

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP  
Interim Director

DATE: December 30, 2025

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, January 6, 2026, at 6:00 p.m.** The meeting will be held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio. Please be aware that members must be physically present at the meeting to vote. If you would rather attend remotely, please utilize the links below:

**Join on your computer, mobile app or room device:**

[Click here to join the meeting](#)

Meeting ID: 272 173 827 586

Passcode: aDxSfN

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

+1 917-809-8575,,85445372# United States, New York City

+1 872-704-2343,,85445372# United States, Chicago

Phone Conference ID: 854 453 72#

The tentative agenda will be as follows:

1. Approval of Minutes – December 2, 2025
2. President's Report
3. Subdivision Activity  
Pickerington High School North & Lakeview Junior High School – Replat of Hickory  
Lakes Drive & Reserve "A"  
Violet Township
4. Zoning Map Amendment  
EC New Vision Ohio, LLC (Kelly Fankhauser)  
R-1 (Single Family Residential (Moderate Density) and R-2 (Single Family Residential (Low  
Density) to PD (Planned Residential District)  
Violet Township

Holly R. Mattei, AICP  
Interim Director

[www.co.fairfield.oh.us/rpc](http://www.co.fairfield.oh.us/rpc)

5. Building Department Applications Under Review for Building Permits
6. Bills
7. Other Business
8. Adjourn

## **MINUTES**

**December 2, 2025**

The minutes of the Regional Planning Commission meeting held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio, and via livestream and conference call.

Presiding: Jennifer Morgan, President

Present: Josh Anders, Vince Carpico, Amanda Everitt, Jennifer Henery, Charles Hockman, Kent Huston, Jarrod Mahaffey, Mitch Noland, Dan Singer, Carly Sparrow, Tony Vogel, Jeff Williamsen, Ira Weiss, and Tiffany Wilson.

RPC Staff: Holly Mattei, Josh Hillberry, Nicholas Eastham and Sharlene Bails.

### **ITEM 1. MINUTES**

The minutes of the November 4, 2025, Fairfield County Regional Planning Commission meeting, were presented for approval. Ira Weiss made a motion for approval of the minutes. Jennifer Henery seconded the motion. The motion passed with Jennifer Morgan abstaining.

### **ITEM 2. PRESIDENT'S REPORT**

Jennifer Morgan welcomed everyone to the meeting.

### **ITEM 3. SUBDIVISION ACTIVITY**

Nicholas Eastham presented the following report:

**SUBDIVISION:** Havensport – Variance to Section 2.3

**OWNER/DEVELOPER:** Kristopher & Amy Smith

**ENGINEER/SURVEYOR:** A&E (Wayne A. Knisley)

**LOCATION AND DESCRIPTION:** This property is located at 4175 Canal Street in Greenfield Township. The applicant is requesting a variance to Section 2.3 (Frontage Requirements) to perform a 0.944-acre lot split between two parcels (013-00737.00 and 013-00752.00), with 66.00' of frontage from Canal Street and 33.00' of frontage from Columbus Street. The remainder of the lot split would also have 53.85' from Canal Street and 33.00' from Main Street. The applicant has already received written approval from Greenfield Township that this proposed lot split would comply with their Zoning Code. In this attached variance, the applicant also explains that the reason for the variance is due to the unique lots that followed the development patterns within the Unincorporated Village of Havensport.

**SUBDIVISION REGULATIONS COMMITTEE COMMENTS:** The Subdivision Regulations Committee recommended approval of the variance, while acknowledging that the Fairfield Soil and Water Conservation District wanted the applicant to be mindful of any potential/possible utility easements on the lot that could affect its layout.

A motion was made by Amanda Everitt to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. The motion passed with Jeff Williamsen abstaining.

**ITEM 4. PROPOSED MEETING DATES AND DEADLINES FOR 2026**

Holly Mattei presented the 2026 proposed meeting dates and deadlines for approval by the board.

A motion was made by Ira Weiss to approve the RPC 2026 meeting dates and deadlines. Kent Huston seconded the motion. The motion passed.

**ITEM 5. BUILDING DEPARTMENT APPLICATIONS**

RPC staff presented a list of building permit applications under review.

**ITEM 6. BILLS**

Holly Mattei presented the following bills for payment:

530000	Contractual Services		<u>\$11,650.00</u>
		TOTAL	\$11,650.00

A motion was made by Amanda Everitt to approve the bills for payment. Dan Singer seconded the motion. The motion passed.

**ITEM 7. OTHER BUSINESS**

There being no further business, a motion was made to adjourn the meeting by Jarrod Mahaffey and seconded by Dan Singer. Motion passed.

Minutes Approved By:

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Jennifer Morgan, President

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Kent Huston, Secretary



**SUBDIVISION:** Pickerington High School North & Lakeview Junior High School  
– Replat of Hickory Lakes Drive & Reserve “A”

**OWNER/DEVELOPER:** Board of Education of the Pickerington Local School District

**ENGINEER/SURVEYOR:** David Denniston / Advanced Civil Design  
Jonathon Phelps, P.S. / Advanced Civil Design

**DATE:** Tuesday, January 6, 2026

**LOCATION AND DESCRIPTION:**

The original plat for Pickerington North High School was recorded in June of 2003 on 158 acres, west of Ault Rd in Violet Township. A replat was approved by the Regional Planning Commission on October 1st, 2024, to realign a 20’ water easement on the site. The Replat from October 2024 has not yet been recorded.

The proposed improvements described in the current Replat are located along the west side of Ault Road in Violet Township. The site where the improvements will occur contains 0.404 acres and will create 139.67 linear feet of new roadway which will shift the entrance to the Hickory Lakes Event Center from Ault Road to Achievement Way. Thus, access is now being proposed from Achievement Way to the Hickory Lakes site.

The adjacent parcels to the North of Pickerington North High School are located in the City of Pickerington and are being developed for single-family development. The developer is also considering options for the future of Hickory Lakes Event Center. The event center and lakes could be accessed from Hickory Lakes Drive.

**SUBDIVISION REGULATIONS COMMITTEE COMMENTS:**

1. The Subdivision Regulations Committee recommends **approval** of the Replat of Hickory Lakes Drive & Reserve “A” for Pickerington High School North & Lakeview Junior High School subject to the following conditions:
  - a) The Active Transportation Committee recommends the addition of an 8’ multi-use path on the western side of Hickory Lakes Drive (*location of the multi-use path shall be approved by the Pickerington Local School District*), and a 5’ sidewalk on the eastern side of Hickory Lakes Drive
  - b) A development agreement and inspection fees have been submitted. Construction assurances will need to be submitted.
  - c) Technical comments from the Fairfield County Engineers’ Office.
  - d) Other Agency Comments

Z:\22-0004-1171\DWG\PRODUCTION DRAWINGS\SURVEY\Subdivision\School RePlat\Save as 0004-1171 Sec 1 Part A\_Title Sheet.dwg Layout1 Dec 04, 2025 - 10:03:06am jphelps

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET, BEING IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, AND ALSO BEING 1.025 ACRES OF THE ORIGINAL 156.482 ACRE TRACT AS CONVEYED TO THE BOARD OF EDUCATION OF THE PICKERINGTON LOCAL SCHOOL DISTRICT IN OFFICIAL RECORD 1142, PAGE 1028. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE FAIRFIELD COUNTY, OHIO.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS HEREON, COMPRISING A TOTAL OF 0.789 ACRES TO THE PUBLIC USE FOREVER, AND DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS HICKORY LAKES DRIVE & RESERVE "A" REPLAT OF PICKERINGTON HIGH SCHOOL NORTH & LAKEVIEW JUNIOR HIGH SCHOOL AS RECORDED IN PLAT CABINET 2, SLOT 85, A SUBDIVISION CONTAINING RESERVE "A" AND EASEMENTS HEREON DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID THE BOARD OF EDUCATION OF THE PICKERINGTON LOCAL SCHOOL DISTRICT, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE VARIOUS EASEMENT PARAGRAPHS AS SHOWN HEREON.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF CITY OF PICKERINGTON, OHIO, FOR THE BENEFIT OF THE BOARD OF EDUCATION OF THE PICKERINGTON LOCAL SCHOOL DISTRICT, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF \_\_\_\_\_, AUTHORIZED REPRESENTATIVE AND MEMBER OF THE BOARD OF EDUCATION OF THE PICKERINGTON LOCAL SCHOOL DISTRICT HAS HEREUNTO SET HIS HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE BOARD OF EDUCATION OF THE PICKERINGTON LOCAL SCHOOL DISTRICT  
BY: THE BOARD OF EDUCATION OF THE PICKERINGTON LOCAL SCHOOL DISTRICT

BY: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

\_\_\_\_\_  
SIGNATURE WITNESS SIGNATURE WITNESS

\_\_\_\_\_  
PRINTED NAME PRINTED NAME

Notary for Owner

STATE OF OHIO SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_, AUTHORIZED REPRESENTATIVE AND MEMBER OF THE BOARD OF EDUCATION OF THE PICKERINGTON LOCAL SCHOOL DISTRICT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

SANITARY SEWER EASEMENTS

EASEMENTS DESIGNATED AS SANITARY SEWER EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES, FENCING, OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID SEWERS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED SANITARY SEWER EASEMENTS.

HICKORY LAKES DRIVE & RESERVE "A"  
REPLAT OF PICKERINGTON HIGH SCHOOL NORTH  
& LAKEVIEW JUNIOR HIGH SCHOOL  
AS RECORDED IN PLAT CABINET 2, SLOT 85

Southwest Quarter Section 26,  
Township 16, Range 20, Refugee Lands  
Violet Township, Fairfield County, Ohio

OWNER

BOARD OF EDUCATION OF THE  
PICKERINGTON LOCAL SCHOOL DISTRICT  
777 LONG ROAD  
PICKERINGTON, OH 43147

PRIMARY CONTACT:  
ROB WEINHEIMER  
PH: (614) 329-6480  
ROB\_WEINHEIMER@PLSD.US

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
THE STREETS, ROADS, ETC., HEREIN DEDICATED TO PUBLIC USE ARE HEREBY  
ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO.

HICKORY LAKES DRIVE 0.131 ACRES  
AULT ROAD 0.037 ACRES  
ACHIEVEMENT WAY 0.621 ACRES  
TOTAL ACREAGE: 0.789 ACRES

FAIRFIELD COUNTY COMMISSIONER  
STEVE DAVIS

FAIRFIELD COUNTY COMMISSIONER  
DAVID L. LEVACY

FAIRFIELD COUNTY COMMISSIONER  
JEFF FIX

FAIRFIELD COUNTY ENGINEER  
JEREMIAH D. UPP

FAIRFIELD COUNTY SANITARY ENGINEER  
TONY J. VOGEL

INTERIM DIRECTOR,  
FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION  
HOLLY MATTEI

VIOLET TOWNSHIP ZONING  
INSPECTOR  
KELLY SARKO

FAIRFIELD COUNTY AUDITOR  
CARRI L. BROWN

FAIRFIELD COUNTY RECORDER  
LISA MCKENZIE

THIS PLAT IS HEREBY APPROVED AS OF \_\_\_\_\_, 20\_\_\_\_.  
HOWEVER, STREETS ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

THIS PLAT IS HEREBY APPROVED AS OF \_\_\_\_\_, 20\_\_\_\_.  
HOWEVER, SANITARY SEWERS AND WATERLINES ARE NOT ACCEPTED UNTIL  
INSPECTED AND APPROVED.

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE FAIRFIELD  
COUNTY REGIONAL PLANNING COMMISSION ON \_\_\_\_\_, 20\_\_\_\_.  
THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING  
WITHIN ONE HUNDRED EIGHTY (180) DAYS OF THE ABOVE APPROVAL.

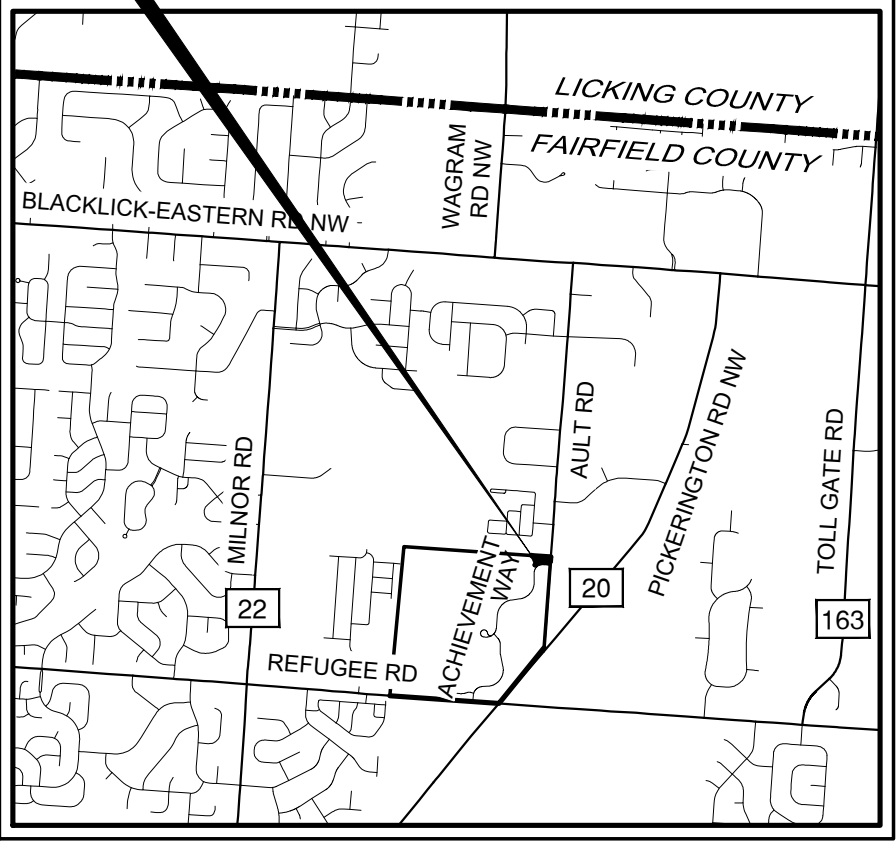
THIS PLAT IS CONSISTENT WITH THE CURRENT VIOLET TOWNSHIP ZONING  
RESOLUTION.

