

Review of Petition to Annex 5.454 +/- acres from Truro Township to the city of Reynoldsburg by Steven Hatton and Tami Williams. Case #ANX-EXP2-27-12 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Steven Hatton and Tami Williams filed on December 28, 2012 and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited Type 2 petition, and having considered all the facts with reference thereto, being fully advised, and

WHEREAS, the Commissioners make the following findings based upon the exhibits and testimony presented at the review of this matter:

1. The petition does meet all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory.
3. The territory proposed for annexation does not exceed five hundred acres.
4. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.
5. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
6. The municipal corporation to which annexation is proposed has agreed to provide to the territory proposed for annexation the services specified in the relevant service ordinance #01-13, passed on January 14, 2013 by the city of Reynoldsburg.

Review of Petition to Annex 5.454 +/- acres from Truro Township to the city of Reynoldsburg by Steven Hatton and Tami Williams. Case #ANX-EXP2-27-12 (ECONOMIC DEVELOPMENT & PLANNING)

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

That, in accordance with the findings made in the preamble, which are incorporated herein, the prayer of the Petition be *approved*, and the territory sought to be annexed by the petition filed herein *shall* be annexed to the city of City of Reynoldsburg, Ohio, in accordance with the law; that the orders and proceedings of this board relating to the Petition, and map and description attached thereto, and all papers on file relating to this matter be delivered forthwith to the Clerk of Council, city of City of Reynoldsburg, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0057-13

January 29, 2013

REVIEW OF PETITION TO ANNEX 5.454 +/- ACRES FROM TRURO TOWNSHIP TO THE CITY OF REYNOLDSBURG BY STEVEN HATTON AND TAMI WILLIAMS. CASE #ANX-EXP2-27-12

(Economic Development and Planning)

Upon the motion of Commissioner Marilyn Brown, seconded by Commissioner Paula Brooks:


Voting:

John O'Grady, President	Aye
Paula Brooks	Aye
Marilyn Brown	Aye

Board of County Commissioners
Franklin County, Ohio

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



Sandra K Menedis, Clerk
Board of County Commissioners
Franklin County, Ohio



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX
5.454 +/- ACRES FROM
TRURO TOWNSHIP
TO THE CITY OF REYNOLDSBURG
BY STEVEN HATTON & TAMI WILLIAMS

Description:

Attached is a resolution to consider the annexation of 5.454-acres, more or less, from Truro Township to the city of Reynoldsburg. The petition case number is ANX-EXP2-27-12.

Owner/Applicant:

Steven Hatton
Tami Williams

Site:

734 Waggoner Road (263-000150)

Additional Information:

The site is contiguous to the city of Reynoldsburg on one (1) side.

Analysis:

The applicant has met all statutory requirements outlined in Section 709.21 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided a service ordinance from the city of Reynoldsburg stating the services that will be provided once the annexation has been approved. The city of Reynoldsburg has agreed to provide the territory proposed for annexation the services specified in the relevant service ordinance #01-13 passed January 14, 2013.

Recommendation:

Pending any questions, staff would request your approval of this annexation.



Commissioner Paula Brooks · Commissioner Marilyn Brown · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

MEMO JOURNALIZATION

TO: Debbie Willaman, County Clerk
Franklin County Commissioners Office

FROM: R. Lee Brown, Planning Administrator
Franklin County Economic Development & Planning Department

CC: James Schimmer, Director
Franklin County Economic Development & Planning Department

RE: Description of Expedited Type 2 annexation case to be
journalized on the **January 8, 2013** General Session Agenda for
a hearing on **January 29, 2013**.

Case #ANX-EXP2-26-12- An Expedited Type 2 annexation ANX-EXP2-26-12 was filed in our office on December 28, 2012. The petition is requesting to annex 5.454 +/- acres from Truro Township to the city of Reynoldsburg. The owners are Steven Hatton and Tami Williams. **Site: 734 Waggoner Road (263-000150)**

Application for
**Annexation
Petition**



Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

DEC 28 2012

Economic Development & Planning Department
James Schimmer, Director

Franklin County Planning Department
Franklin County, OH

Expedited Type 2
Pursuant to ORC §709.023

Property Information	
Site Address 734 Waggoner Rd.	
Parcel ID(s) 263-000150	Total Acreage 5.454
From Township Truro	To Municipality Reynoldsburg

