

St Albans Township

Alexandria, OH 43001

APPLICATION FOR Rezoning

APPLICATION NUMBER _____

1. Name of Applicant Lanndale Farms, Inc.
Mailing Address 4425 Johnstown Alexandria Rd.
Phone # Home _____ Johnstown, OH 43031
Business _____
Cell 740-398-5509
Email address lanndale1948@gmail.com
2. Existing Use Agriculture Proposed Use A use listed under G.B.
3. Current Zoning Agriculture Proposed Zoning General Business
4. Property Location State Route 310, East side,
across from 1803 Hazelton Etna Rd, Pataskala
Parcel # 066-318558-01.000 43062

Required to submit with application

1. A vicinity at a scale approved by the Zoning Inspector showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Inspector may require.
2. A statement of how the proposed rezoning relates to the Comprehensive Plan.
3. A list of all property owners and their mailing addresses who are within, contiguous to, directly across the street from the parcel(s) proposed to be rezoned.
4. The proposed amendment to the zoning map or text in resolution form.
5. Fee as established according to the St Albans Zoning Resolution, non-refundable.
6. A current legal description of the property proposed for zoning amendment.
7. List of all property owners and their mailing addresses who are within, contiguous to, directly across the street from the parcel(s), for which the application for Rezoning is being filed with the St. Albans Zoning Inspector.

Submitted by: L. Jeffrey Mitchell, President
Lanndale Farms, Inc.

For Official Use Only

Date Issued _____ Date of Notice to parties of Interest _____ Date of Check _____

St. Albans Township
Application for Rezoning Supporting Documents

Parcel Number 0066-318558-01.000

Item 1. Plat of Survey is attached showing property lines, etc. as required.

Item 2. The proposed rezoning to General Business aligns with the recently updated St. Albans Township Comprehensive Plan and the Future Land Use Map (attached) which designates the entirety of the parcel as Planned Commercial. Southwest Licking Community Water and Sewer District has already installed water lines along the west side and south side of the parcel and purchased adjacent property to locate a wastewater treatment plant to service the area.

The parcel requesting rezoning is located near the State Route 161/ State Route 310 interchange. Other property in the area recently purchased for general business uses include Licking Memorial Heath Foundation, East Avenue Duchess (gas station), and AMG 310 LLC (tree preservation service) because of easy access and expected population growth.

Item 3. The list of required property owners and their addresses is attached.

Item 4. The proposed amendment to the zoning map is to change the zoning district from Agriculture (Article 17 in the St. Albans Township Zoning Resolution) to General Business (Article 15 in the St. Albans Township Zoning Resolution).

Item 5. The \$1000.00 rezoning fee has been submitted to the St. Albans Township zoning inspector, Woody Fox.

Item 6. The current legal description of Parcel 0066-318558-01.000 is attached.

Item 7. See Item 3.



Roy Van Atta
Licking County Treasurer

P.O. Box 830 • Newark, OH 43058-0830 • 740.670.5010

2023 2nd Half - Due by 07/17/2024

For Reference Only

LANNDALE FARMS INC
ATTN: MITCHELL L JEFFREY
4425 JOHNSTOWN ALEXANDRIA RD
JOHNSTOWN OH, 43031

Parcel # **066-318558-01.000**

Property Address
1803 HAZELTON-ETNA RD NW
PATASKALA OH 43062
Owner Name
LANNDALE FARMS INC

Legal Description
47.493 AC LOT 28 & 29 3RD RNG 2ND DIV
R14 T2 Q2 + LOT 2 WEST DIV R14 T2 Q3 -
Agricultural
Tax District
066 ST ALBANS T-NRDGE LSD

TAX BILL CALCULATION

10 Gross Full Year Tax	6711.20
CAUV Reduction Credit	-5099.06
Tax Reduction Credit	-484.80
Non-Business Credit	-78.94
Annual Net Tax	1048.40
Payments	-524.20
BALANCE DUE:	524.20

5 Gross Tax Rate	6 Effective Tax Rate	7 Non Business Reduction Factor	8 Owner Occupied Reduction Factor	9 Homestead Reduction
64.88	45.366100	0.070014	0.017503	0

ANNUAL TAX DISTRIBUTION			PROPERTY VALUE	
11			12 Market Value	
School	0.5885	617.03	Land:	416,300
Fire/EMS	0.1255	131.64	Improvement:	0
Roads	0.0753	78.96	Total:	416,300
Township	0.0440	46.22		
Vocational School	0.0440	46.22	13 Taxable Value	
Develop Disability	0.0381	40.00	Land:	145,710
Children Services	0.0250	26.22	Improvement:	0
County	0.0242	25.42	Total:	145,710
Senior Citizens	0.0165	17.37		
Mental Health	0.0122	12.86		
County Parks	0.0061	6.45		
Total	100%	1048.40	14 TREASURER'S MESSAGE	

Short explanations and contact phone numbers for each numbered box are available on the back of this bill.

