

**Community of Christ Church Zoning Upon Annexation**  
**Project Narrative**

The Community of Christ Church is requesting updated zoning upon its annexation from Jackson Township to the City of Grove City for the property located at 1255 Stringtown Road, Grove City, Ohio 43123. In Jackson Township, Community of Christ Church's zoning is Suburban Residential, which does not fit the current use of the property as an ongoing church.

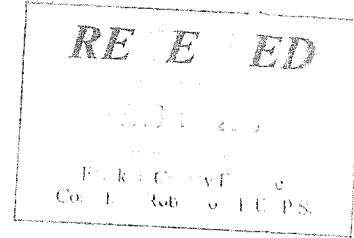
The Church is requesting C2 zoning upon its annexation into the City of Grove City which will fit its use as a church in the community. Further, the surrounding properties are also classified as C2 zoning. The C2 zoning fits the commercial nature of that area of Stringtown Road with various business and medical offices surrounding the property. The Church does not have any plans to change the current character of the improvements on the property.

1600032H 01304



ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
CORNELL R. ROBERTSON, P.E., P.S.  
FRANKLIN COUNTY ENGINEER

By FR Date 8/17/2020



**Description of a 9.83± acre tract for annexation purposes**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 469, and being the remaining 4.92± acre portion of that 5.11 acre tract conveyed to The Reorganized Church of Jesus Christ of Latter Day Saints by Official Record 29445C03 and the remaining 4.91± acre portion of that 5.10 acre tract conveyed to The Reorganized Church of Jesus Christ of Latter Day Saints by Official Record 22974F16 and being more particularly described for annexation purposes as follows:

BEGINNING at a point on the southerly right-of-way of Stringtown Road, at an existing easterly City of Grove City corporation line as established by Ordinance Number C-18-16 (Instr.201603170031785) and a southerly City of Grove City corporation line as established by C-37-17, being the northwesterly corner of said remaining 4.92± acre portion of that 5.11 acre tract conveyed to The Reorganized Church of Jesus Christ of Latter Day Saints, being the southwesterly corner of that 0.373 acre tract conveyed to the City of Grove City (Instr.201706210084457);

thence Easterly, with the southerly right-of-way of Stringtown Road, existing City of Grove City corporation line (Ord.C-37-17), and northerly property line of The Reorganized Church of Jesus Christ of Latter Day Saints a distance of 406.00 feet to the westerly property line of land conveyed to Tamara B Paddock (Instr.200708280151843 & 201509080126255);

thence Southerly, leaving said corporation line a distance of 1054.84 feet along the westerly property line of said Paddock tract and easterly property line of The Reorganized Church of Jesus Christ of Latter Day Saints tract to the northerly property line of land conveyed to Jennifer J Morbitzer, Trustee of the Trust of Jennifer J Morbitzer (Instr.201008100101573 – Parcel 2);

thence Westerly, with the northerly property line of said Morbitzer tract, southerly property line of The Reorganized Church of Jesus Christ of Latter Day Saints, as well as the northerly property lines of land conveyed to Larry W Moody and Linda M Moody (O.R.14101A01), Glen K Basler (O.R. 26910B18), and Arnold D Hoover Jr. and Nancy J Hoover (O.R. 14439G10), a distance of 406.00 feet to the easterly property line of OhioHealth Corporation (Instr.201112070159696), also being said existing easterly City of Grove City corporation line (Ord. C-18-16);

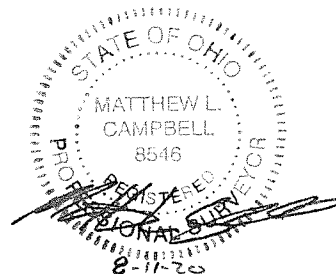
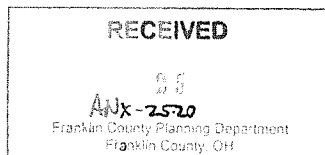
thence Northerly, with said existing corporation line (Ord. C-18-16), easterly property line of said OhioHealth Corporation and westerly property line of The Reorganized Church of Jesus Christ of Latter Day Saints a distance of 1055.94 feet to the POINT OF BEGINNING, containing approximately 9.83 acres of land, more or less.

