



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY JULY 31, 2017**

**SPECIAL COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PUBLIC
HEARING**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak
Ward II – Brett Luzader
Ward III – Marshall Spalding
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner
Chris Long
Dan Skinner, Esq.

COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Clemens
Safety: Chmn Long, Cicak, Clemens, Spalding
Service: Chmn Luzader, Clemens, Spalding, Cicak
Finance: Chmn Cotner, Long, Luzader, Skinner

* * * * *

Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow
Clerk of Council*

1. Call to Order
2. Discussion
 - a. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 0 Taylor Road SW, Reynoldsburg, Ohio, from CC Community Commerce District to R-4 Single and Two-Family Residence District, Applicant, Charles W. Warner, Jr.

Planning Commission**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: July 31, 2017**TO: Service Committee****RE: ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE
NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY
AMENDED - 0 Taylor Road SW, Reynoldsburg, Ohio, from CC
Community Commerce District to R-4 Single and Two-Family
Residence District, Applicant, Charles W. Warner,**

Request for zoning district change. Please see attached application.



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 177611

Permit #: _____

Date Submitted: 4/19/17Fee Amount: \$ 250.00
☒ Paid: 2234

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address: Taylor Road SW, Pataskala, Ohio 43062			FOR DISTRICT CHANGE ONLY
Description of Location: Intersection of Taylor Rd. and E. Broad Street			
Parcel ID(s): 087-151182-00.000			
Number of Lots: 1	Present Zoning: CC	Present Use: Undeveloped vacant ground	
Complete Where Applicable: Engineer/Surveyor: _____ Builder: _____			
			Proposed Zoning: R-4
			Size of Area to be Rezoned: .35 +/- acres
			Existing Structures: Vacant ground
			Proposed Use: Residential

III. PROPERTY OWNER OF RECORD

Property Owner Name(s): Charles W. Warner, Jr.	Property Owner Address(s): 5900 Sawmill Rd., Ste 110, Dublin, OH 43017
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IV. APPLICANT INFORMATION

Applicant Name: Charles W. Warner, Jr.	
Applicant Address: 5900 Sawmill Road, Suite 110, Dublin, Ohio 43017	
Applicant Phone Number: 614.761.2050	Applicant Email: chuck1@chuckwarner.com

I. PROJECT TYPE

☒ District Change (Rezoning) (S750 Residential plus \$50 per lot/S1,000 Non-Residential)	☐ Amendment of Development Plan or Text (S500)	☐ Major Site Plan (S500)
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Applicant Signature: By: Charles W. Warner, Jr. Date: 4/19/17
 By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:	Zoning Information	Planning Com. Meeting	City Council Meeting
	☐ Historic District	Date: _____	Date: _____
	☐ CC Overlay	☐ Approved as Submitted	☐ Approved as Submitted
	Add'l Approvals Req'd	☐ Approved w/ Conditions	☐ Approved w/ Conditions
	☐ DRB	☐ Tabled	☐ Tabled
	☐ BZBA	☐ Denied	☐ Denied
		P&Z Admin.: _____ Date: _____	
		Clerk of Council: _____ Date: _____	

OnTrac Summary Information For The 2016 Tax Year



Parcel Number: 087-151182-00.000

Owner: WARNER CHARLES W JR

Address: TAYLOR RD SW PATASKALA 43062

Tax District: 087 REYNOLDSB.C-LK HGHTS LSD-WLJFD

2016 Rates: 84.41000 (Full) / 73.59670 (Effective)

Land Use: 400 Commercial vacant land

Class: Commercial

Legal Description: SUMMIT RIDGE HT LOT B

Mailing Address: WARNER CHARLES W JR

5900 SAWMILL RD STE 110

DUBLIN OH 43017

Market Land Value: \$72,000

Market Improvement Value: \$

Total Market Value: \$72,000

Sale Date: 6/21/2013

Sale Amount: \$0.00

Deed Type: EX - EXEMPT CONVEYANCE

Conveyance Number: 99999

Valid Sale: No

Foreclosure: No

Homestead/Disability: No

Owner Occupied Reduction: No

On Contract: No

Tax Lien Sold: No

Legal Description

Situated in the State of Ohio, County of Licking, City of Reynoldsburg: Being all of Lot B pursuant to the Resubdivision of a Portion of Lots 1, 2, and Reserve A, and all of Lots 14 and 15 of Summit Ridge Heights as referenced in Instrument No. 200403310010975 as recorded in the Office of the Recorder, Licking County, Ohio.