Return this stub with check made payable to:

Your cancelled check or check image is a valid receipt. If you need a stamped receipt, please return entire bill with a self addressed stamped envelope.



Roy Van Atta
Licking County Treasurer

P.O. Box 830
Newark, Ohio 43058-0830

2023 2nd Half - Due by 07/17/2024

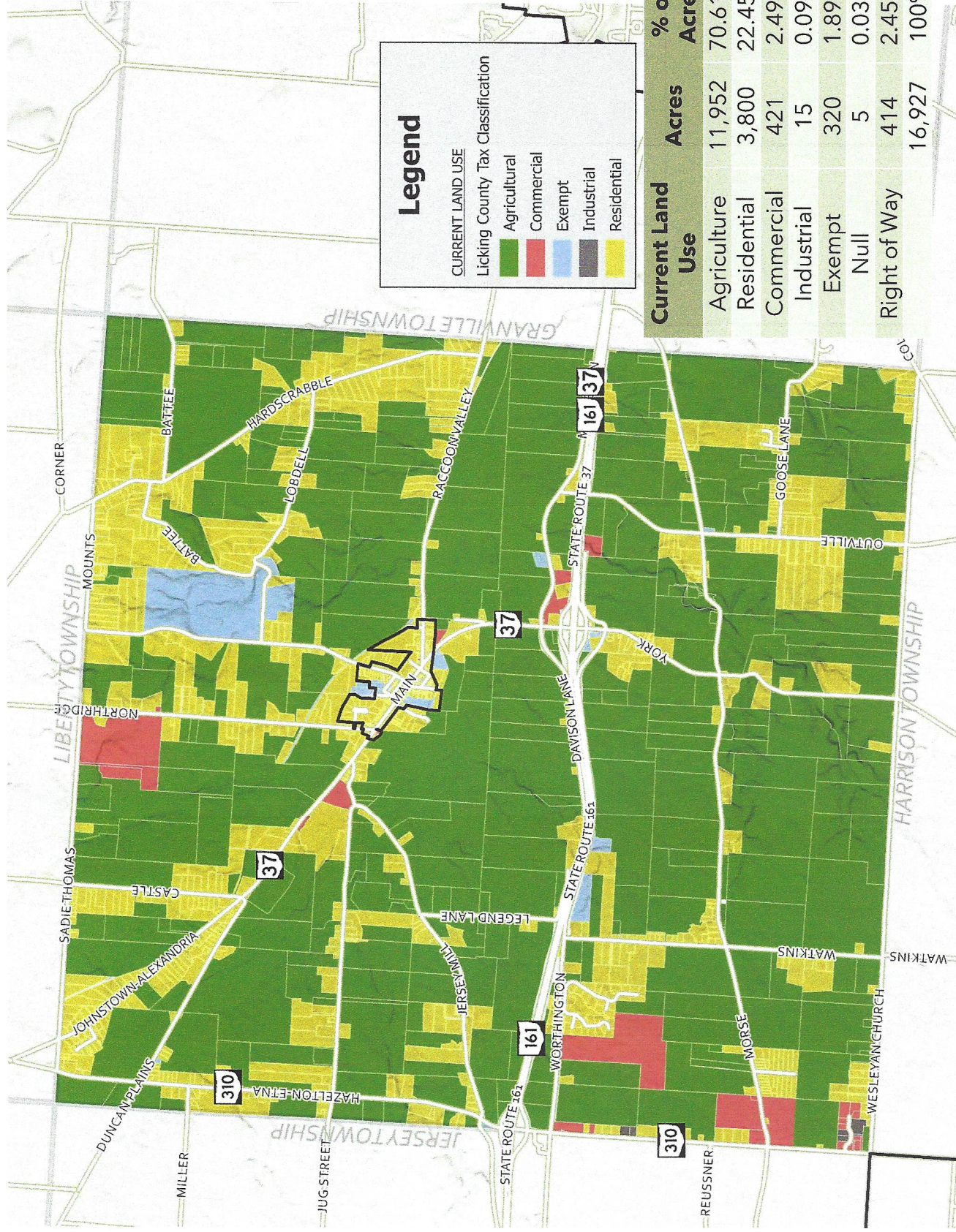
Name: _____
Phone: _____
Check Cash
Change: _____

