

Zoning Amendment – Rezoning Application

Application to the Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 7-2-25

Case # 7-2025-0074

FEEs: 1) Straight Letter District:

- A) Residential \$150.00 plus \$25.00 per acre
B) Non-Residential \$250.00 plus \$25.00 per acre

2) PUDs:

- A) Without Development Plan \$250.00 plus \$25.00 per acre
B) Development Plan \$350.00 plus \$25.00 per acre
C) Modification of Development Plan \$150.00

\$ 7725.00

Address of property to be rezoned PID #'s: 180-000959, 180-000326, 180-001486, 180-000437, 180-000212, and 180-000329 located on the East side of Ebright Road and on the N/s sides of Sims street / road / avenue.

180-000959, 180-000326, 180-001486, 180-000437, 180-000212, and 180-000329. The property contains a total of +/- 295 acres.

The property is currently being used for farming.

The property is currently zoned Rural (Madison Township).

I am requesting rezoning to the Planned High Density Residential (PR-18) district so that I may use the property for a mixed-use development that consists of single-family, townhouses, and multi-family residential with a small commercial component to the north.

Applicant Name: Addison Properties (Eddie Hunt, Representative) Phone #: 740-404-1259 (Cell)

Address: 3401 Enterprise Parkway, Suite 410, Beachwood, OH 44122

Property Owner Name: Ebright Investment Co., LLC Phone #: 614-531-7340

Address: 3319 E. Livingston Ave. Columbus, OH 43227

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet. Also, submit an electronic version on a thumb drive or send by PDF to buildingclerk@groveport.org.

- ☒ Legal description, survey drawing of the subject property, subdivision plat, and other plans that may be applicable.
- ☒ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- ☒ Any additional information that may be helpful to the Planning & Zoning Commission.


Applicant's Signature

Cell: (740) 404-1259

Contact phone number

Eddie Hunt, VP Acquisitions & Development

eddie@addisonprops.com

Applicant's Printed Name

Email address



PROPERTY OWNERS LIST

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Parcel Number: 180-000096-00

Owner's Name: Baker Levin Farms LLC
Address: 3319 E Livingston Ave
City & State: Columbus, OH Zip Code 43227

Site Address: 5851 Sims RD Groveport, OH 43125

Mail Address: Name: Baker Levin Farms LLC
Address: 3319 E Livingston Ave
City & State: Columbus, OH Zip Code 43227

Parcel Number: 180-000211-00

Owner's Name: Dale & Teresa Schacht
Address: 5681 Bixby RD
City & State: Canal Winchester, OH Zip Code 43110

Site Address: PID # 180-000211-00

Mail Address: Name: Dale & Teresa Schacht
Address: 5681 Bixby RD
City & State: Canal Winchester, OH Zip Code 43110

Parcel Number: 180-000306-00

Owner's Name: OH NO FARMS LLC
Address: 6876 Lehman RD
City & State: Canal Winchester, OH Zip Code 43110

Site Address: PID # 180-000306-00 (Rager RD)

Mail Address: Name: OH NO FARMS LLC
Address: 6876 Lehman RD
City & State: Canal Winchester, OH Zip Code 43110

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Parcel Number: 180-004736-00

Owner's Name: Betty Fout Jr

Address: 5771 Ebright RD

City & State: Groveport, OH Zip Code 43125

Site Address: 5771 Ebright RD Groveport, OH 43125

Mail Address: Name: Betty Fout Jr

Address: 5771 Ebright RD

City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-004737-00

Owner's Name: Karen Beck

Address: 5773 Ebright RD

City & State: Groveport, OH Zip Code 43125

Site Address: 5773 Ebright RD Groveport, OH 43125

Mail Address: Name: Karen Beck

Address: 5773 Ebright RD

City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-004741-00

Owner's Name: Charles & Beulah McCormick

Address: 5777 Ebright RD

City & State: Groveport, OH Zip Code 43125

Site Address: 5777 Ebright RD Groveport, OH 43125

Mail Address: Name: Charles & Beulah McCormick

Address: 5777 Ebright RD

City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-000320-00

Owner's Name: JD/AC Family Acres LLC
Address: 7514 Braun RD
City & State: Groveport ,OH Zip Code 43125