Warner.lgl

PROPERTY OWNER:

Charles Warner, Jr.
5900 Sawmill Road, Suite 110
Dublin, Ohio 43017

APPLICANT:

Charles Warner, Jr.
5900 Sawmill Road, Suite 110
Dublin, Ohio 43017

ATTORNEY:

David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Ruby Ferguson
66 Annette Drive
Reynoldsburg, Ohio 43068

Distribution Land Corp
2 Limited Parkway
Columbus, Ohio 43230

Danny Travis
12977 Havens Corner Road
Pataskala, Ohio 43062

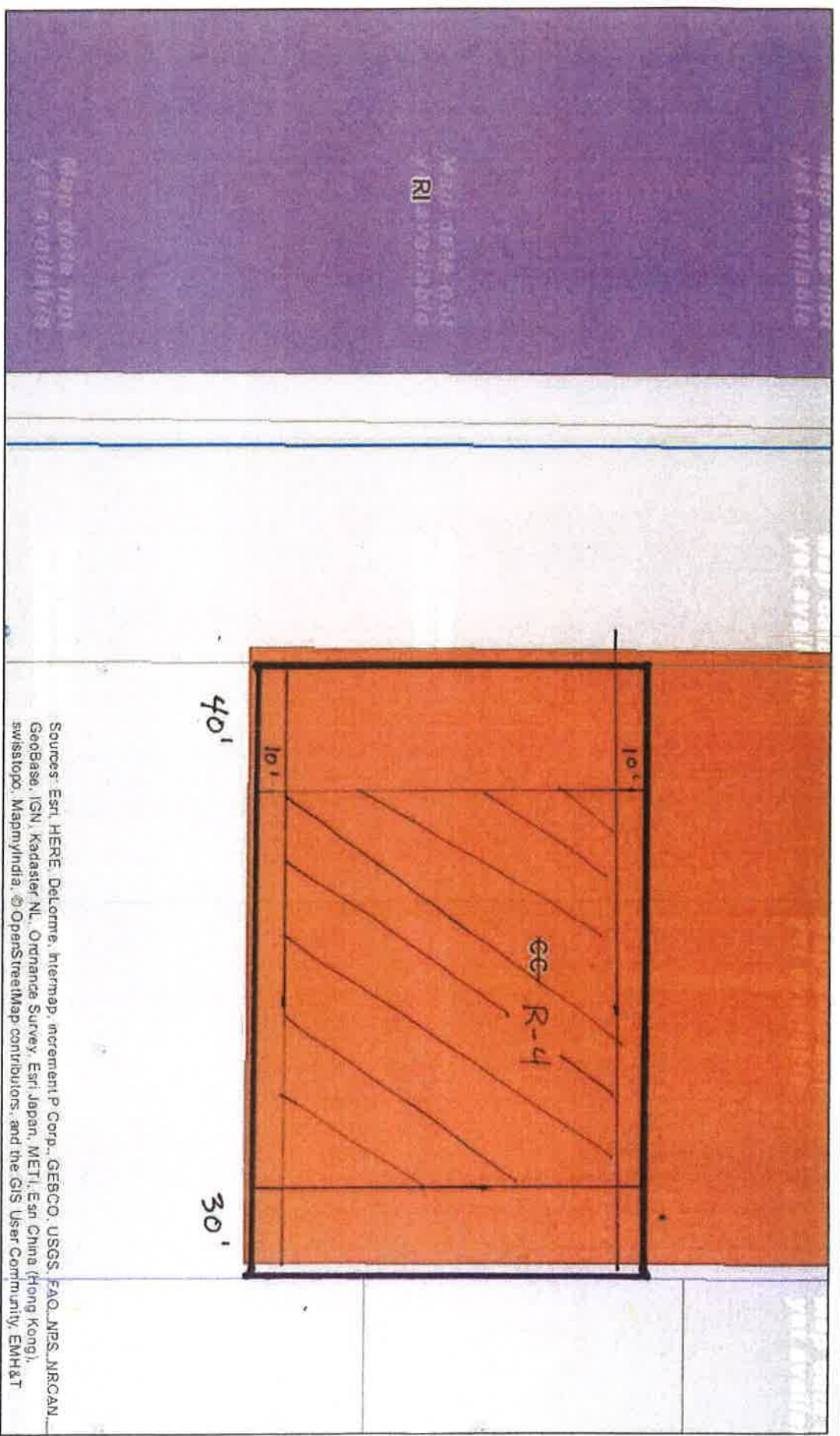
Tina Bailey
100 Annette Drive
Reynoldsburg, Ohio 43068

