



Municipal Planning Commission
Regular Meeting

Minutes

October 12, 2023
4:00 PM

VIDEO BROADCASTING/RECORDING

The meeting videos are now being broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

Attendee Name	Title	Status
Brian Ball	City Engineer	Present
Anne Ellsworth	Member	Present
Matthew T. Starr	Chairman	Present
Todd Hawkins	Member	Present
Austin Swallow	Member	Excused
Eric Diehl	Alt. Member	Present
Jason West	Alt. Member	Excused

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Jerry Yates; Beth Eaton; James Mahan; Patrick Mackie; Gary Koester; Cheryl Splain; Tanner Salyers; Jeff Gottke; Don Carr

Newly appointed member (Resolution 2023-27), Anne Ellsworth was sworn in by Mayor Dr. Matthew T. Starr to fill the unexpired term of Julia Warga. Koester's cell phone ringing interrupted the swearing in.

Brian Ball, City Engineer served as the acting Safety Service Director.

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Jul 13, 2023 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Todd Hawkins, Member
SECONDER:	Eric Diehl, Alt. Member
AYES:	Ball, Ellsworth, Starr, Hawkins, Diehl
EXCUSED:	Swallow, West

MPC ITEMS

- 2023-MPC-21 : 0 Upper Gilchrist RD Parcel #71-00050.000 - Zoning Amendment to PND

Blankenhorn introduced the case: 20223-MPC-21 for 0 Upper Gilchrist RD, parcel #71-00050.000, a zoning amendment to PND.

Mackie (sworn in) with Lemmon Development explained the potential project they want to bring to Mount Vernon. They recently completed the Danbury project on Venture Drive. They are in contract to purchase the subject parcel, adjacent to the Rockford Homes project. They are requesting to designate the 33.89 acres on Upper Gilchrist Road as a Planned Neighborhood District. The current zoning is a mix of R-1 Single Family and PND. Mackie provided a brief background on Lemmon Development, established in 1976 by founder and CEO Bill Lemmon. Their experience includes residential land development, retail, multifamily, and senior living projects throughout northeast and Central Ohio. Concept drawings were displayed on the meeting room TV's of what they will propose. The proposed community will be a 55+ age targeted, including duplex villas, 4 and 8-unit single story apartments and a community clubhouse. Aside from the 8-unit apartments, all units will have attached garages. The concept plan currently shows a unit count of 156 units. These are concepts and have not been finalized. Market conditions will influence the final design. Estimated rents will be \$1.75 per square foot. Units will range from approximately a 700 square foot, one-bedroom apartment to a 1,300 square foot 2-bedroom villa with an attached garage. The estimated development and construction cost of the community will likely be between 30 million to 32 million dollars. Brookwood Management, Lemmon's affiliated company, would serve as the property manager. Brookwood currently manages approximately 1,500 multifamily units throughout the state of Ohio. Mackie further stated stormwater will be retained on the property, following Ohio EPA and Mount Vernon design requirements. All roads within the community would be private. Community amenities may include a pool, although the plans have not been finalized. A range of amenities and services will be considered throughout the design phase to enhance the quality of life for the residents.

Hawkins confirmed that the roads would be private.

Diehl added that he drove out to the area yesterday and saw the planned community across the street going in. There is a lot going on out there and he was pleasantly surprised to see the housing being built.

Yates (sworn in) who's property borders the subject property on the east side had some questions. He is worried that stormwater, chemicals, and other wash off will fall off onto his property. He has a well as his water source and is concerned about contamination. He also has a pond on his property. His property is 90% wooded. He is concerned about the separation and keeping people in the proposed neighborhood and out of his woods. He questions the change from R-1 to PND, what is the reason. Are there numbers that support more rentals are needed instead of single-family homes. There is already a portion of the nearby land for rentals. He would like to see how we support so many more rental apartments versus single-family owned. He feels a lot of people with management companies complain about affordability, maintenance, and upkeep on the property. He said no one takes care of rentals like they take care of their own personal properties. He questions if this is the only place that could be developed for this type of proposed housing. Almost fifty acres are already being developed. He questioned if this is the only place in Knox County or around Mount Vernon. I said he does not have an objection to putting single-family houses closer to his property. He does care about apartment buildings or multifamily units. Those really start to phase and bother him. He is really worried about people coming onto his property from the subject area.

Ball asked Yates to point out on the display screen this property was his. Yates pointed to the wooded parcel adjoining the 1,004.91' east side of the subject parcel. Ball asked Yates if he lives on the property, to which Yates said yes, he does. Yates further explained the adjoining property connects to his other property which he bought 10 years ago. He just purchased the adjoining 30-acre parcel.

Starr asked if there was anyone else to speak against the proposed zoning change. Site plans are not a part of the decision to be made today.

Carr (sworn in) said he had not seen the proposed layout in public records. Blankenhorn said it came in yesterday and had not been distributed publicly. Carr said the change from R-1 to PND is an alternative to traditional single-family developments by allowing integration of single family and low to medium density multiple family housing. His concern is related to Coshocton AVE and the 500 units being built on the corner of Coshocton and Upper Gilchrist. A proposal of 9 units per building with 6 possible buildings, 48 more

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Koester (did not swear in) came to encourage the Commission to deny the application. He thinks the City needs to think about how it is going to plan for the next 10 years. He mentioned traffic issues, utility issues, schools, emergency. He said he doesn't see a document that lays all of that out. He wants to see the application denied, stating it is insufficient. He said there is nothing in it, it is all boilerplate. He further stated, if a development of this nature is to be allowed, with all of the impact that it will have in the City, we need to know in more detail what it's going to be about and how it can be integrated with the other developments around it.

Mackie said the concept plan is not a requirement for the zoning amendment process. Starr confirmed that is correct. Mackine said the hearing is about a zoning amendment. He further stated, if they are fortunate enough to have a recommendation for approval the request will go before City Council. If they are fortunate enough to get approval through that process then they will move onto the plan approval process. Starr confirmed that is correct. Mackie wanted to provided an idea of what they are considering. He said the rational for requesting PND is to allow the municipality to have a certain level of control over the development and understanding completely what the intentions of development are. It can't be a bait and switch. PND provides for everyone to know what the plan is. He said he understands the traffic concerns. His understanding is that plans are in design to improve Coshocton and Upper Gilchrist Road. There are accessibility issues that need to be addressed; and they plan to do that as they get into the development phase. He believes the work that the municipality is already doing will assist with that. He further emphasized that their plan is for an age targeted development, targeting 55+. They have senior living experience with Danbury Mount Vernon. They have constructed over 20 senior living communities throughout the state of Ohio. They will have amenities and a living arrangement that is conducive for that demographic, which is much different from the demographic that Rockford Homes is going after. He believes they are targeting millennials. Lemmon's plan is for single-story, slab on grade, providing maintenance free living, which will hopefully draw seniors in and open up housing stock for single families. Police, fire and EMS was mentioned. The municipality is working through plans to relocate the police station nearby and a second fire station location is being scouted. With a 55+ community, school shouldn't be much of a concern. In general, multifamily households, according to the multifamily housing council, 14.2% of multifamily households have school age children. In multifamily communities built between 2010 and 2019, than number goes down to 10.8%. The Knox County forecasted housing need study lays out a variety of housing that is needed. Details in the application address items in the comprehensive plan, making this proposal a positive development for the City of Mount Vernon. Addressing density, 156 units on 33.89 acres is about 4.7 units per acres. The concept outlines quite a bit of green space. They are not trying to pile on top. They are trying to make it an environment and neighborhood that people want to live in, similar to their Danbury Mount Vernon project.

Hawkins asked Mackie if there were any further comments about Yates' concerns about water runoff. Mackie said all of that has to go through a process. They are not allowed to, nor do they have any intention of having stormwater go anywhere else, off the property. There are multiple processes to be followed to ensure things are approved, just like accessibility with the fire department, state fire officials. There are regulations that have to be adhered to.

Starr added, pending approval of the zoning amendment by City Council, as Comprehensive Development Plan would have to be developed and those particular issues would be very closely looked at.

Broeren asked Ball is there has been any stormwater problems with the Danbury development on Venture Drive. Ball said no, they were able to meet all of the standards for the project and the permit was been closed

at the completion of the project.

There were no communications submitted through the Development Services Manager.