Parcel # 066-318558-01.000
Owner LANNDALE FARMS INC
Address 1803 HAZELTON-ETNA RD NW
PATASKALA OH 43062

BALANCE DUE: 524.20

MAP 2 CURRENT LAND USE

Source: Licking County Auditor



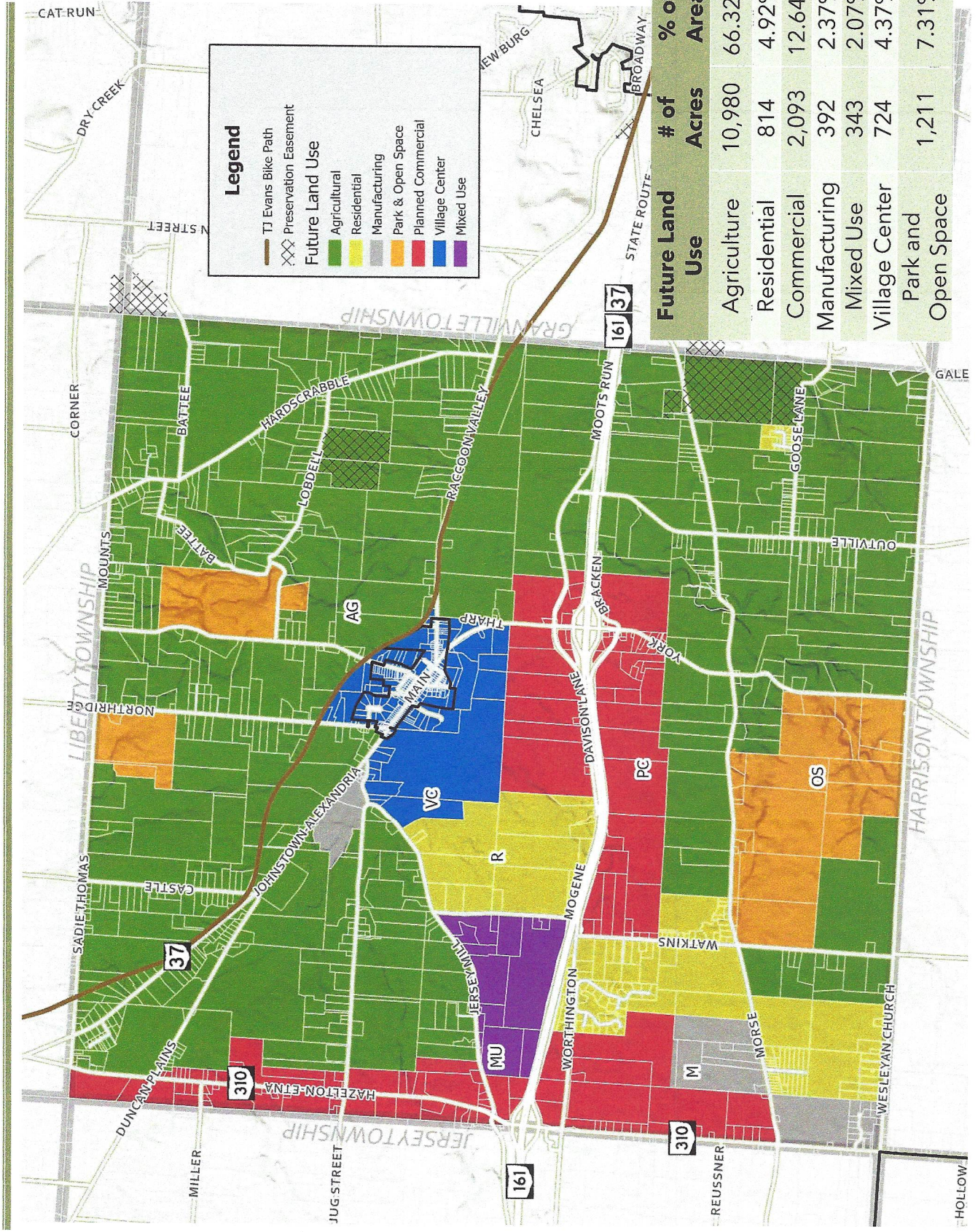
Legend

CURRENT LAND USE
Licking County Tax Classification

- Agricultural
- Commercial
- Exempt
- Industrial
- Residential

Current Land Use	Acres	% of Acres
Agriculture	11,952	70.61%
Residential	3,800	22.45%
Commercial	421	2.49%
Industrial	15	0.09%
Exempt	320	1.89%
Null	5	0.03%
Right of Way	414	2.45%
Total	16,927	100%

MAP 3 FUTURE LAND USE MAP



Future Land Use	# of Acres	% of Area
Agriculture	10,980	66.32%
Residential	814	4.92%
Commercial	2,093	12.64%
Manufacturing	392	2.37%
Mixed Use	343	2.07%
Village Center	724	4.37%
Park and Open Space	1,211	7.31%

OnTrac Property Map



August 6, 2024

Owner Name & Acres
 Centerline Labels

Interstate/US/State Route
 County Road
 Township Road
 Other Road Type

Driveway
 Interstates

Municipal Corporations

752 Feet
 0.14 Miles

Jurisdictional Townships
 Historical Townships Line

County Boundary

DESCRIPTION OF 54.567 ACRES

Situated in the State of Ohio, County of Licking, Township of St. Albans, being part of Lots 28 and 29, Quarter Township 2, and Lot 2, Quarter Township 3, Township 2, Range 14, United States Military Lands, being all of the remaining tract of land described in deed to Lanndale Farms, Inc. of record in Deed Book 814, Page 354, all references to records being on file in the Office of the Recorder, Licking County, Ohio, said 54.567 acre tract being more fully described herein;

Beginning at a MAG Nail set at the intersection of the centerline of State Route 310 (Hazelton-Etna Road) and the south line of Lot 28, also being the southeast corner of that 3.35 acre parcel as conveyed to AMG 310, LLC by deed of record in Instrument Number 202305040007843;

