

ZONING COMMISSION APPLICATION

SOUTH BLOOMFIELD TOWNSHIP, MORROW COUNTY, OHIO

FORM & FEE SCHEDULE APPROVED BY TRUSTEES: MARCH 14, 2018

APPLICATION NUMBER

TYPE & DESCRIPTION OF PROPOSAL

DEVELOPMENT PLAN \$750 REZONING.....\$1,000 + \$15 / ACRE TEXT AMENDMENT \$2,000
CONTINUATION OF ANY CASE AT THE APPLICANT'S REQUEST WILL REQUIRE SUBMISSION OF A \$400 FEE PAYABLE BY THE APPLICANT PRIOR TO THE NEXT HEARING.

TOTAL FEES TO BE INCLUDED WITH APPLICATION (LARGEST FEE INDICATED ABOVE FOR SELECTED ITEMS): _____

SUMMARY OF PROPOSAL: This application is to request that the parcel located at 6505 SR 229 be rezoned from AR-1 to C-1 to allow for the construction of a new Dollar General retail store.

PROPERTY INFORMATION (MAY NOT BE APPLICABLE TO TEXT AMENDMENTS)

OWNER(S): Brian R. & Kari D. Carder TOTAL ACREAGE: 1.98
PROPERTY ADDRESS: 6505 SR 229 NEAREST INTERSECTION: SR 229 & N. Church St.
Marengo, OH 43334 PRESENT USE(S): Residential
PARCEL NUMBER(S): N36-001-00-287-07 PROPOSED USES(S): Retail Store

CONTACT INFORMATION

NAME: Hugh Thomas, PE COMPANY (IF APPLICABLE): BL Companies
MAILING ADDRESS: 3755 Boettler Oaks Dr., Suite G PHONE: 234-294-6356
Uniontown, Ohio 44685 EMAIL: hthomas@blcompanies.com

QUESTIONS TO ASSIST WITH REVIEW (COMPLETE SEPERATELY FOR EACH REQUEST)

- (1) DESCRIBE ANY FEEDBACK RECEIVED ON THIS PROPOSAL AND MODIFICATIONS PRIOR TO THIS APPLICATION BEING MADE.
The Township Zoning Inspector provided the non-approved comprehensive plan for future land use. The subject site is located within the area designated as "potential non-residential district". The rezone of the property is in-line with the future land use plan for the Township.
- (2) DESCRIBE HOW THIS APPLICATION ADVANCES THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE TOWNSHIP.
The proposed development can provide convenient access to everyday household goods to the residents of the Village of Sparta. Currently, the closest store is 6 miles to the west in Marengo.

ACKNOWLEDGEMENTS


INCLUDED A THOROUGH NARRATIVE STATEMENT AND/OR SURVEY, LEGAL DESCRIPTION OF THE PROPERTY WITH SITE PLAN, INCLUDING ALL INFORMATION TO BE PRESENTED TO THE REGIONAL PLANNING COMMISSION, ZONING COMMISSION AND/OR BOARD OF TRUSTEES. ANY ADDITIONAL INFORMATION SUBMITTED AT THE PUBLIC HEARING(S) MAY RESULT IN A CONTINUATION OR TABLING OF THIS APPLICATION AT THE APPLICANT'S EXPENSE TO ENSURE A THOROUGH REVIEW.

INCLUDED REQUIRED APPLICATION FEE, CASH OR CHECK PAYABLE TO "SOUTH BLOOMFIELD TOWNSHIP".

NOTE: COMMERCIAL BUILDINGS ALSO REQUIRE ISSUANCE OF A STATE BUILDING PERMIT (800-523-3581).

INCOMPLETE APPLICATIONS MAY NOT BE PROCESSED. THE BELOW SIGNED APPLICANT HEREBY CERTIFIES THAT THEY ARE THE CURRENT PROPERTY OWNER OR ARE PERMITTED TO REPRESENT THE PROPERTY OWNER IN PROCESSING THIS APPLICATION. ALL INFORMATION CONTAINED HEREIN IS TRUE. IT IS AGREED THAT THE IMPROVEMENT WILL OTHERWISE COMPLY WITH THE SOUTH BLOOMFIELD ZONING RESOLUTION.



X  DATE: 1/22/2020 Know what's below. Call before you dig.