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS  
TRANSFERRED ON \_\_\_\_\_, 20\_\_\_\_.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING  
ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ AM-PM AND THAT IT WAS RECORDED  
ON \_\_\_\_\_, 20\_\_\_\_, IN VOLUME\_\_\_\_, PAGE\_\_\_\_ PLAT RECORDS  
OF FAIRFIELD COUNTY, OHIO.

FEE \$ \_\_\_\_\_

SITE



VICINITY MAP

SCALE: NTS

SURVEY DATA

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, (NSRS 2011) SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION THAT DETERMINED A PORTION OF THE CENTERLINE OF AULT ROAD (R/W VARIES) TO HAVE A BEARING OF S4°14'18"W.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FAIRFIELD COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7661".

PERMANENT MARKERS, WHERE INDICATED, ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.

REPLAT STATISTICS

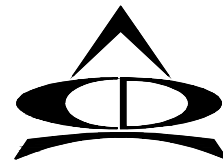
TOTAL AREA: 1.025 ACRES  
TOTAL R/W AREA: 0.789 ACRES  
RESERVES (1): 0.236 ACRES

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_, 20\_\_\_\_, AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

JONATHAN E. PHELPS, P.S. DATE  
REGISTRATION NUMBER 8241

LEGEND

- = IRON PIN SET
- ◎ = PERMANENT MARKER
- ✕ = PK NAIL SET
- = IRON PIN FOUND
- ✕ = PK NAIL FOUND



ADVANCED  
CIVIL DESIGN

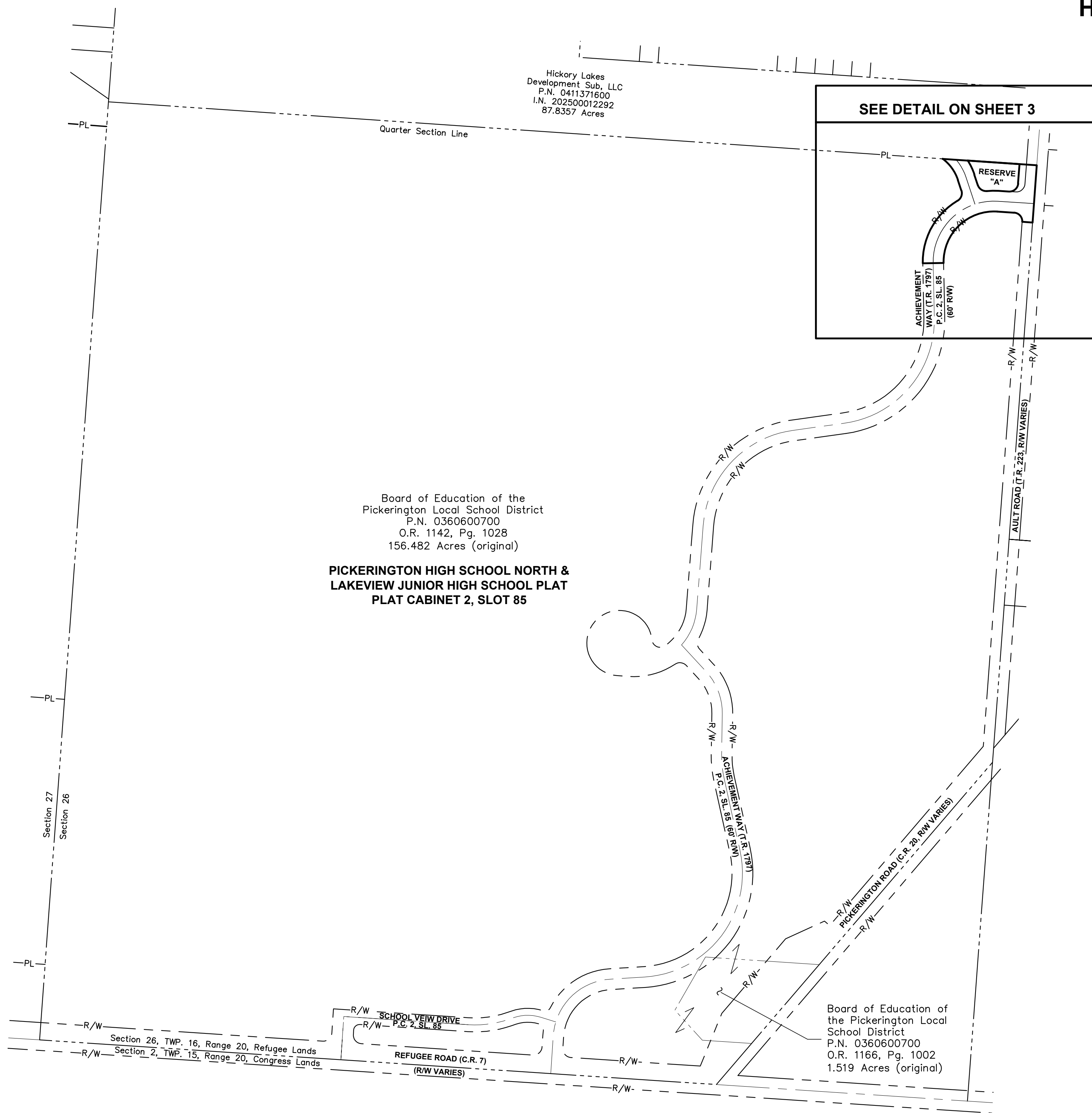
ENGINEERS SURVEYORS

Final Plat

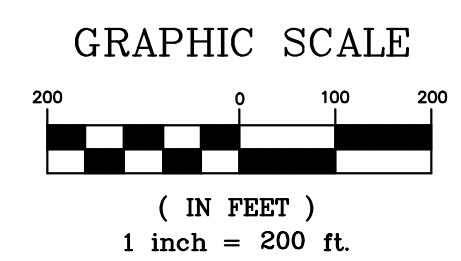
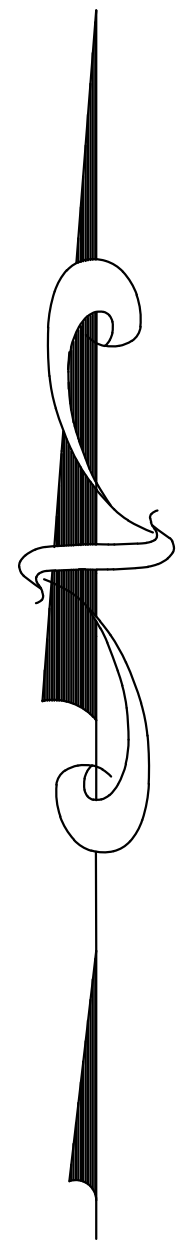
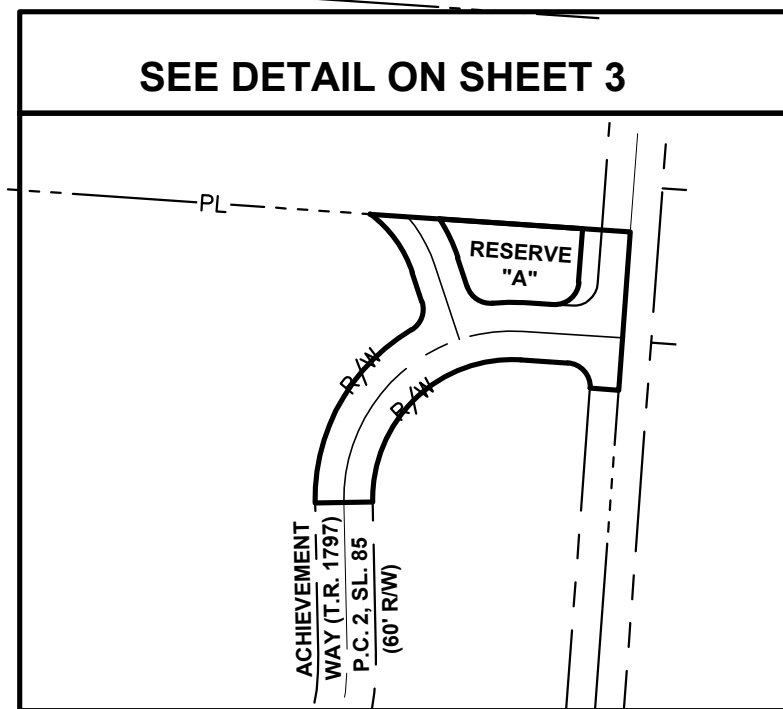
PLAN PREPARED BY: JEP  
CHECKED BY: JEP  
781 Science Boulevard, Suite 100  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755


DATE: December 4, 2025 SHEET 1 / 3

Z:\22-0004-1171\DWG\PRODUCTION DRAWINGS\SURVEY\Subdivision\School RePlat\Save as 0004-1171 Sec 1 Part A\_Title Sheet.dwg Layout2 Dec 04, 2025 - 10:03:20am jphelps



**HICKORY LAKES DRIVE & RESERVE "A"**  
**REPLAT OF PICKERINGTON**  
**HIGH SCHOOL NORTH &**  
**LAKEVIEW JUNIOR HIGH SCHOOL**  
**AS RECORDED IN**  
**PLAT CABINET 2, SLOT 85**  
**Southwest Quarter Section 26,**  
**Township 16, Range 20, Refugee Lands**  
**Violet Township, Fairfield County, Ohio**



 <b>ADVANCED</b> CIVIL DESIGN ENGINEERS SURVEYORS	<b>Final Plat</b>
	PLAN PREPARED BY: JEP CHECKED BY: JEP 781 Science Boulevard, Suite 100 Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755
	SCALE: 1" = 200'
	DATE: December 4, 2025
JOB NO.: 22-0004-1171	
SHEET 2 / 3	

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Fairfield, Township of Violet, being in the Southwest Quarter Section 26, Township 16, Range 20 in the Refugee Lands and being 1.025 acres out of an original 156.482 acre tract as conveyed to the Board of Education of the Pickerington Local School District in Official Record 1142, Page 1028 as further described;

Commencing at the southeast corner of an 87.8357 acre tract as conveyed to Hickory Lakes Development Sub, LLC in Instrument Number 202500012292, the northeast corner of Ault Road (T.R. 223, R/W Varies) as dedicated in the Pickerington High School North & Lakeview Junior High School Plat as recorded in Plat Cabinet 2, Slot 85 and being in the centerline of Ault Road (T.R. 223) and also being the TRUE POINT OF BEGINNING for the land herein described as follows;

Thence with the centerline of Ault Road (T.R. 223), S 04° 14' 18" W, 165.28 feet to a magnail set;

Thence across said Ault Road right of way as dedicated in Plat Cabinet 2, Slot 85, N 85° 45' 42" W, 30.00 feet to a point of curvature in the westerly right of way line of Achievement Way as dedicated in Plat Cabinet 2, Slot 85 and being in the east line of said original 156.482 acre tract;

Thence with the southerly right of way line Achievement Way as dedicated in Plat Cabinet 2, Slot 85 and an east line of said original 156.482 acre tract along a curve to the left having a central angle of 88° 55' 09", a radius of 25.00 feet, an arc length of 38.80 feet, and a chord bearing and distance of N 41° 50' 33" W, 35.02 feet to an iron pin set;

Thence with the southerly right of way line Achievement Way as dedicated in Plat Cabinet 2, Slot 85 and a north line of said original 156.482 acre tract, N 86° 18' 07" W, 48.72 feet to an iron pin set at a point of curvature;

Thence with the southerly right of way line Achievement Way as dedicated in Plat Cabinet 2, Slot 85 and a west line of said original 156.482 acre tract along a curve to the left having a central angle of 94° 53' 41", a radius of 145.00 feet, an arc length of 240.15 feet, and a chord bearing and distance of S 46° 15' 02" W, 213.63 feet to an iron pin set at a point of tangency;

Thence across Achievement Way as dedicated in Plat Cabinet 2, Slot 85, S 88° 48' 11" W, 60.00 feet to an iron pin set at a point of curvature in the westerly right of way line of Achievement Way as dedicated in Plat Cabinet 2, Slot 85 and an east line of said original 156.482 acre tract;

Thence with the westerly right of way line of Achievement Way and an east line of said original 156.482 acre tract along a curve to the right having a central angle of 60° 23' 31", a radius of 205.00 feet, an arc length of 216.08 feet, and a chord bearing and distance of N 28° 59' 56" E, 206.21 feet to an iron pin set at a point of tangency;

Thence the following three (3) courses across said original 156.482 acre tract:

1. Along a curve to the left having a central angle of 77° 26' 39", a radius of 25.00 feet, an arc length of 33.79 feet, and a chord bearing and distance of N 20° 28' 22" E, 31.28 feet to an iron pin set;
2. N 18° 14' 57" W, 31.88 feet to an iron pin set;
3. Along a curve to the left having a central angle of 34° 58' 44", a radius of 125.00 feet, an arc length of 76.31 feet, and a chord bearing and distance of N 35° 44' 19" W, 75.13 feet to an iron pin set in the north line of said original 156.482 acre tract and the south line of said 87.8357 acre tract;

Thence with the north line of said original 156.482 acre tract, the south line of said 87.8357 acre tract and the northerly right of way line of Ault Road as dedicated in Plat Cabinet 2, Slot 85, S 86° 05' 16" E, 272.01 feet to the TRUE POINT OF BEGINNING, containing 1.025 acres, more or less.

The above description was prepared by Advanced Civil Design Inc. and based on existing Fairfield County records, along with an actual field survey. A drawing of the above description is attached hereto and made a part thereof.

