



CPCO

CITIZENS FOR THE PRESERVATION OF CARROLL, OHIO

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June 2, 2021

Residents of Greenfield Township and Carroll, Ohio,

The LARGE APARTMENT COMPLEX PROPOSAL IS BACK. The owner of the land behind Dollar General on Coonpath Road is requesting the land be rezoned from B-1 Business to R-3 High Density Residential (i.e multi-family apartments). Initially, the owner, Seimer Properties, LLC, attempted to get approval to build the apartments as a PUD, but was denied due to the land being less than 20 acres in size. Now the owner is seeking to simply have the land rezoned, which would allow them to build as many apartments as they can cram into the area. Originally, they wanted to build 9 buildings, 196 units, totaling 352 bedrooms.

The CPCO has identified this project as contrary to our stated mission, and therefore, we OPPOSE rezoning the land from Business B-1 to R-3 (Multi-Family).

There is a TWO step process.

STEP 1. The Zoning Commission has set a Hearing for TUESDAY JUNE 15, 2021 at 6:00 pm. at the Greenfield Township Firehouse at 3245 Havensport road. People can attend in person or online. At this hearing the zoning commission will take testimony for and against the rezoning. The Zoning Commission then makes a recommendation to the Greenfield Trustees. A recommendation to DENY the zoning change IS VERY HELPFUL, but is not dispositive.

It is expected that there will be individuals present, in addition to the applicants, who are in SUPPORT of the zoning change. Most likely they are developers looking to establish a precedent that will make their future attempts to build apartments in the area easier. This is why it is important that we have a strong showing at the hearing. If we stop the first one, the others may simply go away.

STEP 2. Approximately 30-45 days after the zoning commission makes its recommendation, the Greenfield Board of Trustees will hold a final hearing on the matter. The Greenfield Trustees have the final vote to approve or deny the requested change.

WHAT WE NEED:

1. WE NEED 20 to 40 residents to attend the Zoning Hearing on Tuesday June 15th at 6:00 pm. and voice opposition to zoning change. You can attend in person or virtually. ANYONE in the Bloom Carroll School district is welcome to attend, and residents of Greenfield Township are especially encouraged to attend. Not all need to speak, but it is important to have a turnout. Live bodies make a difference! All are welcome to attend, and I understand that the covid restrictions have been lifted, but I am unsure of the maximum capacity.

Guidance on what to say will be provided in a separate and upcoming post.

2. If you plan on attending the June 15th Hearing, please respond in the comment section below. This will allow us to keep track of how many will be present and let everyone know once we have reached our target range.

3. WE WILL NEED AS MANY PEOPLE AS POSSIBLE TO ATTEND THE BOARD OF TRUSTEES HEARING, which has not yet been scheduled. This is when the deciding vote will be taken. I will supply everyone with additional information about that hearing when the date is set. However, we still need people to attend the hearing on June 15th , in order to secure a recommendation to DENY the requested zoning change and make a strong showing of opposition.

To attend June 15th hearing Virtually:

Google Meet joining info:

Video call link: <https://meet.google.com/oux-imjz-czj>

Or Dial: (US) 1 929-299-4074 Pin: 960 287 571#

Alt Dial #: 1-929-299-4067 PIN: 960 287 571#

If you have problems joining the meeting, you can also login through the Greenfield Township website under the News + Notices page. Simply click on the Google meet info listed under the Notice for this hearing.

Should you have any questions, please feel free to contact me at 740.653.0961.

Andrew Stevenson
President CPCO