



MOUNT VERNON
MUNICIPAL PLANNING COMMISSION
MINUTES • MAY 4, 2023

Special Meeting

Station Break

4:00 PM

160 Howard Street, Mount Vernon, OH 43050

I. CALL TO ORDER

Attendee Name	Title	Status
Matthew T. Starr	Chairman	Present
Richard Dzik	Member	Present
Todd Hawkins	Member	Present
Austin Swallow	Member	Present
Julia Warga	Member	Present
Eric Diehl	Alt. Member	Excused
Jason West	Alt. Member	Excused

Others in attendance: City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; City Fire Prevention Officer Terry Davis; City Patrolman Jason Payne; Joshua Williams; Lenor Cochran; Deborah Cochran; Dennis Snyder; Rachel Arnett; Jennifer Shoman; Kathy Bebout; Linda Beck; Robert Beck; Kim Lemley; Mike Kepple; Ron Homan; Susan Homan; Carmen Dixon; Gregory Benson; Shelda Robertson; Robert Moluf; Michael Rednour; Vickie Sant; Rebecca C. Metcalf; Andrew Engell; Don Carr; Jeff Doup; Bruce Malek; Mike Hillier; James Daxon; Katherine Noblet; et al - 116+ audience members
Mayor Starr reviewed the expectations of the conduct of the meeting and announced public comments would be limited to 4 minutes each.

II. MINUTES APPROVAL

1. Municipal Planning Commission - Regular Meeting - Apr 13, 2023 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Todd Hawkins, Alt. Member
SECONDER:	Austin Swallow, Member
AYES:	Starr, Dzik, Hawkins, Swallow, Warga
EXCUSED:	Diehl, West

III. MPC ITEMS

1. 2023-MPC-09 : 0 Vernonview DR Parcel #66-07961.000 - Zoning Amendment

Blankenhorn introduced the case.

Williams (sworn in) presented his vision for the subject property, explaining what he wants to build. He is a developer with projects in Ohio, Pennsylvania, and Maryland, that traditionally builds multi-family or Build to Rent townhouses. He talked about his target market being professionals between the ages of 25 and 50. He went through a presentation showing his vision and how it relates to the surrounding community. He explained traffic features and showed renderings of the project including materials, describing it as affordable luxury. He said the final design has not been fleshed out. His factors for rezoning included use of adjacent land and zoning; the impact on traffic and the community; general welfare of the City and the community

members; and meeting the general expansion plans of the community. He said 93% of his proposed community or 216 of the 232 proposed units are not touching R-1 zoned properties. He said they are not impacting or impeding anybody that has a single-family house in the general area. He reviewed the area zoning on a map. He reviewed traffic mitigation thoughts. He doesn't envision the primary entrance to be on Vernonview, rather through a planned roundabout extension to Coshocton AVE out letting to the hospital. Williams said townhouses do not have the same impacts on municipal infrastructure as single-family homes. 1 in 5 have a child attending school. The original roadway plan with roundabouts was provided to Williams by the City, connection Vernonview DR to Upper Gilchrist RD. Williams showed a comparison of housing ownership costs versus renting his townhouse product. Williams said his Build to Rent product has amazing societal impacts including: affordability, provides more livable rentals and aligns to the modern preferences of the target market; retainage of community residents; walkability; amenities; and value. He reviewed a tentative construction timeline. He explained how he believes his plan relates to the Knox County Comprehensive Plan of 2018 including considering diversifying housing stock.

There was no one else present to speak in support of the proposal.

Ball clarified the purpose of the meeting is to vote the change to the zoning. This is not approving a construction project. The property is currently zoned R-1 and the request is for R-3 zoning.

Broeren further explained the Municipal Planning Commission will make a recommendation to City Council. City Council will review the recommendation and make the final determination based upon the recommendation of the MPC.

L. Cochran (sworn in) read her letters (communications #4.A.1 & 4.A.2)

D. Cochran (sworn in) said when the family met with City representatives including Mr. Ball they were told the City did not have funding to put the road through. It is her understanding that there are no resources to make the egress onto Coshocton RD.

Ball said developers are expected to bear the cost of road construction. The road concept is a master plan that was developed in 2016 to use as a scale to grade developers. The City cannot afford any more dead-end streets in this area because of the traffic issues on SR 768. When Schlabach proposed their development there is a connection to the proposed future road in their phase 3. The City is not planning to build the road. It is something the City will require the developer to do if it is developed.

Starr explained the numerous letters that were submitted have been entered into the record of the meeting. He asked that anyone that wrote a letter and still wishes to speak, not read the letter, as it is already part of the record.

Snyder (sworn in) pointed out that the property is already zoned residential. The request to rezone from R-1 to R-3 is a significant increase in the density of housing. Once that is done, the proposed development doesn't matter. Any type of multi-family development could be built. If the zoning change increases the value of the property, it can be sold and someone else could come in with a master plan on developing what they want, which could be HUD - Housing Urban Development. Snyder explained it is almost a no-lose situation for a builder under HUD. The government loans them money at a very low interest rate. The property gets built and the government guarantees they will fill the rentals and pay the rent. It's no-lose for the builder. Nothing guarantees that won't happen on this property if the zoning is changed to R-3. He reviewed the need for housing in Mount Vernon and listed the numerous units in the pipeline totaling 1,078 new units, a 16% increase in the household count of Mount Vernon.

Arnett (sworn in) continued reading Mr. Snyder's discussion points, asking should City Council consider imposing impact fees on new developments to offset the cost of upgrading infrastructure needed to accommodate the increased demand that they cause.

Shoman (sworn in) expressed her concerns about development planning that she and others were not involved in. She expressed her displeasure with the scope of recipients requiring notification of requested zoning changes. She refuted the argument for needed housing, citing a 2021 Knox County forecasted housing need study stating the county has a 400-unit shortfall, further stating recently approved housing developments meet this need. She questions the integrity of the proposal. She questions the motivations behind the land being set aside for a fire station.

Dzik clarified that the City met with the Cochran family in late 2020 where the concept of the fire house location first came up.

Starr clarified that the housing shortage number of 400 that was mentioned is part of a study that is published on the Area Development Foundation website stating a needed range of 235-515 homes per year for the next 10 years county wide. That study was done pre-Intel.

Bebout (sworn in) doesn't think Mount Vernon is set up for the housing that is coming up, citing limited grocery stores and stock availability. She described the traffic on Coshocton AVE as terrible. She doesn't think the roundabouts will make a bit of difference. She questioned why a fire station isn't built on County property on Gilchrist RD.

L. Beck (sworn in) explained the stress this proposal is causing her and others. She believes large scale rentals are a guaranteed way to decrease property values. She believes the proposed development will impose a disruption to their nice quiet neighborhood. There is no evidence suggesting the undeveloped land is not ideal for R-1. The cited traffic problems make this site less than ideal for a location for a project that will increase traffic significantly. Beck believes the already planned new housing will put enough strain on the local school system. She asked if the City is giving the developer a benefit such as a tax abatement.

R. Beck (sworn in) asked the Commission to not change the zoning as requested. He believes changing the zoning will have a detrimental effect on the neighboring families' way of life and stability. The surrounding homes were purchased because of their location and surrounding properties attributes, including R-1 zoning.

Lemley (sworn in) voiced her concerns about the possibility of this property becoming a HUD complex. There is a totally different level of society in those places. Drugs are a significant problem. Situating a fire department near a nursing home could be disruptive to those residents. The other currently planned housing developments are on the outskirts of town, not in the center. She describes the proposed development as unreasonable and illogical.

Kepple (sworn in) owns 100 acres north of this proposed development. He foresees a fight with residents of the proposed development trespassing on his property. He believes the subject property should stay R-1 and not be changed for high-density housing. He is against the request.

Swallow asked Mr. Kepple what the Monroe Township zoning designation of M-1 means. Kepple said manufacturing. He said it is a general zoning that can be used for manufacturing. He said their property is taxed off of mostly farm and grain.

R. Homan (sworn in) described the panoramic view of a giant waterway behind his backyard. There is a marshy area right behind his house. He is concerned about water runoff. Citing his public comment letter #38, it details how great the water runoff can be from the subject property. He estimates 8 to 15 times more water runoff for developing 20.25 acres. The existing downstream water structure is over 21 years old. There could be severe consequences in disrupting the waterway, resulting in a required increase to the stormwater utility fee city wide.

S. Homan (sworn in) added to her submitted letter. She asked if committee and the developer had an environmental impact study done for this project. If it was, why weren't those directly effected by the area given the results.

Ball explained at this point the developer would not have done an environmental impact study. That would be required if there are impacts to jurisdictional waterways such as streams and wetlands. It is possible, likely, that there would be, but those documents would be created later during the permitting process. This is not the permitting process. There are water features out there that are most likely under the jurisdiction that would require some type of national environmental policy work just as an environmental impact study. The City does not have a copy of any type of that document.

Dixon (sworn in) spoke about courage in standing up for the town and the people that elected and appointed you. She reiterated that the Cochran family does not support the request to change the zoning of the property they own.

Benson (sworn in) spoke about the traffic issues he experiences living on Beech ST. He asked the Commission to think about HUD and what that could do to the area.

Robertson (sworn in) read her letter #4.A.44

Muluf (sworn in) brought attention to his submitted letter #40A.28. He is not against diversity or growth. He believes growth and increased diversity should be done with transparency with active participation and voice of the community affected by the proposed changes. Aside from the aforementioned need in the County Comprehensive plan to diversify the housing stock there are other items in the plan such as the hotspot map on page 51. If interpreted accurately, it does not indicate that the subject area is a hotspot opportunity. There are 2 red dots related to the challenges of this area. He is curious to know if the City's masterplan has any direct correlation to the core of this proposal, and if so, why wasn't it referenced by the developer.

Rednour (sworn in) an April 20 report on Spectrum News states 60% of millennials ages 27-42 have realized the best way to save money and beat inflation is to purchase single-family homes. Rednour asked what is spot zoning. Making the subject property R-3 would create an R-1 zone for Woodside DR, leaving an R-1 zone for 8 houses with room for only 1 more house.

Sant (sworn in) her biggest point she would like to get across is the issue of apartments, not matter how the development is described. Apartments are transient in nature. She is concerned about what this development would do to the area's property values. She calls it a triple whammy of an apartment complex, the thoroughfare emptying out in front of their homes, and the drastic quality of living change in the neighborhood.

Metcalf (sworn in) explained there are lots of spring on the subject property. She is concerned about the cost of putting a road across it. She is concerned about what the proposed road could do to the Schlabach development to the east. She questions the ability to connect the proposed road to Coshocton AVE since the Cochran family was told previously by representatives of the City that a road was not possible because the land was not available between the subject property and Coshocton AVE. Additionally, Metcalf said the fire station was discussed with Mayor Starr on at least two different occasions and she and her mother Lenor were never in support of locating it on their property. She wanted to make it clear there were huge amounts of miscommunication in the whole process of the real estate contracts. The Cochran family feels like they have been left out and taken advantage of.

Engell (sworn in) expressed his objection to the rezoning. He spoke about Mount Vernon being tagged America's Hometown and how it seamlessly blends urban amenities, commerce, and small-town charm. He understands a thriving city is often a growing city and growth requires development. When purchasing his home he considered the undeveloped property a behind his home, knowing that likely one day it would be developed. Given the R-1 zoning he didn't have any reason to believe the development would be anything other than single family homes that would blend with the character of the neighborhood. The notion of the plot being rezoned for high density build to rent seems preposterous. They would have reconsidered purchasing their home if the was any foresight of the undeveloped adjoining land being developed in such a way. He does not see this as owner versus renter elitism or snobbery in any way, being a renter the large majority of his life. He rented his home for 5 years before purchasing it. There are differences that can affect the character of the neighborhood. After purchasing their home, they invested in the property, beautifying it. They became more aware of and become invested in City issues and elections. Being an owner came with a feeling of ownership. He believes the proposed rezoning will be catastrophic. Engell suggested, when planning for Mount Vernon's growth and development we should be mindful to ensure preservation of the very things that make the small town charm of the City. Prioritizing high density rental properties for hypothetical residents or projections over the objections of the current residents, voters, taxpayers and homeowners will sacrifice the very things that make Mount Vernon America's hometown.

Carr (sworn in) brought attention to the 54 pages of public comment in opposition to the requested zoning amendment along with the 74 pages of 377 petition signatures. The testimony is significant. The obvious testimony that says it all is from the landlord and her family. Carr does not believe this is a 'not in my backyard' issue. He doesn't believe anyone in a single-family residential neighborhood of Mount Vernon would support this change next to them. Zoning districts are created to prevent incompatible housing conflicts. Carr reviewed the aerial image exhibits he submitted showing the significant elevation differences of the property, including an 88' drop from a knoll on the subject property to 1 Upland Terrace. Drainage going into Country Court Nursing home is a 58' drop. There are significant issues with runoff that will be created.

Doup (sworn in) said the decision to approve this spot zoning or not will have long term implications on the whole community. No one will feel it more than the people attending this meeting. This is a big deal. He explained the Commission member don't make the plans but they are charged with approving the plans. If you see a problem, it should not be allowed to proceed. Allowing it to proceed allows a much larger problem to surface down the road. Future remedies may not be cost effective or deemed too cumbersome to deal with. Those effected will be forced to live with the problem that should have never been approved to begin with. Doup questioned a thoroughfare through a densely populated area.

Ball explained if the land it going to be developed, the traffic has to get in and out safely. Creating another dead-end road is not the best choice.

Dzik said a road through this property would likely be a 3-lane road. A densely populated area needs a road to handle the traffic. That is the reason the City is requiring developers to plan for a through road, to relieve traffic on Coshocton AVE.

Malek (sworn in) said affordable luxury by any name is still an apartment. He said the rezoning is not compatible with the existing use of the surrounding properties. Brookes contends that stagnate wages and rising costs of home ownership necessitate the need for rental properties. Is that the bright and promising future area leaders envision for our City? Brookes Group estimates rents to be significantly higher than census bureau median selected monthly owner mortgage costs locally. Addressing the needs raised in the Comprehensive Plan and where they are to be located are to entirely different questions. Generally, homes are ones largest and most important investment, not just monetarily, but about raising children, maintaining a neighborhood, and a lifestyle. The proposed rezoning could threaten or destroy those things and lower the value of the homes. That is apparently acceptable collateral damage to some. It it's to those opposing the request. Brookes is seeking density. Density equals dollars. Malek urged the Commission to reject the rezoning request.

Hillier (sworn in) explained he met with Williams January 9. Some changes have been made but it is essentially the same plan. R-3 does not fit as it would be situated between 2 R-1 areas. The City of Mount Vernon does not have a comprehensive plan. The plan that was cited with relation to this proposal is the County's.

Daxon (sworn in) reiterated the importance of an environmental impact statement, professionally done by an outside and professional engineering firm. He asked if there has been a professional traffic engineering study for proposed growth throughout the greater Mount Vernon area.

Williams explained he asked for 12 months to close in his first discussion about purchasing the property because he wanted to seek rezoning. He further explained there were multiple POA's involved in the contract. The disfunction is not his professional responsibility, but to the real estate contract and now to the community members. He has no vision for a HUD property. Phases are for stabilization. They do not intent to get the property rezoned and then sell it. His intention is to build. He has a build to rent development fund. Williams guarantees he will own the property for the next 30 years. Stewardship will come with the rezoning process and have integrity and come from a place of caring, a place of respect, and from a place of service. Brookes Group invited residents of the Fairways to an informal Zoom meeting. The apologized to the Beck for their stress and anxiety and offered to speak with them offline about how to help with that and their vision. He explained his plan it not to build right behind their property. Williams said 75% of the schools funding comes from the State. Trying to compare single-family to what he is proposing is not a fair comparison. The density is the same as the Fairways community. Impact fees should be considered by City Council. They are something he commonly pays in other communities. The changes that have been made to the plan are because he has been listening to voiced concerns. Preserving the most amount of greenspace is something he cares about. His business model is to create livable, attractive residences. As spot zoning has been brought up multiple times, the plan is not set on what would be built on the west side of the property. R-3 allows for R-1 and R-2 so regardless of a fire station or not, there is a potential to put single-family house along that strip closer to Vernonview DR.

Ball asked Williams if he would be willing to submit to Planned Neighborhood Development or something where the City has more control and more approval than a blanket R-3.

Williams said yes of course. To him it is more about functionality than formality.

Starr asked Blankenhorn how PND density compares to R-3 density allowances. Blankenhorn said the two districts aren't easily compared because they are measured in different ways. R-3 requires so much square footage of land per dwelling unit versus PND having a density maximum.

Swallow asked about Williams about his density calculations and whether he is referencing 33 acres or 40 acres.

Dzik said the land for the fire station is not a gift, the City would have to purchase it. Swallow said Williams used the term gift. Dzik said all discussions have been about purchasing the land. Swallow said that needs to be clarified. Swallow asked the question about the density calculations again. Williams said the calculation is based on taking the entire land, removing the right of ways and backing out the basins. He thinks its less than 40 acres. Swallow said the 33 acres calculation is at a little over 7 per acre. Swallow said that needs to be clarified. Swallow asked about the non through roads, whether they would be private or public. Williams said the roads will be built to the specs of the City so they could be turned over to the City, but whether or not they are kept private or public is yet to be determined for this process. Swallow said the question of maintenance of those roads is still up in the air. Williams said when they build, they always anticipate maintenance of the roads, unless a City requests ownership. Swallow asked about containers for trash; he didn't see any in the plan. Williams said his vision is different than dumpsters. He is not bringing an apartment complex with dumpsters to the City. Swallow asked Williams about his vision. Williams said everybody would have their own trashcan. The interior of the community is a functional design. Everybody would be responsible for their own trash. A community trash container could be near the community center. Swallow asked about the number of stories changing and if Williams would categorically state that he would move away from 3-story units, because there is a height limit in an R-3. Williams said the height limit is 35 feet. Swallow said the building is 35 feet, but the roof line exceeds that. Williams said revised plans for a 3-story brought the height down to 34 feet. The number of stories has a lot to do with community input. Williams said on record he would commit to a 2-story. Swallow asked about side setbacks, noting the required space between buildings with windows on the end. He doesn't believe the plan takes that into account, not showing enough space. Williams said the setbacks were considered. Williams said they would double check. Swallow asked to confirm the units abutting Upland Terrace have the required setback. Williams said absolutely. Setback are the first thing they do in a proposal. Swallow asked about the alleyway west of the roundabout. Williams said the idea with the artery road was to design something that if you are traveling on the artery road you would just see the fronts and facades of the townhomes as compared to Beech ST where there are cars in the driveway and there are garage doors. He wants to eliminate that view from the artery road. The homes along the artery road would have their garages in the back. Swallow asked if each garage has a curb cut. Williams said yes. Swallow said that would not be in compliance with the Code. Williams said they haven't gotten to building permits. Swallow said they are being asked to vote on something today, but we haven't gotten there yet in Williams' words. Swallow said you've got to make sure you adhere to the R-3 zoning if they are going to give the R-3 zoning, but it doesn't sound like it's been thought through that far. Swallow cited code section 1162.02(e)(3). Williams explained one of the things he hates is short driveways that you have to park in the garage and you can't park on the driveway or you have to park on a side road. The idea behind this community is full function, a full 26' driveway. Everything has been designed to have either a one or two-car garage plus a 2-car parking pad. How the curb cuts will play into that, he would have to review that.

L. Beck said a way Williams can fix her anxiety is to pull out of the deal. She asked how he would guarantee this will not be government subsidized housing, how he would guarantee her safety, how this development would not be a crime magnet.

Noblet (sworn in) asked who manages, controls, maintains, collects rent once it is built.

Williams said management is done by a professional property management corporation. With this type of asset, the aggregate value would warrant plenty of full-time staff for maintenance, supervisors, property managers, to be on-site. This would be supervised 24/7. There will be a property management company overseeing all of that and there will be staff on-site.

Carr presented his rendering of the elevations superimposed on the proposed development layout. There was talk about saving a lot of trees, not disrupting a lot of the forest. Looking at the layout, he wants to know

where the trees are that will be saved.

D. Cochran said the whole 40 acres is in a forestry plan that they worked with the US Dept of Agriculture and Extension to develop. It's been in that plan for 8-10 years to preserve that. The trees and habitat were looked at.

Benson said Williams does have the answers to the R-3 questions for dimensions of buildings and he is asking you to vote on something that he is not sure of. There appears to be numerous unanswered questions.

There were no further questions from the commission. The public comment period ended. Starr asked Blankenhorn if there were any further communications submitted to her office that were not noted in the agenda. Blankenhorn said there were approximately 4 voicemails in opposition. She has them noted at her office, but not the specifics at this location. Broeren said they would be made part of the written record for the hearing.

Ball voiced engineering concerns. He said concerning stormwater, there would be no variances or exceptions granted in the Center Run Watershed as a City policy. There has not been a traffic study completed. It has been discussed. The City has a traffic study and a traffic operations plan for Coshocton AVE. Utilities are not adjacent to the property, but available in the area - water, sewer, stormwater. There would have to be agreements made to bring them to the site. A complete tree inventory would be required for any tree over 4" and a mitigation plan submitted and vetted by the Shade Tree Commission as part of the permitting process.

Broeren said there are concerns about the completeness of some of the ideas but because they are incomplete it is difficult to say what legal concerns there are at this time. Starr asked if this would be considered a spot rezoning given the size of this parcel. Broeren said case law on spot rezoning generally deals with a small parcel within a larger area. It does not appear that something of this size would be considered spot zoning by the Courts should it come to litigation.

Starr said this is a recommendation to Council. Broeren said the Ohio Revised Code Section 713.12 requires the Municipal Planning to make a recommendation to Council and then Council will vote to accept or to change that recommendation.

Dzik asked, it is only a recommendation or is it to accept or deny. Broeren said this Commission makes a recommendation to either accept the rezoning or not to. It's one or the other.

Dzik made a motion to recommend to City Council that we recommend rezoning of R-1 to R-3. Warga seconded. Broeren, not hearing the second said that motion requires a second. Without a second that motion dies. Starr said Ms. Warga seconded it. Warga said she could take it back. Broeren said what. Warga said she takes it back. Broeren said there is a motion; without a second that motion will die. Starr said is there a second to put this item on the table to be discussed. Broeren said that motion will die for lack of a second.

Dzik made a motion to recommend to City Council that this rezoning request from R-1 to R-3 be rejected. Starr asked if there was a second. Swallow seconded the motion.

Dzik said the one thing that resonated with him relates to the R-3 method of zoning. It came up very early in the public comments. Once the zoning is completed this Commission nor City Council has any say over the product that is delivered. He would probably be more amenable to a rezoning of a PND classification which requires submittal of preliminary plans to this Commission, submittal of Comprehensive or complete plans where there would be ongoing oversight of what is developed.

Hawkins commented on the opening remarks made by the Mayor talking about the goal of the Planning Commission is for the greater good of the City. In reviewing that, any time he feels the MPC is asked to rezone a property he thinks the burden of proof should be on the one asking for the change. In reviewing this request that is so dramatic he has a hard time understanding or didn't see the evidence of a required need for the proposal.

Swallow agrees with Dzik that perhaps a different classification might work, but there is not enough control or oversight and he can't vote for something that he doesn't know about.

Starr wanted to clarify the vote. Broeren said the motion is to recommend to Council not to change the zoning from R-1 to R-3. Voting for it means you are recommending to Council not to change the zoning.

Starr said a yes vote is to recommend to Council to reject the request.

The phone call log mention by Blankenhorn included:

- L. Beck calling to check on the application status
- Vickie Kaufman of the Owl Creek Conservancy calling to additional information about the request
- Carr calling about rumors about the Cochran property
- Carol Rednour calling to ask about the date of the meeting about the Cochran property
- Blake Fritz calling with concerns about the Cochran property, further stating multi-family is not in the best interest of the property on that side of town
- Jerry Mann stating, he is in favor of denying the rezoning and asking when the next meeting is.
- James Radcliff stating, he is against rezoning the Cochran property
- Mark Neighbarger objecting to the proposed townhouses being built

RESULT:	RECOMMEND [UNANIMOUS]	Next: 5/8/2023 7:30 PM
MOVER:	Richard Dzik, Member	
SECONDER:	Austin Swallow, Member	
AYES:	Starr, Dzik, Hawkins, Swallow, Warga	
EXCUSED:	Diehl, West	

IV. COMMUNICATIONS

A. General

1. Public Comment - Letters Received - Cochran, Lenor 2-1-2023
2. Public Comment - Letters Received - Cochran, Lenor 3-29-2023
3. Public Comment - Letters Received - Beck Email
4. Public Comment - Letters Received - Beck Attachment
5. Public Comment - Letters Received - Boucher Email
6. Public Comment - Letters Received - Canterbury Email
7. Public Comment - Letters Received - Dixon Email
8. Public Comment - Letters Received - Homan, Susan
9. Public Comment - Letters Received - Homman, Patsy & Greg
10. Public Comment - Letters Received - Rednour
11. Public Comment - Letters Received - Sant
12. Public Comment - Letters Received - Bernicken
13. Public Comment - Letters Received - Merrilees
14. Public Comment - Letters Received - Gardner
15. Public Comment - Letters Received - Smith

16. Public Comment - Letters Received - Radcliffe
17. Public Comment - Letters Recieved - Merrilees & Porterfield
18. Public Comment - Petition File 1
19. Public Comment - Petition File 2
20. Public Comment - Petition File 3
21. Public Comment - Petition File 4
22. Public Comment - Letters Received - Noblet
23. Public Comment - Letters Received - Smith
24. Public Comment - Letters Received - Cline-Doup
25. Public Comment - Letters Recieved - Doup
26. Public Comment - Letters Recieved - Delozier
27. Public Comment - Letters Recieved - Ewers Petition Solicitation Letter
28. Public Comment - Letters Recieved - Moluf, B
29. Public Comment - Letters Recieved - Moluf, L Email
30. Public Comment - Letters Recieved - Rednour, C Email
31. Public Comment - Letters Received - Dunlap
32. Public Comment - Letters Recieved - McMahon, P Email
33. Public Comment - Letters Recieved - McMahon, M Email
34. Public Comment - Letters Recieved - Homan, R
35. Public Comment - Letters Recieved - Koester
36. Public Comment - Letters Recieved - Gannon
37. Public Comment - Letters Received - Crim
38. Public Comment - Letters Received - Homan, R (Additional)
39. Public Comment - Letters Received - Mann
40. Public Comment - Letters Received - Carr, C
41. Public Comment - Petition Addition 4
42. Public Comment - Letters Received - Malek
43. Public Comment - Letters Received - McMillan

- 44. Public Comment - Letters Received - Robertson
- 45. Public Comment - Letters Received - Carr, D
- 46. Public Comment - Letters Received - Williams, V
- 47. Public Comment - Letters Received - McCoy

V. ADJOURNMENT

- 1. Adjourn Motion

Hawkins made a motion to adjourn the meeting, Warga seconded and the meeting was adjourned at 6:43 PM



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 05/04/23 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 3794)

DOC ID: 3794

2023-MPC-09 : 0 VERNONVIEW DR PARCEL #66-07961.000 - ZONING AMENDMENT

Per Codified Ordinance Chapter 1156 a request for a Zoning Amendment has been submitted for review by the Municipal Planning Commission.

Description of Request: Brooks Group LLC requests a Zoning Amendment of Parcel #66-07961.000. They wish to change the Zoning District of the 40.151 acres parcel from R-1 Single Family District to R-3 Multiple Family District

COMMENTS - Current Meeting:

Blankenhorn introduced the case.

Williams (sworn in) presented his vision for the subject property, explaining what he wants to build. He is a developer with projects in Ohio, Pennsylvania, and Maryland, that traditionally builds multi-family or Build to Rent townhouses. He talked about his target market being professionals between the ages of 25 and 50. He went through a presentation showing his vision and how it relates to the surrounding community. He explained traffic features and showed renderings of the project including materials, describing it as affordable luxury. He said the final design has not been fleshed out. His factors for rezoning included use of adjacent land and zoning; the impact on traffic and the community; general welfare of the City and the community members; and meeting the general expansion plans of the community. He said 93% of his proposed community or 216 of the 232 proposed units are not touching R-1 zoned properties. He said they are not impacting or impeding anybody that has a single-family house in the general area. He reviewed the area zoning on a map. He reviewed traffic mitigation thoughts. He doesn't envision the primary entrance to be on Vernonview, rather through a planned roundabout extension to Coshocton AVE out letting to the hospital. Williams said townhouses do not have the same impacts on municipal infrastructure as single-family homes. 1 in 5 have a child attending school. The original roadway plan with roundabouts was provided to Williams by the City, connection Vernonview DR to Upper Gilchrist RD. Williams showed a comparison of housing ownership costs versus renting his townhouse product. Williams said his Build to Rent product has amazing societal impacts including: affordability, provides more livable rentals and aligns to the modern preferences of the target market; retainage of community residents; walkability; amenities; and value. He reviewed a tentative construction timeline. He explained how he believes his plan relates to the Knox County Comprehensive Plan of 2018 including considering diversifying housing stock.

There was no one else present to speak in support of the proposal.

Ball clarified the purpose of the meeting is to vote the change to the zoning. This is not approving a construction project. The property is currently zoned R-1 and the request is for R-3 zoning.

Broeren further explained the Municipal Planning Commission will make a recommendation to City Council. City Council will review the recommendation and make the final determination based upon the recommendation of the MPC.

L. Cochran (sworn in) read her letters (communications #4.A.1 & 4.A.2)

D. Cochran (sworn in) said when the family met with City representatives including Mr. Ball they were told the City did not have funding to put the road through. It is her understanding that there are no resources to make the egress onto Coshocton RD.

Ball said developers are expected to bear the cost of road construction. The road concept is a master plan that was developed in 2016 to use as a scale to grade developers. The City cannot afford any more dead-end streets in this area because of the traffic issues on SR 768. When Schlabach proposed their development there is a connection to the proposed future road in their phase 3. The City is not planning to build the road. It is something the City will require the developer to do if it is developed.

Starr explained the numerous letters that were submitted have been entered into the record of the meeting. He asked that anyone that wrote a letter and still wishes to speak, not read the letter, as it is already part of the record.

Snyder (sworn in) pointed out that the property is already zoned residential. The request to rezone from R-1 to R-3 is a significant increase in the density of housing. Once that is done, the proposed development doesn't matter. Any type of multi-family development could be built. If the zoning change increases the value of the property, it can be sold and someone else could come in with a master plan on developing what they want, which could be HUD - Housing Urban Development. Snyder explained it is almost a no-lose situation for a builder under HUD. The government loans them money at a very low interest rate. The property gets built and the government guarantees they will fill the rentals and pay the rent. It's no-lose for the builder. Nothing guarantees that won't happen on this property if the zoning is changed to R-3. He reviewed the need for housing in Mount Vernon and listed the numerous units in the pipeline totaling 1,078 new units, a 16% increase in the household count of Mount Vernon.

Arnett (sworn in) continued reading Mr. Snyder's discussion points, asking should City Council consider imposing impact fees on new developments to offset the cost of upgrading infrastructure needed to accommodate the increased demand that they cause.

Shoman (sworn in) expressed her concerns about development planning that she and others were not involved in. She expressed her displeasure with the scope of recipients requiring notification of requested zoning changes. She refuted the argument for needed housing, citing

a 2021 Knox County forecasted housing need study stating the county has a 400-unit shortfall, further stating recently approved housing developments meet this need. She questions the integrity of the proposal. She questions the motivations behind the land being set aside for a fire station.

Dzik clarified that the City met with the Cochran family in late 2020 where the concept of the fire house location first came up.

Starr clarified that the housing shortage number of 400 that was mentioned is part of a study that is published on the Area Development Foundation website stating a needed range of 235-515 homes per year for the next 10 years county wide. That study was done pre-Intel.

Bebout (sworn in) doesn't think Mount Vernon is set up for the housing that is coming up, citing limited grocery stores and stock availability. She described the traffic on Coshocton AVE as terrible. She doesn't think the roundabouts will make a bit of difference. She questioned why a fire station isn't built on County property on Gilchrist RD.

L. Beck (sworn in) explained the stress this proposal is causing her and others. She believes large scale rentals are a guaranteed way to decrease property values. She believes the proposed development will impose a disruption to their nice quiet neighborhood. There is no evidence suggesting the undeveloped land is not ideal for R-1. The cited traffic problems make this site less than ideal for a location for a project that will increase traffic significantly. Beck believes the already planned new housing will put enough strain on the local school system. She asked if the City is giving the developer a benefit such as a tax abatement.

R. Beck (sworn in) asked the Commission to not change the zoning as requested. He believes changing the zoning will have a detrimental effect on the neighboring families' way of life and stability. The surrounding homes were purchased because of their location and surrounding properties attributes, including R-1 zoning.

Lemley (sworn in) voiced her concerns about the possibility of this property becoming a HUD complex. There is a totally different level of society in those places. Drugs are a significant problem. Situating a fire department near a nursing home could be disruptive to those residents. The other currently planned housing developments are on the outskirts of town, not in the center. She describes the proposed development as unreasonable and illogical.

Kepple (sworn in) owns 100 acres north of this proposed development. He foresees a fight with residents of the proposed development trespassing on his property. He believes the subject property should stay R-1 and not be changed for high-density housing. He is against the request.

Swallow asked Mr. Kepple what the Monroe Township zoning designation of M-1 means. Kepple said manufacturing. He said it is a general zoning that can be used for manufacturing. He said their property is taxed off of mostly farm and grain.

R. Homan (sworn in) described the panoramic view of a giant waterway behind his backyard.

There is a marshy area right behind his house. He is concerned about water runoff. Citing his public comment letter #38, it details how great the water runoff can be from the subject property. He estimates 8 to 15 times more water runoff for developing 20.25 acres. The existing downstream water structure is over 21 years old. There could be severe consequences in disrupting the waterway, resulting in a required increase to the stormwater utility fee city wide.

S. Homan (sworn in) added to her submitted letter. She asked if committee and the developer had an environmental impact study done for this project. If it was, why weren't those directly effected by the area given the results.

Ball explained at this point the developer would not have done an environmental impact study. That would be required if there are impacts to jurisdictional waterways such as streams and wetlands. It is possible, likely, that there would be, but those documents would be created later during the permitting process. This is not the permitting process. There are water features out there that are most likely under the jurisdiction that would require some type of national environmental policy work just as an environmental impact study. The City does not have a copy of any type of that document.

Dixon (sworn in) spoke about courage in standing up for the town and the people that elected and appointed you. She reiterated that the Cochran family does not support the request to change the zoning of the property they own.

Benson (sworn in) spoke about the traffic issues he experiences living on Beech ST. He asked the Commission to think about HUD and what that could do to the area.

Robertson (sworn in) read her letter #4.A.44

Muluf (sworn in) brought attention to his submitted letter #40A.28. He is not against diversity or growth. He believes growth and increased diversity should be done with transparency with active participation and voice of the community affected by the proposed changes. Aside from the aforementioned need in the County Comprehensive plan to diversify the housing stock there are other items in the plan such as the hotspot map on page 51. If interpreted accurately, it does not indicate that the subject area is a hotspot opportunity. There are 2 red dots related to the challenges of this area. He is curious to know if the City's masterplan has any direct correlation to the core of this proposal, and if so, why wasn't it referenced by the developer.

Rednour (sworn in) an April 20 report on Spectrum News states 60% of millennials ages 27-42 have realized the best way to save money and beat inflation is to purchase single-family homes. Rednour asked what is spot zoning. Making the subject property R-3 would create an R-1 zone for Woodside DR, leaving an R-1 zone for 8 houses with room for only 1 more house.

Sant (sworn in) her biggest point she would like to get across is the issue of apartments, not matter how the development is described. Apartments are transient in nature. She is concerned about what this development would do to the area's property values. She calls it a

triple whammy of an apartment complex, the thoroughfare emptying out in front of their homes, and the drastic quality of living change in the neighborhood.

Metcalf (sworn in) explained there are lots of spring on the subject property. She is concerned about the cost of putting a road across it. She is concerned about what the proposed road could do to the Schlabach development to the east. She questions the ability to connect the proposed road to Coshocton AVE since the Cochran family was told previously by representatives of the City that a road was not possible because the land was not available between the subject property and Coshocton AVE. Additionally, Metcalf said the fire station was discussed with Mayor Starr on at least two different occasions and she and her mother Lenor were never in support of locating it on their property. She wanted to make it clear there were huge amounts of miscommunication in the whole process of the real estate contracts. The Cochran family feels like they have been left out and taken advantage of.

Engell (sworn in) expressed his objection to the rezoning. He spoke about Mount Vernon being tagged America's Hometown and how it seamlessly blends urban amenities, commerce, and small-town charm. He understands a thriving city is often a growing city and growth requires development. When purchasing his home he considered the undeveloped property a behind his home, knowing that likely one day it would be developed. Given the R-1 zoning he didn't have any reason to believe the development would be anything other than single family homes that would blend with the character of the neighborhood. The notion of the plot being rezoned for high density build to rent seems preposterous. They would have reconsidered purchasing their home if there was any foresight of the undeveloped adjoining land being developed in such a way. He does not see this as owner versus renter elitism or snobbery in any way, being a renter the large majority of his life. He rented his home for 5 years before purchasing it. There are differences that can affect the character of the neighborhood. After purchasing their home, they invested in the property, beautifying it. They became more aware of and become invested in City issues and elections. Being an owner came with a feeling of ownership. He believes the proposed rezoning will be catastrophic. Engell suggested, when planning for Mount Vernon's growth and development we should be mindful to ensure preservation of the very things that make the small town charm of the City. Prioritizing high density rental properties for hypothetical residents or projections over the objections of the current residents, voters, taxpayers and homeowners will sacrifice the very things that make Mount Vernon America's hometown.