Thence along the centerline of said State Route 310 the following five (5) courses and distances:

North 14°15'59" East a distance of **308.28 feet** to a MAG Nail set;

North 14°00'36" East a distance of **436.50 feet** to a MAG Nail set;

North 13°43'19" East a distance of **356.71 feet** to a MAG Nail set;

North 11°35'33" East a distance of **455.90 feet** to a MAG Nail set;

North 05°08'21" East a distance of **3.65 feet** to a MAG Nail set at the southwesterly corner of that 7.406 acre tract as conveyed to Heather M. Kurek by deed of record in Instrument Number 202204110008875;

Thence leaving said centerline and along the southerly lines of said 7.406 acre tract the following four (4) courses and distances:

North 33°51'45" East a distance of **82.19 feet** to a 5/8" rebar found;

North 32°23'55" East a distance of **108.79 feet** to a 5/8" rebar found;

North 27°35'13" East a distance of **135.70 feet** to a 5/8" rebar found;

South 87°00'59" East a distance of **705.70 feet** to a 5/8" rebar found at the southeasterly corner of said 7.406 acre tract;

Thence along the easterly line of said 7.406 acre tract and the easterly line of that 5.285 acre tract as conveyed to Jeffrey S. Spencer and Sarah E. Scott by deed of record in Instrument Number 201507010013453, **North 04°13'10" East**, passing a 3/4" iron pipe found at 295.47 feet, a total distance of **360.14 feet** to a 5/8" rebar found (capped S.A. ENGLAND 7452) at the southwesterly corner of that 125.243 acre tract as conveyed to Oakland Management Associates, LLC by deed of record in Instrument Number 201011170023445;

Thence along the southerly line of said 125.243 acre tract, **South 86°03'58" East** a distance of **504.87 feet** to a 5/8" rebar found (capped S.A. ENGLAND 7452) at the northwesterly corner of that 23.321 acre tract as conveyed to Hoang M. Ngo and Khiem Luc by deed of record in Instrument Number 202305010007463;

