PLANNING COMMISSION MEETING TUESDAY, MAY 13, 2025 6:00 P.M. COUNCIL CHAMBERS 40 W MAIN ST, NEWARK, OH 43055

# **AGENDA**

- 1. CALL TO ORDER
- 2. APPROVAL OF MINUTES FOR THE APRIL 8, 2025 PLANNING COMMISSION MEETING

## **OLD BUSINESS**

3. RECOMMENDATION FOR ZONING CHANGE FOR 134 EAST MAIN ST., NEWARK OHIO

Application Number: PC-25-14 Owner: RJR LLC / Rex Romine Applicant: Kimberly Keith

Current Zoning: MB – Medium Intensity Business

Proposed Zoning: DC - Downtown

4. RECOMMENDATION FOR ZONING CHANGE FOR 330 THORNWOOD DR., NEWARK OHIO

Application Number: PC-25-16 Owner: Layman Stephen T et al.

**Applicant: Scott Hartley** 

Current Zoning: MFC – Multi-Family Condo Proposed Zoning: MFH – Multi-Family High Rise

5. RECOMMENDATION FOR ZONING CHANGE FOR 360 THORNWOOD DR., NEWARK OHIO

Application Number: PC-25-15 Owner: Layman Stephen T et al.

**Applicant: Scott Hartley** 

Current Zoning: MFC – Multi-Family Condo Proposed Zoning: MFH – Multi-Family High Rise

## **NEW BUSINESS**

There is none this meeting.

# MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JUNE 10, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, MAY 19, 2025, 4:30 P.M.

BY: Della Casa Barbar Derdinance no. 25-08

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 134 EAST MAIN STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-186858-00.000, #054-186876-00.000, #054-186864-00.000, #054-186870-00.000, AND #054-195762-00.000 FROM THAT OF MB – MEDIUM INTENSITY BUSINESS ZONING DISTRICT TO DC – DOWNTOWN ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1**: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from MB – MEDIUM INTENSITY BUSINESS ZONING DISTRICT TO DC – DOWNTOWN ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

# SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

Passed this day of	, 20
	PRESIDENT OF COUNCIL
ATTEST:Clerk of Council	
DATE FILED WITH MAYOR:	
DATE APPROVED BY MAYOR:	
MAYOR	
FORM APPROVED: Director of Law	
DESCRIPTION APPROVED:Brian Mo	orehead, Engineer

Section 4: This ordinance shall become effective at the earliest time permitted by

Section 4.07 of the Charter of the City of Newark, Ohio.

Prepared by the Office of the Director of Law





Email: Eric @EesleyLandSurveying.com August 2, 2024 Phone: 740-501-0190 Job No. 24-0204

Surveyor's Description ~ 1.530 Acres in all

All of PID 054-186858-00.000 ~ All of Lots 3063 & 3064 & Vacated Alley - 0.314 Ac. All of PID 054-186876-00.000 ~ All of Lots 3065 & 3066 - 0.246 Ac. All of PID 054-186864-00.000 ~ Part of Lot 3130 - 0.173 Acres All of PID 054-186870-00.000 ~ Part of Lots 3131 & 3132 - 0.451 Ac. All of PID 054-195762-00.000 ~ Part of Lots 3127 & 3129 - 0.346 Ac.

The parcel herein described is known as being the same lands conveyed to RJR LLC as described in Instrument No. 201902040002095 and is situated in and all of Lots 3063, 3064, 3065 3066, All of the vacated alley (Ord. No. 5202 dated 03/19/40) and Part of Lots 3127, 3129, 3130, 3131 and 3132 in the Grable, Clifton & Linafelter Addition (Plat Book 3 Page 113) to the City of Newark in the U.S Military Lands of Licking, County, Ohio and is better described as follows:

Beginning for a reference at a set 5/8" iron pin at the Southeast Corner of Lot 3066 in Grable, Clifton & Linafelter Addition (Plat Book 3 Page 113) to the City of Newark on the north line of East Main Street (Varying R/W);

Thence, with the south line of Lots 3066, 3065 & 3064 and the north line of East Main Street, South 88 degree 08 minutes 16 seconds West, 120.00 feet to a set 2" Magnetic Nail at the Southwest Corner of Lot 3064;

Thence, with the south line of Lot 3063, North 73 degrees 53 minutes 04 seconds West, 45.41 feet to the southwest corner of Lot 3063;

Thence, with the west line of the Grable, Clifton and Linafelter Addition, North 4 degree 12 minutes 20 seconds East, passing a set 5/8" iron pin at 120.90 feet on the northwest corner of Lot 3063, a total distance of 371.33 feet to a set 5/8" iron pin at the Northwest Corner of Lot 3127:

Thence, with the north line of Lot 3127 and the south line of Joe Curry (Instr. No. 202003120006056), South 85 degrees 47 minutes 40 seconds East, 188.00 feet to a set 5/8" iron pin;

Thence, with the west line of George James Alexzander Bryan & Laquayla L. Megginson (Instr. No. 202102280003269), Christiane Properties LLC (Instr. No. 201906110011405), Jason W. & Sherry K. Campbell (Instr. No. 201804300008325), Steven & Patricia Trout (O.R. 427 Pg. 202) & Brooke Sousa Capital LLC (Instr. No. 202204220010064), South 4 degrees 12 minutes 20 seconds West, passing an existing 5/8" iron pin at 120.00 feet, a total distance of 214.35 feet to a set 5/8" iron pin on the south line of Lot 3132, the same being the north line of an alley (16' R/W);

Thence, with the south line of Lot 3132 and the north line of the said alley, South 88 degrees 08 minutes 16 seconds West, 24.38 feet to a set 5/8" iron pin;

Thence, with the west line of Lot 3067 extended and the west line of East Mound Community Dev. Corp. (O.R. 608 Pg. 869), South 4 degrees 12 minutes 20 seconds West, passing an existing 3" iron pipe at 12.73 feet, a total distance of 151.09 feet to the Point of Beginning.

The state of the s

Div. of Engineering

City of Newark, Ohio

2 A1655

Bv

Containing 1.530 Acres, of which, 0.173 acres are in Lot 3127, 0.173 acres are in Lot 3129, 0.173 acres are in Lot 3130, 0.173 acres are in Lot 3131, 0.278 acres are in Lot 3132, 0.130 acres in Lot 3063, 0.123 acres are in Lot 3064, 0.123 acres are in Lot 3065, 0.123 acres are in Lot 3066, 0.061 acres are in the vacated alley (Ord. No. 5202 dated 3/19/40) and being subject to all legal roads, easements, and restrictions of record.

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the east line of North Avenue as bearing North 4 degree 12 minutes 20 seconds East, and are used to denote angles only.

All iron pins set are 5/8" x 30" rebar with a 2" aluminum ID cap stamped "Paul J. Boeshart - S-6512".

I, Paul J. Boeshart, with Eesley Land Surveying, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in August, 2024.

Paul J. Boeshart, Professional Land Surveyor

Registration No. S-6512

# **EXHIBIT A**

Situated in the State of Ohio, County of Licking, City of Newark and being Lots Numbered 3063, 3064, 3065, 3066, and the entire vacated alley lying to the north of said Lots and the portions of Lots 3132, 3131, 3130, 3129, 3127, 3123 and 3121 which lie westerly of the east line of a fifteen foot right-of-way, these portions being about 188 feet in depth, east to west in the Grable, Clifton and Linafelter Addition as recorded in Plat Book 3 at Plat 113, Plat Records.

