

**RECORD OF ORDINANCES**

Ordinance No. 4-37-2025

Passed 4-15, 2025

**AN ORDINANCE TO AMEND THE ZONING DISTRICT OF 0 LANCASTER PIKE (PARCEL #A01-0-001-00-250-03 AND PARCEL #A01-0-001-00-249-04) FROM AG (AGRICULTURAL) DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT.**

**WHEREAS**, the City of Circleville Planning & Zoning Commission recommended to Circleville City Council, rezoning of 0 Lancaster Pike (Parcel #A01-0-001-00-250-03 and Parcel #A01-0-001-00-249-04) from AG (Agricultural) District to PUD (Planned Unit Development) District.; and

**WHEREAS**, the property was annexed on December 3, 2024; and

**WHEREAS**, there was a public hearing held on January 8, 2025, by Circleville Planning & Zoning Commission and made a recommendation for approval of the rezoning; and

**WHEREAS**, there was a public hearing held on February 5, 2025, by the City of Circleville/Circleville Township Joint Planning & Zoning Board and made a recommendation for approval of the rezoning; and

**WHEREAS**, there was a public hearing held on April 1, 2025, by Circleville City Council, to hear comments on the proposed rezoning.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CIRCLEVILLE, COUNTY OF PICKAWAY, STATE OF OHIO AS FOLLOWS:**

**SECTION I:** That the approved Zoning Map, established by Ordinance No. 02-13-2023, passed February 21, 2023, and as subsequently amended, be and the same hereby is revised in the following manner:

The following described property is hereby rezoned from AG (Agricultural) District to PUD (Planned Unit Development) District.

Situated in the City of Circleville, County of Pickaway, and State of Ohio:

Auditor's Parcel #A01-0-001-00-250-03 and Parcel #A01-0-001-00-249-04 approximately 54.484 acres.

Full Description is attached as Exhibit "A"

**SECTION II:** The Zoning Inspector of the City of Circleville be and hereby is authorized and directed to make said changes on the approved zoning map, as required by Section 1111.02(b)(1)(G) of the Official Zoning Code of the City of Circleville, established by Ordinance No. 02-13-2023, passed February 21, 2023.

**SECTION III:** That this ordinance shall take effect and be in force at the earliest period allowed by law.

PASSED: 4-15-2025  
DATE

Barry J. Kille  
PRESIDENT OF COUNCIL

ATTEST: [Signature]  
CLERK OF COUNCIL

APPROVED: 4-15-2025  
DATE

[Signature]  
MAYOR

APPROVED AS FORM:  
[Signature]  
KENDRA C. KINNEY - LAW DIRECTOR

**42.019 ACRES**

Situated in the State of Ohio, County of Pickaway, Township of Circleville, in Sections 17 and 20, Township 11, Range 21, Congress Lands, being all of the remainder of that 43.158 acre tract of land conveyed to The C.&M Walter Partnership by deed of record in Official Record 637, Page 2149, also being all of Parcel Number A01-0-001-00-249-04 (all references are to the records of the Recorder's Office, Pickaway County, Ohio) and more particularly bounded and described as follows:

Beginning at a 3/4" iron pin found at the common corner of Sections 16, 17, 20 and 21, in the easterly line of said 43.158 acre tract, the westerly line of that 63.828 acre tract conveyed to Ohio Christian University by deed of record in Official Record 803, Page 2658;

Thence South 03° 08' 16" West, with the westerly line of said 63.828 acre tract, the westerly line of that 6.172 acre tract conveyed to Dennis V. Shaw and Deborah A. Shaw, Trustees by deed of record in Official Record 744, Page 3256, and the westerly line of that 3.643 acre tract conveyed as Parcel I to Dale K. Taylor and Robbin Lyn Taylor, Trustees by deed of record in Official Record 569, Page 751 (passing an iron pipe found at 789.04 feet and a bent iron pipe found at 926.85 feet), a total distance of 1241.68 feet to a 5/8 inch iron pipe with cap stamped "M.E. Clark" found at the northeasterly corner of that 0.260 acre tract conveyed as Parcel II to Dale K. Taylor and Robbin Lyn Taylor, Trustees by deed of record in Official Record 569, Page 751;

Thence South 16° 20' 23" West, with the westerly line of said 0.260 acre tract, a distance of 193.85 feet to an iron pin set at the northeasterly corner of that 1.140 acre tract conveyed to City of Circleville by deed of record in Official Record 684, Page 684, in the northerly right of way line of U.S. Route 22;

Thence with the northerly line of said 1.140 acre tract and said northerly right of way line the following courses and distances:

South 63° 43' 20" West, a distance of 110.83 feet to an iron pin set;

South 50° 22' 02" West, a distance of 129.88 feet to an iron pin set; and

South 63° 43' 20" West, a distance of 387.80 feet to an iron pin set in the easterly right of way line of Brookhill Lane (P.C. 2, Sl. 339, 80' wide);

Thence with said easterly right-of-way line the following courses and distances:

North 26° 16' 12" West, a distance of 650.25 feet to an iron pin set; and

With the arc of a curve to the left, having a central angle of 07° 34' 26", a radius of 640.00 feet, an arc length of 84.60 feet, a chord bearing of North 30° 03' 26" West and chord distance of 84.54 feet to an iron pin set;

