



PICKAWAY COUNTY ENGINEER

STERLIN C. MULLINS, P.E., P.S.

www.pickaway.org

121 West Franklin Street
Circleville, Ohio 43113
Phone (740) 474-3360

December 16, 2025

Ben Bitler
Madison Township Zoning Inspector
7083 Duvall Road
Ashville, OH 43103

Dear Mr. Bitler:

My office is aware of the W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. ("CT Realty") rezoning application for four parcels along Airbase Road and Walnut Creek Pike in Madison Township. I understand that evaluating potential impacts on traffic and local roadways is an important part of the Township's consideration of a rezoning request.

I have reviewed the proposed roadwork improvements for the CT Realty project and can confirm that they comply with our local design standards and are consistent with prior planning efforts sponsored by the local Joint Economic Development Districts. I am supportive of the proposed access plans identified in the rezoning application for these properties and look forward to working with the township, JEDD, Pickaway County Port Authority, and private development interests to implement safe and efficient roadwork solutions that support exciting economic development opportunities for our community. Please feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterlin C. Mullins".

Sterlin C. Mullins, P.E., P.S.
Pickaway County Engineer