Carr (sworn in) brought attention to the 54 pages of public comment in opposition to the requested zoning amendment along with the 74 pages of 377 petition signatures. The testimony is significant. The obvious testimony that says it all is from the landlord and her family. Carr does not believe this is a 'not in my backyard' issue. He doesn't believe anyone in a single-family residential neighborhood of Mount Vernon would support this change next to them. Zoning districts are created to prevent incompatible housing conflicts. Carr reviewed the aerial image exhibits he submitted showing the significant elevation differences of the property, including an 88' drop from a knoll on the subject property to 1 Upland Terrace. Drainage going

into Country Court Nursing home is a 58' drop. There are significant issues with runoff that will be created.

Doup (sworn in) said the decision to approve this spot zoning or not will have long term implications on the whole community. No one will feel it more than the people attending this meeting. This is a big deal. He explained the Commission member don't make the plans but they are charged with approving the plans. If you see a problem, it should not be allowed to proceed. Allowing it to proceed allows a much larger problem to surface down the road. Future remedies may not be cost effective or deemed too cumbersome to deal with. Those effected will be forced to live with the problem that should have never been approved to begin with. Doup questioned a thoroughfare through a densely populated area.

Ball explained if the land it going to be developed, the traffic has to get in and out safely. Creating another dead-end road is not the best choice.

Dzik said a road through this property would likely be a 3-lane road. A densely populated area needs a road to handle the traffic. That is the reason the City is requiring developers to plan for a through road, to relieve traffic on Coshocton AVE.

Malek (sworn in) said affordable luxury by any name is still an apartment. He said the rezoning is not compatible with the existing use of the surrounding properties. Brookes contends that stagnate wages and rising costs of home ownership necessitate the need for rental properties. Is that the bright and promising future area leaders envision for our City? Brookes Group estimates rents to be significantly higher than census bureau median selected monthly owner mortgage costs locally. Addressing the needs raised in the Comprehensive Plan and where they are to be located are to entirely different questions. Generally, homes are ones largest and most important investment, not just monetarily, but about raising children, maintaining a neighborhood, and a lifestyle. The proposed rezoning could threaten or destroy those things and lower the value of the homes. That is apparently acceptable collateral damage to some. It it's to those opposing the request. Brookes is seeking density. Density equals dollars. Malek urged the Commission to reject the rezoning request.

Hillier (sworn in) explained he met with Williams January 9. Some changes have been made but it is essentially the same plan. R-3 does not fit as it would be situated between 2 R-1 areas. The City of Mount Vernon does not have a comprehensive plan. The plan that was cited with relation to this proposal is the County's.

Daxon (sworn in) reiterated the importance of an environmental impact statement, professionally done by an outside and professional engineering firm. He asked if there has been a professional traffic engineering study for proposed growth throughout the greater Mount Vernon area.

Williams explained he asked for 12 months to close in his first discussion about purchasing the property because he wanted to seek rezoning. He further explained there were multiple POA's involved in the contract. The disfunction is not his professional responsibility, but to the real

estate contract and now to the community members. He has no vision for a HUD property. Phases are for stabilization. They do not intent to get the property rezoned and then sell it. His intention is to build. He has a build to rent development fund. Williams guarantees he will own the property for the next 30 years. Stewardship will come with the rezoning process and have integrity and come from a place of caring, a place of respect, and from a place of service. Brookes Group invited residents of the Fairways to an informal Zoom meeting. The apologized to the Beck for their stress and anxiety and offered to speak with them offline about how to help with that and their vision. He explained his plan it not to build right behind their property. Williams said 75% of the schools funding comes from the State. Trying to compare single-family to what he is proposing is not a fair comparison. The density is the same as the Fairways community. Impact fees should be considered by City Council. They are something he commonly pays in other communities. The changes that have been made to the plan are because he has been listening to voiced concerns. Preserving the most amount of greenspace is something he cares about. His business model is to create livable, attractive residences. As spot zoning has been brough up multiple times, the plan is not set on what would be built on the west side of the property. R-3 allows for R-1 and R-2 so regardless of a fire station or not, there is a potential to put single-family house along that strip closer to Vernonview DR.

Ball asked Williams if he would be willing to submit to Planned Neighborhood Development or something where the City has more control and more approval than a blanket R-3.

Williams said yes of course. To him it is more about functionality than formality.

Starr asked Blankenhorn how PND density compares to R-3 density allowances. Blankenhorn said the two districts aren't easily compared because they are measured in different ways. R-3 requires so much square footage of land per dwelling unit versus PND having a density maximum.

Swallow asked about Williams about his density calculations and whether he is referencing 33 acres or 40 acres.

Dzik said the land for the fire station is not a gift, the City would have to purchase it. Swallow said Williams used the term gift. Dzik said all discussions have been about purchasing the land. Swallow said that needs to be clarified. Swallow asked the question about the density calculations again. Williams said the calculation is based on taking the entire land, removing the right of ways and backing out the basins. He thinks its less than 40 acres. Swallow said the 33 acres calculation is at a little over 7 per acre. Swallow said that needs to be clarified. Swallow asked about the non through roads, whether they would be private or public. Williams said the roads will be built to the specs of the City so they could be turned over to the City, but whether or not they are kept private or public is yet to be determined for this process. Swallow said the question of maintenance of those roads is still up in the air. Williams said when they build, they always anticipate maintenance of the roads, unless a City requests ownership. Swallow asked about containers for trash; he didn't see any in the plan. Williams said his vision is different than dumpsters. He is not bringing an apartment complex with dumpsters to the City. Swallow

asked Williams about his vision. Williams said everybody would have their own trashcan. The interior of the community is a functional design. Everybody would be responsible for their own trash. A community trash container could be near the community center. Swallow asked about the number of stories changing and if Williams would categorically state that he would move away from 3-story units, because there is a height limit in an R-3. Williams said the height limit is 35 feet. Swallow said the building is 35 feet, but the roof line exceeds that. Williams said revised plans for a 3-story brought the height down to 34 feet. The number of stories has a lot to do with community input. Williams said on record he would commit to a 2-story. Swallow asked about side setbacks, noting the required space between buildings with windows on the end. He doesn't believe the plan takes that into account, not showing enough space. Williams said the setbacks were considered. Williams said they would double check. Swallow asked to confirm the units abutting Upland Terrace have the required setback. Williams said absolutely. Setback are the first thing they do in a proposal. Swallow asked about the alleyway west of the roundabout. Williams said the idea with the artery road was to design something that if you are traveling on the artery road you would just see the fronts and facades of the townhomes as compared to Beech ST where there are cars in the driveway and there are garage doors. He wants to eliminate that view from the artery road. The homes along the artery road would have their garages in the back. Swallow asked if each garage has a curb cut. Williams said yes. Swallow said that would not be in compliance with the Code. Williams said they haven't gotten to building permits. Swallow said they are being asked to vote on something today, but we haven't gotten there yet in Williams' words. Swallow said you've got to make sure you adhere to the R-3 zoning if they are going to give the R-3 zoning, but it doesn't sound like it's been thought through that far. Swallow cited code section 1162.02(e)(3). Williams explained one of the things he hates is short driveways that you have to park in the garage and you can't park on the driveway or you have to park on a side road. The idea behind this community is full function, a full 26' driveway. Everything has been designed to have either a one or two-car garage plus a 2-car parking pad. How the curb cuts will play into that, he would have to review that.

L. Beck said a way Williams can fix her anxiety is to pull out of the deal. She asked how he would guarantee this will not be government subsidized housing, how he would guarantee her safety, how this development would not be a crime magnet.

Noblet (sworn in) asked who manages, controls, maintains, collects rent once it is built.

Williams said management is done by a professional property management corporation. With this type of asset, the aggregate value would warrant plenty of full-time staff for maintenance, supervisors, property managers, to be on-site. This would be supervised 24/7. There will be a property management company overseeing all of that and there will be staff on-site.

Carr presented his rendering of the elevations superimposed on the proposed development layout. There was talk about saving a lot of trees, not disrupting a lot of the forest. Looking at the layout, he wants to know where the trees are that will be saved.

D. Cochran said the whole 40 acres is in a forestry plan that they worked with the US Dept of Agriculture and Extension to develop. It's been in that plan for 8-10 years to preserve that. The trees and habitat were looked at.

Benson said Williams does have the answers to the R-3 questions for dimensions of buildings and he is asking you to vote on something that he is not sure of. There appears to be numerous unanswered questions.

There were no further questions from the commission. The public comment period ended. Starr asked Blankenhorn if there were any further communications submitted to her office that were not noted in the agenda. Blankenhorn said there were approximately 4 voicemails in opposition. She has them noted at her office, but not the specifics at this location. Broeren said they would be made part of the written record for the hearing.

Ball voiced engineering concerns. He said concerning stormwater, there would be no variances or exceptions granted in the Center Run Watershed as a City policy. There has not been a traffic study completed. It has been discussed. The City has a traffic study and a traffic operations plan for Coshocton AVE. Utilities are not adjacent to the property, but available in the area - water, sewer, stormwater. There would have to be agreements made to bring them to the site. A complete tree inventory would be required for any tree over 4" and a mitigation plan submitted and vetted by the Shade Tree Commission as part of the permitting process.

Broeren said there are concerns about the completeness of some of the ideas but because they are incomplete it is difficult to say what legal concerns there are at this time. Starr asked if this would be considered a spot rezoning given the size of this parcel. Broeren said case law on spot rezoning generally deals with a small parcel within a larger area. It does not appear that something of this size would be considered spot zoning by the Courts should it come to litigation.

Starr said this is a recommendation to Council. Broeren said the Ohio Revised Code Section 713.12 requires the Municipal Planning to make a recommendation to Council and then Council will vote to accept or to change that recommendation.

Dzik asked, it is only a recommendation or is it to accept or deny. Broeren said this Commission makes a recommendation to either accept the rezoning or not to. It's one or the other.

Dzik made a motion to recommend to City Council that we recommend rezoning of R-1 to R-3. Warga seconded. Broeren, not hearing the second said that motion requires a second. Without a second that motion dies. Starr said Ms. Warga seconded it. Warga said she could take it back. Broeren said what. Warga said she takes it back. Broeren said there is a motion; without a second that motion will die. Starr said is there a second to put this item on the table to be discussed. Broeren said that motion will die for lack of a second.

Dzik made a motion to recommend to City Council that this rezoning request from R-1 to R-3 be rejected. Starr asked if there was a second. Swallow seconded the motion.

Dzik said the one thing that resonated with him relates to the R-3 method of zoning. It came up very early in the public comments. Once the zoning is completed this Commission nor City Council has any say over the product that is delivered. He would probably be more amenable to a rezoning of a PND classification which requires submittal of preliminary plans to this Commission, submittal of Comprehensive or complete plans where there would be ongoing oversight of what is developed.

Hawkins commented on the opening remarks made by the Mayor talking about the goal of the Planning Commission is for the greater good of the City. In reviewing that, any time he feels the MPC is asked to rezone a property he thinks the burden of proof should be on the one asking for the change. In reviewing this request that is so dramatic he has a hard time understanding or didn't see the evidence of a required need for the proposal.

Swallow agrees with Dzik that perhaps a different classification might work, but there is not enough control or oversight and he can't vote for something that he doesn't know about.

Starr wanted to clarify the vote. Broeren said the motion is to recommend to Council not to change the zoning from R-1 to R-3. Voting for it means you are recommending to Council not to change the zoning.

Starr said a yes vote is to recommend to Council to reject the request.

The phone call log mention by Blankenhorn included:

- L. Beck calling to check on the application status
- Vickie Kaufman of the Owl Creek Conservancy calling to additional information about the request
- Carr calling about rumors about the Cochran property
- Carol Rednour calling to ask about the date of the meeting about the Cochran property
- Blake Fritz calling with concerns about the Cochran property, further stating multi-family is not in the best interest of the property on that side of town
- Jerry Mann stating, he is in favor of denying the rezoning and asking when the next meeting is.
- James Radcliff stating, he is against rezoning the Cochran property
- Mark Neighbarger objecting to the proposed townhouses being built

RESULT: **RECOMMEND [UNANIMOUS]**
MOVER: Richard Dzik, Member
SECONDER: Austin Swallow, Member
AYES: Starr, Dzik, Hawkins, Swallow, Warga
EXCUSED: Eric Diehl, Jason West

Next: 5/8/2023 7:30 PM



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address and Phone MCR Drake-Mount Vernon, LLC, Lenor R. Cochran, 1 Woodside Dr., Mount Vernon			
Agent's Name, Address and Phone Brookes Group LLC, 763 County Line Rd., Lot 1, Crestline (419-419-5040)			
<i>Site Information</i>			
Site Address 0 Vernonview Dr. Mount Vernon, OH 43050		Legal Description NW PT NE OF 25 40.151AC	
Parcel Number 66-07961.000		Deed Volume and Page Number	
<i>Use of Property</i>			
Present Use <i>Vacant</i>		Present Zoning District <i>R-1</i>	
Proposed Use <i>Build to Rent Townhome Community</i>		Proposed Zoning District <i>R-3</i>	
<i>Documents to be Submitted</i>			
The following documents must also be submitted with this application: 1. The proposed amending ordinance, approved as to form by the City Law Director. 2. A statement of the reason(s) for the proposed amendment. 3. 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. 4. A list of all property owners and their mailing addresses who are within, contiguous to, or directly across the street from the parcel(s) proposed to be rezoned and others that may have a substantial interest in the case. 5. A statement on the ways in which the proposed amendment relates to the comprehensive plan. 6. 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: <i>March 31, 2023</i> By: <i>[Signature]</i>			
<i>Filing Information</i>			
Filing Date	Fee deposit	Date Paid	Receipt Number
	\$150.00		

This form revised 3-9-2006

Attachment: Final_Mount Vernon Rezoning Application Submission_3.31.23 (3794 : 2023-Mpc-09)

*March 31, 2023***Statement of Reasons for the Proposed Amendment**

Brookes Group, a developer of active adult communities, single-family home subdivisions, and build-to-rent townhome communities, is under contract to acquire and build upon the site known as 0 Vernonview Dr. Mount Vernon, OH 43050. This is an approximately 40-acre parcel splitting Woodside Drive and Upland Terrace along Vernonview Drive. Our Company is submitting to the Clerk of Council of Mount Vernon and City Council its application on rezoning for consideration to change the property zoning from its current state as R-1 to a new proposed zone as R-3.

The vision for the proposed use stems from our housing thesis best illustrated by diverging trends of stagnant median wages against the exponential growth of home ownership costs. On average, homeowners today expect to pay \$1,100 or more per month for the median priced home in America than the median price of a rental. Simply, it is taking Americans longer to save for a down payment and the bar is continuing to be pushed out of reach. With the proposed use that will be explained below, the new development will target renters from 25 to 50-years-old across all professional backgrounds. The rental pricing strategy for individual renters and families will allow them to also save for and graduate to homeownership, further solidifying the demographic, social, and economic growth trends in Mount Vernon for the next ten to twenty years.

The proposed change is required in order to realize the vision of Arista Villas, a 226-unit townhome rental community with a community clubhouse, pool, volleyball court, and three miles of walking trails. The proposed community is not a direct competitor to the other new projects approved by the City Council, instead we are filling a different market rate need for larger, more private rental residences. Each townhome unit is designed with a one or two-car garage option, has three bedrooms across three stories, an open kitchen, living room, and dining area floorplan, as well as space on the first floor dedicated to office or working space for our target market (25- to 45-year-old professionals and younger families). Both floorplan styles are situated between 1,500 to 1,600 square feet, thus placing this type of product in another category than market-rate apartment or condo living.

The design elements take into consideration all proposed changes of the Mount Vernon engineering and safety director offices. Most importantly, (1) the rezoning would provide 6.75 acres to the Mount Vernon Fire Department for building of a three-bay firehouse on the east side of the community and (2) create a parallel artery road to Coshocton Avenue for travel from Vernonview Road to Upper Gilchrist Roads, and south to Coshocton Avenue. Travelers wishing to avoid Coshocton Avenue all together from Upper Gilchrist could potentially travel along the Arista Villas artery road to Beech Street. Further, the addition of a roundabout approximate to the center of the community will slow down traffic from the east and west and all travelers more immediate access to the Know Community Hospital to the south.

The immediate ability of the City of Mount Vernon to cure traffic problems between multiple destinations and to provide quicker Fire Department response times to all parts of the community were paramount considerations we attempted to solve with the design of the Arista Villas subdivision plan. This plan contemplates providing 6.75 acres, along the east side of the community adjacent to Vernonview, to the Fire Department for the construction of a new firehouse. Further, the City Council should consider our request for rezoning due to the following:

Brookes Group, LLC

- i. A residential R-3 use is appropriate as it is located adjacent to existing residential zones including PND and R-1.
- ii. The zoning change will allow for providing mid-density housing in a townhouse-style, which will complement and provide an alternative to nearby existing housing types of single-family and apartments.
- iii. The proposed site is located within a mile of amenities needed to support a residential community: groceries, restaurants, shopping, parks, golf course, a school, and various other businesses.
- iv. The proposed site is currently a wooded, hilly undeveloped parcel and may not be ideal for R-1. It is further proved by national studies that townhome communities have a less impact on City infrastructure and school systems than single-family residences (only 1 out of every 5 units typically have a school-aged child).

Statement of the Proposed Amendment Application to Related Comprehensive Plan

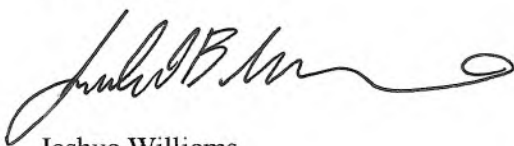
The proposed townhome rental community is ideal for the population of Mount Vernon whose constituents have a median age of 36.6 years old and average household income at or above \$54,128 per year. Due to rising interest rates and real property taxes in Ohio, the market has pushed out many first-time homebuyers from the pool of housing buyers. Accordingly, a \$230,000 home purchase today means a buyer can expect to spend between \$1,800 and \$1,900 per month in principal, interest, mortgage insurance, and homeowner's insurance with a 10% down payment at today's interest rates. These figures imply a homeowner household needs to make at least \$76,000 per year if housing expense allocation per a family's budget remains at or below 30% of gross income.

The Arista Villas community proposal would provide housing below the average cost of homeownership with market rates at or below \$1.00 per rental square foot. For the potential market of 25- to 45-year-old renters, flexibility in market rate housing without the higher monthly costs and large down payment is crucial. Not only for the financial considerations, but Arista Villas would also allow this demographic what they truly desire: relaxed and accommodative housing that allows them to travel. The proposed site amendment would alleviate an immediate need for more housing options to young professionals and help to build the market rate housing supply base in Mount Vernon. While housing options and supply are important parts of the strategic plan of the community, we believe this community of market rate townhomes will also provide a more direct path to first-time homeownership rather than the traditional path of moving up from apartments.

While many developers focus on the immediate impacts housing has on an area, Brookes Group focuses on retainage in a community. The housing option proposed through the zoning amendment will allow the City of Mount Vernon to retain more families and first-time homebuyers when those products become available in other approved projects.

The proposed zoning amendment is perfectly aligned to the strategic plan of the City of Mount Vernon and Brookes Group wishes for nothing less than to respectfully serve the community and its citizens.

Thank you,



Joshua Williams



City of Mount Vernon, Ohio

Application for Zoning Amendment Additional Petitioners

<i>Applicant's Information</i>
Owner's Name, Address and Phone Joshua Williams, 763 County Line Road, Lot 1, Crestline OH 44827
Owner's Name, Address and Phone
Owner's Name, Address and Phone
Owner's Name, Address and Phone
Owner's Name, Address and Phone
Owner's Name, Address and Phone
Owner's Name, Address and Phone
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Owner's Name, Address and Phone

This form revised 3-9-2006

Attachment: Final_Mount Vernon Rezoning Application Submission_3.31.23 (3794 : 2023-Mpc-09)

Proposed Amending Ordinance approved as to form by the City Law Director

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN DESCRIBED PROPERTY WITHIN THE CITY OF MOUNT VERNON FROM R-1 VACANT LAND TO R-3 UNDER THE MOUNT VERNON ZONING CODE.

WHEREAS, the council for the city of Mount Vernon has received application for rezoning certain property within the city of Mount Vernon;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, Knox County, Ohio, that:

SECTION 1: That the city of Mount Vernon hereby amend the zoning classification of Parcel Number 66-07961.000 from R-1 to R-3 under the city of Mount Vernon Zoning Code. (See attached map.)

SECTION 2: That the zoning classification be recorded in the Title XI of the Planning and Zoning Codes of the Codified Ordinances of the City of Mount Vernon.

Bruce E. Hawkins, President of Council

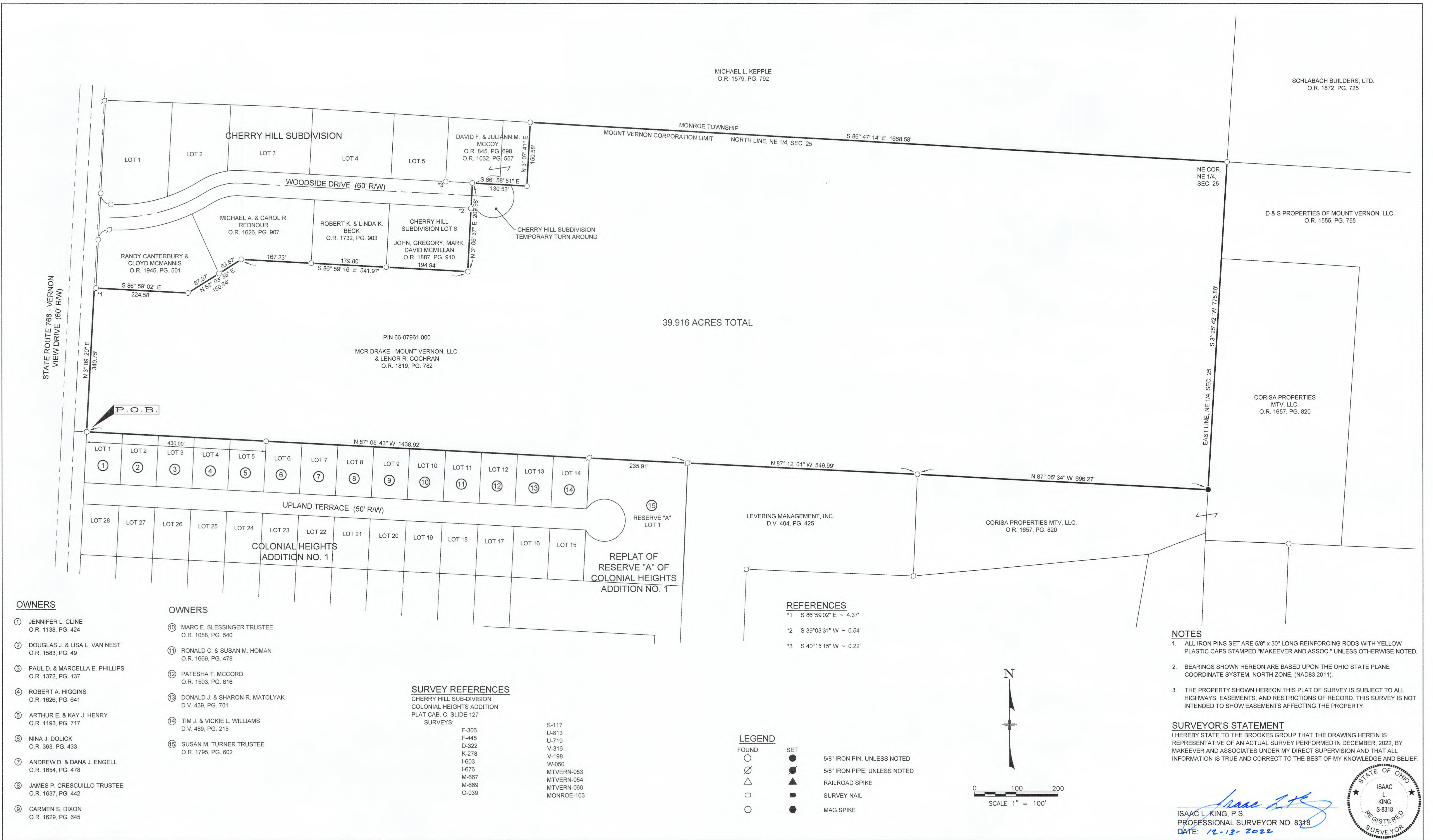
PASSED: _____, 20_____.

ATTESTED:

Todd Hill, Clerk of Council

APPROVED: _____, 20_____

Matthew T. Starr, Mayor



EASEMENT REFERENCE				REVISIONS				Plans Prepared By : Makeever & Associates, Inc. P.O. BOX 325, 1810 E. MANSFIELD ST. BUCYRUS, OHIO 44820 Phone: (419) 562-7757 Fax: (419) 562-4717	DESCRIPTION BEING PART OF THE NORTHEAST QUARTER, SECTION 25, QUARTER 3, TOWNSHIP 7 NORTH, RANGE 12 WEST, OF THE US MILITARY LANDS, CITY OF MOUNT VERNON, KNOX COUNTY, OHIO.	ENG. FILE NO. _____ IMP. ACCT. NO. _____ CONTRACT NO. _____ COMPLETION DATE _____ CONTRACTOR _____	PLAT OF SURVEY FOR: THE BROOKES GROUP MT. VERNON, KNOX COUNTY, OHIO	
City's No.	County	Recorder	Grantor	No.	Description	Approval	Date				Scale : Horiz. = 1" = 100' Vert. = NONE Original Sheet Size = 24"x36" Date : 12-12-2022	Sheet No. : 1 OF 1 S:\2022\226 Dwg. No. : 2022-226 Ground
	Volume	Page										



ENGINEERS •
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR THE BROOKES GROUP
39.916 ACRE TRACT
MOUNT VERNON, KNOX COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF KNOX, CITY OF MOUNT VERNON, BEING PART OF THE NORTHEAST QUARTER, SECTION 25, QUARTER 3, TOWNSHIP 7 NORTH, RANGE 12 WEST, OF THE US MILITARY LANDS, BEING A 39.916 ACRE TRACT CONVEYED TO MCR DRAKE – MOUNT VERNON, LLC & LENOR R. COCHRAN OF RECORD IN OFFICIAL RECORD 1819, PAGE 782, ALSO KNOWN AS PARCEL NUMBER 66-07961.000, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, KNOX COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND ON THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE 768 – VERNON VIEW DRIVE (60 FEET IN WIDTH), A NORTHWEST CORNER OF COLONIAL HEIGHTS ADDITIONS NO. 1, A NORTHWEST CORNER OF LOT 1 OF SAID COLONIAL HEIGHTS ADDITIONS, AND A SOUTHWEST CORNER OF SAID MCR DRAKE TRACT;

THENCE NORTH 03°09'20" EAST, A DISTANCE OF 340.75 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROUTE 768 AND A WEST LINE OF SAID MCR DRAKE TRACT, TO A POINT REFERENCED BY AN IRON PIN FOUND SOUTH 86°59'02" EAST, A DISTANCE OF 4.37 FEET;

THENCE SOUTH 86°59'02" EAST, A DISTANCE OF 224.58 FEET WITH A NORTH LINE OF SAID MCR DRAKE TRACT AND A SOUTH LINE OF A TRACT CONVEYED TO RANDY CANTERBURY AND CLOYD MCMANNIS OF RECORD IN OFFICIAL RECORD 1945, PAGE 501, TO AN IRON PIN FOUND AT A CORNER OF SAID MCR DRAKE TRACT AND A SOUTHEAST CORNER OF SAID CANTERBURY AND MCMANNIS TRACT;

THENCE NORTH 58°03'35" EAST, A DISTANCE OF 150.84 FEET WITH A NORTHWEST LINE OF SAID MCR DRAKE TRACT, A SOUTHEAST LINE OF SAID CANTERBURY AND MCMANNIS TRACT, AND ALSO A SOUTHEAST LINE OF A TRACT CONVEYED TO MICHAEL A. AND CAROL R. REDNOUR OF RECORD IN OFFICIAL RECORD 1626, PAGE 907, PASSING AN IRON PIN FOUND AT 87.27 FEET, TO AN IRON PIN FOUND AT A NORTHWEST CORNER OF SAID MCR DRAKE TRACT AND A CORNER OF SAID REDNOUR TRACT;

THENCE SOUTH 86°59'16" EAST, A DISTANCE OF 541.97 FEET WITH A NORTH LINE OF SAID MCR DRAKE TRACT, A SOUTH LINE OF SAID REDNOUR TRACT, A SOUTH LINE OF A TRACT CONVEYED TO ROBERT K. AND LINDA K. BECK OF RECORD IN OFFICIAL RECORD 1732, PAGE 903, AND A SOUTH LINE OF CHERRY HILL SUBDIVISION LOT 6 CONVEYED TO

JOHN, GREGORY, MARK, AND DAVID MCMILLAN OF RECORD IN OFFICIAL RECORD 1887, PAGE 910, PASSING AN IRON PIN FOUND AT 167.23 FEET AND PASSING AN IRON PIPE FOUND AT 347.03 FEET, TO AN IRON PIN FOUND AT A CORNER OF SAID MCR DRAKE TRACT AND A SOUTHEAST CORNER OF SAID CHERRY HILL SUBDIVISION LOT 6;

THENCE NORTH 03°06'37" EAST, A DISTANCE OF 209.98 FEET WITH A WEST LINE OF SAID MCR DRAKE TRACT, AN EAST LINE OF SAID CHERRY HILL SUBDIVISION LOT 6, AND THE EAST TERMINUS OF WOODSIDE DRIVE (60 FEET IN WIDTH), TO AN IRON PIN FOUND AT A NORTHWEST CORNER OF SAID MCR DRAKE TRACT, THE NORTHEAST TERMINUS OF SAID WOODSIDE DRIVE, AND A SOUTH LINE OF A TRACT CONVEYED TO DAVID F. AND JULIANN M. MCCOY OF RECORD IN OFFICIAL RECORD 845, PAGE 698, AND ALSO OFFICIAL RECORD 1032, PAGE 557;

THENCE SOUTH 86°58'51" EAST, A DISTANCE OF 130.53 FEET WITH A NORTH LINE OF SAID MCR DRAKE TRACT AND A SOUTH LINE OF SAID MCCOY TRACT, TO AN IRON PIN FOUND AT A CORNER OF SAID MCR DRAKE TRACT AND A SOUTHEAST CORNER OF SAID MCCOY TRACT;

THENCE NORTH 03°07'41" EAST, A DISTANCE OF 150.58 FEET WITH A WEST LINE OF SAID MCR DRAKE TRACT AND AN EAST LINE OF SAID MCCOY TRACT, TO AN IRON PIN FOUND ON THE NORTH LINE OF THE CORPORATION LIMIT, A SOUTH LINE OF MONROE TOWNSHIP, THE NORTH LINE OF SAID NORTHEAST QUARTER, A NORTHWEST CORNER OF SAID MCR DRAKE TRACT, A NORTHEAST CORNER OF SAID MCCOY TRACT, AND A SOUTH LINE OF A TRACT CONVEYED TO MICHAEL L. KEPPEL OF RECORD IN OFFICIAL RECORD 1579, PAGE 792;

THENCE SOUTH 86°47'14" EAST, A DISTANCE OF 1668.58 FEET WITH THE NORTH LINE OF SAID CORPORATION LIMIT, A SOUTH LINE OF SAID MONROE TOWNSHIP, A NORTH LINE OF SAID NORTHEAST QUARTER, AND A NORTH LINE OF SAID MCR DRAKE TRACT, TO AN IRON PIN FOUND AT A NORTHEAST CORNER OF SAID NORTHEAST QUARTER, A NORTHEAST CORNER OF SAID MCR DRAKE TRACT, A SOUTHWEST CORNER OF A TRACT CONVEYED TO SCHLABACH BUILDERS, LTD. OF RECORD IN OFFICIAL RECORD 1872, PAGE 725, AND A NORTHWEST CORNER OF A TRACT CONVEYED TO D AND S PROPERTIES OF MOUNT VERNON, LLC. OF RECORD IN OFFICIAL RECORD 1617, PAGE 135;

THENCE SOUTH 03°25'42" WEST, A DISTANCE OF 775.86 FEET WITH THE EAST LINE OF SAID NORTHEAST QUARTER AND AN EAST LINE OF SAID MCR DRAKE TRACT, TO AN IRON PIN SET AT A SOUTHEAST CORNER OF SAID MCR DRAKE TRACT OF RECORD IN OFFICIAL RECORD 1579, PAGE 792 AND A CORNER OF A TRACT CONVEYED TO CORISA PROPERTIES MTV, LLC. OF RECORD IN OFFICIAL RECORD 1657, PAGE 820;

THENCE NORTH 87°05'34" WEST, A DISTANCE 696.27 FEET WITH A SOUTH LINE OF SAID MCR DRAKE TRACT AND A NORTH LINE OF SAID CORISSA PROPERTIES TRACT, TO AN IRON PIN FOUND AT A NORTHWEST CORNER OF SAID CORISSA PROPERTIES TRACT AND A NORTHEAST CORNER OF A TRACT CONVEYED TO LEVERING MANAGEMENT, INC. OF RECORD IN DEED VOLUME 404, PAGE 425;

THENCE NORTH 87°12'01" WEST, A DISTANCE OF 549.99 FEET WITH A SOUTH LINE OF SAID MCR DRAKE TRACT AND A NORTH LINE OF SAID LEVERING MANAGEMENT TRACT, TO AN IRON PIPE FOUND AT A NORTHWEST CORNER OF SAID LEVERING MANAGEMENT TRACT AND A NORTHEAST CORNER OF REPLAT OF RESERVE "A" COLONIAL HEIGHTS ADDITION NO. 1;

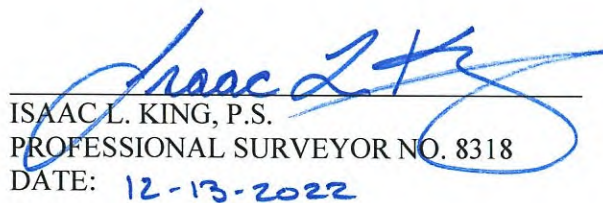
THENCE NORTH 87°05'43" WEST, A DISTANCE OF 1438.92 FEET WITH A SOUTH LINE OF SAID MCR DRAKE TRACT, A NORTH LINE OF SAID REPLAT OF RESERVE "A" COLONIAL HEIGHTS ADDITION, AND ALSO A NORTH LINE OF SAID COLONIAL HEIGHTS ADDITION, PASSING AN IRON PIPE FOUND AT 235.91 FEET AND AN IRON PIN FOUND AT 1008.92 FEET, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 39.916 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED DECEMBER 2022, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

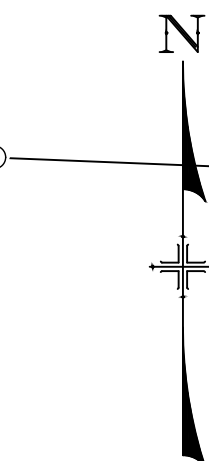
ALL BEARINGS SHOWN HEREIN ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCES: OFFICIAL RECORD 1579, PAGE 792.


 ISAAC L. KING, P.S.
 PROFESSIONAL SURVEYOR NO. 8318
 DATE: 12-13-2022





ADDRESS
VERNONVIEW DRIVE,
MOUNT VERNON, OH 43050

- ① JENNIFER L. CLINE
O.R. 1138, PG. 424
- ② DOUGLAS J. & LISA L. VAN NEST
O.R. 1583, PG. 49
- ③ PAUL D. & MARCELLA E. PHILLIPS
O.R. 1372, PG. 137
- ④ ROBERT A. HIGGINS
O.R. 1626, PG. 641
- ⑤ ARTHUR E. & KAY J. HENRY
O.R. 1193, PG. 717
- ⑥ NINA J. DOLICK
O.R. 363, PG. 433
- ⑦ ANDREW D. & DANA J. ENGELL
O.R. 1654, PG. 478
- ⑧ JAMES P. CRESCUILLO TRUSTEE
O.R. 1637, PG. 442
- ⑨ CARMEN S. DIXON
O.R. 1297, PG. 23

- ⑩ MARC E. SLESSINGER TRUSTEE
O.R. 1058, PG. 540
- ⑪ RONALD C. & SUSAN M. HOMAN
O.R. 1669, PG. 478
- ⑫ PATESHA T. MCCORD
O.R. 1503, PG. 16
- ⑬ DONALD J. & SHARON R. MATOLYAK
D.V. 439, PG. 701
- ⑭ TIM J. & VICKIE L. WILLIAMS
D.V. 489, PG. 215
- ⑮ SUSAN M. TURNER TRUSTEE
O.R. 1795, PG. 602

*1 S 86°59'02" E ~ 4.37

*2 S 39°03'31" W ~ 0.54

*3 S 40°15'15" W ~ 0.22

NO ZONING REPORT PROVIDED. ZONING MAP FOUND ONLINE AT KNOX COUNTY AUDITOR WEBSITE
ZONING PROVISIONS FOUND IN CODIFIED ORDINANCES OF MOUNT VERNON.

