

RECORD OF LEGISLATION

No. 10-70-2025

Passed 10-7, 2025

**AN ORDINANCE TO AMEND THE ZONING DISTRICT OF 314 SOUTH PICKAWAY STREET (PARCEL #A05-2-055-00-011-00) FROM DB (DOWNTOWN BUSINESS) DISTRICT TO HSU (HISTORIC SINGLE UNIT) DISTRICT AND DECLARING AN EMERGENCY.**

**WHEREAS**, the City of Circleville Planning & Zoning Commission recommended to Circleville City Council, rezoning of 314 South Pickaway Street (Parcel #A05-2-055-00-011-00) from DB (Downtown Business) District to HSU (Historic Single Unit) District; and

**WHEREAS**, there was a public hearing held on August 6, 2025, by Circleville Planning & Zoning Commission and made a recommendation for approval of the rezoning; and

**WHEREAS**, there was a public hearing held on September 16, 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 DB (Downtown Business) District to HSU (Historic Single Unit) District

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

Auditor's Parcel # A05-2-055-00-011-00.

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 is hereby declared to be an emergency measure, necessary for the preservation of the health, safety and welfare of the citizens of the City of Circleville, such an emergency arising out of the immediate need to allow for the rezoning of property in the City so this ordinance shall take effect and be in force immediately from and after its passed and approved by the Mayor.

PASSED: 10-7-2025  
DATE

Barry J. Kell  
PRESIDENT OF COUNCIL

ATTEST: Melissa J. [Signature]  
CLERK OF COUNCIL

APPROVED: 10-7-2025  
DATE

Walter L. Stanton  
MAYOR

APPROVED AS FORM:

[Signature]  
KENDRA C. KINNEY - LAW DIRECTOR



July 2  
City of Circleville

Department of Public Service  
City Administration Building  
104 East Franklin Street  
Circleville, OH 43113  
740-477-8224  
www.ci.circleville.oh.us

\$150 lot coverage  
\$1500

Application #: 2-25  
Date: 6/23/25

## Application for Zoning Amendment/Rezoning

A scaled site plan (drawing) showing all property lines, existing structures, and proposed construction with dimensions **must be submitted with application**. All distances between the proposed construction, property lines and other structures must be labeled.

Applicant Name: Cole Thompson Phone #: 740 248 3069

Applicant Address: 15000 s permy rd, Circleville E-mail: emtguy6691@gmail.com

### Property to be Rezoned:

Address: 314 S Pickaway st Circleville, Parcel #: A05-2-055-00-011-00

Owner: Robert & Cynthia Caplinger Phone #: 740 497 5776

Owner Address: 314 S Pickaway st Circleville

Property being on the east side of Pickaway street  
(North, South, East, West) (Street Name)

Between Mound and UNION  
(Street Name) (Street Name)

Current Zoning District: business DB Current Land Use: residential

Proposed Zoning District: residential HSU Proposed Land Use: same as existing

### Surrounding Land Uses:

North: residential South: residential

East: residential West: BUSINESS

Proposed Zoning Code Amendment: (additions use **bold**, deletions use ~~strike through~~. If not applicable, write N/A)

N/A

By signature, I attest to the truth and exactness of all information submitted.

Applicant Signature: [Signature] Date: 6/20/25



BRENDA K SHORT  
Notary Public  
State of Ohio  
My Comm. Expires  
January 23, 2028

**Property Owner Signature:**

I, Cynthia Caplinger (Print Name) hereby authorize the applicant/agent listed above to file this application on my behalf and agree to amendment of the same as they deem appropriate.