The total length of the annexation perimeter is 2922.78± feet, of which 1461.95± feet is contiguous with existing City of Grove City Corporation lines, resulting in 50% perimeter contiguity.

All documents referenced herein are Franklin County Recorder's records.

*The above description was prepared by Matthew L Campbell, P.S. 8546 of Campbell and Associates, Inc. in July of 2020 using the best available county records. The above description is not valid for transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.*



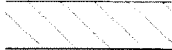
Property Address: 1255 Stringtown Road, Grove City, Ohio 43123  
Franklin County Parcel No.: 160-002831-00 & 160-002838-00



# ANNEXATION PLAT

PROPOSED ANNEXATION OF 9.83± AC. TRACT IN VMS 469 FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

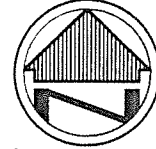
## LEGEND

-  EXISTING CITY OF GROVE CITY CORPORATION LINE
-  PROPOSED CITY OF GROVE CITY CORPORATION LINE
-  AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:  
1255 STRINGTOWN ROAD, GROVE CITY, OHIO 43123

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

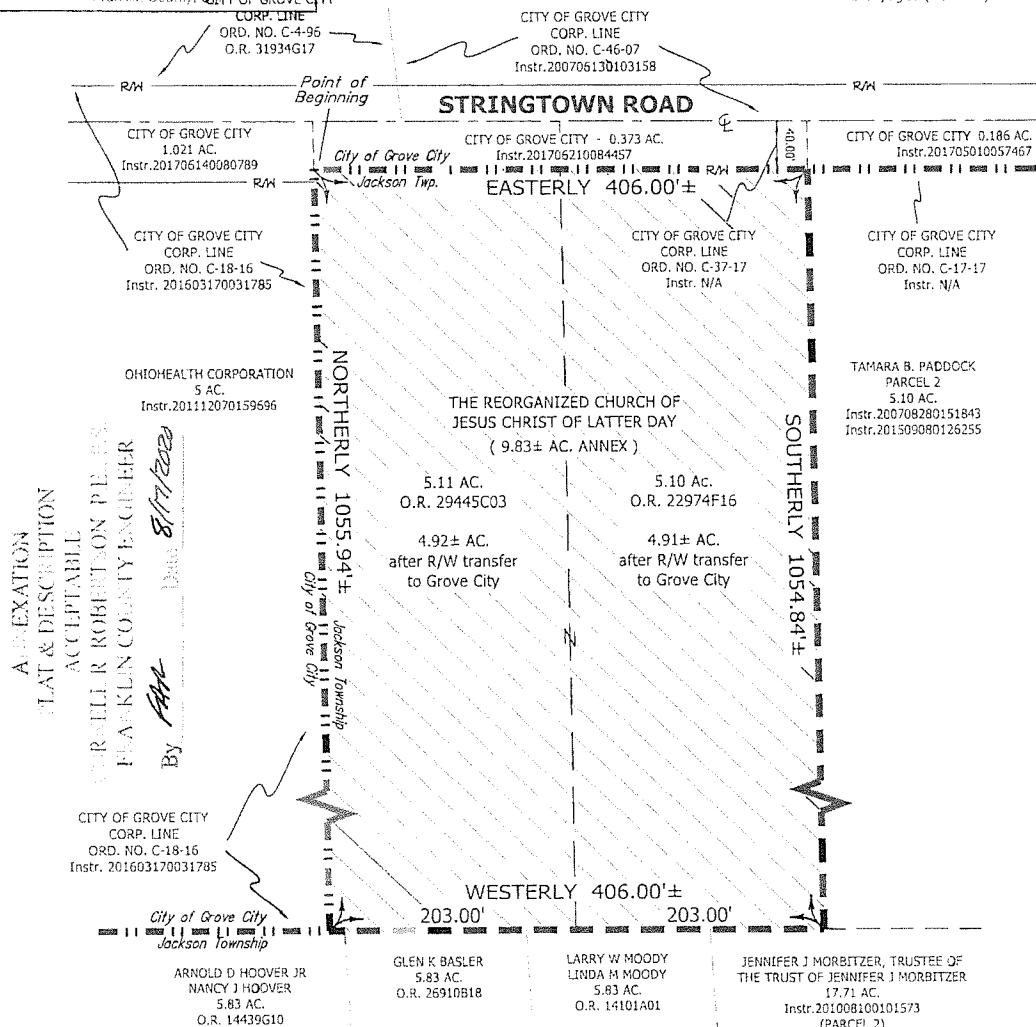
TOTAL PERIMETER OF ANNEXATION IS 2922.78'± OF WHICH 1461.95'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 50% PERIMETER CONTIGUITY.



