

# Madison Township

Pickaway County, Ohio

## Application for Zoning District Amendment

To amend the text or map of the Madison Township Zoning Resolution, the applicant shall follow the provisions of Ohio Revised Code Section 519.12, as may be amended, and the Madison Township Zoning Resolution.

- ☒ Zoning District Change, or  
☐ Zoning Text Amendment

Owner / Applicant Information (Owners or lessees of property):

Property Owner(s): Scarborough Farms FLP

Address: 285 Reinhard Ave.

City: Columbus State: OH Zip: 43206

Telephone: \_\_\_\_\_ email: \_\_\_\_\_

Applicant Information (primary contact if designated agent for owner or lessee):

Name: See Attached

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ email: \_\_\_\_\_

*Attach additional sheet for information for multiple owners and/or lessees*

**Subject property**

Pickaway County Auditor Tax Identification Number (parcel ID): F1600010005900, F1600010006001

Parcel street address: 0 Walnut Creek Pike

Area (acres) of subject property: 239.240

**Required contents of Application, Section 6.03 of Zoning Resolution**


Current Use and Zoning District: RR, Rural Residential, Rickenbacker Impact Zone

Proposed Use and Zoning District: RBD, Rickenbacker Business Development

Describe the request (use separate sheet if necessary): See Attached

- ☒ Attach legal description of record; survey drawing; or, subdivision plat
- ☐ Proposed amendment to the text of the Madison Township Zoning Resolution (if applicable) stating specific sections of the Resolution that are proposed for amendment(s), and attached as a separate exhibit.
- ☒ Map drawn to scale showing property lines, streets, existing and proposed zoning, and such other items as the Zoning Inspector may require.
- ☒ A list of property owners and their address as appearing on the Pickaway County Auditor current tax list, within 500 feet, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned. This requirement may be waived if more than 10 parcels are proposed to be rezoned.
- ☒ Statement as to how the proposed amendment will impact adjacent and proximate properties.
- ☐ Additional information as may be requested by the Zoning Inspector to determine conformance with, and provide enforcement of the Madison Township Zoning Resolution.
- ☒ Fee paid and application filed with Madison Township Zoning Commission \_\_\_\_\_.

Date

  
Applicant signature

5-18-2022  
Date

*Applicant certifies that all information contained herein is true and accurate*

**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF PICKAWAY

Affiants Timothy L. Scarbrough, and Jodene M. Scarbrough being first duly sworn, state that they are partners in Scarbrough Farms FLP, as owner of property with Parcel Numbers F1600010005900 and F1600010006001 at 0 Walnut Creek Pike in Madison Township, Pickaway County, Ohio.

Scarbrough Farms, FLP hereby gives its authority to CT Realty, LLC and its designated agent, Montrose Law Firm to file an application with Madison Township, Pickaway County, Ohio to rezone parcel numbers F1600010005900 and F1600010006001 from their current zoning designation RR Rural Residential, Rickenbacker Impact Zone overlay, to RBD Rickenbacker Business Development District.

IN WITNESS WHEREOF, the foregoing Affidavit was acknowledged by Timothy L. Scarbrough and Jodene M. Scarbrough, partners in Scarbrough Farms, FLP on the dates set forth below.

Scarbrough Farms, FLP

Timothy L. Scarbrough

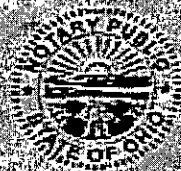
Jodene M. Scarbrough

State of: Ohio  
County of: Franklin

This is an acknowledgement. No oath or affirmation was administered to the signers with regard to the notarial act.

The foregoing instrument was acknowledged before me this 21 day of July, 2022 by Timothy L. Scarbrough and Jodene M. Scarbrough partners of Scarbrough Farms, FLP on behalf of said company.

In Testimony Thereof, I have hereunto subscribe my name and affixed my official seal on the day and year last aforesaid.



