

# Sharon Township

95 E. Wilson Bridge Road Worthington, OH 43085 (614) 885-5115

## Sharon Township Board of Trustees

Laura Kunze, Chair • John Oberle, Vice Chair • Lindsay Duffey

Tony Palmer, Fiscal Officer



August 7, 2020

Via email only

Franklin County Board of Commissioners  
373 S. High Street, 26<sup>th</sup> Floor  
Columbus, Ohio 43215

Re: August 11, 2020 Rezoning Hearing, no. ZON-17-04

Dear Commissioners O'Grady, Brown, and Boyce,

We have reviewed the Application and related materials in Case Number ZON-17-04 and the County zoning code which involves the proposed development of a Sheetz gas station and convenience store in the Olentangy Valley Shopping Center. We are trying to understand under what basis the gas station is even being considered a permitted use. Our understanding is that Sub Area A is currently zoned exceptional use. According to the Exceptional Use District regulations only specifically permitted uses are allowed. Those permitted uses are listed in Section 640.021 (Transportation), Section 640.022 (Recreation and Amusement) and Section 640.023 (Social and Cultural Institutions). Clearly, a gas station and convenience store does not fall within any of these permitted uses as detailed in the Zoning Resolution. In addition, Section 640.024 only allows additional uses in the Exceptional Use District if they are not provided for elsewhere in the Zoning Resolution. Section 325.031 specifically provides for a conditional use process for gas stations in the Neighborhood Commercial District (therefor it is permitted elsewhere). In addition, the location of the proposed Sheetz is shown as "restaurant" on the 2017 approved zoning and development plan. A gas station is not listed as a permitted use for that parcel on the approved 2017 development plan. We would like to know under what legal authority or provision of the Zoning Resolution the County is processing this Application and allowing the Sheetz to proceed as a permitted use since the gas station is neither listed as a permitted use in the Exceptional Use District nor was part of the 2017 approved development plan.

We believe that the proposed Sheetz development will create significant traffic and environmental issues jeopardizing the general health and safety of our residents. For your consideration, we are providing to you a copy of the resolution that the Board of Trustees adopted on Wednesday night, opposing the project and asking for a traffic impact study and an environmental study for the project. I look forward to your detailed response outlining by what method or section of code the County believes a gas station is permitted on this site under the existing zoning.

Respectfully,

*Laura A. Kunze*

Laura A. Kunze Chair, Sharon Township Board of Trustees