  
Address: 4950 Hendron Rd  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000912 \_\_\_\_\_

Owner's Name: MCC Holdings LLC  
Address: 8033 Slate Park Ave  
City & State: Reynoldsburg, Ohio Zip Code 43068

Site Address: 5055 Hamilton Rd \_\_\_\_\_

Mail Address: Name: MCC Holdings LLC  
Address: 8033 Slate Park Ave  
City & State: Reynoldsburg, Ohio Zip Code 43068

Parcel Number: 185-001391 \_\_\_\_\_

Owner's Name: Karl Williams  
Address: 6478 Winchester Blvd #287  
City & State: Canal Winchester, Ohio Zip Code 43110

Site Address: 4971 S Hamilton Rd \_\_\_\_\_

Mail Address: Name: Karl Williams  
Address: 6478 Winchester Blvd #287  
City & State: Canal Winchester, Ohio Zip Code 43110

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Parcel Number: 185-002489

Owner's Name: Lawrence Baker Jr.  
Address: 4980 S Hamilton Rd  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 4980 S Hamilton Rd

Mail Address: Name: Lawrence Baker Jr.  
Address: 4980 S Hamilton Rd  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-002762

Owner's Name: Valerie Sholtes, Elissa Villiers, and James Seelig  
Address: 5090 Hendron Rd  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5090 Hendron Rd

Mail Address: Name: Valerie Sholtes, Elissa Villiers, and James Seelig  
Address: 5090 Hendron Rd  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001168

Owner's Name: Simeon Enterprises INC  
Address: 302 Lowery Ct  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 302 Lowery Ct

Mail Address: Name: Simeon Enterprises INC  
Address: 302 Lowery Ct  
City & State: Groveport, Ohio Zip Code 43125



**REZONING DESCRIPTION**  
**24.011 ACRES**

Situated in the State of Ohio, County of Franklin, City of Groveport, Section 21, Township 11, Range 21, Congress Lands and being part of that 24.063 acre tract conveyed to Lowery Asset Management Limited Partnership, Parcel No. 6, by deed of record in Instrument Number 199912220313236 and Instrument Number 200002080026946 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

BEGINNING in a northerly line of said 24.063 acre tract, the southerly line of that 0.89 acre tract conveyed as Parcel II to Max G. Karshner and Lois D. Karshner, Trustees by deed of record in Instrument Number 2009096220089946 and in the westerly right of way line of South Hamilton Road;

Thence South 04° 04' 26" West, with the westerly right of way line of said South Hamilton Road, a distance of 60.01 feet to a southerly line of said 24.063 acre tract;

Thence North 85° 48' 30" West, with said southerly line, a distance of 249.81 feet to a corner thereof;

Thence South 04° 05' 04" West, with the easterly line of said 24.063 acre tract, a distance of 350.76 feet to the southeasterly corner thereof;

Thence North 85° 31' 54" West, with the southerly line of said 24.063 acre tract, a distance of 383.77 feet to a point;

Thence North 85° 19' 49" West, continuing with said southerly line, a distance of 834.86 feet to the southwesterly corner of said 24.063 acre tract;

Thence North 42° 07' 38" West, with the westerly line of said 24.063 acre tract, a distance of 955.46 feet to the northwesterly corner of said 24.063 acre tract;

Thence South 85° 35' 49" East, with the northerly line of said 24.063 acre tract, a distance of 1908.35 feet to the northeasterly corner thereof;

Thence South 04° 05' 04" West, with the easterly line of said 24.063 acre tract, a distance of 250.87 feet to a corner thereof;

Thence South 85° 48' 13" East, with the northerly line of said 24.063 acre tract, a distance of 249.80 feet to the POINT OF BEGINNING, containing 24.011 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

# REZONING EXHIBIT

SECTION 21, TOWNSHIP 11, RANGE 21

CONGRESS LANDS

CITY OF GROVEPORT, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 6, 2019

Scale: 1" = 200'

Job No: 2018-1481

200 0 200 400



GRAPHIC SCALE (in feet)

CUTHBERT PROPERTIES LTD  
 12.723 AC. (DEED)  
 O.R. 28702B20

RUSSELL W. HERR AND  
 SUSAN L. HERR  
 42.918 AC. (DEED)  
 I.N. 201312160205465

S85°35'49"E 1908.35'

24.011 AC.

LOWERY ASSET MANAGEMENT LIMITED PARTNERSHIP  
 PARCEL NO. 6  
 24.063 AC. (DEED)  
 I.N. 199912220313236  
 I.N. 200002080026946  
 A.P.N. 185-001164

CSX TRANSPORTATION INC.  
 CHESAPEAKE & OHIO  
 RAILWAY  
 O.R. 13276A14  
 O.R. 13285G13

N42°07'38"W 955.46'