Thence along the westerly line of said 23.321 acre tract, **South 03°25'47" West** a distance of **305.10 feet** to a 5/8" rebar found (capped WILLIS 7796) at the northeasterly corner of that 8.000 acre tract as conveyed to Southwest Licking Community Water and Sewer District by deed of record in Instrument Number 202210040024111;

Thence along the perimeter of said 8.000 acre tract the following six (6) courses and distances:

North 86°10'49" West a distance of **458.61 feet** to a 5/8" rebar found (capped WILLIS 7796);

South 02°42'24" West a distance of **162.01 feet** to a 5/8" rebar found (capped WILLIS 7796);

North 86°10'28" West a distance of **49.99 feet** to a 5/8" rebar found (capped WILLIS 7796);

South 01°48'12" West a distance of **425.49 feet** to a 5/8" rebar found (capped WILLIS 7796);

South 86°10'53" East a distance of **440.46 feet** to a 5/8" rebar found (capped WILLIS 7796);

South 03°49'03" West, passing a 5/8" rebar found (capped WILLIS 7796) at 1230.02 feet, a total distance of **1260.65 feet** to a MAG Nail set on the centerline of Jersey Mill Road (County Road 91) at a southwesterly corner of said 8.000 acre tract;

Thence along said centerline the following three (3) courses and distances:

South 76°18'12" West a distance of **56.12 feet** to a MAG Nail set;

South 73°05'32" West a distance of **103.51 feet** to a MAG Nail set;

South 72°05'27" West a distance of **108.02 feet** to a MAG Nail set at the southeasterly corner of that 4.005 acre tract as conveyed to Linda Sue Eldridge by deed of record in Instrument Number 201908150016895;

Thence along the perimeter of said 4.005 acre tract the following three (3) courses and distances:

North 02°15'33" East, passing a 5/8" rebar found at 24.91 feet, a total distance of **414.01 feet** to an iron pin set;

South 71°44'10" West a distance of **425.89 feet** to a 3/4" iron pipe found;

South 11°51'14" West a distance of **204.68 feet** to a point in a 27" tree at the northeasterly corner of that 2.091 acre tract as conveyed to Stacey M. Conrad and Matthew E. Conrad by deed of record in Instrument Number 201511230025386;

Thence along the northerly line of said 2.091 acre tract, **North 86°33'21" West** a distance of **388.07 feet** to a 5/8" rebar found at the northeasterly corner of that 2.018 acre tract as conveyed to Eastwest Investments LLC and Evergreen Columbus LLC by deed of record in Instrument Number 202205030011007;

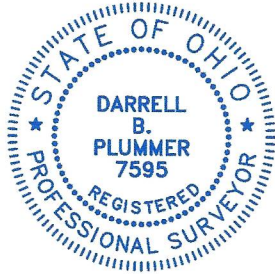
Thence along the northerly line of said 2.018 acre tract, the northerly line of that 2.279 acre tract as conveyed to James B. Myers, III by deed of record in Instrument Number 20111100021587, and the northerly line of that 2.50 acre tract as conveyed to RDT Williams Asset Management, LLC by deed of record in Instrument Number 201201110000762, **North 86°27'37" West** a distance of **424.25 feet** to a 3/4" rebar found (capped ODOT R/W DISTRICT 5) at the northeasterly corner of that 0.689 acre tract as conveyed to the State of Ohio by deed of record in Instrument Number 200512140039530;

Thence along the northerly line of said 0.689 acre tract, **North 86°02'18" West** a distance of **71.69 feet** to the **Point of Beginning**, containing **54.567 acres**, subject to all easements and documents of record.

All iron pins set are 5/8-inch solid rebar 30 inches in length with a yellow plastic cap bearing the name "CEC INC".

The bearings shown on this survey are based on the bearing of North 14°00'36" East for the centerline of Hazelton-Etna Road (State Route 310), based on field observations performed in December 2023, and based on NAD 83 (NSRS 2011 adjustment), Ohio State Plane South Zone.