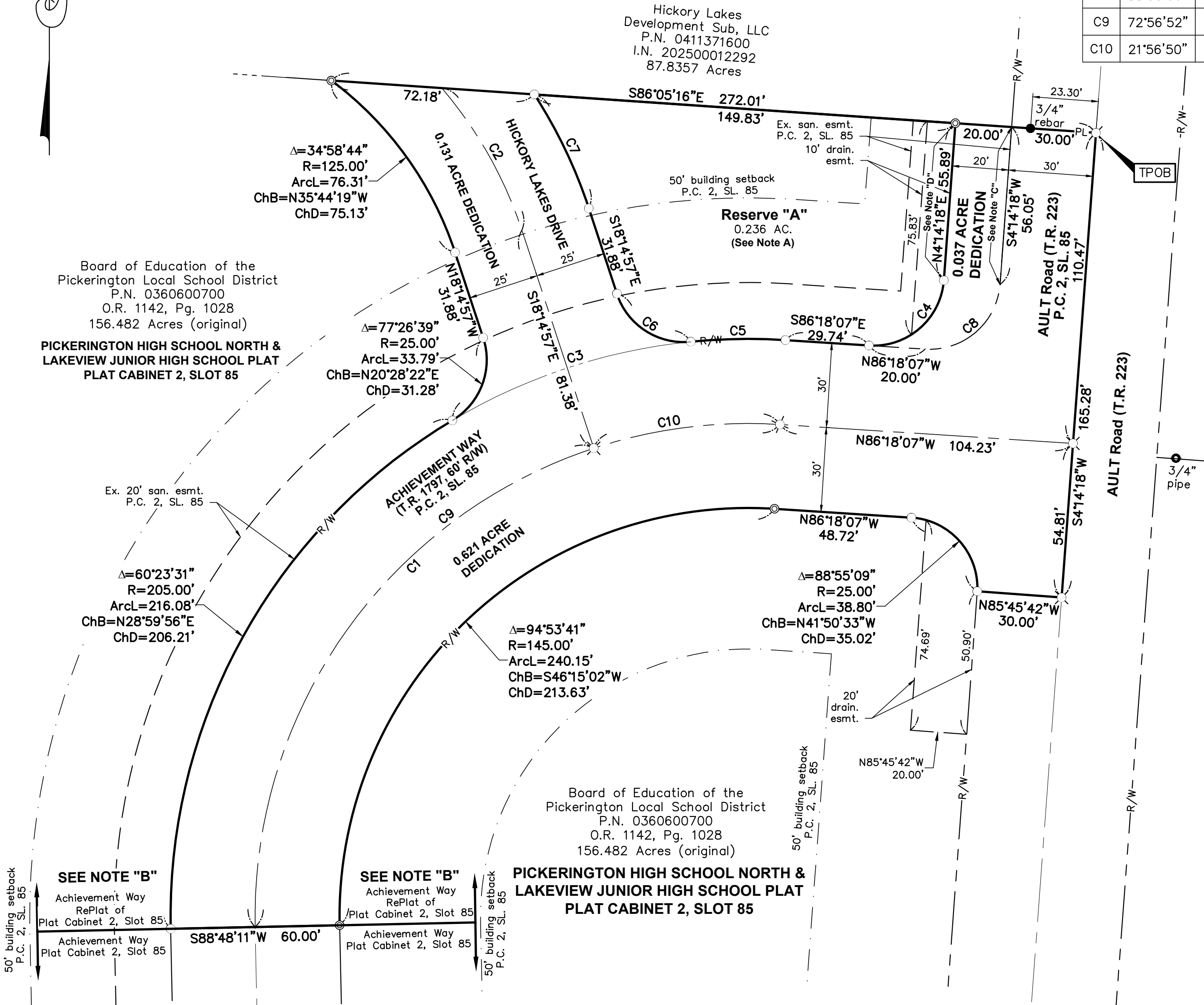
Iron pins set are 3/4" diameter, 30" long pipe with plastic cap inscribed "Advanced 7661".

The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83, (NSRS 2011). Said bearings were derived from GPS observation that determined a portion of the centerline of Ault Road (R/W Varies) to have a bearing of S4°14'18"W.

All references used in this description can be found at the Recorder's Office Fairfield County, Ohio.

HICKORY LAKES DRIVE & RESERVE "A"  
REPLAT OF PICKERINGTON HIGH SCHOOL NORTH  
& LAKEVIEW JUNIOR HIGH SCHOOL  
AS RECORDED IN PLAT CABINET 2, SLOT 85

Southwest Quarter Section 26,  
Township 16, Range 20, Refugee Lands  
Violet Township, Fairfield County, Ohio



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	94°53'41"	175.00'	289.84'	S46°15'02"W	257.83'
C2	22°15'56"	150.00'	58.29'	S29°22'55"E	57.93'
C3	25°06'42"	205.00'	89.85'	S71°45'03"W	89.13'
C4	89°27'34"	25.00'	39.03'	N48°58'05"E	35.19'
C5	9°23'29"	205.00'	33.60'	N89°00'08"E	33.56'
C6	77°26'39"	25.00'	33.79'	S56°58'17"E	31.28'
C7	14°42'31"	175.00'	44.92'	S25°36'13"E	44.80'
C8	88°55'09"	25.00'	38.80'	S49°14'18"W	35.02'
C9	72°56'52"	175.00'	222.81'	N35°16'37"E	208.06'
C10	21°56'50"	175.00'	67.03'	N82°43'28"E	66.62'

NOTE A:  
RESERVE "A" AS SHOWN HEREON TO BE OWNED BY THE BOARD OF EDUCATION OF THE PICKERINGTON LOCAL SCHOOL DISTRICT, MAINTAINED BY HICKORY LAKES HOMEOWNERS ASSOCIATION AND USED AS OPEN SPACE.

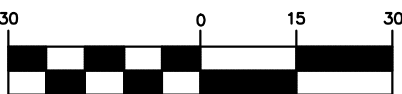
NOTE B:  
SIGNIFICANT BOUNDARY DIFFERENCES WERE FOUND WHEN RE-ESTABLISHING THE LOCATION OF ACHIEVEMENT WAY RIGHT-OF-WAY BETWEEN THE ORIGINAL DEDICATION OF ACHIEVEMENT WAY AS RECORDED IN PLAT CABINET 2, SLOT 85 AND THE RESEARCH & FIELD WORK PERFORMED IN THE CREATION OF THIS REPLAT. NO ACHIEVEMENT WAY MONUMENTATION WAS RECOVERED FROM THE ORIGINAL DEDICATION TO CREATE THIS REPLAT.

AS A RESULT, A PORTION OF PREVIOUSLY DEDICATED ACHIEVEMENT WAY RIGHT-OF-WAY IS ENCOMPASSED AND CONTROLLED BY THIS REPLAT. A DEFINING LINE HAS BEEN PLACED ON THIS SHEET SEPARATING THE REPLAT RE-ESTABLISHED PORTION OF ACHIEVEMENT WAY (LOCATED TO THE NORTH), LEAVING THE REMAINDER OF ACHIEVEMENT WAY RIGHT-OF-WAY CONTROLLED BY THE ORIGINAL DEDICATION AS RECORDED IN PLAT CABINET 2, SLOT 85. (LOCATED TO THE SOUTH)

NOTE C:  
VACATION OF NO VEHICULAR ACCESS ALONG THE WEST RIGHT-OF-WAY LINE OF AULT ROAD.

NOTE D:  
NO VEHICULAR ACCESS ALONG THE WEST RIGHT-OF-WAY LINE OF AULT ROAD.

GRAPHIC SCALE

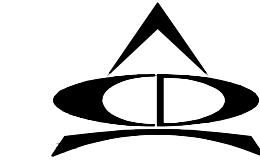


( IN FEET )

1 inch = 30 ft.

LEGEND

- = IRON PIN SET
- ⊙ = PERMANENT MARKER
- ✕ = PK NAIL SET
- = IRON PIN FOUND
- ⊙ = IRON PIPE FOUND
- ✕ = PK NAIL FOUND



ADVANCED  
CIVIL DESIGN

ENGINEERS SURVEYORS

Final Plat

PLAN PREPARED BY: JEP  
CHECKED BY: JEP  
781 Science Blvd, Suite 100  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 30'  
DATE: December 4, 2025

JOB NO.: 22-0004-1171  
SHEET 3 / 3

## **Violet Township Map Amendment**

**APPLICANT:** EC New Vison Ohio, LLC (Kelly Fankhauser)

**LOCATION & DESCRIPTION:** The property proposed to be rezoned is a 60.62-acre parcel (parcel number 0360086101) located at 6725 Blacklick-Eastern Road NW in Violet Township. The site is located south of State Route 204, east of Pickerington Road, and west of Toll Gate Road.

**EXISTING ZONING:** The property is currently partially zoned R-1 Single Family Residential (Moderate Density) District and partially zoned R-2 Single Family Residential (Low Density). According to the Violet Township Zoning Code, these districts' purpose is to be used for single family dwellings.

**EXISTING LAND USE:** This property is primarily used for residential and agricultural purposes. The application also mentions a small family cemetery plot located on the site.

**PROPOSED REZONING:** PD – Planned Residential District.

**PROPOSED LAND USE:** To construct 142 condominium units, as well as communal amenities such as a club house, pool, and pickleball court.

### **ADJACENT ZONING**

### **ADJACENT USES**

NORTH	R-1/R-2 Single Family Residential District	Residential
EAST	R-1/R-2 Single Family Residential District	Residential
WEST	R-1/R-2 Single Family Residential District	Residential
SOUTH	R-2 Single Family Residential District	Residential

### **Land Use, Environmental, and Regulatory Issues:**

1. According to the Violet Township Zoning Code, the purpose of the PD is to provide “a maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre,” “a more useful pattern of open space and recreation areas,” “a development pattern, which preserves and utilizes natural topography,” and “a more efficient use of land than is generally achieved through conventional development...”

2. According to Section 3V3-01(C) of the Violet Township Zoning Code, the application for a Planned Residential District rezoning also requires a Development Plan, which requires:
  - a. The proposed location and size of areas of residential use, indicating dwelling unit densities, dwelling unit types, the total number of dwelling units or each density area, and the total number of dwelling units proposed in the Development Plan;
  - b. The proposed size, location and use of nonresidential portions of the tract, including useable open areas, parks, playgrounds, school sites and other areas and spaces with the suggested ownership of such areas and spaces;
  - c. The proposed provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness;
  - d. The proposed traffic circulation patterns, including public streets, parking areas, walks and other accessways, indicating their relationship to topography, existing streets or showing other evidence of reasonableness; together with a calculation by a registered professional surveyor of the total acreage included within the public rights-of-way for purposes of calculating permissible net density pursuant to 3V3-02(A) and (B).
  - e. The proposed approximate schedule of site development, construction of structures, and associated facilities. Such schedule shall include the proposed use or reuse of existing features such as topography, structures, streets and easements. This schedule need not set forth a precise timetable, but shall provide reasonable guidelines and parameters of the time contemplated to the extent known or reasonably determined by the Applicant;
  - f. The relationship of the proposed development to existing and future land use in the surrounding areas, the street system, community facilities, services and other public improvements;
  - g. Evidence that the applicant has sufficient control over the land to effectuate the proposed development Plan. Evidence of control includes property rights and the engineering feasibility data, which may be necessary;
  - h. The number and general location of all off street parking facilities.
  - i. A general statement of the height of and physical relationship between structures, and sketches or other evidence of the general design principles and concepts to be followed in site development, construction, landscaping

and other features.

- j. Evidence that the applicant has made efforts to preserve and retain existing natural features on the land including, but not limited to, woodlands, natural foliage, waterways, and/or wetlands. It is recommended that these efforts include a plan for the installation and maintenance of adequate signage indicating the natural feature(s).
- k. The applicant may request a divergence from the development standards set forth in Section 3V. An applicant making such a request shall specifically and separately list each requested divergence and the justification for each requested divergence on the Development Plan submittals, with a request that the proposed divergence be approved as part of and as shown on the Development Plan. Unless specifically supplemented by the standards contained in the Development Plan, the development shall comply with the requirements contained in Section 3V and the Development Standards applicable to all zoning districts, as set forth in the Violet Township Zoning Code.

In considering requests for divergences, the Zoning Commission and Board of Trustees may evaluate the persuasive value of any and all justifications and information presented, both in favor of and against the justification for any divergence, regarding such requests. Requests for divergences are considered on a case-specific basis and may be granted in the sole discretion of the Board of Trustees. Except as required under applicable law, the granting of a divergence is not binding precedent in a future, unrelated application.

- 3. Violet Township Zoning Inspector provided multiple comments regarding proposed open space requirements, the existing infrastructure (i.e. gas well, residential septic systems, and the family cemetery), and the materials included with the application. These comments are included along with this report.
- 4. The Fairfield County Comprehensive Plan (2024) shows that this parcel is within the Suburban Residential area in the Future Land Use Map. It is also adjacent to a Priority Growth Area (see Appendix).

### **Environmental Health Issues**

- 1. The Fairfield County Health Department shared (via phone call on 12/29/2025) that they did not have concerns with the proposed rezoning provided that the site had access to public utilities.

### **Soil and Water Issues**

1. An environmental report will need to be completed to identify wetlands, streams, or other environmental areas. The plans indicate that there are wetlands and streams located on the site. Some are shown to be staying while others are showing to be removed.
2. Reviewing aerial imagery, there is a non-FEMA regulated stream that passes through the site. The 100-year floodplain will need to be calculated for streams running through the site.
3. There were questions if there were any required setbacks for gas/oil well and storage tanks on the property, while acknowledging that the plans indicated that they will be decommissioned, capped, and removed.
4. A long-term maintenance agreement will need to be entered into with Violet Township for the basin outlets. Drainage and access easements will need to be provided as part of the agreement.
5. There was a question about ownership and maintenance of the existing cemetery on site.