OFFICE NOTES

DATE RECEIVED: _____ BY: _____ DATE NOTICES MAILED TO NEIGHBORS: _____ BY: _____

DATE LEGAL NOTICE PUBLISHED: _____ BY: _____

DATE OF PUBLIC HEARING(S): _____

APPROVED CONDITIONS: _____

DENIED DATE DECISION WAS DELIVERED TO APPLICANT: _____ BY: _____

THIS FORM WAS PROVIDED BY:

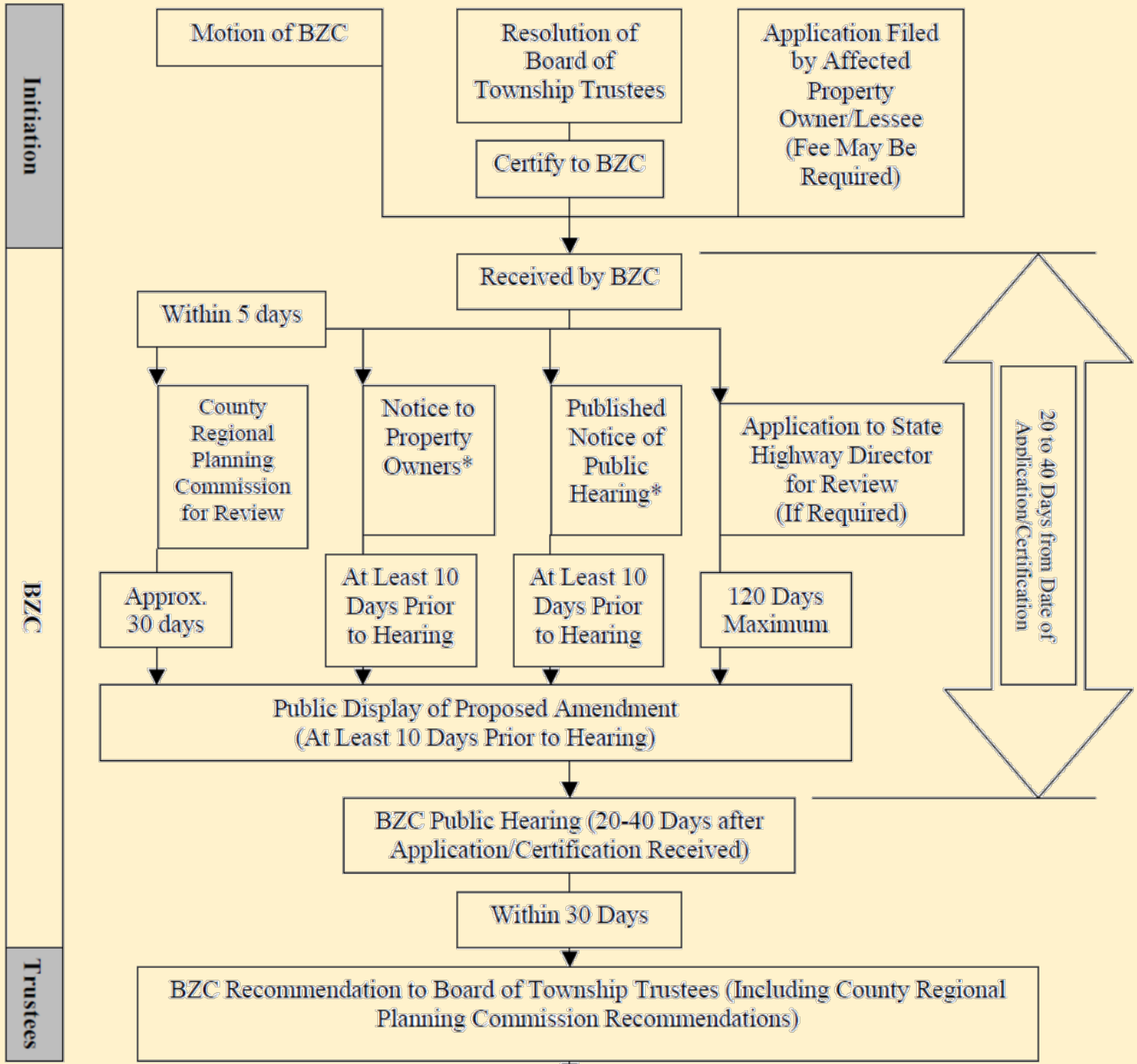
Plan4Land
FOR IDEAS, DECISIONS, POLICY & ZONING

CONSERVATION | DEVELOPMENT | POLICY | ZONING

WWW.PLAN4LAND.NET

MAP OR TEXT AMENDMENTS ARE SUBJECT TO REFERENDUM. SUCH ACTIONS WILL TAKE EFFECT NO SOONER THAN 30 DAYS AFTER TRUSTEE APPROVAL.

