

TEMPORARY ORDINANCE NO. 39-23

PERMANENT ORDINANCE NO. 27-23

AN ORDINANCE TO ACCEPT A PETITION FOR THE ANNEXATION OF 8.9 +/- ACRES IN GREENFIELD TOWNSHIP, TO CONSENT TO ANNEXATION, AND TO DECLARE AN EMERGENCY

WHEREAS, pursuant to Ohio Revised Code ("ORC") Sections 709.021 and 709.023, on October 31, 2023, the City of Lancaster received Petitioner's Expedited Type II Petition for Annexation of 8.9 +/- acres from Greenfield Township to the City of Lancaster; and

WHEREAS, Petitioner and the City have negotiated a Pre-Annexation Agreement which authorizes the City to receive and approve zoning and other development plans, subject to final acceptance of the annexation; and

WHEREAS, the City wishes to accept the Petition for Annexation and consent to the annexation pursuant to ORC Section 709.023(D); now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO

SECTION 1. That the City of Lancaster hereby accepts a Petition for Expedited Type II Annexation of 8.9 +/- acres herein described in Exhibit A, and consents to the annexation thereof.

SECTION 2. That the City Law Director is hereby authorized to proceed with annexation proceedings on behalf of the City for the 8.9 +/- acres described in Exhibit A, as an Expedited Type II annexation pursuant to ORC Sections 709.021 and 709.023.

SECTION 3. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Municipality and its inhabitants and for the further reason that this ordinance is necessary to further economic development and remediate the City's acute housing shortage; wherefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: 11/13/23 after 1st reading. Vote: Yeas 9 Nays 0

Approved: 11/13/23

Clerk: Teresa Lee Sandy

Offered by: [Signature]

Second by: [Signature]

Requested by Economic Development Committee

[Signature]
President of Council

[Signature]
Mayor

I, Teresa L. Sandy, Clerk of Council do hereby certify that on _____, 2023 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

NOTICE OF FILING OF PETITION FOR ANNEXATION

To: Teresa Sandy
Clerk of the Council of the City of Lancaster
104 E. Main Street
Lancaster, Ohio 43130

Re: Proposed annexation of 8.9 +/- acres in Greenfield Township, Fairfield County, Ohio to the City of Lancaster, Ohio.

In accordance with Section 709.023(B) of the Ohio Revised Code, notice is hereby given that a petition for annexation to the City of Lancaster, Ohio, for 8.9+/- acres, more or less, in Greenfield Township, Fairfield County, Ohio, was filed with the Board of County Commissioners of Fairfield County, Ohio, on the 31 day of October 2023. Attached hereto and made a part hereof is the petition for annexation to which the legal description of the 8.9+/- acres and the plat therefore are attached.

Date: 10-31-23


Elizabeth Seedorf, Agent for Petitioner
52 East Gay Street
Columbus, Ohio 43215
Telephone: 614-464-6363

Received by City of Lancaster this 31st day of October, 2023. @ 10:44 a.m

Signature: Teresa Lee Sandy
Name: Teresa Lee Sandy

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OCT 31 2023

Fairfield County
Commissioners

**PETITION FOR ANNEXATION
TO THE CITY OF LANCASTER, OHIO
OF 8.9+/-ACRES, MORE OR LESS, IN
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO**

Now comes the undersigned, petitioner in the premises and being the sole owner of a certain area as hereinafter described, consisting of 8.9+/-acres, more or less, in Greenfield Township, Fairfield County, Ohio, which is contiguous and adjacent to the City of Lancaster, Ohio, according to the statutes of the State of Ohio. Said area is situated in the Township of Greenfield, County of Fairfield, and State of Ohio; and an accurate legal description of the perimeter is attached hereto and made a part hereof as Exhibit "A" and an accurate map of the territory proposed for annexation is attached hereto and made a part hereof as Exhibit "B".

This petition is for an Expedited II annexation, under Sections 709.021 and 709.023 of the Ohio Revised Code.