There were no engineering concerns about this request. Ball added that City Council has given authorization to enter into contract for the design of the complete redesign of Upper Gilchrist from Coshocton Avenue to the City limit which is north of the subject site. The contract has been signed and surveyors and geotechnical explorations will be scheduled for this fall. Details of the designed will be worked on in 2024. Full City services: water, sewer, stormwater, to this site with ample capacity. The traffic signal will also be a part of the project, a complete replacement, modernizing the traffic signal with at least a left turn lane from southbound Upper Gilchrist to eastbound Coshocton Road.

Starr said the Shade Tree and Beautification Committee would become involved with the site planning.

There were no legal concerns. Broeren noted that the engineering is underway for roadway improvements, but funding for the improvements has not been approved. City Council just passed NCA legislation, which this proposed community would be eligible to become a part of it to help pay for the new City services that will be needed for it.

The Municipal Planning Commission will provide a recommendation to Council on the requested zoning amendment.

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Starr said the New Community Authority has been established. At this point no one has applied to join it. Lemmon Development will have the opportunity to apply to join it. Unlike the TIF (tax incremental financing) which uses millage on the property value improvements to pay for infrastructure development, the NCA adds millage for that particular development only. The rest of the citizenry doesn't have to pay for the improvements. Both the TIF and the NCA can be borrowed against for future revenues. Broeren said they certain can. Once we have the engineering we will be able to discuss with the property owners and Rockford, to what extent they are prepared to contribute to help build the new intersections that will deal with the traffic that they will be bringing.

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Ball, serving as the acting Safety Service Director, made a motion to approve MPC-21. Blankenhorn clarified this is a recommendation to City Council to approve.

Hawkins asked Ball, referring to the traffic issue and the turn lane that was mentioned, has a traffic study been done at this intersection? Ball said yes. Ball further added, when ODOT paved the road adjustments were made to the crosswalks to improve the cycle time of the traffic signal. There were some temporary repairs made because the wiring is getting old in the signal. There has been a full study and computer model of Coshocton Avenue. Basically, there is a needs assessment. Additional technology failures were identified, such as failing sensors. There have been multiple calls that people are having to wait multiple cycles to exit the light. The Public Works Director is working to put a proposal together to use TIF money to fix those sensors.

Some of the issues will be taken care of in the interim while we're working on a bigger project to widen the intersection and improve it. As for the road improvements, the service level is basically at the level of a township road. Going to the City limit, the plan will be to reconstruct the road, making it slightly wider with more of a safety edge or part of it may end up with curb and gutter. Sidewalks will be added to the west side and a bike trail where possible on the east side, remove humps and valleys from the road to improve sight distance, a new road foundation as the base is in failure in a lot of locations from the truck traffic from construction and the age of the road. It will be a complete reconstruction, with more of a look and feel of Upper Gilchrist Road south of Coshocton Avenue and north of Yauger Road, though maybe not exactly. It will be a lot safer road. Ball said the daycare drop off zone needs to be improved as well.

Starr said he likes the added control that the City has with the PND. He thinks the plan checks a lot of boxes on the Comprehensive Plan because it is building housing around existing infrastructure, rather than sprawling. This property was annexed in 2014 by the former owner. The City has been growing with several recorded plats in the last year. The concept of the Comprehensive Plan is to keep the growth inside the City limits and where existing infrastructure is. The more density means it is less per capita cost for stormwater, water, wastewater and also the added tax revenues. He personally sees this as a win. He knows the growth scares a lot of people, but if we don't manage where the growth goes, it will grow around us anyway, and we will not benefit from the tax revenues or the utility fees. There would be wells and septic tanks, but still have the traffic, in his opinion.

Ball added, if you go toward Centerburg and travel on Updike Road there are houses on 5 or 6 acres, there are a lot of corn fields that have been consumed by development. Those septic tanks will go bad, people will have a lot of issues to deal with in the future. For a development with slightly higher density, also with more control, he thinks the discussion about the previous applicant on SR 768 requesting R-3, R-3 is wide open and the City doesn't have any say over much of what they do. He feels R-3 and R-2 zoning is probably antiquated and should be eliminated or adjusted to where the City has a little bit more controls to ensure we are getting a nicer product and things are easier to maintain. Affordability was mentioned. Across the street, the single-family development is costing \$70,000 per lot to the buyer to buy the developed lot. If we are at all discussing affordability, single-family is not affordable for a majority of our income categories in Mount Vernon. Additionally, with the sidewalk, bike trail and other amenities connecting the demographic using the Danbury product, those folks want a sidewalk and accessible walkways. We won't see them out walking through the surrounding woods. Single family could have more kids that would like to play in the woods.

RESULT:	RECOMMEND [UNANIMOUS]	Next: 10/23/2023 7:30 PM
MOVER:	Brian Ball, City Engineer	
SECONDER:	Eric Diehl, Alt. Member	
AYES:	Ball, Ellsworth, Starr, Hawkins, Diehl	
EXCUSED:	Swallow, West	

ADJOURN

- Adjourn Motion

There is a Special MPC Meeting in two weeks for another agenda item. Bylaws of the MPC will also be introduced. A notice was sent to the local newspaper.

Ball made a motion to adjourn the meeting, Ellsworth seconded and the meeting was adjourned at 4:41 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Ball, City Engineer
SECONDER:	Anne Ellsworth, Member
AYES:	Ball, Ellsworth, Starr, Hawkins, Diehl
EXCUSED:	Swallow, West

COMMUNICATIONS

General

- Lemmon Development Concept Elevations

RESULT:	ANNOUNCED
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Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 10/12/23 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

Category: Lands
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

MPC ITEM (ID # 3885)

DOC ID: 3885

2023-MPC-21 : 0 UPPER GILCHRIST RD PARCEL #71-00050.000 - ZONING AMENDMENT TO PND

Per Codified Ordinance 1156.02 a request for Zoning Amendment has been submitted for review by the Municipal Planning Commission.

Description of Request: Lemmon Acquisition & Holding Co. LLC (limited POA for Casey's Way LLC) requests a Zoning Amendment for Parcel #71-00050.000. The request is for PND - Planned Neighborhood District zoning for the entire parcel.

Currently, a small portion of the east side is zoned PND, while the larger portion of the parcel is zoned R-1.

For clarification - the Knox County Auditor's website showed an address for this property as 17795 Coshocton RD, but there is no road frontage along Coshocton Road, after a lot split. A request to update the property address to 0 Upper Gilchrist RD was submitted by the County's Tax Map Office 9/25/2023. The property is solely accessed from Upper Gilchrist Road.

COMMENTS - Current Meeting:

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There have been multiple calls that people are having to wait multiple cycles to exit the light. The Public Works Director is working to put a proposal together to use TIF money to fix those sensors. Some of the issues will be taken care of in the interim while we're working on a bigger project to widen the intersection and improve it. As for the road improvements, the service level is basically at the level of a township road. Going to the City limit, the plan will be to reconstruct the road, making it slightly wider with more of a safety edge or part of it may end up with curb and gutter. Sidewalks will be added to the west side and a bike trail where possible on the east side, remove humps and valleys from the road to improve sight distance, a new road foundation as the base is in failure in a lot of locations from the truck traffic from construction and the age of the road. It will be a complete reconstruction, with more of a look and feel of Upper Gilchrist Road south of Coshocton Avenue and north of Yauger Road, though maybe not exactly. It will be a lot safer road. Ball said the daycare drop off zone needs to be improved as well.

Starr said he likes the added control that the City has with the PND. He thinks the plan checks a lot of boxes on the Comprehensive Plan because it is building housing around existing infrastructure, rather than sprawling. This property was annexed in 2014 by the former owner. The City has been growing with several recorded plats in the last year. The concept of the Comprehensive Plan is to keep the growth inside the City limits and where existing infrastructure is. The more density means it is less per capita cost for stormwater, water, wastewater and also the added tax revenues. He personally sees this as a win. He knows the growth scares a lot of people, but if we don't manage where the growth goes, it will grow around us anyway, and we will not benefit from the tax revenues or the utility fees. There would be wells and septic tanks, but still have the traffic, in his opinion.

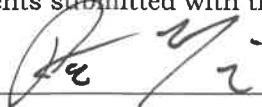
Ball added, if you go toward Centerburg and travel on Updike Road there are houses on 5 or 6 acres, there are a lot of corn fields that have been consumed by development. Those septic tanks will go bad, people will have a lot of issues to deal with in the future. For a development with slightly higher density, also with more control, he thinks the discussion about the previous applicant on SR 768 requesting R-3, R-3 is wide open and the City doesn't have any say over much of what they do. He feels R-3 and R-2 zoning is probably antiquated and should be eliminated or adjusted to where the City has a little bit more controls to ensure we are getting a nicer product and things are easier to maintain. Affordability was mentioned. Across the street, the single-family development is costing \$70,000 per lot to the buyer to buy the developed lot. If we are at all discussing affordability, single-family is not affordable for a majority of our income categories in Mount Vernon. Additionally, with the sidewalk, bike trail and other amenities connecting the demographic using the Danbury product, those folks want a sidewalk and accessible walkways. We won't see them out walking through the surrounding woods. Single family could have more kids that would like to play in the woods.