Thence North 02° 25' 14" West, with said easterly right of way line and the easterly line of the remainder of that original 85.550 acre tract conveyed to Board of Education of the Circleville City School District by deed of record in Official Record 637, Page 2141, a distance of 1394.02 feet to an iron pin set in the southerly line of that 4.068 acre tract conveyed to Board of Education of the Circleville City School District by deed of record in Official Record 648, Page 1706;

Thence North 87° 37' 57" East, with said southerly line and with the southerly line of that 8.384 acre tract conveyed to Board of Education of the Circleville City School District by deed of record in Official Record 648, Page 1702, a distance of 1080.23 feet to an iron pin set in the westerly line of said 63.828 acre tract;

Thence South 03° 14' 47" West, with said westerly line, a distance of 364.81 feet to the POINT OF BEGINNING, containing 42.019 acres of land, more or less.

42.619 ACRES

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Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMITT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GPS observations using the Ohio Department of Transportation's Ohio Real Time Network equipment and software. A portion of the northerly right-of-way line of U.S. Route 22, having a bearing of South 63° 43' 20" West, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by, or under the direct supervision of, Matthew A. Kirk, Professional Surveyor Number 7865, in March of 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Matthew A. Kirk*

25 APR 24

Matthew A. Kirk  
Professional Surveyor No. 7865

Date



SURVEY PLAT AND LEGAL DESCRIPTION  
MATHEMATICALLY APPROVED  
PICKAWAY COUNTY ENGINEER  
BY: JAE 1247 10/25/2024

**12.465 ACRES**

Situated in the State of Ohio, County of Pickaway, Township of Circleville, in Section 20, Township 11, Range 21, Congress Lands, being all of the remainder of that 16.759 acre tract of land conveyed to The C&M Walter Partnership by deed of record in Official Record 637, Page 2160, also being all of Parcel Number A01-0-001-00-250-03 (all references are to the records of the Recorder's Office, Pickaway County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of U.S. Route 22 (Variable width) and Brookhill Lane (80');

Thence North 26° 16' 12" West, with the centerline of said Brookhill Lane, a distance of 61.95 feet to a point;

Thence South 63° 43' 48" West, crossing said Brookhill Lane, a distance of 40.00 feet to an iron pin set at the northeasterly corner of that 0.327 acre tract conveyed to City of Circleville by deed of record in Official Record 684, Page 684, in the northerly right-of-way line of U.S. Route 22, the TRUE POINT OF BEGINNING for this description;

Thence South 63° 43' 20" West, with said northerly right-of-way line and the northerly line of said 0.327 acre tract, a distance of 204.40 feet to an iron pin set in the easterly line of that 3.00 acre tract conveyed to Meryln F. Seitz & Carolyn M. Walters Seitz by deed of record in Official Record 139, Page 701;

Thence with the boundary of said 3.00 acre tract the following courses and distances:

North 02° 16' 03" West, a distance of 217.98 feet to a 5/8" rebar found;

North 87° 13' 14" West, a distance of 318.44 feet to an iron pin set; and

South 03° 56' 33" West, a distance of 449.98 feet to an iron pin set in the northerly right-of-way line of said U.S. Route 22, at the northwesterly corner of that 0.277 acre tract conveyed to City of Circleville by deed of record in Official Record 684, Page 691, the northeasterly corner of that 0.207 acre tract conveyed to City of Circleville by deed of record in Official Record 684, Page 684;

Thence South 63° 43' 20" West, with said northerly right-of-way line and the northerly line of said 0.207 acre tract, a distance of 301.34 feet to a 5/8" rebar with cap stamped "Clark & Assoc" found in the easterly line of that 1.646 acre tract conveyed as Tract No. 2 to The Pickaway County Board of County Commissioners by deed of record in Official Record 774, Page 465;

Thence North 02° 46' 35" East, with the easterly line of said 1.646 acre tract, a distance of 600.36 feet to a 5/8" rebar found at the southeasterly corner of that 3.751 acre tract conveyed to Circleville Pickaway Corporation by deed of record in Official Record 673, Page 989;

Thence North 01° 34' 50" East, with the easterly line of said 3.751 acre tract, a distance of 747.79 feet to an iron pin set in the southwesterly right-of-way line of said Brookhill Lane;

Thence with said southwesterly right of way line the following courses and distances.

With the arc of a curve to the right, having a central angle of 60° 07' 29", a radius of 560.00 feet, an arc length of 587.65 feet, a chord bearing of South 56° 19' 58" East and chord distance of 561.06 feet to an iron pin set; and

South 26° 16' 12" East, a distance of 665.27 feet to the TRUE POINT OF BEGINNING, containing 12.465 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

12.465 ACRES

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Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials JMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GPS observations using the Ohio Department of Transportation's Ohio Real Time Network equipment and software. A portion of the northerly right-of-way line of U.S. Route 22, having a bearing of South 63° 43' 20" West, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by, or under the direct supervision of, Matthew A. Kirk, Professional Surveyor Number 7865, in April of 2024.

EVANS, MUEHWART, HAMBLETON & TILTON, INC.

*Matthew A. Kirk*

6 MAY 24

Matthew A. Kirk  
Professional Surveyor No. 7865

Date

SURVEY PLAN AND LEGAL DESCRIPTION  
MATHEMATICALLY APPROVED  
BY JSE DATE 04/06/2024