Elizabeth Seedorf, Esq., of 52 East Gay Street, Columbus, Ohio 43215, is the person to act as agent for the undersigned petitioner(s) as required by Section 709.02 of the Ohio Revised Code. Said agent is hereby authorized to make any amendment and/or deletion which is in her absolute and complete discretion necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the County Engineer in his/her examination of the petition and plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County Commissioners on, or after the date set for hearing on this petition.

The total number of owners in the territory sought to be annexed is one, and the one owner signed this annexation petition. The person(s) who signed this petition are the only owners of the real estate located within the territory proposed for annexation and constitutes all of the owners of the real estate in that territory. This petition may be signed in parts.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

<u>Name</u>	<u>Address</u>	<u>Lot No. or Acreage</u>	<u>Date Signed</u>
JB 2750, LLC	511 SW Port St. Lucie Blvd	8.9+/- acres	October 30, 2023
By: <i>[Signature]</i>	Port St. Lucie, FL 34953		
Print Name: <u>John A. Grazzi</u>			
Title: <u>MM</u>			

Exhibit A

PROPOSED ANNEXATION OF 8.9 ACRES +/- FROM GREENFIELD TOWNSHIP TO CITY OF LANCASTER

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Fairfield County
Commissioners

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Section 27, Township 15, Range 19, and being part of that 9.06 acre tract of land as conveyed to JB 2750, LLC, of record in Official Record 1670, Page 1426 and being PID 0140100400 and more particularly described as follows:

Beginning at the southeasterly corner of Reserve "B" of a subdivision entitled "General Sherman Junior High School", of record in Plat Cabinet 3, Slot 46, being a point in the westerly line of a subdivision entitled River Valley Highlands Section 4, Phase 3, of record in Plat Cabinet 1, Slot 190 and being a point in the existing City of Lancaster Corporation Line, of record in Official Record 1463, Page 34, Ordinance Number 25_07, Resolution Number 6.12.19.B and of record in Dedication Record 6, Page 211, Ordinance Number 09_92, Resolution Number 91.12.17.D;

Thence, South 0°00'00" East, with said existing City of Lancaster Corporation line, the westerly line of said River Valley Highlands Section 4, Phase 3 and with the westerly line of a subdivision entitled Hubbard Industrial Park, of record in Plat Cabinet 1, Slot 170, and with the westerly line of a 4.8034 acre tract, as conveyed to SCF RC Funding III, LLC, of record in Official Record 1739, Page 3947, a distance of 1627.93 feet to a point in the northerly right of way line of North Columbus Street;

Thence, North 75°00'00" West with said northerly right of way line, a distance of 198.99 feet to a point in the easterly line of a 1.117 acre tract as conveyed to Coughlin Properties of Lancaster, LLC, of record in Instrument Number 202100028733;

Thence, with the easterly line of said 1.117 acre tract and the perimeter of an 11.769 acre tract as conveyed to Coughlin Properties of Lancaster, LLC, of record in Instrument Number 202100028733, the following courses:

North 0°00'00" East, a distance of 851.78 feet to a corner of said 11.769 acre tract;

North 89°30'00" West, a distance of 110.04 feet to a corner of said 11.769 acre tract;

North 0°00'00" East, a distance of 723.69 feet to the northeasterly corner of said 11.769 acre tract and being a point in the southerly line of Lot 1 of said "General Sherman Junior High School", and being a point in said existing City of Lancaster Corporation Line;

Thence, South 89°59'59" East, with said Existing City of Lancaster Corporation Line and the southerly line of said Lot 1, a distance of 302.25 feet to the **Point of Beginning** and containing 8.9 acres of land more or less, the total perimeter of this proposed annexation is 3814.68 feet of which 1930.18 are contiguous with the City of Lancaster giving 51% contiguity;

Subject to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of recording pertaining to the above described tract of land.

This description was prepared from existing record information and is for annexation purpose only.