R-1 - SINGLE FAMILY DISTRICT
MIN. LOT AREA - 8,500 SQ FT.
MIN. LOT WIDTH - 75' (80' FOR CORNER LOTS)
MAX. LOT COVERAGE - 35%
FRONT - 30' (40' FOR STRUCTURES ON LOTS FRONTING ON MAJOR ARTERIALS AND MAJOR COLLECTORS AS DESIGNATED BY THE OFFICIAL THOROUGHFARE PLAN)
REAR - 30' (25' FOR LOTS AFFECTED NY RADIUS OF CUL-DE-SAC TURNAROUNDS, 5' FOR DETACHED ACCESSORY BUILDINGS)
SIDE - 10' FOR PRINCIPAL BUILDINGS, 5' FOR DETACHED ACCESSORY BUILDINGS
PARKING - AT LEAST 2 SPACES, ONE OF WHICH MUST BE ENCLOSED

R-3 - MULTIPLE FAMILY DISTRICT
 MIN. LOT AREA - 10,000 SQ FT.
 MIN. LOT AREA PER UNIT - 3,600 SQ FT.
 MIN. LOT WIDTH - 100'
 MAX. LOT COVERAGE 50%
 FRONT - 30' (40' FOR STRUCTURES ON LOTS FRONTING ON MAJOR ARTERIALS & MAJOR COLLECTORS AS DESIGNATED BY THE OFFICIAL THOROUGHFARE PLAN)
 REAR - 20' (FOR GARAGES, ADDITIONAL 2' REQUIRED FOR EACH PARKING SPACE IN THE GARAGE IN EXCESS OF 2 SPACES)
 SIDE - HEIGHT OF THE BUILDING, OR A MINIMUM OF 25', WHICHEVER IS GREATER FOR PRINCIPAL BUILDING WALLS WITH DOORS AND WINDOWS, 10' FOR PRINCIPAL BUILDING WALLS WITH NO DOORS OR WINDOWS, 5' FOR ONE-STORY ACCESSORY BUILDINGS AND ANY PAVEMENT.
 MIN. DISTANCE BETWEEN BUILDINGS ON SAME LOT - 20' (HEIGHT OF THE HIGHER BUILDING IF ANY 1 OR BOTH WALLS FACING EACH OTHER HAVE WALL OPENINGS)
 PARKING - NO PARKING SHALL BE PERMITTED IN A FRONT YARD

TOWNHOUSE R-3 ZONE OPTION

226 UNITS ON 32.01 ACRES = 7.06 DU/ACRE

PER ORD. 1158.06 (R-3 ZONE) - MAX DENSITY 10 DU/ACRE
PER ORD. 1162.02 (R-3 ZONE) LOT SIZE 10000SF(3600SF/UNIT)
FRONT S.B. 30', SIDE S.B.10' REAR S.B.20'
REQ'D OPEN SPACE (20%) = 8.02 AC

RAW YIELD CALCULATIONS:
R-3 ZONE MAXIMUM DENSITY = 10 DU/ACRE
NO ROADS OR BASINS 40.1AC x 10/AC = 401 UNITS

DESIGN YIELD CALCULATIONS:
R.O.W.AREA = 352,455 SF = 8.09 AC (20.2%)
BASIN AND GREEN 551,670 SF = 12.66 AC (31.6%)
BASIN 130859 SF = 3.0 AC (7.48%)
GREEN ONLY 420,811 SF = 9.66 AC (24.1%)
TOTAL BUILDABLE AREA (40.1-3.0) = 32.01 AC

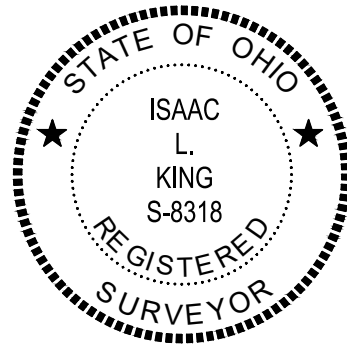
FOUND	SET	
		5/8" IRON PIN, UNLESS NOTED
		5/8" IRON PIPE, UNLESS NOTED
		RAILROAD SPIKE
		SURVEY NAIL
		MAG SPIKE



1. ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).
3. THE PROPERTY SHOWN HEREON THIS PLAN OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.

I HEREBY STATE TO THE BROOKES GROUPE THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN DECEMBER, 2022, BY MAKEEVER AND ASSOCIATES UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE:

Packet Pg. 31

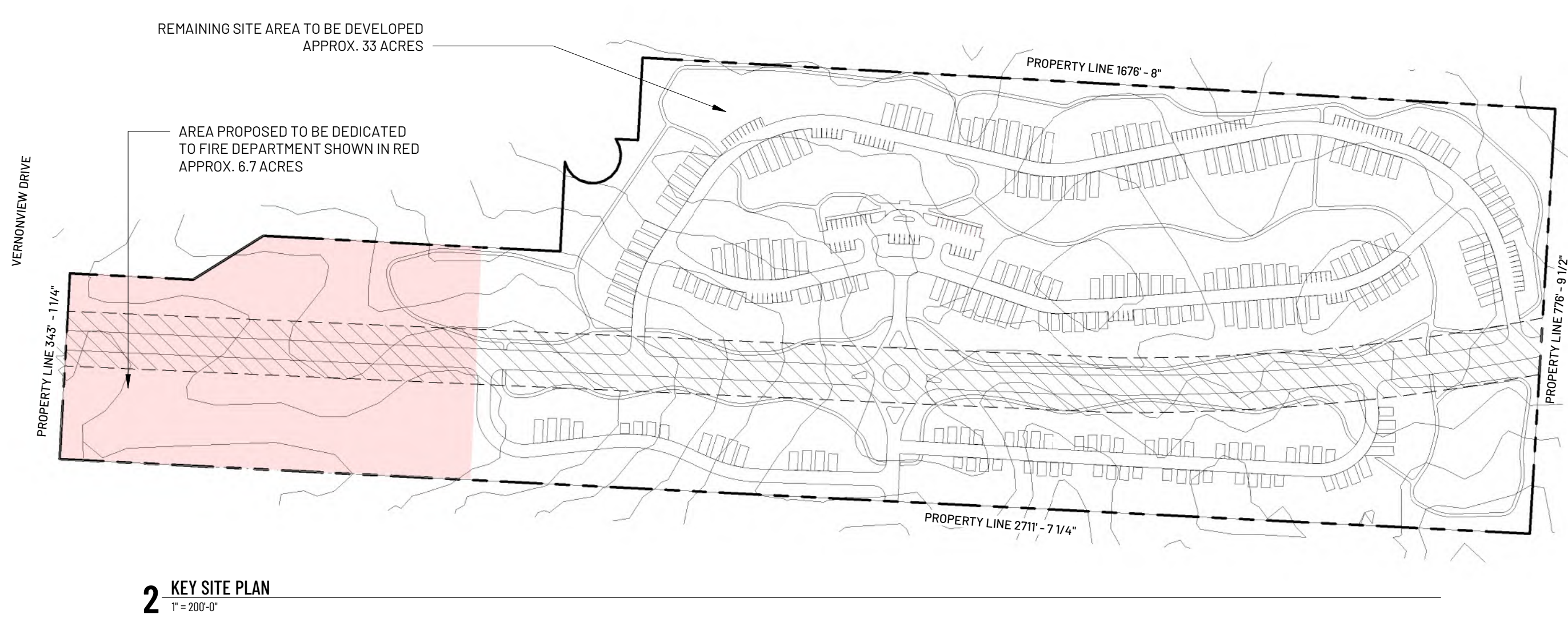
Mailing Addresses of Contiguous Property Owners

Parcel: 66-07961

Parcels #:	Owner	Property Address	Owner Address
4900406001	KEPPE MICHAEL L	1000 VERNONVIEW DR	1130 VERNONVIEW DR MOUNT VERNON OH 43050
6607961001	MCCOY DAVID F & JULIANN M	VERNONVIEW DR	11 WOODSIDE DR MOUNT VERNON OH 43050
6604473000	MCMILLAN JOHN; GREGORY; MARK; DAVID	12 WOODSIDE DR MOUNT VERNON OH 43050	9335 LAYMON RD GAMBIER OH 43022
6600214000	BECK ROBERT K & LINDA K	10 WOODSIDE DR MOUNT VERNON OH 43050	10 WOODSIDE DR MOUNT VERNON OH 43050
6607950000	REDNOUR MICHAEL A & CAROL R	6 WOODSIDE DR MOUNT VERNON OH 43050	6 WOODSIDE DR MOUNT VERNON OH 43050
6607960000	CANTERBURY RANDY & MCMANNIS CLOYD	VERNONVIEW DR	3001 UNIVERSITY RD WINSTON SALEM NC 27104
4901160000	FRAZIER JEFFREY LEE & TAMI J	551 VERNONVIEW DR MOUNT VERNON OH 43050	551 VERNONVIEW DR MOUNT VERNON OH 43050
4900032000	SANT KEITH L & VICKIE A	VERNONVIEW DR	545 VERNONVIEW DR MOUNT VERNON OH 43050
6602242000	CLINE JENNIFER L	1 UPLAND TERRACE	1 UPLAND TERRACE MOUNT VERNON OH 43050
6602243000	VAN NEST DOUGLAS J & LISA L	3 UPLAND TERRACE MT. VERNON, OH	3 UPLAND TERRACE MOUNT VERNON OH 43050
6607632000	PHILLIPS PAUL D & MARCELLA E	5 UPLAND TERRACE MT VERNON OH	5 UPLAND TERRACE MOUNT VERNON OH 43050
6604603000	HIGGINS ROBERT A	7 UPLAND TERRACE	7 UPLAND TERRACE MOUNT VERNON OH 43050
6602817000	HENRY ARTHUR E & KAY J	9 UPLAND TERRACE MT. VERNON, OH	9 UPLAND TERRACE MOUNT VERNON OH 43050
6602623000	DOLICK NINA J	11 UPLAND TERRACE MT. VERNON, OH	11 UPLAND TERRACE MOUNT VERNON OH 43050
6602624000	ENGELL ANDREW D & DANA J	13 UPLAND TERRACE	13 UPLAND TERRACE MOUNT VERNON OH 43050
6602625000	CRESCUILLO JAMES P TRUSTEE	15 UPLAND TERRACE MOUNT VERNON OH 43050	15 UPLAND TERRACE MOUNT VERNON OH 43050
6602626000	DIXON CARMEN S	17 UPLAND TERRACE MT. VERNON, OH	17 UPLAND TERRACE MOUNT VERNON OH 43050
6602627000	SLESSINGER MARC E TRUSTEE	19 UPLAND TERRACE MOUNT VERNON OH 43050	19 UPLAND TERRACE MOUNT VERNON OH 43050
6602628000	HOMAN RONALD C & SUSAN M	21 UPLAND TERRACE	21 UPLAND TERRACE MOUNT VERNON OH 43050
6606179000	MCCORD PATESHA T	23 UPLAND TERRACE VERNON-N,OH	23 UPLAND TERRACE MOUNT VERNON OH 43050
6602629000	MATOLYAK DONALD J & SHARON R	25 UPLAND TERRACE MT. VERNON, OH	25 UPLAND TERRACE MOUNT VERNON OH 43050
6605337000	WILLIAMS TIM J & VICKIE L	27 UPLAND TERRACE	27 UPLAND TERRACE MOUNT VERNON OH 43050
6603418000	TURNER SUSAN M TRUSTEE	29 UPLAND TERRACE	29 UPLAND TERRACE MOUNT VERNON OH 43050
6609426000	LEVERING MANAGEMENT INC	COSHOCTON AVE MT. VERNON, OH	201 N MAIN ST MOUNT VERNON OH 43050
6609428000	CORISA PROPERTIES MTV LLC	1455 COSHOCTON AVE	1455 COSHOCTON AVE PO BOX 1065 MOUNT VERNON OH 43050
6609832010	CORISA PROPERTIES MTV LLC	1455 COSHOCTON AVE	1455 COSHOCTON AVE PO BOX 1065 MOUNT VERNON OH 43050
6609832009	D & S PROPERTIES OF MOUNT VERNON LLC	COSHOCTON AVE	1455 COSHOCTON RD PO BOX 1065 MOUNT VERNON OH 43050
7100001000	SCHLABACH BUILDERS LTD	UPPER GILCHRIST RD	6678 SR 241 MILLERSBURG OH 44654

PROJECT DATA	
PROJECT NARRATIVE	PROPOSED NEW CONSTRUCTION OF 3-STORY TOWNHOUSE-STYLE DWELLING UNITS IN 4-UNIT, 6-UNIT AND 8-UNIT STRUCTURES AND ON-SITE CLUBHOUSE WITH A DEDICATED PUBLIC RIGHT-OF-WAY ON AN UNDEVELOPED SITE
PROJECT ADDRESS	0 VERNONVIEW DR, MT. VERNON, OH 43050
PARCEL NO.	6607961000
LOT AREA	40.151 ACRES
DWELLING UNIT COUNT	232
DWELLING UNIT DENSITY	5.6 DU / ACRE
PARKING COUNT (PRIVATE)	380 GARAGE + 380 STACKED DRIVEWAY
PARKING COUNT (SHARED)	110
GREEN SPACE AREA	8.9 ACRES (PRELIMINARY ESTIMATE)
STORMWATER BASIN AREA	1.5 ACRES (PRELIMINARY ESTIMATE)
DEDICATED AREA FOR FIRE DEPT	6.75 AC / 293,760 SF
PAVED ROAD AREA	6.3 AC / 274,232 SF
BUILDING FOOTPRINT AREA	3.9 AC / 170,071 SF
PRIVATE DRIVEWAY AREA	3.3 AC / 147,392 SF
TOTAL LOT COVERAGE	20.25 ACRES

ZONING ANALYSIS		
ZONING DESIGNATION	R-3 PROPOSED	
MIN. LOT AREA	10,000 SF	PROPOSED
MIN. LOT AREA / UNIT	3,600 SF NET	
MIN. LOT WIDTH	100' AT FRONT BUILDING LINE	
MIN. FRONT YARD	30'; OR 40' AT MAJOR ARTERIALS & MAJOR COLLECTORS	
MIN. SIDE YARD (NO WINDOWS & DOORS)	10'	
MIN. SIDE YARD (W/ WINDOWS OR DOORS)	GREATER OF 25' OR BUILDING HEIGHT	
MIN. REAR YARD	20'	
MAX LOT COVERAGE	50% STRUCTURES & PAVEMENT	50%
MAX BUILDING HT	35'	35'
MIN. FLOOR AREA	700 SF / DWELLING UNIT	1600 SF/DU



GENERAL NOTES

1. REFER TO SD 1.1 - SD 3.0 FOR PRELIMINARY BUILDING DESIGN AND UNIT PLAN CONCEPTS

LEGEND

- 1-CAR GARAGE UNITS, RE: UNIT PLANS, SD 1.1
- 2-CAR GARAGE UNITS, RE: UNIT PLANS, SD 1.2
- PROPOSED PUBLIC RIGHT OF WAY
- LAND AREA DEDICATED TO FIRE DEPT

SOLSTICE
DESIGN BUILD

801.558.7705
299 S. MAIN ST.
SUITE 1300 PHB 92635
SLC, UT 84111
www.solsticedb.com

PROJECT

ARISTA VILLAS

0 Vernon View Dr, Mt. Vernon,
Knox County, OH 43050

ISSUE
PRELIMINARY

DATE
1.24.2022

NOT FOR CONSTRUCTION

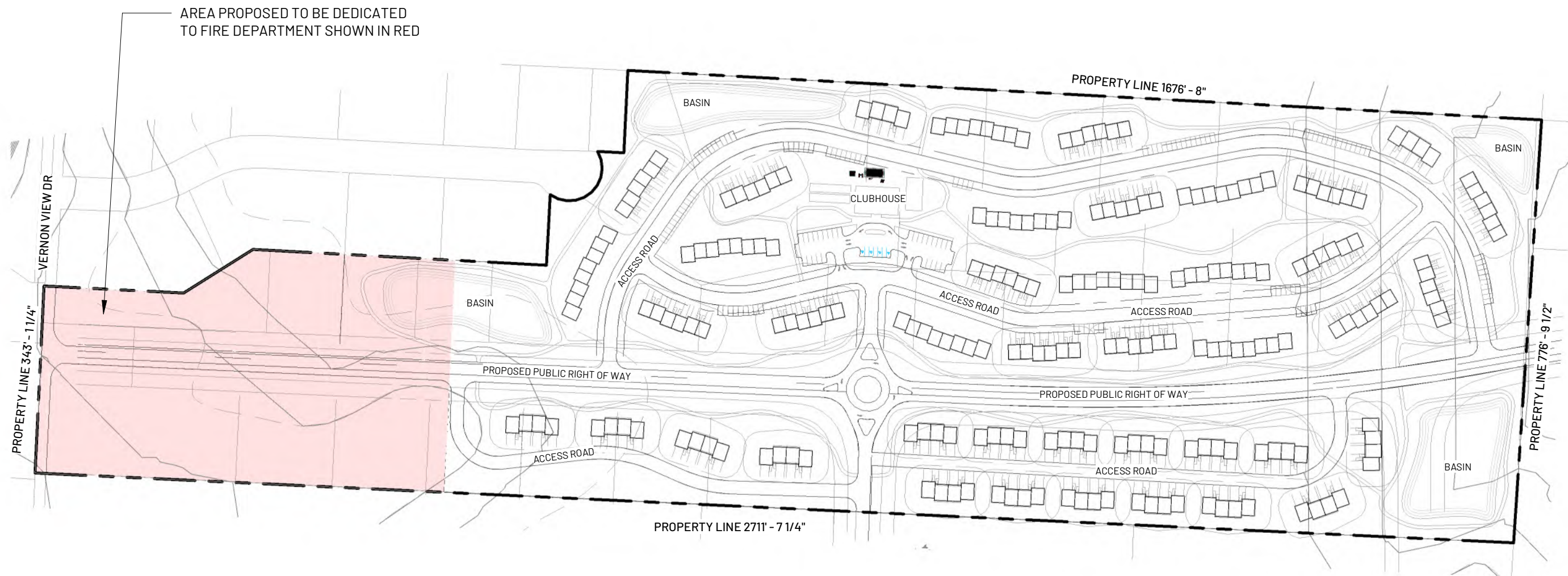
REVISIONS

DATE

NOTES

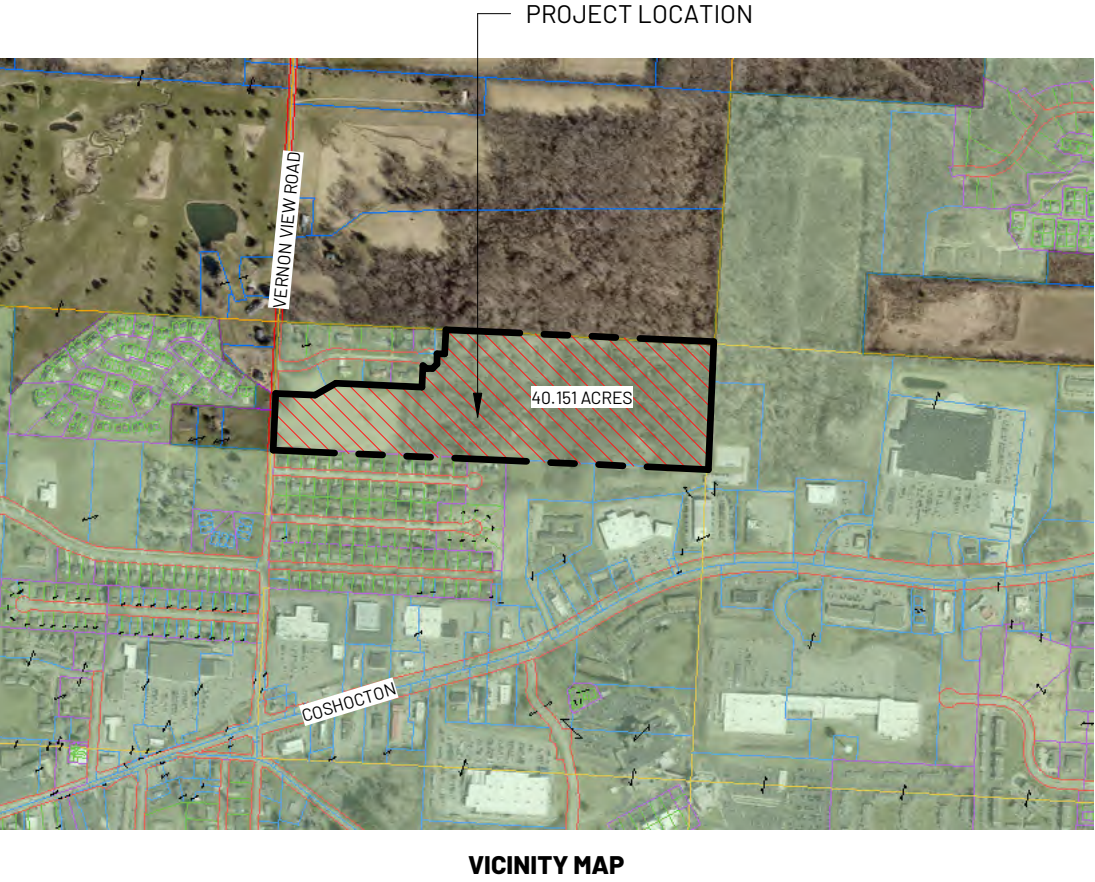
SCALE
As indicated
SITE PLAN

NO. **SD 0.1**
© 2022 SOLSTICE DESIGN BUILD LLC



PRELIM SITE PLAN
1" = 200'-0"

PROJECT NARRATIVE	
PROJECT ADDRESS	0 VERNONVIEW DR, MT. VERNON, OH 43050
PARCEL NO.	6607961000
LOT AREA	40.151 ACRES
DWELLING UNIT COUNT	232
DWELLING UNIT DENSITY	5.6 DU / ACRE
PARKING COUNT (PRIVATE)	380 GARAGE + 380 STACKED DRIVEWAY
PARKING COUNT (SHARED)	110
GREEN SPACE AREA	8.9 ACRES (PRELIMINARY ESTIMATE)
STORMWATER BASIN AREA	1.5 ACRES (PRELIMINARY ESTIMATE)
DEDICATED AREA FOR FIRE DEPT	6.75 AC / 293,760 SF
PAVED ROAD AREA	6.3 AC / 294,232 SF
BUILDING FOOTPRINT AREA	3.6 AC / 170,071 SF
PRIVATE DRIVEWAY AREA	3.3 AC / 147,392 SF
TOTAL LOT COVERAGE	20.25 ACRES



TITLE
3D VIEW

DATE
12.14.2022

ARISTA VILLAS

0 Vernon View Dr, Mt.

SOLSTICE DESIGN BUILD

801.558.7705
PO BOX 712385
SLC, UT 84171



3D SITE CONCEPT - VIEW FROM THE SOUTHWEST

SOLSTICE
DESIGN BUILD

801.558.7705
299 S. MAIN ST.
SUITE 1300 PHB 92635
SLC, UT 84111
www.solsticedb.com

PROJECT

ARISTA VILLA 4-UNIT
0 Vernon View DR
Mt. Vernon, Knox County, OH
43050

ISSUE
PLANNING REVIEW

DATE
03.13.2022

NOT FOR CONSTRUCTION

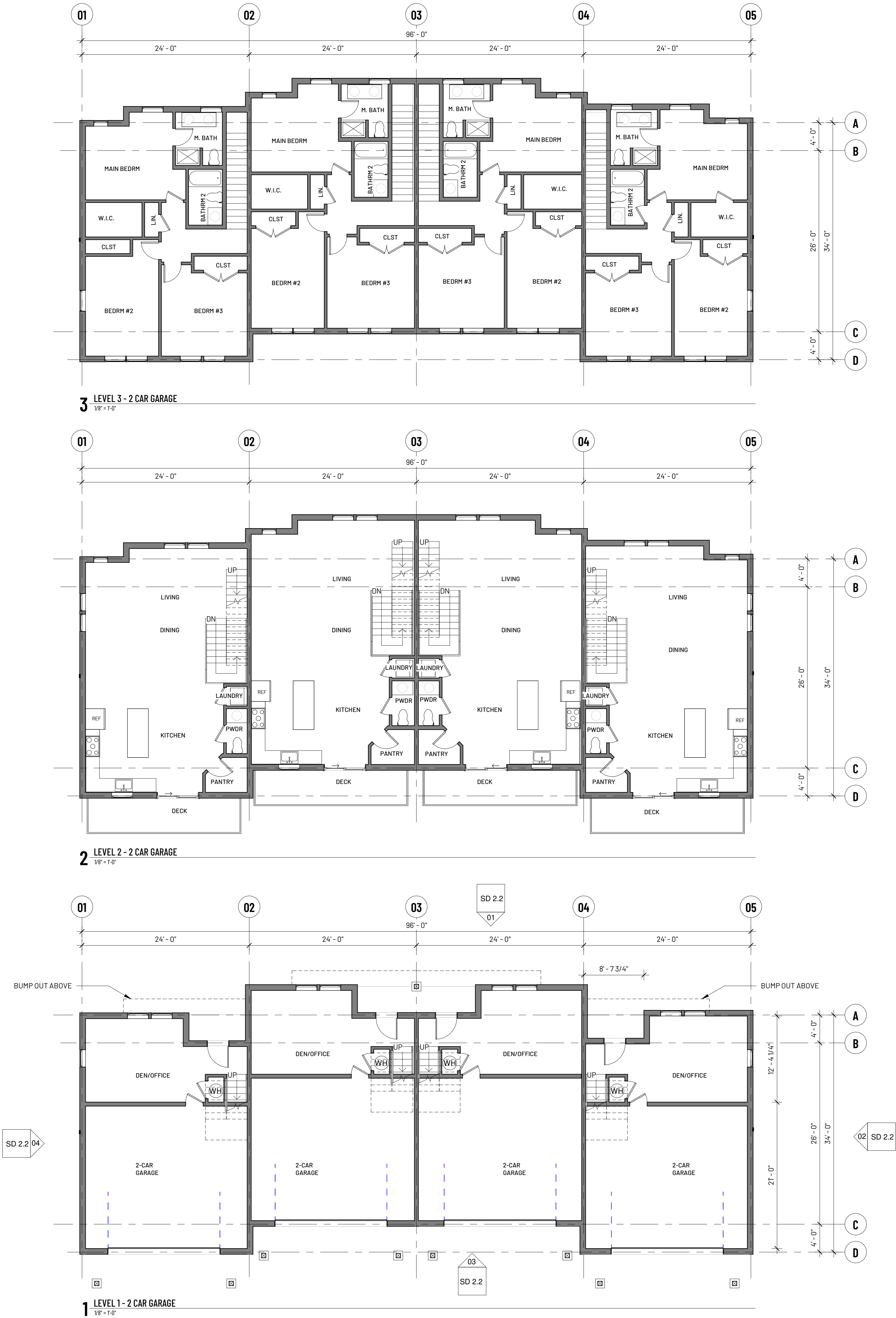
REVISIONS

NOTES

SCALE
1/8" = 1'-0"

FLOOR PLANS - 2
CAR GARAGE

NO. **SD 1.2**
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PROJECT

ARISTA VILLA 4-UNIT
0 Vernon View DR
Mt. Vernon, Knox County, OH
43050

ISSUE
PLANNING REVIEW

DATE
03.13.2024

NOT FOR CONSTRUCTION

REVISIONS

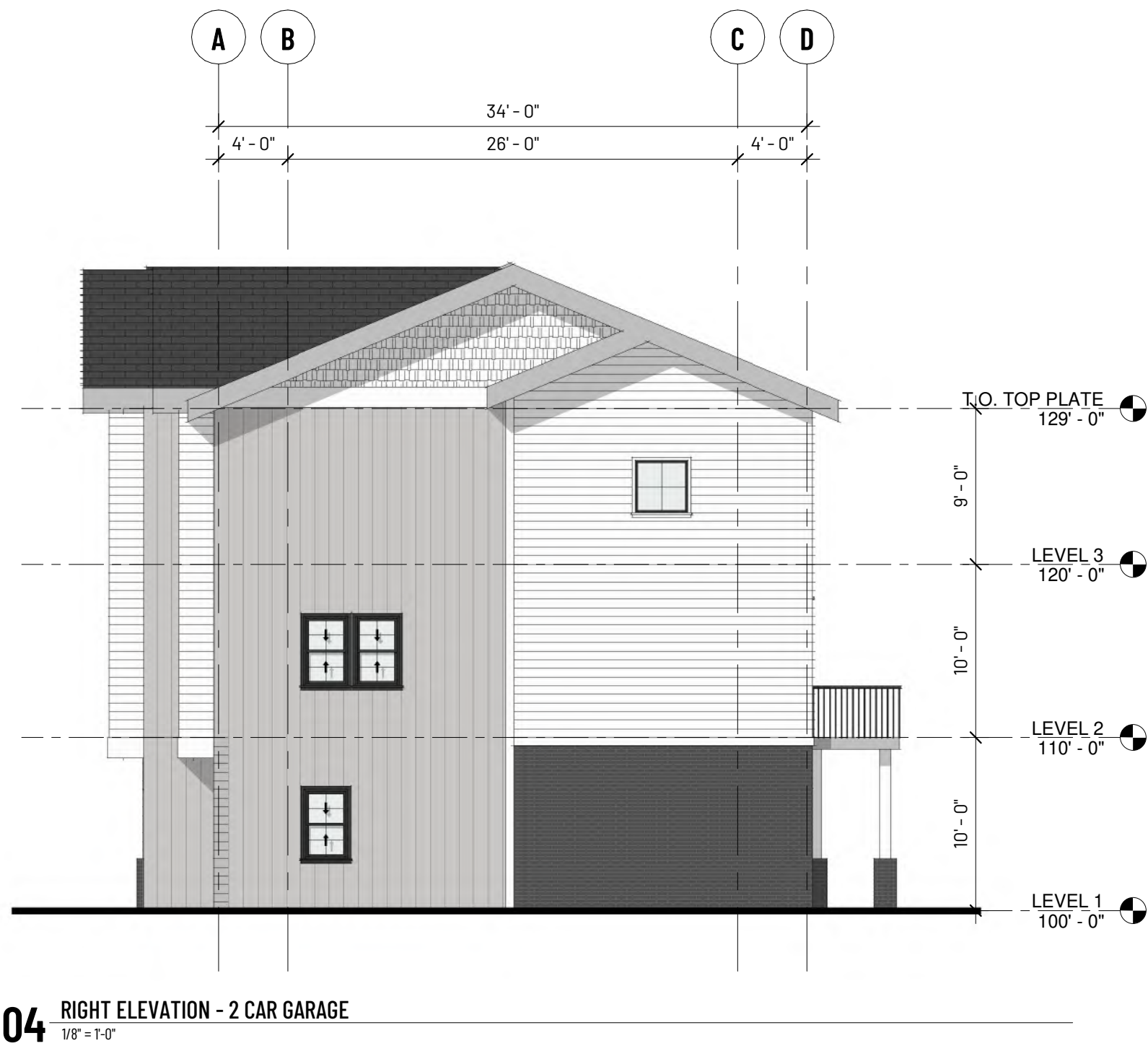
DATE

NOTES

SCALE
1/8" = 1'-0"

ELEVATIONS - 2
CAR GARAGE

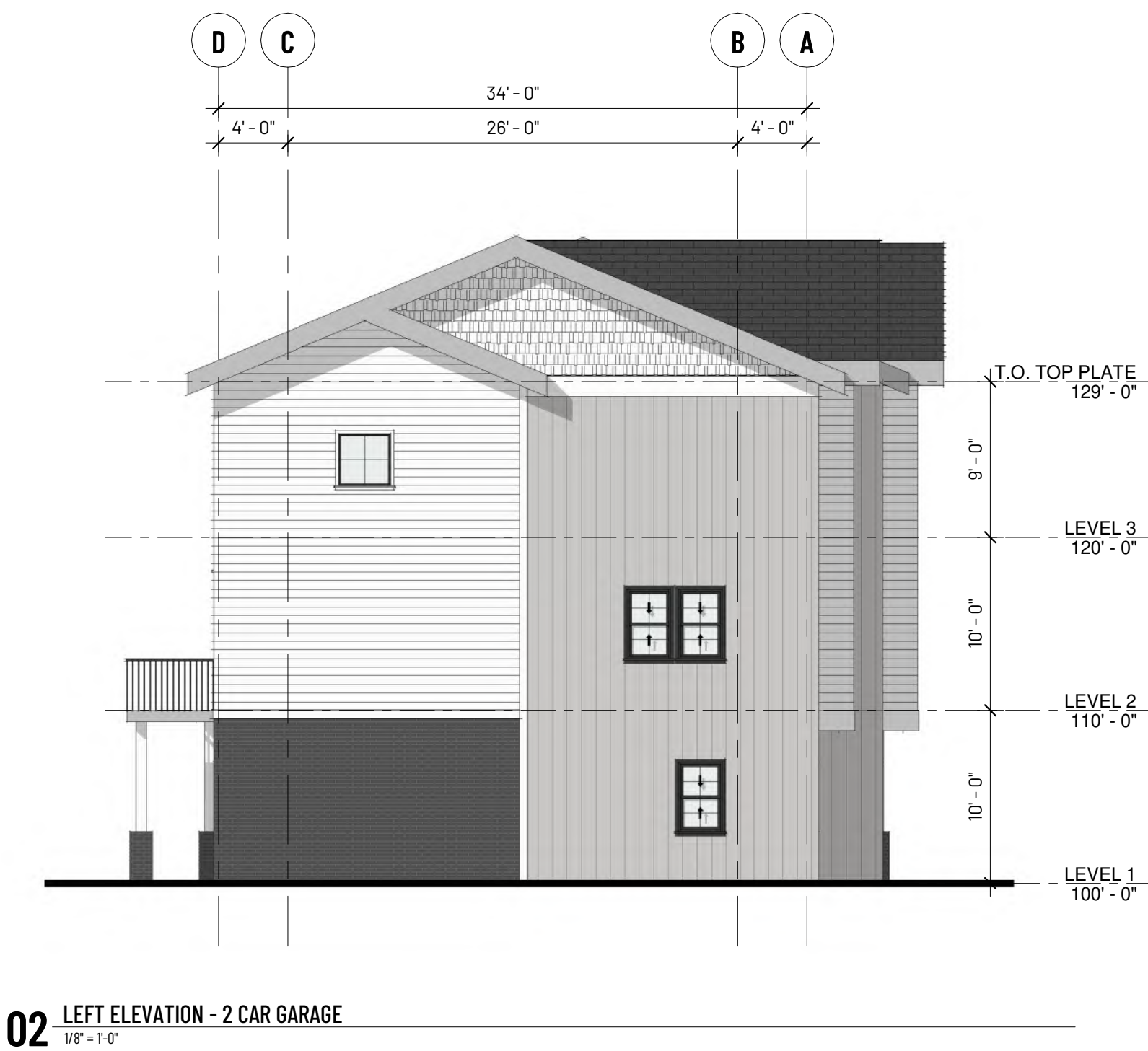
NO. **SD 2.2**
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04 RIGHT ELEVATION - 2 CAR GARAGE
1/8" = 1'-0"



03 REAR ELEVATION - 2 CAR GARAGE
1/8" = 1'-0"



02 LEFT ELEVATION - 2 CAR GARAGE
1/8" = 1'-0"



01 FRONT ELEVATION - 2 CAR GARAGE
1/8" = 1'-0"

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PROJECT

ARISTA VILLA 4-UNIT
0 Vernon View DR
Mt. Vernon, Knox County, OH
43050

ISSUE DATE
PLANNING REVIEW 03.13.2022

NOT FOR CONSTRUCTION

REVISIONS DATE

NOTES

SCALE
3D VIEWS - 2 CAR GARAGE

NO. SD 3.1
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04 3D VIEW 4 - 2 CAR GARAGE



03 3D VIEW 3 - 2 CAR GARAGE



02 3D VIEW 2 - 2 CAR GARAGE



01 3D VIEW 1 - 2 CAR GARAGE

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DESIGN BUILD

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SUITE 1300 PMB 92635
SLC, UT 84111
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PROJECT

ARISTA VILLA 4-UNIT
0 Vernon View DR
Mt. Vernon, Knox County, OH
43050

ISSUE
PLANNING REVIEW
DATE
03.13.2023

NOT FOR CONSTRUCTION

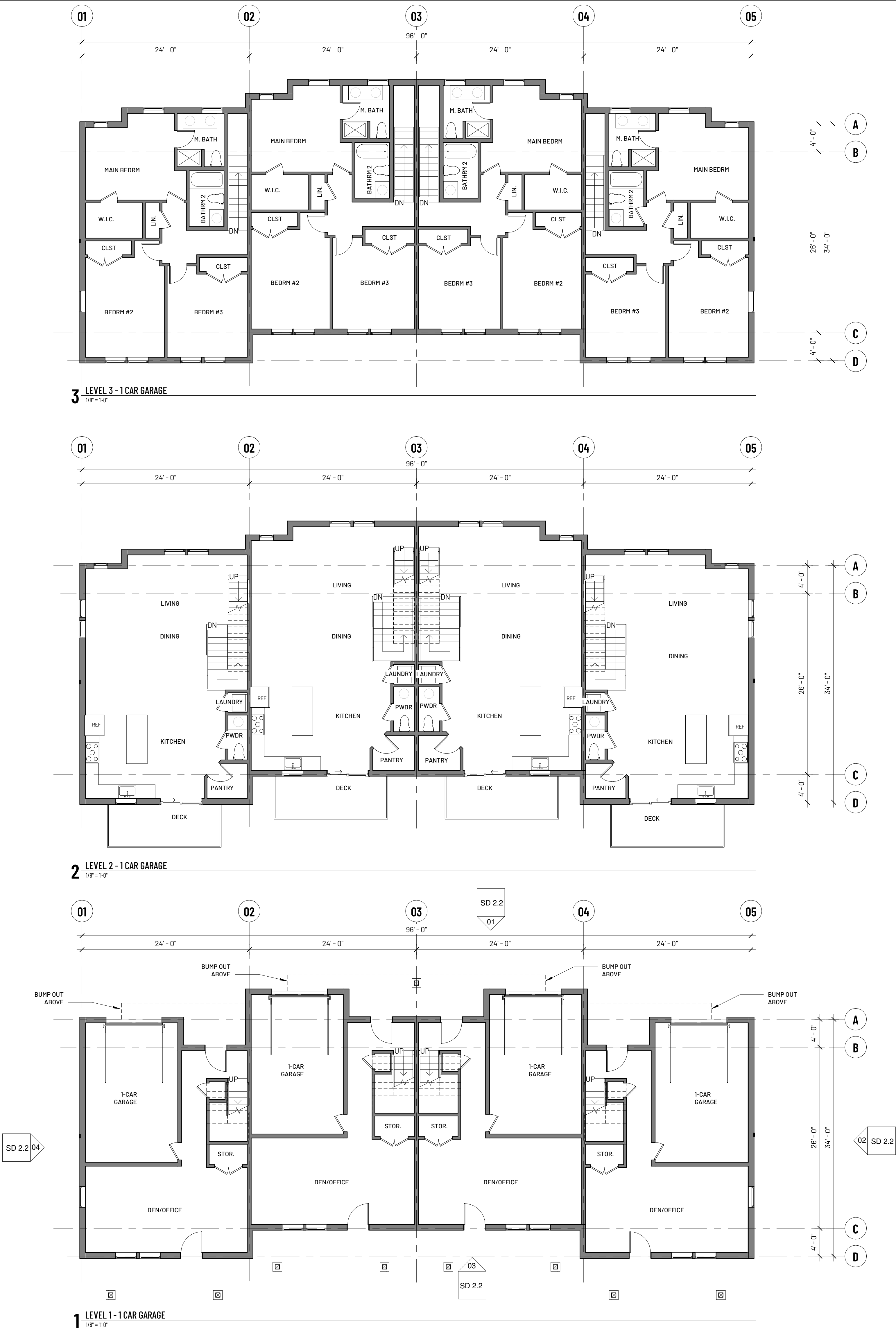
REVISIONS
DATE

NOTES

SCALE
1/8" = 1'-0"

