



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

8/20/20

Renee Glover  
MrSouthernflava - A Taste of the South  
3292 Kingston Avenue  
Grove City, OH 43123

Via email: [renee\\_glover77@yahoo.com](mailto:renee_glover77@yahoo.com)

Dear Ms. Glover,

Staff has reviewed your certificate of appropriateness application for Mojo on Broadway located at 4086 Broadway, in Grove City, Ohio. The control number for this application is #202007270039 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

1. Based on our office's measurements the parking spaces are approximately 10 feet from the north property line. The red lines on the plan appear to more closely line up with the building locations for each of the properties instead of the property lines. Please update the site plan to show the proposed smoker's location based on the location of the property line and adjacent buildings. A scaled map of the property is enclosed that you are welcome to use.
2. Based on the close proximity of the smoker to these adjacent buildings, our office recommends either moving the smoker closer to the parking spaces to the south or relocating it to one of the parking spaces, if feasible.
3. Either a fence or landscaping will need to be installed along the north property line where adjacent to the smoker to help screen it from the view of the neighboring properties. If fencing is used, it will need to be six feet in height and constructed of either vinyl or wood. If landscaping is used, staff recommends installing emerald green arborvitae that are five to six feet in height at the time of installation. Staff recommends arborvitae as they can be easier to find and cheaper at this height than other shrubs.
4. Include the location of the fence or shrubs on the site plan along with the height, color and material of the fence, or the type and size at installation of shrubs.
5. Staff believes that the smoker will be sufficiently screened from Broadway and First Street, given the existing trees, shrubs, and buildings.

Please revise your materials accordingly and submit an electronic version of the items to the OneDrive folder previously provided and one paper copy, as well as a response letter indicating how each issue noted was addressed in the revised plans to my attention by 5:00pm on Friday, August 28 to proceed on the September 8 Planning Commission meeting.

This will allow us time to review the revisions prior to finalizing the agenda for the September Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please call me as soon as possible to arrange a date and time. If revised drawings cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the October Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, September 8, 2020 at 1:30 p.m. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please call me at 277-3019 or email [kspergel@grovecityohio.gov](mailto:kspergel@grovecityohio.gov).

Sincerely,

A handwritten signature in cursive script that reads "Kendra Spergel".

Kendra Spergel  
Development Planner

Received by  
City of Grove City  
08-28-20

**MrSouthernflava-A taste of the South**  
**4086 Broadway Grove City, OH 43123**

Administrative letter review response  
08/28/2020

We understand that the city will require a fence or landscaping around the smoker. Due to requirements from the Franklin County Health department we elect to put a fence around the smoker. We plan on using treated brown pine wood that stands 6 ft tall. We also plan to have a gate that will remain locked when the smoker is not being used. The area of fencing would be approximately 15ft x 6ft. We will also put down a concrete slab that will be approximately 14ft x 5ft. The smoker will be located approximately 10ft away from all buildings/structures.

**Plan for MrSouthernflava-A taste of the South**  
**4086 Broadway Grove City, OH 43123**

**Management Plan:** MrSouthernflava-A taste of the south is a partner managed limited liability Company, owned and operated by Renee Glover and Neal Newsome at 4086 Broadway in Grove City, OH. The business will operate in the rear of the building in the commercial kitchen.

