



Staff Report – Jerome Township (U) Zoning Amendment

Jurisdiction:	Jerome Township Zoning Commission c/o Elizabeth Morrisson 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480 emorrison@jerometownship.com
Applicant:	Glen A Dugger 172 E. State St., Suite 550 Columbus, OH 43215 (614) 221-4255 gdugger@smithandhale.com
Request:	The Zoning Commission received an application to rezone 165.689 +/- acres. The proposal would rezone the acreage from Rural Residential District (RU) to Commerce District (COM). Parcels involved: • 1500200110010 • 1500260030000 Existing Use: • According to the application, the existing land use is agricultural. Proposed use: • Any use(s) permissible in the Commerce (COM) District.
Location:	The lands involved are between Industrial Parkway (East), Warner Road (South), and Mitchell-Dewitt Road (North/West). The parcels are located in Jerome Township, Union County.
Staff Analysis:	This staff report considers the Jerome Township Zoning Resolution (Resolution), the Jerome Township Comprehensive Plan (Jerome Plan), and the Union County Comprehensive Plan (County Plan).



Staff Report – Jerome Township (U) Zoning Amendment

Area Zoning

The property is currently zoned Rural Residential District (RU). The adjacent zoning is Rural Residential District (RU) and Commerce District (COM).

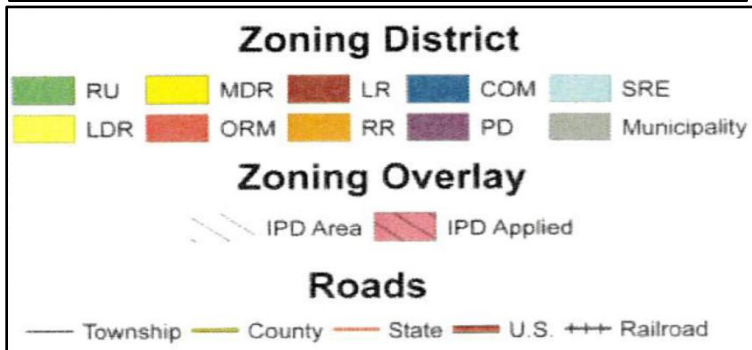
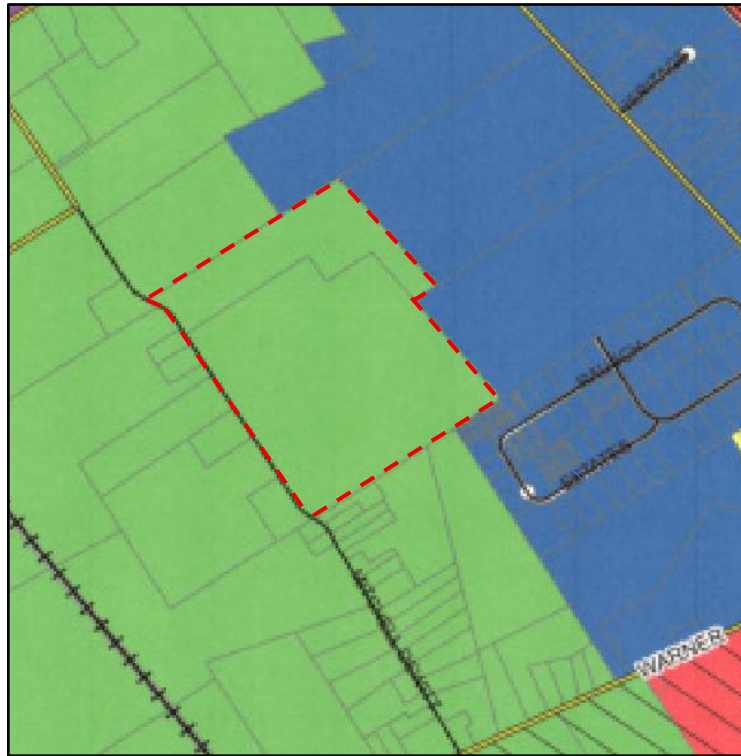


Figure 1: Jerome Twp Zoning Map (July 2025)

The purpose of the RU District is to "...preserve rural character and provide for land which is suitable or used for very low density residences as defined in the Comprehensive Plan" (Resolution, pp. 4-9).