Being all of that portion of the alley north of lots 3063 to 3066 to south line of lot 3132 being 16' feet in width. Said alley being vacated by the City of Newark -Ordinance No. 5202, passed on March 19, 1940.



























**NEWARK CITY** DIRECTOR OF PUBLIC SERVICE

City Hall 40 West Main Street Newark, Ohio 43055-5531 www.newarkohio.net

(740) 670-7703 drhodes@newarkohio.net

May 13, 2025

RE: APPLICATION NO. PC-25-14 for Zoning District Change

Location: 134 E. Main St., Newark, Ohio 43055

Current Zoning Classification: MB – Medium Intensity Business

Requested Zoning Classification: DC - Downtown

Owner/Applicant: RJR LLC / Rex Romine / Kimberly Keith

Re: Ordinance No. 25-08 AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 134 EAST MAIN STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-186858-00.000, #054-186876-00.000, #054-186864-00.000, #054-186870-00.000, AND #054-195762-00.000 FROM THAT OF MB - MEDIUM INTENSITY BUSINESS ZONING DISTRICT TO DC – DOWNTOWN ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

## Ladies and Gentlemen:

A Public Hearing was held by the City of Newark Planning Commission on Tuesday, May 13, 2025.

Upon consideration of the information presented, the following actions are recommended:

1. The zoning classification for the parcel at 134 E. Main Street shall be changed to DC -Downtown District. Ordinance 25-08 is recommended for passage and approval by Council.

Sincerely,

**David Rhodes** 

**Newark City Planning Commission Director** 

Cc: Law Director

**Zoning Inspector** City Engineer



Planning Commission c/o Engineering Dept. 40 West Main St, 2<sup>nd</sup> Floor Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax

# City of Newark Planning Commission Zoning District Change Application

Zoning File #\_
PC Application # PC 5-14
Date Received: 2-14-35
Received by: 4
Amount Due:\$300.00 \*/
Paid By: (circle one)
Check # 2186 Gash

Receipt # 333

# CITY OF NEWARK, OHIO | PLANNING COMMISSION

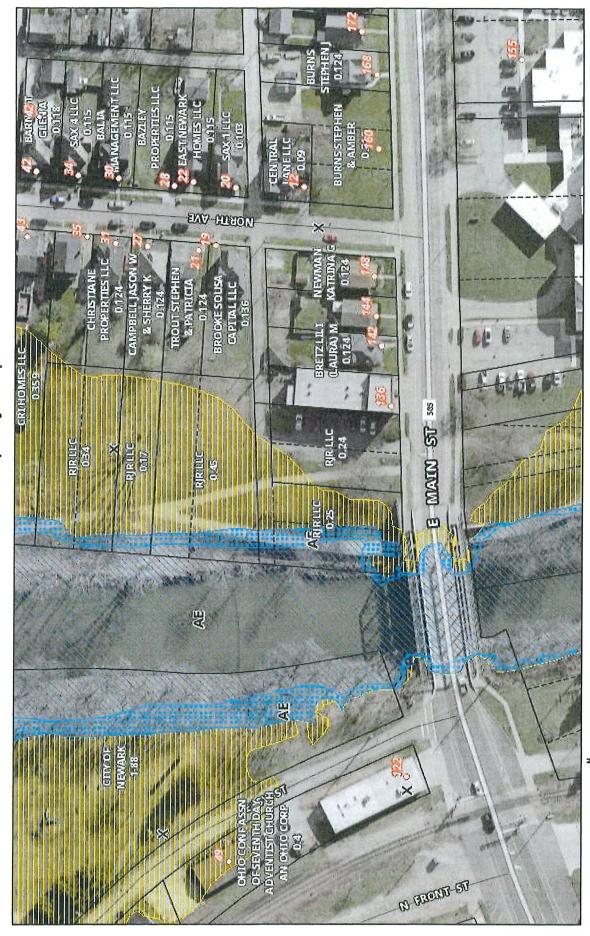
Rev 8/13					
☑ District Change	☐ District Establishment (N	lewly Annexed)			
Ou	vner				
Property Owner: RJR LK / Rex Romine		Telephone: 740-334-2729			
Address: 370 Benae Dr.	E-mail: ritomine @win				
City: Newark State: Ohio		Fax:			
I would prefer to have agendas mailed rather than e-mailed	l				
Applicant/R	epresentative				
Representative: Kimerbly Keith	Same as above □	Telephone: 414,561.8315			
Address: 591 County Club Ot.	E-mail: kimberly kei	th@CBRealty,com			
City: Plunk State: OH	, ,	Fax:			
I would prefer to have agendas mailed rather than e-mailed		1			
Property	Location				
Street Address: 134 East Main St					
Parcel Tax ID #: A SEE ATTH CH MENT	Number of Acres: 1,53				
Lot Number: (if applicable)	Property Platted? Yes 🗹 N	lo 🗆			
(		District Classification (Zoning Code 08-33, see www.newarkohio.net)			
		ode 08-33, see www.newarkohio.net)			
Present Zoning District:	assification (Zoning Co				
District Cl	Proposed Zoning District:  AD Agricultural CD Conservation CSI Church School Instite DC Downtown GB General Business GC General Commercial GI General Industrial GO General Office HB High Intensity Busine LB Limited Intensity Busine LC Limited Commercial LI Limited Industrial LO Limited Office MB Medium Intensity Busine MFC Multi-Family Condo MFH Multi-Family High R MFR Multi-Family Reside Overlay Historic Planned Unit Developme RMH Single-Family Reside Single-Family Residence	tutional  I  ess iness Rise ence ent dence Manufactured Home e (Circle one) ty RM-Medium Density RH-High Density lence Zero Lot Line			

Zoning File #

PC-25-14
PC Application #

Property Use		
Present Use: Commercial	Proposed Use:	
Com	DC Down town	
d CC: CO	·	
Additional Co		
Reason For Request:	:11 no Do move populturities	
Change to Downtown Commercial	VIII PROVINCE MOVE OPPORTUNITY	
	TOR VEVELOUMENT	
Required Documentation a		
Complete Application Form – must include the notarized signal present, attach an Authorization Letter from the property owner		
his/her behalf.		
Obtain a Tax Map and Auditor's Parcel Numbers of the parcels Note: Tax Maps can be provided by the Engineering Department duri	ing the Engineering Review.	
Obtain a Legal Description of parcels to be re-zoned. (typically Note: Legal Description must be reviewed and stamped approved du	a survey description or valid deed description)	
☐ Obtain a Parcel Drawing or Map showing the location of all built	ildings on the parcels	
Note: Aerial maps can be provided by the Engineering Department do  Call the Newark City Engineering Department to schedule an E		
Newark City Engineering Department - 40 W. Main Street (2nd Fl	loor). (740) 670-7727	
Note: The Engineering/ Zoning Authorization Signature must be obta  ☐ Submit Application and required documentation		
Newark City Engineering Department - 40 W. Main Street (2nd Flowart A \$300 Application Fee must accompany this Application. Ma		
☐ Attend the Planning Commission Meetings and Council Meeting		
Newark City Council Chambers, 40 W. Main Street (1st Floor).  Note: be prepared to answer Planning Commission and Council Men	nbers' questions regarding your application	
Owner Acknow		
I hereby certify that the information provided in this application	on is true and factual to the best of my knowledge.	
Property Owner Signature, The Homens	Date: 2-14-25	
S 'X\\!!!/X" S RODOT E. NGEGRAM.M.	BRARY 20 ZZ	
My Commission Expires	White Chillian	
My Commission Expires August 22, 2026	Notary Public	
Engineering/Zoning Authoriz		
Approved ☐ Denied ☐		
Engineering Signature:	Date: 2/2/2025	
Comments/Conditions: Tos CAIDTION ADDICUS A		
Planning Commission Recommendatio	THE RESERVE TO SERVE THE PROPERTY OF THE PARTY OF THE PAR	
Approved ☐ Denied ☐	Approved with Conditions □	
Planning Director Signature:	Date:	
Conditions:		
After Planning Commission Recommendation:  Contact the Clerk of Council regarding Council Public Hearing a	and Final Vote dates	
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office)		