Steven and Kimberly Mulholand
84 Annette Drive
Reynoldsburg, Ohio 43068

Lawrence and Kathryn Cramer
48 Annette Drive
Reynoldsburg, Ohio 43068

Gary and Carla Shroyer
13457 Morse Road
Pataskala, Ohio 43062

Ronald Edwards
5368 Central College Road
Westerville, Ohio 43081



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, EMH&T

Printed Date: 3/27/2017

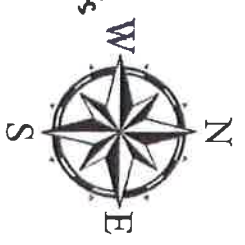
The City of Reynoldsburg Utility GIS

Map Title

1 inch = 47 feet - Proposed Zoning Setbacks



R-4



AND ALL OF LOTS 14 AND 15 OF SUMMIT RIDGE HEIGHTS

PLAT BOOK PAGE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plot are based on the easterly right-of-way line of Taylor Maxwell Road, having the record bearing of N 00 degrees 55 minutes 20 seconds E, as shown on the plot entitled "Summit Ridge Heights" of record in Plat Book 6, Page 89, Recorder's Office, Licking County, Ohio.

SOURCE OF DATA: The sources of recorded survey data are the records of the Licking County, Ohio Recorder, referenced in the text of this plot.

IRON PINS: Where indicated, unless otherwise noted, are to be set, and are three quarter (3/4) inch inside diameter, 30 inches long, iron pipes with plastic caps placed in the tops, inscribed "P & L SYST. P.S. 6841".

PERMANENT MARKERS: Where indicated, unless otherwise noted, are to be set, and are three quarter (3/4) inch inside diameter, 30 inches long, iron pipes with plastic caps placed in the tops, inscribed "P & L SYST. P.S. 6841".

Situated in the State of Ohio, County of Licking, Township of Lima, City of Reynoldsburg, and in Section 3, Township 1 North, Range 15 West, United States Military Lands, containing 1.675 acres of land, more or less, being land conveyed to Charles and Marjorie Warner by deed of record in Deed Book 565, Page 383, Licking County Recorder's Office, being all of Lots 1, 2, 14, 15, and Reserve "A", as the same are designated and delineated on the subdivision plat entitled "Summit Ridge Heights" of record in Plat Book 6, Page 89, Recorder's Office, Licking County, Ohio, excepting therefrom 0.154 acres of land appropriated by the State of Ohio in Case Number 90-S-89138 in the Common Pleas Court of Licking County, Ohio.

The undersigned, Charles W. Warner Jr. and Marjorie L. Warner, owners of the lands platted herein, duly authorized in the premises, do hereby certify that the attached plat correctly represents their "RESUBDIVISION OF A PORTION OF LOTS 1, 2, AND RESERVE "A", AND ALL OF LOTS 14 AND 15 OF SUMMIT RIDGE HEIGHTS", a subdivision containing three lots delineated as "A", "B", and "C", and do hereby accept this plat of same.

In Witness Whereof, Charles W. Warner Jr., has hereunto set his hand this 25 day of March 1998.

In Witness Whereof, Marjorie L. Warner, has hereunto set her hand this 25 day of March 1998.

Signed and acknowledged
in the presence of:

By: Charles W. Warner Jr.
Charles W. Warner, Jr.
By: Marjorie L. Warner
Marjorie L. Warner

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared Charles W. Warner, Jr. who acknowledged the signing of the foregoing instrument to be his voluntary act and deed, for the uses and purposes expressed therein.

In Witness Whereof, I have thereunto set my hand and affixed my official seal this 25 day of

March 1998.

