

APPLICATION TO THE PLANNING & ZONING COMMISSION

Zoning Amendment - Rezoning



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

Date: 8-3-2018

Case # 2018-08

FEES: 1) Straight Letter District:

A) Residential (\$50.00 per dwelling unit over one unit) \$150.00 plus \$25.00 per acre
B) Non-residential \$250.00 plus \$25.00 per acre $\times 6 (\$150) = \4400.00

2) PUDS:

A) Preliminary Development Plan \$250.00 plus \$25.00 per acre
B) Final Development Plan \$350.00 plus \$25.00 per acre
C) Modification Development Plan \$150.00

Address of property to be rezoned O HENDRON Rd located on the EAST side of HENDRON Rd street / road / avenue.

Parcel # 185-002763-00. The property contains a total of 6 acres.

The property is currently being used for A - AGRICULTURAL.

The property is currently zoned A - AGRICULTURAL.

I am requesting rezoning to the SCPD district so that I may

use the property for OFFICE / WAREHOUSE AND SELF STORAGE.

Applicant's Name: Philip Salyers Phone #: 614-517-3698

Address: 2195 BROEHM Rd COLUMBUS OHIO 43207

Owner's Name: ELISSA VILLIERS, VALERIE SHOLTES, JAMES SEEHIG Phone #: _____

Address: 5090 HENDRON Rd GROVEPORT 43125

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.

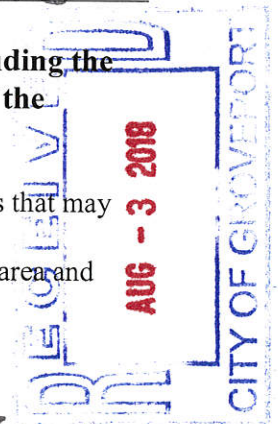
- ☐ Legal description, survey drawing of the subject property, subdivision plat, and other plans that may be applicable.
- ☐ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- ☐ Any additional information that may be helpful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

Applicant's Signature

614-517-3698
Contact phone number

Philip Salyers
Applicant's Printed Name

phil@startecsecurity.com
Email address



PROPERTY OWNERS LIST

List of all adjoining property owners, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Your Property, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 180-004939

Owner's Name: Seanene Tooill
Address: 5075 Hendron Rd
City & State: Groveport, OH Zip Code 43125

Site Address: 5075 Hendron Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-000586

Owner's Name: Rebecca Cuthbert
Address: 5054 Hendron Rd
City & State: Groveport, OH Zip Code 43125

Site Address: 5054 Hendron Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002062

Owner's Name: Bright Innovations
Address: 5141 Bixford Ave
City & State: Canal Winchester OH Zip Code 43110

Site Address: 5051 Hendron Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 185-000921

Owner's Name: Board of Education Groveport Madison
Address: 4400 Marketing PL, Ste B
City & State: Groveport, OH Zip Code 43125

Site Address: 4400 Glendening Dr

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-001169 & 185-001164

Owner's Name: Lowery Asset Management
Address: 351 Lowery Ct, Unit 6
City & State: Groveport, OH Zip Code 43125

Site Address: 0 Lowery Ct & 0 Hamilton Rd

Mail Address: Name: Lowery Asset Management / Virginia & 6L Lowery
Address: 2274 Cascadia Ct
City & State: St. Augustine, FL Zip Code 32092

Parcel Number: 185-002762

Owner's Name: Valerie Sholtes, Elissa Villiers, James Seelig
Address: 5090 Hendron Rd
City & State: Groveport, OH Zip Code 43125

Site Address: 5090 Hendron Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

TRANSFERRED

MAR 13 2013

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

4119

Conveyance
300
300
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR



201303130041935

Pgs: 2 \$28.00 T20130021871
03/13/2013 3:14PM MLJ RANDOLPH
Terry J. Brown
Franklin County Recorder

QUIT CLAIM DEED

Ernest A. Villiers III (aka Ernest A. Villiers and Earnest A. Villiers III), single and not previously married, who is the record title holder to a one-sixth interest in the property described in the attached Exhibit A, for valuable consideration paid, grants to Valerie J Sholtes and Elissa A. Villiers, whose tax mailing address is 5090 Hendron Road, Groveport, Ohio 43125, all his interest in the following parcel of real estate:

Being approximately 6.004 acres on Hendron Rd. as more particularly described on the attached EXHIBIT A.