# On Trac Property Map



Interstates

Township Road

Interstate/US/State Route

Driveway

County Road 94 Feet

►E Owner Name & Acres

w Street Number Only

January 9, 2025

Senterline Labels

Sales - 2025 Sales - 2024

0 0

LICKING COUNTY TAX MAP

Municipal Corporations

er Road Type Other Road Type

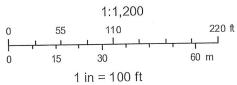


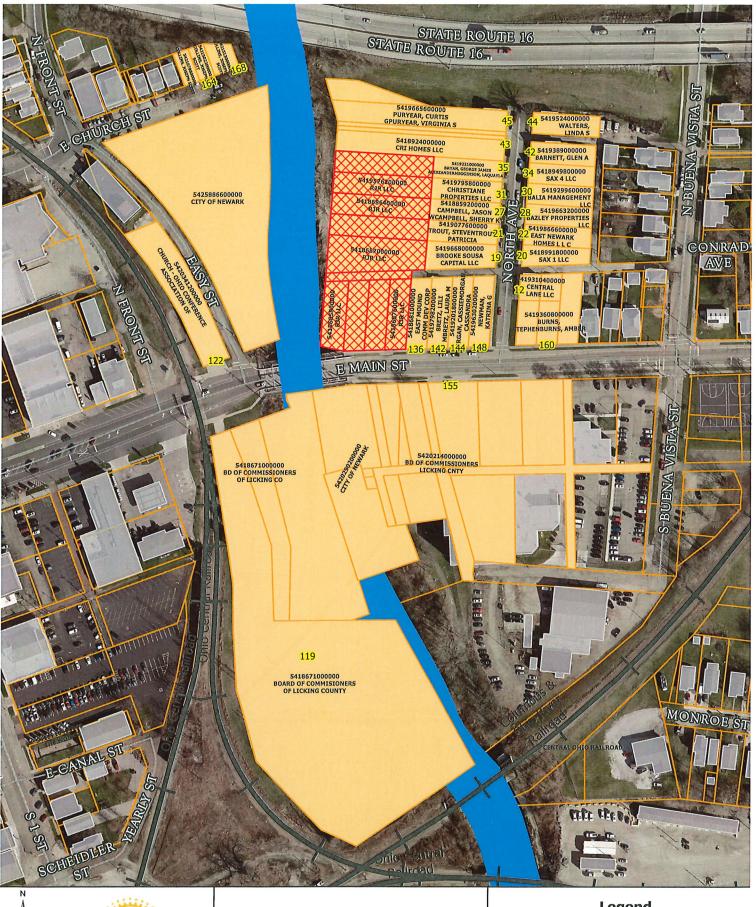


September 11, 2024



Planned Unit Developments







160



240

320

136 E MAIN ST MARCH 17, 2025

# Legend









# Michael L. Smith, Auditor Roy Van Atta, Treasurer









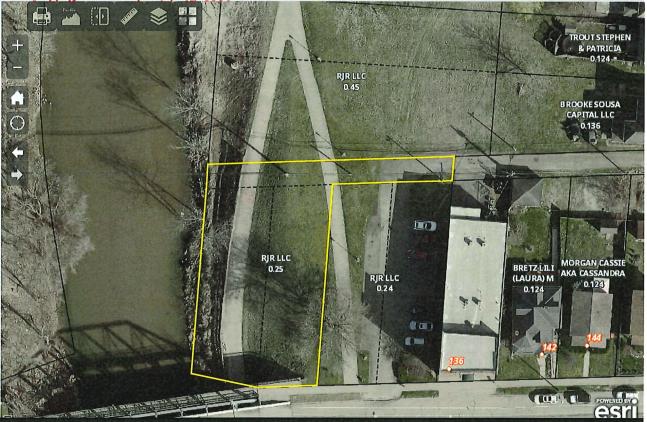




Homestead

Мар BOR Card CAUV **Documents** Land Мар Parcel **Pictometry** Sketch Street View Structures **Taxes** Transfers Values

Help Login



bound by these Terms and Conditions. Using a low screen resolution? Try our Mobile Version.



201902040002095

Pgs:3 \$36.00 T20190001726 2/4/2019 1:09 PM BXSTIMSON Bryan A. Long Licking County Recorder

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER
APPROVED BY
MMY D. 2-4-19

TRANSFERRED
Date CS 4, 2019

Mild S. T
Licking County Auditor
SEC, 319,202 COMPLIED WITH
MICHAEL SMITH, AUDITOR
BY:

# GENERAL WARRANTY DEED FROM A CORPORATION

Shiloh Holistic Opportunity Programs Corporation, an Ohio non-profit corporation, ("Grantor"), for valuable consideration paid, grants, with General Warranty Covenants to RJR, LLC, an Ohio limited liability company ("Grantee"), the real property described in Exhibit A.

Prior Reference:

Inst. #201309240024150

Tax Parcel No.:

054-186858-00.000, 054-186876-00.000, 054-186870-00.000;

054-186864-00.000; 054-195762-00.000; 054-195756-00.000

Property Address:

134 E. Main, 45 North Ave, & North Ave, Newark, OH 43055

SUBJECT to any and all easements, rights of way, conditions and restrictions of record; all legal highways and public roadways; zoning ordinances, rules and regulations.

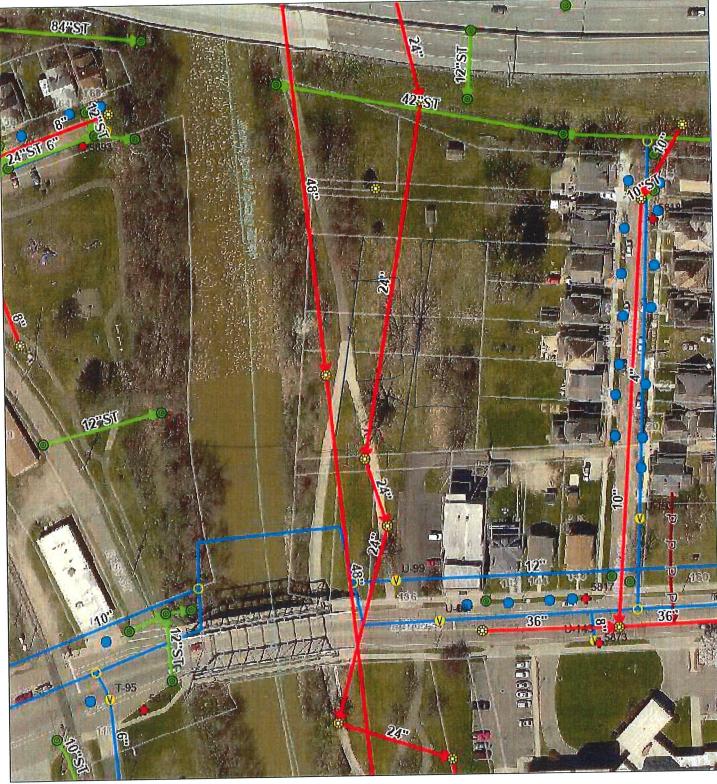
**EXCEPTED** from the general warranty covenants are the real estate taxes and assessments which shall be prorated between the Grantor and Grantee to the time of closing and those taxes and assessments due and payable thereafter.