SOUTH HAMILTON ROAD

POB

PARCEL I  
 0.69 AC. (DEED)  
 MAX G. KARSHNER AND  
 LOIS D. KARSHNER TRS.  
 PARCEL II  
 0.89 AC. (DEED)  
 I.N. 2009096220089946

S85°48'13"E 249.80'  
 N85°48'30"W 249.81'

JOHN D. STEIN  
 0.510 AC. (DEED)  
 O.R. 13126C04  
 I.N. 201505280069711

KARL WILLIAMS  
 0.556 AC. (DEED)  
 I.N. 201709270135070

SAMANTHA J. WILLIAMS  
 0.556 AC. (DEED)  
 I.N. 199912140306440  
 I.N. 201505050057359

MCC HOLDINGS, LLC  
 TRACT ONE  
 0.60 AC. (DEED)  
 I.N. 200705230090055

S04°05'04"W 250.87'

S04°04'26"W 60.01'

25.0'

S04°05'04"W 350.76'

S04°05'04"W 350.76'

LOWERY ASSET  
 MANAGEMENT LIMITED  
 PARTNERSHIP  
 PARCEL NO. 1  
 I.N. 200002080026946

LOWERY ASSET  
 MANAGEMENT LIMITED  
 PARTNERSHIP  
 PARCEL NO. 7  
 I.N. 200002080026946  
 LOT 5

N85°19'49"W 834.86'

SIMEON  
 ENTERPRISES INC.  
 1.188 AC. (DEED)  
 O.R. 8811114  
 PARCEL 1  
 LOT 4

G.L. LOWERY  
 INDUSTRIAL PARK  
 P.B. 48, P. 48

SIMEON  
 ENTERPRISES INC.  
 0.996 AC. (DEED)  
 O.R. 8811114  
 PARCEL 2  
 LOT 3

N85°31'54"W 383.77'

RICHARD C. AND  
 WANDA F. STEDMAN  
 0.689 AC. (DEED)  
 O.R. 21368J19  
 LOT 2

**BEDROCK DEVELOPMENT  
SELECT COMMERCIAL PLANNED DISTRICT  
Groveport, OH**

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**June 7, 2019  
DESIGN STANDARDS**

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**Approved Uses**

The following uses shall be deemed as approved uses:

- Retail Sales.
- Open display or outdoor service facility.
- Warehouse and storage facilities.
- Distribution facilities.
- Office use as an ancillary use to the above.
- Free standing office uses.
- All other uses as permitted under section 1153.03 of Groveport Zoning Code, Land Use Matrix.

**Setbacks**

Building setbacks shall be as follows:

- Front / Hamilton Rd Yard: 50' from the ROW.
- Side & Rear Yards: 40'
- Project Perimeter: 40'

Automobile parking setbacks shall be as follows:

- Front / Hamilton Rd Yard: 25' from the ROW.
- Side & Rear Yards: 25', may be reduced to 0' if utilizing a shared access drive.
- Project Perimeter: 25'

Trailer parking and truck court setbacks shall be as follows:

- Front /Hamilton Rd Yard: 50' from the ROW.
- Side & Rear Yards: 15', may be reduced to 0' if utilizing a shared access drive.
- Project Perimeter: 25'

**Landscape Buffers**

Landscape Buffers shall be as follows:

- Front / Hamilton Rd Yard: 15' from the ROW.
- Side & Rear Yards: 15'
- Project Perimeter/Adjacent to Residential: 25'

## **Employee and Visitor Parking Areas**

Parking areas shall be sufficient to accommodate all parking needs for employees, overlapping shifts, company vehicles, and visitors without the use of on-street parking. At a minimum the following parking requirements shall be met:

- Auto parking space size is 9'x18'
- Loading space size is 12'x50' minimum.

### **Minimum Parking Ratios**

- Manufacturing, distribution, and warehousing (including any ancillary office use): 0.3 spaces / 1000sf.
- Commercial/Retail: Three (3) parking spaces for the first one thousand (1,000) square feet of gross floor area per structure plus one (1) space per additional two hundred and fifty (250) square feet of gross floor area.
- Free standing office: 4 spaces / 1000sf.

## **Storage Tanks**

Storage tanks for water and fuel as required for the use and maintenance of a property shall be permitted provided such tanks comply with the following criteria:

- Shall not be located between the building and the street.
- Shall not be taller than the building that it serves.

## **Exterior Fencing**

- All exterior chain link fencing is to be black PVC coated or painted black. No fencing shall exceed 10 feet in height without specific approval from the building department.
- All exterior chain link fencing will be located no closer than the pavement setback along the right of way.