FLOOR PLANS - 1
CAR GARAGE

NO. SD 1.1
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SOLSTICE
DESIGN BUILD

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PROJECT

ARISTA VILLA 4-UNIT
0 Vernon View DR
Mt. Vernon, Knox County, OH
43050

ISSUE
PLANNING REVIEW

DATE
03.13.2022

NOT FOR CONSTRUCTION

REVISIONS

DATE

NOTES

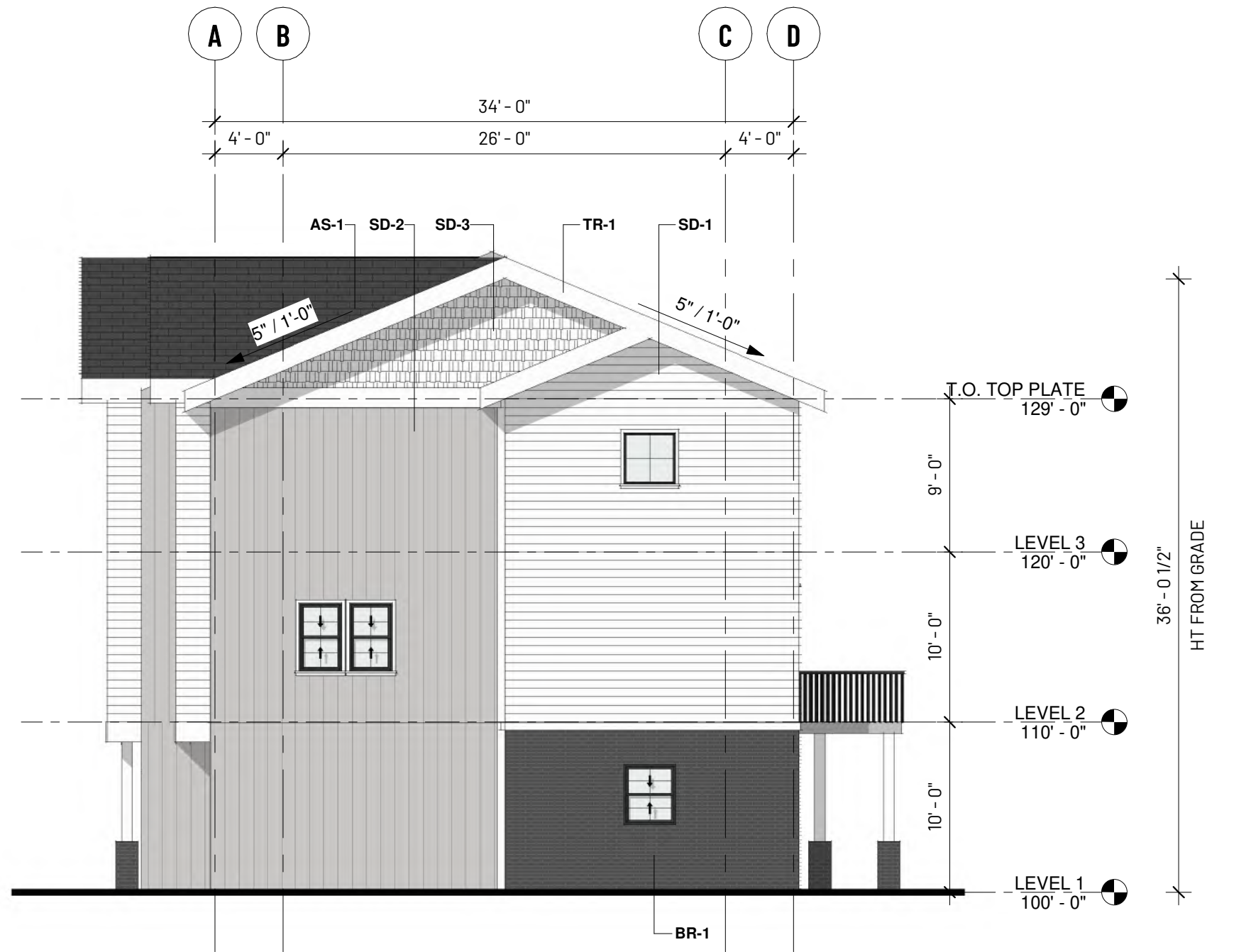
SCALE 1/8" = 1'-0"

ELEVATIONS - 1
CAR GARAGE

NO. **SD 2.1**
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MATERIALS SCHEDULE

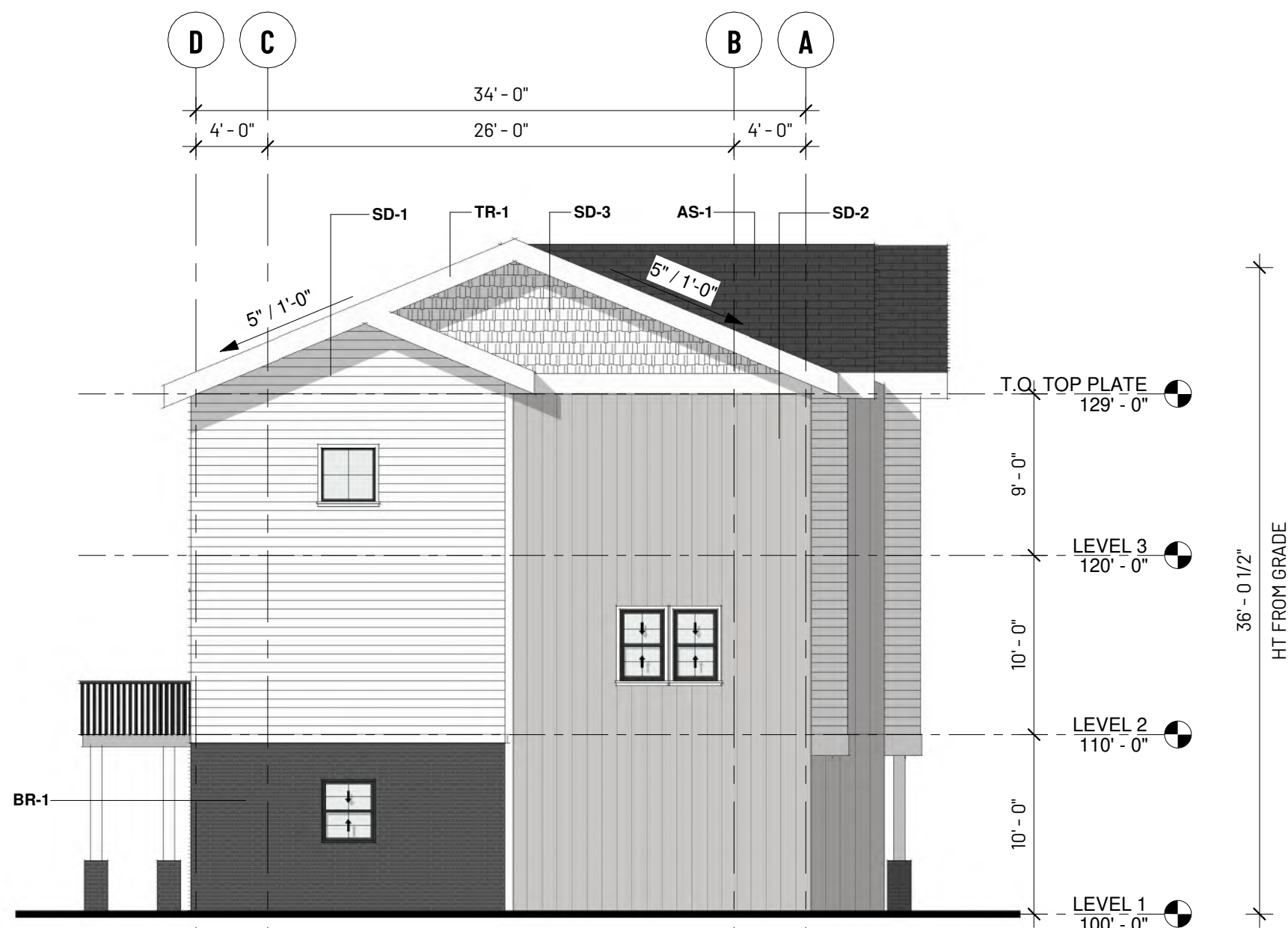
Mark	Description	Specification	Notes
AS-1	ASPHALT SHINGLE	CHARCOAL GRAY	
BR-1	BRICK CLADDING	CHARCOAL GRAY	
SD-1	LAP SIDING	WHITE	
SD-2	VERTICAL SIDING	PEARL GRAY	
TR-1	TRIM	PAIN TO MATCH SD-1	



04 RIGHT ELEVATION - 1 CAR GARAGE
1/8" = 1'-0"



03 REAR ELEVATION - 1 CAR GARAGE
1/8" = 1'-0"



02 LEFT ELEVATION - 1 CAR GARAGE
1/8" = 1'-0"



01 FRONT ELEVATION - 1 CAR GARAGE
1/8" = 1'-0"

SOLSTICE
DESIGN BUILD

801.568.7705
299 S. MAIN ST.
SUITE 1300 PMB 92635
SLC, UT 84111
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PROJECT

ARISTA VILLA 4-UNIT
0 Vernon View DR
Mt. Vernon, Knox County, OH
43050

ISSUE DATE
PLANNING REVIEW 03.13.2023

NOT FOR CONSTRUCTION

REVISIONS DATE

NOTES

SCALE
3D VIEWS - 1 CAR GARAGE

NO. SD 3.0
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4 3D View 4 - 1 CAR GARAGE



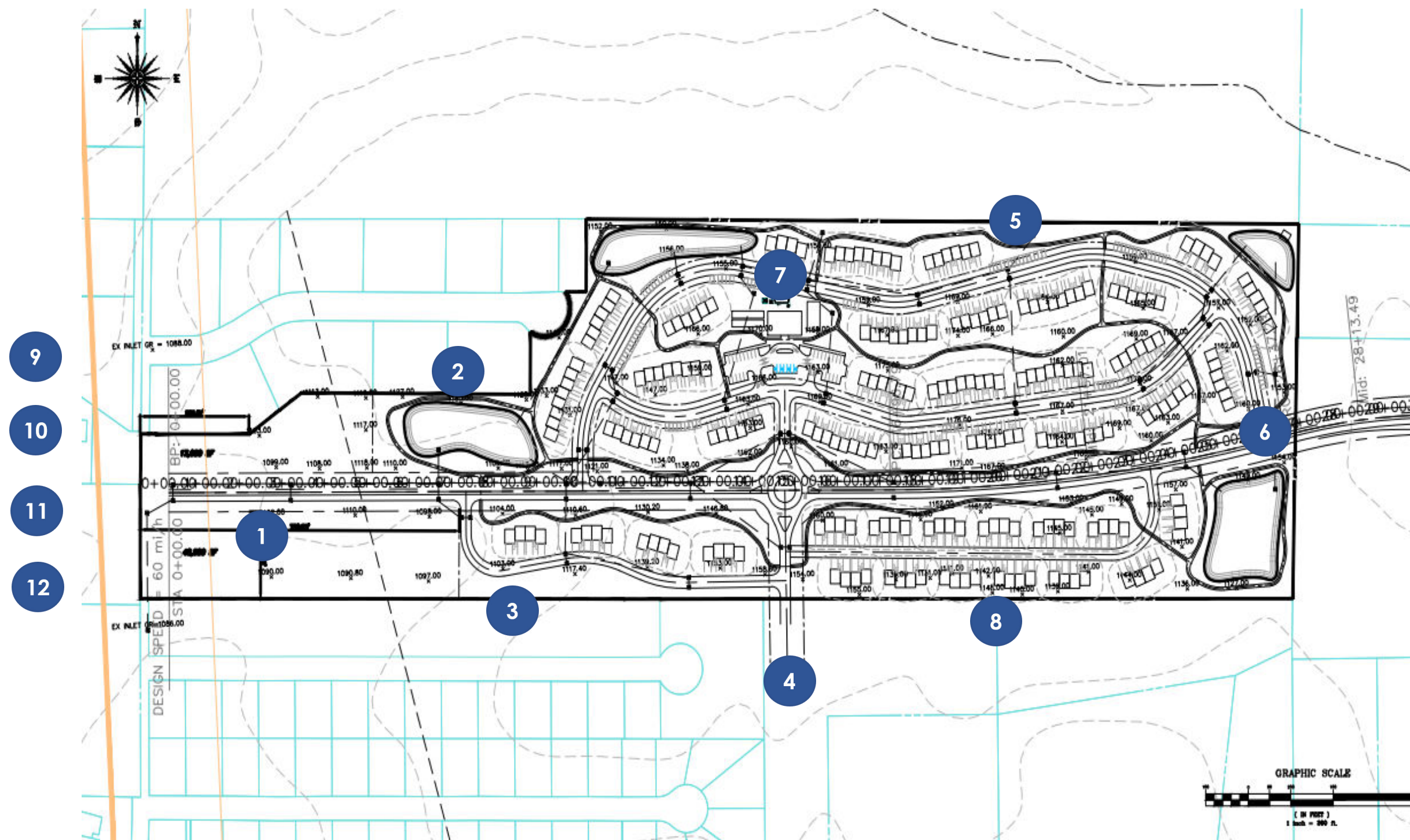
2 3D View 2 - 1 CAR GARAGE



3 3D View 3 - 1 CAR GARAGE



1 3D View 1 - 1 CAR GARAGE



SITE CONCEPT

- 1

FIREHOUSE: The proposed use of the west side of the site for a possible firehouse was brought to our attention early-on in the design process. We understand that this may or may not be the best use for the acreage to the west and would reserve that decision for city and other safety service decision makers. In some ways it could be an added safety feature to the communities of east Mount Vernon, but we also understand this may cause possible noise implications depending on the number of projected calls.
- 2

STORMWATER: The basins placed around the corners of the property serve as protection and catch-safes for stormwater. The proposed development would actually prevent all current issues to the south now with regards to flooding and ponding. Stormwater regulations protect water run-off from leaving the property in an unsafe manner and this development would be under strict adherence to those regulations.
- 3

UPLAND TERRACE: There are 16 proposed sites abutting the Upland Terrace neighborhood, with the first proposed site parallel to the 10th home site along Upland Terrace. There is a significant setback to the southern property line along Upland Terrace with the “street” towards the back of the townhomes being an alleyway for residents only. There should be minimal necessary grading and other development along the northside of Upload Terrace.
- 4

CONNECTIONS: There are existing underground utilities on the east most point of the Upland Terrace, no additional utility construction would be required to extend services. In terms of interruptions, there would only be one possibly when the development’s utility system is connected to the City’s. The development is responsible for all charges incurred by the City during this process.
- 5

SITE FEATURES (WALKING PATHS): The development was proposed as a walkable site with miles of paths connecting the community for safe biking, walking, and running. All darker, narrower trails are paths to connect the homes and development’s amenities. Landscape architecture would make these walkways appealing to any passersby from the right-of-way, albeit at a safe distance from the ROW.
- 6

SITE FEATURES (TREES): Our firm is based out of Maryland and one of the most admirable and protected features of our community is the Chesapeake Bay. Specifically, we are involved in development of one tract of land within a half mile of the bay and are carefully curating the landscape to not disturb or create any runoff to the Bay. It is our goal here as well to preserve and then replant trees that may be lost to roadways and home sites. This is an unfortunate and delicate part of development, but when done correctly can net out over time. We would look to the Shade Tree Commission for guidance on how to best approach this for the benefit of the neighboring residents. Further, depending on the final site plan, there ways to create buffers and preserve forested areas within the proposed development.
- 7

SITE FEATURES (CLUBHOUSE, OTHER ACTIVITY AREAS): The features we are adding to the development including a clubhouse, pool, and volleyball or other game court are multimillion dollar capital expenditures. These are features built at the outset of the project with very little immediate return. The point of this is to show Arista Villas is not being built as a low-income housing project nor a subsidized community. There are other counties in central and northern Ohio that are a better fit for subsidized housing, but Knox County and Mount Vernon is not one of those areas.
- 8

COST OF CONSTRUCTION RELATIVE TO OTHER HOMES IN THE AREA: Each individual 1,600 SF townhome is projected to cost (in today’s material costs) approximately \$184,000 to \$204,000 before accounting for land and land development costs. These per unit costs meet or exceed the average selling prices of homes along Upland Terrace, thus homes along Upland Terrace would see an increase in property values and increase equity to their homeowners. It is also fair to point out that another builder is already building single-family new construction not far from this location with prices exceeding \$400,000 per unit. All-in, the Arista Villas units are estimated to cost ~\$250,000 per build, which is more aligned with median housing prices and incomes for the area. Our goal is to build to the market, enhance the values of the surrounding areas, and create a more modern living community than traditional multi-family and apartment style developments.

SITE CONCEPT

- 9

VARIETY OF PROPOSED HOUSING: All sketches of the proposed townhomes are devoid of color, stylistic finishes, and individual elevation materials at this stage. They are not fully formed construction drawings, and we can understand why the set we initially submitted might have come across as bare. We anticipate sharing more realistic renderings with more variety and color ideas with the public at any future meetings. The core designs are trying to answer the question of how best to blend with the surrounding area and the hillsides with a more modern touch. We look forward to more input from all interested parties.
- 10

TRAFFIC: In our conversations and meetings with the City of Mount Vernon officials, the administration has inputted the importance of controlled traffic especially along Vernonview. There are a few ideas at play with our design after having gone back and forth after many months with officials. First, the entrance to the community would be towards the center of the property and flow south from the center roundabout along a newly proposed road directly to the traffic signal connecting to the hospital. Second, there are no proposed housing structures within the first ¼ mile of Vernonview, this was done to eliminate congestion along this road.
- 11

TRAFFIC (ARTERY ROAD): Third, the proposed artery road connecting Vernonview to Upper Gilchrist is an idea put forth to us by officials to eliminate the flow of traffic along Coshocton Avenue at peak travel times. However, the artery road is not in any way meant to be a high-speed passage. This would obviously detract from the proposed development and the communities immediately adjacent to the development, so the community would best be served if this road was restricted to 25 miles per hour. This speed limit would also make the walking paths near the right-of-way (ROW) safer.
- 12

CURB APPEAL CONCEPT: The townhomes along the proposed artery road running east and west were designed to have front facing facades with no garage doors visible from the right-of-way. We think this can be a cluttered look in some developments and so it was our mission to stay away from this model. The worries about curb appeal are valid when looking at black and white sketches, however, please know this was one of the first elements we considered when designing the outward facing homes. From a property management standpoint, all lawns and greens will be professionally landscaped and maintained.

3.1.b

ARISTA VILLAS

0 Vernon View Dr, Mt.

Attachment: Additional Exhibits_4.3.2023 (3794 : 2023-Mpc-09)

SOLSTICE DESIGN BUILD

801.558.7705
PO BOX 712385
SLC, UT 84171

TITLE
3D VIEW

DATE
12.14.2022

ISSUE
SCHEMATIC
DESIGN

SOLSTI :
DESIGN BUILD

Packet Pg. 44

February 1, 2023

To: City of Mount Vernon, Ohio

Zoning Commission

City Engineer, Brian Ball, P.E.

Lacie Blakenhorn, Development Services Manager

Mount Vernon City Council; Bruce Hawkins, president

Re: Application for Zoning Amendment for Parcel No. 66-07961.000

Let it be known that Lenor Rapp Cochran and Martha Carolyn Rapp Drake are not in agreement with the application for zoning amendment that was submitted on 01-27-2023 by Joshua Williams of Brookes Group, LLC.

I am not in favor of the density of housing that is being proposed and was not aware of the proposed plan until notified by neighboring property owners who recently received notices of the application and an upcoming hearing via U.S. mail from the City of Mount Vernon.

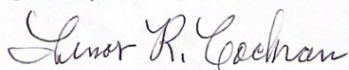
I and my family have repeatedly requested information from Sam Miller (our listing agent) regarding the proposed use of this land parcel. Even this morning when my daughter spoke with Sam Miller, he indicated that he has no knowledge of the layout or any details of proposed development; nor does his agent Scott Craigo (the buyer's agent) who is in the same real estate group with Sam.

I and my family have previously met with representatives of the City of Mount Vernon regarding possible development of this parcel of land by Joseph and Sam Schrock and before that Roy Schlabach. These developers were both considering single family homes on larger lots similar to the layout of Woodside Drive.

There has been a serious lack of communication from the real estate brokers involved, even before I signed the contract with Brookes Group, LLC; i.e. Sam Miller told us he didn't have and couldn't find any information about Brookes Group, LLC. He told my daughter essentially the same thing this morning. I am very dissatisfied with the services from Sam Miller Realty.

I respectfully request that this application for the zoning amendment of parcel No. 66-07961.000 be withdrawn as I and my sister, MCR Drake, do not agree at all with the proposed request.

Sincerely,


Lenor R. Cochran

Communication: Public Comment - Letters Received - Cochran, Lenor 2-1-2023 (General)

Lenor Rapp Cochran
1206 Briarwood Road
Mansfield, Ohio 44907

March 29, 2023

To Whom It May Concern,

Let it be known to all parties that I, Lenor Rapp Cochran, DO NOT AGREE WITH or APPROVE of the development proposed by Joshua B. Williams of The Brookes Group that is being submitted for a zoning change to the planning commission of the City of Mount Vernon, Ohio.

I had no knowledge of the type of development The Brookes Group was proposing until the planning commission sent letters to residents whose properties are adjacent to the 40 acre tract co-owned by my sister and myself. I had only entertained developments consisting of single family owner-occupied dwellings and this is the type of development that I expected. I was shocked to learn of the plan for a densely populated development of three story rental apartments.

I do not approve of the development that is being submitted by the Brooks Group. If you have any questions, please do not hesitate to contact me.

Sincerely,

Lenor Rapp Cochran

Lenor Rapp Cochran

cell: 614-361-1349

State of Ohio County of Richland
Subscribed and sworn to (or affirmed)
before me this 29 day of March
2023, by Lenor R. Cochran
(Signature of Notary) Matthew Ashley



MATTHEW ASHLEY
Notary Public
State of Ohio
My Comm. Expires
February 21, 2027

Communication: Public Comment - Letters Received - Cochran, Lenor 3-29-2023 (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

Zoning Amendment Concerns

Linda Beck <beckl@kenyon.edu>

Thu, Feb 23, 2023 at 7:35 PM

To: "dsm@mountvernonohio.org" <dsm@mountvernonohio.org>, bhawkins@mountvernonohio.org, jmahan@mountvernonohio.org, jfrancis@mountvernonohio.org, twoods@mountvernonohio.org, mhillier@mountvernonohio.org, akeener@mountvernonohio.org, mseverns@mountvernonohio.org, jseavolt@mountvernonohio.org

Dear City Officials,

It has come to our attention that a proposal requesting a zoning change to [0 VERNONVIEW DR](#), PARCEL #66-07961.000 was brought forth to the Municipal Planning Commission, February 2023. While the application was pulled before the February 9th meeting, we are concerned this is only a delay and foresee the amendment being resubmitted in the near future. Due to this, we would like to share some of our concerns about this proposal in advance.

The parcel in question is currently zoned as a R1 Single Family District, with the proposed amendment requesting a change to R-3 Multiple Family District. In looking at the current developer plans, we do not believe this new development is as compatible with the surrounding neighborhoods, as single residential homes would be. We currently live in a neighborhood where people largely own their homes and take pride in that ownership. The current proposal calls for 227 3-story townhouse rentals in an already congested area. It is our fear that this new development will eventually become government subsidized, not be properly maintained and decrease our current home owner's property values. The strain on city resources the continued approval of such large developments, such as this one, the ones on Newark Road, as well as the continued development on Upper Gilchrist Road, is also worrisome. In reviewing the original proposal, we have added comments in the attached Document 1 detailing our disagreement with Brookes Group's assessment of how the requested rezoning is appropriate.

The proposal also "contemplates providing 6.75 acres" for a new fire department which makes us question the overall integrity of the proposal. This kind of inclusion used to incentivize City Officials into accepting proposals is questionable at best. It also makes us question if the developer is requesting or receiving any tax abatements.

It is our hope that you take our concerns into consideration should this proposal be resubmitted and help keep the character of our neighborhood and city intact.

Respectfully,

Bob & Linda Beck
[10 Woodside Dr.](#)
[Mt. Vernon, Oh 43050](#)

 **Attached Document 1 -Zoning letter.pdf**
 76K

Communication: Public Comment - Letters Received - Beck Email (General)

Attached Document 1

Rebuttal for Statement of Reasons for the Proposed Amendment from Brookes Group, LLC dated January 27th (Statements in red were the reasons listed in document from Brookes Group, my thoughts are in black)

A residential R-3 use is appropriate as it is located adjacent to existing residential zones including PND and R-1.

We believe that the current zoning of R-1 is more appropriate given the area. The surrounding area does not include R-3 zones making its “appropriateness” questionable.

The zoning change will allow for providing mid-density housing in a townhouse-style, which will complement and provide an alternative to nearby existing housing types of single-family and apartments

We do not agree that an R-3 zoning will fit the current infill compatibility standards. Compatibility standards mean the structure has to fit in with 90% of surrounding structures, thus keeping the streetscape consistent with nearby homes.

A 3 story townhouse community does not fit in with the surrounding current single family dwelling residential homes, many of which are owned not rented. The planning committee has already recommended approval for the Newark Road Development plan which includes 112 townhomes and 230 multifamily residential units. This calls into question any additional need for such housing. An additional 226 townhouses also brings up concerns on how such an increase in the current city population would strain community resources.

The proposed site is located within a mile of amenities needed to support a residential community: groceries, restaurants, shopping, parks, golf course, a school, and various other businesses

These amenities also make it an area that already sees heavy traffic, even without such a major increase in residential housing. These concerns are especially true in regards to Vernonview. Traffic is often congested in this area making turning in and out of parking lots and roads difficult.

The proposed site is currently a wooded, hilly undeveloped parcel and may not be ideal for R-1. It is further proved by national studies that townhome communities have a less impact on City infrastructure and school systems than single-family residences (only 1 out of every 5 units typically have a school-aged child).

There is no reason to believe that single housing dwellings would be less ideal for this space than townhouses. In fact, keeping the zoning as it would also allow for more conservation of the forest and wildlife that currently exists. As it stands now, it is clear that building these townhouses would cause more strain on the City infrastructure than the land as it stands now. I find the proven fact stated in point 4 on Townhouse impact to resources questionable, as there no other current development on the table to compare it to.

I would also like to point out that most 36 year olds in Mt. Vernon have kids which is their ideal customer according to the document, which also brings their statement on City and school resources into question.

Communication: Public Comment - Letters Received - Beck Attachment (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

Vernonview property Rezoning

1 message

Norma Boucher <nboucher113@gmail.com>
To: dsm@mountvernonohio.org

Wed, Apr 5, 2023 at 8:01 AM

My name is Norma Boucher. I live in the Fairway condos across from the property on Vernonview Dr. that is up for rezoning to change from single unit family homes to R-3 zoning for multi-family units. Many of us at the condos are against this zoning change. Putting in 42 townhouse buildings or 226 rentals could possibly decrease our property values, because who knows what that might draw. Usually not a favorable crowd. As an older community here in the condos, we feel safe and haven't had crime here in the past. We would like to keep it that way. Please take this into consideration when looking at zoning this property.

Sincerely,
Norma Boucher
[26 Fairway Dr](#)
[Mt Vernon, OH. 43050](#)

Communication: Public Comment - Letters Received - Boucher Email (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

0 VERNONVIEW DR ZONING

Randy Canterbury <canterburyrl2024@gmail.com>

Sat, Feb 11, 2023 at 2:24 PM

To: "dsm@mountvernonohio.org" <dsm@mountvernonohio.org>

Lacie,

My neighbor just contacted me about another attempt to rezone the 40 acre property between my property and Dogwood Terrace to R-3 multifamily buildings and to build a fire station. Who do I contact to provide my input? I am totally against changing the zoning from R-1 (to R-2 or R-3). I do not want multifamily housing to be built near my land.

Thank you!

Randy Canterbury / Cloyd McMannis

[3001 University Rd](#)[Winston Salem, NC 27104](#)Sent from [Mail](#) for Windows

Communication: Public Comment - Letters Received - Canterbury Email (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

Land in Re-Zoning

Carmen <carmensue76@gmail.com>
To: Dsm@mountvernonohio.org

Mon, Feb 27, 2023 at 1:42 PM

Hello Ms. Blankenhorn,

I'm Dr. Carmen S. Dixon, and I have been a Mount Vernon resident since 2003. I came here because of the small town atmosphere and family-friendly living conditions. I currently reside at 17 Upland Terrace. In addition, I received my master's degree at MVNU in 2008 when you were the registrar.

I've been made aware of the re-zoning plans for the land between and adjacent to Upland Terrace and Woodside Drive to zone it for townhomes. Besides the travesty of taking our natural resources and destroying them to make housing that is zoned for rental property. It is also my understanding if this zoning were granted the owners could change the zoning for low income housing without notifying the residents. I bought my property because of the beauty and the single family homes nearby. Now, the city seems to want to take that away in a way that could be interpreted as somewhat underhandedly to obtain a new fire station.

I am a voting citizen that was for current administration because I thought they understood and supported our small town values. I hope I am not mistaken, as I do not want to live in a parking lot, devoid of individuality full of cookie cutter buildings inexpensively put together to make many people a 'fast buck.'

I am also a fan of Joni Mitchell, and never thought I would see the day when Knox County would "pave paradise to put up a parking lot" among a multitude of other things making it look like a concrete jungle.

Sincerely,

Carmen S. Dixon, Ph.D.
Assistant Professor of Education
Capital University
Columbus, Ohio
740-607-8656

Communication: Public Comment - Letters Received - Dixon Email (General)

Dear Mr. Matt Starr, Chairman/Mayor:

We moved to Mt. Vernon five years ago. It is the perfect location centering us between family in west central Ohio, and our children 2 in Delaware Ohio and 2 in the Cleveland area. We chose this community because it is the perfect blend of rural and urban. It is labeled a "Tree City".

With this thought in mind, it has come to my attention that there are powers that wish to change the zoning on the tract of land 1156.01 from R1 (individual residence) to R3 (apartment housing) to allow Townhouses (216 units) to be built north of our home. This stretch of land has been woodlands for many years. This will possibly level 40 acres of woodlands.

There are numerous reasons that this is a bad choice. But I want to focus on the importance and benefits of woodlands.

1. Woodlands protect the community by slowing wind speeds.
(Celina Ohio, where we once lived, took down some woods and and developed a marsh area to allow for some large stores to be built. This happened around 10-15 years ago. Since then, that area has had numerous tornadoes. They never had that problem before this intrusion on the local environment.)
2. Trees protect against soil erosion and intercept storm water runoff.
3. Trees and woodlands moderate surrounding air and soil temperature.
4. Trees clean the air, and provides oxygen.
5. Woodlands reduce bothersome noise.
6. Woodlands provide a habitat for wildlife.
7. Woodlands improve our mental health and sense of well-being. (Ron and I bring communion to some residents at Country Court nursing home. We have had the conversation with a resident that viewing the wildlife from their window, is the highlight of their day.)

Please heed my advice, and keep this as a R1 zone. I believe this will protect Mt. Vernon from some damages due to nature's forces, and help the well-being of some nursing home residents.

Sincerely,

Susan Homan

740-830-6497 or homans4life@gmail.com

(Please add this letter to the minutes of the April 13, 2023 meeting.)

Communication: Public Comment - Letters Received - Homan, Susan (General)

April 4, 2023

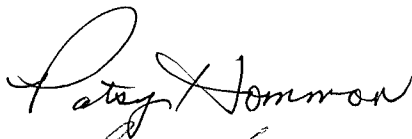
Patsy and Greg Hommon
12 Fairway Drive
Mount Vernon, OH 43050

Dear Ms. Blankenhorn,

We are highly opposed to any change in zoning for the parcel of vacant land on the east side of Vernonview between Upland Terrace and Woodside Drive. We understand there is the possibility of over 200 rental units and a fire station going into that property if the zoning is changed from R-1 to R-3. Has anyone considered the dump of traffic that would create at the intersection of Vernonview and Coshocton Avenue? That intersection is already one of, if not the busiest in the city.

It seems we are bowing to the wishes of an outside developer and not considering the opinions of life long resident land owners who have contributed to the healthy growth of our city for decades. I hope and pray that our elected officials will consider the opinions of the constituents who elected them.

Sincerely,



Patsy Hommon
Greg Hommon

Communication: Public Comment - Letters Received - Homman, Patsy & Greg (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

FW: R1 zoning to R3, Vernonview0

Mike & Carol Rednour <mcred613@gmail.com>
 To: "dsm@mountvernonohio.org" <dsm@mountvernonohio.org>
 Cc: Mike & Carol Rednour <mcred613@gmail.com>

Tue, Jan 31, 2023 at 4:16 PM

To: Lacie Blankenhorn

Municipal Planning Commission

Sent from [Mail](#) for Windows

From: [Mike & Carol Rednour](#)
Sent: Tuesday, January 31, 2023 4:09 PM
To: [Mike & Carol Rednour](#)
Subject: R1 zoning to R3, Vernonview0

My wife, Carol Rednour and myself, Michael Rednour would like to go on record being against the change of R1 Zoning to R3.

The proposal from Brookes Group sounds very elegant. It should, they are sales people. The fact is there are single homes being built on hillsides everyday. The people having them built chose and are choosing them on their own. Mount Vernon, has multi housing projects going on all over. The most stable people want land they can invest in. Land where they can put in a garden build a work shed,

park a camper, or just to have a little breathing room between themselves and the noisy neighbors, or open their window shades

and be looking at a house instead of a sunrise. There is also more tax base in a single home. There is always a day that come to a growing city when the land runs out.

Sent from [Mail](#) for Windows

[6 Woodside Dr. Mount Vernon 43050](#)

Communication: Public Comment - Letters Received - Rednour (General)

Date: March 25, 2023

To: Municipal Planning Committee and property owners

From: Keith and Vickie Sant

Subject: Brooks Group Development on Vernonview Dr.

NOTE: I ask that this letter be read into the minutes of the Municipal Planning Committee when the Developer resubmits request for zoning change. If these questions cannot be addressed we ask that you deny the zoning changes.

Friends and Planning Committee;

There are a lot of great things happening in Mount Vernon right now. We are certainly living in what may be one of the fastest growing periods for our city in a very long time. We need housing, especially affordable housing. To that end, as a contiguous property owner to this project, we have the following questions:

Assuming zoning is approved for three story apartments, it appears the long term plan is a road all the way to Gilchrist Road and one that goes directly to Coshocton Road. This will involve a lot of asphalt streets and parking areas. This will create a lot more water runoff. Heavy rains already cause flooding in our front yard via the culvert. This then runs down to the south side of the Fairway condominiums and collects there as well. We have had ducks swimming in this area after heavy rainfall. **How is water run off going to be handled?**

The new "through" road will create more traffic entering Vernonview Drive not only from the new apartments but also from the back side of Apple Valley. There are a significant number of accidents in the Vernonview corridor now. **What is the plan for traffic control?**

Assuming you approve the planned firehouse, the traffic issue above becomes more of an issue. This is a two lane road with no turning lane and nowhere to go to allow emergency vehicles to pass or pull out. There is also a blind hill coming south on Vernonview that can be tricky when pulling out onto Vernonview. The intersections at Beech Street, BW3'S, Kroger's and then Coshocton Ave are some of the busiest and most accident prone in town. **What is the plan for getting emergency vehicles through this stretch safely for them and us?**

With 226 apartments, the Fairway's Condos and the single family homes on Woodside, Upland Terrace, Dogwood Terrace and Eastmoor Drive, there are hundreds of families within earshot of this firehouse. **Will there be outdoor sirens each time an emergency occurs? Will emergency vehicles exit using sirens 8-10 times a day?**

There are several developments going on right now that will be providing quite a few multi-family housing options. The rental price point is quite high for Knox County at \$1,600 a month. **If this project is done in phases, what are the trigger points for additional construction? 50% rented of Phase 1? Do they have to complete the entire project in a reasonable time? Will a Bond be required for the entire project of just each Phase? We would all hate to live across the street from a bankrupt project.** The Fairways condos took more than 8 years to complete and we had dust, mud and noise for that entire time. We were inconvenienced by big trucks parking in our driveway, utility outages, constant digging in

our yard, etc. while all of this was going on. I really don't want to experience that again and this project affects far more than just the Sants.

Have you visited or seen any of the complexes this developer has done? I have seen only one and that is Willow Creek in Crestline. The units don't have much curb appeal but I don't know what these apartments are supposed to look like. I fear a lack of aesthetics will hurt property values of those of us with homes in this area.

Most of the housing in this area is owner occupied. The two condo projects are owner occupied as well. We worry about what non-owner occupied housing does to overall property values.

Honestly, we knew there would be development on this site and Mount Vernon needs housing. We are in complete agreement that single family homes in keeping with the neighborhood and support owner pride would be a great project. We ask that zoning be left as is.