	EXECUTED this 4 day of 4 day, 2019.  Shiloh Holistic Opportunity Programs Corporation
	By: Dan Hunt, Board Member
STATE OF OHIO	)
COUNTY OF LICKING	) SS )
The foregoing instrument was	s acknowledged before me this 4 day of 4 day
2019, by Dan Hunt, Board Member	of Shiloh Holistic Opportunity Programs Corporation,
on behalf of the company.  GLORIA J.  Notary Public, My Commissi 03-27	State of Ohio

This instrument was prepared by:

Reese Pyle Meyer PLL 36 N. Second St., P.O. Box 919 Newark, Ohio 43058-0919. (740) 345-3431



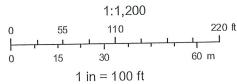


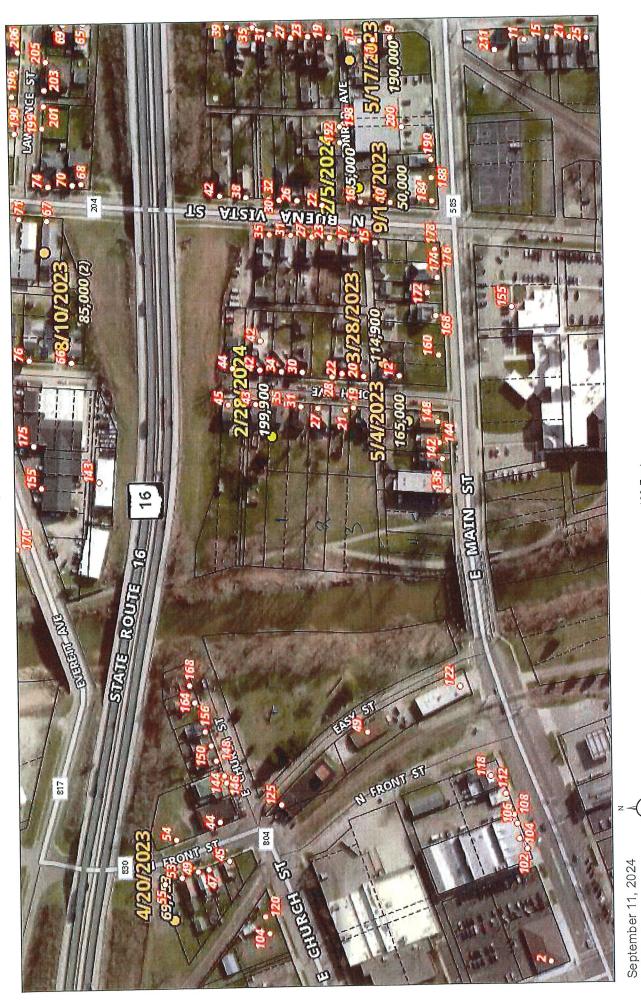
Water Pipe

September 11, 2024

- Sewer Manhole
- Sewer Pump Station
- Sewer Pipe
- Sewer Pipe Private
- Sewer Lateral Private
- Storm Structure

- Storm Conduit
- Water Hydrant
- Water Curb Stop
- Water Valve
- Water Node
- . Water Pump Station





Centerline Labels

Interstate/US/State Route

County Road

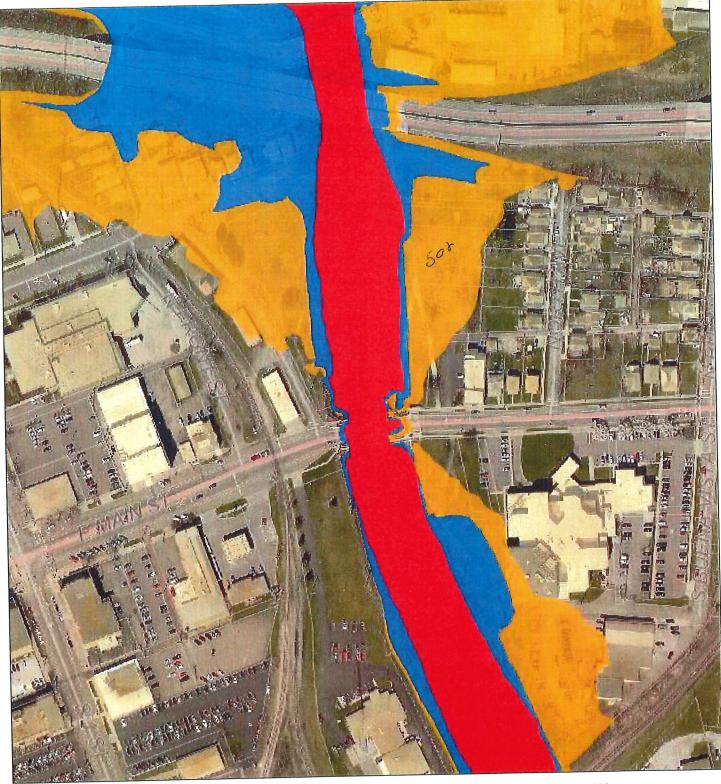
w√ Street Number Only

Sales - 2024 Sales - 2023

0

LICKING COUNTY TAX MAP





September 11, 2024

# Flood Map

FLOODWAY (in ZONE AE)

A (100 Year)

AE (100 Year)

// 1% Annual Chance (in channel)

1% Future Conditions

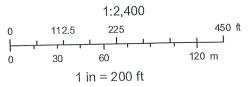
0.2% Annual Chance (500 Year)