## **Flagpole**

- Flagpole shall not exceed 110'

## **Building Height**

- Building shall not exceed 40'

## **Architectural Building Materials**

- Precast and tilt-up concrete wall panels are permitted as the primary building material. Masonry, stucco, prefabricated architectural wall panels or glass materials are also permitted building materials.
- All curtain wall and spandrel wall systems must be either clear or black anodized, or Kynar color finished. Only one color of framing should be used for each building. Glass panels may use gray, clear, blue or green shades of glass. Large expanses of reflective glass shall not be permitted.

## **Dumpsters and Compactors**

- All outdoor dumpsters or refuse containers not attached to or contiguous to the building shall be visually screened, by masonry or durable material so as not to be visible from adjacent properties or streets. No refuse collection areas shall be permitted between a public street and the front of a building. Refuse collection areas shall be effectively designed to contain all refuse generated on-site and deposited between collections.
- Any required screening shall be provided to a height one foot higher than the equipment contained therein.

## **Lighting**

- All exterior lighting shall be contained within the building lot and shall not spill out to adjacent properties.
- All parking lot or truck court pole lighting shall be shoe box, cut-off fixture type.
- All exterior lighting shall be metal halide or other "white" light source.
- Maximum pole fixture height is 40 feet above finish grade.

## **Landscaping**

- As many trees as possible should be preserved around the perimeter of the property.
- All landscaping shall meet the minimum requirements of Groveport Select Commercial Planned District zoning.

## **Landscaping along Hamilton Road**

- Parking areas fronting along Hamilton Rd. shall be screened in its entirety, exclusive of entry drives or lanes, or required flood routing through mounding. Screening should consist of a 3' high mound or evergreen hedge, or a combination of both. Maximum slope on mounds shall be 3:1. A minimum of 3 ornamental and/or evergreen trees are required per 100 lf of frontage or fraction thereof.
- Building frontage landscaping shall include a minimum of 3 shade trees and 10 shrubs per 100 lf of building frontage or fraction thereof.

## **Parking Area Landscaping**

- A minimum of 5% interior green space in parking areas is required. For purposes of calculations, loading docks, service drives not associated with parking areas, and fire parking drives are not included in this calculation.
- Minimum square footage of landscape areas shall be 150 square feet.
- Minimum average width of green space area is 9'.
- Each area that is designated as an area green space must contain one of the following: deciduous shade tree, ornamental tree, or evergreen tree.

- All open off-street parking areas consisting of five (5) or more parking spaces or one thousand (1,000) square feet or more shall be screened from abutting residential uses in accordance with Chapter 1176 Landscaping Regulations.

### **Project Perimeter Screening**

- The perimeter of the project site shall meet the Groveport screening requirements per section 1176.
- Adjacent to residential areas screening shall be provided along the entire area of abutment in a manner that is aesthetically pleasing and effectively screens the residential areas from the proposed select commercial activities.

### **Loading Dock Screening**

- Loading dock screening shall meet Chapter 1176 of City of Groveport Zoning Code.

### **Outdoor Storage**

- Outdoor storage areas shall be screened in accordance with Chapter 1176 Landscaping Regulations.
- No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the parcel or lot so as to render any portion of the property unsanitary, unsightly or detrimental to the public health, safety or welfare.

### **Building Identification Signs – Ground Mounted**

- One ground mounted monument sign that identifies a single building and the multiple tenants and addresses within that building shall be permitted at the Lowery Court entrance.
- One additional ground mounted sign for the site shall be permitted to be located at the future Hamilton Road entrance.
- Each sign shall be painted to match the field color of the building it serves. Any accent colors on the sign shall also be consistent with any accent colors on the building it serves.
- Ground mounted signage shall meet Chapter 1179 of City of Groveport Zoning Code.
- The total size of a freestanding sign shall not exceed forty (40) square feet unless otherwise approved as a part of the Development Plan. Freestanding signs shall be no more than twenty (20) feet in height

### **Tenant Wall Mounted Signs**

- One wall mounted tenant identification sign will be permitted per building tenant.
- Signs for individual businesses may be no greater than ten (10) percent of the area below the roof of the exterior surface of the wall to which they are attached.



- The top edge of any wall sign shall be a minimum of 2 feet below the top edge of the wall to which it is attached.
- All wall mounted signs shall be internally illuminated.

### **On Site Way-finding and Directional Signage**

- Each building shall be permitted the right to provide on-site vehicular and directional signage to assist with identifying such items as truck traffic control, speed limits, and employee and visitor parking areas.
- All on-site signage shall be of a consistent design and format.
- All on-site signage shall be a pre-finished aluminum material.
- On site way-finding and directional signage shall meet Chapter 1179 of City of Grovesport Zoning Code.

The proposed rezoning from Suburban Residential to Select Commercial Planned District will allow uses similar and/or compatible with the existing development to the south. Landscape buffers will be installed adjacent to the adjacent residential. The SCPD designation will allow for construction of Bedrock Earthworks/Patriot Haulers Facility to be constructed on the western portion of the site and future development on the eastern portion of the site.