Site Address: 5632 Ebright RD Groveport, OH 43125

Mail Address: Name: JD/AC Family Acres LLC
Address: 7514 Braun RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000328-00

Owner's Name: Ryan K Otero
Address: 5460 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5460 Sims RD Groveport, OH 43125

Mail Address: Name: Ryan K Otero
Address: 5460 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000430-00

Owner's Name: Sophia Stati & Brett Walters
Address: 5333 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5333 Sims RD Groveport, OH 43125

Mail Address: Name: Sophia Stati & Brett Walters
Address: 5333 Sims RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-000443-00

Owner's Name: Alexander S Moore
Address: 5920 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5920 Ebright RD Groveport, OH 43125

Mail Address: Name: Alexander S Moore
Address: 5920 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000445-00

Owner's Name: Gloria J Foor
Address: 5361 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5361 Sims RD Groveport, OH 43125

Mail Address: Name: Gloria J Foor
Address: 5361 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000461-00

Owner's Name: OH NO Farms LLC
Address: 6876 Lehman RD
City & State: Canal Winchester, OH Zip Code 43110

Site Address: PID # 180-000461-00

Mail Address: Name: OH NO Farms LLC
Address: 6876 Lehman RD
City & State: Canal Winchester, OH Zip Code 43110

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Parcel Number: 1 80-000592-0

Owner's Name: Jenni feB. Ray
Address: 577 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 577 EbrightRD Groveport, OH 43125

Mail Address: Name: Jenni feB. Ray
Address: 577 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000631-00

Owner's Name: Sims Road LLC
Address: 101 4 Saddle Bridge Dr S
City & State: Whitehouse, OH Zip Code 43571

Site Address: 5485 Sims RD Groveport, OH 43125

Mail Address: Name: Sims Road LLC
Address: 10141 Saddle Bridge Dr S
City & State: Whitehouse, OH Zip Code 43571

Parcel Number: 180-000632-00

Owner's Name: Karen L Simms
Address: 5511 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5511 Sims RD Groveport, OH 43125

Mail Address: Name: Karen L Simms
Address: 5511 Sims RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-001100-00

Owner's Name: Larry & Rosemary Damron
Address: 5239 Loeffler Dr
City & State: Groveport, OH Zip Code 43125

Site Address: 5239 Loeffler Dr Groveport, OH 43125

Mail Address: Name: Larry & Rosemary Damron
Address: 5239 Loeffler DR
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-001101-00

Owner's Name: Rebecca Ward
Address: 3938 Abbie Cove LN
City & State: Canal Winchester, OH Zip Code 43110

Site Address: 5253 Loeffler DR Groveport, OH 43125

Mail Address: Name: Rebecca Ward
Address: 3938 Abbie Cove LN
City & State: Canal Winchester, OH Zip Code 43110

Parcel Number: 180-001102-00

Owner's Name: Donald & Linda Loeffler
Address: 5267 Loeffler DR
City & State: Groveport, OH Zip Code 43125

Site Address: 5267 Loeffler DR Groveport, OH 43125

Mail Address: Name: Donald & Linda Loeffler
Address: 5267 Loeffler DR
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-001103-00

Owner's Name: Jacqueline & Carl Crews
Address: 5281 Loeffler DR
City & State: Groveport, OH Zip Code 43125

Site Address: 5281 Loeffler DR Groveport, OH 43125

Mail Address: Name: Jacqueline & Carl Crews
Address: 5281 Loeffler DR
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-001126-00

Owner's Name: Sandra & George Scarberry
Address: 5541 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5541 Sims RD Groveport, OH 43125

Mail Address: Name: Sandra & George Scarberry
Address: 5541 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-001454-00

Owner's Name: Christopher & Caytlin Manring
Address: 5850 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5850 Ebright RD Groveport, OH 43125

Mail Address: Name: Christopher & Caytlin Manring
Address: 5850 Ebright RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-001526-00

Owner's Name: Rosetti Michael T
Address: 5473 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5473 Sims Road Groveport, OH 43125

Mail Address: Name: Rosetti Michael T
Address: 5473 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-001816-00

Owner's Name: Jason & Julie Hovance
Address: 5401 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5401 Sims RD Groveport, OH 43125