RESULT: RECOMMEND [UNANIMOUS]**Next: 10/23/2023 7:30 PM****MOVER:** Brian Ball, City Engineer**SECONDER:** Eric Diehl, Alt. Member**AYES:** Ball, Ellsworth, Starr, Hawkins, Diehl**EXCUSED:** Austin Swallow, Jason West



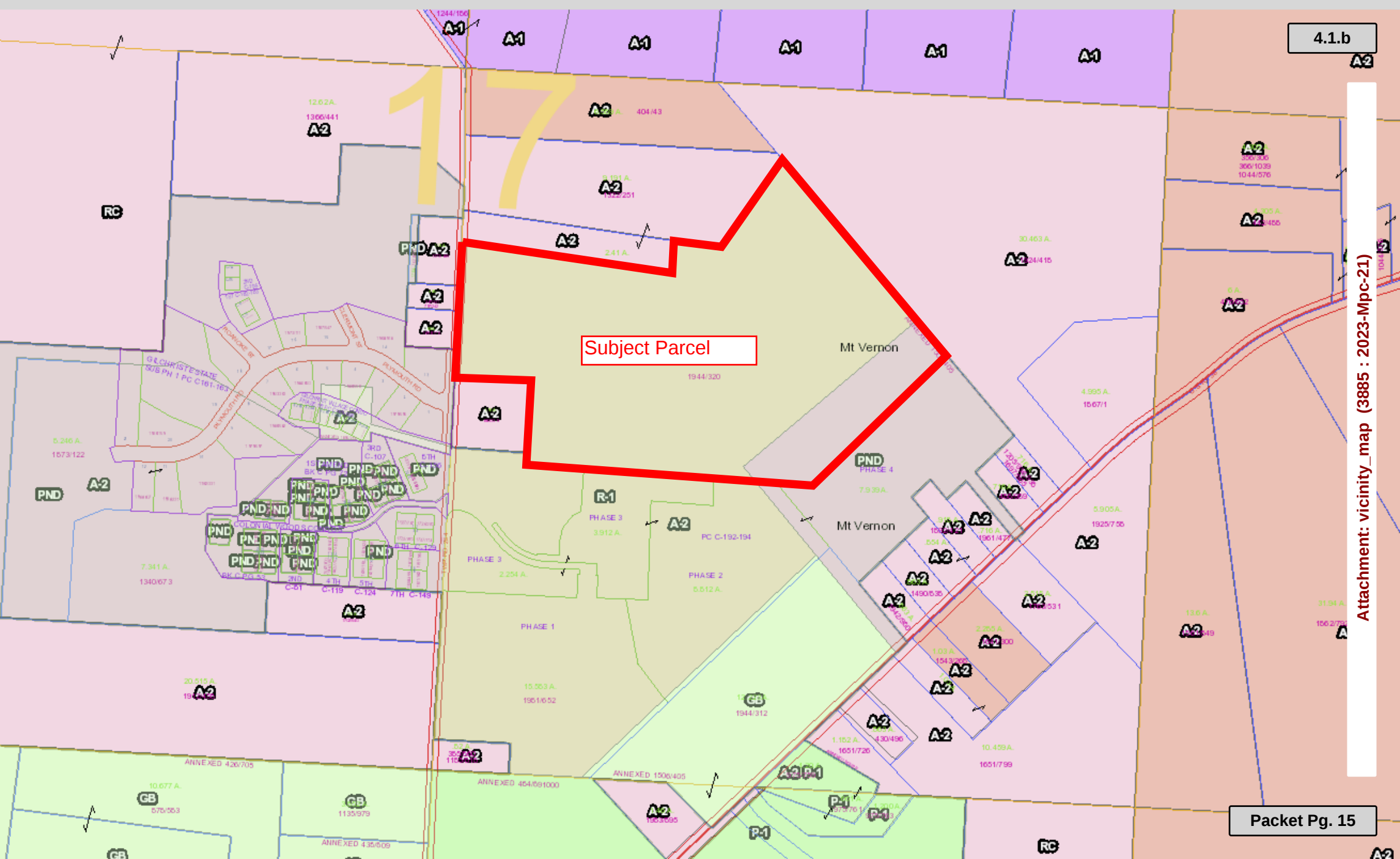
City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address, Phone, and Email Address Casey's Way LLC PO Box 45, Mount Vernon, OH 43050 Phone: 614.206.5861 Email: logosrealty@gmail.com			
Agent's Name, Address, Phone, and Email Address Lemmon Acquisition & Holding Co. LLC 811 S. Main Street, North Canton, OH 44720 Phone: 330.497.8686 Email: tperez@lemmondev.com			
<i>Site Information</i>			
Site Address 17795 Coshocton Road Mount Vernon, OH 43050		Legal Description Please see attached	
Parcel Number 71-00050.000		Deed Volume and Page Number 1944/320	
<i>Use of Property</i>			
Present Use Agriculture		Present Zoning District R-1 Single Family District PND Planned Neighborhood District	
Proposed Use Residential		Proposed Zoning District PND Planned Neighborhood District	
<i>Documents to be Submitted</i>			
The following documents must also be submitted with this application: 1. A statement of the reason(s) for the proposed amendment. 2. A vicinity map at a scale approved by the Zoning Enforcement Officer showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Enforcement Officer may require. 3. A statement on the ways in which the proposed amendment relates to the comprehensive plan. 4. The \$150.00 filing fee as established by ordinance.			
I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact. Date:  By: 8/27/2023			
<i>Filing Information</i>			
Filing Date	Fee deposit \$200.00	Date Paid	Receipt Number

This form revised 04-11-2023

Attachment: Mt Vernon - Application for Amendment 8.27.2023 (3885 : 2023-Mpc-21)



Subject Parcel

Attachment: vicinity_map (3885 : 2023-Mpc-21)



DATE: August 25, 2023
TO: Lacie Blankenhorn, Development Services Manager
FROM: Patrick Mackie, Director of Operations
RE: Application for Zoning Amendment – Additional Information

USE OF PROPERTY: PROPOSED USE

The proposed community will consist of age-targeted, single-story villa units. Each unit will feature a universal design and amenities catered toward the active adult market. Multiple unit floorplans will include modern open floor plans, wide hallways, zero entry garage, and doors. Additionally, residents will be afforded maintenance-free living. The goal is to create an environment where residents can enjoy the benefits of living at home without all the maintenance responsibilities, permitting them to lead an active and engaged lifestyle.

A STATEMENT OF THE REASON(S) FOR THE PROPOSED AMENDMENT

Currently, parcel 71-00050.000 is broken up into two zoning districts, with the majority of the parcel being zoned as a Single-Family District (R-1). The remainder of the parcel is zoned as a Planned Neighborhood District (PND). The R-1 designation is specific to single-family dwellings, and its development standards do not meet our criteria. If granted the PND designation, we will complete our comprehensive development plan for the community. A PND district provides the Municipal Planning Commission and City Council a control and oversight level for what they approve.

A STATEMENT ON THE WAYS IN WHICH THE PROPOSED AMENDMENT RELATES TO THE COMPREHENSIVE PLAN

The amendment to rezone aligns with several considerations included in the Knox County Comprehensive Plan – 2018 Update.