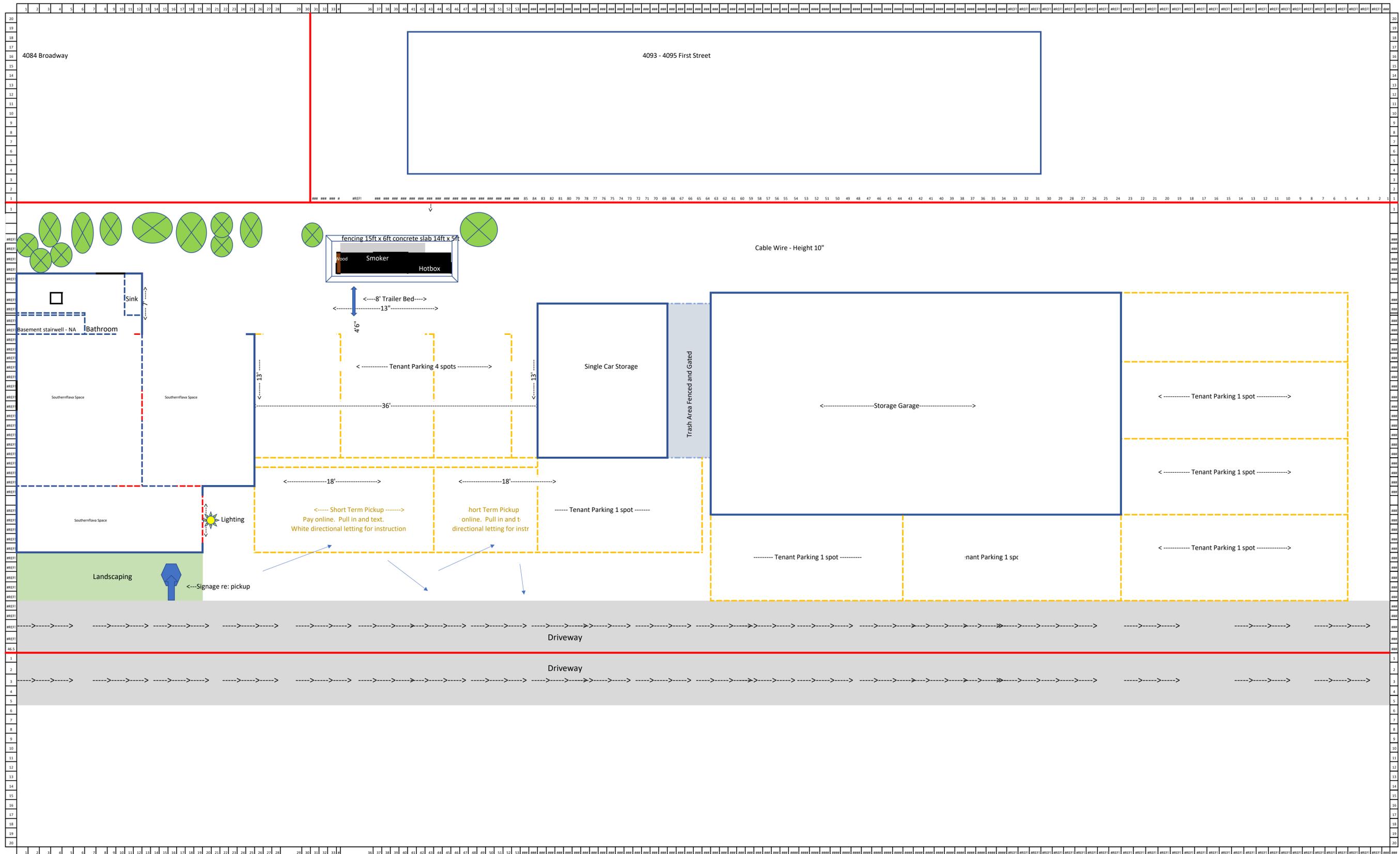
**Operations Plan:** MrSouthernflava-A taste of the south will operate Wednesday thru Saturday from 11am to 10pm as a curbside pick-up, delivery and catering business only. We will not have customers inside the suite due to covid-19.

**Menu:** Classic southern dishes combined with the culinary creativity of Pitmaster Neal Newsome. Our menu includes BBQ smoked ribs and chicken wings, Shrimp Po'boys, Shrimp and grits, and seafood gumbo. Our sides include mac and cheese, greens, cornbread, baked beans, and coleslaw. Our desserts are beignets, peach cobbler and sweet potato pie. All rubs and barbeque sauces are homemade.

**Parking:** Customers will be encouraged via signage to enter from the front of Broadway and exit to the rear alley. The building has a total of 11 parking spots. The other tenants utilize approximately six spots. The parking is flexibly shared amongst all tenants. We do not expect to need more than 4 spots at any given time, two for the employees of MrSouthernflava and two for curbside pickup customers. If we find there is a need for additional parking, we will park our cars to the rear of the property on Voeller or in the public lot behind the Grove City Dry cleaning.

**Smoker:** Our meats will be smoked in a commercial smoker outside. The smoker will be 10ft from the buildings as required by fire code. It will be located on the north side of the parking lot. The smoker is welded on a trailer and the trailer will sit on square gray concrete patio stones (Common: 12-in x 12-in; Actual: 11.7-in x 11.7-in) The smoker has a locked storage on the trailer. It has 2 smoke-stack vents that release the smoke from the top of the smoker. The fire for the smoker is enclosed in a steel fire box on the end of the unit. The smoker will be used between the hours of 7am and 3pm.

**Pictures of the commercial smoker:** width 4'x long 8' x 6' tall smoker, hot box, wood storage on a trailer. The smoker itself is 5' long and will remain on the trailer.

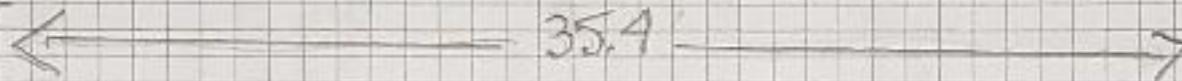
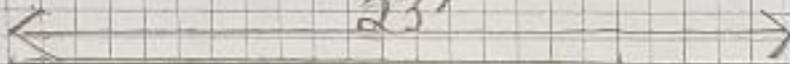
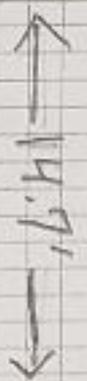
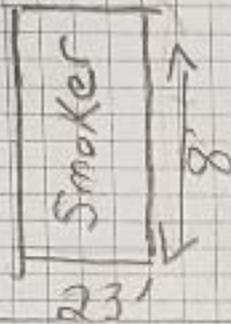