Parcel #: 185-002763-00

Prior reference: 200611010219054

Known as: Hendron Rd., Groveport, Ohio 43125

In witness whereof said Ernest A. Villiers III (aka Ernest A. Villiers and Earnest A. Villiers III), hereto set his hand this 13 day of March, 2013.

Ernest A. Villiers III (aka Ernest A. Villiers and Earnest A. Villiers III),

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

The foregoing instrument was acknowledged before me this 13 day of March, 2013 by Ernest A. Villiers III (aka Ernest A. Villiers and Earnest A. Villiers III),

JAMES RANDOLPH BURCHFIELD
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
LIFETIME COMMISSION

Notary Public

Complete pursuant to ORC Section 147.55

This instrument was prepared by:
J. Randolph Burchfield
Attorney at Law
1313 E. Broad St. Ste 101
Columbus, Ohio 43205
PH: (614) 252-1131

Exhibit A

, situated in
the County of Franklin in the State of Ohio and in the
City of Groveport and bounded and described as follows:

In Township 11, Range 21, Section 21,
U.S. Refugee Lands and being part of the
12.52 acre tract conveyed by deed of Record
in Deed Book 1359, Page 452, Recorder's
Office, Franklin County, Ohio and being
more particularly described as follows:
Beginning at a point in the centerline of
Hendron Road, said point being the southwest
corner of said 12.52 acre tract; thence
North 6° 00' East along the centerline
of Hendron Road and the west line of said
12.52 acre tract 287.63 feet to a point;
thence South 83° 9' 30" East 755.47 feet
to an iron pin in the west right of way
line of the Hocking Valley Railroad and
the east line of said 12.52 acre tract,
passing an iron pin at 20.00 feet; thence
South 40° 13' 25" East along the west
right of way line of said Railroad and the
east line of said 12.52 acre tract 410.14
feet to an iron pin at the southeast corner
of said 12.52 acre tract; thence North 83°
36' 40" West along the south line of said
12.52 acre tract 1071.69 feet to the place
of beginning, passing an iron pin at 1051.69
feet, and containing 6.004 acres.


~~Rep
03-01-2013~~

0.045-D

ALUF

(185)

002763

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E., P.S.	
BY: <u>JVS</u>	
DATE: <u>3/12/13</u>	



Commercial • Residential

Philip E. Salyers, *President*

2195 Broehm Road
Columbus, OH 43207

Cell: (614) 517-3698
Office: 614-895-3000

August 6, 2018

Building & Zoning Department

655 Blacklick Street
Groveport, OH 43125

To Whom It May Concern:

I, Philip Salyers, own a security installation business currently located in Obetz, Ohio and the company currently has 15 employees.

I am looking to rezone the property at 0 Hendron Road (Parcel ID 185-002763-00) to build a small office with warehouse facilities. We will occupy approximately 4 units and rent the remaining units.

Future use of the back side of the property, we would like to build and rent self-storage units.

Sincerely,

Philip E. Salyers

A large, stylized handwritten signature in dark ink, which appears to read "Phil E. Salyers", is written over the printed name.