- Key Plan Considerations
 - *With single-family homes the predominant housing type in Knox County, we should consider diversifying our community's housing stock in the face of changing population demographics or financial burdens.*
- Chapter 3: Ensure Responsible Growth
 - *As we can expect development to occur in Knox County in the future, it makes sense to direct such development into areas of Knox County already served by existing utility and roadwork infrastructure.*
 - *A better, more sustainable development approach is to encourage those growth opportunities that do not require extensive – and expensive - roadwork and utility extensions.*
 - *Encouraging development in the built environment (i.e., already-served by existing infrastructure) coincides with residential development patterns observed since the Great Recession. Market forces now are demanding that housing be located in closer proximity to restaurant, grocery, entertainment, and cultural amenities. Traditional housing developments built during the mid to late- 20th Century may not satisfy changing housing demands. Rising energy costs, changing household size and composition,*

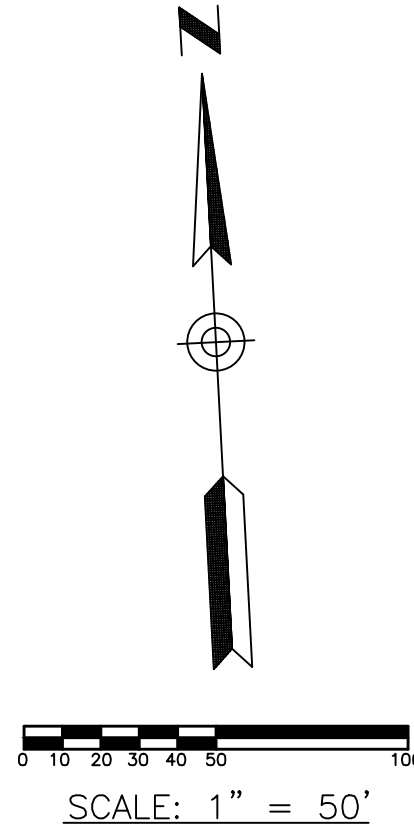


emerging technologies and design concepts, and a growing desire for mixed-use, higher-density locations, are all contributing to major shifts in the Columbus Region's housing market (Urban Land Institute Columbus, 2012). It is reasonable to expect similar housing pressures in Knox County, albeit at much smaller scale.

- *Knox County's residents are aging and will face challenges in the future as Baby Boomers leave the workforce and enter retirement. This is true for all of Ohio. Data clearly show the 55+ age cohort in Knox County is increasing.*
- *the Columbus Region's development patterns are likely to be dramatically different from the past, with a spike in the number of single-person households and a drop in the number of nuclear families with children*
- Chapter 5: Strengthening Quality of Life
 - *For residents of Knox County and beyond, a high quality of life requires the ability to afford a quality home with easy access to all of a family's basic needs*
 - *A number of trends at the national and regional levels are shaping changes in residential development patterns. As first discussed in Chapter 3, principal shifts include a growing number of households without children, an increasing proportion of senior households, and a growing preference for living in denser, walkable communities*
 - *Affordability, changes in household size, an aging population, and a growing preference for walkability, will all continue to reshape Knox County's residential development patterns moving forward. An attractive, high-quality, and safe housing stock is important for retaining and attracting residents.*
 - *Assisted living facilities integrated into mixed-use neighborhoods can provide an elevated quality of life for residents. Development projects that feature these types of characteristics should be encouraged moving forward.*

ZONING DATA		
ZONING (PROPOSED)		
PND PLANNED NEIGHBORHOOD DISTRICT		
CODIFIED ORDINANCE	CODIFIED ORDINANCE DESCRIPTION	REQUIRED ORDINANCE
BUILDING		
1163.02.g.1	MINIMUM LOT AREA	N/A
	MINIMUM FRONT YARD DEPTH	N/A
1163.02.g.2	MINIMUM SIDE YARD DEPTH	N/A
	MINIMUM REAR YARD DEPTH	N/A
1163.02.g.3	MAXIMUM DENSITY	5 UNITS/AC.
1163.02.b.1	MINIMUM BUILDING HEIGHT	35 FT.

SITE DATA	
TOTAL DEVELOPMENT AREA	33.61 AC.
NET AREA	33.37 AC.
(TOTAL DEVELOPMENT AREA LESS PUBLIC RIGHT-OF-WAY)	
8 UNIT APARTMENT BUILDING	48
2, 4, & 6 UNIT VILLAS	108
TOTAL NUMBER OF UNITS	156
TOTAL DENSITY	4.7 UNITS/AC.
TOTAL LENGTH OF STREET	4,540 LF.

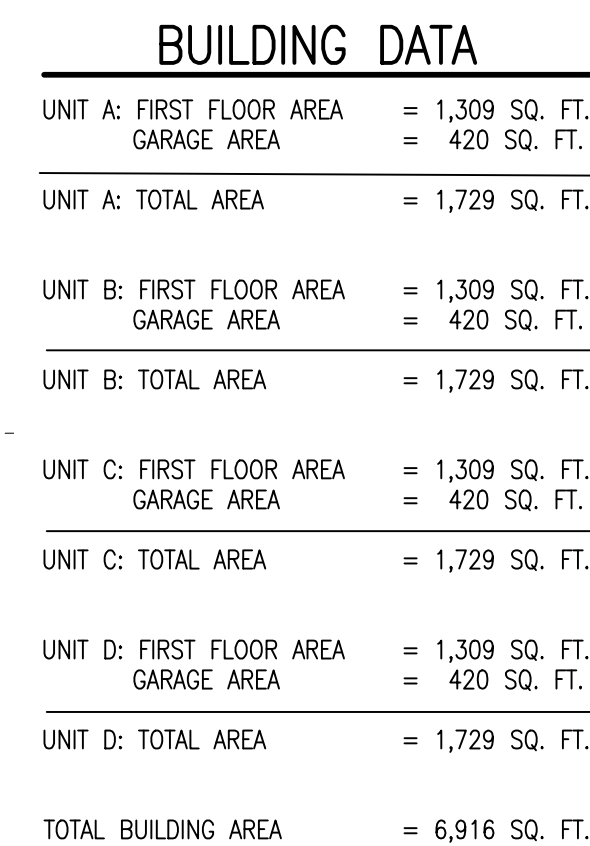


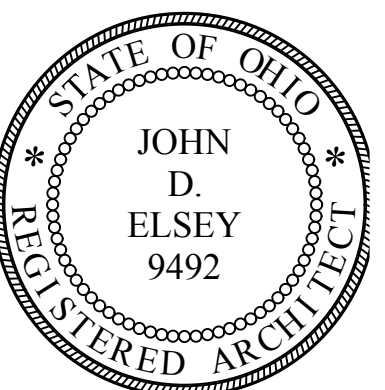
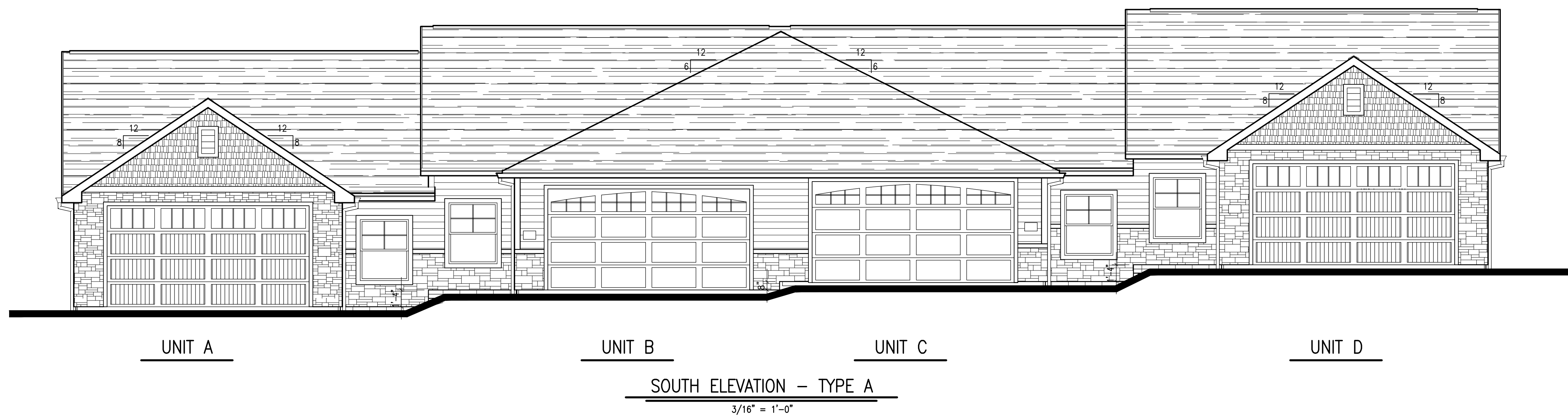
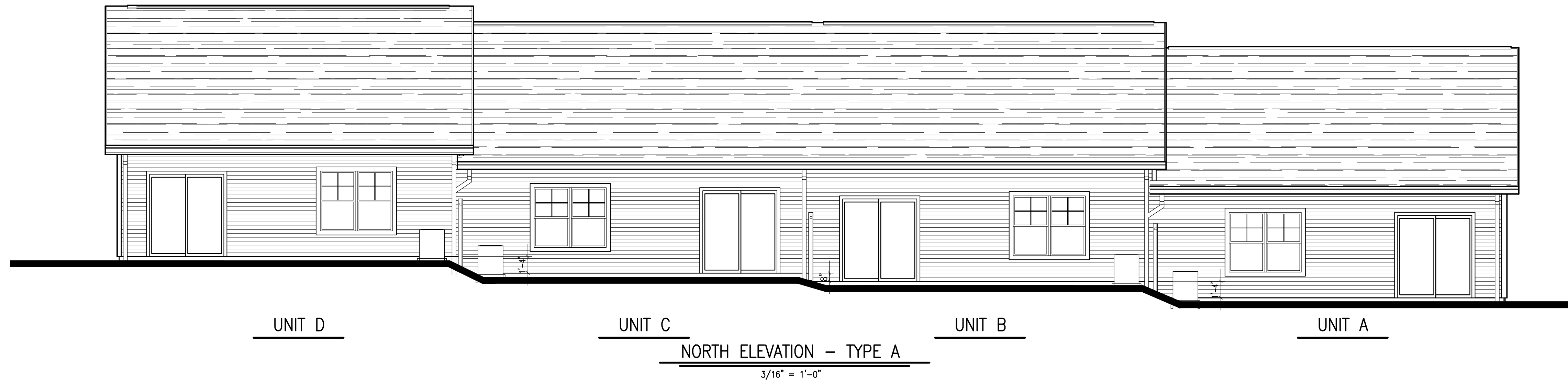
GBC DESIGN, INC.
565 White Road Dr.
Akron, OH 44320
Phone 330.594.0238
www.gbcdesign.com