The foregoing boundary survey was prepared from an actual field survey performed by or under my direct supervision in accordance with chapter 4733-37 Ohio Administrative Code. The survey was performed in December 2023.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Darrell B. Plummer 8/08/2024

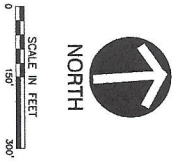
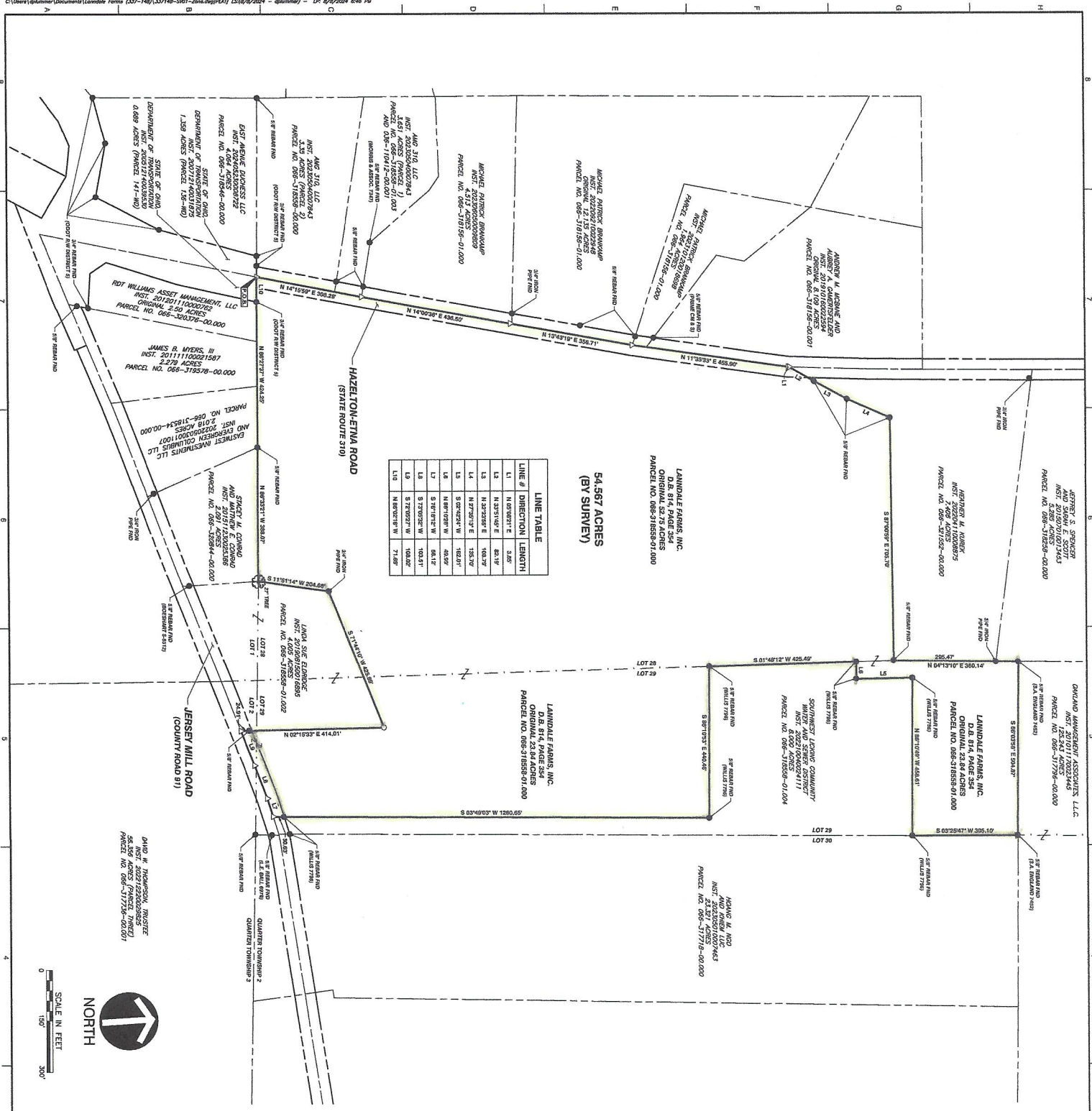
Darrell B. Plummer, P.S.

Date

Registered Surveyor No. 7595

PLAT OF SURVEY

STATE OF OHIO, COUNTY OF LICKING, TOWNSHIP OF ST. ALBANS,
BEING PART OF LOTS 28 AND 29, QUARTER TOWNSHIP 2,
AND LOT 2, QUARTER TOWNSHIP 5, TOWNSHIP 2, RANGE 14,
UNITED STATES MILITARY LANDS.