ZONING CHANGE/AMENDMENT FLOWCHART – R.C. § 519.12



- Notice must be published at least once in one (1) or more newspapers of general circulation in the township at least ten (10) days prior to the public hearing and include the time, date and place for the public hearing and all information required by R.C. § 519.12(C). If ten (10) or fewer parcels are included within a rezone or redistrict, notice, including the time date and place of the public hearing and all information in R.C. § 519.12(C), must also be mailed via first class mail at least ten (10) days prior to the public hearing to all owners of property within and contiguous to and directly across the street from the area proposed to be rezoned or redistricted to the addresses of those owners appearing on the county auditor's current tax list. If ten (10) or more parcels are included within the rezone or redistrict, or if the amendment alters the text of the zoning resolution, the published notice must include the time date, and place of the public hearing and all of the information in R.C. § 519.12(D).

DEVELOPMENT PLANS CAN BE REVIEWED AND APPROVED THROUGH AN ABRIVIATED PROCESS, AS SPECIFIED IN THE ZONING RESOLUTION



- Legend**
- VILLAGE OF SPARTA
 - ROADS
 - PROPERTY LINES
 - POTENTIAL NON-RESIDENTIAL DISTRICT

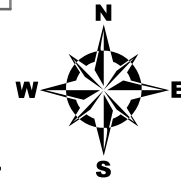
SOUTH BLOOMFIELD TOWNSHIP PLANNED NON-RESIDENTIAL DISTRICT

DISCLAIMER: Aerial photography, topography, soil types and property lines were provided by Trimble SketchUp and the Morrow County Auditor's Office. This data is subject to survey. Plan 4 Land, LLC and its employees are not responsible for damage to or injury from, under and/or above ground utilities. Always call the Ohio Utility Protection Service (OUPS) at 811 before digging. Production rights reserved by Plan 4 Land, LLC.



Plan 4 Land
P.O. BOX 167, RADNOR, OHIO 43066
 CONSERVATION | DEVELOPMENT | POLICY | ZONING
WWW.PLAN4LAND.NET

811
 Know what's below.
 Call before you dig.



January 21, 2020

RE: DESIGNATION OF AUTHORIZED AGENTS - LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter shall constitute a letter of authorization for (i) Marengo DG, LLC, (ii) CGP Acquisition & Development, LLC, and/or (iii) BL Companies and/or Cardinal Commercial Real Estate to act as authorized agents on behalf of Brian R. Carder and Kari D. Carder, ("Owners"), with regard to the property identified in Exhibit A (the "Property"), for the purpose of making applications and representing Owners at meetings for rezoning and permits for the Property.

Sincerely,

Brian R. Carder
Brian R. Carder

Kari D. Carder
Kari D. Carder

State of OHIO)
County of MORROW) ss

The foregoing instrument was acknowledged before me on January 21, 2020, by Brian R. Carder & Kari D. Carder.

Carol A Lessick
Signature of Notary Public

Carol A Lessick
Printed Name of Notary

My commission expires:



CAROL A. LESSICK
Notary Public, State of Ohio
My Commission Expires
January 31, 2023

EXHIBIT A

(Property Description)

SITUATED IN SOUTH BLOOMFIELD TOWNSHIP, MORROW COUNTY AND STATE OF OHIO:

BEING A PART OF THE EAST PART OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 15 WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL IN THE INTERSECTION OF STATE ROUTE 314 AND STATE ROUTE 229; THENCE SOUTH 84° 29' EAST, ALONG CENTER OF SAID STATE ROUTE 229, A DISTANCE OF 515.48 FEET TO A NAIL AND ALSO THE PLACE OF BEGINNING; THENCE NORTH 13° 08' 38" EAST, A DISTANCE OF 517.01 FEET TO A STEEL FENCE POST; THENCE SOUTH 84° 39' 15" EAST, A DISTANCE OF 134.85 FEET TO A STEEL FENCE POST; THENCE SOUTH 05° 48' 14" WEST, A DISTANCE OF 512.84 FEET TO A NAIL IN CENTER OF SAID STATE ROUTE 229; THENCE NORTH 84° 29' WEST, ALONG CENTER OF SAID ROAD, A DISTANCE OF 200.90 FEET TO THE PLACE OF BEGINNING.