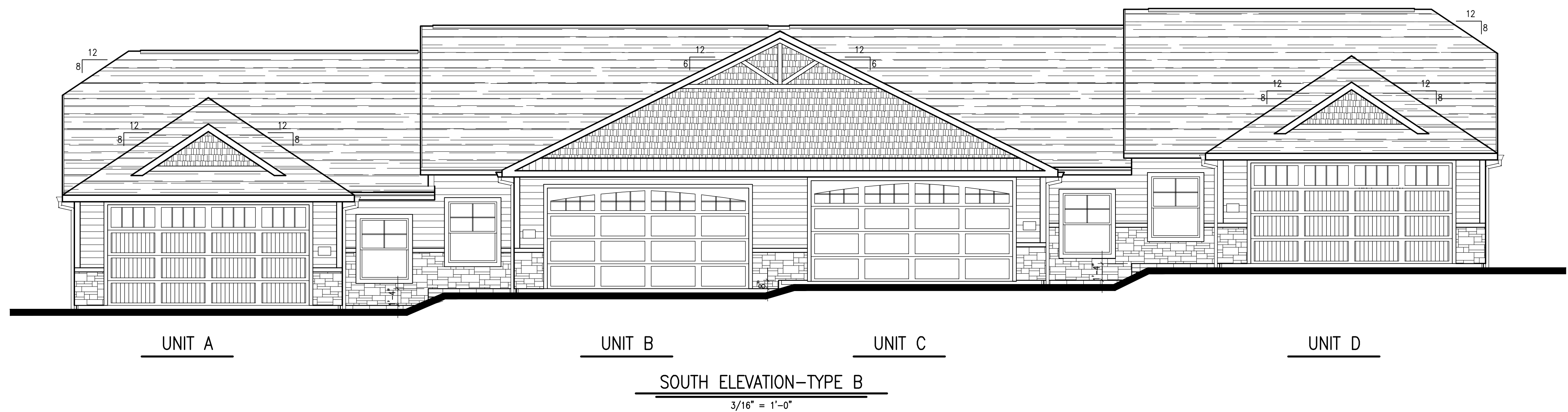
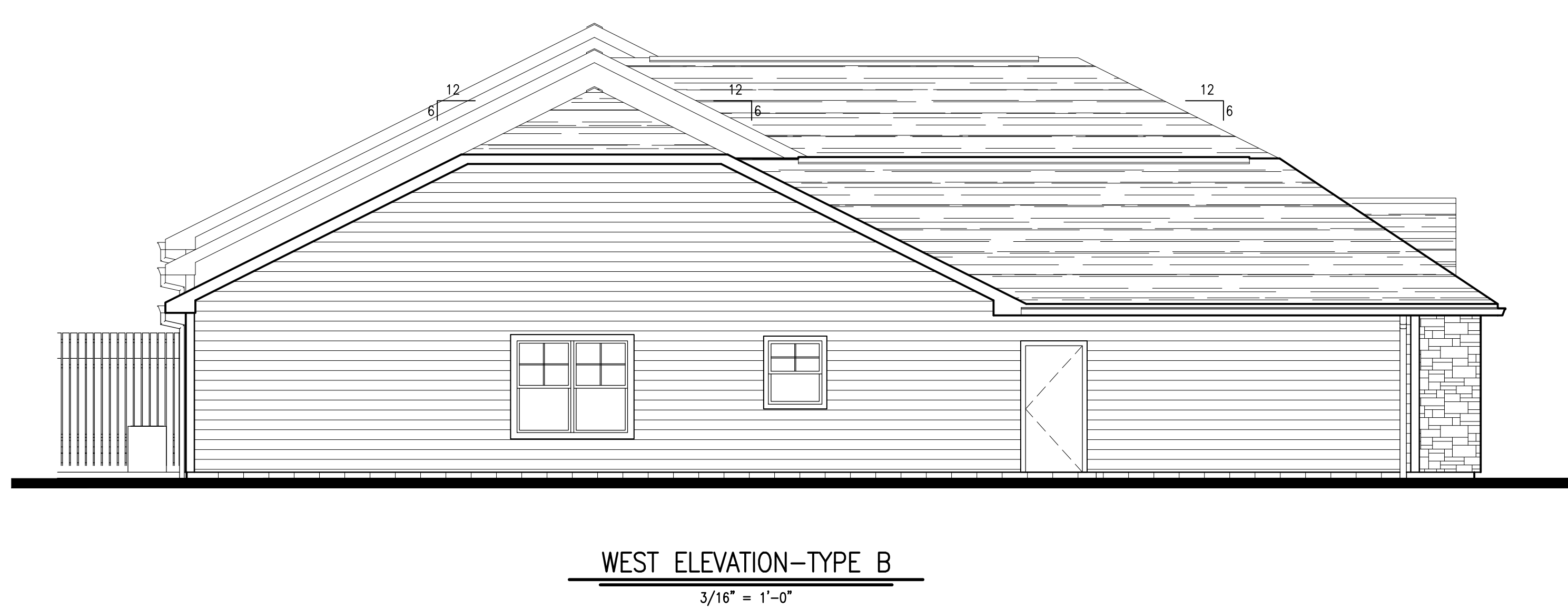
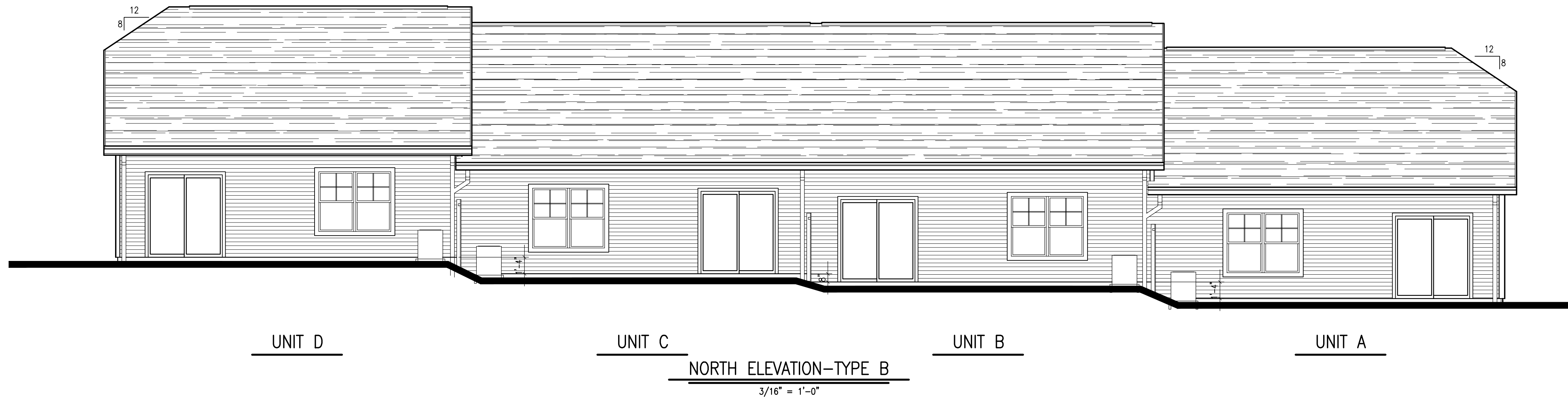
LEMMON DEVELOPMENT
811 S. MAIN ST.
NORTH CANTON, OHIO 44720