Property Owner Information	
Name Steven Hatton and Tami Williams	
Address 7600 Asden Ct. Reynoldsburg, OH 43068	
Phone # 614-205-0149	Fax # 614-763-4267
Email stevehatton@gxcontracting.com	

Attorney/Agent Information	
Name	
Address	
Phone #	Fax #
Email	

Staff Use Only	
Case #	ANX-EXP2
	26-12
Hearing date:	1/29/13
Date filed:	12/28/12
Fee paid	250.00
Receipt #	24/191
Notifications deadline: 5 days	1/2/13
Svc statement deadline: 20 days	1/17/13

Document Submission	
The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:	
<input checked="" type="checkbox"/>	Legal description of property
<input checked="" type="checkbox"/>	Map/plat of property
<input checked="" type="checkbox"/>	List of adjacent properties

Waiver of Right to Appeal			
<p>WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.</p>			
	11-19-12	Property Owner	Date
Property Owner	Date	Property Owner	Date
	11/19/2012	Property Owner	Date
Property Owner	Date	Property Owner	Date

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By BB Date 12/17/12

**Annexation of 5.5 +/- Acres
From: Truro Township
To: City Of Reynoldsburg**

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DEC 28 2012

Franklin County Planning Department
Franklin County, OH

ANX-EXP2 26-12

Situate in the State of Ohio, County of Franklin and in the Township of Truro, being part of Half Section 6, Township 16, Range 20, Refugee Lands/Tract, and being all of that property conveyed to Steven Hatton and Tami Williams, as recorded in Instrument Number 201101050002631 and also being a portion of Right-of-Way as dedicated and platted by Waggoner Hills Section 1, as recorded in Plat Book 73, Page 80, all aforementioned references, Records Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southeast corner of said Hatton tract, the northeast corner of a 5 acre tract as conveyed to Donald L. & Judy L. Brammer by Deed Book 3361, Page 16, also being in the westerly line of a 122.936 acre tract as conveyed to Marilyn J. Griffin by Deed Book 3452, Page 921;

thence, in a **WESTERLY** direction, a distance of **approximately 659 feet**, along the southerly line of said Hatton tract, the northerly line of said Brammer tract, to the centerline of Waggoner Road, also being the southwest corner of said Hatton tract and the northwest corner of said Brammer tract;

thence, in a **NORTHEASTERLY** direction, along the centerline of Waggoner Rd., a distance of **approximately 179 feet**, to the southeast corner of said Waggoner Hills Section 1;

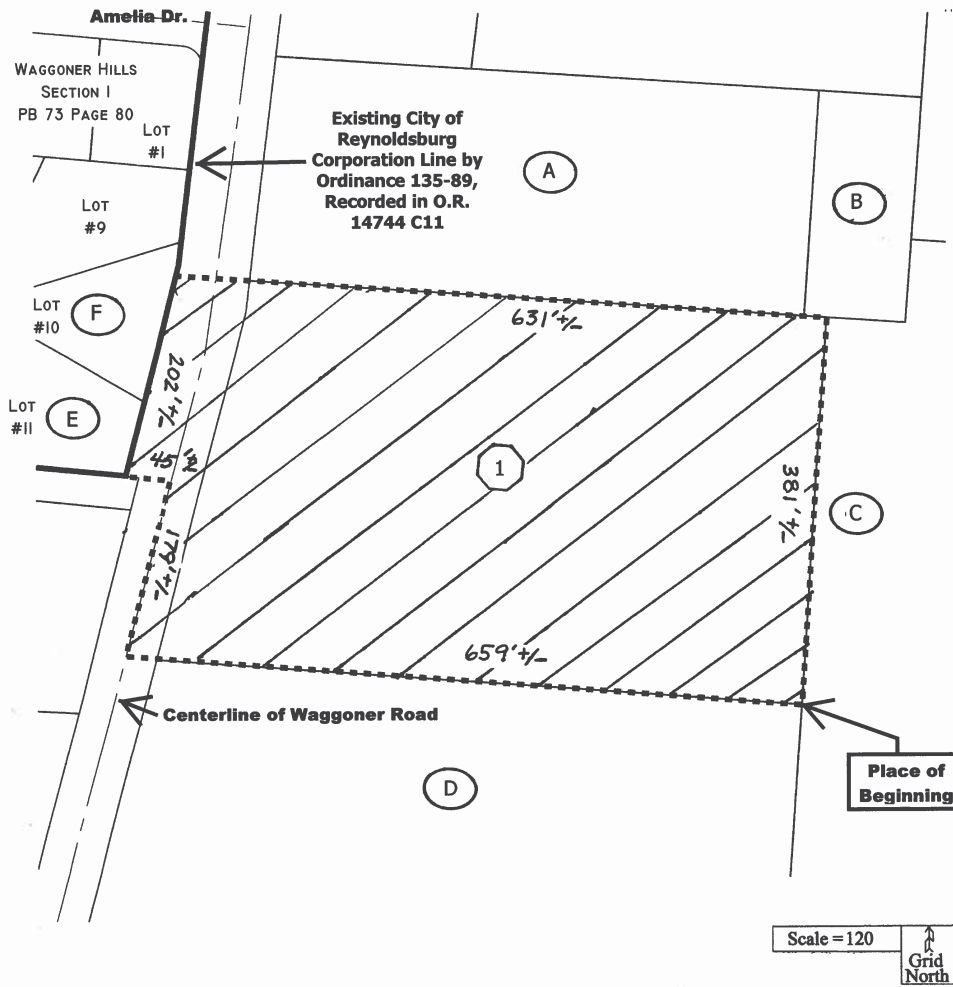
thence, in a **WESTERLY** direction, leaving said centerline, along the southerly line of said Waggoner Hills Section 1, a distance of **approximately 45 feet** to the westerly Right-of-Way line of Waggoner Road, being the southeast corner of Lot No. 11 of said Waggoner Hills Section 1, also being a southeasterly corner of an existing City of Reynoldsburg Corporation Line, as established by Ordinance Number 135-89, recorded in Official Record 14744 C11;