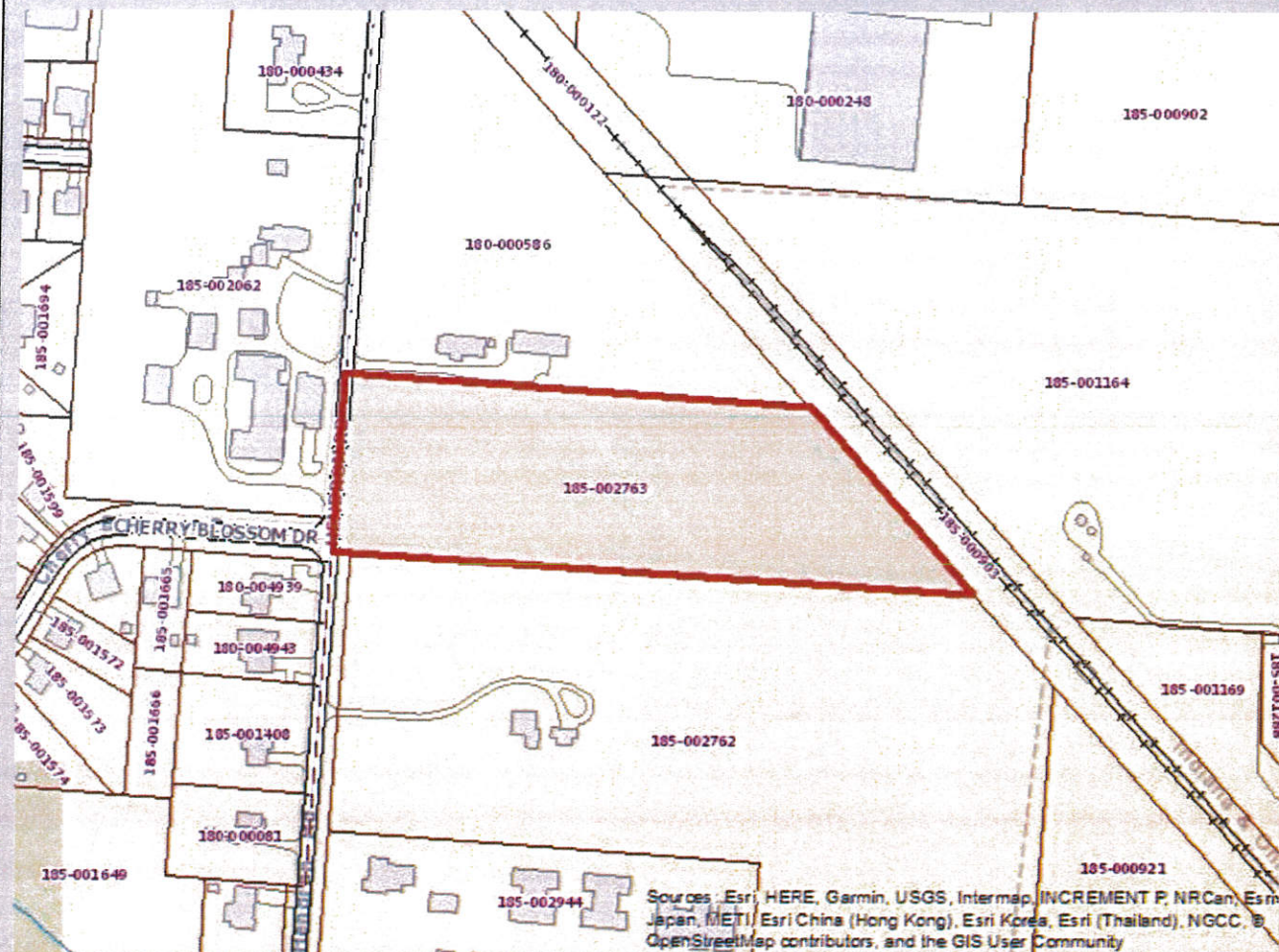


MAP(GIS)

Generated on 08/07/2018 at 10:03:40 AM

Parcel ID	Map Routing No	Owner	Location
18500276300	1850045D 02900	SHOLTES VALERIE J	HENDRON RD

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.