CESO Inc



Jeffrey A. Miller, PS
Registered Surveyor No. 7211

Date

Jeffrey A. Miller 7-18-23

Exhibit B

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Fairfield County
Commissioner's



General Sherman
Junior High School
P.C. 3, SL 46
Lot 1
PID: 0630010100

Existing City of Lancaster Corp Line
O.R. 1463, Pg. 34
Ordinance No. 25-07
Resolution No. 061219B

Bab-Boyd Company II
DB 604, PG 239
PID: 0140098200
13.71 acres

City of Lancaster
Greenfield Township

JB 2750, LLC
OR 1670, Pg 1426
PID: 0140100400
9.06 Acres

8.9± Acres

Coughlin Properties of
Lancaster, LLC
IN 202100028733
PID: 0140100200
11.769 Acres

1.117
Acres

PID: 0140100300

Columbus Lancaster Road, LLC
OR 1732, PG. 1915
PID: 0140100000
3.46 Acres

SCF RC Funding III, LLC
OR 1739, PG 3947
PID: 0532003666
4.8034 Acres

Taylor Real Estate
OR 1749, Pg. 2171
PID: 0532003662
9.51 Acres

8.946 Acres Remaining

GRAPHIC SCALE (IN FEET)

CONTIGUITY NOTE

The total perimeter of annexation area is 3814.68 feet, of which 1930.18 feet are contiguous with the City of Lancaster, giving 51% contiguity.

This exhibit was prepared from record information from the Fairfield County Engineer, Recorder, and Auditor, and is not intended for the transfer of real property.

LEGEND

- Ex-ist. City of Lancaster Corp Line
- Ex-ist. Parcel Line
- Prop. Annexation Corp Line
- Prop. Area to be Annexed (8.9± ACRES)

JEFFREY A MILLER OHIO P.S. NO 7211

DATE



Drawing Title	Proposed Annexation of 8.9± Acres From Greenfield Township To the City of Lancaster	
	Project Number	762826
Scale	1" = 200'	
Drawn By	ABP	
Checked By	ALB	
Date	7/14/2023	
Issue		



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Commissioner

List of Surrounding Property Owners:

2330 Columbus Lancaster Road LLC
Parcel No. 0140100000
777 W Orange Road
Delaware, Ohio 43015

Tammy S. Bukky
Parcel No. 0532252200
2704 Hardwood Avenue
Lancaster, Ohio 43130

Coughlin Properties of Lancaster LLC
Parcel No. 0140100300 and 0140100200
P.O. Box 1474
Pataskala, Ohio 43062

Michael Hubbard
Parcel No. 0532223500
1188 Stone Run Court
Lancaster, Ohio 43130

Board of Education Lancaster City Schools
Parcel No. 0630010100 and 0630010300
345 E. Mulberry Street
Lancaster, Ohio 43130

Taylor Real Estate LTD
c/o Milt Taylor
Parcel No. 0532003662
1164 Stone Run Court
Lancaster, Ohio 43130

Todd R. Strobe
Parcel No. 0532251600
2731 Prairie Grass Avenue
Lancaster, Ohio 43130

SCF RC Funding III LLC
c/o 84 Lumber Co
Parcel No. 0532003666
1019 Rt. 519
Eighty Four, Pennsylvania 15330

Bo B. Olsen and Kristin J. Surv
Parcel No. 0532251700
2728 Hardwood Avenue
Lancaster, Ohio 43130

David M. Keaton and Crystal K. Keaton
Parcel No. 0532252300
2698 Hardwood Avenue
Lancaster, Ohio 43130

FKH SFR C1 LP
c/o First Key Homes LLC
Parcel No. 0532251800
1850 Parkway Place Suite 900
Marietta, Georgia 30067

Joseph B. Weidner and Teresa L. Surv
Parcel No. 0532251900
2716 Hardwood Avenue
Lancaster, Ohio 43130

Mark E. Bohach and Arlene Surv
Parcel No. 0532252000
2712 Hardwood Avenue
Lancaster, Ohio 43130

Scot A. McGinty and Michele L. Surv
Parcel No. 0532252100
2708 Hardwood Avenue
Lancaster, Ohio 43130