

Sponsor: Queen/Smith

ORDINANCE NO. 48-12

AN ORDINANCE REZONING FROM INDUSTRIAL (I) TO BUSINESS (B-3) 4.555 ACRES, MORE OR LESS, LOCATED ON STATE ROUTE 93 AND BEING PART OF THE PROPERTY COMMONLY REFERRED TO AS MERIDIAN IN THE CITY OF JACKSON, OHIO AND DECLARING AN EMERGENCY.

WHEREAS, the legislative authority of the City of Jackson has received a recommendation from the Jackson City Planning Commission to rezone the area containing 4.555 acres, as described in Exhibits A and B, attached hereto, from Industrial (I) to Business (B-3); and

WHEREAS, the legislative authority has determined that recommended change in zoning meets the requirements for rezoning for the reasons that: (1) the requested change is in accordance with the City's development goals and objectives; and (2) a rezoning is supported by a substantial change in the area conditions, rendering the original zoning of industrial for that portion of the property as functionally obsolete.; and

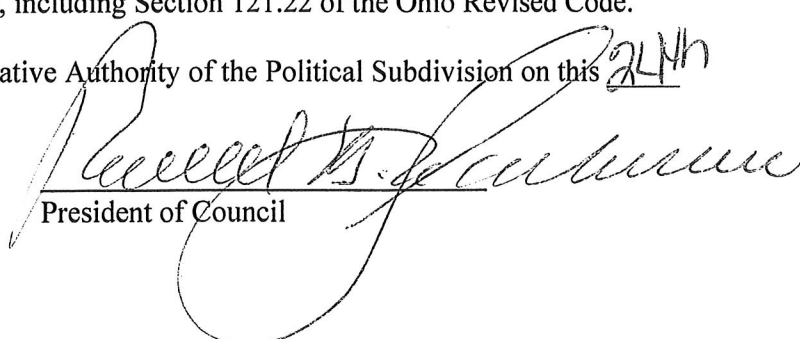
WHEREAS, a developer of commercial retail property has expressed interest in developing the 4.555 acres and time is of the essence in finalizing the project and that the proposed development will provide revenue for the City and employment for its citizens and this matter constitutes an emergency as its commencement at the earliest possible date necessary to preserve the public safety, health and welfare of the city and delay could cause a loss of the development.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE AUTHORITY OF THE POLITICAL SUBDIVISION OF THE CITY OF JACKSON, THAT THE 4.555 AREA DESCRIBED IN EXHIBITS "A" & "B", ATTACHED HERETO AND INCORPORATED HEREIN, SHALL BE REZONED FROM INDUSTRIAL (I) TO BUSINESS (B-3) ZONING AND THAT THE CHANGE IN THE ZONING SHALL BE REFLECTED ON THE PLANNING AND ZONING MAPS OF THE CITY. BE IT FURTHER ORDAINED THAT THIS MEASURE IS AN EMERGENCY NECESSARY TO PRESERVE THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE CITY.

In the event this Ordinance receives a majority vote for passage but fails to receive the required number of votes to pass as an emergency, then this Ordinance shall be deemed to have passed but with no emergency clause, and shall take effect at the earliest time permitted by law.

It is hereby found and determined that all formal actions of this Council concerning and relating to adoption of this ordinance were adopted in an open meeting of this Council and the deliberations of this Council and any of its committees that resulted in such formal action were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

PASSED AND ADOPTED by the Legislative Authority of the Political Subdivision on this 24th day of September 2012.


President of Council

ATTEST:


Clerk of the Legislative Authority

Approved this 24th day of Sept, 2012.


Mayor

J & J Surveying Services, Inc.

EXHIBIT A

6515 East Livingston Ave.
Suite 12
Reynoldsburg, Ohio 43068

Phone 614\866-9158
Fax 614\866-9132

June 11, 2012

Rezoning description for Main St. and McCarty Ln.

SITUATED in the State of Ohio, County of Jackson, City of Jackson, and being part of Scioto Salt Reserve (S.S.R.) Lot 96, Congress Lands East of the Scioto, and being a part of a 50.72 acre tract (1st Tract) conveyed to Community Improvement Corporation of Jackson County, Ohio in Deed Book 184, pg. 420, Jackson County Records' Office.

All records referred to are those of record in the Jackson County Recorder's Office;

BEGINNING at the southeast corner of S.S.R. Lot 95, as shown on a Plat of Survey by Roy A. DePue & Assocs. in August of 2002;

THENCE North 85 degrees 42 minutes 31 seconds West, a distance of 1702.74 feet, along the south line of the said S.S.R. Lot 95, passing the southwest corner of S.S.R. Lot 95 and the southeast corner of the said S.S.R. Lot 96 at 1,333.97 feet, to a point;

THENCE North 13 degrees 00 minutes 32 seconds West, a distance of 31.42 feet, to a point in the north right of way line of McCarty Ln. and the south line of the said 50.72 acre tract, and being the True Point of Beginning;