### **Utility and Service Issues**

1. Question if proposed roads were going to be private or public.
2. Question if there would be adequate fire flow with a 4-inch water meter.
3. Noted that trees, bushes or homeowner owned sidewalks cannot be placed in the sanitary sewer easement along with runs of parallel curb.
4. The parcels to the north of the project will need sanitary sewer access.

### **Transportation and Access Issues:**

1. The County Engineer's Office shared that ODOT District 5 would have jurisdiction on road access and any requirements related to a traffic impact study and traffic access study. RPC has reached out to ODOT for comment, but no comments have been provided at the time of this report.

### **STAFF RECOMMENDATION:**

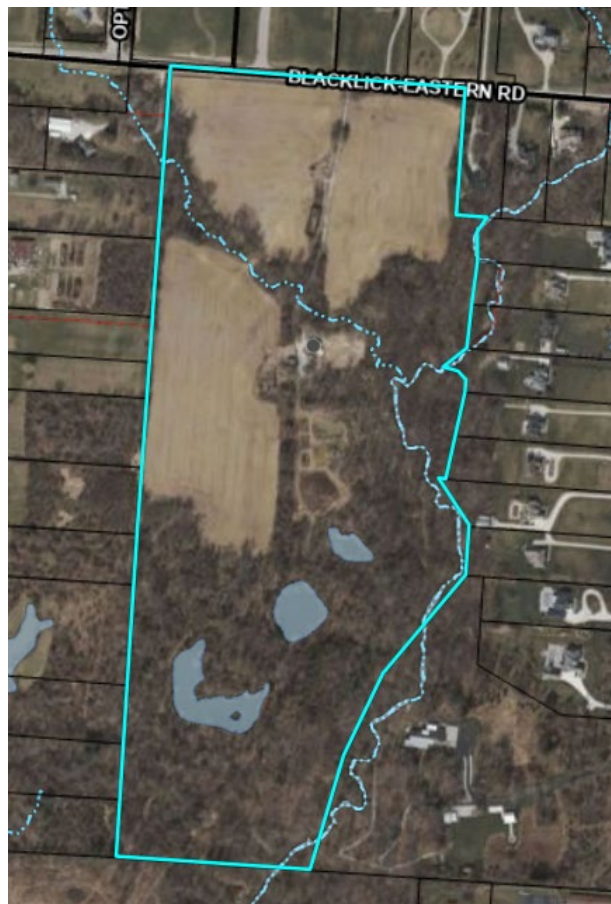
Staff recommend **modification** of the proposed rezoning with the following recommendations:

1. To ensure that all appropriate traffic and access studies/reviews are completed by ODOT.
2. To follow-up with Violet Township Zoning Inspector to address all comments related to Zoning Code compliance and PD application requirements.
3. To provide a plan on how to address the existing infrastructure on site (gas well and storage, existing septic systems, and family cemetery).
4. To follow-up with applicable environmental issues noted by the Fairfield Soil and Water Conservation District.





(Google Maps, 2024)



(Fairfield County Auditor's Office, 2025)



(Epcon Communities, 2025)

# **The Courtyards at Violet Meadows**

**Violet Township, Fairfield County, Ohio**

## **Development Text**

**12/12/25**

**Applicant/Developer:** EC New Vison Ohio, LLC  
Kelly Fankhauser

**Property Owner:** Violet Meadows Farms LTD  
6725 Blacklick-Eastern Road NW

**Legal Counsel:** Tom Hart, Attorney of Counsel  
Painter and Associates

**Engineer:** Mike Reeves, PE - Kimley Horn

**Land Planner/Landscape Architect:** Linda Menerey, PLA - EMHT

**Property Acreage:** 60.62 Acres

**Tax Parcel Number:** 0360086101

**Requested Zoning:** PD District - Planned Residential District

### **Exhibits:**

#### Exhibit A - Development Plan

Exhibit A-0 Cover Sheet with Vicinity Map

Exhibit A-1 Illustrative Site Plan

Exhibit A-2 Existing Conditions Plan

Exhibit A-3 Site Plan

Exhibit A-4 Conceptual Utility Plan

Exhibit A-5 Setback Plan

Exhibit A-6 Open Space and Pedestrian Connectivity Plan

Exhibit A-7 Street Tree and Landscape Key Plan

Exhibit A-8 Clubhouse Landscape Plan

Exhibit A-9 Conceptual Landscape Buffer Enlargement

Exhibit A-10 Entry Landscape and Lighting Plan

Exhibit A-11 Typical Signage Plan and Details

Exhibit A-12 Conceptual Landscape Plan Enlargements and Details

Exhibit A-13 Typical Courtyards and Details Plan

Exhibit A-14 Marketing Key Plan

Exhibit A-15 Sales Trailer Landscape and Signage Plan

Exhibit A-16 Model Home Plan and Details

Exhibit A-17 Phasing Plan



Exhibit A-18 Wetland Exhibit

Exhibit B - Adjacent Property Owners

Exhibit C - ALTA/Legal Description

Exhibit D - Clubhouse Architectural Rendering

Exhibit E - Unit Architectural Renderings

Exhibit F – Craftsman Color Palette

Exhibit G – Typical Unit Landscape Plans

Exhibit H – Sample COA Declaration

Exhibit I – Draft Traffic Access Study

**Note:**

Because of the special characteristics of Planned Residential Districts, special provisions governing the development of land for this purpose may be required. Whenever there is a conflict or difference between the provisions of this PD Development Text and the Development Plan and those of other sections of the Violet Township Zoning Code, the provisions of this Development Text and the Development Plan shall prevail for the development of land for Planned Residential Districts. Subjects not expressly covered by Section 3V of the Violet Township Zoning Code shall be governed by the respective provisions found elsewhere in this Zoning Code that are most similar to the proposed use.

**Project Narrative:**

The Courtyards at Violet Meadows will promote progressive and orderly development of land construction thereon by encouraging the Planned Residential District to achieve and provide:

- a maximum choice of living environments by allowing a variety of housing models and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and acre requirements;
- a more useful pattern of open space and recreation areas
- a development pattern, which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns;
- a more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets.

Epcon Communities, applicant of the Courtyards at Violet Meadows, has provided a superior product in the marketplace for almost forty years. Today, more than 35,000 families and individuals call an Epcon Community “Home.” Our communities have become the gold standard for “age targeted – senior oriented residential homes with features designed for the empty nester market.

As they age, many existing residents desire to remain in the community of their defining years, where they have formed lifelong relationships and deep local roots. Many of these residents choose to “downsize” from conventional single-family homes but also seek different home designs and housing options to suit changing lifestyles and needs. Many empty nester residents are also ‘trailing’ children and grandchildren who’ve settled in Violet Township for the excellent schools. The nature of Epcon Communities’ developments, the age demographic and lifestyles of its residents mean the Courtyards at Violet Meadows will have fewer occupants per home, less intensity in daily living and less impact on traffic, schools, parks and infrastructure than conventional single-family housing. The nature of Epcon’s development, the lower occupancy, smaller development footprint and less intensity of daily use justify higher unit density on this site than base code as is more fully explained herein.

The project consists of approximately 60.6 acres of land located along the south side of Blacklick-Eastern Road NW, east of Pickerington Road NW and west of Toll Gate Road. It currently has two zoning categories on the parcel. A small portion of the northwestern portion of the property, less than 25 percent of the parcel acreage, is zoned R-1 Single Family Residential and the balance of the property is zoned R-2 Single Family Residential.

The existing site contains agricultural fields, gas well (under de-commissioning) and woods. A small family cemetery plot

is also in the northeast portion of the site. The agricultural fields are relatively flat and bisected by a small intermittent stream crossing northwest to southeast and connecting wooded areas along the northeast to southern portions of the property. Another stream is present along the eastern portion of the property within the woods and continues offsite to the south. The site also contains several existing farm ponds and wetlands.

Adjacent Zoning and Land Uses currently located around the development: (See Exhibit A-2)

- West: Single Family Residential Lots along Pickerington Road NW, Zoned R-1
- East: Single Family Residential Lots east of the property along the south side of Blacklick Eastern Rd and Toll Gate Road, Zoned R-2,
- North: Single Family Residential Lots along Optimara Dr. in Violet Meadows Section 3 (Zoned PRD), Eagle Rock Ministries Church (Zoned R-1) and several large single-family lots fronting Blacklick Eastern Rd. (Zoned R-2)
- South: A single undeveloped lot owned by Tollgate Road Properties, LLC, Zoned R-2

The applicant, EC New Vison Ohio, LLC., is requesting to rezone the property to the Planned Residential District. The development will consist of not more than 140 detached single family condominium units targeted to the “empty nester” market. This residential market segment is currently under-served in Violet Township.

- |                               |  |
|-------------------------------|--|
| ▪ Acreage                     | $\pm 60.6$ Acres (gross) / $\pm 59.4$ Acres (net)          |
| ▪ Number of Condominium Units | 142 Units  |
| ▪ Open Space Acres/Percentage | $\pm 28.6$ Acres/ $\pm 47.2$ %                             |
| ▪ Gross Density/Net Density   | $\pm 2.34$ Units /Acre (gross) +/- 2.39 Units / Acre (net) |

This property will be developed as a condominium development per Ohio Revised Code Title 5311.

Condominium" is defined as a form of real property ownership in which a declaration is filed submitting the property to the condominium form of ownership pursuant to Chapter 5311 and under which each owner has an individual ownership interest in a unit with the right to exclusive possession of that unit and an undivided ownership interest with the other unit owners in the common elements of the condominium property.

The detached single family condominium units will be arranged along private streets in walkable neighborhood blocks. Due to the site configuration, topography and adjacent development, the only public access points to the development will be a full-service curb cut along Blacklick Eastern Road. A secondary fire access drive is also provided along Blacklick Eastern Road, approximately 420 feet east of the full-service curb cut. Since the development only has a single entrance, there will not be cut through traffic.

The condominium units are intended to be located close to the streets to encourage a neighborhood feel. A five-foot sidewalk shall be provided along one side of the street connecting each block to proposed amenities. A main amenity area is provided near the entrance along Blacklick Eastern Road for the use of the property owners and shall consist of a clubhouse with community room, kitchen, lavatories, offices, front and rear porches, pool, pool deck, paved parking lot and two (2) pickleball courts. Additional amenity areas provided internal to the development include areas for both active and passive recreation. Active areas include a path along Blacklick Eastern Road, sidewalks throughout the community. Passive areas include large open spaces along the middle stream and tree/ stream preservation areas along the south and eastern portion of the property. Walks connecting to seating areas with benches adjacent to the ponds are provided for viewing wildlife in the ponds, streams and natural wooded reserves. Refer to Exhibit A-3 Site Plan and Exhibit A-6 Open Space and Pedestrian Connectivity Plan.

### Home Features:

Each unit will feature a minimum two car-attached garage with additional storage space, (the largest home, the provenance, has a 3-car garage), first floor master bedroom, a minimum of two full bathrooms, second bedroom or den on the main floor and optional second bonus suites which may contain a loft, den or bedroom. Units will provide overall first and second floor living area ranging from 1,400 square feet to over 4,000 square feet based on selected owner options (not including garages.)

The developer intends to offer a range of seven (7) floor plans. Four home floorplans feature a unique side courtyard. These side courtyard homes have no rear patios or rear living. The side courtyard homes will be

required for homes located along the property perimeter to limit rear area activity. These are indicated by building envelopes 20-26 and 76 -107. Three additional home floorplans offer rear patios which may only be built on building envelopes abutting the tree preservation area or adjacent to storm ponds, as generally shown on the Development Plan on building envelopes 27, 28, 32-40, 134 and 139-141.

The development project will be constructed in three (3) phases with the first phase beginning at Blacklick Eastern Road, which will include the building envelopes north of the stream and then extend south of the stream (to include the sewer extension) and two more subsequent phases. Pending appropriate design and engineering approvals, the applicant anticipates moving forward with the first phase of construction in Winter of 2026/2027 with subsequent phases developed based on market conditions. Since the development will be constructed in phases over several years, the developer reserves the right to continue to farm portions of the property that are not being developed.

#### **Infrastructure Summary:**

**Sanitary Sewer:** An existing 15" sanitary sewer is located 1,000 feet south of the property and Epcon is working with Fairfield County Utilities to extend from the existing sanitary manhole to just north of the Berean Baptist Church. A force main will pump sewage from the southwest corner of the proposed development to the sanitary sewer.

**Water:** An existing 12" public waterline is located on the south side of Blacklick Eastern Road. A private water system will serve all units, including the clubhouse. The private water system will tap into the existing 12" water main and pass through a master meter for the development.

**Storm Water:** Two unnamed tributaries to Sycamore Creek flow through the site: one running from the northwest corner of the site to the southeast where it meets the second stream that runs from north to south along the eastern property line. A storm sewer will be constructed throughout the site and will route the storm water to three basins. The basins will be designed and constructed to provide storm water detention and water quality for the site.

**Gas, Electric and Telecommunications:** Shall be provided by private utility companies serving the property.

#### **Open Space Summary:**

The following summary describes how open space requirements are satisfied and provided on site.

The development incorporates many open space areas that total approximately 28.6 acres/47.2 % of the overall gross site area and 48.1% of the net site area. The open spaces provide active and passive recreation with amenities including a community clubhouse, pool, pickleball courts, passive walking areas, seating areas with benches, tree preservation areas, preserved drainage ways, ponds and landscaped areas. An Open Space Plan and Pedestrian Connectivity Plan is provided on Exhibit A-6 which provides the location of each open space with acreage, use and maintenance responsibilities

The Violet Township Zoning Regulations- Planned Residential District requires the site to have a minimum of thirty (30) percent of the total gross acreage to be provided as open space. The site, which is 60.6 acres is required to have 18.19 acres of open space ( $60.6 \times 30 \% = 18.19$ ). The open space provided on the site is  $\pm 28.6$  acres/47.2 % gross and 48.1% net, which is 10.41 acres more than required by The Violet Township Zoning Resolution. The clubhouse, pool parking lot and pickleball total approximately 0.6 acres/ 2.1 % of the total open space.