Thank you

Keith and Vickie Sant
545 Vernonview Drive
Mount Vernon, OH 43050

Cc: Nicole Ewers, Becky Metcalf, Doug Leonard, Bruce Hawkins, James Mahan, John Francis, Tammy Woods, Mike Hillier, Amber Keener, Mel Severns, Janis Seavolt, Matt Starr and Brian Ball



Lacie Blankenhorn <dsm@mountvernonohio.org>

Vernonview Dr Development

1 message

bmharper23 <bmharper23@yahoo.com>
To: dsm@mountvernonohio.org

Tue, Apr 18, 2023 at 10:38 AM

Brooke Bernicken

21 Dogwood Terrace

Mount Vernon, Ohio 43050

Dear Municipal Planning Committee and Mount Vernon City Council,

I live at the top of Dogwood Terrace and have been made aware of the Brooks Group Development on Vernonview Drive. The current plan submitted shows a road connection to Coshocton Ave that appears to be just a couple of lots away from my house. I fear this will greatly impact the value of my home. I also feel the residents on Dogwood Terrace, Upland Terrace and Eastmoor Drive should have been contacted even though we are not all contiguous property owners. This project greatly impacts our neighborhood, property values and draws many safety concerns to an already busy and congested area of town.

The plans show very narrow three story structures that just don't fit into the established neighborhood. The plans also mention "miles of walking trails and being careful around the Chesapeake Bay" which makes me believe that most of the plan verbiage is from a different project.

Depending on the construction timelines, it's possible that I could have significant construction noise, dust and debris all around my end of the street for a long while.

The property in question should stay R1 to support property owners like myself, that have been working to own our homes and be loyal to those already here. I ask that you leave the zoning as is and maintain our neighborhood as is.

Sincerely

Brooke Bernicken

***Please share this with the Municipal Planning Committee ***

Sent from my Galaxy

Communication: Public Comment - Letters Received - Bernicken (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

rezoning

1 message

De Merrilees <merrilees2@gmail.com>

Sat, Apr 15, 2023 at 8:00 PM

To: "dsm@mountvernonohio.org" <dsm@mountvernonohio.org>

PLEASE ENTER THIS LETTER INTO YOUR RECORDS

To: Municipal Planning Commission,
Lacie Blankenhorn, Clerk
Date: April 17, 2023

Thank you for your service to the city.

We see that one issue you are considering involves rezoning property on Vernonview Drive from R1 to R3. This would dramatically affect this quiet, peaceful neighborhood. We moved to The Fairways nearly 25 years ago, because of this area and surrounding areas—the R1 zoning was a deciding factor. If the rezoning occurs, this entire part of the city will be forever changed from quiet-residential living, to city-like existence, as well as greatly increase traffic on Veronview, and an unimaginable tangle at the intersection of Vernonview and Coshocton Avenue. Plus, that number of added people in a small area invites all kinds of problems—infrastructure, education, safety, and the list goes on...

Would the city allow an investor, with no history of this type of development, an unknown, whose only goal is to make as large a profit as possible, then vanish? He would build as quickly as possible, and move on to other unsuspecting areas, or simply sellout, if not making his profit fast enough. Can the Municipal Planning Commission allow whatever this investor can add to our city to supersede a long-standing zoning code and history of a quiet, residential area that makes our city desirable? Whatever financial gain is expected, the long-term costs and consequences are monumental. Single-family homes in this area would avoid problems, and provide future home owners with a fine space in which to enjoy and raise their families, as well as allow the current owners to continue their peaceful surroundings. Please do not rezone this area, we want to keep Mount Vernon a great place to live.

Chuck and De Merrilees
7 Fairway Court

Virus-free www.avg.com

Communication: Public Comment - Letters Received - Merrilees (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

2023-MPC-09 : 0 Vernonview DR Parcel #66-07961.000 - Zoning Amendment

1 message

Tom Gardner <twgprivate1@gmail.com>

Wed, Apr 19, 2023 at 10:14 PM

To: "dsm@mountvernonohio.org" <dsm@mountvernonohio.org>

I reside at the Fairways Condominiums which is directly across the street from the property under consideration for rezoning.

The new development, as proposed, is completely inconsistent with the caliber and nature of the dwellings in the neighborhood. Were this to proceed, it would most certainly detract from the quality of life in the area and put the safety, traffic flow, property evaluations, and overall pleasant and peaceful character of the neighborhood at serious risk. An objective study of these elements for the proposed development would clearly bear out these concerns.

I am against the rezoning amendment request for this development to proceed.

Thank you for your consideration.

Thomas W. Gardner
53 Fairway Drive
Mount Vernon, Ohio 43050

Communication: Public Comment - Letters Received - Gardner (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

zoning change

1 message

Val Smith <vsmith@acsknoxtitle.com>

Wed, Apr 19, 2023 at 9:59 AM

To: "dsm@mountvernonohio.org" <dsm@mountvernonohio.org>, "bhawkins@mountvernonohio.org" <bhawkins@mountvernonohio.org>, "jmahan@mountvernonohio.org" <jmahan@mountvernonohio.org>, "jfrancis@mountvernonohio.org" <jfrancis@mountvernonohio.org>, "twooods@mountvernonohio.org" <twooods@mountvernonohio.org>, "mhillier@mountvernonohio.org" <mhillier@mountvernonohio.org>, "akeener@mountvernonohio.org" <akeener@mountvernonohio.org>, "mseverns@mountvernonohio.org" <mseverns@mountvernonohio.org>, "jseavolt@mountvernonohio.org" <jseavolt@mountvernonohio.org>

Date: April 19, 2023

To: Matt Starr, Mayor, and Municipal Planning Committee

From: Valerie Smith

I would like to go on record as to opposing the changes to the zoning on the 40 +/- acres on Vernonview Drive.

I have several concerns.

Fire Station being right across the street and the noise it would create.

The amount of traffic on an already congested road. There is also a hill approaching Fairway Drive on both sides and people driving over 35 mph that makes this a very dangerous situation in being able to pull out safely.

The number of trees that will be removed to build these rental units is very sad. We need more trees not less.

The water runoff from rain would become a very big issue.

I personally feel safe living alone at the Fairways. If these rental units come in, I am almost certain I would not feel the same.

I personally love being in the city but feel like I am still in the country. I like seeing wildlife and hearing the birds.

Our current zoning being residential is the way our area should say.

How would you feel to look out and see this in your backyard?

Has anyone looked at the property they did in Crestline. How does it look?

Please consider these points before changing our zoning. Put yourselves in our shoes. Many of us are on a fixed income and can't afford to sell and buy something new in this economy.

Thank you and Have a great day

Communication: Public Comment - Letters Received - Smith (General)

Val

Valerie J. Smith

85 Fairway Drive

Mount Vernon OH 43050

Valjo430191@google.com



Lacie Blankenhorn <dsm@mountvernonohio.org>

Regarding zoning change petition on Vernonview

1 message

James Radcliffe <jandkradcliffe@gmail.com>
To: dsm@mountvernonohio.org

Tue, Apr 11, 2023 at 8:23 PM

Dear Sirs:

I am writing to let you know our displeasure to the proposed zoning change which will allow rental apartments to be built on the large plot of ground opposite the Fairways condos. I feel this is unfair to those who live in and around the area who have invested in homes here. This is a quiet residential setting which will be changed if this zoning is allowed. Please do not allow this especially if it is mainly being done for financial reasons. We appreciate your consideration of the many folk around this property who feel similarly.

Sincerely,
James D. Radcliffe MD FACS (retired medical missionary with the Nazarene Church)

Sent from my iPad

Communication: Public Comment - Letters Received - Radcliffe (General)

April 10, 2023

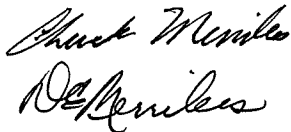
Dear Mayor Starr

Thank you for serving our city during these difficult times.

We see that one issue you are considering involves re-zoning property on Vernonview Drive from R1 to R3. This would dramatically affect this quiet, peaceful neighborhood. We moved to The Fairways nearly 25 years ago, because of this area and surrounding areas—the zoning was a deciding factor. If that rezoning occurs, this entire part of the city will be forever changed from quiet-residential living, to city-like existence, as well as greatly increased traffic on Veronview, and an unimaginable tangle at the already busiest traffic intersection at Vernonview and Coshocton Avenue. Plus, that number of added people in a small area invites all kinds of problems.

Would the city allow an enticement from a developer supersede a long-standing zoning code and history of a quiet, residential area that makes Mount Vernon a great place to live? There are other areas that could be developed that would have much less impact—although the 42, 3-story townhouse thing is frightening for any small city.

Please do not rezone this area.

The block contains two handwritten signatures in cursive. The first signature is 'Chuck Merrilees' and the second signature is 'De Merrilees'.

Chuck and De Merrilees

7 Fairway Court

April 9, 2023

Roger J. Porterfield
79 Fairway Drive
Mount Vernon, OH 43050

Matt Starr: Mayor of Mount Vernon, Ohio; Chairman Municipal Planning Commission
40 Public Square # 203
Mount Vernon, OH 43050

Re: Municipal Planning Commission
Rezoning of 40 acres of open land on Vernonview Drive

Dear Mayor Starr,

My purpose in contacting you is to raise my concern with the proposed rezoning of 40 Acres of land that fronts Vernonview Drive between Upland Terrace and Woodside Drive. I understand that a request has been submitted to the City of Mount Vernon Municipal Planning Commission, of which you are a member, to rezone thirty-four acres of this plot from R-1 Single Family homes to R-3 zoned for Multi-Family units. The request is for the construction 226 apartments/townhomes.

To date, I have not heard of any traffic engineering information or Ohio Department of Transportation input whether Vernonview Drive can accommodate the increase in traffic that would result from such a high-density housing rezoning. The present traffic pattern on Vernonview Drive between Beech Street and Coshocton Rd. is barely adequate for the existing traffic flow. In fact, ingress and egress of the curb cuts to the commercial lots on both sides of Vernonview Drive had to be previously modified because of traffic volume. I also remember the traffic access restrictions to/from certain businesses that had to be initiated after Coshocton Rd. was rebuilt nearly twenty-five years.

I strongly believe that this rezoning request needs to have serious oversight. Prime consideration should be given to the increased traffic volume and the infrastructure needs. It is prophetic that your committee includes the word "Planning" in its' name. That is exactly what this rezoning proposal needs.

Having retired from a career of community service, I appreciate your service to the residents of Mount Vernon. I commend the due diligence of the Municipal Planning Committee in order to ascertain the merits of the rezoning proposal, be they positive or negative.

Respectfully submitted,



Roger J. Porterfield

Communication: Public Comment - Letters Received - Merrilees & Porterfield (General)

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

Petition summary and background	A high-density housing project is being proposed for construction in our quiet neighborhood off of Vernonview Dr between Upland Terrace and Woodside Dr. To do so, the developer/land owner is required to submit a zoning change request and receive approval by the Municipal Planning Commission and City Council to change the current R-1 zoning to R-3. We are asking you to sign this petition if you would like to preserve and protect the single-family character of our neighborhood.
Action petitioned for	We, the undersigned, are concerned residents of the City of Mount Vernon or adjacent township residents who urge the Mount Vernon Municipal Planning Commission and City Council to protect our treasured single-family residential R-1 neighborhood. We insist that Mount Vernon governing officials reject any request from the current or future land owner and any private developers looking to construct any residential living units on parcel #66-07961.000 other than single-family homes as is currently zoned and ask that the city reject any request to re-zone the property away from R-1.

Printed Name	Signature	Address	Date
JOAN DAVIDSON	<i>Joan Davidson</i>	12790 Cashborton Rd.	3/3/2023
<i>R</i> Rachel Arnett	<i>Rachel Arnett</i>	14449 Becky Ln.	3/5/2023
STEVE ARNETT	<i>Steve Arnett</i>	14449 BECKY LN.	3/5/2023
Nathan Peck	<i>Nathan Peck</i>	1749 Vernonview Dr.	3/15/2023
David J. Meyer	<i>David J. Meyer</i>	1115 Avalon	3/15/23
PHIL MEYER	<i>Phil Meyer</i>	1091 Avalon Rd.	3/15/23

[illegible]

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Printed Name	Signature	Address	Date
Trina Fowles	Trina Fowles	11 Fairway Dr. Mt. Vernon	Mar. 03/23
William A. Fowles	William A. Fowles	11 Fairway, Mt. Vernon	MAR. 03/23
CASEY FOWLES	CASEY FOWLES	9 Woodside Dr Mt Vernon	3/16/23
David McHenry	David McHenry	11 Woodside Drive	3/16/23

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Printed Name	Signature	Address	Date
Karen (Wicki) Fletcher Ewers	Karen M. Fletcher Ewers	9 Woodside Dr Mt. V OH	3/2/23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Sue E. Michaelis	Sue E. Michaelis	16 Fairway Dr., Mt. Vernon	3-11-23

ORIGINAL

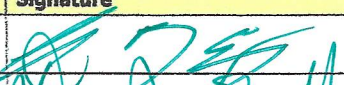
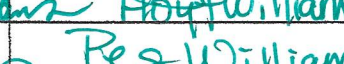
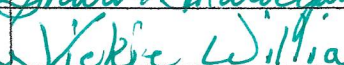
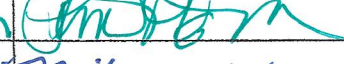
Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
MICHAEL KEEPLE	<i>Michael Kepple</i>	1130 VERNONVIEW	3/2/2023
RUSSEN METCALFE	<i>Russen Metcalfe</i>	111 Vernon Ct OH	4/30/50
Joyce Huffman	<i>Joyce Huffman</i>	103 Vernonview Ct OH	4/30/50
Sandra King	<i>Sandra King</i>	101 Vernonview Ct OH	4/30/50
Kerry King	KERRY KING	"	"

Communication: Public Comment - Petition File 1 (General)

ORIGINAL 7

Printed Name	Signature	Address	Date
Andrew Engel		3 Upland Ter	2/26
Danay Engel		13 Upland Terrace	2/26
Ann Unnikko		15 Upland Terrace	2-26
Carmen Dixon		17 Upland Terrace	2/26
CRAIG H. JOESAGER		19 Upland Terrace	2-26-23
Hoyt Williams		Upland Ter	2-26-23
Peg Williams		Upland Ter	2-26-23
Sharon Matolyak		25 Upland Terrace	2/26/23
Vickie Williams		27 Upland Terrace	2/26/23
Timothy J. Williams		27 Upland Terrace	2/26/23
HENRY P. UNDERWOOD		29 Upland Ter	2/26-23
Anna McMahon		7 Woodside Dr	2/26/23
Pam McMahon		7 Woodside Dr	2/26/23
MIKE MCMAHON		7 Woodside Dr.	2-26-23
John D. McMillan		12 Woodside Dr.	2-26-23
Shelda J. Robertson		5 Woodside Dr.	2-26-23

Communication: Public Comment - Petition File 1 (General)

ORIGINAL 8

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
LELA R. SUMMERS	<i>Lela R. Summers</i>	2 Upland Terrace	Feb 26, 20
Beverly Dexter	<i>Beverly Dexter</i>	8 Upland Terrace	2-26-23
Stephen Dexter	<i>Stephen Dexter</i>	8 Upland Terr	2-26-23
Peter Phillips	<i>Peter Phillips</i>	10 Upland Terrace	2-26-23
Kelly Phillips	<i>Kelly Phillips</i>	10 Upland Terrace	2-26-23

Communication: Public Comment - Petition File 1 (General)

ORIGINAL 9

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Keith L Sant	Keith L Sant	545 Vernonview	2-26-23
Jeff A. Doup	Jeff A. Doup	1 Upland Terrace	2-26-23
Jennifer L. Doup	Jennifer L. Doup	1 Upland Terrace	2-26-23
Catherine Carr	CATHERINE CARR	4 Upland Terr.	2-26-23
Marcella E Phillips	Marcella Phillips	5 Upland Terrace	2-26-23
Tony Higgins (Robert A)	Robert A Higgins	7 Upland Terrace	2-26-23

Communication: Public Comment - Petition File 1 (General)

ORIGINAL 10

Printed Name	Signature	Address	Date
Sam Phillips	<i>Sam Phillips</i>	10 Upland terrace	2/26/23
Beverly Trombley	<i>Beverly Trombley</i>	12 Upland Terrace	2/26-23
MATTHEW TROMBLEY	<i>Matthew Trombley</i>	12 Upland Terrace	2-26-23
Karen Cox	<i>Karen Cox</i>	12 upland terrace	2/26/23
Mike Mickle	<i>Mike Mickle</i>	14 Upland Terrace	2-26-23
Rebecca Mickle	<i>Rebecca Mickle</i>	14 Upland Terr	2-26-23
JAMES RODRIGUES PERALTA	<i>James Rodrigues Peralta</i>	16 UPLAND TERRACE	2-26-23
PATRICIA NEPLING	<i>Patricia Nepling</i>	18 UPLAND TERRACE	2-26-23
Joseph Sechrist	<i>Joseph Sechrist</i>	18 Upland Terrace	2-26-23
Pamela Sechrist	<i>Pamela Sechrist</i>	18 Upland terrace	2/26/23
Debra Limings	<i>Debra Limings</i>	24 Upland Terrace	2/26/23
Luella Limings	<i>Luella Limings</i>	24 Upland Terrace	2/26/23
Lynn Moluf	<i>Lynn Moluf</i>	1 Woodside Dr.	2-26-23
Robert Moluf	<i>Robert Moluf</i>	1 Woodside Dr.	2/26/23
Carol Rednour	<i>Carol R. Rednour</i>	6 Woodside Dr	2/26/23
Michael Rednour	<i>Michael A. Rednour</i>	6 Woodside Dr	2/26/23

Communication: Public Comment - Petition File 1 (General)

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

Petition summary and background	A high-density housing project is being proposed for construction in our quiet neighborhood off of Vernonview Dr between Upland Terrace and Woodside Dr. To do so, the developer/land owner is required to submit a zoning change request and receive approval by the Municipal Planning Commission and City Council to change the current R-1 zoning to R-3. We are asking you to sign this petition if you would like to preserve and protect the single-family character of our neighborhood.
Action petitioned for	We, the undersigned, are concerned residents of the City of Mount Vernon or adjacent township residents who urge the Mount Vernon Municipal Planning Commission and City Council to protect our treasured single-family residential R-1 neighborhood. We insist that Mount Vernon governing officials reject any request from the current or future land owner and any private developers looking to construct any residential living units on parcel #66-07961.000 other than single-family homes as is currently zoned and ask that the city reject any request to re-zone the property away from R-1.

Printed Name	Signature	Address	Date
JAMES E. ELGIN		1035 Avalon Road MT. Vernon	3-14-23
NATZEL M. ELGIN		1035 AVALON RD, MT. VERNON	3-14-23
Beth Denney		144 Avalon Rd. Mt. Vernon	3-14-23
Sarah Webster		144 Avalon Rd. Mt. Vernon	3-14-23
Jon Webster		144 Avalon Rd. Mt. Vernon	3-14-23
Don Scott		144 Avalon Rd. Mt. Vernon	3-14-23

Printed Name	Signature	Address	Date
Sherry Breeding	Sherry Breeding	1076 Beech St	3-2-23
Vung ally	Vung ally	1084 Beech St	3-2-23
Audrey Ballenger	Audrey Ballenger	1120 Beech St	3-2-23
mark d Ballenger		1120 Beech St	3-2-23
Steve Denney	Steve Denney	144 Avalon Rd	3-14-23
William Burgess	William Burgess	155 Avalon Rd.	3-15-23
Jean Pasner	Jean Pasner	1533 Avalon rd	3-15-23
Anna Amerine	Anna Amerine	130 Avalon Rd	3-15-23
Tom Rieman	Tom Rieman	123 Avalon Rd	3-15-23
ANDY GRUBAUGH	Andy Grubaugh	105 AVALON RD	3-15-23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Roger Phillips	<i>Roger Phillips</i>	1601 Beech St	3-2-23
Jeff Dole	<i>Jeff Dole</i>	1103 Beech Street	3/2/23
Timothy Miller	<i>Tim Miller</i>	1103 Beech St	3/2/23
Roger Dwyane	<i>Roger Dwyane</i>	1115 beech St. Apt C	3/2/23
Sydney Gaskill	<i>Sydney Gaskill</i>	1045 Beech St Apt C	3/2/23
DEAN DULANEY	<i>Dean Dulaney</i>	952 BEACH ST.	3-2-23

ORIGINAL 14

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
MARY A SHPP	Mary A Shapp	984-5 Beech St Mount Vernon	3/2/23
Gary Wood	Gary Wood	984 Beech	3-2-23
Herman Edmister	Herman Edmister	990-3 Beech St MtV	3/2/23
Kathy Edmister	Kathy Edmister	990-3 Beech St MtV	3/2/23
Richard Campbell	Richard Campbell	992-2 Beech St	3-2-23
Patricia Haner	Patricia Haner	1072 Beech Street	3-2-23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Linda Beck	Linda K. Beck	10 Woodside Dr Mt. Vernon	2-25-23
BreAnn Halcomb	BH	3 Eastmoor Dr. Mt. Vernon	2-25-23
Presha Carpenter	PC	3 Eastmoor Dr. Mt. Vernon	2-25-23
STEPHEN WENHAMER	SW	7 EASTMOOR D. MT. VERNON	2-25-23
SANIJHA C. HILTON	Sanijha C. Hilton	9 EASTMOOR D. MT. VERNON	2-25-23
Edward Harden	EH	15 EASTMOOR DR MT VERNON	2-25-23

ORIGINAL ¹⁶

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Jessie Taylor	Jessie Taylor	996.4 Beech St	3-2-2023
Klaire Warner	Klaire Warner	996 Beech St	3-2-2023
Mary Darnell	Mary Darnell	982 Beech St #5	3-2-2023
Judy Arrington	Judy Arrington	982 Beech St Apt 4	3/2/2023
GARY SCOTT	GARY SCOTT	978 Beech St	3-2-23
Marjorie O'Brien	Marjorie O'Brien	978 Beech St Apt. 4	3/2/23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
ROBERT K. BECK	Robert K. Beck	10 WOODSIDE DR MT VERNON, OH	FEB 25, 23
brenda L. Beale	Brenda Beale	6 EASTMOOR DR. MT. VERNON, OH 43050	2-25-2023
Dee Allerdin	Dee Allerdin	8 Eastmoor Dr MT VERNON OH 43050	7-75-23
ROBIN SNOW	Robin Sn	10 Eastmoor Drive MT. Vernon Ohio 43050	2-25-23
Priscilla	Priscilla	14 East 71/000	2-25-23
Kim Keeler	Kim Keeler	16 Eastmoor Dr. MT. Vernon	2/25

Printed Name	Signature	Address	Date
Tony Fox	Tony Fox	34 Eastmoor Dr Mt Vernon OH 43050	2/25/23
Tina Bradley	Tina Bradley	26 Eastmoor Dr Mt Vernon OH 43050	2/25/23
Kaycee Parker	Kaycee Parker	28 Eastmoor Dr Mt Vernon OH 43050	2/25/23
Jessie Blos	Jessie Blos	28 Eastmoor Dr Mt Vernon OH 43050	2-25-23
Robert Spaulding	Robert Spaulding	36 Eastmoor Dr Mt Vernon 43050	2/25/23
Rachael Thompson	Rachael Thompson	32 Eastmoor Dr Mt. Vernon OH 43050	2-25-23
Janet Clippinger	Janet Clippinger	34 Eastmoor Dr Mt Vernon, OH	2-25-23
Amy Grynbaum	Amy Grynbaum	36 Eastmoor Dr Mt Vernon OH	2-25-23
Shirley Grynbaum	Shirley Grynbaum	38 Eastmoor Dr	2-25-23
Todd Doyle	Todd Doyle	4 Dogwood Terrace	2-26-23
Michael Mast	Michael Mast	6 Dogwood Terrace	2-26-23
Kay Fry	Kay Fry	8 Dogwood Terrace	2-26-23
Silvia Binner	Silvia Binner	12 Dogwood Terrace	2/26/23
Kyle Sparks	Kyle Sparks	22 Dogwood Terrace	2-26-23
Pam Ochs	Pam Ochs	111A Beech Street	2-26-23
Cynthia M Vernon	Cynthia M Vernon	1101B Beech St	3/2/23

Printed Name	Signature	Address	Date
Rhoda Metzler	Rhoda Metzler	19 Eastmoor Dr Mt Vernon	2/25/2023
Susan D. May	Susan D. May	21 Eastmoor Dr. Mt. Vernon	2/25/2023
Sandra Joyner	Sandra Joyner	25 Eastmoor Dr. Mt Vernon	2/25/2023
Robert Adams	Robert Adams	27 Eastmoor Dr.	2-25-2023
F.H. Bolejack	F.H. Bolejack	29 Eastmoor	2-25-2023
Randy Michael	Randy Michael	31 Eastmoor Dr	2/25/2023
Levi Sheller	Levi Sheller	33 Eastmoor Dr	2/25/2023
Brittany Sheller	Brittany Sheller	33 Eastmoor Dr	2/25/2023
Yolanda J Davis	Yolanda J Davis	35 Eastmoor Dr.	2/25/2023
David A. White	David A. White	37 Eastmoor Dr	2-25-23
Kevin Nugent	Kevin Nugent	40 Eastmoor Dr	2-25-23
Jennifer Shoman	Jennifer Shoman	200 N EDGEWOOD RD	2-28-23
Bonnie Milligan	Bonnie Milligan	1 Dogwood Terrace	2-26-23
Randy Staton	Randy Staton	1 Dogwood Terrace	2-26-23
William White	William White	7 Dogwood Terrace	2-26-23
Janet White	Janet White	7 Dogwood Terrace	2-26-23

Printed Name	Signature	Address	Date
Robert Giehl	Robert Giehl	954 Beech St	3/2/23
Harold Kunkel	Harold Kunkel	978 Beech St.	3/2/23
Nancy Kunkel	Nancy Kunkel	978 Beech St.	3-2-23
Stephen McQueen	Stephen F. McQueen	9983 Beech	3/2/23
Judy Haley	Judy Haley	9982 Beech	3/2/23
Kathy Bolton	Kathy Bolton	976 Beech St.	3-2-23
Verna Adkins	Verna Adkins	978 Beech St	3/2/23
Sandra Ballengee	Sandra Ballengee	982 Beech St	3/2/23
Patricia Wynn	Patricia Wynn	986 Beech St	3/2/23
Carol Stuart	Carol Stuart	988-3 Beech St	3/2/23
Shirley	Shirley Shultz	988 4 Beech St	3/2/23
Sharon Adams	Sharon Adams	988 S Beech St	3/2/23
Mary Skew	MARY SKEEN	1068 BEECH ST.	3-2-23
Carol Behner	Carol Behner	1092 Beech St.	3/2/23
Lebanah Cox	Lebanah Cox	1096 Beech St.	3/2/23

Printed Name	Signature	Address	Date
McLARRON, Linda	Linda Mc Carron	136 Colonial Woods Dr.	3-1-23
Bill Rothhoff	Bill Rothhoff	128 Colonial Woods Dr.	3-1-23
Judy Rothhoff	Judy Rothhoff	128 Colonial Woods Dr.	3-1-23
GAREN ASTCRAFT	GAREN ASTCRAFT	116 Colonial Woods Dr.	3-1-23
Lois Cook	Lois L. Cook	114 Colonial Woods Dr.	3-1-23
Barbara S. Mizer	Barbara S. Mizer	114 Colonial Woods Dr.	3-1-23
Charles Rex	Charles Rex	108 Colonial Woods Dr.	3-1-23
Dorthea Denhart	Dorthea Denhart	1117 Beech St. Apt D	3-2-23
CHARLES R. WILSON	Charles R. Wilcox	2959 RABBIT RIDGE	3-2-23
ANDY MORRIS	Andy Morris	1109 BEECH ST A	3/2/23
KAREN PARK	Karen Park	1097 D Beech St.	3/2/23
Legon C. SIMMONS	Legon C. Simmons	1097 B Beech St.	3/2/23
Ruth Whyde	Ruth Whyde	1097 Beech St Apt B	3/3/23
Marnie M. Lane	Marnie M. Lane	1113 B Beech St	3/3/23
Dea Wiser	Dea Wiser	4 Marver Dr NW	3-3-23
Bonnie Beeman	Bonnie Beeman	996 Beech St Apt 5	3/2/23

Printed Name	Signature	Address	Date
Stacey Buffington	Stacey Buffington	105 Colonial Woods Drive	3/2/23
Ann B. Williams	Ann B. Williams	111 Colonial Woods Dr	3-2-23
Ann Haffner	James E Haffner	107 Colonial Wood Dr	3/2/23
PATR WHITE	PATR WHITE	103 Colonial Woods Dr	3/1/23
Patricia Warden	Patricia Warden	101 Colonial Woods Dr.	3/1/23
Anne Mel drum	Anne S. Mel drum	120 Colonial Woods	3/1/23
JEAN WILLIAMS	Jean Williams	111 COLONIAL WOODS DR	3/1/23
Robert Ranson	Robert Ranson	119 Colonial Woods Dr	3/1/23
Mindy Lunnell	Mindy Lunnell	8750 Columbus Rd Mt Vernon	3-1-23
Robert Mel drum	Robert Mel drum	120 Colonial Woods Dr	3-1-23
Maack Priel	Maack Priel	121 COLONIAL WOODS DR	3-1-23
Dan Donaldson	Dan Donaldson	123 Colonial Woods Dr	3-1-23
Cody Donaldson	Cody Donaldson	123 Colonial Woods Dr	3-1-23
BARRY S/D E ARMY Bldg	BARRY S/D E ARMY Bldg	124 Colonial Wood Dr	3-1-23
Stanley Pw ETR	Stanley Pw ETR	142 Colonial Woods	3-1-23
STEVEN TIGHE	STEVEN TIGHE	138 Colonial Woods Dr	3-1-23

Printed Name	Signature	Address	Date
KATHRYN STOVER	Kathryn Stover	11 Dogwood Terr	2/26/23
Burgandi Rice	Burgandi Rice	15 Dogwood Terrace	2/26/23
Annette Young	ANNETTE YOUNG	17 Dogwood Terr	2-26-23
Robert Rice		15 Dogwood Ter	2-26-23
Ronald Bailey	Ronald Bailey	23 Dogwood Terr.	2-26-23
Hermaine Darmstadt	Hermaine Darmstadt	25 Dogwood Ter. 43050	2/26/23
JOHN DARMSTADT	John Darmstadt	25 Dogwood TERRACE 43050	2/26/23
Tamera Clouse	Tamera Clouse	11973 Upper Gilchrist Rd 43050	2/26/23
Charles Clouse	Charles Clouse	11973 Upper Gilchrist Rd. 43050	2/26/23
David Wood	David W. Wood	11975 Upper Gilchrist	3/1/23
Marilyn Smith		11979 Upper Gilchrist	3/2/23
Robin Helser	Robin Helser	11983 "	3/2/23
Al Helser	Al Helser	"	3/2/23
Terri Schultze	Terri Schultze	102 Colonial Woods Dr Ht. Vernon	3/1/23
James Parker	James Parker	106 Colonial Woods Dr Ht. Vernon	3/1/23
Pam Parker	Pam Parker	106 Colonial Woods Terr. Ht.	3/1/23

ORIGINAL
PART 2

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
BLAKE M. FIERZ	Blake M. Fierz	6 FAIRWAY DR	4/5/2023
Bob Mcggy Burrell	Bob Mcggy Burrell	3 Ferring Drive	4/5/2023
Martha Lee Stuller	Martha Lee Stuller	1 Fairway Drive	4/5/2023

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Printed Name	Signature	Address	Date
Begany E. Hammer		12 STRAWK DRIVE MT. VERNON, OH.	4-2-2023
PATRICIA A. THOMPSON		12 FAIRWAY DRIVE MT. VERNON, OH.	4-2-2023

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Sue Railsback	<i>Sue Railsback</i>	13 Spring Day Dr. Mount Vernon	4/6/23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Sue E. Michaelis	Sue E. Michaelis	16 Fairway Dr, Mt. Vernon Dr.	4-11-23

ORIGINAL
PART 2

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Printed Name	Signature	Address	Date
Michael Murphy	<i>Mike Murphy</i>	17 Fairway Dr. Mt. Vernon	03-28-23
Frances Murphy	<i>Frances Murphy</i>	17 Fairway Dr. Mt. Vernon	03-28-23

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Printed Name	Signature	Address	Date
Richard T. Husiak	R. T. Husiak	29 FANCY DR. Mount Vernon 43052	4-7-23
Sandra Stulbach	Sandra Stulbach	29 FANCY DR. Mount Vernon 43052	4-7-23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Cathy A. Hoppel-Harrell	Cathy A Hoppel-Harrell	31 Fairway Dr. Mt. Vernon, OH P.O. Box 930	15 Ap 2023
Mark W. Harrell	Mark W. Harrell	P.O. Box 930 #31 Fairway Dr MT. Vernon, OH 43050-0930	15 April 2023
Elaine Fick		71 Fairway Mt	
Sharon Wilson	Sharon Wilson	59 Fairway Mt Vernon 43050	

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

Petition summary and background	A high-density housing project is being proposed for construction in our quiet neighborhood off of Vernonview Dr between Upland Terrace and Woodside Dr. To do so, the developer/land owner is required to submit a zoning change request and receive approval by the Municipal Planning Commission and City Council to change the current R-1 zoning to R-3. We are asking you to sign this petition if you would like to preserve and protect the single-family character of our neighborhood.
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Printed Name	Signature	Address	Date
PAMELA S LANDES	<i>Pamela S Landes</i>	33 Fairview Dr Mt Vernon, OH 43050	4/15/23
NORMAN E LANDES	<i>Norman E Landes</i>	33 Fairview Dr Mount Vernon OH 43050	4/15/23

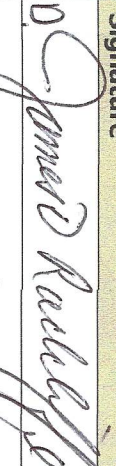
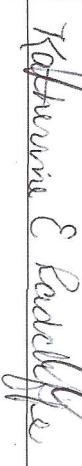
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[illegible]

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Printed Name	Signature	Address	Date
James O. Radcliffe MD		51 Fairway Dr	4/11/23
Katherine E. Radcliffe		51 Fairway Dr,	4/11/23

ORIGINAL
PART 2

**Petition Asking the City of Mount Vernon to Deny any Zoning Change
 Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-
 Family Living Units on the Vernonview Dr. Parcel #66-07961.000**

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Printed Name	Signature	Address	Date
Christine Miller	Christine Miller	60 Fairway Dr.	4-14-23
Paula White	Paula White	60 Fairway Drive	4-14-23

ORIGINAL
PART 2

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Bobbie McPhail	Bobbie McPhail	63 Fairway Drive	3/30/23
Margie Bell	Margie Bell	61 Fairway Drive	3/30/23
Dolores Melvin	Dolores Melvin	65 Fairway Dr.	3/30/23
Judith Keen	Judith Keen	67 Fairway Dr.	3/30/23

Petition to Deny any Zoning Change Request that Changes the Current R-1 Zoning (Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Maureen L. Smith	Maureen L. Smith	69 Fairview Dr.	4/15/23

ORIGINAL

**Petition to Deny any Zoning Change Request that Changes the Current R-1
Zoning(Single Family Lots) to Multi-Family Living Units on the
Vernonview Dr. Parcel #66-07961.000**

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[illegible]

Petition to Deny any Zoning Change Request that Changes the Current R-1 Zoning (Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

ORIGINAL
PART 2
PART 2

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Printed Name	Signature	Address	Date
Sean Dunlap	Sean Dunlap	77 Fairway Dr Mount Vernon, OH 43050	4/8/23
	YdrainTree@aol.com		

Petition to Deny any Zoning Change Request that Changes the Current R-1 Zoning (Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

ORIGINAL
PART 2

Petition summary and background	A high-density housing project is being proposed for construction in our quiet neighborhood off of Vernonview Dr between Upland Terrace and Woodside Dr. To do so, the developer/land owner is required to submit a zoning change request and receive approval by the Municipal Planning Commission and City Council to change the current R-1 zoning to R-3. We are asking you to sign this petition if you would like to preserve and protect the single-family character of our neighborhood.
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Printed Name	Signature	Address	Date
ROGER J. PORTERFIELD	Roger J. Porterfield	79 FAIRWAY DRIVE MOUNT VERNON OHIO 43050	4-6-2023
Shirley Tracy	Shirley Tracy	47 Fairway & Mt Vernon	4/5/23

ORIGINAL PART 2

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Valerie J Smith	Valerie J Smith	85 Fairway Dr. Mt Vernon OH 43080	4/10/23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Eileen Hartman	Eileen F. Hartman	917 Pennsylvania Ave Mount Vernon, OH	03/31/20

ORIGINAL
PART 2

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Printed Name	Signature	Address	Date
John Hensel	John Hensel	93 Fairview Drive NE	3.30.23
Judy Hensel	Judy Hensel	93 Fairview Dr.	3.30.23

ORIGINAL

Petition to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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[illegible]

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Printed Name	Signature	Address	Date
Dorothy E Nevilles CHARLES Nevilles	<i>DE Nevilles</i> <i>Charles Nevilles</i>	7 Fairway Court 7 Fairway Ct	4/08/2023 4/09/2023

Petition to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Paul D. Dove	<i>Paul D. Dove</i>	9 Fairway Ct. Mt. Vernon, OH ⁴³⁰⁵⁶	04-10-23
Steve D. Dove	<i>Steve D. Dove</i>	9 Fairway Ct. Mt. Vernon	04-10-23

Petition to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
GERALD M. SHEFFER	<i>Gerald M. Sheffer</i>	14 FAIRWAY COURT, MT VERNON, OH	APRIL 5 2023
SARILEY SAUWITTE	<i>Sariley Sauwittel</i>	14 FAIRWAY Ct Mount Vernon OH	4-5-23

Petition to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
MILDRED SIVEY	Mildred Sivey	8 EAGLE DR. MT. VERNON, OH	4-7-23
LOWELL SIVEY	Lowell Sivey	8 EAGLE DR. MT. VERNON, OH	4-7-23

