

**APPLICATION FOR ZONING AMENDMENT
ZONING COMMISSION, LICKING TOWNSHIP, OHIO**

The undersigned, owner(s) of the following legally described property hereby request the consideration of the Licking Township Zoning Commission for a text amendment or zoning map change as specified below.

Please check one:

Text Amendment x Go to Section A

Zoning Map Change __ Go to Section B

PLEASE PRINT OR TYPE ALL INFORMATION

Name of Applicant J-Brand Investments, LLC

Mailing Address c/o Law Office of W. Douglas Lowe, 23 E Church St, Newark, OH 43055

Phone Number: Home _____ Business 740-202-9134

Section A: TEXT AMENDMENT CHANGE

****Supporting Information—attach the following items to the application in triplicate form.****

1) Text Amendment- a copy of the proposed text and the Article and/or Section numbers in the current zoning resolution that are to be amended by the proposed text attached hereto. (It is preferred to have the existing text with additions highlighted or in bold text, deletions identified by stricken text and notes identified by italic text)

A. Reason for the text amendment request.

B. Statement as to how the proposed text amendment complies with the Township Comprehensive Plan.

C. The issue (problem) the proposed text amendment is proposed to resolve.

D. Any other information that would provide the L.C.P.C staff and the Zoning Commission Board as to the issues involved, how the proposed amendment will address these issues and how the individual or board came to the conclusion that the proposed text amendment will resolve the issue. Please cite any references and/or research used to develop the proposed text and if possible include copies of said materials.

Section B: ZONING MAP CHANGE

Name of Property Owner(s) _____

Mailing Address_____

Phone Number: Home _____ Business _____

1. Location Description:

Subdivision Name or Address of Property

Section _____ Township Licking Block _____

Lot Number _____

(If not in platted subdivision attach a legal description of the area)

2. Existing Use of property:

3. Current Zoning:

4. Proposed Use:

5. Proposed Zoning District:

6. Map Amendment-

****Supporting Information—attach the following items to the application in triplicate form. ****

- A) A vicinity map showing property lines, streets, and existing and proposed zoning (this may be obtained through the County Planning Commission or the County Engineers Office)
- B) A list of all adjoining property owners with their complete mailing addresses in accordance with the Licking County Auditor's current tax list on mailing labels either in a typed format or in legible handwriting. This includes adjoining property owners on all four sides, including across road right-of-ways. PLEASE NOTE: Failure to accurately list all adjoining property owners will result in return of the zoning application for completion.
- C) Current Tax Map of Area to be Rezoned (this may be obtained from the Licking County Engineer Office or the County Planning Commission)
- D) Survey and Legal of Area to be Rezoned if not entire parcel as shown on the current Tax Map.
- E) A statement of how the proposed rezoning complies with the Township Comprehensive Plan.
- F) A narrative of the proposed amendment to the zoning map.

*Submittal of this application does not imply nor guarantee approval by the Licking Township Zoning Commission. Approval of any application will be determined by the Licking Township Zoning Commission and the Licking Township Trustees after careful consideration of the received information and completion of the legal process.

**** It is highly recommended by the Zoning Commission and the Board of Trustees that all questions and intentions for this application be discussed only with the Zoning Inspector, David Moraine, at 740-937-5042 before submittal of this application;** the Board also requests a representative for the applicant be present at the scheduled public hearing.

I certify that the information contained in this application and its supplements is true and correct.

R. M. Aman, Esq.
Applicant Signature - Attorney for Applicant

11-17-25
Date

Below, list all adjoining property owners with their complete name and mailing addresses. This includes property owners on all four sides, including across road right-of-ways.

*As listed by the Licking County Auditors current tax list on mailing addresses either in typed format or in legible handwriting.

