



Northland Community Council
Development Committee

Report

July 30, 2025 6:00 PM
Elevate Northland
48484 Evanswood Drive (43229)

Meeting Called to Order: 6:05 pm by co-chairs Dave Paul and Bill Logan

Members represented:

Voting: (12): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Maize Morse Tri-Area (MMTACA), Lee/Ulry (LUCA), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA).

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- Case #1** Application #GC25-025 (Graphics plan for existing Sheetz site to include new directional ground signs per §3377.15(C) and retain other variances granted in GC23-003; *tabled June 2025*) Smedley
Rebecca Green/Zoning Resources *representing*
Sheetz
975 E Dublin Granville Rd, 43229 (PID 010-274389)
 - *The Committee approved (11-0 w/ 1 abstention) a motion (by SCA/DCA) to **RECOMMEND APPROVAL** of the application.*
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- Case #2** Application #CV25-046 (Council use variance to permit use of a site zoned CPD permitting only an automobile car wash facility to be used as an automotive sales lot, ~~including variance from §3361.03 and from §3312.21(D) and §3312.21(B)(4) regarding headlight screening on the south and east parcel boundaries~~; *tabled June 2025*) Carpenter
Jack Reynolds/Smith & Hale *representing*
Luxury Worldwide LLC
5799 Spring Run Dr, 43229 (PID 010-101491/010-300064)
 - *The Committee approved (11-0 w/ 1 abstention) a motion (by SCA/MMTACA) to **TABLE** the application.¹*
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- Case #3** Application #GC25-023 (Graphics variances from §3377.04(C) to increase the permitted graphic area of a ground sign from 87.5 SF to 158.14 SF, and from §3377.08(B)(1) to allow automatic changeable copy (a digital display panel) in an M-1 district) Smedley
Kelly Messer *representing*
Columbus Recreation and Parks Department
(Kilbourne Run Sports Park) 4657 Westerville Rd, 43231 (PID 600-201755)
 - *The Committee approved (11-0 w/ 1 abstention) a motion (by KWPCA/SCA) to **RECOMMEND APPROVAL** of the application.*
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- Case #4** Application #CV25-053 (Council use variance to permit operation of a licensed Type A Family Child Care facility in an R-1 district) Rose
Craig Moncrief/Plank Law Firm *representing*
Alsaadi Investment LLC
4730 Westerville Rd, 43231 (PID 600-148989)
 - *The Committee approved (11-0 w/ 1 abstention) a motion (by FPCA/APHA) to **RECOMMEND APPROVAL** of the application.²*
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Next meeting: *Wednesday, August 27, 2025*

Executive Session

8:50 pm

Meeting Adjourned

9:10 pm

¹ The Committee noted the removal of the variances for screening along the perimeter of the property. However, the revised site plan generated additional questions related to maneuvering on the site, the location and size of display areas for vehicles for sale, and activities other than used auto sales and detailing that may be occurring on the site. A dumpster enclosure is needed to be shown on the plan. There were also significant concerns about the blockage of the fire lane at the south end of the parcel. A revised site plan and other exhibits are needed that address these concerns.

² The Committee was supportive of the application. However, they encouraged the applicant to address concerns expressed by City staff about obstructions of clear vision triangles at the entrance to the site and the ability of vehicles to turn around in the driveway space, rather than back out of the site onto Westerville Road; to maintain and/or replace fencing in and around the site; and to address safety concerns concerning the rear yard expressed by a neighbor to the site. The Committee suggests that the applicant include additional exhibits in the application to illustrate the current condition of the property, as public sources (e.g., County Auditor, Google Earth, Google Street View) do not effectively do so.