SAME CONTAINING 1.98 ACRES OF LAND, MORE OR LESS.

TAX I.D. NUMBER: N36-001-00-287-07

BEING THE SAME PROPERTY CONVEYED TO BRIAN R. CARDER AND KARI D. CARDER, HUSBAND AND WIFE, GRANTEE, FROM JAMES G. THOMPSON AND BEVERLY D. THOMPSON, GRANTOR, BY DEED RECORDED 07/07/1999, AS BOOK 353, PAGE 461 OF THE MORROW COUNTY RECORDS.

NARRATIVE STATEMENT

This submittal is to request a rezone to C-1 for a property located at 6505 SR 229 to construct a new 9,100 sf. Dollar General retail store. Currently, the property is zoned AR-1.

We request from the Zoning Commission that if the rezone of the property is approved and for some reason the necessary variances to construct the store do not get approved, that the subject property would revert to the original zoning classification of AR-1. As shown in the included site plan, there are several variances needed to proceed with the site development when/if the rezone is approved. This request is made to protect the current property owner from a potential code violation in the future.

Being a part of the East part of
 Section 7; T-6-N; R-15-W; South Bloomfield
 Township; Morrow County, Ohio

Legend:

o = nail

• = steel fence post

MAGNETIC NORTH
 Scale: 1" = 200'

MORROW COUNTY ENGINEER
 RECEIVED FOR RECORD

DATE 5-23-83

ONLY Plat

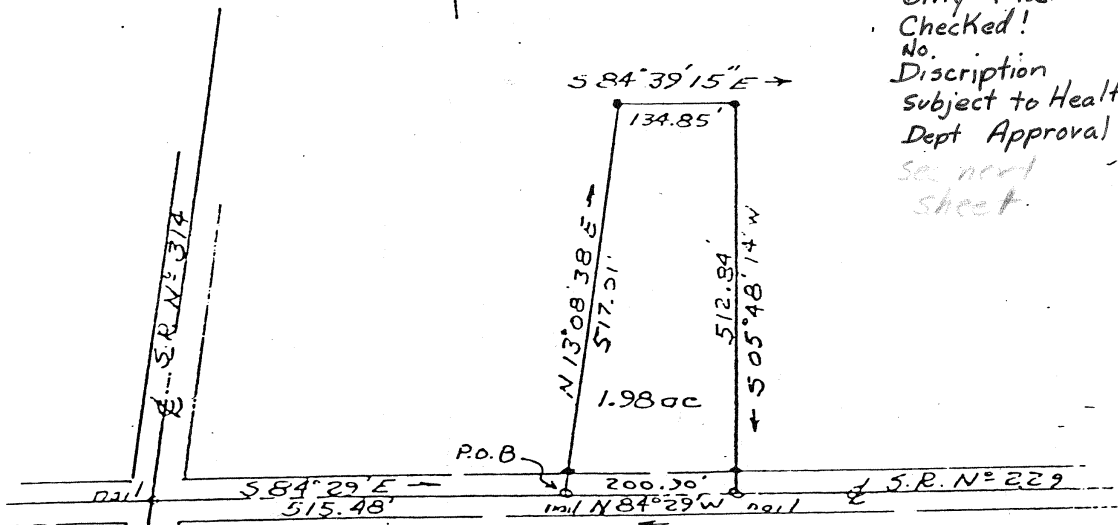
Checked!

No.

Description
 Subject to Health

Dept Approval

See next
 sheet.



I, hereby certify this plat and the survey it
 represents, to be true, to the best of my knowledge.