WILLIAM G. WEBER
Notary Public, State of Ohio
My Commission Expires 4-22-01

William G. Weber
Notary Public
State of Ohio

STATE OF OHIO
COUNTY OF FRANKLIN ss:

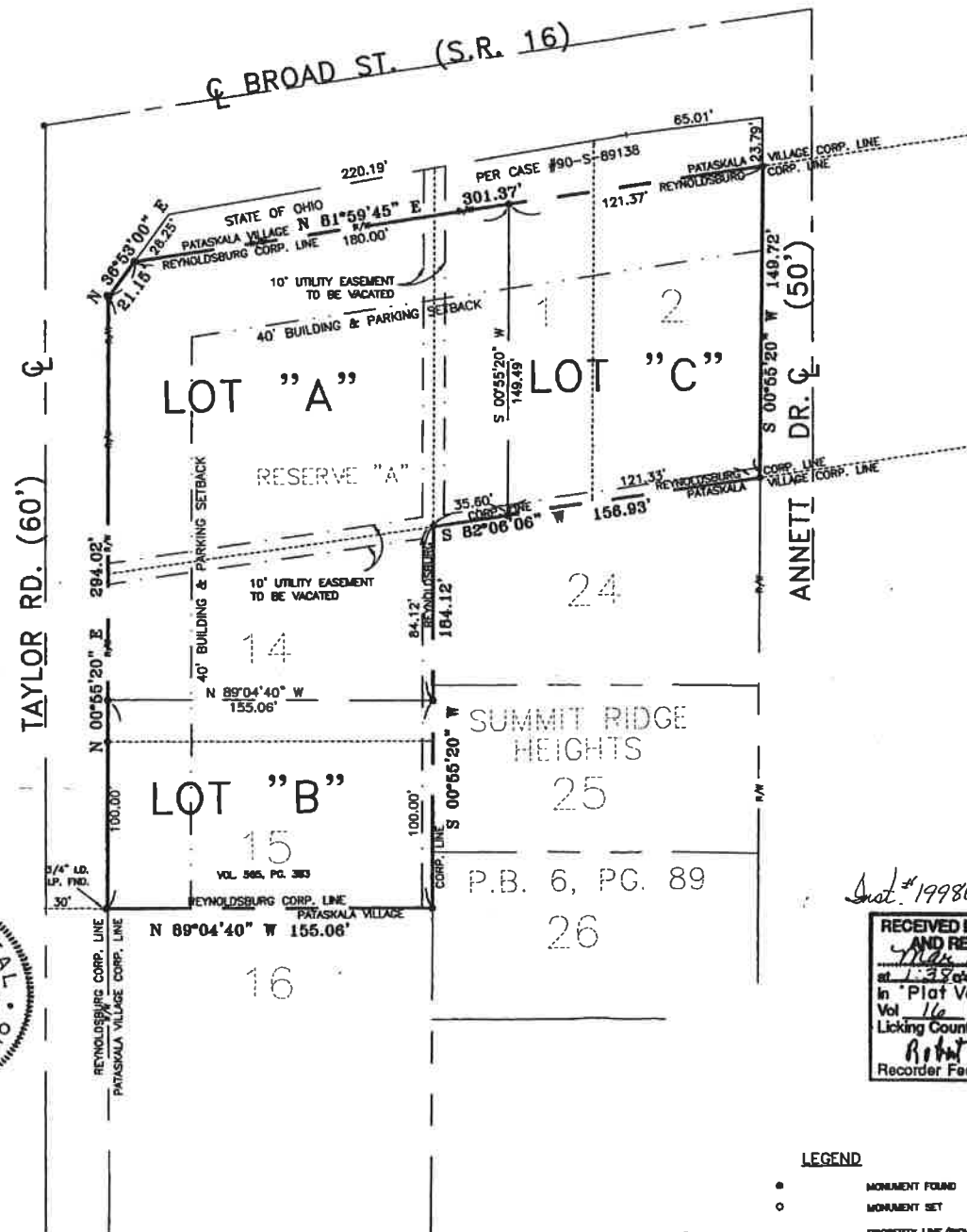
Before me, a Notary Public in and for said State, personally appeared Marjorie L. Warner, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed, for the uses and purposes expressed therein.

In Witness Whereof, I have thereunto set my hand and affixed my official seal this 25 day of

March 1998.

