

**Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio
Case #ZON-16-02 (Economic Development & Planning)**

WHEREAS, Case #ZON-16-02: The applicant and owner is Sun Valley Oil Company. The request is to rezone from the Rural District to the Select Commercial Planned District (SCPD).

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

Section 1. That the action of the Franklin County Rural Zoning Commission is hereby sustained and the application of Sun Valley Oil Company (Applicant), 6950 Harrisburg Pike (Parcel #230-000084), Orient, Ohio, 43146 being application number ZON-16-02 hereby is approved with the following conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must receive approval from ODOT for the revised access drive prior to the issuance of a Certificate of Zoning Compliance.
3. All vehicle maintenance shall be performed in accordance with all federal, state, and local regulations. Additionally, all vehicle fluids shall be stored and/or disposed of in accordance with all federal, state, and local regulations.
4. The applicant must update the development plan to include the location of the wastewater treatment system and well. This information must be included prior to the issuance of a Certificate of Zoning Compliance.
5. The applicant must have the septic tank pumped out by a registered septic company and have the tank inspected prior to the issuance of a Certificate of Zoning Compliance.
6. The applicant shall receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance that the existing sewage disposal and water supply systems are functioning in accordance with all federal, state and local regulations. Furthermore, any future change in use must receive approval from the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance to ensure that the sewage disposal and water supply systems are capable of serving the proposed use.

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7. All existing sign poles must be removed from the site and any new signage must meet the requirements for signs outlined in the Franklin County Zoning Resolution. The development text and plan must be updated at the time of applying for a Certificate of Zoning Compliance indicating that this condition is satisfied.
8. All vegetation installed for the purposes of screening and landscaping must be of native species and must be installed within 6 months of receiving approval of a Certificate of Zoning Compliance.
9. The applicant must receive all necessary permits and inspections from the Pleasant Township Fire Department and State of Ohio Department of Commerce.
10. The applicant must add additional stripped parking spaces along the southern property line.
11. The existing yard space provided along the northern property line is of sufficient width and a waiver of the 5 feet wide perimeter yard requirement is permitted.
12. The existing access between the subject property and the residential property to the north must be eliminated by extending the landscaping and screening along the northern property line to the eastern property line.
13. A cross access easement must be executed between the subject property and the commercial property to the east.

MLB

Cc: Franklin County Economic Development and Planning Department