thence, in a **NORTHEASTERLY** direction, along said westerly Right-of-Way line, also along said existing Corporation Line, and also along the easterly line of said Lot No. 11 and a portion of Lot No. 10 of said Waggoner Hills Section 1, a distance of **approximately 202 feet**, to the intersection of the northerly line of said Hatton tract projected/extended and the westerly Right-of-Way line of Waggoner Road;

thence, in an **EASTERLY** direction, leaving said corporation line, partially along the said extension/projection of said Hatton tract, along the northerly line of said Hatton tract, also along the southerly line of a 2.856 acre tract as conveyed to Margaret M. and Robert J. Holomuzki by Instrument Number 200002010022313, and also partially along the southerly line of a the balance of a tract as conveyed to Rhoderick C. Griffin, Trustee of the Clark R. Oldham Irrevocable Trust by Instrument Number 201103180037303, a distance of **approximately 631 feet**, to the northeasterly property corner of said Hatton tract, also being a northwesterly property corner of said Marilyn J. Griffin tract, and also being in the southerly line of said Rhoderick C. Griffin, TR. Tract;

thence, in a **SOUTHERLY** direction, along the easterly property line of said Hatton tract, the westerly line of said Marilyn J. Griffin tract, a distance of **approximately 381 feet**, to the **PLACE OF BEGINNING**, containing **5.5 Acres, more or less**.

The above description was prepared by Steven Hatton, 7600 Asden Ct., Reynoldsburg, Ohio 43068 in November of 2012. This information was not derived from an actual field survey. The above description is not valid for the transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by Ohio Administrative Code in Chapter 4733-37. The information herein is based upon records of the Franklin County Recorder's Office, the Franklin County Engineer's Office, and is to be used for annexation purposes only.



**Property owners
Adjoining Annexation**

- (A) 263-000244
11/26/2001
Robert J. Holomuzki
Margaret M. Holomuzki
- (B) 263-000151
03/18/2011
Roderick C Griffin TR
- (C) 263-000174
06/25/03
Marilyn J. Griffin
- (D) 263-000926
08/20/1973
Donald L. Brammer
Judy L. Brammer
- (E) 060-007793
11/12/2003
Patricia Meadows
- (F) 060-007792
03/27/2002
Robert L. Vanhorn
Lana L. Vanhorn

**ANNEXATION OF 5.5 +/- ACRES
FROM: TOWNSHIP OF TRURO
TO: CITY OF REYNOLDSBURG**

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BB Date 12/7/12

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DEC 28 2012

Franklin County Planning Department
Franklin County, OH

ANX-EXP 2

26-12

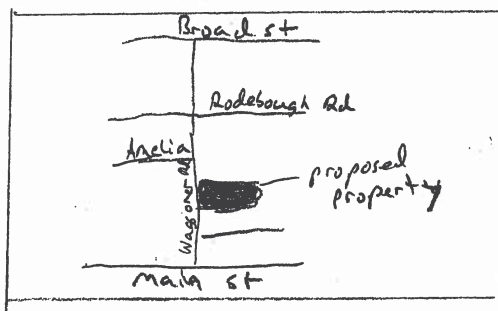
Situate in the State of Ohio, County of Franklin, and Township of Truro.