WILLIAM G. WEBER
Notary Public, State of Ohio
My Commission Expires 4-22-01

William G. Weber
Notary Public
State of Ohio



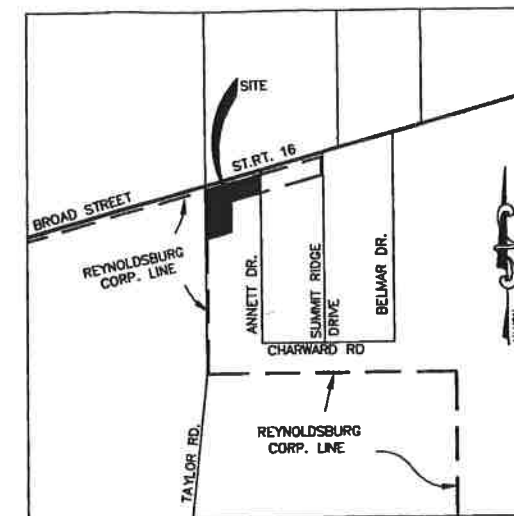
LEGEND

- MONUMENT FOUND
- MONUMENT SET
- PROPERTY LINE/RIGHT-OF-WAY



SCALE: 1" = 60'

DESCRIPTION APPROVED
TIM LOLLO
LICKING COUNTY ENGINEER



LOCATION MAP
NOT TO SCALE

Approved this 25 day of MARCH 1998

Robert M. Frazee
Chairman, Planning Commission
Reynoldsburg, Ohio

Approved this 26 day of MARCH 1998

D. R. P. E.
Professional Engineer
Reynoldsburg, Ohio

Approved and accepted this 22nd day of December 1997, by the Council for the City of

Reynoldsburg, Ohio, Ordinance Number 187-97

Nancy C. Frazee
City Clerk
Reynoldsburg, Ohio

Robert M. Frazee
Mayor
Reynoldsburg, Ohio

Accepted for plotting this 26 day

George D. Buchanan, Jr.
Auditor
Licking County, OH

of March 1998.

Filed for record this 26 day

of March 1998.

Recorded this 26 day of

March 1998.

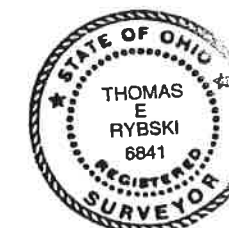
Robert E. Wier
Recorder
Licking County, OH