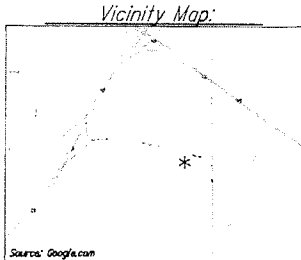
0 120'  
SCALE: 1"=120'

RECEIVED  
ANK-25-20  
Franklin County Planning Department  
Franklin County, Ohio

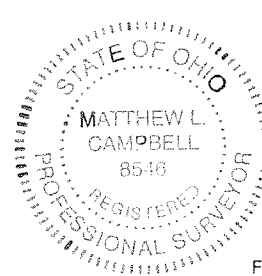
Stringtown Road No.135  
1940 Franklin County Engineer's Plans  
R. R. 8, Pg.309 (Est. 40' width)  
RR 16, Pg.33 (Alt. to 60')



ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
FRANKLIN COUNTY ENGINEER  
By: [Signature]



NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.



FILED  
Franklin County Engineer  
CAMPBELL & ASSOCIATES, INC.



MATTHEW L. CAMPBELL REG. NO. 8546  
CAMPBELL & ASSOCIATES, INC.

8-11-20  
DATE

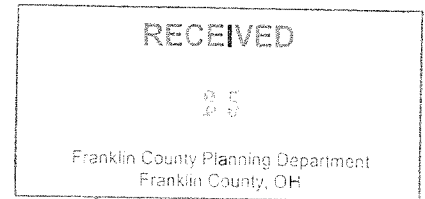
Franklin County Parcel  
# 160-002831-00  
# 160-002838-00  
Job: CO166842

CAMPBELL & ASSOCIATES, INC.  
Land Surveyors  
(800)233-4117  
www.campbellsurvey.com

**PROPOSED ANNEXATION OF 4.83 ACRES MORE OR LESS  
TO THE CITY OF GROVE CITY, OHIO FROM THE TOWNSHIP OF JACKSON**

**LIST OF ALL TRACTS, LOTS OR PARCELS IN THE  
TERRITORY PROPOSED FOR ANNEXATION AND  
ADJACENT OR DIRECTLY ACROSS THE ROAD THEREFROM**

<u>PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>MAILING ADDRESS</u>
040-015521	Ohio Health Corporation	180 E. Broad Street, 34 <sup>th</sup> Floor Columbus, OH 43215
160-002847	Tamara B. Paddock	1213 Stringtown Road Grove City, OH 43123
160-002840	Arnold D. Hoover Nancy J. Hoover	1140 White Road Grove City, OH 43123
160-002850	Glen K. Basler	1120 White Road Grove City, OH 43123
160-002833	Larry W. Moody Linda M. Moody	1100 White Road Grove City, OH 43123
160-002844	Jennifer J. Morbitzer, Tr.	1080 White Road Grove City, OH 43123
040-009263	EFS Holdings, LLC	3069 Dunlavin Glen Road Columbus, OH 43221
040-014325	5850 Ravine, LLC	1111 London-Groveport Road Grove City, OH 43123
040-014326	5850 Ravine, LLC	1111 London-Groveport Road Grove City, OH 43123
040-014327	5850 Ravine, LLC	1111 London-Groveport Road Grove City, OH 43123
040-016051	1220 Stringtown, LLC	1337 Daventry Lane Powell, OH 43065



*ANK-25-20*