



Proposed Plant #4  
10077 Jacksontown Rd.  
Thornville, OH 43076

Licking Township Rezoning  
Commercial to Manufacturing



07/23/19

**Why Adams Bros Concrete?**

Adams Bros Concrete Products has been a ready-mix concrete supplier in Muskingum County since 1908. It currently operates 2 plants in Muskingum County and 1 in Guernsey County. We plan to open a 4<sup>th</sup> plant in Licking Township pending the zoning amendment. This plant is forecasted to add 10+ jobs for Licking Township.

Adams Bros Concrete Products takes pride in their operations including following all local/state/ and federal guidelines. This includes health and safety of our employees (OSHA), DOT/ Motor Carrier laws and EPA dust emissions. As an ODOT approved ready-mix supplier, we are committed to providing the best materials to not only our state and local government jobs, but also our small and independent contractors as well. Finally, we are committed to giving back through school and community outreach projects and events.

We are excited for the opportunity to open a facility in Licking County and after reviewing the Licking Township Comprehensive Plan, we believe it's a good fit. As stated in the plan "Fifty-five percent of the survey respondents do not want any more commercial development in Licking Township at this time. If future commercial development is deemed necessary, it should be concentrated on US 40 and SR 13 between I-70 and Jacksontown." The section of property which we are submitting to be amended over would meet the requirements of the comprehensive plan due to the fact it sits in that outlined area. Also, 12% would like to see light manufacturing and warehousing. Our operation would also fall in those categories with our manufacturing of material and warehousing of materials and supplies for re-sale such as concrete tools, sand, aggregate, and blocks.

We are very humbled to be able to present this zoning amendment to Licking Township and look forward to expanding our business to Licking County. We will be with you from start to finish on every size job, for more than just concrete.

Thanks for your time and consideration,

Troy A Hindel  
Property Manager  
(740) 624-1188

Cortney Clewell  
VP of Operations  
(614) 595-1789

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

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

**Please check one:**

Text Amendment \_\_\_ Go to Section A  
Zoning Map Change  Go to Section B

**PLEASE PRINT OR TYPE ALL INFORMATION**

Name of Applicant \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Phone Number: Home \_\_\_\_\_ Business \_\_\_\_\_

**Section A: TEXT AMENDMENT CHANGE**

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

- 1) Text Amendment- a copy of the proposed text and the Article and/or Section numbers in the current zoning resolution that are to be amended by the proposed text attached hereto. (It is preferred to have the existing text with additions highlighted or in bold text, deletions identified by stricken text and notes identified by italic text)
  - A. Reason for the text amendment request.
  - B. Statement as to how the proposed text amendment complies with the Township Comprehensive Plan.
  - C. The issue (problem) the proposed text amendment is proposed to resolve.
  - D. Any other information that would provide the L.C.P.C staff and the Zoning Commission Board as to the issues involved, how the proposed amendment will address these issues and how the individual or board came to the conclusion that the proposed text amendment will resolve the issue. Please cite any references and/or research used to develop the proposed text and if possible include copies of said materials.

**Section B: ZONING MAP CHANGE**

Name of Property Owner(s) SMZ Development Company LLC  
Mailing Address P.O. Box 1270 Zanesville, OH 43702-1270  
Phone Number: Home NA Business (740) 452-1880 cell: (740) 624-1188

**1. Location Description:**

Subdivision Name or Address of Property  
10077 Jackson Rd. Thornville, OH 43076 Parcel# 041-120090-00  
Section 2600 Township Licking Block Middle Part  
Lot Number 9-10

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

**2. Existing Use of property:**

Commercial Office Space, Construction Lay-down yard, Parking

**3. Current Zoning:**

Interstate Business District

**4. Proposed Use:**

Ready-Mix Batch Plant Operations (Concrete) on Defined Area

5. Proposed Zoning District:

Industrial and Manufacturing

6. Map Amendment-

~~Supporting information—attach the following items to the application in triplicate form.~~

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

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

**\*\* It is highly recommended by the Zoning Commission and the Board of Trustees that all questions and intentions for this application be discussed only with the Zoning Inspector, Doug Howell, at 740-973-5042 before submittal of this application;** the Board also requests a representative for the applicant be present at the scheduled public hearing.

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

*Greg A. Sindell*  
Applicant Signature

7-23-19  
Date

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

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

1. Harless Taylor D + Piatt Haley N + Harless Travis N  
10019 Jackson town Rd Thornville, OH 43076
2. Barton Evan Parcel: 041-119502-00 7877 Kindle Rd.  
Jackson town Rd Thornville, OH 43076
3. Edwards Joann H (E) + Edwards Jeffrey A  
10050 Jackson town Rd Newark, OH 43055
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

~~When complete please mail with the hearing fee of \$275.00 (make check payable to Licking Township Trustees) to:~~

~~Andrea Lynch, Zoning Clerk  
8332 Licking Hills Road~~

**Adjoining Property Owners:**

1. Harless Taylor D & Piatt Haley N Harless Travis N  
10019 Jacksontown Rd.  
Thornville, OH 43076
2. Barton Evan  
Jacksontown Rd. (Parcel:041-119502-00)  
7877 Kindle Rd.  
Thornville, OH 43076
3. Edwards Joann H (LE) & Edwards Jeffrey A  
10050 Jacksontown Rd.  
Newark, OH 43055

Michael L. Smith, Auditor  
Olivia C. Parkinson, Treasurer

- Taxes Due July 17th
- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other

Map

- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
- Taxes
- Transfers
- Values

Help  
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Search  
 Owner  
 Search: [input]  
 Troubleshooting?

041120090 01 000  
**SMZ DEVELOPMENT  
 COMPANY LLC**  
 10077 JACKSONTOWN  
 RD  
 THORNVILLE OH 43076

Acres: 28.97  
 28.97 AC LOTS 9, 10

Land: \$424,700  
 Improv: \$700,300  
 Total: \$1,125,000

Sale Date: 01/10/2018  
 Amount: \$762,000  
 Conveyance: [input]  
 Valid Sale: No

Homestead: No  
 Owner Occ: No

Foreclosure: No  
 Certified Delin: No

For questions or suggestions regarding OnTrac, contact the Licking County Auditor's Office by clicking here. By accessing or using this web site, you agree to be bound by these Terms and Conditions. Using a low screen resolution? Try our mobile site.