1. List is attached. _____
2. _____
3. _____
4. _____
5. _____
6. _____

When complete, please mail with the hearing fee of \$375.00 (residential) \$600.00 (residential to commercial/commercial) (make check payable to Licking Township Trustees) to:

Andrea Lynch, Zoning Clerk
8332 Licking Trails Road
Thornville, OH 43076
alynchlickingtwp@yahoo.com
740-323-2400

List all adjoining property owners with their complete names and mailing addresses. This includes adjoining property owners on all four sides, including across road right-of-ways.

PLEASE NOTE: Failure to accurately list all adjoining property owners may result in denial of the variance.

1. Headley Brothers Development ENT INC 1140 Tunnel Hill Rd Crooksville OH, 43731

2. Jacksontown United Methodist Church PO Box 275 Jacksontown OH, 43030

3. Licking Township Trustees ATTN: Vol. Fire Dept. PO Box 222 Jacksontown OH, 43030

4. O'Neill Joni Trustee C/O: Harper John PO Box 252 Jacksontown OH, 43030

5. John Greene, 9427 Jacksontown Rd, Thornville, OH, 43076

6. Embrey Roy L. & Barbara E Trustees 9509 Jacksontown Rd. Thornville OH, 43076

7. Allen Dale & Rhonda 9485 Jacksontown Rd Thornville OH, 43076

8. Gordon Ronald G & Joann L Trustees 13468 Township Road 63 Glenford OH, 43739

Section 12.01.B.03 Conditional Permitted Uses

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 4, and the other provisions of these regulations, the following uses may be conditionally permitted:

ADD Section 12.01.B.03.g

Commercial Excavation and Construction Equipment and Materials Storage
and Office Space

ADD Section 12.01.B.03.h

Tractor Trailer and Semi-truck storage lot.

A. Reason for the text amendment request:

While the types of businesses that Applicant intends to have located on this property fit very well with the surrounding properties, these types of businesses are not accounted for in the Licking Township Zoning Resolutions either as permitted uses, conditional uses, or prohibited uses, under any zoning district.

The GB district allows for conditional use applications for watercraft and RV storage, repair and sale of agricultural and construction equipment, self-service storage facilities and other storage facilities, among other uses.

Applicant's businesses will be large space users, with customers who do not visit the facilities frequently. These are the exact types of businesses that are intended to be developed in the General Business District.

For reference, there are similar businesses located in this area. Specifically, Grosse Construction Services at 4480 Cristland Hill Rd, Hebron, OH 43025; Utility Solutions of Ohio at 3333 Ridgely Tract Rd SE, Heath, OH 43056; and TBC Concrete Construction, at 3333 Ridgely Tract Rd, Newark, OH 43055.

B. Statement as to how the proposed text amendment complies with the Township Comprehensive Plan.

The comprehensive plan expresses a desire to congregate automobile-focused businesses around I-70 and SR-13 to leave other GB areas available for smaller neighborhood businesses. Adding these types of businesses as conditional uses for the GB district will give the Township the ability to permit Applicant's businesses, and other businesses of these types, in GB areas where they would be appropriate, while not allowing

them in GB areas that are determined to not be appropriate. Applicant's businesses would fit well sitting on SR-13, between ODOT and the Township fire station. These surrounding businesses also have larger vehicles coming and going, and the addition of Applicant's businesses would not have any discernible negative impact on the area.

C. Problem the Proposed Text Amendment is Proposed to Resolve.

The issue that is solved by this text amendment is simple: Applicant's businesses are not contemplated, either in a permissive or exclusionary manner, by any section of the code. This is understandable as types of businesses are always changing; however this amendment resolves that problem.

D. Additional Information.

The types of businesses contemplated by this text amendment are harmonious with other types of businesses permitted in the GB district, and similar types of business are in the surrounding area as listed in section A. Adding these types of use as a conditionally permitted use will still allow the township to have control over where these businesses are located and what requirements and conditions will be placed on them.

Attached with this application is a satellite photo of the property, with the areas for each intended use indicated, as well as the location of the existing structures, the proposed driveway, and the proposed location of a berm or greenspace, or potential area for runoff collection, depending on what is required as the project moves along. As pictured, the lots will be located back away from the road to minimize any impact on the residential properties that sit on the other side of 13.