Street Centerlines: State/Federal

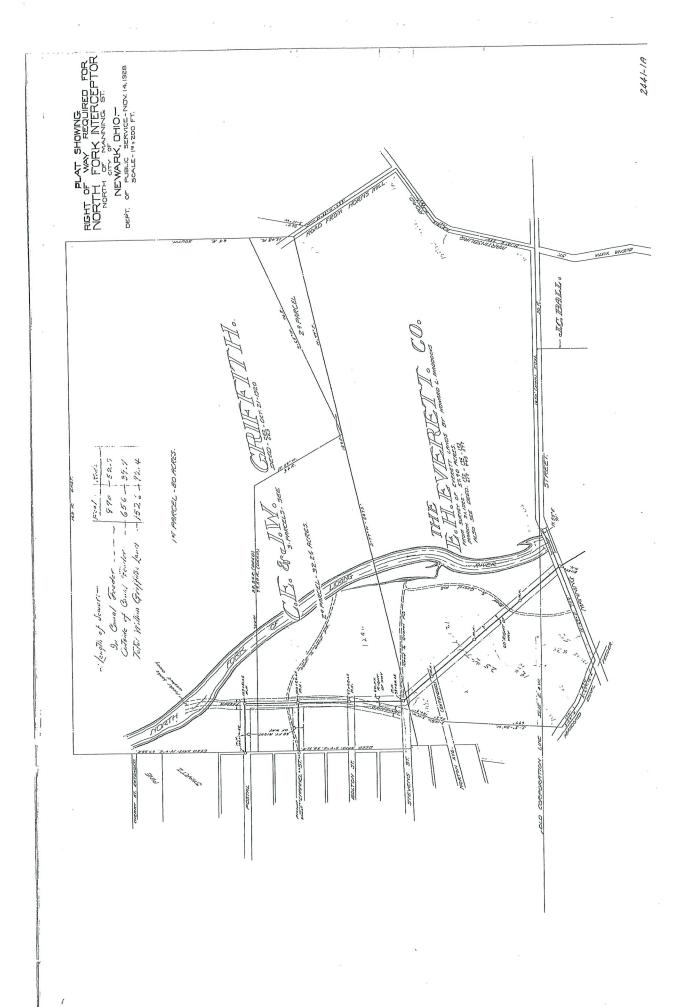
Street Centerlines: County

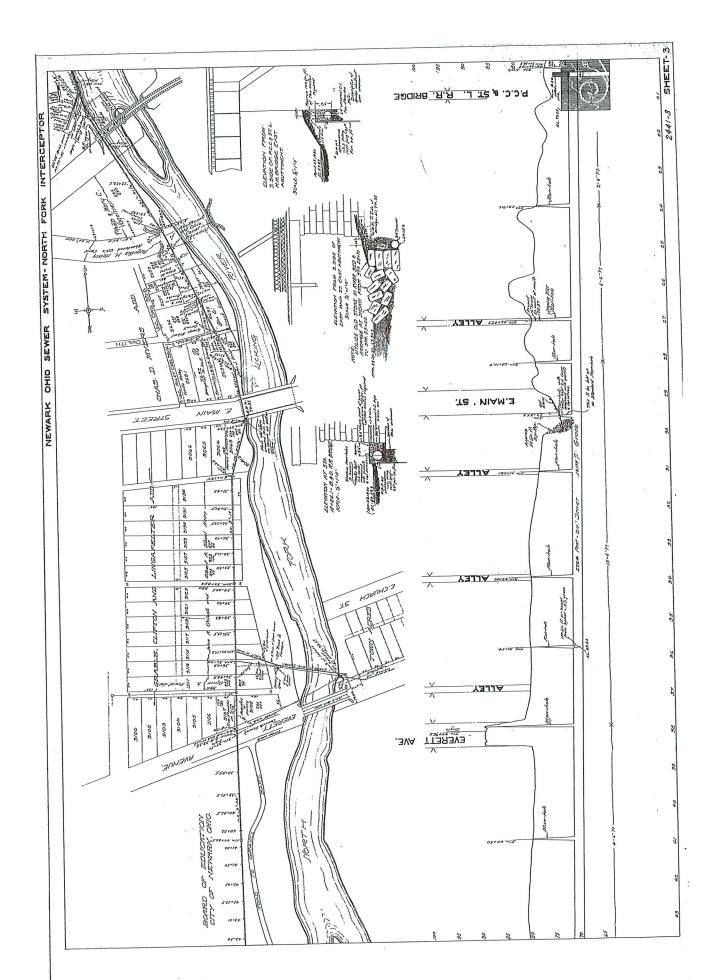
Street Centerlines: Township

Street Centerlines: Municipal/Private



DETAILED PLANS BY-SHEET- 1-C.H.WELLS, CITY ENGINEER. AUGUST-1.0, 1930 1-1552 Minz sever currs of marrist or charges grad of mortals, mole bollom of marrisk o'thele of invertor's controll or both plasters with carrent motion. NORTH FORK INTERCEPTOR -DETAILS OF STANDARD MAN-HOLE-- MATERIAL- BRICK ... CONCRETE-NEWARK, OHIO SEWER SYSTEM. FOR CONSTRUCTION - FALL-1930. PLANS FOR -STD. MAN-HOLE STEP -BARBOUR & BRADBURY- CONSULTING ENGRS. APPROXIMATE QUANTITIES. PRELIMINARY PLANS BY.





BY: MORDINANCE NO. 25-09

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 330 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216702-00.000 FROM THAT OF MFC – MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1**: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from MFC – MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

# SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

Passed this day of _	, 20
	PRESIDENT OF COUNCIL
ATTEST: Clerk of Council	
DATE FILED WITH MAYOR:	
DATE APPROVED BY MAYO	R:
MAYOR	<u>—</u> Zu 1
FORM APPROVED: Director	of Law
DESCRIPTION APPROVED:	Brian Morehead, Engineer
Prepared by the Office of the I	Director of Law

Section 4: This ordinance shall become effective at the earliest time permitted by

Section 4.07 of the Charter of the City of Newark, Ohio.

PC-25-16

Falls - A to	CH
LICKING COL	PROVAL
1	NTY ENGINEER
APPROVED	CONDITIONAL
APPROVED BY:	BS
DATE:	12/27/24
DE POOR =	
E	exception

# **EXHIBIT A**

9.186 acres
Thornwood Dr Newark, OH 43055
Parcel No. 054-216702-00.000

Situated in the State of Ohio, County of Licking, City of Newark, being part of Quarter Township 3, Township 2 North, Range 12 West, United States Military Lands, being 9,186 acres conveyed to Carman Wee In Official Record Volume 452, Page 574 and being more particularly described as follows:

Commencing at an Iron pin set at the centerline intersection of Reddington Road (Township Road 131) with Thomwood Drive (Township Road 134);

Thence North 89 degrees 40' 09" East, with the centerline of Reddington Road, a distance of 491.44 feet to a railroad spike, set in the westerly line of premises conveyed to Thomas J. Evans Foundation by Official Record Volume 809, Page 1018 (formerly T &C.O. Railroad);

Thence, South 47 degrees 22' 33" East, with the westerly line of said Evans tract, a distance of 841.40 feet to an Iron pin set in the easterly line of a 18.25 acre tract (Parcel One) conveyed to Hans S. Wee by Official Record Volume 694, Page 361 at the northerly corner of a 0.205 acre tract (Parcel Two) conveyed to Hans S. Wee by Official Record Volume 694, page 361;

Thence, South 01 degrees 55' 55" West, with the easterly line of said 18.25 acre tract and the westerly line of said 0.205 acre tract, and the westerly line of a 6.236 acre tract conveyed to Carmen Wee by Official Record Volume 452, Page 572, (passing over a 1/2" rebar at 93.53 feet) a total distance of 293.83 feet, to an Iron pin set at the southeasterly corner of said 18.25 acre tract and the northeasterly corner of said 9.186 acre tract, and being the True Place of Beginning of the tract herein to be described;

Thence, from said True Place of Beginning, South 01 degrees 55' 55" West, with the westerly line of said 6.236 acre tract and the easterly fine of said 9.186 acre tract, a distance of 349.53 feet to a 1/2" rebar found at the southwesterly corner of said 9.186 acre tract and being in the northerly line of a 10.00 acre tract conveyed to Roy A. Vaughn & Dorothy M, Vaughn by Instrument Number 20008180026402;

Thence, North 86 degrees 49' 40" West, with the northerly line of said 10.00 acre tract and the southerly line of said 9.186 acre tract a distance of 431.12 feet to an Iron pin set at the northwesterly comer of said 10.00 acre tract, at the northwesterly comer of a 9.56 acre tract conveyed to Mary L. Smith by Instrument Number 199912290052185;

Thence, North 85 degrees 51' 26" West, with the northerly line of said 9.56 acre tract and the southerly line of said 9.186 acre tract (passing over an Iron pin set at 685.32 feet), a total distance of 710.33 feet to an Iron pin found in the centerline of Thornwood Drive (County Road 134), at the southwesterly corner of said 9.186 acre tract and the northwesterly corner of said 9.56 acre tract;

Thence, North 03 degrees 24' 14" East, with the centerline of said Thornwood Drive a distance of 350.01 feet to an Iron pin found at the northwesterly corner of said 9.186 acre tract and being the southwesterly corner of said 18.25 acre tract;

Thence, South 86 degrees 11' 27" East, with the southerly line of said 18.25 acre tract and the northerly line of said 9.186 acre tract (passing over an Iron pin set at 25.12 feet), a total distance of 1132.44 feet to The True Place of Beginning.