Mail Address: Name: Jason & Julie Hovance
Address: 5401 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-001817-00

Owner's Name: Stephen & Sarah R. McClean
Address: 5391 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5391 Sims RD Groveport, OH 43125

Mail Address: Name: Stephen & Sarah McClean
Address: 5391 Sims RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-003850-00

Owner's Name: Paula Chandler

Address: 5865 Ebright RD

City & State: Groveport, OH

Zip Code 43125

Site Address: 5865 Ebright RD Groveport, OH 43125

Mail Address: Name: Paula Chandler

Address: 5865 Ebright RD

City & State: Groveport, OH

Zip Code 43125

Parcel Number: 180-003877-00

Owner's Name: Juanita G White

Address: 5901 Ebright RD

City & State: Groveport, OH

Zip Code 43125

Site Address: 5901 Ebright RD Groveport, OH 43125

Mail Address: Name: Janita White

Address: 5901 Ebright RD

City & State: Groveport, OH

Zip Code 43125

Parcel Number: 180-003890-00

Owner's Name: Christopher & Kimberly McIntosh

Address: 5877 Ebright RD

City & State: Groveport, OH

Zip Code 43125

Site Address: 5877 Ebright RD Groveport, OH 43125

Mail Address: Name: Christopher & Kimberly McIntosh

Address: 5877 Ebright RD

City & State: Groveport, OH

Zip Code 43125

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Parcel Number: 180-003927-00

Owner's Name: David & Teresa Tomsic
Address: 5911 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5911 Ebright RD Groveport, OH 43125

Mail Address: Name: David & Teresa Tomsic
Address: 5911 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-003928-00

Owner's Name: Randal & Rebecca Knox
Address: 5909 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5909 Ebright RD Groveport, OH 43125

Mail Address: Name: Randal & Rebecca Knox
Address: 5909 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-003929-00

Owner's Name: Robert Eckert
Address: 5907 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5907 Ebright RD Groveport, OH 43125

Mail Address: Name: Robert Eckert
Address: 5907 Ebright RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-003930-00

Owner's Name: Brian K Smith
Address: 5905 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5905 Ebright RD Groveport, OH 43125

Mail Address: Name: Brian Smith
Address: 5905 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-003931-00

Owner's Name: Craig & Cindy Passen
Address: 5903 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5903 Ebright RD Groveport, OH 43125

Mail Address: Name: Craig & Cindy Passen
Address: 5903 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-004673-00

Owner's Name: Troy Rinthara & Ashilya Tongtae
Address: 5775 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5775 Ebright RD Groveport, OH 43125

Mail Address: Name: Troy Rinthara & Ashilya Tongtae
Address: 5775 Ebright RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-004742-00

Owner's Name: Annette McCormick
Address: 5779 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5779 Ebright RD Groveport, OH 43125

Mail Address: Name: Annette McCormick
Address: 5779 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-004743-00

Owner's Name: Toni Tomlin
Address: 5781 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5781 Ebright RD Groveport, OH 43125

Mail Address: Name: Toni Tomlin
Address: 5781 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-004744-00

Owner's Name: Tiffany & Corey Ingold
Address: 5376 Victoria Street
City & State: Groveport, OH Zip Code 43125

Site Address: 5783 Ebright RD Groveport, OH 43125

Mail Address: Name: Tiffany & Corey Ingold
Address: 5376 Victoria Street
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-005071-00

Owner's Name: Robert & Lisa Vantilburg
Address: 1061 Harwood DR
City & State: Columbus, OH Zip Code 43228

Site Address: 5881 Ebright RD Groveport, OH 43125

Mail Address: Name: Robert & Lisa Vantilburg
Address: 1061 Harwood DR
City & State: Columbus, OH Zip Code 43228

Parcel Number: 180-005117-00

Owner's Name: Michael Mowery
Address: 5775 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5775 Ebright RD Groveport, OH 43125

Mail Address: Name: Michael Mowery
Address: 5775 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-005323-00

Owner's Name: David & Lisa Schacht
Address: 5950 Shannon RD
City & State: Canal Winchester, OH Zip Code 43110

Site Address: Bixby RD Groveport, OH 43125

Mail Address: Name: David & Lisa Schacht
Address: 5950 Shannon RD
City & State: Canal Winchester, OH Zip Code 43110