The open space as required by the zoning resolution is shown on Exhibit A-6. This open space does not include the yard space for each unit, the private streets or the off-street parking areas. The applicant can only use the areas of the site that are permitted to be used as open space as designated herein. For further clarification, yard/courtyard space outside of the unit envelope may be a limited common element if it is adjacent to a unit envelope, surrounded by a fence, may contain improvements such as a patio and landscaping and such yard space. The courtyard fence shall be maintained by the unit owner. Not all yard space will be limited common elements.

Common Elements and Limited Common Elements: Because the site will be developed with condominium units, the applicant wants to clarify what the “common elements” and “limited common elements” of the condominium include compared to what the “open space” required by the zoning regulations include: “Common Elements” of a condominium are defined in ORC 5311 as the areas of a site that are not a “unit”. “Limited Common Elements” are defined by ORC 5311 as areas reserved for exclusive use by certain units. Therefore, all of the areas of the site shown as “open space” and all the areas shown as “yards & streets” on Exhibit A-6 are “common elements” or “limited common elements” for the condominium project. Because the zoning regulations do not permit the yards and streets to be counted as part of the “open space”, the applicant has not counted these areas of the common elements as open space.

## **II. DEVELOPMENT STANDARDS**

In the event a standard, use, provision or requirement is not provided herein, the standards, uses, provisions and requirements set forth in the Violet Township Zoning Resolution as applicable shall apply.

### **A. Density**

1. The overall gross density of the site shall not exceed 2.34 units per acre and 2.39 units per net acre.
2. The condominium units shall not be more than 142.

### **B. Permitted Uses**

1. Detached single family condominium “units” as defined by ORC Title 5311: A residential unit is the designated part of the condominium property devoted to the use as a residential dwelling.  
All of the condominium units in the development shall be used for residential purposes and home occupations shall be conducted in accordance with the provisions of the Violet Township Zoning Resolution.
2. Clubhouse not to exceed five thousand (5000) square feet with pool, pool deck and parking lot with fourteen (14) parking spaces, to be constructed by the Developer. Clubhouse shall be permitted for use as a sales center until such time as all units are sold.
3. Pavilion for Centralized Mailboxes
4. Two (2) Pickleball courts to be constructed by the Developer.
5. Model Units
6. Sales Trailer with parking lot to be located on site for a period of not greater than one (1) year or until a certificate of Occupancy is obtained for the Clubhouse.
7. Construction Trailer
8. Limited Home Occupations
9. Uses not expressly indicated as permitted uses shall be prohibited.
10. Utility buildings housing water meters or sanitary lift stations or other utility components consistent in size and design as other similar township development and as detailed on development plans and exhibits.

### **C. Unit Envelope**

The rectangular white boxes delineated on Exhibit A-3 Site Plan, outline the area within which one single family condominium unit can be built (“unit envelope”). These areas do not represent lots or lot areas to be platted. No more than one unit shall be constructed within a unit envelope. The unit may cover all or less than the area in the unit envelope. A unit envelope may be forty-two (42) feet wide or fifty-five (55) feet wide by eighty (80) feet deep for side courtyard homes and forty-two (42) feet wide by ninety (90) feet deep for rear courtyard homes. No part of the unit, including chimneys or bay windows may extend outside

the unit envelope. There are a variety of unit designs that include some or all the following: attached garage, porch(es) and/or patio(s) (covered, uncovered, enclosed or unenclosed.) Final unit footprints shall be provided at time of building permit.

#### **D. Setbacks and Buffers**

1. Unit Envelope Setbacks (measured from the outlines of the unit envelope):
  - a. Front setback:
    - i. The unit envelope shall be located no closer than twenty (20) feet to the edge of the private street or sidewalk.
  - b. Side Setback:
    - i. The site of a unit envelope shall be located no closer than twelve (12) feet to the side of another unit envelope
    - ii. The side of a unit envelope shall be located no closer than twenty (20) feet to the rear of an adjacent unit envelope.
    - iii. The side of a unit envelope shall be located no closer than twenty-five (25) feet to the private street with a sidewalk and no closer than twenty (20) feet to a private street without a sidewalk.
  - c. Rear Setback
    - i. The rear of a unit envelope shall be located no closer than thirty (30) feet to the rear of another unit envelope.
2. Clubhouse Setback
  - a. The front of the clubhouse shall be located no closer than twenty (20) feet to the edge of the private street or sidewalk.
  - b. The side of the clubhouse and associated pool fence /deck shall be located no closer than one hundred (100) feet from the southern right of way line of Blacklick Eastern Road.
  - c. The rear of the clubhouse, pool, pool deck and/or fence shall be located no closer than fifty (50) feet from the west property line.
3. Height
  - a. The maximum height of the condominium unit shall not exceed thirty-five (35) feet to the peak of the roof.
  - b. The maximum height of the clubhouse unit shall not exceed thirty-five (35) feet to the peak of the roof.
4. Perimeter Setback/No Build Zone/Tree Preservation Zone
  - a. A perimeter setback of fifty (50) feet shall be required from the west property line
  - b. A perimeter setback of seventy-five (75) feet shall be required from the east and south property lines.
  - c. A perimeter setback of one hundred (100) feet shall be required from the southern right of way line of Blacklick Eastern Road.
  - d. The perimeter setbacks shall be a no build zone. No unit envelope, patio, outdoor living area or other permanent or temporary structures, walks/paths, entry/access roads to/from Blacklick Eastern Road, entry features, entry feature signs, walls, piers, and fencing along Blacklick Eastern Road may be located within any perimeter setback. ee Exhibit A-6 Setback Plan.
  - e. The outer twenty-five (25) feet of any perimeter setback adjacent to the west, east or south



property lines shall also be a tree preservation zone. Required grading for the construction and placement of utility extensions or infrastructure improvements, including storm water management areas, sanitary sewers, water lines and/or private utilities may be permitted in the tree preservation zone. But, no other grading, or non-utility structures shall be permitted in this area. Only diseased, damaged, dead trees or noxious vegetation may be removed in these areas. Supplemental tree plantings shall be provided where tree removal occurs for the infrastructure improvements. The area of the property adjacent to PID 0360086130 shall not be required to provide the outer twenty-five (25) foot tree preservation zone, for the purpose of providing buffering for the neighboring owner.

#### 5. Riparian Buffers

- a. A riparian buffer shall be provided along the entire length and both sides of the stream crossing through the northern third of the property. This buffer is an un-named tributary to Sycamore Creek and shall be no less than fifty (50) feet in width per side. This riparian buffer shall allow access corridors to permit two street crossing with sidewalks and utilities through it. This riparian buffer area is contained in Open Spaces 9 and 12 and shall total no less than 2.3 acres.
- b. A riparian buffer shall be provided along the entire length and both sides (if on the property) for the stream along the east property line extending to the south property line. This buffer is an un-named tributary to Sycamore Creek and shall be no less than fifty (50) feet in width per side. This riparian buffer shall allow required utility extensions through it. This riparian buffer area is contained in Open Space 6 and shall total no less than 1.8 acres.
- c. These streams shall be located within designated open space areas per Exhibit A-6.
- d. To the greatest extent possible the developer shall maintain the existing trees located within the riparian buffer along either side of the drainage way, subject to infrastructure improvements which may include but not be limited to private utility locations and associated grading, storm sewers, ponds, pedestrian paths and the private street crossing the drainage way.
- e. The riparian buffer may be augmented with native species of landscape plantings and trees to enhance the overall appearance and infill areas of disturbance from infrastructure improvements and the private street.
- f. Along the outer edge of the buffer a temporary silt fence shall be installed by the developer at time of construction of the project infrastructure and private street as well as the construction of the unit's storm water ponds and reserves adjacent to it.
- g. Tree Removal: After the completion of the development infrastructure, no existing trees shall be removed except for invasive species, dead or decayed trees that pose a danger to the health, safety and welfare to the public and homeowners.
- h. These buffers shall be restricted from development and managed to promote the growth of indigenous vegetation to the area and capable of maintaining the structural integrity of the stream banks.

#### 6. Wetland Buffers

- a. Wetland buffers shall be provided for all wetlands required to be retained by the Army Corps of Engineers or the Ohio EPA.
- b. The buffer area shall have a width of not less than twenty-five (25) feet as measured from the edge of the designated wetland.
- c. The buffer area shall not be disturbed other than as necessary to establish a natural landscape.
- d. Wetlands to be preserved are indicated in Exhibit A-18.

## **E. Open Space**

### **1. Open Space Provided**

- a. The amount of open space shall be no less than 28.6 acres, which is in excess of the 18.19 acres of open space required.
- b. Open Space shall be provided per Exhibit A-6 Open Space Plan and Pedestrian Connectivity Plan.

### **2. Open Space Locations, Amenities and Acreage**

- a. All Open Spaces are shown on Exhibit A-6 with a chart providing acres, use and maintenance responsibility of each area. All open spaces shall be constructed by the Developer.
- b. Perimeter Landscape Buffer/ No Build Zone (Open Space Area 4)
  - i. Perimeter Landscape Buffer/ No Build Zones shall be provided along the east, west and south property lines as provided in Section D.
  - ii. No unit envelope, patio, outdoor living area or other permanent structure shall be located within this open space buffer.
- c. Blacklick Eastern Road Perimeter Landscape Buffer (Open Space Areas 1, 2 and 3)
  - i. A buffer of one hundred (100) feet from the proposed Blacklick Eastern Road southern Road right of way line shall be provided.
  - ii. The buffer shall contain an entry feature, including entry feature signs, walls, piers, fencing, landscaping, sidewalk/walking paths and a water meter vault. See Exhibit A- 9 and Exhibit A-10.
  - iii. No unit envelope, patio, outdoor living area or other permanent structure unless identified in c.ii (above) may be located within this open space buffer.
- d. Storm Water Basins (Open Space Areas 7, 11 and 13)
  - i. Three storm water basins with surrounding open space shall be provided.
  - ii. One basin shall be located on the north side of the stream in Open Space 13.
  - iii. Two basins shall be located south of the stream in Open Spaces 7 and 11. The basin in Open Space 7 shall not be included in the open space calculations.
  - iv. All storm water basins shall have a minimum of one (1) fountain for aeration purposes and shall be landscaped.
  - v. All storm water basins shall include a safety ledge within the basin as approved by the Fairfield County Engineer's Office and Final Engineering may dictate minor changes to the basin design and size.
  - vi. The Applicant/Developer agrees to submit storm water management plans for review by Fairfield Soil and Water Conservation District and will comply with all recommendations and/or corrections, etc., by Fairfield County Soil and Water Conservation District regarding storm water management facilities, detention basins, outlets, discharges, etc., and such facilities, etc., will be installed in accordance with construction drawings for storm water management facilities approved by Fairfield County Soil and Water Conservation District.
  - vii. The Applicant/Developer has chosen not to include the property as part of a Drainage Maintenance District. The Applicant/Developer further acknowledges, agrees and accepts that after construction of the storm water management facilities for the site, all repairs, replacements, and continued maintenance to keep and/or bring such facilities into compliance with Fairfield County Soil and Water

Conservation District's recommendations and requirements and all applicable governmental regulations are the sole responsibility of the Courtyards at Violet Meadows Condominium Association, and that the Applicant/Developer and/or the Courtyards at Violet Meadows Condominium Association shall indemnify and hold harmless the Township and County against any and all claims and demands for repair, replacement, and/or maintenance of such facilities.

- e. Riparian Corridor (Open Space Areas 6, 9, and 12)
- f. Paths (In Open Space Areas 1, 2, 3, 10 through 13)
  - i. Sidewalks and Paths shall be provided per Exhibit A-6 Open Space Plan and Pedestrian Connectivity Plan. These are provided throughout the development to provide connectivity within this neighborhood and along Blacklick Eastern Road to future path connections.
  - ii. Sidewalks shall be a minimum of five (5) feet in width. Sidewalks shall be concrete.
  - iii. The path along Blacklick Eastern Road shall be a minimum of eight (8) feet in width and shall be asphalt or concrete.
- g. Clubhouse (Open Space 10 – Active Recreation)
  - i. A clubhouse shall be located at the main entry to the community and serve as a gathering area for residents, provide a space for resident functions and have an outdoor pool/pool deck and parking lot. The clubhouse shall be for the use of the condominium residents and their guests.
  - ii. Sidewalks shall link the clubhouse to the off-street parking lot south of the Clubhouse and to the north to Blacklick Eastern Road.
  - iii. Two (2) pickleball courts with courtside seating are located south of the clubhouse and parking lot. The pickleball courts shall be enclosed by a fence with a maximum height of ten (10) feet. Fence shall be coated chain link, and dark in color. Screen panels may be attached to the inside of the fence. Pickleball courts shall be gated.
- h. Seating Areas (Open Spaces 7, 11 and 13)
  - i. Open Space 7 contains a looped walk with a seating area with landscaping overlooking the pond. The seating area has a bench placed on a concrete pad.
  - ii. Open Space 11 contains two separate seating areas with landscaping overlooking the pond. Each seating area has a bench placed on a concrete pad with an overhead trellis.
  - iii. Open Space 13 contains a seating area with landscaping overlooking the pond. The seating area has a bench placed on a concrete pad with an overhead trellis.

### 3. Open Space Maintenance

- a. All open spaces and all improvements / amenities within the open spaces will be owned and maintained by the Courtyards at Violet Meadows Condominium Owners Association.
- b. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain anywhere on the property except for the riparian corridor and tree preservation areas.
- c. The open spaces shall remain as open space in perpetuity.

## **F. Architectural Standards**

### 1. Exterior Finishes

- a. All units and the clubhouse shall have exterior finishes consisting of any single material or combination of materials.