Containing 9.186 acres of land, more or less.

Subject, however, to all easements, restrictions and rights-of-way of record, If any,

LESS AND EXCEPTING THEREFROM THE 3,862 Acres platted on Plat for The Overlook Subdivision of record as Instrument No. 202309250017425, Recorder's Office, Licking County, Ohio.

Div. of Engineering

Cliy of Newark, Ohio



# WARK DAVID RHODES

NEWARK CITY
DIRECTOR OF PUBLIC SERVICE

City Hall 40 West Main Street Newark, Ohio 43055-5531 www.newarkohio.net

(740) 670-7703 drhodes@newarkohio.net

May 13, 2025

RE: APPLICATION NO. PC-25-16 for Zoning District Change

Location: 330 Thornwood Dr., Newark, Ohio 43055 Current Zoning Classification: MFC – Multi-Family Condo Requested Zoning Classification: MFH – Multi-Family High Rise Owner/Applicant: Layman Stephen T et al. / Scott Hartley

Re: Ordinance No. 25-09 AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 330 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216702-00.000 FROM THAT OF MFC - MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

## Ladies and Gentlemen:

A Public Hearing was held by the City of Newark Planning Commission on Tuesday, May 13, 2025.

Upon consideration of the information presented, the following actions are recommended:

1. The zoning classification for the parcel at 330 Thornwood Dr. shall be changed to MFH – Multi-Family High Rise District. Ordinance 25-09 is recommended for passage and approval by Council.

Sincerely,

David Rhodes Newark City Planning Commission Director

Cc: Law Director
Zoning Inspector
City Engineer

dotloop signature verification: dtlp.us/P63s-rmq5-GzMC

Planning Commission c/o Engineering Dept. 40 West Main St, 2<sup>nd</sup> Floor Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax

# City of Newark Planning Commission Zoning District Change Application

Zoning File #\_ Paid By: (circle one)
Check # \_ Z C Cast
Receipt # \_ S Z C C

# CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13	
☑ District Change	☐ District Establishment (Newly Annexed)
Ou	vner
Property Owner: LAYMAN STEPHEN T ET AL	Telephone: 740-404-3446
Address: 1471 Granville Road	E-mail: slayman@shai-hess.com
City: Newark State: OH	Zip: 43055 Fax:
I would prefer to have agendas mailed rather than e-mailed	
Applicant/R	epresentative
Representative: Scott Hartley	Same as above ☐ Telephone: 404-835-5768
Address: 2964 Peachtree Road Suite 585	E-mail: sh@vistarp.com
City: Atlanta State: GA	Zip: 30305 Fax:
I would prefer to have agendas mailed rather than e-mailed	
Property	Location
Street Address: THORNWOOD DR NEWARK, OH 43055	(Trailhead II)
Parcel Tax ID #: 054-216702-00.000	Number of Acres: 5.32
Lot Number: (if applicable)	Property Platted? Yes ☑ No □
District Cla	assification (Zoning Code 08-33, see www.newarkohio.net)
□ AD Agricultural □ CD Conservation □ CSI Church School Institutional □ DC Downtown □ GB General Business □ GC General Commercial □ GI General Industrial □ GO General Office □ HB High Intensity Business □ LB Limited Intensity Business □ LC Limited Commercial □ LI Limited Industrial □ LO Limited Office □ MB Medium Intensity Business	□ AD Agricultural □ CD Conservation □ CSI Church School Institutional □ DC Downtown □ GB General Business □ GC General Commercial □ GI General Industrial □ GO General Office □ HB High Intensity Business □ LB Limited Intensity Business □ LC Limited Commercial □ LI Limited Industrial □ LO Limited Office □ MB Medium Intensity Business
<ul> <li>☑ MFC Multi-Family Condo</li> <li>☐ MFH Multi-Family High Rise</li> <li>☐ MFR Multi-Family Residence</li> <li>☐ Overlay Historic</li> <li>☐ Planned Unit Development</li> <li>☐ RMH Single-Family Residence Manufactured Home</li> <li>☐ Single-Family Residence (Circle one)</li> <li>☐ RS-Suburban RL-Low Density RM-Medium Density RH-High Density</li> <li>☐ RZL Single-Family Residence Zero Lot Line</li> <li>☐ SFC Single-Family Residence</li> <li>☐ TFR Two-Family Residence</li> </ul>	<ul> <li>MFC Multi-Family Condo</li> <li>MFH Multi-Family High Rise</li> <li>MFR Multi-Family Residence</li> <li>Overlay Historic</li> <li>Planned Unit Development</li> <li>RMH Single-Family Residence Manufactured Home</li> <li>Single-Family Residence (Circle one) <ul> <li>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</li> <li>RZL Single-Family Residence Zero Lot Line</li> <li>SFC Single-Family Condo</li> <li>TFR Two-Family Residence</li> </ul> </li> </ul>

Zoning File #

PC-25-16
PC Application #

Property Use		
Present Use: Vacant Land	Proposed Use: Multifamily Development	
Additional C	Comments	
Reason For Request:		
Required Documentation	and Process Overview	
<ul> <li>✓ Complete Application Form – must include the notarized sign present, attach an Authorization Letter from the property own his/her behalf.</li> <li>✓ Obtain a Tax Map and Auditor's Parcel Numbers of the parce Note: Tax Maps can be provided by the Engineering Department du Obtain a Legal Description of parcels to be re-zoned. (typicall Note: Legal Description must be reviewed and stamped approved of Obtain a Parcel Drawing or Map showing the location of all be Note: Aerial maps can be provided by the Engineering Department.</li> <li>✓ Call the Newark City Engineering Department to schedule an Newark City Engineering Department - 40 W. Main Street (2nd Foote: A \$300 Application and required documentation Newark City Engineering Department - 40 W. Main Street (2nd Foote: A \$300 Application Fee must accompany this Application. Mewark City Council Chambers, 40 W. Main Street (1st Floor). Note: be prepared to answer Planning Commission and Council Meeting Newark City Council Chambers, 40 W. Main Street (1st Floor). Note: be prepared to answer Planning Commission and Council Meeting Stephen Layman</li> <li>✓ Stephen Layman</li> <li>✓ Stephen Layman</li> <li>✓ Stephen Layman</li> <li>✓ Stephen Layman</li> </ul>	er, giving the Representative permission to act on  els to be re-zoned uring the Engineering Review.  ly a survey description or valid deed description) during the Engineering Review.  uildings on the parcelulation  POLLY A. KEMP NOTARY PUBLIC tained prior  MY COMMISSION EXPIRES lings  embers' questions regarding your application  wledgement	
My Commission Expires: 5 11 2029		
Engineering/Zoning Authoriz	Notary Public  Zation - Office Tise Only	
Approved Denied		
Engineering Signature:	Date: 2/21/2025	
Comments/Conditions: 25 CAIDTEN APPROVE	7 FOR ZONW & PURPOSS	
Planning Commission Recommendati	ion to Council – Office Use Only	
Approved ☐ Denied ☐	☐ Approved with Conditions ☐	
Planning Director Signature:	Date:	
Conditions:  After Planning Commission Recommendation:  Contact the Clerk of Council regarding Council Public Hearing Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office		