THENCE North 85 degrees 42 minutes 31 seconds West, a distance of 335.46 feet, along the south line of the said 50.72 acre tract and the north line of the said McCarty Ln., to a point, being a southwest corner of the said 50.72 acre tract and the intersection of the north line of the said McCarty Ln. and the east line of State Route 93 (width variable);

THENCE North 29 degrees 57 minutes 14 seconds West, a distance of 61.02 feet, along a west line of the said 50.72 acre tract and the east line of the said S.R. 93, to a point;

THENCE with a curve to the right, with an arc length of 311.55 feet, with a radius of 970.00 feet, with a chord bearing of North 20 degrees 45 minutes 10 seconds West, with a chord length of 310.21 feet, to a point;

THENCE North 77 degrees 31 minutes 22 seconds East, a distance of 30.00 feet, crossing the said 50.72 acre tract and along a right of way line of the said S.R. 93, to a point;

THENCE North 11 degrees 31 minutes 19 seconds West, a distance of 143.71 feet, crossing the said 50.72 acre tract and along a right of way line of the said S.R. 93, to a point;

THENCE crossing the said 50.72 acre tract the following three courses:

North 78 degrees 15 minutes 16 seconds East, a distance of 355.58 feet, to a point;

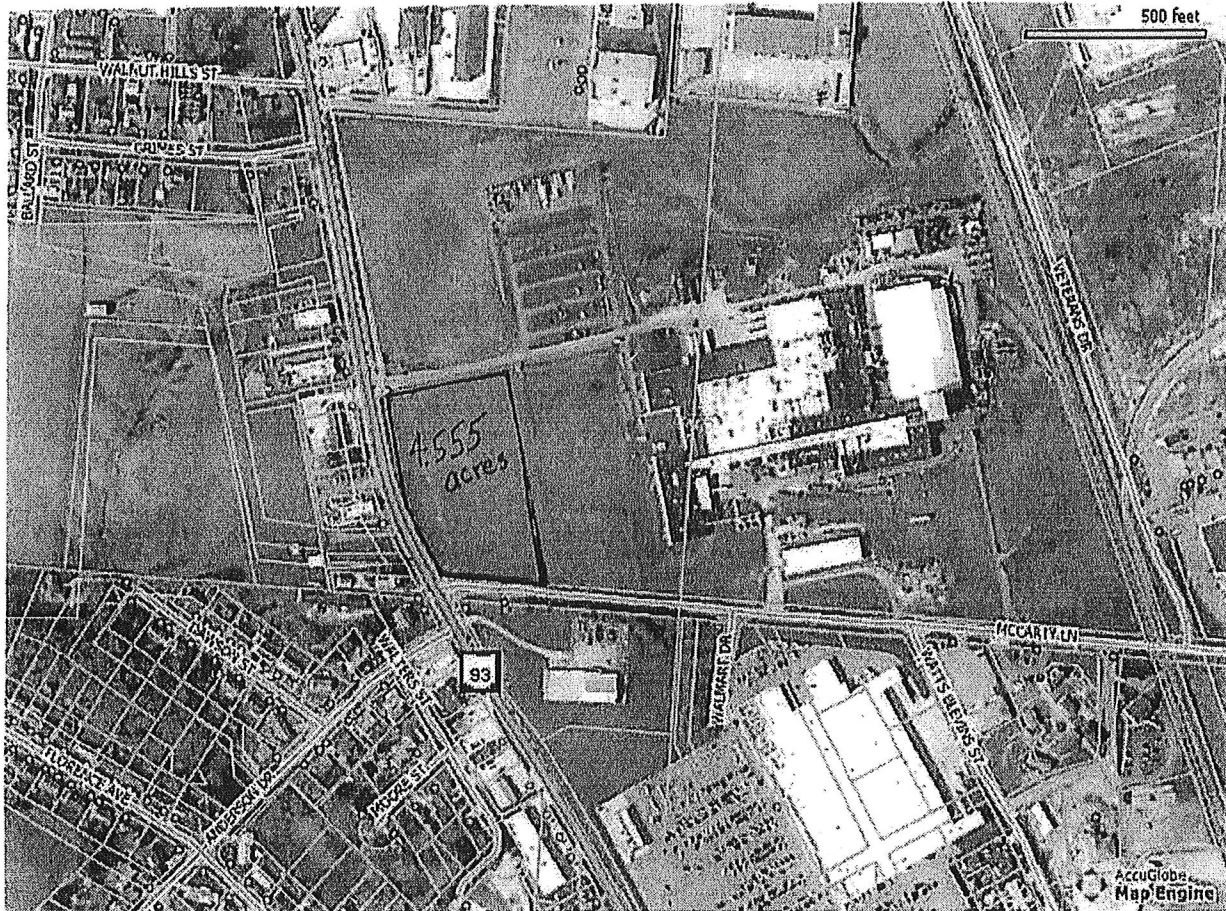
South 11 degrees 33 minutes 26 seconds East, a distance of 369.50 feet, to a point;

South 13 degrees 00 minutes 32 seconds East, a distance of 231.68 to the True Point of Beginning, containing 198,418 square feet or 4.555 acres to be rezoned.

 7/23/12
Raymond J. Wood P.S. 7745 date

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Jackson County GIS



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