ORDINANCE C-38-26

AN ORDINANCE FOR THE REZONING OF
3815 GROVE CITY ROAD FROM C-2 & PSO TO C-2

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on August 04-2026; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from C-2 (Retail Commercial & PSO (Professional Services Offices) to C-2 (Retail Commercial):

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being part of a 12 acre tract deeded to Grove City Industrial Park; and tract 2 being 0.536 acres out of a 5.2± acre tract., as recorded in Official Records, Recorder's Office, Franklin County, Ohio,* and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed: 09-21-2026
Effective: 10-21-2026

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-38-26

EXHIBIT A

The interest being conveyed is a one-half interest in the following parcels:

Tract 1
(Parcel Number 040-001243)

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City:

Being a part of Virginia Military Survey Number 1383, and being a part of Lot 2 of the Partition Suit of Rosine Corzilus vs. Theodore Shilling et al., in Complete Record 137, page 429, Court of Common Pleas, Franklin County, Ohio, and being a part of a 12 acre tract deeded to Grove City Industrial Park, Limited in Deed Book 3063, page 592, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a found spike at the intersection of the centerline of Grove City Road, with the centerline of Demorest Road and in the northerly line of said V. M. S. 1383, and in the northerly line of the W. L. Weber 6.33 acre tract. (Deed Book 916, Page 237);

Thence along the northerly line of said V. M. S. 1383, and along the centerline of said Grove City Road, and partly along the northerly line of said 6.33 acre tract, and along a northerly line of the Grove City Industrial Park, Limited, 34.33 acre tract, (Deed Book 3063, page 586), and along the northerly line of Lots 4 and 3 of said partition, and partly along the northerly line of said Lot 2, South 86 degrees 48 min. 30 sec. East, passing a spike on line at the northeasterly corner of said 6.33 acre tract, northwesterly corner of said 34.33 acre tract, at 176.55 feet, passing a spike on line at 797.70 feet, a total distance of 922.70 feet to a spike at the northwesterly corner of the P. E. Leach 1.36 acre tract (Deed Book 1678, page 608), and at a corner of said 12 acre tract and the true point of beginning of this description:

Thence along an easterly line of said 12 acre tract, and along the westerly line of said 1.36 acre tract, and across said Lot 2, South 3 deg. 45 min. West, passing a found iron pin on line at 30.0 feet, a total distance of 250.00 feet to an iron pin;

Thence across said 12 acre tract and across said Lot 2, and along a line parallel to the centerline of said Grove City Road (northerly line of said 12 acre tract and the northerly line of said Lot 2), North 86 deg. 48 min. 30 sec. West, a distance of 125.0 feet to an iron pin;

Thence across said 12 acre tract and across said Lot 2, and along a line parallel to the westerly line of said 1.36 acre tract, North 3 deg. 45 min. East, passing an iron pin on line at 226.0 feet, a total distance of 250.0 feet to a spike in the centerline of said Grove City Road and in the northerly line of said 12 acre tract and in the northerly line of said Lot 2 and in the northerly line of said V. M. S. 1383;

Thence along the northerly line of said 12 acre tract and along the northerly line of said Lot 2, and along the northerly line of said V. M. S. 1383, and along the centerline of said Grove City

Road, South 86 deg. 48 min. 30 sec. East, a distance of 125.0 feet to the place of beginning, containing 0.717 acres.

Together with the following:

Tract 2

~~**(Parcel Number 040-002106)**~~

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City:

Being of Virginia Military Survey Number 1383, containing 0.536 acres more or less, being part of a 5.238 acre tract, recorded as Reserve "A" Tanglebrook Subdivision Plat, and shown on record in Plat Book 50, pages 1, 2 and 3, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at the northeast corner of Reserve "A" Tanglebrook Subdivision, Plat Book 50, Pages 1, 2 and 3, and being on the south right-of-way line of Grove City Road, also on the west property line of a 0.717 acre tract, conveyed to Donald R., Sr. and Phyllis A. Rieser, Deed Book 3082, Page 224;

Thence following said property line, South 3° 45' 30" West, a distance of 225.00 feet to an iron pin, being the TRUE PLACE OF BEGINNING of this description;

Thence South 86° 48' 30" East, a distance of 125.00 feet to an iron pin;

Thence South 3° 45' 00" West, a distance of 223.95 feet to an iron pin;

Thence North 56° 03' 20" West, a distance of 144.61 feet to a point;

Thence North 3° 45' 00" East, a distance of 150.00 feet, returning to the TRUE PLACE OF BEGINNING of this description, and containing 0.536 acres, more or less.

TRACT 1 & 2

ALL OF

(040)

001243

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E., P.S.
BY:
DATE: 09/30/2025

SITE LOCATION PLAN
ADDITION TO RIESER BROTHERS
AUTOBODY SHOP
3815 GROVE CITY RD.
GROVE CITY, OH

C-3826