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Printed Name	Signature	Address	Date
JOSEPH C. HARDING	Joseph C. Harding	1 Bridle Drive Mt Vernon, OH	4/14/23
CAROL R. HARDING	Carol R. Harding	1 Bridle Drive Mt Vernon, OH	
Kathy Noble	Kathy Noble	11 Fairview Ct MV	4/15/23
Judi Poland	Judi Poland	55 Fairway Dr MV	4/15
SHARON PERKINS	Sharon Perkins	46 Fairway Ct. MV	4/15/23

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Printed Name	Signature	Address	Date
BARBARA J. HARRIS	Barbara J Harris	15 BIRDIE DR. MT. VERNON, OH	4-12-23

Petition to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
David S. McMillan	David S. McMillan	12 Woodside Drive Mt Vernon, Ohio	30 March 2023
Marcia A. Cerny Susan Homer Renee D. Homer	Marcia A. Cerny Susan Homer	92 Upland Terrace Mt. Vernon, OH	1 April 2023
Henry P. Woodcock	Henry P. Woodcock	21 Upland Terrace Mt Vernon, OH	April 1
		29 Woodside Ter. - Mt Vernon	4-1-23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Susan Delozier	<i>Susan Delozier</i>	10 Fairway Dr. 43050	4-18-23
Jane Henthorn	<i>Jane Henthorn</i>	80 Fairway Dr. 43050	4-18-23
Pick Henthorn	<i>Pick Henthorn</i>	88 Fairway Dr. 43050	4-18-23
Joe & Nadia Barnes	<i>Joe Barnes & Nadia</i>	15 Fairway Dr. 43050	4-18-23
DeBERT Bowman	<i>DeBERT Bowman</i>	14 Fairway Dr. 43050	4-18-23
Ruth Bowman	<i>Ruth Bowman</i>	14 Fairway Dr. 43050	4-18-23

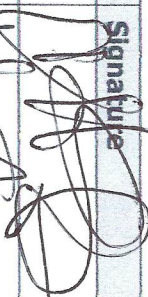
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Printed Name	Signature	Address	Date
Gary Koester	<i>Gary Koester</i>	24 Eastgate Dr 43050	3/20/2023
Rebecca Gannon	<i>Rebecca Gannon</i>	267 N. Edgewood Rd 43050	3/20/2023
ELLEN SMITH	<i>Ellen Smith</i>	210 S. Edgewood Rd 43050	3/20/23
Kin Smith	<i>Kin Smith</i>	25 EASTGATE DR.	3/20/23
MARILYN J. BUTLER	<i>Marilyn J. Butler</i>	25 EASTGATE DR.	3/20/23
YVONNE BECHTOL	<i>Yvonne Bechtol</i>	206 N Edgewood Rd.	3/21/23

Petition to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

Petition summary and background	A high-density housing project is being proposed for construction in our quiet neighborhood off of Vernonview Dr between Upland Terrace and Woodside Dr. To do so, the developer/land owner is required to submit a zoning change request and receive approval by the Municipal Planning Commission and City Council to change the current R-1 zoning to R-3. We are asking you to sign this petition if you would like to preserve and protect the single-family character of our neighborhood.		
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Printed Name	Signature	Address	Date
CRAG A. SLESSINGER		19 Upland Terrace	26 MAR 2023
Marc Slessinger		19 Upland Terrace	3/26/2023
Loel Hannahtha		6 Upland Terrace	4/30/2023

ORIGINAL PART 2

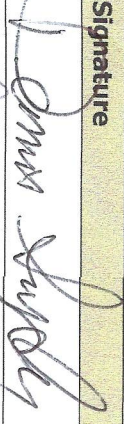
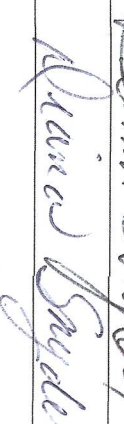
Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Tamara A. Swingle	Tamara A. Swingle	1101 E. Chestnut St. Mt. Vernon	3-21-23
Dennis C. Swingle	Dennis C. Swingle	1101 E. Chestnut St. Mt. Vernon	3-21-23
LISA VAN NEST	Shari D. Van Nest	3 Upland Terrace, Mt Vernon	3-21-23
Jared Van Nest	Jared Van Nest	3 Upland Terrace, Mt Vernon	3-21-23
DOUGLAS VAN NEST	Douglas Van Nest	3 UPLAND TERRACE, MT. VERNON	3-21-23

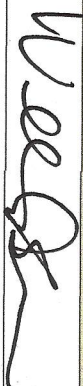
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Printed Name	Signature	Address	Date
DENNIS SNYDER		8 FAIRVIEW DR	4/15/23
DIANA SNYDER		8 FAIRVIEW DR	4/15/23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
William A. Brown		64 Fairway Dr. Mt Vernon	4/14/2023
Beverly A Brown		64 Fairway Dr Mt Vernon	4/14/2023
ARTHUR E. HENRY		9 UPLAND TERRACE	4/19/2023

Packet Pg. 123

Petition summary and background	A high-density housing project is being proposed for construction in our quiet neighborhood off of Vernonview Dr between Upland Terrace and Woodside Dr. To do so, the developer/land owner is required to submit a zoning change request and receive approval by the Municipal Planning Commission and City Council to change the current R-1 zoning to R-3. We are asking you to sign this petition if you would like to preserve and protect the single-family character of our neighborhood.
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[illegible]

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Printed Name	Signature	Address	Date
MARVIN MASSEY		1 STEVENS ST,	4-12-23
Retty Massey		1 Stevens St,	4/1-22-23
Michael Stodde		1009 East High	4.22-23
Ann Guinsler		103 Stevens St	4.22
Jan Guinsler		102 Stevens St	4/28/23
Beth Thompson		104 Stevens St	4/29/23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Bonnie K. Brannon	Bonnie K Brannon	104 Terry Dr. Mount Vernon	4/22/23
Susan White	Susan White	106 Terry Dr. Mount Vernon	4/22/23
Josh White	Josh White	106 Terry Dr. Mt. Vernon	4/23/23
Tony Steinhilber	Tony Steinhilber	200 Terry Dr. Mt. Vernon	4/23/23
Emily Mullins	Emily Mullins	105 Terry Drive 43050	4/23/23
John F. Booth	John F. Booth	102 Terry Drive 43050	4/23/23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Michael Smith/Hisler	Michael Smith	5 Terry Drive	4/22/23
Austin Brown	Austin Brown	1101 New Gambier Rd	4/22/23
Jeff Hill	Jeff Hill	8 Terry Dr	4/22/23
John Cox	John Cox	10 Terry Dr	4/22/23
Kevin Cox	Kevin Cox	10 Terry Dr	4/22/23
Terry Brown	Terry Brown	104 Terry Dr	4/22/23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Robert L. Ballenger		310 Terry Drive	4-19-23
Debbie Ballenger		310 Terry Dr	4-19-23
Jim Witt		312 Terry Dr	4-19-23
Jeff Cunningham		318 Terry Dr	4-19-23
Wendy McShen		320 Terry Dr	4-19-23
Tammy Gray		5 Terry Dr	4-20-23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
MATT RECHER	Matt Rechel	302 Vernonview Dr, Mount Vernon OH, 43050	4-18-23
Robert Arnold	Robert Arnold	303 Maleta Dr Mount Vernon, OH 43050	4-19-23
Linda Arnold	Linda Arnold	303 Maleta Dr Mt Vernon OH 43050	4-19-23
Greg Morris	Greg Morris	301 Maleta Dr, Mt Vernon OH 43050	4/19/23
Nancy Morris	Nancy Morris	11111111111111111111	4/19/23
Tyler Simco	Tyler Simco	302 Terry Dr. MV, OH 43050	4-19-23

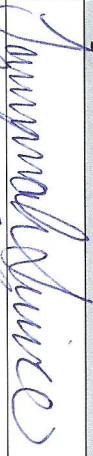
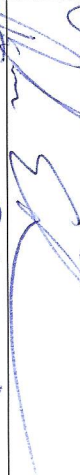
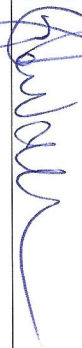
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Printed Name	Signature	Address	Date
M. Chrystal Rardin	Chrystal Rardin	332 Vernonview Dr Mount Vernon OH 43050	4/19/23
Jason Bloodwing	Jason Bloodwing	314 Vernonview Dr 307 Oak Street Mount Vernon	4/19/23
Morgan Hoskins	Morgan Hoskins	308 Vernonview Dr	4-19-23
Amanda Rachel	A Rachel	307 Vernonview Dr	4/19/23
Madison Rachel	Madison Rachel	302 Vernonview Dr.	4-19-23
Hunter Becker	Hunter Becker		

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part

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Printed Name	Signature	Address	Date
Savannah Simco		302 Terry Dr. Mount Vernon OH	4/19/23
Jehn Elswick		304 Terry Dr. Mount Vernon OH	4/19/23
Erica Elswick		304 Terry Dr. Mt. Vernon	4/19/23
Syler Elswick		304 Terry Dr. Mt. Vernon OH	4/19/23
Yanna Everhart		302 Terry Dr. Mt. Vernon OH	4-19-23
Jessica Daller		2081n St, Mt. Vernon	4/19/23

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Printed Name	Signature	Address	Date
DOUGLAS L. AKE	Douglas L. Ake	4411 AND TERRACE MT.V.	4/13/2023
Deborah Jones	Deborah Jones	602 Johnson Ave Mt.V.	4-16-2023
Deborah Jones	Deborah Jones	318 Vernonview Dr. Mt.Vernon OH	4-19-23
Tanya Lord	Tanya Lord	304 Meira Drive Mt.V.	04/19/23
DOUGLAS STROPE	Douglas Strobe	302 Meira Drive Mt.V.	04/19/23
Jordan Anderson	Jordan Anderson	302 Meira Dr. Mt.V.	04-19-23

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Printed Name	Signature	Address	Date
Kelsey Mangold	Kelsey Mangold	305 Terry Drive	4-19-23
Doug Savage	Doug Savage	313 Terry Dr.	4-19-23
Sherid Shively	Sherid Shively	315 Terry Dr	4-19-23
JAMES C. Fawcett II	James C. Fawcett II	8400 thorn Rd.	4-19-23

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
S. M. Martinez	S.M. Mast	401 Hillcroft Dr. Mt. Vernon	4/22/23
Pam Burchulis	Pam Burchulis	202 Stevens St Mount Vernon	4-22-23

Petition to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
SUSAN KEMPTON		940 EAST HIGH ST, Mount Vernon, OH	4-20-23
Kenneth Kempton		940 East High St. Mount Vernon, OH	4/20/23

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Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Robert Ohde	Robert Ohde	49 Fairway Dr Mt V	4-23-23
Charline Ohde	Charline Ohde	49 Fairway Dr Mt V	4-23-23
Tom Gardner	Tom Gardner	53 Hillway Dr, Mt V	4-24-23

Petition Asking the City of Mount Vernon to Deny any Zoning Change

Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

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Printed Name	Signature	Address	Date
Fred Blackledge	Fred Blackledge	47 EAGLE drive	4-20-23
Diane Koon	Diane Koon	6 Eagle Drive	4/20/23
MURDED SIVEY	Michael Sivey	8 EAGLE DR	4/20/23
LOWELL SIVEY	Lowell Sivey	8 EAGLE DR	4/20/23
Brian Shiversbecker	Brian Shiversbecker	12 Eagle Drive	4/20/23
Heber Grassbaugh	Heber Grassbaugh	14 Eagle Dr	4-20-23

Packet Pg. 137

Petition summary and background	A high-density housing project is being proposed for construction in our quiet neighborhood off of Vernonview Dr between Upland Terrace and Woodside Dr. To do so, the developer/land owner is required to submit a zoning change request and receive approval by the Municipal Planning Commission and City Council to change the current R-1 zoning to R-3. We are asking you to sign this petition if you would like to preserve and protect the single-family character of our neighborhood.
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Printed Name	Signature	Address	Date
Tyler Clockner		13 Birdie Dr.	4-20-23
Kelly Borders	K. Borders	13 Birdie Dr.	4/20/23
Margaret Dinkhausen	Margaret Dinkhausen	3 Birdie Dr.	4-20-23
Carol Moore	Carol Moore	7 Fairway Dr.	4-22-23
Frederick T. Moore	Frederick T. Moore	7 Fairway Dr.	4-22-23

Dear Mayor Starr, Municipal Planning Committee Members and City Council:

We want to express our strong opposition to the proposed rezoning from R-1 to R-3 of the property located on Vernonview Drive between Woodside Drive and Upland Terrace.

The proposed change to R-3 to permit high density, multi-family rental units is inappropriate for that location for numerous reasons.

The most obvious reason concerns traffic in the area. A problem already exists on Vernonview Drive, a two lane road that was not designed to accommodate its current volume. Even if the road could be widened and lanes added, it would still funnel into a congested bottleneck at Coshocton with no viable solution. Drivers who attempt to exit The Fairways and the other neighborhood streets face the challenge of seeing approaching traffic from the north because the hill blocks their view. Furthermore, the intersection of Vernonview Drive and Coshocton Avenue is clogged several times a day because of poor access to businesses. Kroger's entrances and exits are dangerous. The absence of sidewalks in the area causes pedestrians to walk in the street. Adding more traffic, especially the heightened volume that the proposed development would produce, would be adding to the area's traffic nightmare. The proposed rental properties would undoubtedly have a high number of school age children who would need to be bussed in and out of the area, endangering them and stopping traffic.

Although traffic problems pose a significant reason for not rezoning, they are not the only reason for not rezoning. A former law enforcement officer who lives in the area expressed sincere concern that this type of rental population would bring a rise in crime into our neighborhoods.

The property value of the existing single family homes will be negatively impacted by the proposed high density, multi-family, three-story townhouses and apartment RENTALS. This type of housing will undoubtedly detract from the appeal of our neighborhoods. This type of housing is incongruent with the existing homes and current construction in the area.

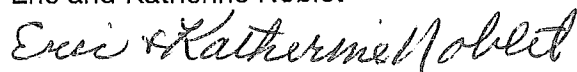
There are already several existing plans for developments in the Mount Vernon area that include hundreds of rentals and single family homes. This type of housing is not needed or wanted between Woodside Drive and Upland Terrace.

This proposed rezoning appears to be an ill conceived plan by a developer and it is NOT what the sellers wanted for this property and NOT what the home owners in the surrounding area want. It is NOT a good plan for our community. We believe this sort of housing is not appropriate anywhere in Mount Vernon!

Careful planning and forethought should to be applied by our City Council and Municipal Planning Committee for any new developments.

Please reject this rezoning proposal and any future attempts to change zoning in the area from R-1. Any future development on this property should be decent single family housing that is comparably priced with the existing houses, which has been what was planned for this area. That is what is in shortage in Mount Vernon!

Sincerely,
Eric and Katherine Noblet



11 Fairway Ct.
Mount Vernon, OH 43050

Communication: Public Comment - Letters Received - Noblet (General)

Date: April 19, 2023

To: Matt Starr, Mayor, and Municipal Planning Committee

From: Valerie Smith

I would like to go on record as to opposing the changes to the zoning on the 40 +/- acres on Vernonview Drive.

I have several concerns.

Fire Station being right across the street and the noise it would create.

The amount of traffic on an already congested road. There is also a hill approaching Fairway Drive on both sides and people driving over 35 mph that makes this a very dangerous situation in being able to pull out safely.

The number of trees that will be removed to build these rental units is very sad. We need more trees not less.

The water runoff from rain would become a very big issue.

I personally feel safe living alone at the Fairways. If these rental units come in, I am almost certain I would not feel the same.

I personally love being in the city but feel like I am still in the country. I like seeing wildlife and hearing the birds.

Our current zoning being residential is the way our area should say.

How would you feel to look out and see this in your backyard?

Has anyone looked at the property they did in Crestline. How does it look?

Please consider these points before changing our zoning. Put yourselves in our shoes. Many of us are on a fixed income and can't afford to sell and buy something new in this economy.

To: Mount Vernon Municipal Planning Commission
 From: Jennifer L. (Cline) Doup, 1 Upland Terrace
 Date: April 30, 2023
 Re: Case 2023-MPC-09
 Subject: **No Need for more housing in Mount Vernon**

The notion that we need to come up with more housing in Mount Vernon is based on mis-information and bad suppositions. There was a study done that has driven this narrative and a mindset that we need to “grow” as a city. I would like us to sit back and take a common sense look at this study and the mindset - for this project and even as a city as a whole.

Do we really need Mount Vernon to grow? For what purpose? Do the benefits outweigh the negative impacts? Building more multi-family housing comes at a great cost to the local community. Especially a project such as the one we are discussing here. Current roads are barely adequate now (no matter if we have been told that the traffic will disperse at a certain point) and the cost of road improvements is staggering and a huge burden to the city tax payer. Our city schools are impacted, our water and waste water facilities, our storm water, and our emergency services, and so many more needs that will come up if we continue to grow. Have we as tax payers ever been given a “Plan for the Future” for the growth of Mount Vernon which encompasses changes done at a cost-effective measure to the afore mentioned problems that arise when growth to a city is done incorrectly? I don’t believe I have heard of such a plan, all we usually get is “Yeah, we knew it was going to be a problem, but we decided to go ahead anyway).

On April 1, 2023 the Knox Pages had an article written by Grant Pepper titled “Knox County has a housing shortage: How might Pine Hill Independent Senior Living help?” In it was listed all of the recent developments that have been built or approved in Mount Vernon and their units of capacity. They totaled almost 1400 units. The study by Brian Sellers was referenced that said we build 133 new homes in Knox County every year but we need twice that many. According to the figures, we have more than enough for almost 11 years of growth without building any new ones.

The author of the study also stated that we need housing so people won’t have to commute to Mount Vernon. People, as a rule, commute from Mount Vernon not to Mount Vernon. One only has to travel US 36, State Route 661 or State Route 229 in the early morning hours or during the evening commute to see which direction the vast majority or the traffic is flowing. What industry or entertainment has Mount Vernon to offer the younger age group you officials seem to be looking for to grow this town? Mount Vernon has always been referred to as a “bedroom town”, meaning people love the simple, quiet lifestyle this town offers so they choose to live here, but work elsewhere.

Grant Pepper reported on the natural migration of people from their single family homes to assisted living, then to skilled nursing and finally to Snyder Funeral Homes. As people age and move, this frees up more housing. This natural progression should be taken into account as we look at the 2020 census for Knox County. There are over 7000 people in Knox County over the age of 70 and with a life expectancy of 76.5, we can see a lot of homes becoming available. There are another 9000 of us between 60 and 69. I am not alone in stating this as Goettke was quoted in the Knox Pages referring to this very topic. "This would simultaneously open up more affordable housing options in the community, meeting a need the ADF identified in the 2021 study." The need has been met so no need for this concentrated housing exists.

Is it the agenda of the city officials to move away from single family homes to multi-family homes? Has the American Dream of owning a home really also left rural America? May The God Most High have mercy on us if it has. As the family goes so goes the nation, starting at the local government.

To the Mount Vernon Municipal Planning Commission,

April 30, 2023

I believe it is wrong to vote in favor of the case coming before you,

Case 2023-MPC-09

I understand that the Ohio Revised Code sets the standard for this commission. It says that the Mayor and Safety Service Director are voting members of the commission. It makes no provision that I can find about any relationships they may have with the developer causing any legal problems. That doesn't mean it is right. The "Plan" states that both have been in negotiations with the developer to attain some property in return for rezoning this property from R1 to R3. I also understand that the Safety Service Director is over the Fire Department and this vote directly affects the Fire Department.

For these reasons I don't believe the Mayor nor can the Safety Service Director be unbiased in weighing the facts presented before the commission. Because of their vested interest I am requesting that they both recuses themselves from voting for this spot zoning change.

We are all aware that the current owner of the property, Lenora Cochran, and several of the family members are not in favor of this zoning change. I'm not privy to the conversations that lead up to the contract being signed but she says she didn't know what the zoning change would entail; especially not these apartment buildings and a fire station. There are those who were there and do know what was said, or in this situation, was not said. I am sure you are all aware of her wishes now.

She is the widow of Don Cochran. I remember my family going to his car dealership and buying cars from him. Lenora worked at the Country Court Nursing Home and my mother worked with her. She was "Mrs. Cochran" to my mother showing the respect she had for her. This is said to let you know that she has been a respected member of our community for many years. This commission has the opportunity to vote this zoning change down, grant her wish and setting her mind at ease.

In an article in the Knox Pages Matt Starr said "We value our seniors,..." and "I just think it's important that the people who have spent their lives building this community have a nice option to continue to live out the rest of their lives here..." I'm asking you, Matt, to value this senior and vote against this spot zoning change and allow her to live out the rest of her life in peace.

I'm asking the rest of the commission: If this were your wife, your widow, how would you feel about her wishes not being honored? Please honor her wishes. Please vote to deny this petition on the Spot Zoning before you.

Just because it is legal to vote for this change doesn't make it the right thing to do.

Sincerely,

Jeff Doup, 1 Upland Terrace

Communication: Public Comment - Letters Received - Doup (General)

April 28, 2023

Dear Ms. Blankenhorn,

I am writing to voice my opposition to the request for a change in zoning from R1 to R3 for the property on Vernonview Dr. I live in The Fairways and hope you will appreciate my concerns.

Mrs. Cochran, the property owner, feels the terms of the sale were not made clear to her. She is not in favor of the density of housing that is being proposed, was not aware of the plan until notified by neighboring property owners and was never in favor of anything but single-family homes. It upsets me that from the very beginning the details of this project have not been transparent.

A change to R3 zoning would forever change the nature and integrity of the mature neighborhood of Upland Terrace and Woodside Dr, as well as the Planned Neighborhood Development The Fairways. These neighborhoods have stood the test of time with homes maintaining their market values and homeowners taking pride in their homes and properties. Our property values will decrease substantially with the addition of a fire station and 226 rental properties.

I was happy to read in Knox Pages that the City has identified several other potential locations to build a fire station. Vernonview is not a suitable location for a number of reasons including (you have no doubt heard) siren noise, traffic, street is too narrow, no sidewalks, congestion at Beech Street, congestion at Kroger, more congestion at Coshocton Ave., a large hill on Vernonview that obstructs the view of traffic coming from Rt.3.

I have highlighted and numbered some items in the proposal that I find to be red flags. The numbers correspond with the highlighted sections of the proposal. Please bear with me.

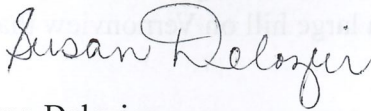
1. Rental pricing strategy is **income-based pricing**. This is not appropriate in this neighborhood of owner-occupied homes and condos.
2. Do we need 226 rental units right now with nearly 1300 new housing units in the works at this time?
3. As of this writing, no landowners have been approached by the City about their interest in selling their land to allow this road.
4. This land being "gifted" to the City might not be illegal but the public perception certainly is negative.
5. An R3 use is NOT appropriate precisely because it is adjacent to two R1 properties and across the street from the quiet neighborhood The Fairways.
6. This one is just laughable. 226 rental units is not low density and will do irreparable harm to our neighborhoods and property values.
7. The proposed site is located in a residential community of well-established, owner-occupied homes and condos that is already bursting at the seams. Our Kroger store is not large enough to accommodate the population now and Vernonview Dr. cannot handle 452 cars (226 x 2) morning and evening.

8. When you are digging footers and moving dirt around you can build whatever you want. They build golf courses on hilly, undeveloped sights. And, in the Mount Vernon City Schools Spring newsletter, Superintendent Seder voiced his concerns about the number of students and what accommodations might need to be made in the school buildings with an influx of students.
9. "The proposed rental community is ideal for the population of Mount Vernon" Says Joshua Williams.
Joshua Williams is an investment banker who lives in Baltimore MD. Brookes Group LLC was incorporated as recently as September of 2020. He has started a community of homes in Crestline OH that is comprised of manufactured homes. He has no idea what is ideal for Mount Vernon! This is not what we want or need on Vernonview Dr or anywhere in Mount Vernon.
10. \$1800 - \$1900 to buy a home as opposed to his \$1500 - \$1600 to rent one!
11. I don't even understand this one 😞

This proposal offends me and I hope it does you too.

Please vote against the rezoning of the property on Vernonview Drive.

Respectfully Submitted,



Susan Delozier

*March 31, 2023***Statement of Reasons for the Proposed Amendment**

Brookes Group, a developer of active adult communities, single-family home subdivisions, and build-to-rent townhome communities, is under contract to acquire and build upon the site known as 0 Vernonview Dr. Mount Vernon, OH 43050. This is an approximately 40-acre parcel splitting Woodside Drive and Upland Terrace along Vernonview Drive. Our Company is submitting to the Clerk of Council of Mount Vernon and City Council its application on rezoning for consideration to change the property zoning from its current state as R-1 to a new proposed zone as R-3.

The vision for the proposed use stems from our housing thesis best illustrated by diverging trends of stagnant median wages against the exponential growth of home ownership costs. On average, homeowners today expect to pay \$1,100 or more per month for the median priced home in America than the median price of a rental. Simply, it is taking Americans longer to save for a down payment and the bar is continuing to be pushed out of reached. With the proposed use that will be explained below, the new development will target renters from 25 to 50-years-old across all professional backgrounds. The rental pricing strategy for individual renters and families will allow them to also save for and graduate to homeownership, further solidifying the demographic, social, and economic growth trends in Mount Vernon for the next ten to twenty years.

The proposed change is required in order to realize the vision of Arista Villas, a 226-unit townhome rental community with a community clubhouse, pool, volleyball court, and three miles of walking trails. The proposed community is not a direct competitor to the other new projects approved by the City Council, instead we are filling a different market rate need for larger, more private rental residences. Each townhome unit is designed with a one or two-car garage option, has three bedrooms across three stories, an open kitchen, living room, and dining area floorplan, as well as space on the first floor dedicated to office or working space for our target market (25- to 45-year-old professionals and younger families). Both floorplan styles are situated between 1,500 to 1,600 square feet, thus placing this type of product in another category than market-rate apartment or condo living.

The design elements take into consideration all proposed changes of the Mount Vernon engineering and safety director offices. Most importantly, (1) the rezoning would provide 6.75 acres to the Mount Vernon Fire Department for building of a three-bay firehouse on the east side of the community and (2) create a parallel artery road to Coshocton Avenue for travel from Vernonview Road to Upper Gilchrist Roads, and south to Coshocton Avenue. Travelers wishing to avoid Coshocton Avenue all together from Upper Gilchrist could potentially travel along the Arista Villas artery road to Beech Street. Further, the addition of a roundabout approximate to the center of the community will slow down traffic from the east and west and all travelers more immediate access to the Know Community Hospital to the south.

The immediate ability of the City of Mount Vernon to cure traffic problems between multiple destinations and to provide quicker Fire Department response times to all parts of the community were paramount considerations we attempted to solve with the design of the Arista Villas subdivision plan. This plan contemplates providing 6.75 acres, along the east side of the community adjacent to Vernonview, to the Fire Department for the construction of a new firehouse. Further, the City Council should consider our request for rezoning due to the following:

Brookes Group, LLC

- 5 i. A residential R-3 use is appropriate as it is located adjacent to existing residential zones including PND and R-1.
- 6 ii. The zoning change will allow for providing mid-density housing in a townhouse-style, which will complement and provide an alternative to nearby existing housing types of single-family and apartments.
- 7 iii. The proposed site is located within a mile of amenities needed to support a residential community: groceries, restaurants, shopping, parks, golf course, a school, and various other businesses.
- 8 iv. The proposed site is currently a wooded, hilly undeveloped parcel and may not be ideal for R-1. It is further proved by national studies that townhome communities have a less impact on City infrastructure and school systems than single-family residences (only 1 out of every 5 units typically have a school-aged child).

Statement of the Proposed Amendment Application to Related Comprehensive Plan

- 9 The proposed townhome rental community is ideal for the population of Mount Vernon whose constituents have a median age of 36.6 years old and average household income at or above \$54,128 per year. Due to rising interest rates and real property taxes in Ohio, the market has pushed out many first-time homebuyers from the pool of housing buyers. Accordingly, a \$230,000 home purchase today means a buyer can expect to spend between \$1,800 and \$1,900 per month in principal, interest, mortgage insurance, and homeowner's insurance with a 10% down payment at today's interest rates. These figures imply a homeowner household needs to make at least \$76,000 per year if housing expense allocation per a family's budget remains at or below 30% of gross income.
- 10 The Arista Villas community proposal would provide housing below the average cost of homeownership with market rates at or below \$1.00 per rental square foot. For the potential market of 25- to 45-year-old renters, flexibility in market rate housing without the higher monthly costs and large down payment is crucial. Not only for the financial considerations, but Arista Villas would also allow this demographic what they truly desire: relaxed and accommodative housing that allows them to travel. The proposed site amendment would alleviate an immediate need for more housing options to young professionals and help to build the market rate housing supply base in Mount Vernon. While housing options and supply are important parts of the strategic plan of the community, we believe this community of market rate townhomes will also provide a more direct path to first-time homeownership rather than the traditional path of moving up from apartments.
- 11 While many developers focus on the immediate impacts housing has on an area, Brookes Group focuses on retainage in a community. The housing option proposed through the zoning amendment will allow the City of Mount Vernon to retain more families and first-time homebuyers when those products become available in other approved projects.

The proposed zoning amendment is perfectly aligned to the strategic plan of the City of Mount Vernon and Brookes Group wishes for nothing less than to respectfully serve the community and its citizens. ?

Thank you,



Joshua Williams

Dear Neighbor,

I am contacting you on behalf of a neighborhood group of area homeowners. We have been notified that a developer of the 40 acres of open land between Upland and Woodside will come to the next Mount Vernon Municipal Planning Commission meeting to ask for approval to change the home building zoning on the property parcel #66-07961.000 from R-1 Single-Family home lots to R-3 zoned for Multi-Family units and as stated in the zoning code could include building anything up to and including apartment buildings on the land.

The developer's original proposal submitted in March was to build forty-two (42) 3-story, 35 feet high townhouse buildings that would add 232 rental units to a 34-acre plot of land. But once the zoning is changed, the developer could sell the land or turn around and propose a denser number of apartment units. The intersection of Beech, Eastmoor and Vernonview is already congested and often difficult to make turns on to Vernonview because of the amount of traffic. Imagine adding a possible 400 more cars coming and going through that intersection. What will this additional traffic do to the already bad and dangerous situation at the Buffalo Wings/Kroger driveway and further down at the traffic light on Coshocton Ave and across the street at the CVS.

The prospective buyer has also stated that they have agreed to offer 6 acres of frontage on Vernonview Drive to the city to build a new fire station that would most likely include an EMS squad. What a nightmare!!

Mount Vernon residents' opinions, especially residents who are directly affected, are very important when the commission meets to make a decision. If you agree that this property on Vernonview Drive should remain a single-family home district that will develop with homes as you see on Woodside, Upland, Dogwood, Beech, Eastmoor, Plaza, Hilltop and Eastgate you need to let the city know. Anyone who shops or travels on Coshocton Ave will be affected by the increase in the amount of traffic that is being projected in the next five years.

The Municipal Planning Commission has scheduled a "special meeting" on May 4 at the Station Break on Howard St. at 4:00. It is at this meeting that the developer will present his request to change the zoning to high-density and a commission decision could be made there. It is also at this time that residents can speak in opposition to this zoning change. The details of the proposed development are posted on the city website meeting calendar. You can find the entire zoning change application request online at <https://mountvernonohio.org>. Scroll down to the bottom of the home page under 'Community Resources' and select 'City Council Agendas and Minutes' to show the meeting calendar and the agenda application packet.

Communications with the City: Send an e-mail to dsm@mountvernonohio.org; Call to leave a voice mail message at 740-393-2033 any time of the day before the next Planning Commission meeting. State your name and address and your reasons for being against this zoning change request and come to the city planning meeting on May 4. You can show your opposition to this zoning change and also be prepared to speak to the Commission regarding your concerns. Also, you can mail a letter to the Municipal Planning Commission members and City Council members listed on the back of this letter (many provide only home addresses). Remember that they should be representing you.

If you have not signed the petition being circulated, one is enclosed. Please sign and return it to me. If you give me an email address, I will keep you updated with the latest information. Thank you for expressing your important opinion.

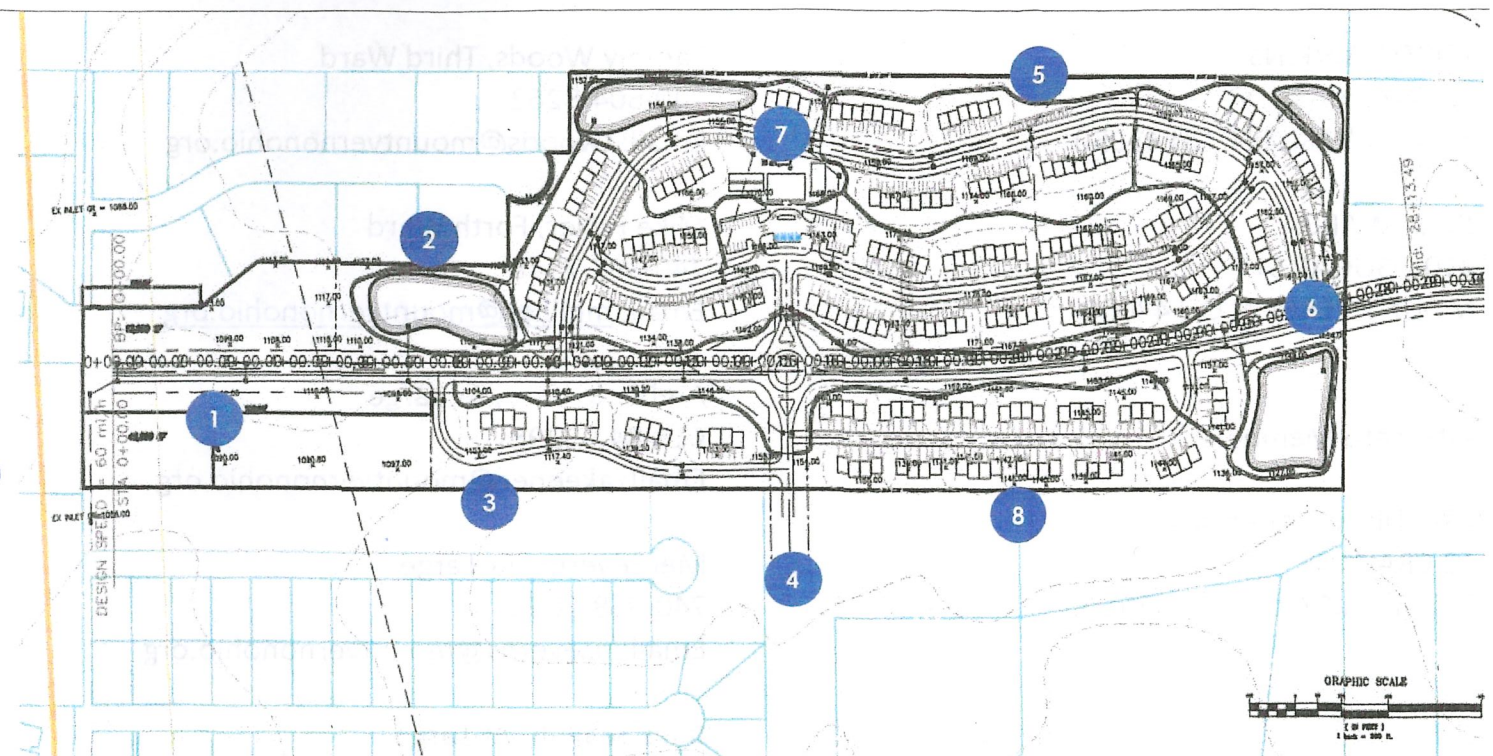
Nikki Fletcher-Ewers
9 Woodside Dr.
nfletch9@yahoo.com

Municipal Planning Commission**Clerk: Lacie Blankenhorn****Voice Mail: 740-393-2033****Fax: 740-397-6595****Email: dsm@mountvernonohio.org****(5)Regular Members:****MATT STARR, Chairman/Mayor****office 740-393-9517****40 Public Square # 203****Mount Vernon, Ohio 43050****RICHARD (Rick) DZIK, Safety Service Director****office 740-393-9520****40 Public Square # 203****Mount Vernon, Ohio 43050****AUSTIN SWALLOW JR****55 MALLARD POINTE****MOUNT VERNON OH 43050****TODD HAWKINS****12 FOX CHASE DR****MOUNT VERNON, OH 43050****JULIA WARGA****210 E SUGAR ST****MOUNT VERNON OH 43050****Alternate Members:****ERIC DIEHL - Alternate****13 CRAIG DR****MOUNT VERNON OH 43050****Mount Vernon City Council 2023****Bruce Hawkins, President****740-392-8106****Email: bhawkins@mountvernonohio.org****James Mahan, First Ward****740-324-7229****Email: jmahan@mountvernonohio.org****John Francis, Second Ward****740-392-7146****Email: jfrancis@mountvernonohio.org****Tammy Woods, Third Ward****740-504-8262****Email: twoods@mountvernonohio.org****Mike Hillier, Forth Ward****740-397-7548****Email: mhillier@mountvernonohio.org****Amber Keener, At-Large****614-842-3298****Email: akeener@mountvernonohio.org****Mel Severns, At-Large****740-358-0058****Email: mseverns@mountvernonohio.org****Janis Seavolt, At-Large****740-397-0541****Email: jseavolt@mountvernonohio.org**

STOP HIGH-DENSITY HOUSING DEVELOPMENTS IN MOUNT VERNON

HELP STOP THE ZONING CHANGE REQUEST TO BUILD HIGH-DENSITY HOUSING ON VERNONVIEW DRIVE LOCATED NORTH OF KROGER

COME TO THE MOUNT VERNON MUNICIPAL PLANNING COMMISSION MEETING ON MAY 4 AT 4:00 AT THE STATION BREAK ON HOWARD ST. AND SAY "NO"



WE DON'T NEED MORE APARTMENTS AND 3-STORY TOWNHOME RENTALS IN MOUNT VERNON.