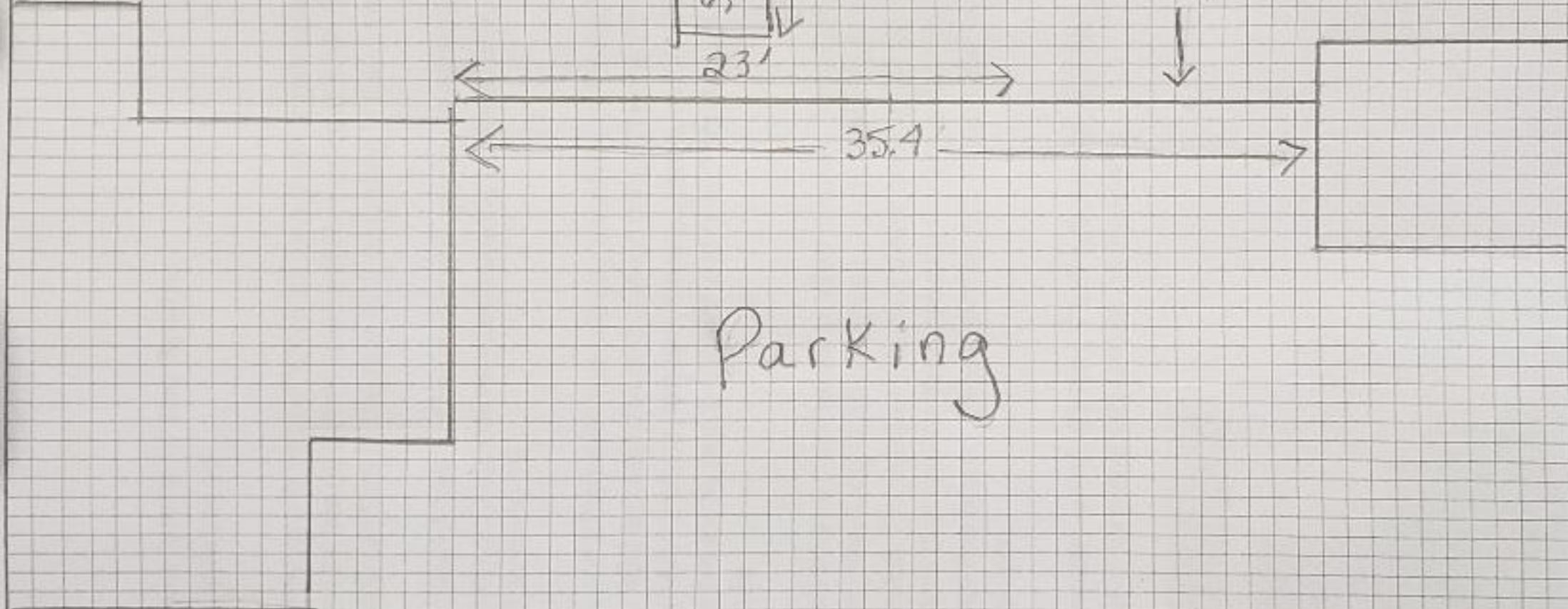


4093 Building

Tree O



Parking



# GENERAL WARRANTY DEED

NORMA L. FLEMING, UNMARRIED, of Franklin County, Ohio, for valuable consideration paid, grant(s) with General Warranty Covenants, to KAREN J. DOVER AND NEIL BAKER, whose tax mailing address is: 5354 Thornhill Ct Grove City Oh 43123

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

SEE ATTACHED LEGAL DESCRIPTION

Instr: 200205080116322 05/08/2002  
Pages: 2 F: \$14.00 3:00PM  
Robert G. Montgomery T2002054122  
Franklin County Recorder BXTITLE FI

Subject to conditions, easements and restrictions, if any, of record.

Tax Parcel #040-471  
Address: 4086-88 Broadway, Grove City, Ohio 43123

Prior Instrument of Reference: DR 3544/22; 199811170294734; 200103130050539

WITNESS her hand(s) this 11th day of January, 2002.

Signed in the presence of:

*Patricia S. Sigrist*  
Patricia S. Sigrist

*Norma L. Fleming*  
Norma L. Fleming

*Constance S. McCartney*  
Constance S. McCartney  
STATE OF OHIO

COUNTY OF FRANKLIN SS:

BE IT REMEMBERED, That on this 11th day of January, 2002, before me, the subscriber, a Notary Public in and for said State, personally came Norma L. Fleming, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my

seal on the day and year last aforesaid.



CONSTANCE S. MCCARTNEY  
Notary Public, State of Ohio  
My Commission Expires  
10/24/2005

*Constance S. McCartney*

Received by  
City of Grove City  
07-27-20

10053  
CONVEYANCE TAX  
\$ 103.50  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

TRANSFERRED  
MAY 8 2002  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

82140507

TITLE FIRST AGENCY BOX