- b. Acceptable materials include: Unit exterior materials shall include any mix and/or combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows or clad wood windows and/or equivalent or superior quality thereof for all the foregoing, and vinyl siding with a nominal thickness of 0.42 gauge or foam backed "Crane Board" or similar.
  - c. Exterior Trim: Wood, engineered wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.
  - d. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches, dormers, and bay windows.
- 2. Exterior Paint Colors: Exterior paint colors for the siding, doors, shutters, fascias, cornices, soffits and miscellaneous trim shall be neutral color or earth tones and there shall be no high chroma, bright, colors allowed.
- 3. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- 4. Chimneys:
  - a. Direct vent and cantilevered chimneys are permitted as well as wood burning fireplaces with a foundation.
  - b. All chimneys shall be constructed of exterior finishes allowed by the unit. All chimneys shall be located within the unit envelope.
- 5. Windows: All windows shall be vinyl, or clad wood, and be a traditional single, fixed, double hung or casement style and bay windows shall not project beyond the building envelope.
- 6. Garages:
  - a. All units shall have a minimum two (2) car-attached garage.
  - b. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with the architecture of the home.
  - c. Each garage shall include at least two (2) coach lights.
  - d. All units will have a minimum of four (4) parking spaces for each unit, two (2) within the attached garage and two (2) in front of the garage in the driveway. Driveways shall be a minimum of sixteen (16) feet in width and shall be constructed of concrete, asphalt or pavers.
- 7. Shingles: All units and the clubhouse shall have dimensional or architectural grade shingles.
- 8. Gutters and Downspouts:
  - a. Gutters and downspouts may be constructed of extruded aluminum.
  - b. All drainage from the gutters and downspouts shall be underground and either taken to the street or other drainage facilities subject to the approval of Fairfield County.
- 9. Fencing:
  - a. Home Fences shall not exceed six (6) feet in height and shall only be permitted in the

following locations:

- i. In the side yard between the fronts of the condominium units - at or behind the front setback line and limited to four (4) feet in height.
  - ii. In the rear yard to enclose/screen a patio and limited to six (6) feet in height
  - iii. Along the Blacklick Eastern Road frontage as indicated on Exhibit A-10 Conceptual Landscape Plan Enlargements.
  - iv. All proposed fences are to be installed by the Developer at the time of unit construction. Fences will be maintained by the Condominium Owners Association.
- b. Fences within the yard areas between, at the side or the rear of the units shall be constructed of white or cream vinyl or black metal. No chain link fences are permitted on residential units.
  - c. Gates shall be required for all areas that are enclosed by a fence.
  - d. The Pickleball Courts shall be enclosed by a maximum ten (10) foot tall link fence. Fence shall be coated chain link and dark in color.
  - e. Pool fencing shall be a minimum height of fifty-four (54) inches or height as required by Code. Fence shall be black metal.

## **G. Landscape Standards**

### **1. Condominium Unit Landscape:**

- a. Each unit shall have one ornamental tree in the front yard.
- b. Foundation landscaping shall be provided at the front of the unit to include a minimum of five (5) shrubs and three (3) perennials or low ornamental grasses.
- c. Plant sizes at install shall be: shade trees shall be two (2) inch caliper, ornamental trees shall be six (6) feet in height, shrubs shall be a minimum of eighteen (18) inches in height and perennials shall be a #1 container.
- d. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner unit envelopes, sod shall be planted in both Front Yards.
- e. See Exhibit G for Typical Condominium Unit Landscape.
- f. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas. Typical courtyard plans and arrangement of fencing are illustrated on Exhibit A-11.
- g. The unit landscaping planted inside of the courtyard fence shall be maintained by the unit owner. Any landscaping planted outside the courtyard fence shall be maintained by the Condominium Owners Association.
- h. Unit landscaping planted outside the courtyard area, that is diseased or is dead must be replaced with the same or similar plant of the same or larger size at initial installation. This shall be the responsibility of the COA.

### **2. Clubhouse Landscape**

- a. A minimum of six (6) ornamental and/or shade trees and thirty (30) shrubs.
- b. The front of the clubhouse shall be planted with sod. Side and rear yards shall be seeded or sod.
- c. Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.

### 3. Street Trees

- a. Street trees shall be provided along private internal streets at one (1) per unit.
- b. Street trees adjacent to adjacent to Open Space/Common Areas shall be provided at a minimum of one (1) street tree shall per fifty (50) feet.
- c. No street trees shall be required along the property perimeter or along Blacklick Eastern Road.
- d. Street trees shall be installed at minimum size of two (2) inch caliper.

### 4. Perimeter Buffer Landscaping:

- a. Supplemental landscaping shall be provided within the Blacklock Eastern Perimeter Landscape Buffer at a minimum ratio of four (4) evergreen trees, two (5) shade trees and two (2) ornamental trees per one hundred (100) feet.
- b. Evergreen trees shall be a minimum of six (6) feet in height at install. Shade trees shall be a minimum size of two (2) inch caliper. Ornamental trees shall be a minimum of six (6) feet in height or minimum of two (2) inch caliper.
- c. Existing healthy trees in the south, west and east Perimeter Landscape Buffers shall be maintained.
- d. Invasive species, dead or dying trees may be removed at the developer's discretion. Required grading and utility/infrastructure extensions may occur in the
- e. See Exhibit A-9 Conceptual Landscape Buffer Enlargement.

## H. Maintenance

1. Common areas including open space, storm water management areas, private streets, lawns, landscaping, fences, paths, gardens, community building etc. shall be maintained by the Condominium Owners Association.

## I. Signs and Entry Feature

1. Entry Features: The Courtyards at Violet Meadows proposes an entry feature containing one yard arm sign at the main entry to the development which shall not exceed twelve (12) feet in height to the top of the post. The sign may be double sided and shall not exceed twenty (20) square feet per sign face. Horse fencing is proposed as a continuation of the entry feature along the frontage of Blacklick Eastern Road and the entrance drive. Fencing shall incorporate masonry piers. These piers shall not contain any signage. The hanging sign shall be set back a minimum of ten (10) feet from the right of way and entry drive pavement. Sign, piers and fencing must be located outside of the intersection sight triangle of Blacklick Eastern Road and the entrance drive. Exhibit A-11 provides the entry sign and pier details.
2. Marketing and Sales Signage: Exhibits A-14 and A-15 show the temporary marketing and sales signage to be used for marketing and sales purposes for the Courtyards at Violet Meadows. The height and square footage of each sign is shown.
3. Model Homes shall be permitted to have one sign per model unit located in the front yard at least ten (10) feet from the edge of the private street. See Exhibit A-16.

## J. Miscellaneous Standards

1. Mail service shall be provided within a mail pavilion with centralized mailbox units (CBU's). See Site Plan Exhibit A-3 and Details on Exhibit A-8.
2. Unit address numbers shall be located consistently throughout the development on the front of the unit.

3. Service Walk
  - a. A service walk shall be required from the front door or porch of the unit to the driveway or private street.
  - b. The service walk shall be at a minimum width of three (3) feet and be constructed of concrete.
4. Patios/Outdoor Living Areas
  - a. Patios and outdoor living areas may be constructed by the developer for each unit.
  - b. When located inside the unit envelope they will be part of the Unit and when located outside the unit envelope in the side or rear “yard” areas they will be a limited common element.
  - c. When patios and outdoor living areas that are limited common elements are surrounded by a fence, they shall be maintained by the unit owner.
  - d. Exhibit XX is provided as an example to show possible Limited Common Area Configurations for side patios.
5. Utility Meters / HVAC: All utility meters and HVAC shall not be located in the front of the unit, but shall be located at the side or rear of the unit and shall be placed a minimum of ten (10) feet back of the front façade.
6. Trash Removal and Recycling Services shall be provided to each condominium unit and the clubhouse by a single refuse contractor. All trash units shall be stored in the garage or other enclosed area once refuse has been collected.
7. Antennas
  - a. Television and radio antennas including dish-type satellite signal receiving earth station over twenty-four (24) inches in diameter shall be prohibited on the exterior of any unit or the clubhouse.
  - b. No towers of any kind, including, but not limited to, television, radio and/or microwave towers, shall be erected, placed or maintained anywhere in the Subdivision.
  - c. Any antennas not prohibited above shall be placed in such a manner so as to be hidden from sight from ground level.
8. Vehicles Not In Use: Inoperable vehicles shall be stored within an enclosed structure and not outside.
9. Pleasure/Utility Vehicles, Trailers, Equipment Parking and Storage
  - a. No truck, trailer, boat, camper, or other recreational vehicles, commercial vehicles (including commercial vehicles used for daily commuting) or utility vehicles and equipment, including mowers, tractors, and other lawn or garden equipment, shall be parked or stored on the premises unless it is in a garage; provided, however, that nothing herein shall prohibit the occasional nonrecurring temporary parking of such truck, trailer, boat, camper, recreational vehicle or commercial vehicle on the premises (unit driveway or off street parking space) for a period not to exceed seventy-two (72) hours in any period of thirty (30) days.
  - b. The word “truck” shall include and mean every type of motor vehicle other than passenger cars and other than any pickup truck which is used as an automobile vehicle by an owner of a home and his family.
10. Waste Disposal: The area surrounding each unit shall not be used or maintained as dumping ground for rubbish, trash, scrap or used materials, debris and similar items.
11. Outside Storage: No open storage of trash, debris, scrap or used materials, equipment, unit materials or similar materials shall be stored or maintained within the development.

## 12. Lighting:

- a. Open Space Lighting: Low-voltage, shielded up-lighting or down lighting maybe located within any of the open space areas EXCEPT the perimeter buffer.
- b. Lighting along the Blacklick Eastern Road frontage shall only be permitted to serve as accent lighting for the entry feature, entry sign and landscaping. Solar lights shall be permitted.
- c. Exterior Unit Landscape Lighting: Low-voltage shielded up-lighting may be used on the exterior of the unit for landscaping accent lighting.
- d. Exterior Unit Lighting: Outdoor lighting for safety, security and walkways to and from the unit shall be permitted and may include can lights, coach lights and/or yard lights.
- e. Street Lighting: Street lighting shall be provided in coordination with a private utility company, shall be located at intersections and shall not exceed sixteen (16) feet in height. Solar lights shall be permitted.

## K. Vehicular Circulation

1. The development will have the main vehicular entrance and emergency access from Blacklick Eastern Road as shown on Exhibit A-3 Site Plan.
2. Private streets shall be constructed throughout the development to serve the condominium units.
3. Private streets shall be twenty-six (26) feet in width from face of curb to face of curb.
4. "On-street" parking shall be permitted on the private street and shall not obstruct driveways and fire hydrants.
5. The private street construction will be rolled compacted concrete section with an asphalt overlay.
6. A secondary emergency access consisting of a twenty (20) foot asphalt drive shall be constructed approximately 420 feet from the main entry road at the location shown on the site plan. This access drive shall have removable bollards on the south and a gate with knox box along the Blacklick Eastern Road frontage. The final location and details shall be coordinated with the Violet Township Fire Department. See Exhibit A-3 Site Plan.
7. All private streets and the emergency access will be maintained by the Condominium Owners Association.

## L. Condominium Owners Association/Declaration of Covenants and Restrictions

1. A forced and funded Condominium Owners Association will be established and all unit owners shall be required to belong to the Condominium Owners Association.
2. The Condominium Owners Association responsibilities shall be further detailed in a Declaration of Covenants and Restrictions which will be duly recorded with the Fairfield County Recorder.
3. The Condominium Owners Association will maintain all Open Space and Common Elements, as delineated above, excepting those Common Elements limited for exclusive use by each unit owner ("Limited Common Elements" as defined by ORC 5311).
4. In accordance with the requirements set forth in ORC 5311, the Condominium Owners Association shall establish a budget and include line items for maintaining improvements with adequate reserves for the maintenance and repair of the Common Elements.
5. Sample COA Declaration are Provided in Exhibit H.

## M. Phasing

1. The development will be constructed in phases of approximately thirty-five (35) to fifty (50) units per phase.
2. Anticipated Phasing is provided on Exhibit A-17.



## N. Additional Developer Commitments

1. Pursuant to R.C. Section 519.021, a Planned-Unit Development shall further the purpose of promoting the public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development. Within a planned-unit development, the township zoning regulations, where applicable, need not be uniform, but may vary in order to accommodate unified development and to promote the public health, safety, and morals.
2. EC New Vison Ohio, LLC is the "Applicant/Developer" of this Zoning Amendment for the Planned Residential District ("PD") known as "The Courtyards at Violet Meadows." The findings of the Draft Traffic Access Study completed with this PD and made a part hereof state that at the planned site entrance on Blacklick Eastern Road, there is a west bound left turn lane warranted.

## III. DIVERGENCE REQUESTS

Divergences are requested from the following provisions of the Zoning Code for Violet Township to be approved with this Planned District governing text:

Divergence #1: Section 3V3-01 (E ) Effect of Approval and (F) Plat Required:

- These code provisions requiring an approved Subdivision Plat by the Trustees is hereby requested for divergence.

Justification: The Courtyards at Violet Meadows Development is proposed as a condominium under Ohio Revised Code section 5311 and therefore no subdivision lot lines and platting of lots are required by law. It is the applicant's understanding that the county prosecutor's office has made the same finding – that platting requirements under zoning resolutions are not applicable to condominium developments in Fairfield County.

Divergence #2: Section 3V3-02(A) Intensity of Use:

- ***A) Intensity of Use - The maximum net density shall be two (2) living units per acre, average for the area in the Planned Residential District to be devoted to residential use, as hereinafter defined, and as shown on the Development Plan;***
- A divergence from this code section is hereby requested.

Justification:

Epcon proposes a gross density of  $\pm 2.34$  units per acre and a net density of  $2.39 \pm$  units per acre. This density is just slightly over the maximum of two units per acre. This density increase is justified for a number of reasons.