WE NEED MORE SINGLE-FAMILY HOMES BUILT FOR BUYERS

For more information contact: Bob Beck at bob.beck1206@gmail.com

Municipal Planning Commission**Clerk: Lacie Blankenhorn****Voice Mail: 740-393-2033****Fax: 740-397-6595****Email: dsm@mountvernonohio.org****(5)Regular Members:****MATT STARR, Chairman/Mayor****office 740-393-9517****40 Public Square # 203****Mount Vernon, Ohio 43050****RICHARD (Rick) DZIK, Safety Service Director****office 740-393-9520****40 Public Square # 203****Mount Vernon, Ohio 43050****AUSTIN SWALLOW JR****55 MALLARD POINTE****MOUNT VERNON OH 43050****TODD HAWKINS****12 FOX CHASE DR****MOUNT VERNON, OH 43050****JULIA WARGA****210 E SUGAR ST****MOUNT VERNON OH 43050****Alternate Members:****ERIC DIEHL - Alternate****13 CRAIG DR****MOUNT VERNON OH 43050****Mount Vernon City Council 2023****Bruce Hawkins, President****740-392-8106****Email: bhawkins@mountvernonohio.org****James Mahan, First Ward****740-324-7229****Email: jmahan@mountvernonohio.org****John Francis, Second Ward****740-392-7146****Email: jfrancis@mountvernonohio.org****Tammy Woods, Third Ward****740-504-8262****Email: twoods@mountvernonohio.org****Mike Hillier, Forth Ward****740-397-7548****Email: mhillier@mountvernonohio.org****Amber Keener, At-Large****614-842-3298****Email: akeener@mountvernonohio.org****Mel Severns, At-Large****740-358-0058****Email: mseverns@mountvernonohio.org****Janis Seavolt, At-Large****740-397-0541****Email: jseavolt@mountvernonohio.org**

Robert Moluf
1 Woodside Dr
Mount Vernon OH 43050

Subject: **MPC ITEM (ID # 3794)** -- 2023-MPC-09 : 0 VERNONVIEW DR PARCEL #66-07961.000 -
ZONING AMENDMENT -- Brooks Group LLC requests a Zoning Amendment of Parcel #66

My name is Robert Moluf, and I am writing to *oppose* the proposed zoning amendment referenced above.

Late last year my wife, Lynn, and I purchased our house at 1 Woodside Drive as our primary residence. Our northern lot line is the current city boundary of Mount Vernon. Our house is in a beautiful location that we look forward to enjoying for many years to come.

I am opposed to this zoning amendment for two fundamental reasons:

First, the proposed change from R-1 Single Family District to R-3 Multiple Family District is both unwarranted and is unaccompanied by any documented, long-range plan from our city leaders. It is the developer, alone, who, by this request is asking the city to carve out a district of the highest possible housing density from the middle of a district on the northern edge of the city that is well-established as a district of the lowest possible housing density.

If it is the case that our city leaders would like our community to support a zoning change to permit greater density, then two things should be happening, neither of which is in fact happening:

- Any proposal for a zoning amendment would properly be to change from R-1 to R-2 (not R-1 to R-3); and
 - Such a proposal would be accompanied by a documented, long-range plan produced by the city of Mount Vernon.
- *Since neither of these things has happened, this proposed amendment should be rejected. We neighbors who would be affected by such a zoning change should not be burdened by the impacts of such a change when the city itself has not documented any development guidelines that would support it.*

The second reason for my opposition is that the planners of the City of Mount Vernon have, to date, provided *no official communication* to the current residents of the area about how such a zoning change would provide benefits, either to the city at large or to us nearby and affected residents. Neither has the city documented how such a change would help Mount Vernon fulfill its goals for better and more cost-effective fire protection. It is the developer, alone, who, by this request is asking the city to impose this zoning change. And it is the developer, alone, who by this request is providing arguments on why such a zoning amendment would benefit the city and the surrounding neighborhoods.

- *This proposed amendment should therefore be rejected. We neighbors who would be affected by such an amendment should not be burdened by the impacts of such a change when the city's planners have not provided communications to its residents that would support it.*



Robert Moluf



Lacie Blankenhorn <dsm@mountvernonohio.org>

(no subject)

1 message

Mike & Carol Rednour <mcred613@gmail.com>

Mon, May 1, 2023 at 1:20 PM

To: "dsm@mountvernonohio.org" <dsm@mountvernonohio.org>, "mtvmayor@mtvernon.org" <mtvmayor@mtvernon.org>, "wmoeller@compasspointplanning.com" <wmoeller@compasspointplanning.com>, Carol Rednour <crrdnour@gmail.com>

Carol R. Rednour
2023

5-1-2023

May 1,

[6 Woodside Dr.](#)[Mount Vernon, Ohio](#)

Municipal Planning Commission

Lacie Blankenhorn

Parcel Number 66-07961.000

To be made part of the record.

Members of the Municipal Planning Committee and City Council Members

I am writing to express my strong opposition to the proposed rezoning of the property at Vernonview Dr. between Woodside Dr. and Upland Terrace.

I fell in love with Mount Vernon when I attended MVNC, now MVNU. We built our dream retirement home at 6 Woodside Dr in 2018, after living, raising a family, and working in Strongsville, Ohio (a population of 40,000). We love the quiet, friendly neighborhood and our beautiful hillside view. We feel our dream may be crushed, only 4 years later if this proposal passes from R1 to R3 zoning.

The addition of multifamily housing will cause more traffic and safety problems, destroy wildlife, and potentially lower the value of our homes and properties. There will be increased noise with a proposed fire house in our back yard and residential R1 neighborhood.

Communication: Public Comment - Letters Received - Rednour, C Email (General)

I pray you will deny the proposed rezoning. I know my opinions are shared by many of my neighbors and we would be grateful for you considering the health, safety, comfort, and general welfare of our neighborhood.

Thank you for your continued service and support of our city.

Best regards,

Carol R. Rednour

Sent from [Mail](#) for Windows

Communication: Public Comment - Letters Recieved - Rednour, C Email (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

Re: Zoning change from R-1 to R-3

1 message

jdraintree@aol.com <jdraintree@aol.com>

Tue, Apr 18, 2023 at 9:59 AM

Reply-To: jdraintree@aol.com

To: "dsm@mountvernonohio.org" <dsm@mountvernonohio.org>

I am very much opposed to the proposed zoning change to the 40 acres on Vernonview Dr. I live in the Fairways Condos and the traffic at the intersection of Vernonview and Coshocton Ave. is already a problem. I think it would add extreme danger in that high density area. Also, I think that all of us who live at the Fairways chose this area of town because we wanted a quiet, low traffic, low sound area.

Please, please oppose the rezoning of the 40 acres.

Jean Dunlap
77 Fairway Dr
Mount Vernon, Ohio

Communication: Public Comment - Letters Received - Dunlap (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

Letter to be included in the special May 4th zoning meeting concerning 0 Vernonview Drive

1 message

The McMahon's <annasacres03@gmail.com>

Thu, Apr 27, 2023 at 11:12 AM

To: dsm@mountvernonohio.org

Cc: "clerkofcouncil@mountvernonohio.org" <clerkofcouncil@mountvernonohio.org>

Hi Lacie,

Attached is my letter in reference to the request of zoning change for 0 Vernonview Drive. I want my letter to be read on my behalf (Dr. Seuss style lol) as part of public record. Thank you so much, Pam McMahon

April 27, 2023

To: Whom it Concerns

Re: Zoning Change for 0 Vernon View Drive

Dear Sirs & Dear Madams, please hear my plea,
For our neighborhood to remain R1, and reject the R3.
Progress is essential, we understand, but can we slow down?
Search our hearts, maybe pray
Before we clear land, green space, wiped away..

For it's not just green space, It's a forest, it's home,
To many an animal, birds, a biome.
Home to the coyote, wild turkeys, the deer
The bobcat whose presence has now reappeared.

The owls and the buzzards, we need these, we know
As they help with rodents and cleaning the roads.
The Pileated woodpecker, the Flickers, their friends
The woods provide richness, resources without end.

Here lives a plethora of salamander and toad,
And the forest absorbs noise from busy roads.
It also absorbs water, from rain and from snow
It balances hardspace, where water freeflows.
It's natural, it's healthy, it has a purpose
We need this green space, without it, it hurts us.

Mixed zoning may seem the likely end
Is this the goal? The newest trend?
To trade common sense for communities more dense?
Buildings to house many, and buildings more tall
May not be what's healthy for this land at all.

And the traffic on Vernon View is already a bear.

Communication: Public Comment - Letters Recieved - McMahon, P Email (General)

We certainly don't need hundreds more cars,
traveling daily through there.

Please keep Cherry Hill Subdivision as it was meant to be,
Single family homes, that's all that we seek.
A footprint much smaller, a balance to keep.
Please maintain the R1 and reject the R3.



Lacie Blankenhorn <dsm@mountvernonohio.org>

Special zoning meeting for 0 Vernonview Drive, May 4th

The McMahon's <annasacres03@gmail.com>

Thu, Apr 27, 2023 at 12:47 PM

To: dsm@mountvernonohio.org

Cc: clerkofcouncil@mountvernonohio.org

Please include my letter to be read and included into public record for the May 4th, special zoning meeting. Thank you, Michael McMahon.

The plans submitted for the zoning change request, from the Brookes Group, are pretty devastating to this area. It is my opinion that purposely destroying the woodlands to allow this developer to rezone and develop high density housing would be a huge and costly mistake that would affect Mount Vernon forever in so many ways. It is also, what I feel, to be spot zoning and should not be approved. Mount Vernon already boasts many apartment complexes, 18 in total, with more already coming to recently approved developments. We also have 8 condominium communities and 13 Senior living communities, with more of each being developed as well. My concerns with this proposal are: density of population, added traffic at the intersection of Coshocton Avenue and Vernonview Drive, Noise and light pollution, water run off, and not to mention the city benefiting from free land to build a fire station. It seems to me there are better alternative locations to put a fire station rather than sandwiched between residential homes. If our city needs additional housing why not build upon and improve infrastructure that already exists? The acreage that was once American National Can would be a beautiful location for multiple storied apartments. Facing the river and bike and walking trails already connecting to Riverside Park seems ideal and would not destroy existing woodlands.

I hope and pray our elected city officials making these decisions slow down let the new housing developments that have already been approved, progress before rushing into more zoning changes that our city and residents may come to regret. I implore you to REJECT the request to change our neighborhood zoning to R3. PLEASE maintain the R1 zoning as it has been and was always meant to be. Thank you, Michael McMahon

listed are the residential communities sighted above:

APARTMENTS: ARBORS OF MOUNT VERNON, HAWTHORNE APARTMENTS, PARK HILL APARTMENTS, COLONIAL ESTATES, VERNON RIDGE APARTMENTS, MEADOW RIDGE APARTMENTS, EVERGREEN APARTMENTS, ANDOVER COURT APARTMENTS, SHALIMAR APARTMENTS, HILLSIDE APARTMENTS, DOGWOOD PLACE, RLJ MANAGEMENT, BEECH TREE APARTMENTS, JJ ASHBURN PLAZA, SANDUSKY STREET APARTMENTS, HIAWATHA VILLAGE, BLACKJACK ROAD APARTMENTS, WOODSIDE APARTMENTS

CONDOMINIUM COMMUNITIES: THE FAIRWAYS, COLONIAL WOODS, THE KNOLLS, GILCHRIST ESTATES, WOODBURY GLEN, MAPLEWOOD CONDOS, CROWN HILL, POINTS NORTH

SENIOR LIVING COMMUNITIES: BROOKDALE, DANBURY, WHISPERING HILLS, COUNTRY CLUB RETIREMENT, COUNTRY COURT, THE LAURELS, AUTUMN HEALTHCARE, THE LIVING CENTER, OHIO EASTERN STAR

THIS LIST OF UNITS ARE EXISTING UNITS AND DOES NOT INCLUDE THE NEW COMPLEXES RECENTLY APPROVED TO BE DEVELOPED ON NEWARK ROAD, OHIO EASTERN STAR, GILCHRIST ESTATES, AND ROCKFORD HOMES ON GILCHRIST ROAD WHICH WILL BE ADDING 1000+ MORE AVAILABLE UNITS FOR MOUNT VERNON RESIDENTS.

Communication: Public Comment - Letters Recieved - McMahon, M Email (General)

Ms. Lacie Blankenhorn:

Very often in life when we finally verify that we can do something, we forget to answer an important question: should we?

For 50 years the land in question for development was not developed. Why? Was it because it had a 100 foot drop off? Was it because there were already water issues at 1,3,5,7,9,11 and 13 Upland Terrace?

Now the question is: What will be done to fully address the water runoff of 20+ developed acres with a 2 inch rain, which is over 1,000,000 gallons? What are the implications a rainy period, consisting of multiples of large rains? Will the costs storm water problems related to this project be issued to the storm water fee on our water bills? What weather data will be used to determine the size of retention ponds? Will water need to be diverted?

Mount Vernon is a unique community, with beautiful landscape. If the water courses are disturbed like planned, it will start a chain of irrevocable damage to drainage and water courses. It will also start irrevocable corrosion of the city's character and appeal.

If this project does commence, there will be but one thing to do: share this stories with other communities, so they don't follow this disastrous path.

Ronald C Homan
21 Upland Terrace

****Please add to the minutes of the May 4, 2023 meeting.

NOTE: PLEASE READ THIS LETTER INTO THE MINUTES OF THE MUNICIPAL PLANNING COMMITTEE

To: Mount Vernon Municipal Planning Commission

From: Gary Koester

Re: 2023-MPC-09 Zoning Amendment, 0 Vernonview Dr. Parcel #66-07961.000

I am opposed to changing the zoning of parcel #66-07961.000 from R-1 to R-3.

I live in the neighborhood of this proposed Vernonview Dr zoning change. I invested in the purchase of my home in this neighborhood 15 years ago because it was zoned in R-1 area, a nice quiet area with primarily single-family homes. I thought I had a contract with the city to protect my investment and my desire to share in this community. I was not, and am not, looking to reside near a **dense** housing development with 226 units of 3 story apartments nor to have Mt Vernon take on the character of a Columbus suburb. This proposed development is completely inconsistent with the small-town character of Mount Vernon and the reasons we came to reside here. The development of New Housing Developments in the city of Mt Vernon is getting out of control. In addition, I have not seen a proper CITY document that speaks to how it will manage all these new developments and preserve the character of our community as we know it. So far, there does not appear to be adequate and overall proper planning here.

Gary Koester

24 Eastgate Drive

Mount Vernon, Ohio 43050

Communication: Public Comment - Letters Received - Koester (General)

To: Mount Vernon Municipal Planning Commission

From: Rebecca Gannon

Re: 2023-MPC-09 Zoning Amendment, 0 Vernonview Dr. Parcel #66-07961.000

I am opposed to changing the zoning of parcel #66-07961.000 from R-1 to R-3.

I live in the neighborhood of this proposed zoning change. I invested in the purchase of my home in this neighborhood 6 years ago because it was zoned in a R-1 area, a nice quiet area with primarily single-family homes. I thought I had a contract with the city to protect my investment and my desire to share in this community. I was not, and am not, looking to reside near a **dense** housing development with 226 units of 3 story apartments nor to have Mt Vernon take on the character of a Columbus suburb. This proposed development is completely inconsistent with the small-town character of Mount Vernon and the reasons I came to reside here. The development of new Housing Developments in the city of Mt Vernon is getting out of control. Please reject this application for a R-1 to R-3 zoning change. I do not see that there has been adequate and overall proper planning to manage these housing developments by the City.

Rebecca Gannon

207 N Edgewood Rd.

Mount Vernon, Ohio 43050

May 30, 2023

Dear Mr. Matt Starr, Mayor City of Mount Vernon

We are writing to you about the proposed zoning change of the property known as 0 Vernonview Drive, Mount Vernon, Ohio (parcel #66-07961.000) from R-1 to R-3. This change would allow for the proposed building of a 226 unit townhouse community and possible new firehouse for the City of Mount Vernon.

We oppose the zoning change for many reasons but have two major concerns –Vernonview Drive traffic and storm water runoff. Both of these issues will not only affect the surrounding neighborhood but also all of Mount Vernon and Knox County.

Traffic – currently Vernonview Drive experiences high traffic volume at the intersections of Coshocton Ave, the entrances/exits to the plazas for Kroger’s and Buffalo Wild Wings, Plaza Drive and Beech Street. Frequently we see or experience near collisions at these intersections as we travel to and from our home on Upland Terrace. These traffic issues will increase significantly with the additional vehicles entering and exiting the proposed townhouse community and firehouse on to a road not designed to handle that volume of traffic.

Storm water runoff – The proposed community and possible firehouse is planned to be built on a site that is now a hilly, undeveloped grassland and wooded area. The destruction of and replacement of this natural habitat with multiple roofs, pavement and concrete will cause significant runoff. This runoff will flow into Center Run. Mount Vernon experienced major flooding in the mid 1990’s when Center Run overflowed its banks causing damage to nearby homes. Since that flood many businesses, homes and streets have been constructed that adds additional storm runoff into the Center Run corridor. Luckily, there has been no major flooding along Center Run since the mid 1990’s but if the proposed rezoning and building plans are approved the city may see major flooding again.

We strongly oppose the rezoning and ask that you vote no to the approval of the proposal.

Sincerely,

Arthur G. and Marcia A. Crim
22 Upland Terrace
Mount Vernon, Ohio

Communication: Public Comment - Letters Received - Crim (General)

Mayor Starr, Planning commission Reps and citizens of Mount Vernon, Ohio

Very often in life when we finally verify that we can do something, we forget to answer an important question: should we?

For 50 years the land in question for development was not developed. Why? Was it because it had a 100 foot drop off? Why the rush to disregard 50 years of avoiding the development of large steep water way? For four years, when I looked out the back yard I saw a water way that felt should never be considered for any major development.

Then one day, as required by law we were informed of a proposed development in our back yard. Already alarmed by the magnitude of the proposal squeezed into the area, I sought logical objections. This led me to more universal concerns for the down stream community and every resident of Mount Vernon. I then discovered that responsibility for damages downstream were not only weak but may present legal immunity for jurisdictions and developers. Failure to formally object in advance to potentially increased water discharge will result in reduced or no compensation for damage that results.

That is why it is critical that residents downstream formally object to unreasonable increased water discharge!

Could fees attached to our water bills for storm water go up? That is why every citizen of Mount Vernon should formally object to unreasonable increased water discharge!

No one, can with full certainty, predict the exact amount of water discharged from any development. So I am going to present an example, with junior high math, that merely illustrates the magnitude of the impact of 20.25 acres of roofs and pavement. With a 2 inch rain, 1,099,672 gallons of water will fall on 20.25 acres. If the runoff factor for roofs and pavement of .8 to .95 is used the result will be 879.737 to 1,044,688 gallons of runoff. In the present wooded state, with a runoff factor of .06 to .1, the runoff from a 2 inch rain would be between 65,980 and 109,967 gallons. This produces a result of 8 to 15.83 times more runoff.

Any miss calculation, structure failure or extreme rain could drive your water bill up.

Protect your self and our beloved community and file a formal objection to unreasonable increase water discharge!

Is there not another issue here, greater than the interest of Mount Vernon, the county of Knox or the state of Ohio? Do planning commissions working with outside developers have the right to veto the will of a community?

Is it right that only adjacent property owners should be informed of development that will impact the whole community?

Is it not time to honor Mike Hillier for his stellar courage in his opposition to developments, that may not be in the best interest of, we the people, whom all officials are commissioned to protect.

Mount Vernon is a unique community, with a beautiful landscape. If the water courses are disturbed like planned, it will start a chain of irrevocable damage to drainage and water courses. It will also start irrevocable corrosion of the city's character and appeal.

If this project does commence, there will be but one thing to do: share this story with other communities, so they don't follow this same disastrous path.

Ronald C Homan
21 Upland Terrace

*Please enter into the minutes for the May 4, 2023 meeting.

Communication: Public Comment - Letters Received - Homan, R (Additional) (General)

PETITION

5/01/23

Hello Lacie,

Since I have no computer
or "smart phone" I've enclosed
a petition signed by my
wife and me and a neighbor.

Please add it to the votes
you've already received
requesting the Planning
Commission to deny
the change of zoning.

Thank you,

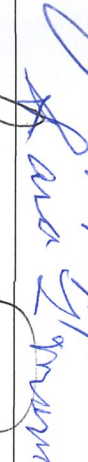
Jerry Mann

23 Fairway Dr
Mt. Vernon

740-504-6011

Packet Pg. 165

Petition summary and background	A high-density housing project is being proposed for construction in our quiet neighborhood off of Vernonview Dr between Upland Terrace and Woodside Dr. To do so, the developer/land owner is required to submit a zoning change request and receive approval by the Municipal Planning Commission and City Council to change the current R-1 zoning to R-3. We are asking you to sign this petition if you would like to preserve and protect the single-family character of our neighborhood.
Action petitioned for	We, the undersigned, are concerned residents of the City of Mount Vernon or adjacent township residents who urge the Mount Vernon Municipal Planning Commission and City Council to protect our treasured single-family residential R-1 neighborhood. We insist that Mount Vernon governing officials reject any request from the current or future land owner and any private developers looking to construct any residential living units on parcel #66-07961.000 other than single-family homes as is currently zoned and ask that the city reject any request to re-zone the property away from R-1.

Printed Name	Signature	Address	Date
JERRY F. MAW		23 Fairview Dr. N.Y. 43050	3/29/23
SARA L. MAW		23 Fairview Dr Mt Vernon, 3/29/23	3/29/23
JAMES DAXON		18 FAIRVIEW DR, MT. VERNON	3/29/23



Lacie Blankenhorn <dsm@mountvernonohio.org>

Municipal Planning May 4, 2023

1 message

Cathy Carr <cathy.carr4@hotmail.com>

Tue, May 2, 2023 at 9:15 PM

To: "dsm@mountvernonohio.org" <dsm@mountvernonohio.org>

Please add my concerns to the Commission Meeting Minutes.

May 2, 2023

Members of the Municipal Planning Commission and City Council Members,

I am writing to express my strong opposition to the proposed rezoning of the property at Vernonview Dr between Woodside Dr and Upland Terrace. Nearly all residents in the Woodside/ Upland neighborhoods I talk to are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, destroy local wildlife habitat, destroy our forestry, and potentially lower the property values of the surrounding neighborhood.

Traffic and the safety of pedestrians are major areas of concern. The traffic backups on Vernonview Dr north of the Coshocton Ave light already span the distance back to the Kroger/Buffalo Wings driveway and the intersection is routinely blocked by traffic traveling south on Vernonview Dr. Local neighborhood traffic will certainly surge during morning and evening rush hours, causing traffic issues during critical times for the area at the shopping center. Because there are no sidewalks on Vernonview north of Beech St. pedestrians often have to walk in the street or on the curb area.

The corner of Beech St/Eastmoor and Vernonview Dr does not have a traffic light and would be significantly affected by the additional number of vehicles entering and exiting from the proposed development onto Vernonview.

We have wildlife on that property and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. -

Property values are likely to go down in the area if multi-family living units, such as, apartments or townhouses are built. Multi-family dwellings are inconsistent with the neighborhoods already developed west and south of the property requesting the zoning change. I choose this street to live on because it was quiet, close to everything I need to shop for and I was told that any development of the vacant lot would be the same as the surrounding streets with single-family homes.

I urge you to deny the proposed rezoning request. From discussions with my neighbors, I know my opinions are shared by many who cannot attend the Planning Committee meeting or write letters or emails.

Thank you for your continued service and support of our city.

Best regards,

Catherine Carr

4 Upland Terrace

Mount Vernon

Communication: Public Comment - Letters Received - Carr, C (General)

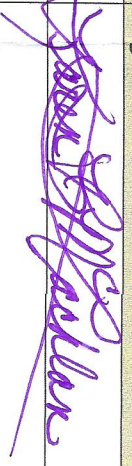
Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

Petition summary and background	A high-density housing project is being proposed for construction in our quiet neighborhood off of Vernonview Dr between Upland Terrace and Woodside Dr. To do so, the developer/land owner is required to submit a zoning change request and receive approval by the Municipal Planning Commission and City Council to change the current R-1 zoning to R-3. We are asking you to sign this petition if you would like to preserve and protect the single-family character of our neighborhood.
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Printed Name	Signature	Address	Date
Nancy R. Vail	<i>Nancy R. Vail</i>	6 Whitkop Drive 43050	3/21/23
Lawrence E. Vail	<i>Lawrence E. Vail</i>	6 Whitkop Drive 43050	3/21/23
Kim Tucker	<i>Kim Tucker</i>	23 EASTGATE 43050	4-28-23
Cindy Dalrymple	<i>Cindy Dalrymple</i>	31 Hilltop Dr. 43050	4-28-23

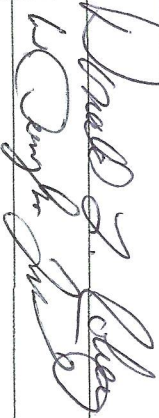
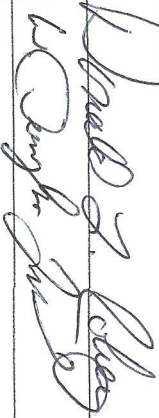
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Printed Name	Signature	Address	Date
KAREN M ^{rs} LACKLAND		75 FAIRWAY DR MILLERMAN 43050	4/11/2023

Petition Asking the City of Mount Vernon to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

Petition summary and background	A high-density housing project is being proposed for construction in our quiet neighborhood off of Vernonview Dr between Upland Terrace and Woodside Dr. To do so, the developer/land owner is required to submit a zoning change request and receive approval by the Municipal Planning Commission and City Council to change the current R-1 zoning to R-3. We are asking you to sign this petition if you would like to preserve and protect the single-family character of our neighborhood.
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Printed Name	Signature	Address	Date
Donato L. Robey		5 Fairway Dr, Mt. Vernon, OH	4/30/23
Mr. Douglas Leonardo		25 Fairway Dr. Mt. Vernon, OH	5-1-23

Petition to Deny any Zoning Change Request that Changes the Current R-1 Zoning(Single Family Lots) to Multi-Family Living Units on the Vernonview Dr. Parcel #66-07961.000

Petition summary and background	A high-density housing project is being proposed for construction in our quiet neighborhood off of Vernonview Dr between Upland Terrace and Woodside Dr. To do so, the developer/land owner is required to submit a zoning change request and receive approval by the Municipal Planning Commission and City Council to change the current R-1 zoning to R-3. We are asking you to sign this petition if you would like to preserve and protect the single-family character of our neighborhood.
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Printed Name	Signature	Address	Date
Self Frasier		551 Vernonview Dr. Mt. Vernon Ohio	4-25-23
Tami Frasier		551 Vernonview Dr. Mt. Vernon Ohio	4-25-23
William D Ovrut		20 Upland Terr Mt Vernon OH	5-1-23
Bruce Malek		25 Dixie Drive, Mount Vernon	5/2/23
Wesley Reeves		1080 Beech St Mount Vernon	5/2/23
Wanda Reeves		1080 Beech St Mt Vernon	5/2/23

May 2, 2023

RE: 0 Vernonview Dr. Rezoning Application

To: Lacie Blankenhorn by email at dsm@mountvernonohio.org for inclusion in the meeting agenda documents for the May 4, 2023, public hearing on the Application for Zoning Amendment filed by MCR Drake-Mount Vernon LLC, Lenor R. Cochran, 1 Woodside Dr., Mount Vernon, Parcel #66-07961.000

Members of the Mount Vernon Planning Commission:

City Council approves Gilchrist Estates development of 110 homes on approximately 72 acres along Upper Gilchrist Road...Mt. Vernon News, July 1, 2021. Since that article appeared, it is my understanding an additional 68 condominiums have been approved as part of that development.

Planning Commission recommends rezoning to enable apartment development known as Parkview Apartments (I believe this development has also been referred to as "The Retreat by Rockford), nearly 500 apartments (496) on a 38.5 acre parcel off Coshocton and Upper Gilchrist roads. Mt. Vernon News, March 17, 2022

Joel Mazza, the Old Mulberry Street School developer, requests historic designation for his proposed 102 residential units (96-apartments, 6 townhouses). Mt. Vernon News, July 16, 2022

Mount Vernon City Council approves Highland Real Estate development plan for a 477 unit residential development along Newark Road. Mt. Vernon News, March 18, 2023

These are all stories published in the Mount Vernon News in just the last 3 years. Additionally, KnoxPages reported on March 24, 2023, the groundbreaking for Pine Hill Independent Senior Living, a 96 unit residential community on 60 acres at the intersection of Eastern Star Road and New Gambier Road. Now Brookes Group LLC seeks to develop Arista Villas, a 226-unit townhouse rental community on 40 acres splitting Woodside Drive and Upland Terrace along Vernonview Drive.

ENOUGH! It is time to hit pause. Like change, growth for the sake of growth is bad and potentially dangerous. Growth, in order to be effective and positive must be controlled and done in the context of a plan. That is not my idea! **IT IS THE LAW.** According to Section 1151.02 of the Mount Vernon Municipal Ordinances ("MVCO"), the purpose of the zoning code is, in part, to: "(b) Ensure and encourage the proper use of land to **stabilize and preserve property values, to protect against congested and unsafe traffic conditions...**" and to (c) **Facilitate development of land uses according to a comprehensive design...**Brookes Group goes so far as to allege in its application that, "The proposed zoning amendment is perfectly aligned to the strategic plan of the City of Mount Vernon. That's just not true. The reality is that, despite the recent surge in real estate development in Mount Vernon over the last several years, Mount Vernon does not have a comprehensive zoning plan (per phone call with Todd Hill, Asst. to the Mayor, April 20, 2023). How can the City comply with its own law and develop land uses according to a comprehensive design, and how can Brookes requested amendment be "perfectly aligned" with a strategic plan, when the city doesn't have a plan? It is time for the administration and city council to step forward, seek input from the public and other interested and involved entities, both public and private, and develop a comprehensive zoning plan to ensure the orderly growth and development of our city, both now and in the future, while, at the same time, preserving and protecting the value of the single largest financial investment most families make, their home! The city owes its citizens that much!

Turning to the merits of the application of the Brookes Group, while lengthy and, on its face, seemingly impressive, the Brookes rezoning application is, for the most part, short on facts and long on speculation and misleading information. The justification for the rezoning request is laid out in two sections of the application, the Statement of Reason for the Proposed Amendment (Packet Pg. 4) and the Statement of the Proposed Amendment Application to Related Comprehensive Plan (Packet Pg. 5) which, again, Mount Vernon does not currently have.

In those documents, Brookes states that, “The proposed change is required in order to realize the vision of Arista Villas (the proposed development)...”. That is 100% accurate, but that is not the concern of this Commission. The real question is, does the Brookes Group’s desire to profit from the development of Arista Villas warrant and justify the rezoning of approximately 40 acres of land from R-1 to R-3? The answer is a resounding NO!

Brookes contends that stagnant wages and rising costs of home ownership put buying a house beyond the means of many, if not most of the people living in Mount Vernon, thereby creating the need for rental properties such as the Arista Villas. Is that the bright and promising future our mayor, city council, chamber of commerce, Area Development and real estate professionals envision for our city? If so, we need not concern ourselves with additional housing developments and increasing and improving city services and infrastructure. Who would move to a city with such bleak prospects? Fortunately, we have been told by those very entities that, to the contrary, new housing is needed to meet the demands of a growing population driven by new and expanding job opportunities, and accompanying higher wages, resulting from Intel and other business locating in and around Mount Vernon. Nonetheless, in an effort to establish the cost effectiveness and affordability of renting versus home ownership, Brookes states that, “On average, homeowners today expect to pay \$1,100 or more per month for the median priced home in America than the median price of a rental.” According to the United States Census, the median gross rent, 2017-2021, in the City of Mount Vernon was \$806. Adding the minimum \$1,100 to that monthly rent suggests a homeowner would have a monthly living expense of over \$1,900. According to the United States Census Bureau, however, the median selected monthly owner costs-with a mortgage, 2017-2021, in Mount Vernon was only \$1,054. That is \$846 less per month than the Brookes projection.

In another attempt to prove the dream of home ownership is dead, or at least severely delayed in our community, and that rental developments are necessary to meet Mount Vernon’s housing needs, Brookes provides a real estate purchase hypothetical which suggests that to buy a home in Mount Vernon, a “household needs to make at least \$76,000 per year...”, while the “average household income is at or above \$54,128 per year.” Unfortunately, the hypothetical makes several assumptions which may or may not be applicable to an actual sale; and assumes a purchase price of \$230,000 despite the fact (according to the noted sources) that the median cost of a three bedroom home in Mount Vernon as of March, 2023, was only \$188,000 (rockethomes.com), and the median value of owner-occupied housing units, 2017-2021, was even less, just \$127,200 (United States Census). Based on the hypothetical, Brookes contends that “a buyer can expect to spend between \$1,800 and \$1,900 per month” for a mortgage and associated expenses. As noted above, however, that monthly figure is almost \$750 to \$850 higher than the Census Bureau’s median selected monthly owner costs-with a mortgage, 2017-2021, of \$1,054.

In their submitted paperwork, Brookes fails to state what the anticipated rent would be for the proposed units. Brookes does indicate that, “The rental pricing strategy for individual renters and families will allow them to also save for and graduate to homeownership...”. Brookes also states, “The Arista Villas community proposal would provide housing below the average cost of homeownership with market rates at or below \$1.00 per rental square foot.” Since “floorplan styles (for the units) are situated between 1,500 to 1,600 square feet...”, the calculated rent would be approximately \$1,500-\$1,600 per month, which is significantly higher, not lower, than the U.S. Census Bureau’s median selected monthly owner costs-with a mortgage, 2017-2021, of \$1,054. The fact is, Brookes arguments and numbers do not “add up” and do not support the need to rezone the Vernonview acreage as requested in their application.

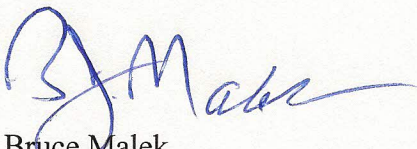
Brookes does point out that, “This plan contemplates providing 6.75 acres...to the Fire Department for the construction of a new firehouse.” While apparently legal, it has all the earmarks of a quid pro quo. It brings to mind the old adage that if it looks like a duck and quacks like a duck, it’s probably a duck. If the city wanted the land, it could have made an offer to buy it. The city should not accept it as a “gift” in exchange for approving a rezoning request that in all other respects is not needed, not justified and should be rejected.

This Commission, in reviewing a proposed amendment to the zoning code, is required to consider, among other factors, the compatibility of the amendment with the use of the adjacent land, motor vehicle traffic flow in the general area and general welfare of the residents of the city. Section 1156.03(e)(1)-(3) MVCO. The current use of land adjacent to and immediately west of the proposed development, whether zoned R-1 or PND, is owner occupied, single family residences. The requested rezoning is not consistent or compatible with that use, but would rather split, divide and separate two major R-1 subdivisions, Cherry Hill (Woodside Drive) and Colonial Heights Addition No. 1 (Upland Terrace). Additionally, rather than diverting traffic from Coshocton Road, it will put as many as another 452 motor vehicles into and onto an already congested traffic area. (According to datausa.io, the average car ownership in Mount Vernon is 2 per household.) Brooke concedes this fact when, in its Reasons for the Proposed Amendment, it states, "City Council should consider our request for rezoning due to the following:...iii. The proposed site is located within a mile of amenities needed to support a residential community: groceries, restaurants, shopping,...and various other businesses." In fact, that is a reason to deny the rezoning. Finally, the size and nature of the proposed development will substantially decrease the value of the surrounding properties.

While Brookes Group, LLC holds itself out to be located in Crestline, Ohio, it appears to be connected to Brookes Investment Group (using what appears to be the same business logo) founded in 2018 and located in Baltimore, Maryland. Brookes Investment Group describes itself as "a boutique...multifamily investment firm seeking investments in mid-Atlantic, Midwestern, and Southeastern United States." According to its website, "Brookes Investment Group has a clear and strategic vision for the future of commercial real estate investing...". The website goes on, "Paramount to the success at Brookes has been...selecting investment projects that are most suitable for our investors." To Brookes, Arista Villas is an asset. Make no mistake, this project is about MONEY, PROFIT TO OUT OF TOWN AND OUT OF STATE INVESTORS, all at the expense of families living and working here, and who call Mount Vernon "home".

For all of the foregoing reasons, Brookes request for rezoning should be denied.

Respectfully Submitted,



Bruce Malek
25 Dixie Drive
Mount Vernon, OH 43050

(740) 397-0576

Mt Vernon, Ohio Municipal Planning Commission, Mayor Starr, and City Council

03 May 2023

I'm writing in regard to the proposed rezoning of the Vernonview Drive parcel 66-07961.000 from R-1 to R-3, which I am completely opposed to. Please forgive my being more direct than much of the previous correspondence you've received on this topic. Some are afraid to speak their mind, so I will for them.

I grew up in the neighborhood on Woodside Drive, delivered the *Mt Vernon News* for several years on the streets off Vernonview and still know the area and people who are Great folks that anticipated more single family homes would be built someday, but never anything remotely close to what the City is considering. EVERYONE, including the landowner Mrs. Lenor Cochran, who was apparently duped by those she trusted, is utterly shocked that you would consider rezoning such a large parcel in a Great neighborhood from single family detached homes to a Massive Apartment Complex. The area would be forever changed for the worse; heavy traffic in an area already at the breaking point, falling home values and many social problems. How would City officials like to have their home value and tranquility suddenly fall due to actions of an outside party? I'm retired from the Air Force, have lived/travelled all over and can say the proposed Apartments are average at best, and I suspect are intended, sooner or later, for a good number of people living on Govt. Assistance – to include illegals brought in by the Biden Administration from the many places outside of Ohio overflowing with them. Not trying to be funny here. As you know, the developer is an outsider from Baltimore, Maryland, who apparently admires George Soros! (facebook). WHAT a coincidence that this proposal comes as the Biden Administration is pushing the rezoning of American neighborhoods.