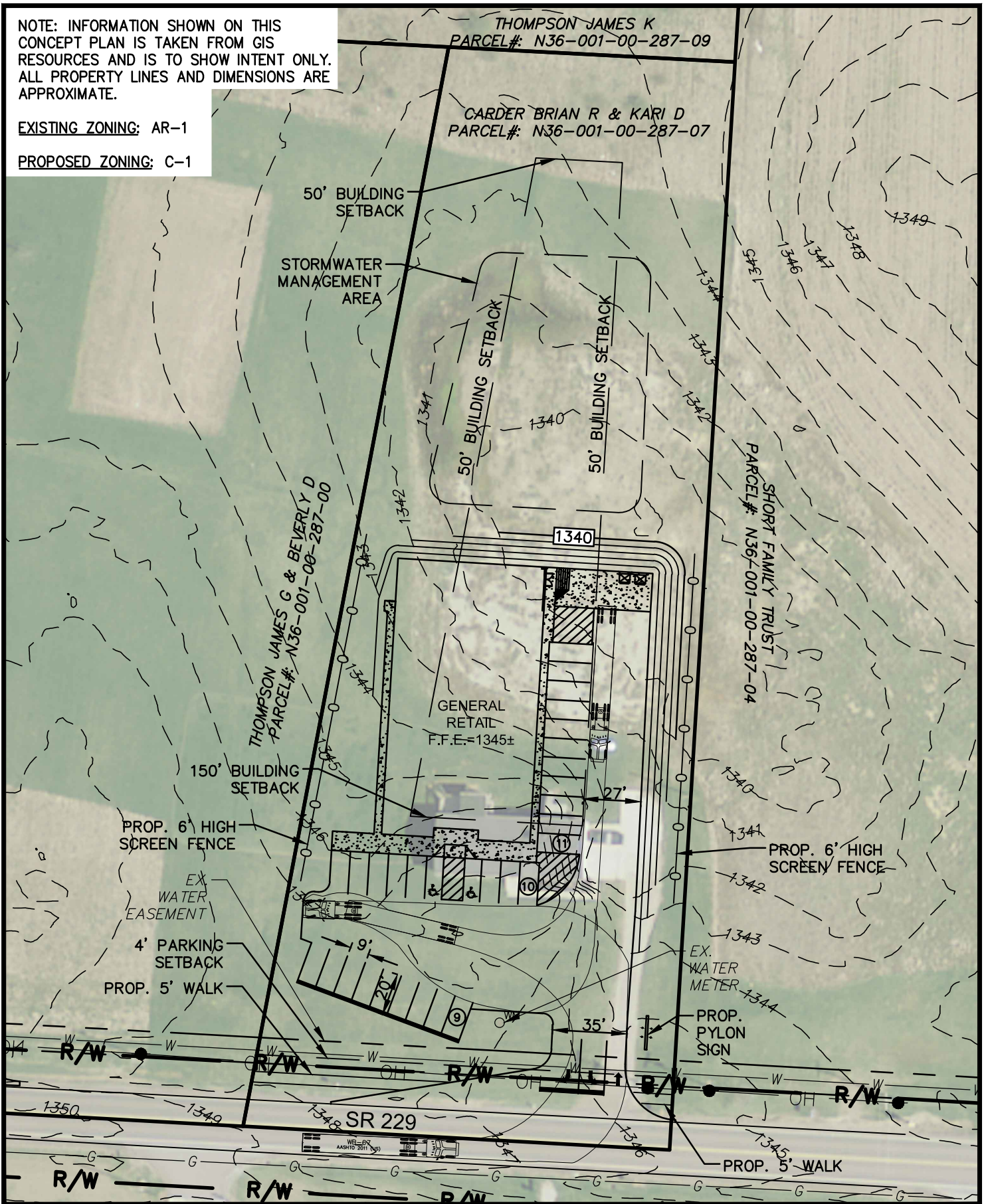
Ernest D. Jenkins S-# 5458

MAY 6, 1981

NOTE: INFORMATION SHOWN ON THIS CONCEPT PLAN IS TAKEN FROM GIS RESOURCES AND IS TO SHOW INTENT ONLY. ALL PROPERTY LINES AND DIMENSIONS ARE APPROXIMATE.

EXISTING ZONING: AR-1

PROPOSED ZONING: C-1



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

REZONING EXHIBIT

GENERAL RETAIL
6505 SR 229
MARENGO, OH 43334

Designed	HFT
Drawn	HFT
Reviewed	JCJ
Scale	1"=60'
Project No.	1902034
Date	01/22/2020
CAD File	ZC190203401

ZC-1