Also included with the application are a tax map showing the property and the surrounding properties, a boundary survey that was performed when the parcel was split off of a larger parcel, and a map that shows the General Business zoning of Applicant's property and the zoning of the surrounding properties.

The following equipment and materials are the type anticipated to be stored on the property:

Excavators, dozers, skidloaders, forklifts, pick up trucks, semi trucks, dump truck, trailers, equipment attachments, sheepsfoot roller,

Rebar, wire mesh, form material, sdr and drainage pipe, silt fence, precast structures

Proposed stored materials on site

Topsoil - 1,000 yds

Clay- 1,000yds

Limestone 250 tons

Gravel 250 tons

Asphalt Grindings 100 tons

While Applicant's plans as to the property are not final, the information included in this application is meant to give Licking Township and its residents, and the Licking County Planning Commission, as much information as possible regarding the proposed use and plans for the property. Applicant understands there are still specifics that will need ironed out down the road and looks forward to working with the Township and the County to do so.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Rich Main", is written over a horizontal line.

Richard 'Hart' Main

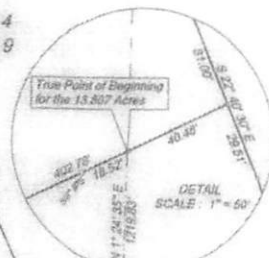
Attorney for Applicant J-Brand Investments

Zoning Text Amendment 1(D): No source materials or references were used to draft this proposed text amendment. It was prepared from scratch.

Property Report

Address		
N/A J BRAND INVESTMENTS LLC -- 9334 JACKSONTOWN RD SE		
Engineer's Pin	Owner	Auditor's PIN
19170000900000015300	N/A J BRAND INVESTMENTS LLC	041-119970-00.000
Tax Acreage	Deed Acreage	Official Record
13.807	14.813	202510010018634

STATE of OHIO
LICKING COUNTY
LICKING TOWNSHIP
TOWNSHIP 19 NORTH
RANGE 17 WEST
REFUGEE LANDS
PART of SECTION 4
PART of SECTION 9



A * Ronald E. Gordon, Tr.
Joann L. Gordon, Tr.
200702160004150

Brandie R. Rutledge - Exec.
Brady R. Shaffer
201801080000422
T.C. = 14,813 AC.
Parcel No. 041-119870-00.000
13.807 ACRES

Brandie R. Rutledge - Exec.
Brandie R. Shaffner
20160105000422
T.D. = 59,431 Ac.
Parcel No. 041-119970-00.005
57.437 ACRES

Reference Point of Beginning
Southeast Corner of the
Southwest Quarter of Section
Exhibit 5-B Iron Pin

Reference Point of Beginning
Northwest Corner of the
Northwest Quarter of Section 5
Existing 5/8" Iron Pin