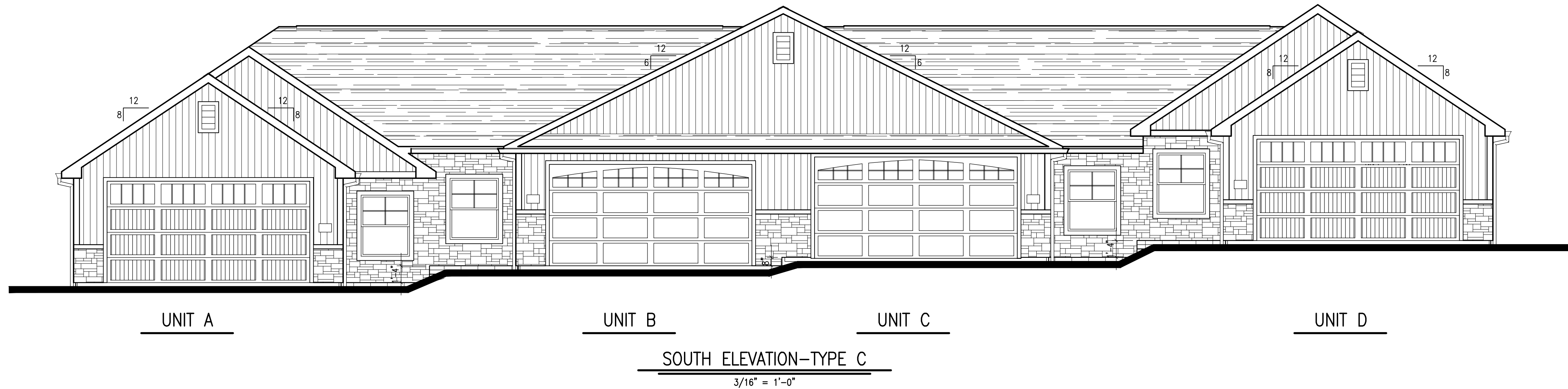
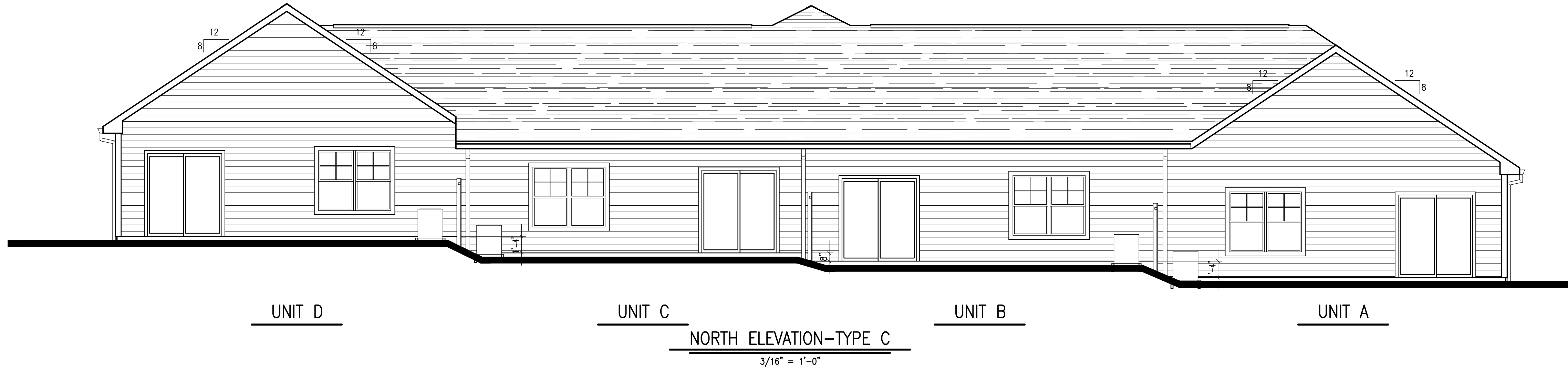
MT. VERNON
KNOX COUNTY, OHIO
CONCEPT PLAN

DRAWN BY:
T.G.W.
DATE:
OCT. 10, 2023
PROJECT NO.
56066
DRAWING NO.
1 OF 1

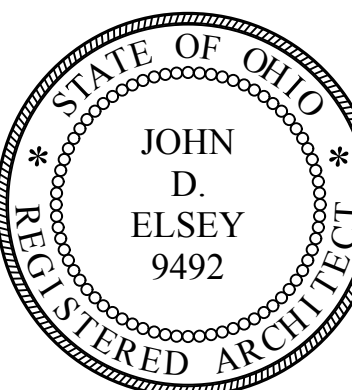


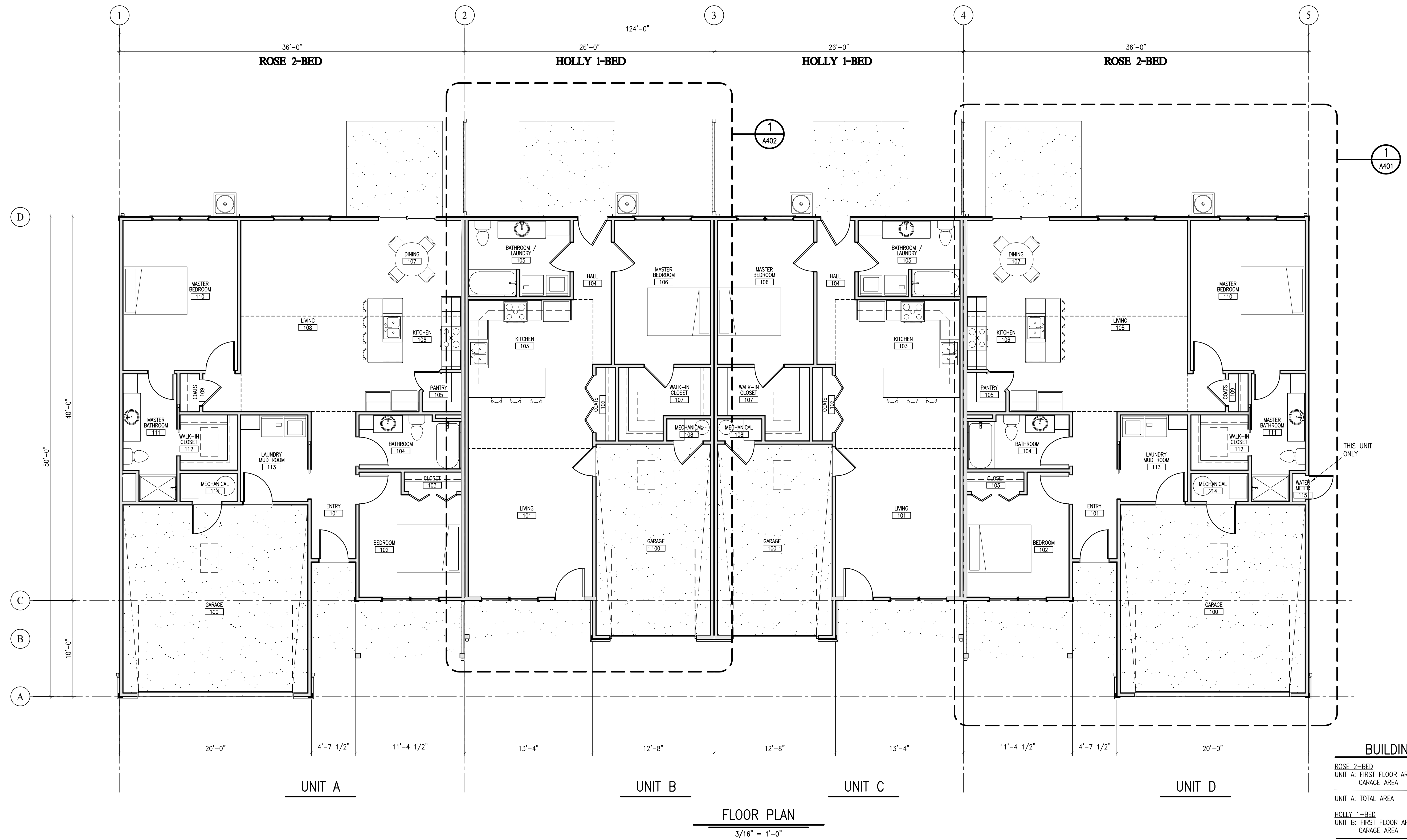




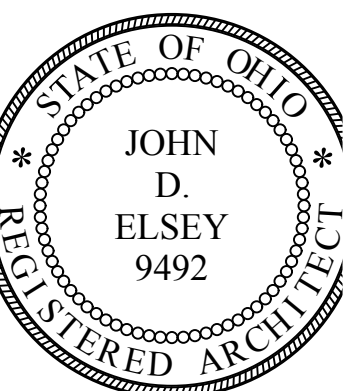


Communication: Lemmon Development Concept Elevations (General)