On the west, east and south, the development is located next to residential properties that are generally narrow with a depth at least four times the property width. They require a fifty (50) foot rear yard setback and do not have any restrictions on maintaining existing vegetation, trees or landscape screening. On the other hand, Epcon's plan commits to perimeter buffers and no build zones as follows: west, east, south etc. – Epcon's plan meets or exceeds the fifty (50) foot rear yard with our perimeter setbacks and tree save area, exceeding the neighboring buffers and setbacks. The plan also saves many of the site's natural features- woods, wetlands and streams with its limited development footprint. This greater ability to preserve desirable perimeter buffers and more open space than conventional development patterns is supported by and paid for by slightly higher than code density as requested.

This development provides a residential product and living arrangement and lifestyle amenities within the community that are underserved within the township. The plan provides a housing product geared toward empty nesters that want to stay in the township but are downsizing from the big house and yard. The homes are unique in that they are detached condominium homes without shared walls, no other neighbors touching them on either side, no exterior maintenance or yard work.

Historically, even at higher density, Epcon developments have lesser impacts vs. other housing types that have been documented as follows:

- Fewer occupants per home than traditional single-family homes (1.6 per Epcon home vs. 2.9

conventional single-family in Violet Township based on census data);

- Little to no impact on the school populations but a significantly positive revenue stream from Epcon property tax values mean that the Epcon site will fund the education of students from other developments and is a net positive for school district revenues (See attached related School Impact analysis);
- More limited peak hour traffic implications and less traffic overall than other types of development, including significantly less traffic than traditional single-family homes.

Compared to conventional single-family homes that could be built on this site under current zoning and code density, the overall impact to neighboring properties is lessened with the Epcon plan with a more limited development footprint, greater perimeter buffering and controls, less occupancy and people on site, fewer vehicle trips per day, and quieter daily living. As mentioned, this density allows the Epcon site plan to create and set aside more than the 30% open space that is required by code and approaches a conservation style development standard of 50%.

Different housing types have different impacts. Not all density is created equal or has the same impact. Epcon's plan at higher than code density has less impact than an equivalent number of conventional single-family homes or even single-family homes at code density. Epcon's slightly higher than code density is also justified based on Epcon's commitment to quality. The text makes detailed development commitments, including architectural standards and materials, landscape standards, fencing, private streets, unit floorplans and elevations.

Finally, the entire development, including private streets, common areas and amenities are maintained by the Condominium Owners Association without any maintenance burden to the township. This reduced tax burden results from condominium residents covering such maintenance costs and is another favorable comparison with conventional single-family homes and argument to support slightly higher density on this site.

Divergence #3: Section 3V3-02(D)(4) 100' Perimeter Buffer is requested for divergence:

- Section 3V3-02 (1) states ***"If the contiguous property on any boundary of the PD has been previously developed or if a final plat for development of that property has been approved and filed with the Fairfield County Recorder, the perimeter lots or living areas of the PD which are contiguous with such previously developed or platted property shall conform to the minimum lot area, yard and setback standards of the zoning district applicable to that contiguous property, subject to the exceptions contained in Section 3V3-02(D)(2) through (4)."***
- The development meets the exceptions contained in Section 3V3-02(D)(2) ***"In no event shall buildings in the PD District be situated closer than fifty feet (50') to contiguous property which is zoned R-1, R-2, R-7 whether or not developed or platted. If the contiguous property is also zoned PD, the rear setback shall be no less than the rear setback in the previously zoned PD."*** and 3V3-02(D)(3) ***"Previously developed or platted areas that are separated from the PD by a public right-of-way that is fifty feet (50') or more in width shall not be considered contiguous properties for the purpose of this section 3V3-02(D)."***

However, the applicant is asking for a divergence from 3V3-02(D) which states ***"the PD provides for a landscaped buffer area of at least one hundred feet (100') in depth along the perimeter of the areas which are contiguous to the previously developed or platted areas."***

Justification:

Epcon proposes a fifty (50) foot perimeter landscape buffer with a twenty-five (25) foot tree preservation zone along the west property line and a seventy-five (75) foot perimeter buffer with a twenty-five (25) foot tree preservation zone along the east and south property lines. These divergences from the one hundred (100) foot landscape buffer area are justified for a number of reasons.

First, Epcon's seventy-five (75) foot perimeter buffers on the south and west are mostly a stated minimum standard, with a much greater actual distance than what code requires for nearly all of these perimeters. (The exception to this is a small area in the northeast section of site where the setback is limited to an actual 75 feet.)

Second, where the perimeter is limited to 50 feet on the west boundary, Epcon's perimeter units on the west do not have any rear living, so no activity, no swings, no patios with furniture, no storage, and no people are located in the perimeter setback/rear yards, offering continued privacy to the adjacent properties. This is a unique difference between Epcon Communities versus typical single-family community living which does not restrict such activity. Epcon Communities "live quieter" compared to other subdivision development with lesser density.

Third, the rear building lines of Epcon's homes near the west property line are typically hundreds of feet in distance from the neighboring homes to the west that front on Pickerington Road, setting a home-to-home distance and actual buffer distance that is significantly greater than the code requirement.

Fourth, the fifty (50) foot perimeter landscape buffer on the west is consistent in depth to the required fifty (50) foot rear yard setback on the adjacent properties with one major difference, the plan restricts a portion of this buffer to a no build zone. The proposed no build zone restricts any building, patio or structure in the buffer, with the outer half of the area limiting the removal of healthy vegetation as a tree preservation zone and providing additional landscaping. In the adjacent R-1 and R-2 zoning districts, there is the ability to build within the rear yard with limited regulation. There is no limitation on the removal of vegetation in the rear yard setback and in the adjacent R-1 and R-2 zoning districts, accessory structures (play structures, detached garages, barns, swimming pools etc.) can be located in the rear yard setback on the adjacent lots and be as close as fifteen (15) feet to Epcon's proposed shared property line.

In addition, Epcon's plan provides more than twenty-eight (28) acres of open space, more than 1.5 times the amount of open space required in a Planned District. We are preserving 12 acres of trees and streams, adding riparian buffers protection, adding perimeter landscaping, providing amenities to our open spaces including a clubhouse, pool, pickleball courts, seating areas and walking paths. Open space is not required in the adjacent zonings. The Epcon plan provides internal sidewalks and a sidewalk along Blacklick Eastern Road. Sidewalks and pedestrian paths, landscape and open space are not provided for or required in the immediately adjacent properties.



# COURTYARDS AT VIOLET MEADOWS

APPLICANT:



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PAINTER AND ASSOCIATES  
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HILLIARD, OHIO, 43026  
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ENGINEER:



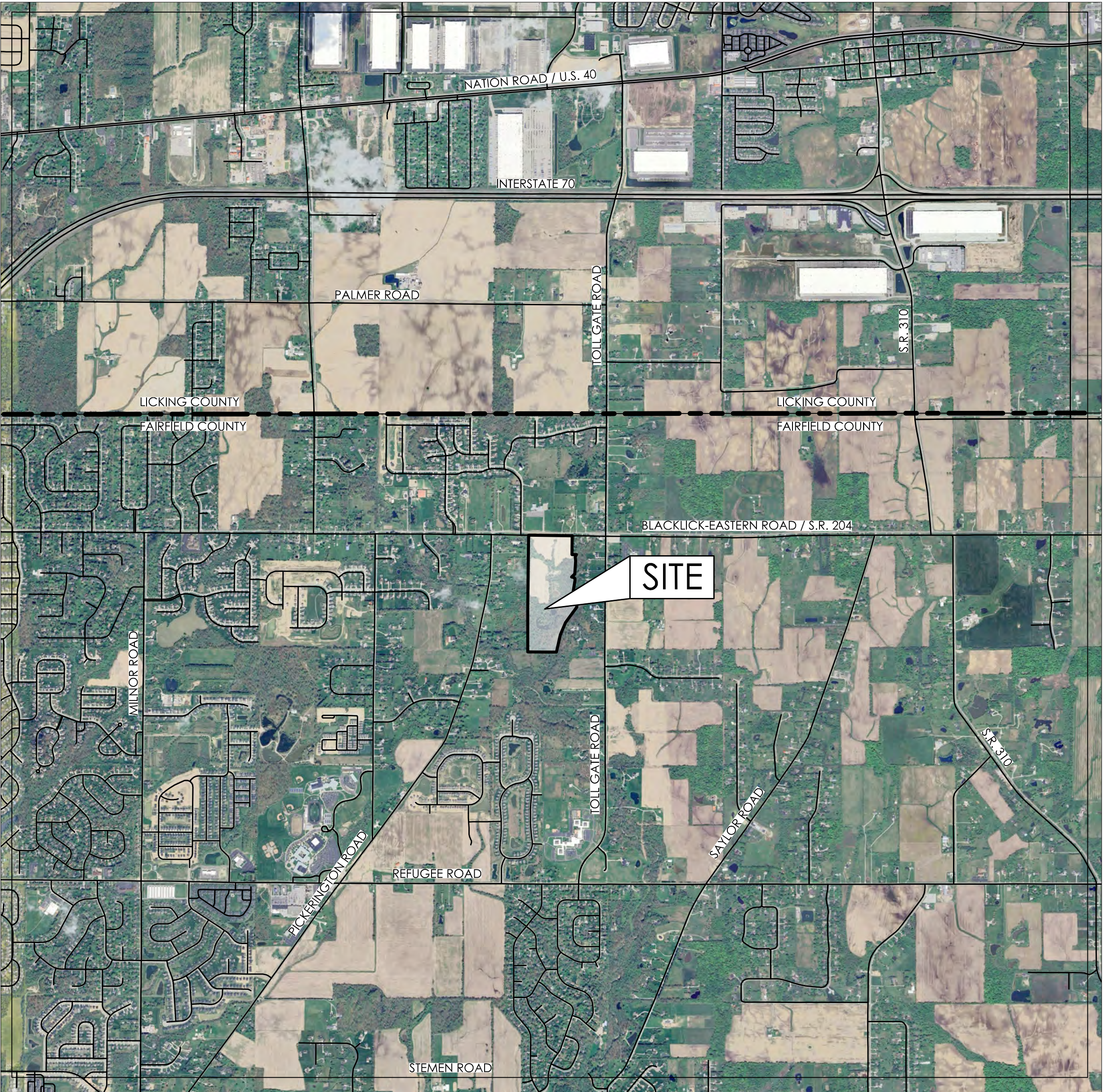
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P: (614) 454-6699

LAND PLANNER &  
LANDSCAPE ARCHITECT:



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## VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO PD-PLANNED RESIDENTIAL DISTRICT DEVELOPMENT PLAN SUBMITTAL



VICINITY MAP

### INDEX OF DRAWINGS

Exhibit	Sheet Title
A-1	Illustrative Site Plan
A-2	Existing Conditions Plan
A-3	Site Plan
A-4	Conceptual Utility Plan
A-5	Setback Plan
A-6	Open Space & Pedestrian Connectivity Plan
A-7	Street Tree & Landscape Key Plan
A-8	Clubhouse Landscape Plan
A-9	Conceptual Landscape Buffer Enlargement
A-10	Entry and Lighting Plan
A-11	Typical Signage Plan & Details
A-12	Conceptual Landscape Plan Enlargements & Details
A-13	Typical Courtyards & Details Plan
A-14	Marketing Key Plan
A-15	Sales Trailer Landscape & Signage Plan
A-16	Model Home Plan & Details
A-17	Phasing Plan
A-18	Wetland Exhibit

### SUBMITTAL:

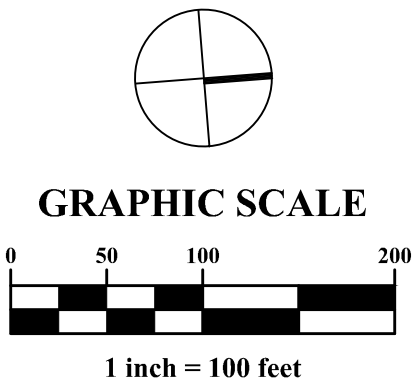
DECEMBER 12, 2025



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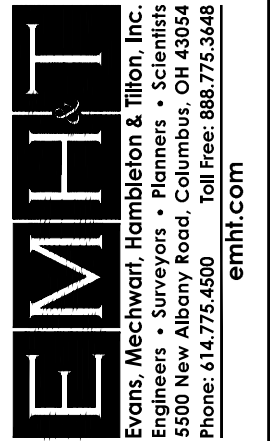
SITE DATA		
Proposed Zoning PUD		
Gross Site Acreage	60.6	ac ±
R/W Drop	1.2	ac ±
Net Site Area	59.4	ac ±
Lots	142	du
Gross Density	2.34	du /ac ±
Net Density	2.39	du /ac ±
Open Space Required - 30 %	18.2	ac ±
Gross Open Space Provided - 47.2%	28.6	ac ±
Net Open Space Provided - 48.1%	28.6	ac ±



REVISIONS		
MARK	DATE	DESCRIPTION



VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO  
PRELIMINARY DEVELOPMENT PLAN  
FOR  
COURTYARDS AT VIOLET  
MEADOWS  
ILLUSTRATIVE SITE PLAN