1 Being a part of Half Section 6, Township 16, Range 20, Refugee Lands/Tract and being all of that property as conveyed to Steven Hatton and Tami Williams, as recorded in Instrument Number 201101050002631, Recorder's Office, Franklin County, Ohio, and also being a portion of Right-Of-Way as dedicated and platted by Waggoner Hills Section 1, as recorded in Plat Book 73, Page 80, Recorder's Office, Franklin County, Ohio

Legend

- Existing Corp line
—————
- Proposed Corp Line
- - - - -
- Area to Annex

**Location Map
not to scale**



Drawing Prepared By:

Steven Hatton
7600 Asden Ct.
Reynoldsburg, Ohio
43068
(614) 205-0149

RESOLUTION NO. 01-13

PASSED: January 14, 2013

Certified True Copy
x Nancy C. Franzen

RESOLUTION CONCERNING SERVICES TO PROPERTY PROPOSED FOR ANNEXATION OF 5.5+/- ACRES IN TRURO TOWNSHIP (734 Waggoner Rd; Steven Hatton and Tami Williams) TO THE CITY OF REYNOLDSBURG AND DECLARING AN EMERGENCY

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Council of the City of Reynoldsburg, Ohio hereby states that the following services will be extended to the territory proposed for annexation after annexation. All services listed below will be available and provided upon the date the annexation to the City of Reynoldsburg becomes final:

- A. Water service provided by Water Line Imp. # 463 Waggoner Rd., which has an existing 12" waterline would serve this property.
- B. Sewer service provided by Sanitary Sewer Imp. #447 Waggoner Rd. Area Sanitary Sub Trunk Sewer, which has a 12" sanitary sewer that is 370 feet to the south of the property.
- C. Police protection by Reynoldsburg Division of Police; when emergencies arise, officers will respond within approximately 4 minutes and on average within 15 minutes for non-emergency calls.
- D. Fire protection and emergency medical service will be provided by Truro Township Fire Department, response time to the area would be 4 to 5 minutes.
- E. City of Reynoldsburg Street Department, and Storm Water Utility Department will maintain all public storm sewer systems; maintain all city-owned street lighting; provide snow and ice control per city standard; maintain all public street pavement per city standard; and install and maintain all necessary signs per OMUTCD.
- F. Refuse collection by City franchised private hauler currently Rumpke of Ohio, Inc.

SECTION 2. That this 5.5+/- acre site is annexed and if the City of Reynoldsburg permits uses in the annexed territory that the City of Reynoldsburg determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within Truro Township, the Reynoldsburg City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within Truro Township. The term "buffer" stated herein, includes open space, landscaping, fences, walls, and other structured elements: streets and street right-of-way; and bicycle and pedestrian paths and sidewalks.

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SECTION 3. That the Clerk of the City of Reynoldsburg file a certified copy of this resolution hereby adopted, to the Board of Commissioners of Franklin County within twenty (20) days of the date the annexation petition is filed.

SECTION 4. That this resolution is deemed to be an emergency measure necessary for the immediate preservation of the public safety and health, and further so the resolution can be available for the hearing before the County Commissioners; wherefore upon adoption by Council this resolution shall be in effect immediately upon signature by the Mayor.

Doug Joseph, President of Council

ATTEST: Nancy C. Frazier
Nancy C. Frazier, Clerk of Council

APPROVED: Bradley L. McCloud
Bradley L. McCloud, Mayor

DATE 1/15/13

CERTIFICATE

I, Nancy C. Frazier, Clerk of Council, City of Reynoldsburg, Ohio do hereby certify the foregoing to be a true and correct copy of Resolution No. 01-13 as passed by Council of said City on the 14th day of January 2013 and as recorded in the Record of Proceedings of said Council.

Nancy C. Frazier
Nancy C. Frazier, Clerk of Council

Filed with Mayor: 1-15-13

Published: _____