I know you're aware of how the Biden Administration has made it clear it wants to fundamentally change Suburbia and Middle American towns as small as Mt. Vernon through coerced rezoning to accommodate high population density apartments *, all in an aggressive Orwellian Leftist Agenda to change the demographic/social/political fabric of the towns. Many do not believe there is enough demand in the area among the employed or self-sustaining to fill up the massive complex – but there sure is if those on the Govt. dole are allowed in. Hey, why not – groceries & gas stations for SNAP; restaurants; Walmart; free medical at the hospital are all in place. Just throw in some check cashing, pawn shops, other seedy joints and Mt. Vernon will feel nice & cozy. The Police will have a new most-visited address, and EMT will make runs for fentanyl & meth emergencies. Good thing you're planning a new adjacent Fire Station. Likewise, folks want to know if this proposed deal is being 'greased' or coerced with promised Biden Administration Federal Grant money in return for rezoning. Regardless of this proposal, will the City want to rezone other R1 neighborhoods ?

Regarding a Fire Station, some are wondering if the City has promised tax breaks and infrastructure cost reductions to the Developer in return for the City acquiring the acreage very cheap? The proposed location on Vernonview isn't bad, but Coshocton Road is much better. The old Friendly's Restaurant is the ideal location – empty, old building soon to be in need of tearing down and perfect central location for all of the East end with quick, easy access.

This proposed Complex has nothing to do with the new Intel Corp factory. The future well-paid Intel employees will reside no further away than southern Knox County. A few might buy a new home on the south side of Mt. Vernon, but they're not choosing to live in this place on the East end of Mt. Vernon which would mean fighting traffic and a much longer commute when they could live closer in Licking, Franklin, Delaware counties. Mt. Vernon leaders/planners are overplaying the benefits of a factory 30 miles away employing not more than 3K. It doesn't replace the loss of Coopers, American National Can, and PPG. Likewise, the increased revenue gained (retail sales tax, business tax) from a Massive Apartment Complex, does not replace the loss of the factories.

Yes, I remember how vibrant the area was in the 1990s and before when the factories were open & booming. Unfortunately, those days are not returning. But you can keep the city from sliding further by emphasizing its

tradition of great neighborhoods, filled with great people in privately owned homes which made Mt. Vernon the All-American City of 1966, a Tree City USA, and the quaint small town that actor Hal Holbrook, an Ohio native, specifically praised when narrating the Ohio episode of the 1980s *Portrait of America* documentary.

If City leaders truly want a new apartment complex or condos, why not do something with the area just west of old downtown (South Main) along South Mulberry & South Sandusky. Put up something attractive, historical looking that compliments the area, attracts *employed / self-sustaining* middle age couples & singles, and goes hand-in-hand with revitalizing the area with restaurants, a small grocery – a burgeoning artsy-fartsy district.

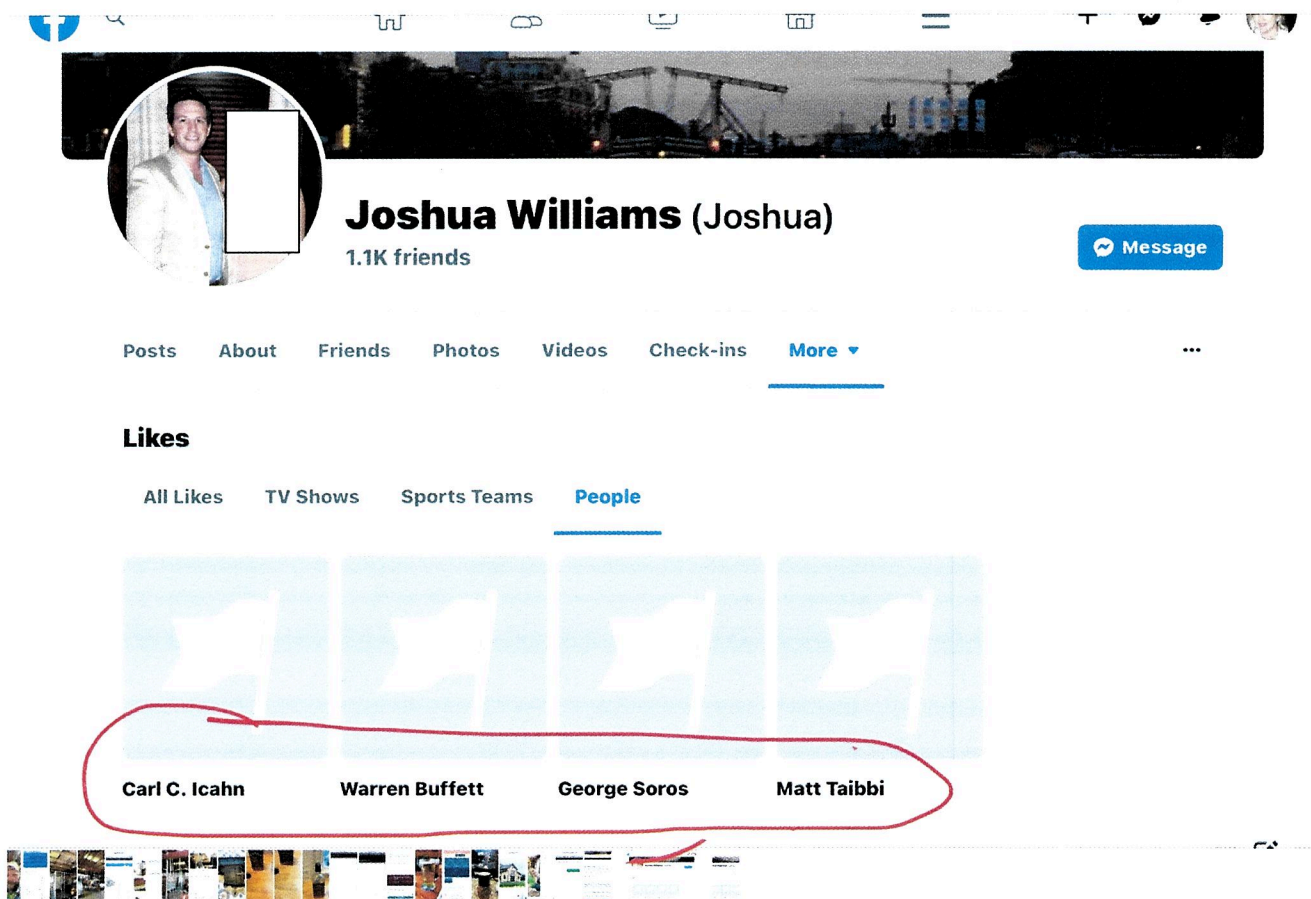
Finally, folks are surprised and upset that a select few unelected officials on the Municipal Planning Commission have the power to make broad, sweeping, undesirable changes to neighborhoods. This is supposed to be a representative democracy ... the CCP hasn't taken over yet. *Thank You. Dave McMillan*

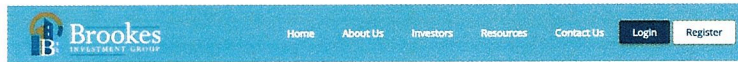
A few of the dozens of news articles on the Biden Administration push for rezoning to high density housing.

*<https://nypost.com/2023/02/07/democrats-from-biden-to-hochul-targeting-suburban-homeowners>

*<https://www.foxnews.com/opinion/tucker-carlson-abolishing-suburbs-biden-infrastructure>

*<https://nextcity.org/urbanist-news/housing-in-brief-the-biden-administration-has-a-plan-to-boost-housing>





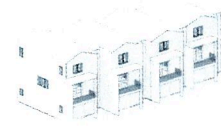
Team



Joshua Williams | VP, Acquisitions

Joshua Williams is one of the founding principals of Brookes Investment Group, a real estate investment company extensively focused on student housing real estate investments in the mid Atlantic, Midwestern, and Southeastern United States. Mr. Williams has an extensive financial background having worked at Short-Tower Capital, a boutique, middle-market, sell-side mergers & acquisition investment bank based in Baltimore, Maryland. Mr. Williams, since beginning with the firm in 2013 and ending with his tenure in 2019, worked as analyst and an associate alongside a close-knit group of senior partners. During his tenure at the firm, he successfully completed in excess of \$2.2 billion in sell-side M&A (as measured by equity proceeds) and led over \$1 billion in buy-side engagements in the U.S., Canada, UK, Japan, Hungary, and the Netherlands.

Mr. Williams' most recent successes include: advising Dutch firm ABP and Inagrem Group (Rodgers & Hammerstein, Boosey & Hawkes, and Inagrem Papi) on its sale to Concord Music Group; advising on a sale involving a 10% interest of a broader consortium exit of EMI to Sony Corp.; advising a SPAC and large multi-national media company separately on their pursuit of a Canadian rights management company; and advising NY-based media conglomerate on its pursuit of AVL Digital. Mr. Williams currently resides in Baltimore with his girlfriend and their golden retriever. He is a supporter of the Aspire Rescue Coalition and the Boys and Girls Club of Metropolitan Baltimore.



Joshua Williams

Co-CEO of Bankmore and Managing Partner at Brookes Group

Baltimore, Maryland, United States

475 followers · 500+ connections

See your mutual connections

Join to view profile

Bankmore Inc.

University of Maryland - Robert H. Smith School of Business

About

Real estate developer across the Mid-Atlantic states and Ohio, primarily focused on attainable and affordable-luxury, build-to-rent subdivisions ranging from 30 to 250 units.

Previously spent ten years in the investment banking space with financial advisory experience on billion dollar corporate bankruptcies (Purdue Pharma, Boy Scouts of America) as well as media & entertainment sector mergers & acquisitions (Sony/ATV, Michael Jackson Estate, Rodgers & Hammerstein, Boosey & Hawkes, Inagrem, Beatles catalog).

Skilled in Mergers & Acquisitions, Anything Valuation, Presenting, Financial Engineering, Microsoft Excel, Microsoft PowerPoint, and Financial Analysis. Bachelor's Degree: Finance - Robert H. Smith School of Business - UMD

opencorporates

The Open Database Of The Corporate World

Company name or number

☒ Companies ☐ Officers

BROOKES GROUP LLC

Company Number W19653856

Status Active

Incorporation Date 9 May 2019 (almost 4 years ago)

Company Type DOMESTIC LLC

Jurisdiction Maryland (US)

Registered Address 264 S BOULDIN ST

BALTIMORE

21224

MD

United States

Previous Names BROOKES GROUP LLC

Business Classification Text 20 ENTITIES OTHER THAN CORPORATIONS

Agent Name JOSHUA WILLIAMS

Agent Address JOSHUA WILLIAMS, 264 S BOULDIN ST, BALTIMORE, MD, 21224

Directors / Officers JOSHUA WILLIAMS, agent

Registry Page <https://egov.maryland.gov/BusinessExp...>

Recent filings for BROOKES GROUP LLC

9 May 2019 ARTICLES OF ORGANIZATION [view](#)

Source Maryland Department of Assessments & Taxation
<https://egov.maryland.gov/BusinessExp...> 1 Mar 2023

UPDATE FROM REGISTRY

Company Addresses

MAILING ADDRESS
BROOKES GROUP LLC, 264 SOUTH BOULDIN ST, 264 S
BOULDIN ST, BALTIMORE, MD, 21224

My name is Shelda Robertson. My address is 5 Woodside Drive. I affirm that my testimony is truthful, to the best of my knowledge and ability, so help me God or under penalty of perjury.

I speak against the request to change from Zone R-1 to R-3.

In addition to all the problems the proposed development will bring to this busy area of Mount Vernon, I would point out a specific item in the proposal. The 3 story rentals are to be 1500 to 1600 square feet and rent with market rate at or below \$1.00 per rental square foot, or \$1500 - \$1600 per rental. I understand rentals in Mount Vernon average around \$750 to \$800 per month. The proposed rentals would be about twice the current rates. At that price they could purchase a home in Mount Vernon. With that in mind, most of the 3 story rentals would remain empty and eventually the development would become government subsidized and we all know the problems that result in areas surrounding government subsidized housing.

Further, I feel the people moving to Mount Vernon will be those who currently reside in the Pataskala and Johnstown areas who do not want to cope with all the changes the Intel project brings to that area. They will be seeking single family, owner occupied homes where their children have yards to play in, yards to hold cookouts or get-togethers around a firepit in the evenings or where neighbors lend a helping hand when one is needed. Where neighbors get together to watch the fireworks across the valley. Where their kids can ride bikes or roller skate or skate board safely on our dead end streets.

Therefore I feel keeping the area Zone R-1 is best for this area of Mount Vernon.

I ask that you decline the request to change to Zone R-3



Lacie Blankenhorn <dsm@mountvernonohio.org>

Planning Commission Meeting

1 message

Don Carr <dcarr602@hotmail.com>

Wed, May 3, 2023 at 12:49 PM

To: Lacie Blankenhorn <dsm@mountvernonohio.org>

Lacie,

Please include this document and the 5 attachments into the minutes and agenda of the May 4 Commission Meeting. I couldn't rotate the DC-01 attachment photo to an east to west horizontal view, maybe you have the ability to accomplish that.

Thanks,

Don

Members of the Municipal Planning Commission and City Council Members,

My name is Don Carr and live at 4 Upland Terrace. I am writing to express my strong opposition to the proposed rezoning of the property at Vernonview Dr between Woodside Dr and Upland Terrace. Based on the petition submitted with 374 signatures, it's safe to say that the residents in the surrounding neighborhood and others within and outside the city limits are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, destroy local wildlife habitat and destroy storm water control forestry, add additional strain on the water and sewage treatment plant and potentially lower the property values of the surrounding neighborhood.

I have included 5 attachments that I hope will demonstrate what this property would look like with streets, driveways, parking spaces and 42 buildings packed into the 34 acres of woodlands.

Exhibit DC-01 is an aerial view from the Knox County Auditor site and shows the terrain and natural flow of ground water on the property. There is an 86-foot drop from the high point on the property to the backyard of the home at #1 Upland Terrace. The current forest and natural vegetation now are able to control much of the flow of rainfall and ground water.

Mount Vernon has been a long time and yearly recognized as the "Tree City". It appears that the prospective out of state investor is not concerned as to what will happen when the woodlands are removed. Trees are one of the best natural means to control storm water. Retention ponds will not be as effective. Storm water will make its way off the property to Vernonview and Coshocton Ave and will over-run the existing system before entering into Center Run.

Exhibit DC-05 shows an aerial view of the woodlands that would have to be removed to accommodate all the construction with the proposed development superimposed over the property. When the forest and its storm water control ability is removed, the 58-foot drop to the property line behind the Country Court Nursing Home on Coshocton Ave and the additional 20-foot drop from there to the building will have a negative impact on that business. Going East from there, Donnelly Ford will be impacted with a 62-foot drop in elevation to their back parking lot. The North-East corner where this Vernonview property meets the Schlabach housing development on Upper Gilchrist will have a 36-foot drop in elevation.

This proposed use of the land to develop high-density housing should be very offensive to the residents of Mount Vernon for a lot of reasons already stated by others. This property zoned as a single-family district has been recognized in the city strategic development plan for over 50 years. The terrain is best suited for up to 100 single-family lots with homes that are owner occupied and not 232 more rentals.

I hope you weigh all the evidence in front of you; everything from the investor's history in Ohio and his lack of experience as a successful home builder to the opinions of the residents of Mount Vernon and how this proposed development will forever change the look and character of our community. Please keep this parcel one of the only prime locations for single-family growth in Mount Vernon.

Don Carr

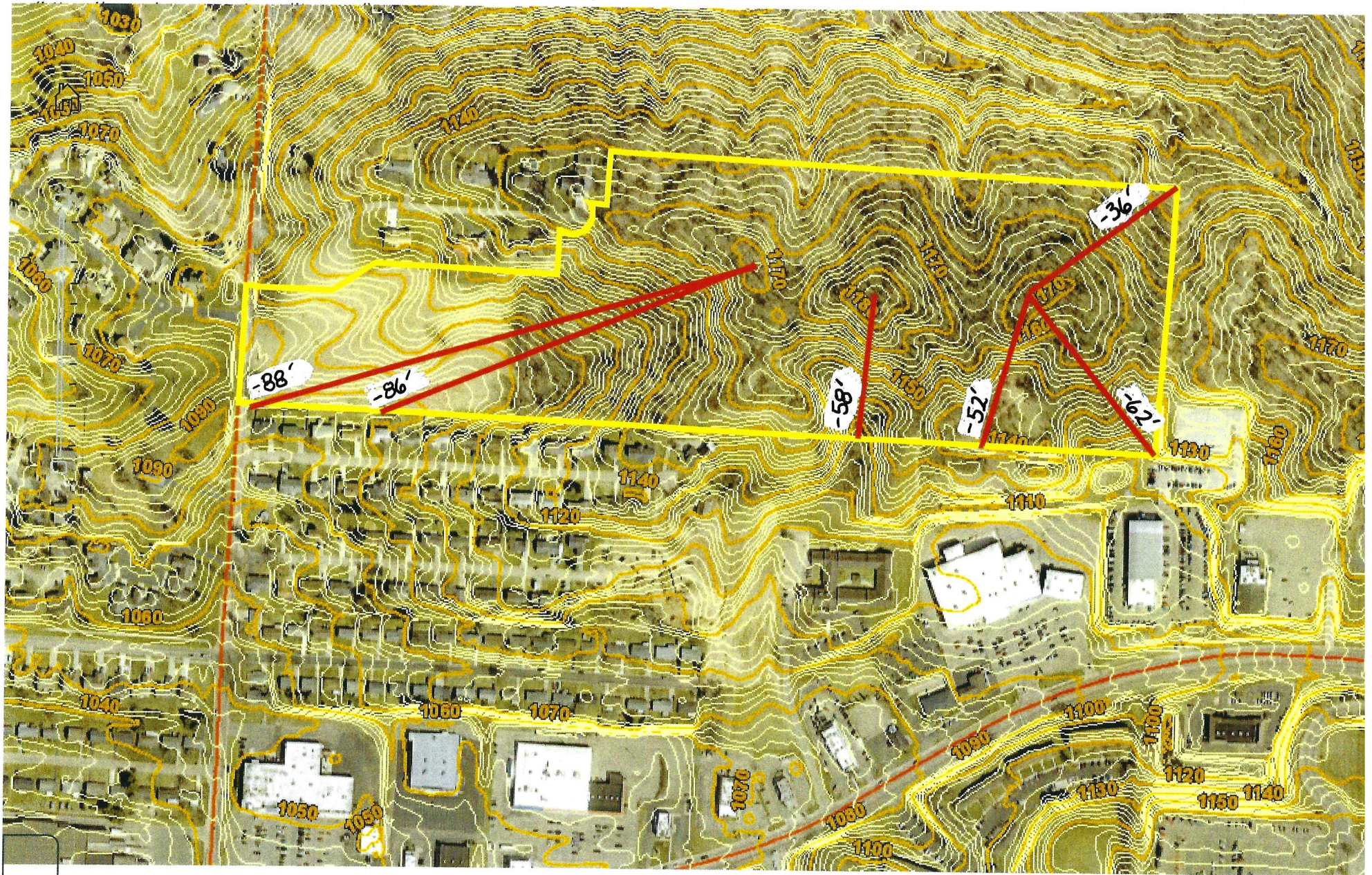
4 Upland Terrace
Mount Vernon

Communication: Public Comment - Letters Received - Carr, D (General)

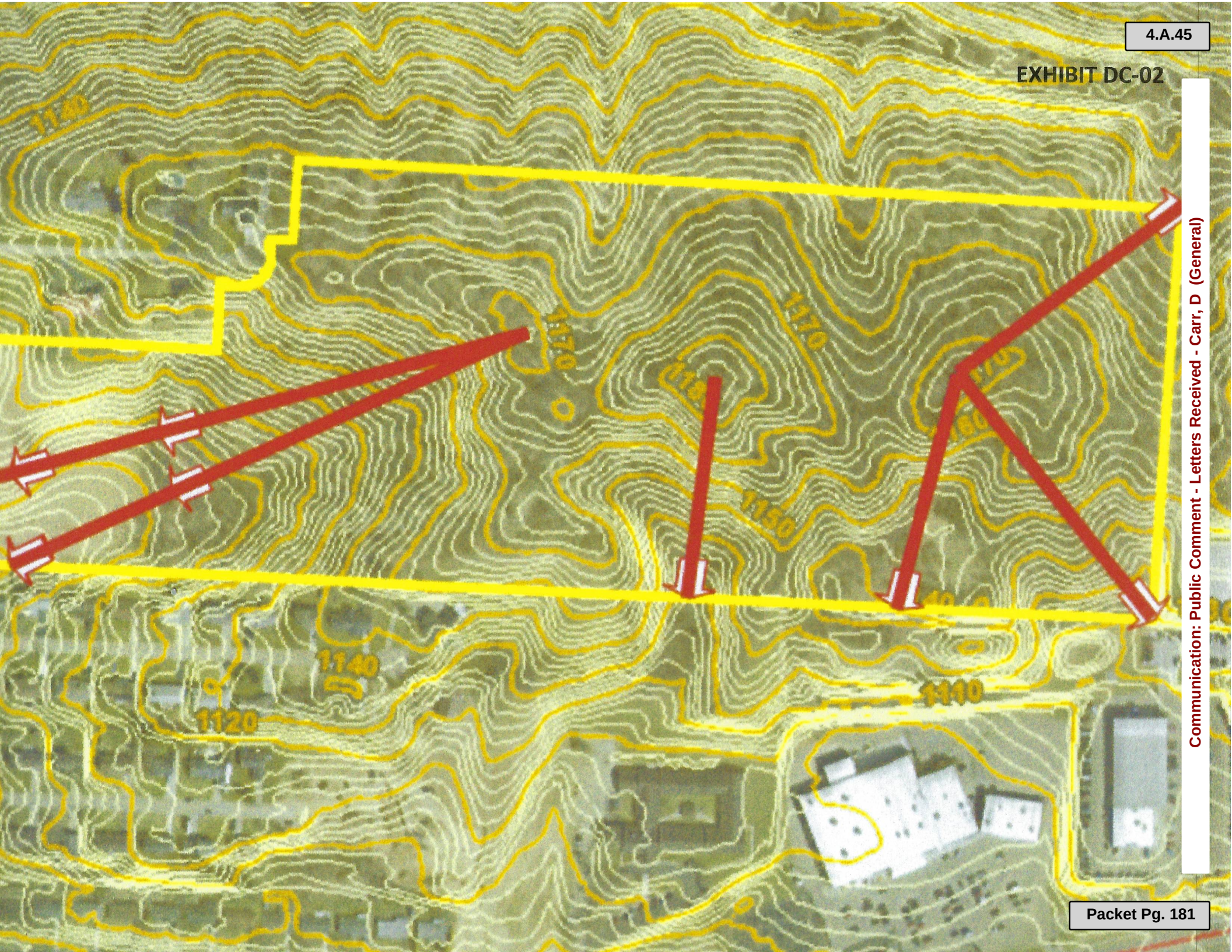
5 attachments**VernonviewExhibitDC-01.pdf**
1966K**VernonviewExhibit DC-02.pdf**
1434K**VernonviewExhibit DC-03.pdf**
786K**VernonviewExhibit DC-04.pdf**
972K**VernonviewExhibit DC-05.pdf**
1431K



ELEVATION DROP



Communication: Public Comment - Letters Received - Carr, D (General)

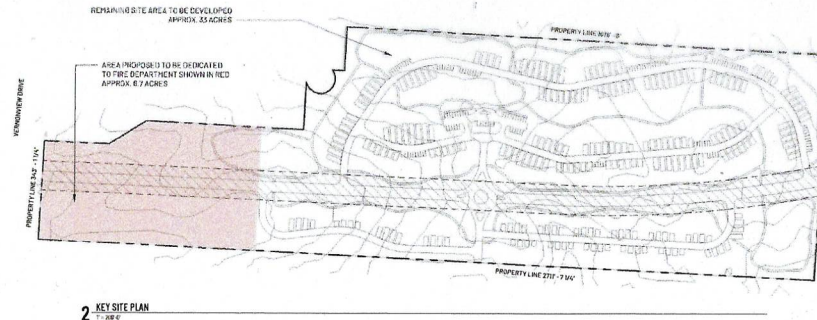


Communication: Public Comment - Letters Received - Carr, D (General)

EXHIBIT DC-03

PROJECT DATA	
PROJECT NARRATIVE	PROPOSED NEW CONSTRUCTION OF 3-STORY TOWNHOUSE-STYLE DWELLING UNITS IN 4-UNIT, 6-UNIT AND 8-UNIT STRUCTURES AND ON-SITE CLUBHOUSE WITH A DEDICATED PUBLIC RIGHT-OF-WAY ON AN UNDEVELOPED SITE
PROJECT ADDRESS	0 VERNONVIEW DR., HT. VERNON, OH 43050
PARCEL NO.	68078600
LOT AREA	43.161 ACRES
DWELLING UNIT COUNT	232
DWELLING UNIT DENSITY	5.6 DU / ACRE
PARKING COUNT (PRIVATE)	380 GARAGE + 360 STACKED DRIVEWAY
PARKING COUNT (SHARED)	110
GREEN SPACE AREA	6.9 ACRES (PRELIMINARY ESTIMATE)
STORMWATER BASIN AREA	1.5 ACRES (PRELIMINARY ESTIMATE)
DEDICATED AREA FOR FIRE DEPT	6.76 AC / 283,760 SF
PAVED ROAD AREA	6.3 AC / 274,332 SF
BUILDING FOOTPRINT AREA	3.9 AC / 170,071 SF
PRIVATE DRIVEWAY AREA	3.3 AC / 143,362 SF
TOTAL LOT COVERAGE	20.26 ACRES

ZONING INFORMATION	R-3 PROPOSED	PROPOSED
MIN. LOT AREA	10,000 SF	
MIN. LOT AREA / UNIT	3,800 SF NET	
MIN. LOT WIDTH	100' AT FRONT BUILDING LINE	
MIN. FRONT YARD	30' OR 40' AT MAJOR ARTERIALS & MAJOR COLLECTIONS	
MIN. SIDE YARD / WINDOWS OR DOORS	10'	
MIN. SIDE YARD / WINDOWS OR DOORS	GREATER OF 25' OR BUILDING HEIGHT	
MIN. REAR YARD	20'	
MAX. LOT COVERAGE	50% STRUCTURES & PAVEMENT	50%
MAX. BUILDING HT.	35'	35'
MIN. FLOOR AREA	700 SF / DWELLING UNIT	1600 SF/DU



GENERAL NOTES

1. REFER TO SD 1 - SD 3.0 FOR PRELIMINARY BUILDING DESIGN AND UNIT PLAN CONCEPTS

LEGEND

- 1-CAR GARAGE UNITS, RE: UNIT PLANS, SD 1.1
- 2-CAR GARAGE UNITS, RE: UNIT PLANS, SD 1.2
- PROPOSED PUBLIC RIGHT OF WAY
- LAND AREA DEDICATED TO FIRE DEPT

SOLST DESIGN B

101.000.7705
200 S. MAIN ST
SUITE 100 PHOENIX
AZ 85001
WWW.SOLSTDESIGN.COM

PROJ. ECT

ARISTA VILLAS
0 Vernon View Dr., Ht. Vernon

ISSUE
PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

NOTES

SCALE
SITE PLAN
As 1"

SD 1
© 2022 SOLST DESIGN

Packet Pg. 14

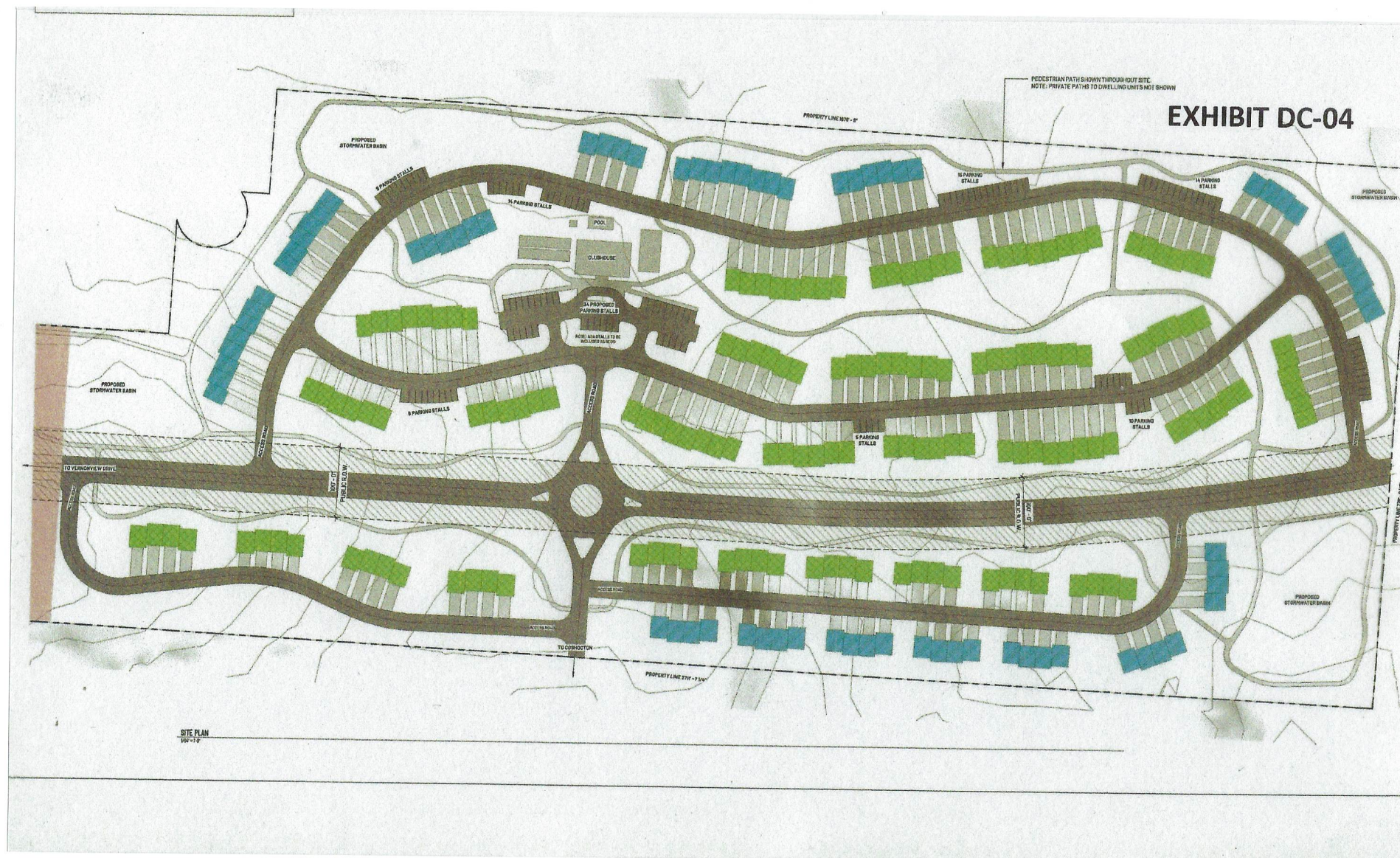
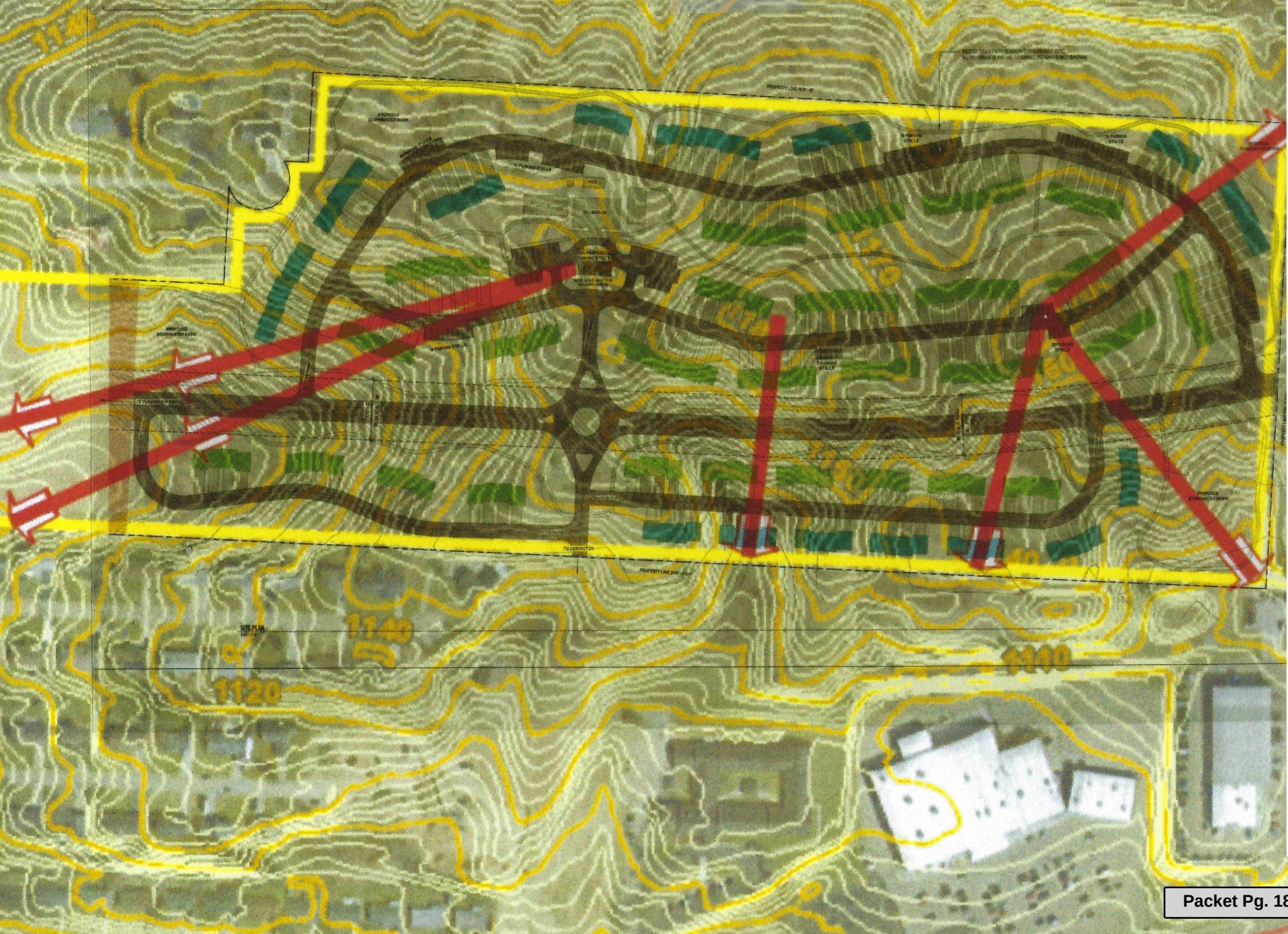


EXHIBIT DC-05



Communication: Public Comment - Letters Received - Carr, D (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

Rezoning of property on Vernonview Dr.1 message

Vickie Williams <vwilli62@gmail.com>
To: dsm@mountvernonohio.org

Thu, May 4, 2023 at 11:16 AM

Lacie,

I am writing to say that I am opposed to the Rezoning of the property on Vernonview Dr. from a R-1 to R-3.

The current R-1 zoning was not a mistake. This land should be kept as a low-density residential property. The high density housing will destroy the look and character of our neighborhood.

The increased population means more traffic congestion to the area and the surrounding roads, which is already a problem, it will become much worse and will cause traffic and safety issues.

It will affect the stormwater runoff that will affect the houses that are on the lower end of Upland Terrace. It will also cause a significant loss of trees and wildlife.

Have there been any reports run such as traffic or environmental ones done? Do the people making these decisions have a city planning background?

Please say no to the rezoning of the property on Vernonview Dr.

Thanks,

Tim and Vickie Williams

Communication: Public Comment - Letters Received - Williams, V (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

Brooks Group LLC requests a Zoning Amendment of Parcel #66-07961.000.

1 message

Dave McCoy <dmccoy@arielcorp.com>

Thu, May 4, 2023 at 2:41 PM

To: "dsm@mountvernonohio.org" <dsm@mountvernonohio.org>

Cc: Robert Drews <rdrews@arielcorp.com>

Good afternoon Laci,

I got your contact information from Bob Drews. I was hoping to be at the meeting today but cannot make it. The following are my thoughts on the potential rezoning.

I am stringently against a zoning change that would put us living next door to a high density low cost project. Mount Vernon needs to decide if that's what is really needed or best for our community. Regardless of what the developer is pitching, I think Mount Vernon needs affordable single family dwellings, much like those built on Eastmoore and the other streets in that neighborhood if we want to encourage long term growth. Those were great starter homes for a lot of folks dating back to the Cooper days. That would attract people who want ownership and community involvement. If you want to be a more "transient" community, what is being proposed is an option. One question is where are all those "Young Professionals" going to work? It's on the wrong side of town for commuters and the industrial end.

What probably won't be mentioned is what type of residents this development will attract. Unfortunately there are a lot of government assistance abusers that screw things up for those that really need help. If this goes through I anticipate you will need more in the city budget for other assistance programs.

Don't even get me started on what this will do to the already overstressed traffic pattern in the East end. The proposed through street will only add more southbound traffic on Vernonview into the worst intersection in town.

I think it is a horrible decision to grant the zoning request and if it passes, there will be a nice place for sale on Woodside Drive probably worth half what it is now, with a great view of the ass end of a three story apartment building. Not to mention a walking trail 20 ft of my property line.

I understand if you don't sympathize with me but please consider if this were happening in your side yard.

Respectfully,

David McCoy

11 Woodside Drive

Communication: Public Comment - Letters Received - McCoy (General)

Mount Vernon OH

David F. McCoy

Director, Technical Service

Ariel Corporation

740.397.0311 Ext. 1354

dmccoy@arielcorp.com

ARC- 1.888.397.7766

Communication: Public Comment - Letters Received - McCoy (General)