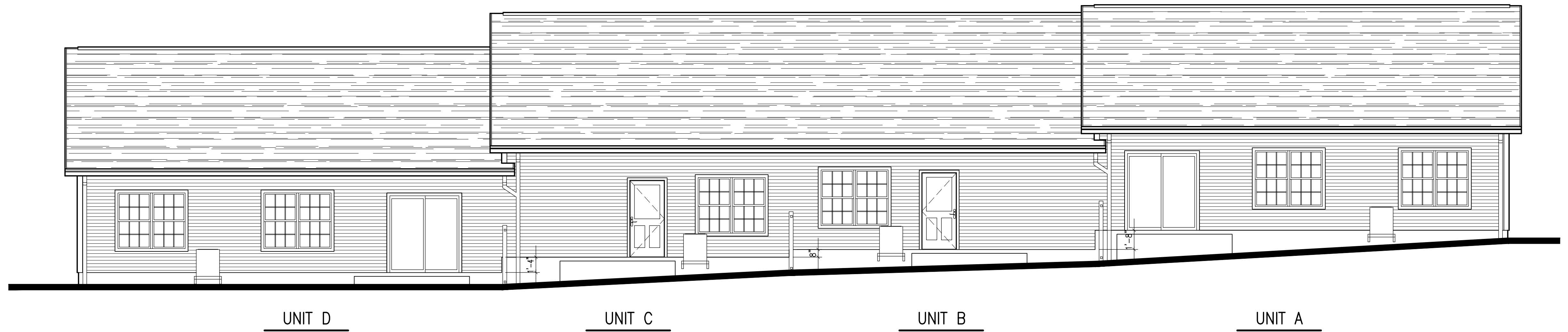




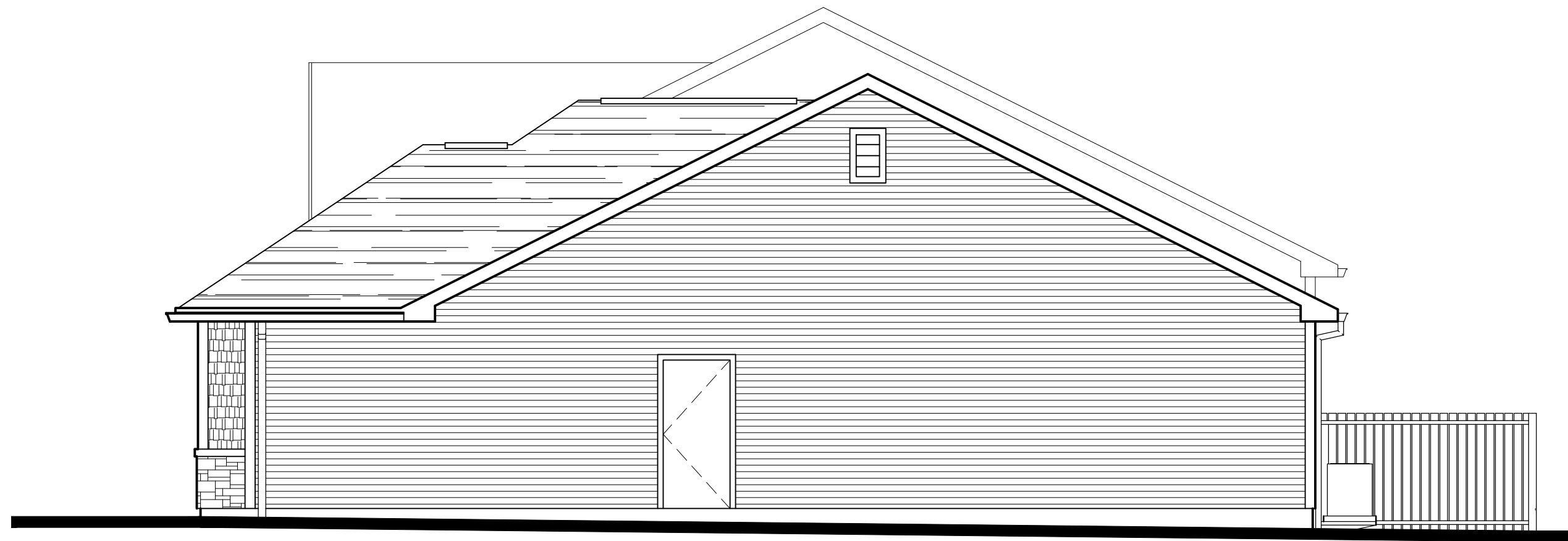
Communication: Lemmon Development Concept Elevations (General)



JOHN D. ELSEY LICENSE #9
EXPIRATION DATE 12/31/20:



SOUTH ELEVATION
3/16" = 1'-0"



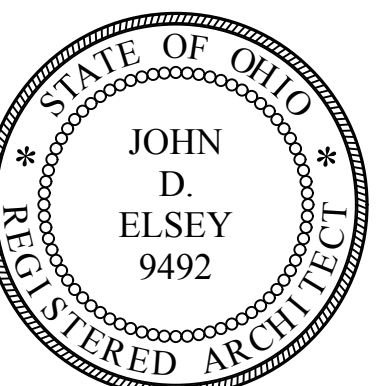
WEST ELEVATION
3/16" = 1'-0"



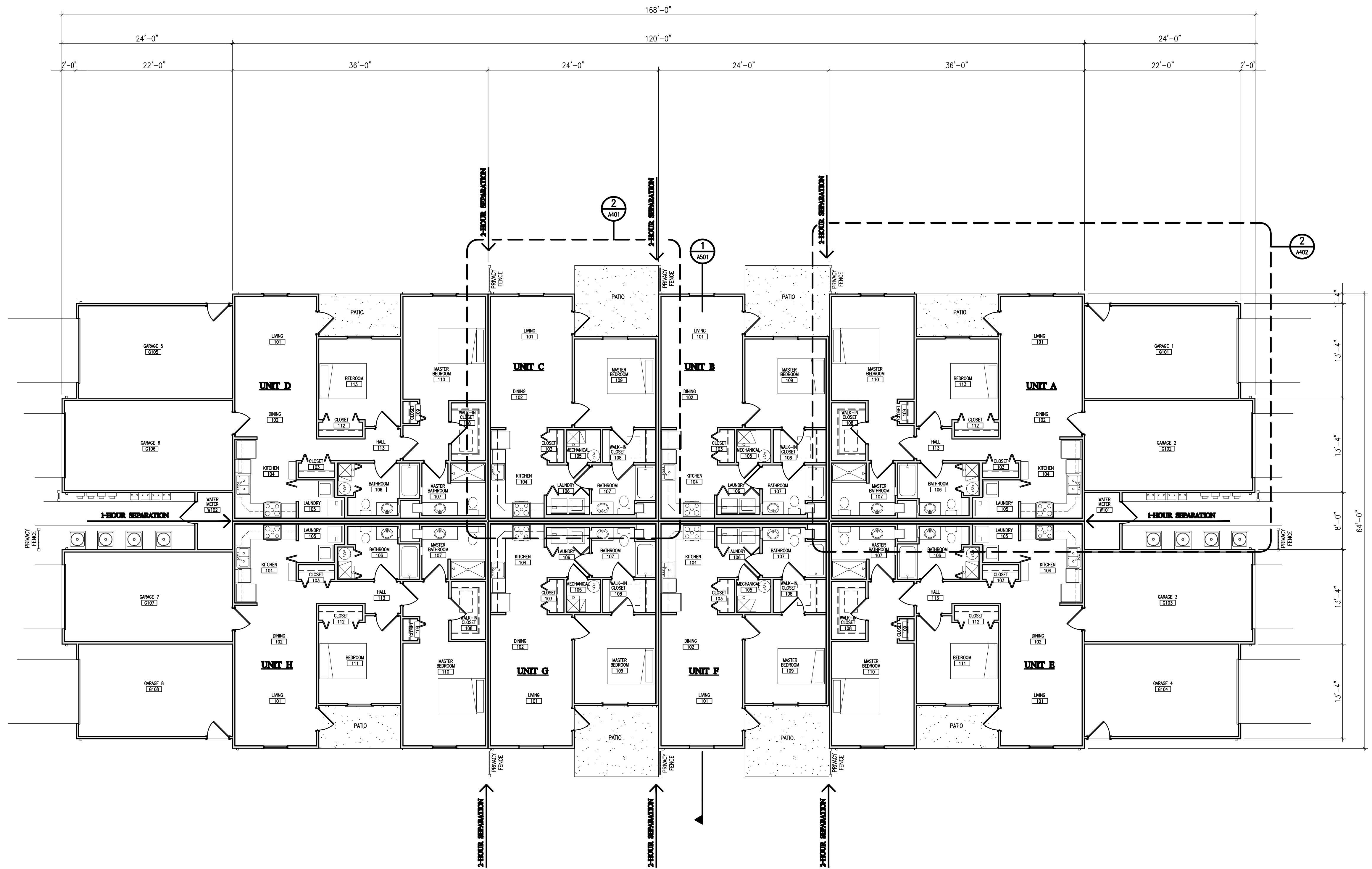
EAST ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"