DATE  
December 12, 2025

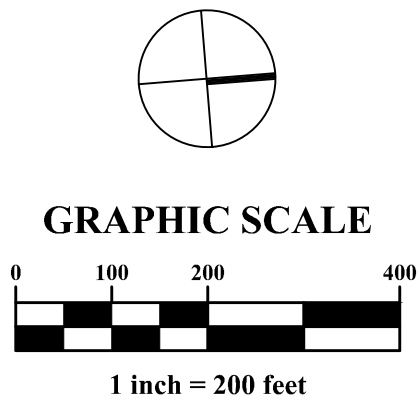
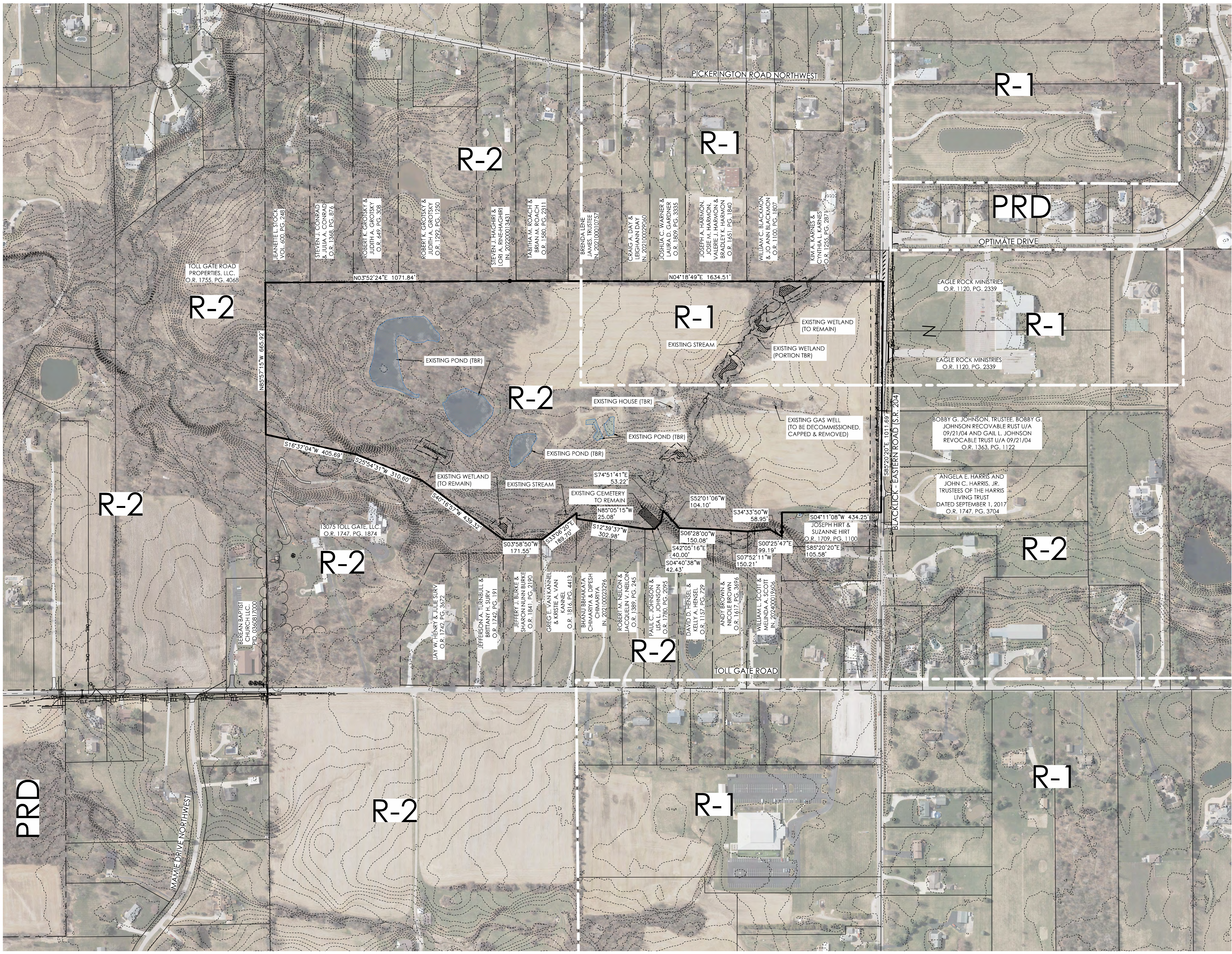
SCALE  
1" = 100'

JOB NO.  
20250563

EXHIBIT  
A-1



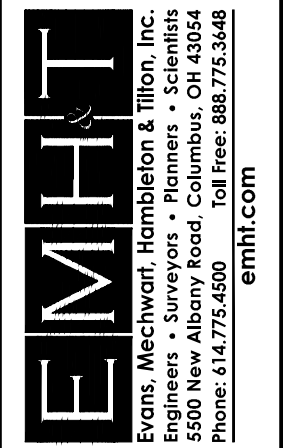
X:\2025\5653\Draw\04\Sheets\Rezonina\A-2 Existing Conditions Plan.dwg - Last Saved By: khatt 12/12/2025 9:17 AM - Last Printed By: Hitt, Karl 12/12/2025 9:32 AM (No Xrefs)



REVISIONS		
MARK	DATE	DESCRIPTION



VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO  
PRELIMINARY DEVELOPMENT PLAN  
FOR  
**COURTYARDS AT VIOLET MEADOWS**  
EXISTING CONDITIONS PLAN



DATE	December 12, 2025
SCALE	1" = 200'
JOB NO.	20250563
EXHIBIT	A-2









# Large Clubhouse

© 2024 IP86, LLC





## VIOLET TOWNSHIP ZONING OFFICE

10190 Blacklick Eastern Road  
Pickerington Ohio 43147  
(614) 575-5560 • fax (614) 575-5562  
[www.violet.oh.us](http://www.violet.oh.us)

December 22, 2025

Nicholas Eastham  
Fairfield County Regional Planning Commission  
138 West Chestnut Street  
Lancaster, Ohio 43130

**Subject: Rezoning Application 60+/- acres Blacklick Eastern Road – Case ZC-25-4**

Dear Mr. Eastham:

An application to rezone 60.6 acres from the R-1 and R-2 Single Family Residential Districts to the Planned Residential District has been filed by EC New Vision Ohio LLC. This property is located on the south side of Blacklick Eastern Road, west of Toll Gate Road.

The Violet Township Comprehensive Plan identifies the future land use for this area to be Residential. This land use designation states that any new development should incorporate large open spaces, as well as active transportation connectivity in the form of sidewalks and multi-use paths. This designation also recommends to use cluster development to concentrate house around large open spaces and endeavor to incorporate the natural resources into the design.

This application is requesting to develop the land for the ability to construct 142 Condominium units per ORC 5311, with 28.6 acres of Open Space (47.2%) with a net density of 2.39 units/acre.

The maximum net density in this District is two (2) living units per acre. A divergence is being requested for net density greater than 2 units per acre.

Regarding the Open Space, we request the following information:

1. How much space will the pickleball courts, clubhouse and swimming pool and other amenities occupy? Are these facilities located in areas that would be considered to be open space?
2. How is the parking calculated for the clubhouse and pool facilities?
3. In order for the stormwater facilities to be included in the open space calculation, walking trails need to be provided.

Where is the existing gas well in proximity to home sites? What is the process for decommissioning? Are there any environmental impacts with decommissioning the gas well?

Will the water well and septic system for the existing home to be properly abandoned?

Will there be a fence installed to enclose the small family cemetery on the site?

Regarding fences, is there an exhibit regarding what types of fences are permissible – two different fence styles are proposed along Blacklick Eastern Road. Exhibit A-13 states that the “Base Fence Option is No Enclosed Rear Courtyards and 6-foot privacy fence between units”. There is an upgrade option “4-foot metal fence or 6-foot Vinyl Privacy Fence with 6-foot privacy fence on sides”. As many of the units back up to Open Spaces, there should be some delineation such as a fence, between the unit area and

the Open Space – otherwise unit areas will grow into the required No Build Zones and Open Space areas. Additionally, is there a desire for continuity in the types of fencing for the development? Would be preferable that a specific type of fence – height, material, style, etc. be identified. Additionally, setbacks for fences adjacent to side streets should be provided as well as the distances from a structure the fence can be placed.

With regards to the No Build Zones, no HVAC equipment and other personal property, i.e. firepits, lawn furniture, etc. can be permitted in these areas. HVAC equipment is shown on floor plan models and those units should be placed outside of areas designated as Open Space. If an area is to be utilized for yard space for units, it should not and cannot be utilized as Open Space.

The Development Text references an exhibit which provides an example of the possible Limited Common Area Configurations. This exhibit is not identified in the text.

The text states that the proposed development will not be part of a Drainage Maintenance District and will indemnify the Township and County against any and all claims. Will a formal document be submitted to the Township and the County?

Will unit owners be able to enclose their courtyards -or add to their unit - either with a patio roof or a screened or window room enclosure?

Would like an elevation of the street view of the Blacklick Eastern Road frontage showing the planting fencing, etc. Can a typical streetscape showing a sample streetscape within the development be provided as an exhibit?

In addition to a Divergence for the net density of the development, Divergences are being requested for the following:

1. Requirement of a plat
2. Divergence from the required 100-foot perimeter buffer.

Separately, the Zoning Office will provide additional questions and comments to the applicant regarding the Development Text, Development Plan and exhibits.

Should you have any questions, please do not hesitate to contact me.

Respectfully,

*K Sarko*

Kelly Sarko  
Zoning Inspector



## Fairfield County Engineer

3026 W. Fair Ave.  
Lancaster, OH 43130  
Main: (740) 652-2300  
Fax: (740) 687-7055

December 19, 2025

To: Nicholas Eastman  
Fairfield County Regional Planning

From: Mitch Noland P.E., S.I. Deputy Engineer  
Fairfield County Engineer's Office

Subject: **Courtyard at Violet Meadows Condo's – Violet Twp Rezoning**

MN

Please note the following comments on the **Courtyard at Violet Meadows Condo's – Violet Twp Rezoning**:

1. ODOT District 5 would have jurisdiction on access and any requirements related to a Traffic Impact Study (TIS) or Traffic Access Study (TAS). ODOT D5 should be contacted for their input on this development. It was observed that a TAS was submitted as part of the submittal process. It is FCEO's recommendation that RPC confirm with ODOT District 5 that the traffic component of this development is addressed and confirm that the TAS is adequate as submitted.

*Jeremiah D. Upp, P.E., P.S., County Engineer*



# *Fairfield Soil and Water Conservation District*

831 College Avenue, Suite B  
Lancaster, OH 43130-1081

Telephone: (740) 653-8154

Date: December 19, 2025

To: Nicholas Eastham  
Regional Planning Commission

From: Chad Lucht, Urban Manager  
Fairfield Soil and Water Conservation District

Subject: **Courtyards at Violet Meadows**  
Rezoning

Please note the following comments on the Courtyards at Violet Meadows rezoning submitted for review:

1. An environmental report will need to be completed to identify wetlands, streams, or other environmental areas. The plans indicate that there are wetlands and streams located on the site. Some are shown to be staying while others are showing to be removed.
2. Reviewing aerial imagery, there is a non-FEMA regulated stream that passes through the site. The 100-year floodplain will need to be calculated for streams running through the site.
3. There is an existing gas/oil well and storage tanks located on the property. Are there any required setbacks associated with the well or storage tanks? The plans indicated that it will be decommissioned, capped, and removed.
4. A long-term maintenance agreement will need to be entered into with Violet Township for the basin outlets. Drainage and access easements will need to be provided as part of the agreement.
5. There is an existing cemetery shown on the plans. Who maintains the cemetery?



## FAIRFIELD COUNTY UTILITIES

**Tony Vogel**  
Utility Director

TO: Nicholas Eastham  
FROM: Joshua TC Anders, P.E.  
DATE: December 22, 2025  
SUBJECT: Courtyards at Violet Meadows Rezoning

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Fairfield County Utilities (FCU) has reviewed the Courtyards at Violet Meadows Rezoning located in Violet Township and have the following comment.

1. Are the roads going to be private or public?
2. Will you have adequate fire flow with a 4-inch water meter?
3. Trees, bushes or homeowner owned sidewalks cannot be placed in the sanitary sewer easement along with runs of parallel curb.
4. The parcels to the north of the project will need sanitary sewer access.

If you have any questions, please contact me.

Sincerely,

Joshua Tc Anders, P.E.  
Deputy Director of Utilities

County Administrator  
**Aundrea N. Cordle**

Fairfield County  
Commissioners  
**Steven A. Davis**  
**Jeffrey M. Fix**  
**David L. Levacy**

cc: File

Administrative Office  
6670 Lockville Road  
Carroll, Ohio 43112  
(740) 652-7120

[www.co.fairfield.oh.us/util/](http://www.co.fairfield.oh.us/util/)

**Fairfield County Building Department Monthly Report - December 2025**

<b>Final Approved</b>	<b>Address</b>	<b>City/Village</b>	<b>Township</b>	<b>Cost Estimate</b>	<b>Date Received</b>
Yoga Studio	12043 Lancaster St	Millersport	Walnut	28,000.00	10/14/25
Airport Hangar Buildings	3430 Old Columbus Rd	Carroll	Greenfield	5,642,667.00	10/18/24
Steak n Shake RTU	1487 Victor Rd NW	Lancaster	Greenfield	16,500.00	01/24/25
<b>New Applications</b>	<b>Address</b>	<b>City/Village</b>	<b>Township</b>	<b>Cost Estimate</b>	<b>Date Received</b>
AT&T Equipment Upgrades	6670 Fosnaugh School Rd SW	Stoutsville	Clearcreek	25,000.00	12/01/25
Gas Station Ownership Change - COO	2049 Horns Mill Rd.	Lancaster	Berne	0.00	12/08/25
Tim Hortons Ownership Change - COO	2053 Horns Mill Rd.	Lancaster	Berne	0.00	12/08/25
AT&T Tower Antenna Replacements	6281 Lancaster Kirkersville Road	Baltimore	Liberty	25000	12/12/25
AT&T - Equipment Upgrade Remove Install	4911 Jacob's Ladder Rd SW	Lancaster	Hocking	15,000.00	12/16/25
Pleasant Chapel Church - Classroom and Dining Ro	3225 Old Mill Rd NE	Lancaster	Pleasant	N/A	12/18/25
AT&T - Equipment Upgrade Remove Install	4850 Lancaster-New Lexington Rd	Lancaster	Pleasant	25,000.00	12/23/25

BILLS  
REGIONAL PLANNING COMMISSION  
January 6, 2026

530000	CONTRACTUAL SERVICES	
	Crossroads Community	\$11,650.00
	TOTAL	\$11,650.00