Owner Signature: Cynthia Caplinger Date: 6/23/25

Individual subscribed and sworn in my presence this 23 day of June, 2025

Notary Public Signature: Brenda K Short Date: 6/23/25

Non-individual property owner's signature: \_\_\_\_\_

Non-individual subscribed and sworn in my presence this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Do not fill below line

Fee Collected: \$1500.00 By: BRENDA Date: 6/23/25

Cash  Credit Card #: \_\_\_\_\_

Check #: 7057 Exp: \_\_\_\_/\_\_\_\_ Security Code: \_\_\_\_\_ ZIP: \_\_\_\_\_

Name on Card: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Accepted By: TYLER GBB Date: 6/23/25

P&Z Portion

The Planning & Zoning Commission recommends:  Acceptance  Rejection

Acceptance with the following modifications: \_\_\_\_\_

[Signature]  
(P&Z Chairperson)

8/6/25  
(Date)

Council Portion

City Council Decision:  Acceptance  Rejection

Acceptance with the following modifications: \_\_\_\_\_

\_\_\_\_\_  
(Council President)

\_\_\_\_\_  
(Date)

## Zoning Amendments/Rezoning

### Section 1113.04 Zoning Amendments

- a) Map and Text Amendments to this Ordinance may be initiated by any of the following methods:
1. By referral of a proposed amendment to the Planning and Zoning Commission from City Council.
  2. By adoption of a motion of the Planning and Zoning Commission
  3. By the filing of a completed application by at least one (1) owner or lessee of property, or his/her designated agent, within the area proposed to be affected by the amendment.

Each year the City of Circleville Planning and Zoning Commission shall adopt a Zoning Amendment Schedule, which shall include monthly submittal deadlines for zoning amendment applications. The submittal deadline immediately following the submission of a completed application, as determined by the Zoning Inspector, shall be considered the "submittal date" of said application.

**Please acknowledge that you have read and understand the above:**

Applicant Signature: \_\_\_\_\_



Date: \_\_\_\_\_

11/20/25

✓ < 227 E MOUND  
NAOMI HOLLINGSWORTH

✓ < 231 E MOUND  
SHADELY SMITH

✓ < 233 E MOUND  
JAMES LEE

✓ < 226 E MOUND  
MELINDA PUMPHREY

✓ < 222 E MOUND  
KAYLEE MILLER

✓ < 220 E MOUND ST  
DALE CURRY

✓ < 212 E MOUND  
SEYMOUR FAMILY

✓ < 228 S PICKAWAY  
TRAVIS CONRAD

✓ < 0 E MOUND  
BROWN MEMORIAL 158 E MOUND ST

✓ < TRINITY LUTHERAN  
~~135 E MOUND~~ 135 E MOUND

✓ < 325 S PICKAWAY ST 1070 ATWATER AVE  
RODERICK SHASTEEN

✓ < 328 S PICKAWAY  
KACEY LAWSON

✓ < 321 S WASHINGTON  
TRAVIS HARTLEY

✓ 240 E UNION <sup>19241 GREAT RD</sup> STOUTSVILLE 43154  
WJ REAL ESTATE INVESTMENTS  
LLC

✓ 230 E UNION  
ROBERT SMITH

✓ 223 E MOUND  
MICHAEL GREEN

304 Pickaway st  
William green

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213 E Mound st  
Janelle Morgan

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217 E Mound st  
T&T Renovation

15000 sperry rd Laurelville 43135

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221 E Mound st  
Taylor Hides

---

224 E Union st  
Jeffrey & Misty Collins

---

218 E Union st  
Charles Hanley

---

322 S pickaway st  
Sheryl Bowling

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318 S Pickaway st  
Robin Blagg

---

0 S Pickaway st  
church trinity Lutheran  
135 E Mound st

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# City of Circleville Receipt

Page: 1  
 Account: 00000-001 (MISC RECEIPTS)  
 Received From: Cole Thompson  
 Received For: Zoning Amendments/ReZoning  
 Reference: Check 7057

Receipt No: **25-005471**  
 Batch No: 15340  
 Date: 06/23/2025  
 Amount: \$1,500.00

Line	Project	GL Account \ Service Category	Line Description	Amount
1		101-4433-41162 ZONING, SIGN & VARIANCE PERMIT	Zoning Amendments/ReZoning	\$1,500.00

Total Amount: \$1,500.00

Tender References

Tender Type

Check \$1,500.00

Tendered Amount: \$1,500.00

Credit Memo: \$0.00

Change Amount: \$0.00