330 & 360 THORNWOOD DR MARCH 17, 2025

0

85 170

510

680

NEWARK VSn . OIHO 340

PROPOSED VARIANCE

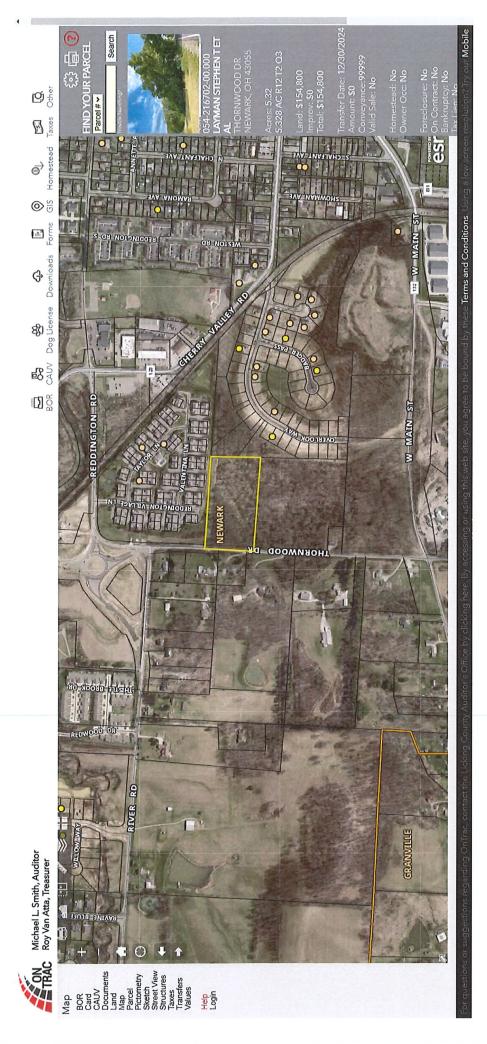
PROPOSED VARIANCE WITHIN 300FT



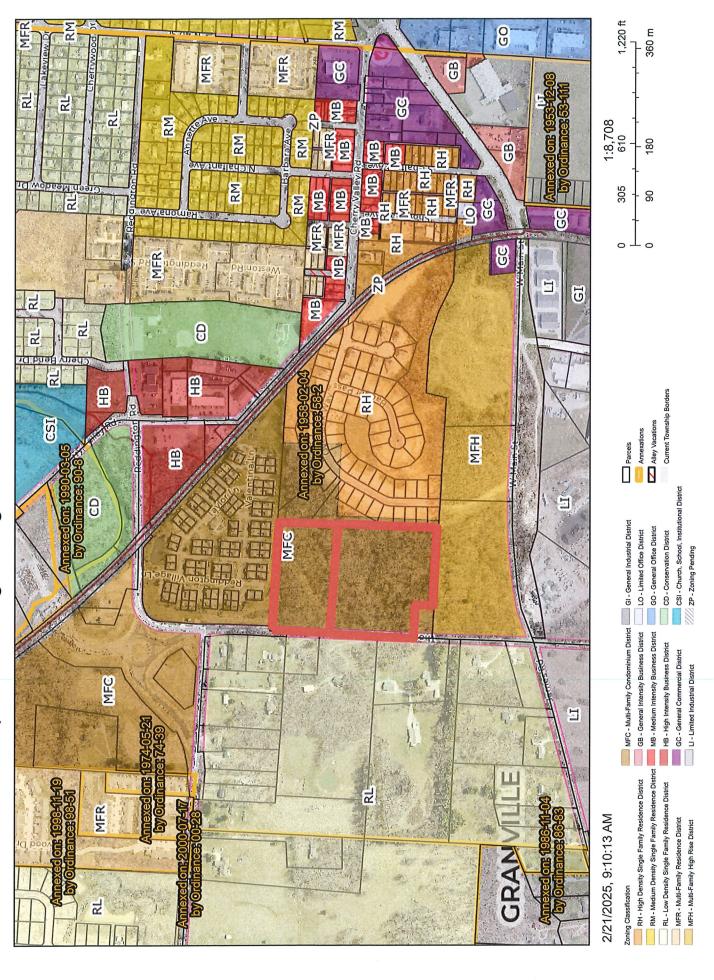
BUILDINGS



# Thornwood Drive



# Proposed Zoning Changes - 330 & 360 Thornwood Dr



BARNER ORDIN

ORDINANCE NO. 25-10

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 360 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216624-00.000 FROM THAT OF MFC – MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1**: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from MFC – MULTI-FAMILY CONDO ZONING DISTRICT TO MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

# SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

Passed this day of _	, 20
	PRESIDENT OF COUNCIL
ATTEST: Clerk of Council	
DATE FILED WITH MAYOR:	
DATE APPROVED BY MAYC	PR:
MAYOR	
FORM APPROVED: Director	of Law
DESCRIPTION APPROVED:	Brian Morehead, Engineer

Section 4: This ordinance shall become effective at the earliest time permitted by

Section 4.07 of the Charter of the City of Newark, Ohio.

Prepared by the Office of the Director of Law

DC-25-15

### EXHIBIT A

Real property in the City of Newark, County of Licking, State of Ohio, and is described as follows:

Situated in the County of Licking, in the State of Ohio, in the City of Newark and formerly in the Township of Granville, and bounded and described as follows:

Being in Range 12, Township 2 and Quarter Township 3, and being further described as follows:

Commencing at an iron pin at the intersection of Township Road 134 and Township Road 131; thence south 3 degrees 30 minutes west along Township Road 134 a distance of 737.71 feet to an iron pin, which iron pin is the place of beginning; thence south 85 degrees 45 minutes cast a distance of 710.60 feet to an iron pin in the northwest corner of a tract of land owned by Roy A. Vaughn and Dorothy M. Vaughn; thence south 3 degrees 30 minutes west along said Vaughn west line a distance of 613 feet to an iron pin; thence north 86 degrees 25 minutes west a distance of 501.82 to a point; thence north 3 degrees 30 minutes east a distance of 104.38 feet to a point; thence north 86 degrees 25 minutes west a distance of 208.72 feet to an iron pin in Township Road 134; thence North 3 degrees 30 minutes east along said Township Road a distance of 516.62 feet to the place of beginning, containing 9.56 acres, more or less.

The above described tract being a parcel out of the southwest corner of a 37 acre tract of land deed to Carl A. Rosskopf and Fare E. Rosskopf from Charles D. Showman on February 13, 1937, said deed being recorded in Licking County Deed Records. Volume 321, at page 374.

Parcel #: 54-216624-00.000

LESS AND EXCEPTING THEREFROM THE 0.488 Acres platted on the Plat for The Overlook Subdivision of record as Instrument No. 202309250017425, Recorder's Office, Licking County, Ohio.