True Point of Beginning for the 57.437 Acres

Jeffrey A. Edwards
201412020023823

Donald L. & Barbara Phipps
O.R. 160 Pp. 916

Doc. No. 16-5020-3
Date: MARCH 5, 2018

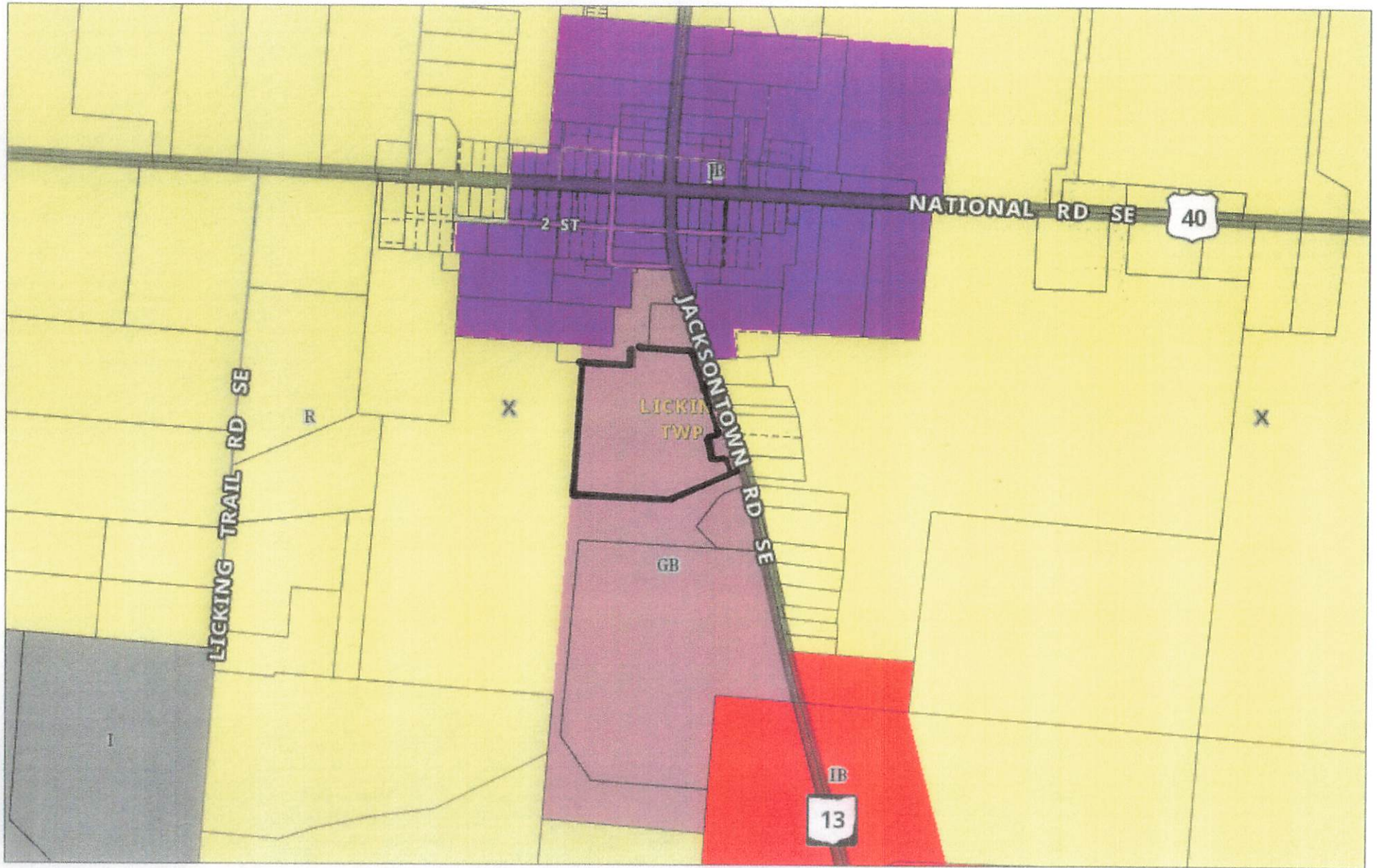
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN MARCH, 2018.

Randy A. & Cathrine V. B. Shaw
O.R. 681 Pp. 308

PAUL J. BOESHART, PLS - REG. NO. 5-8512
34 CANYON VILLA DRIVE
HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-516-0812



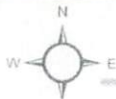
OnTrac Property Map



November 10, 2025

Centerline Labels

- Interstate/US/State Route
- County Road
- Township Road
- Other Road Type
- Driveway



- Interstates
- Municipal Corporations
- Jurisdictional Townships
- Historical Townships Line
- County Boundary
- Ohio Counties

Licking County Auditor GIS

LICKING COUNTY TAX MAP

Proposed berm
or greenspace
as required

Driveway
entrance and
exit

Proposed
semi truck/
trailer lot

Proposed
equipment,
trucks,
trailers lot

Proposed
office /
shop

Existing
structures

Material
storage-
aggregate
s, topsoil,
clay