Fee \$ 21.40

Plat Book 16 Pages 36

Surveyed & Plotted
By

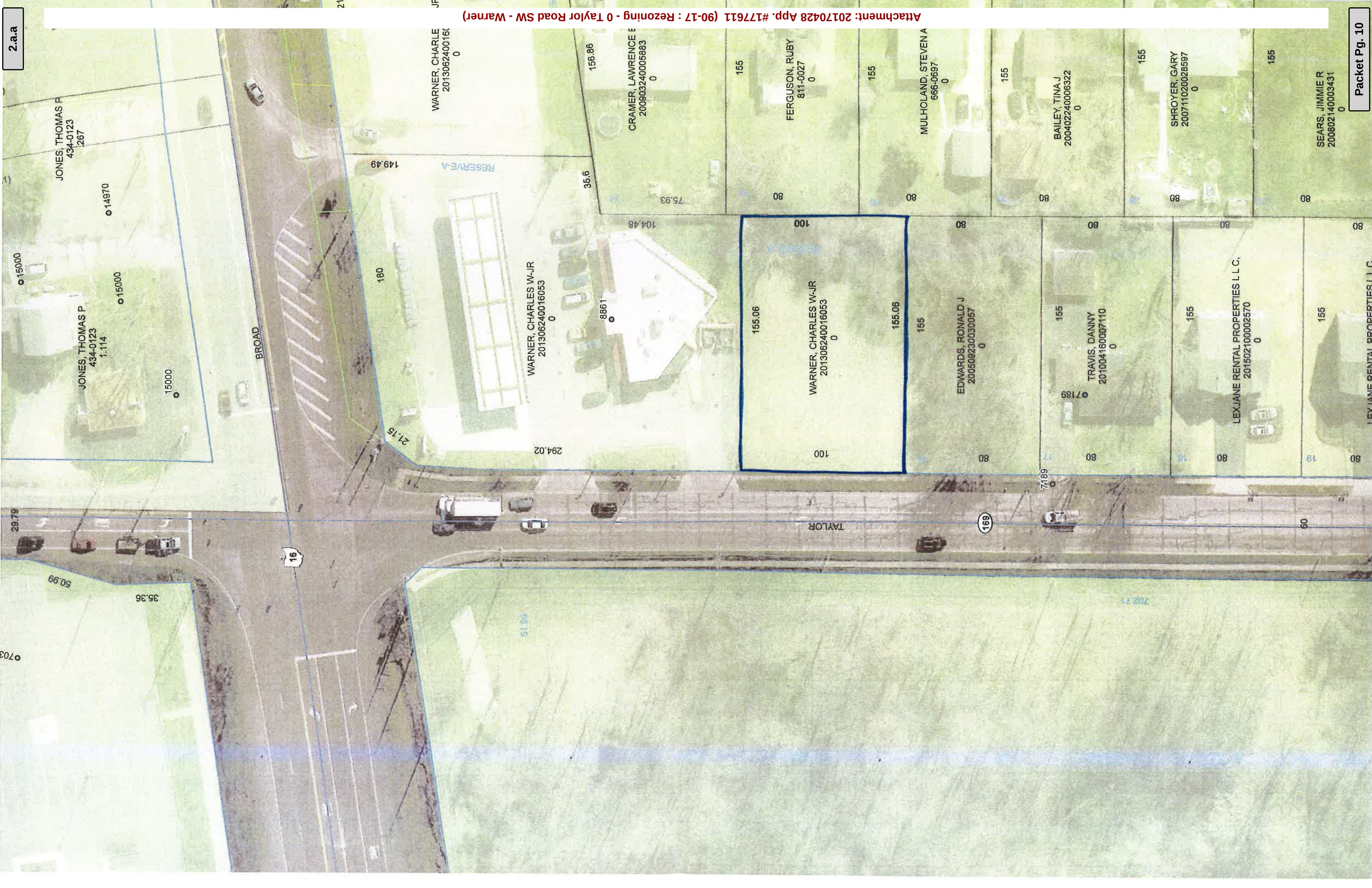
P & L
SYSTEMS, LTD.
SURVEYORS ENGINEERS
(614) 881-4870



This plat was prepared by P & L Systems, Ltd., from record information, and from an actual site survey of the premises in December, 1996, and October, 1997, and is correct to the best of my knowledge and belief. All dimensions are in feet and decimal parts thereof.

T. D. L. L.

3-25-98



ORDINANCE NO. 90-17PASSED: July 24, 2017

ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 0 Taylor Road SW, Reynoldsburg, Ohio, from CC Community Commerce District to R-4 Single and Two-Family Residence District, Applicant, Charles W. Warner, Jr.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the following described premises currently zoned CC Community Commerce District, shall be and are hereby rezoned R-4 Single and Two-Family Residence District; applicant, Charles W. Warner, Jr.:

See legal description as received with application, and marked Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That all documents received pertaining to this rezoning are on file in the Clerk of Council's office and are incorporated herein by reference.

SECTION 3. That the Planning & Zoning Administrator be and is hereby authorized and directed to make said changes on the OFFICIAL ZONING MAP of the City of Reynoldsburg.

SECTION 4. That upon adoption by Council this ordinance shall be in effect thirty days following signature by the Mayor.

Doug Joseph, President of Council

ATTEST: April L. Beggerow
April L. Beggerow, Clerk of Council

APPROVED: Bradley L. McCloud
Bradley L. McCloud, Mayor

DATE 7/25/17

CERTIFICATE

I, April L. Beggerow, Clerk of Council, City of Reynoldsburg, Ohio do hereby certify the foregoing to be a true and correct copy of Ordinance No. 90-17 as passed by Council of said City on the 24th day of July, 2017 and as recorded in the Record of Proceedings of said Council.

April L. Beggerow
April L. Beggerow, Clerk of Council

Filed with Mayor: 7/25/17

Published: _____

Attachment: 90-17 ReZoning 0 Taylor Road Warner Jr. (90-17 : Rezoning - 0 Taylor Road SW - Warner)

OnTrac[®] Summary Information For The 2016 Tax Year

Parcel Number: 087-151182-00.000

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DUBLIN OH 43017

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Market Improvement Value: \$

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Sale Amount: \$0.00

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On Contract: No

Tax Lien Sold: No

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Warner.lgl