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Parcel Number: 185-002925-00

Owner's Name: Village of Groveport
Address: 655 Blacklick ST
City & State: Groveport, OH Zip Code 43125

Site Address: Rager RD Groveport, OH 43125

Mail Address: Name: Village of Groveport
Address: 655 Blacklick ST
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000045-00

Owner's Name: Barbara & Dean Deboard
Address: 5670 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5670 Sims Rd Groveport, OH 43125

Mail Address: Name: Barbara & Dean Deboard
Address: 5670 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000047-00

Owner's Name: Gilkey Edwin C TR
Address: 5580 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5580 Sims RD Groveport, OH 43125

Mail Address: Name: Gilkey Edwin C TR
Address: 5580 Sims RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-003891-00

Owner's Name: Gary & Linda Smittle

Address: 5887 Ebright RD

City & State: Groveport, OH

Zip Code 43125

Site Address: 5887 Ebright RD Groveport, OH 43125

Mail Address: Name: Gary & Linda Smittle

Address: 5887 Ebright RD

City & State: Groveport, OH

Zip Code 43125

Parcel Number: 180-003925-00

Owner's Name: Michael Reed & Renee Edgar

Address: 5937 Ebright Rd

City & State: Groveport, OH

Zip Code 43125

Site Address: 5937 Ebright RD Groveport, OH 43125

Mail Address: Name: same

Address: _____

City & State: Columbus, OH

Zip Code 43220

Parcel Number: 180-003926-00

Owner's Name: Richard & Loretta Hughes

Address: 5913 Ebright RD

City & State: Groveport, OH

Zip Code 43125

Site Address: 5913 Ebright RD Groveport, OH 43125

Mail Address: Name: Richard & Loretta Hughes

Address: 5913 Ebright RD

City & State: Groveport, OH

Zip Code 43125

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Parcel Number: 180-005326-00

Owner's Name: Brian Daniel
Address: 6928 Mac DR
City & State: Canal Winchester, OH Zip Code 43110

Site Address: 5609 Sims RD Groveport, OH 43125

Mail Address: Name: Brian Daniel
Address: 6928 Mac DR
City & State: Canal Winchester, OH Zip Code 43110

Parcel Number: 181-000157-00

Owner's Name: Dale & Theresa Schacht
Address: 5681 Bixby RD
City & State: Canal Winchester, OH Zip Code 43110

Site Address: 5681 Bixby RD Canal Winchester, OH 43110

Mail Address: Name: Dale & Theresa Schacht
Address: 5681 Bixby RD
City & State: Canal Winchester, OH Zip Code 43110

Parcel Number: 185-002901-00

Owner's Name: Village of Groveport
Address: 655 Blacklick ST
City & State: Groveport, OH Zip Code 43125

Site Address: 7330 Groveport RD Groveport, OH 43125

Mail Address: Name: Village of Groveport
Address: 655 Blacklick St
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-001818-00

Owner's Name: John & Barbara Cline

Address: 5453 Sims RD

City & State: Groveport, OH

Zip Code 43125

Site Address: 5453 Sims RD Groveport, OH 43125

Mail Address: Name: John & Barbara Cline

Address: 5453 Sims RD

City & State: Groveport, OH

Zip Code 43125

Parcel Number: 180-003047-00

Owner's Name: Mark & Cynthia Heald

Address: 5932 Ebright RD

City & State: Groveport OH

Zip Code 43125

Site Address: 5932 Ebright RD Groveport, OH 43125

Mail Address: Name: Mark & Cynthia Heald

Address: 5932 Ebright RD

City & State: Groveport, OH

Zip Code 43125

Parcel Number: 180-003550-00

Owner's Name: James & Robin Sanfillipo

Address: 1631 Paula Dr

City & State: Columbus, OH

Zip Code 43220

Site Address: 5461 Sims RD Groveport, OH 43125

Mail Address: Name: James & Robin Sanfillipo

Address: 1631 Paula Dr

City & State: Columbus, OH

Zip Code 43220

Parcel Number - 185-002929

CSX Transportation Chesapeake & Ohio Ry

500 Water St (C910)

Jacksonville FL 32202