- LEGEND:**
- ▲ MAG NAIL SET
 - IRON PIN OR PIPE FOUND (AS NOTED)
 - REBAR SET & CAP (SEE IRON PINS NOTE)

ACREAGE BREAKDOWN

54.567 ACRE TRACT

LOT 1: 32.402 ACRES
LOT 2: 13.105 ACRES

IRON PINS:
ALL IRON PINS SET ARE 5/8" SOLID REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE NAME "CEC INC."

BASIS OF BEARINGS:
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF THE CENTERLINE OF HAZELTON-ETNA ROAD (STATE ROUTE 310), BASED ON FIELD OBSERVATIONS PERFORMED IN DECEMBER 2023, AND BASED ON NAD 83 (NARS 2011 ADJUSTMENT), OHIO STATE PLANE SOUTH ZONE.

PERTINENT DOCUMENTS:
RECORDS ON FILE AT THE LICKING COUNTY RECORDER'S OFFICE, EXISTING SURVEYS, SURVEYERS OF RECORD & TAX MAPS ON FILE AT LICKING COUNTY.

CERTIFICATION:
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PERFORMED BY AN ACTUAL FIELD SURVEY, PERFORMED IN DECEMBER 2023, IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

Darrell E. Plummer
DATE: 8/28/2024
DARRELL E. PLUMMER
PROFESSIONAL LAND SURVEYOR NO. 7995



REVISION RECORD		
NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road • Suite 250 • Worthington, OH 43085
614-540-6633 • 888-598-6808
www.cecinc.com

LANNDALE FARMS, INC.
JERSEY MILL ROAD & ST. RT. 310
ST. ALBANS TOWNSHIP
LICKING COUNTY, OHIO

54.567 ACRE TRACT

ZONE

DATE: AUGUST 2024 DRAWN BY: DBP
DWG SCALE: 1" = 150' CHECKED BY: JLV
PROJECT NO.: 337-148
APPROVED BY: DBP

Property Owners Adjacent to Lanndale Farms Parcel # 066-318558-01.000

OAKLAND MANAGEMENT ASSOCIATES LLC
C/O: WILLIAM DOUGLAS
2705 N SLICE DR
POST FALLS ID, 83854

RDT Williams Asset Management LLC
70 Sims Rd
Pataskala, Ohio 43062

James B Myers III
9210 Jersey Mill Rd
Alexandria, Ohio 43001

Eastwest Investments LLC
Evergreen Columbus LLC
3409 Redding Rd
Columbus, Ohio 43221

Matthew & Stacy Conrad
9148 Jersey Mill Rd
Alexandria, Ohio 43001

Linda Eldridge
9090 Jersey Mill Rd
Alexandria, Ohio 43001

Hoang Ngo & Khiem Luc
8916 Jersey Mill Rd
Alexandria, Ohio 43001

Property Owners Adjacent to Lanndale Farms Parcel # 066-318558-01.000

Jeffrey Spencer & Sarah Scott
2222 Hazelton Etna Rd NW
Pataskala, Ohio 43062

Heather M Kurek
2204 Hazelton Etna Rd NW
Pataskala, Ohio 43062

Michael Brankamp
1919 Hazelton Etna Rd NW
Pataskala, Ohio 43062

David Thompson
Thompson 2022 Spousal Trust
8951 Jersey Mill Rd
Alexandria, Ohio 43001

East Avenue Duchess LLC
1935 James Parkway
Heath, Ohio 43056

Southwest Licking Community Water & Sewer District
P.O. Box 215
Etna, Ohio 43018

AMG 310 LLC
7326 State Route 19 No. 2809
Mount Gilead, Ohio 43338

Andrew M McBane & Aubrey Gamertsfelder
2051 Hazelton Etna Rd
Pataskala, Ohio 43062

Property Owners Adjacent to Lanndale Farms Parcel # 066-318558-01.000

Douglas and Carolyn Andrews
2291 Hazelton Etna Rd
Pataskala, Ohio 43062

Steven and Rhonda Meisel
8770 Jersey Mill Rd
Alexandria, Ohio 43001

Licking Memorial Health Foundation
1320 West Main St.
Newark, Ohio 43055