Staff Report – Jerome Township (U) Zoning Amendment

The purpose of the COM District is to “...provide opportunities for business uses consisting of warehouse and distribution, flex offices, commercial services, and light industry as identified in the Flex Office / Light Industrial section of the Comprehensive Plan and to provide standards for the development of such uses that protect the value of adjacent properties and promote the desired character of the area as defined by the Comprehensive Plan” (Resolution, pp. 4-27).

Jerome Twp Comprehensive Plan

The Jerome Township Comprehensive Plan is a guide for decision-makers considering land use changes, and its Future Land Use Section provides recommendations (Jerome Plan, pp. 52-61).

The area where this lot is located is identified as “Employment” district. These areas “aim to provide a long-term employment base for the Township” and “have access to centralized water and sewer utilities provided by the City of Marysville”. Land uses planned or intended for this area include, but are not limited to “flex industrial, warehousing, data centers, medical facilities, office headquarters, research and development, logistics, and light manufacturing” (Jerome Plan, pp. 61).

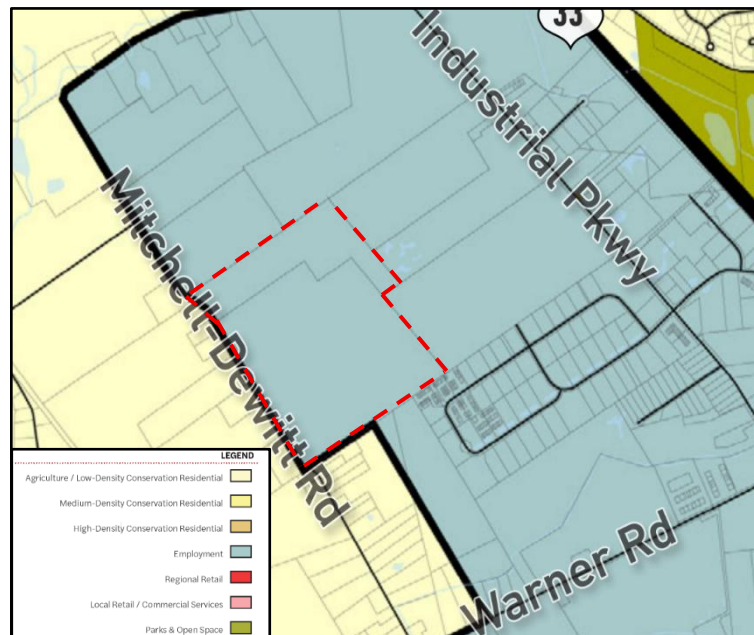


Figure 2: Future Land Use Map (Jerome Plan, pp. 54)



Staff Report – Jerome Township (U) Zoning Amendment

Page 61 of the Jerome Plan lists multiple “statements of intent” for Employment districts. These include:

- Promote land uses that generate high-wage job growth in the Township.
- Enforce high quality site development standards that protect and enhance the Township’s rural character.
- Maintain sufficient landscape buffers and building setbacks from residential uses and from public rights-of way to protect rural viewsheds.
- Protect environmentally sensitive areas, like woodlots, stream corridors, and highly-erodible soils.

The Zoning Resolution application requirements require the applicant to provide the proposed use of the property on the application (Section 220.01, 4.). This was not included in the application, so it is difficult to compare the proposed use with the statements of intent listed above.

Union County Comprehensive Plan

The Union County Comprehensive Plan does not make any specific recommendations for the property. However, the County Plan does list “Encourage well-managed growth within the County” as one of its objectives (County Plan, pp. 153). One of the methods of doing this is by clustering intensive uses together as opposed to spreading them out over a larger area. This includes directing development “to urbanized or other areas where public utilities are available” and protecting “commercial and industrial corridors such as the US33 Corridor and portions of Industrial Parkway. Targeted industries providing an employment multiplier locate along these important corridors which may be under pressure for residential development” (County Plan, pp. 153).

County Engineer’s Office Comments

LUC staff reached out to the County Engineer’s Office for comment. The Engineer’s Office reported that there are no plans for upgrading or widening that section of Mitchell-Dewitt. They also thought that depending on the end user, major roadway improvements may be needed by the developer.



Staff Report – Jerome Township (U) Zoning Amendment

Staff Recommendations:	Staff recommends <i>APPROVAL</i> of the proposed zoning parcel amendment, but notes the potential deficiency on the application.
Z&S Committee Recommendations:	<i>Options for action:</i> • <i>Approval</i> • <i>Approval with modifications (state modifications)</i> • <i>Denial</i>