JOHN D. ELSEY LICENSE #9492
EXPIRATION DATE 12/31/2023



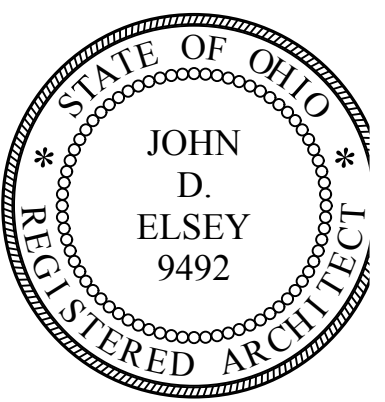
OVERALL FLOOR PLAN

1/8" = 1'-0"

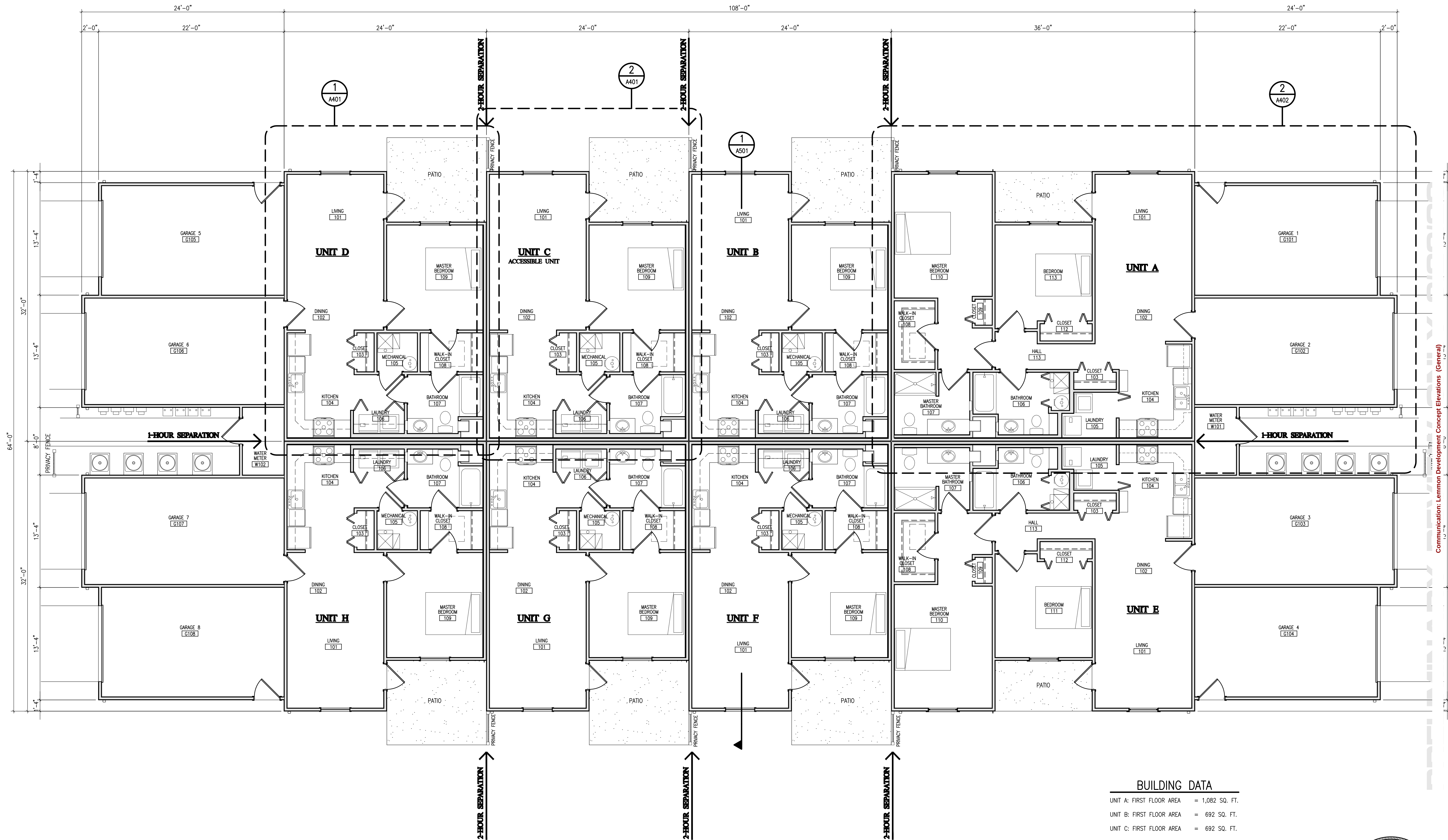
NOTE:
ALL UNITS ARE ADAPTABLE.
OWNER IS WILLING TO ADD HEARING
IMPAIRED UNIT(S) ON AN AS NEEDED
BASIS.

BUILDING DATA

UNIT A: FIRST FLOOR AREA	= 1,082 SQ. FT.
UNIT B: FIRST FLOOR AREA	= 692 SQ. FT.
UNIT C: FIRST FLOOR AREA	= 692 SQ. FT.
UNIT D: FIRST FLOOR AREA	= 1,082 SQ. FT.
UNIT E: FIRST FLOOR AREA	= 1,082 SQ. FT.
UNIT F: FIRST FLOOR AREA	= 692 SQ. FT.
UNIT G: FIRST FLOOR AREA	= 692 SQ. FT.
UNIT H: FIRST FLOOR AREA	= 1,082 SQ. FT.
TOTAL BUILDING AREA	= 7,096 SQ. FT.



JOHN D. ELSEY LICENSE #9492
EXPIRATION DATE 12/31/2024



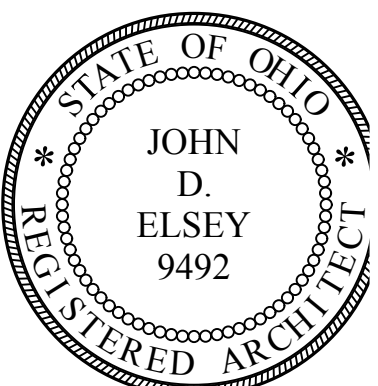
OVERALL FLOOR PLAN

3/16" = 1'-0"

NOTE:
ALL UNITS ARE ADAPTABLE.
OWNER IS WILLING TO ADD HEARING
IMPAIRED UNIT(S) ON AN AS NEEDED
BASIS.

BUILDING DATA

UNIT A: FIRST FLOOR AREA	= 1,082 SQ. FT.
UNIT B: FIRST FLOOR AREA	= 692 SQ. FT.
UNIT C: FIRST FLOOR AREA	= 692 SQ. FT.
UNIT D: FIRST FLOOR AREA	= 692 SQ. FT.
UNIT E: FIRST FLOOR AREA	= 1,082 SQ. FT.
UNIT F: FIRST FLOOR AREA	= 692 SQ. FT.
UNIT G: FIRST FLOOR AREA	= 692 SQ. FT.
UNIT H: FIRST FLOOR AREA	= 692 SQ. FT.
TOTAL BUILDING AREA	= 6,316 SQ. FT.



JOHN D. ELSEY LICENSE #9-
EXPIRATION DATE 12/31/202