DOSCALARED FOR ZONING
By But Man

Div. of Engineering City of Newark, Ohio



# WARK DAVID RHODES

NEWARK CITY
DIRECTOR OF PUBLIC SERVICE

City Hall 40 West Main Street Newark, Ohio 43055-5531 www.newarkohio.net

(740) 670-7703 drhodes@newarkohio.net

May 13, 2025

RE: APPLICATION NO. PC-25-15 for Zoning District Change

Location: 360 Thornwood Dr., Newark, Ohio 43055 Current Zoning Classification: MFC – Multi-Family Condo Requested Zoning Classification: MFH – Multi-Family High Rise Owner/Applicant: Layman Stephen T et al. / Scott Hartley

Re: **Ordinance No. 25-10** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 360 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216624-00.000 FROM THAT OF MFC - MULTI-FAMILY CONDO ZONING DISTRICT TO MFH — MULTI-FAMILY HIGH RISE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

## Ladies and Gentlemen:

A Public Hearing was held by the City of Newark Planning Commission on Tuesday, May 13, 2025.

Upon consideration of the information presented, the following actions are recommended:

1. The zoning classification for the parcel at 360 Thornwood Dr. shall be changed to MFH – Multi-Family High Rise District. Ordinance 25-10 is recommended for passage and approval by Council.

Sincerely,

David Rhodes
Newark City Planning Commission Director

Cc: Law Director
Zoning Inspector
City Engineer



**Planning Commission** c/o Engineering Dept. 40 West Main St, 2nd Floor Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax

# City of Newark Planning Commission Zoning District Change Application

Zoning File #
PC Application # PC-25-15
Date Received: 7-15-25
Received by: 2. Com
Amount Due:\$300.00
Paid By: (circle one)
Check# Cash
Receipt # 632451

# CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 6/13		
☑ District Change	☐ District Establishment (Newly Annexed)	
$O\tau$	vner	
Property Owner: LAYMAN STEPHEN T ET AL	Telephone: 740-404-3446	
Address: 1471 Granville Road	E-mail: slayman@shai-hess.com	
City: Newark State: OH	Zip: 43055 Fax:	
I would prefer to have agendas mailed rather than e-mailed	]	
Applicant/I	epresentative	
Representative: Scott Hartley	Same as above ☐ Telephone: 404-835-5768	
Address: 2964 Peachtree Road Suite 585	E-mail: sh@vistarp.com	
City: Atlanta State: GA	Zip: 30305 Fax:	
I would prefer to have agendas mailed rather than e-mailed	1	
Property Location		
Street Address: THORNWOOD DR NEWARK, OH 43055	(Trailbead II)	
Parcel Tax ID #: 054-216624-00.000	Number of Acres: 9.07	
Lot Number: (if applicable)	Property Platted? Yes ☑ No □	
District Cla	assification (Zoning Code 08-33, see www.newarkohio.net)	
Present Zoning District:  AD Agricultural CD Conservation CSI Church School Institutional DC Downtown GB General Business GC General Commercial GI General Industrial GO General Office HB High Intensity Business LB Limited Intensity Business	Proposed Zoning District:  ☐ AD Agricultural ☐ CD Conservation ☐ CSI Church School Institutional ☐ DC Downtown ☐ GB General Business ☐ GC General Commercial ☐ GI General Industrial ☐ GO General Office ☐ HB High Intensity Business ☐ LB Limited Intensity Business	
<ul> <li>□ LC Limited Commercial</li> <li>□ LI Limited Industrial</li> <li>□ LO Limited Office</li> <li>□ MB Medium Intensity Business</li> <li>☑ MFC Multi-Family Condo</li> <li>□ MFH Multi-Family High Rise</li> <li>□ MFR Multi-Family Residence</li> <li>□ Overlay Historic</li> <li>□ Planned Unit Development</li> <li>□ RMH Single-Family Residence Manufactured Home</li> <li>□ Single-Family Residence (Circle one)</li> <li>□ RS-Suburban RL-Low Density RM-Medium Density RH-High Density</li> <li>□ RZL Single-Family Residence Zero Lot Line</li> <li>□ SFC Single-Family Residence</li> <li>□ TFR Two-Family Residence</li> </ul>	<ul> <li>□ LC Limited Commercial</li> <li>□ LI Limited Industrial</li> <li>□ LO Limited Office</li> <li>□ MB Medium Intensity Business</li> <li>□ MFC Multi-Family Condo</li> <li>☑ MFH Multi-Family High Rise</li> <li>□ MFR Multi-Family Residence</li> <li>□ Overlay Historic</li> <li>□ Planned Unit Development</li> <li>□ RMH Single-Family Residence Manufactured Home</li> <li>□ Single-Family Residence (Circle one)</li> <li>□ RS-Suburban RL-Low Density RM-Medium Density RH-High Density</li> <li>□ RZL Single-Family Residence Zero Lot Line</li> <li>□ SFC Single-Family Residence</li> <li>□ TFR Two-Family Residence</li> </ul>	

Zoning File #



Property	Use
Present Use: Vacant Land	Proposed Use: Multifamily Development
Additional Co	omments)
Reason For Request:	
Required Documentation of	ınd Process Overview
<ul> <li>✓ Complete Application Form – must include the notarized signal present, attach an Authorization Letter from the property owner his/her behalf.</li> <li>✓ Obtain a Tax Map and Auditor's Parcel Numbers of the parcels Note: Tax Maps can be provided by the Engineering Department during Obtain a Legal Description of parcels to be re-zoned. (typically Note: Legal Description must be reviewed and stamped approved during Obtain a Parcel Drawing or Map showing the location of all but Note: Aerial maps can be provided by the Engineering Department of Call the Newark City Engineering Department to schedule an Newark City Engineering Department - 40 W. Main Street (2nd Fl. Note: The Engineering/ Zoning Authorization Signature must be obtained by Submit Application and required documentation Newark City Engineering Department - 40 W. Main Street (2nd Fl. Note: A \$300 Application Fee must accompany this Application. Main Attend the Planning Commission Meetings and Council Meeting Newark City Council Chambers, 40 W. Main Street (1st Floor).</li> <li>Note: be prepared to answer Planning Commission and Council Meetings.</li> </ul>	s to be re-zoned ring the Engineering Review. The a survey description or valid deed description) ruring the Engineering Review. The indicated by th
Owner Acknow	
Property Owner Signature: Stephen Layman Outloop W 02/17/25 MUKO-OF	on is true and factual to the best of my knowledge.  erifled 10:19 AM EST XK-8643-TFMC  Date:
Sworn and subscribed before me this	mary ,20 8/5
My Commission Expires: 5 (1) 2009	Notary Public
Engineering/Zoning Authoriz	
Approved 🖰 Denied 🗆	016-
Engineering Signature:  Comments/Conditions:  To sea para Appara	Date: 2/21/2025
Comments/Conditions:	FAR ZUNG FILIESOS.
Planning Commission Recommendation	
Approved Denied Denied Denied	Approved with Conditions □
Planning Director Signature:	Date:
Conditions:  After Planning Commission Recommendation:  Contact the Clerk of Council regarding Council Public Hearing a Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office)	



680

0

85 170

340 VSD . OIHO

510

MARCH 17, 2025

BUILDINGS

PROPOSED VARIANCE PROPOSED VARIANCE WITHIN 300FT

CITY LIMITS STREAMS

# Thornwood Drive



# Proposed Zoning Changes - 330 & 360 Thornwood Dr