GRI BANGURA  
Notary Public, State of Ohio  
My Comm. Expires 05-16-2023

Notary Public

CT Realty  
Madison Township, Pickaway County  
Application for Zoning District Change

**1. Applicant Information**

Name: CT Realty, LLC, Attn: Colby Watson  
Address: 2100 McKinney Avenue, Suite 1050  
City: Dallas State: TX Zip Code: 75201  
Telephone: 214-888-2349 Email: cwatson@ctrinvestors.com

**Applicant's designated agent**

Name: Nate Green, Montrose  
Address: 100 E. Broad St., Suite 1340  
City: Columbus State: OH Zip Code: 43215  
Telephone: 740-497-1893 Email: ngreen@montrosegroupllc.com

**2. Adjacent Property Owners**

CT Realty ADJACENT PROPERTY OWNERS					
Parcel ID	Owner	Mailing Address	City	State	Zip Code
F1600010005400	SUNSHINE & SMOOCH LLC & JCD PICKAWAY FARM LLC	6789 ZIMMERMAN RD	SABINA	OH	45169
F1600010000701	TEAYS VALLEY LOCAL BD OF ED	385 Viking Way	Ashville	OH	43103
F1600010006100	FAGAN JAMES R & IRENE M TRUSTEES	10441 WALNUT CREEK PK	Ashville	OH	43103
F1600010004000	MCCRAY FARMS INC	5782 PERRILL RD	Ashville	OH	43103
F1600010005901	HUGHES PAUL D & MICHELLE A	9959 WALNUT CREEK PIKE	Ashville	OH	43103
F1600010006000	HEITSCH BRANDON & VERONICA MRUK	10119 WALNUT CREEK PIKE	Ashville	OH	43103
F1600010000500	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GATEWAY	Columbus	OH	43219

- 3. Statement as to how proposed amendment will impact adjacent and proximate properties.** CT Realty is in contract to purchase 239.24 acres from Scarbrough Farms FLP and intends to construct class-A industrial warehouse/manufacturing facilities. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land will be a complement to CT Realty's first project in Madison Township and will be an extension of its industrial park. This land was identified is in the Rickenbacker Impact Zone as identified by the Madison Township zoning map. CT Realty will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District.

**a. Utility Assessment**

- i. Watermain: The developer will coordinate with Earnhart Hill to extend a public watermain to the site for service. The developer is currently under construction on the site immediately to the west where an 18" and a 12" watermain are available to extend to the site for service.

- ii. **Sanitary Sewer:** The city of Columbus constructed the Lockbourne Intermodal Subtrunk (LIS), which extended a large diameter sanitary sewer from the Southerly treatment plant and terminated west of the Alum Creek Drive and SR 762 Intersection. The next phase of construction, Intermodal Sanitary Subtrunk Extension Phase 1 (ISSE) will extend a 54" sanitary sewer east of the un-named stream that crosses under Airbase Road between Airbase Road and Walnut Creek Pike. The development will construct onsite sanitary mainlines which will tie into the new sanitary sewer constructed by the city of Columbus.
  - iii. **Stormwater:** The development will be required to retain stormwater runoff and control the discharge rate of stormwater from the site post rain events. The Pickaway County Engineer's office will review the design completed for the development to ensure that it meets both the county water quantity and the Ohio EPA water quality requirements for new development.
- b. **Traffic Assessment.** The developer and their engineer will work with the Pickaway County Engineer's office and their traffic engineer to address traffic impacts anticipated to be created by this development. The traffic engineer will analyze pre-determined intersections using historical traffic patterns and calculated traffic volume increases for the area to assess turn lanes and/or signals at the intersections. The report will be reviewed by the Pickaway County Engineer's office as well as the Ohio Department of Transportation District 6 Office. The improvements identified in the final Traffic Impact Study will be required to be completed by the developer of the property.



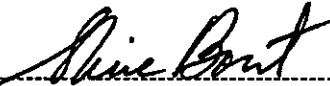
# Circleville Herald

Affidavit of Publication  
The State of Ohio  
Pickaway County

MADISON TOWNSHIP  
NICOLE BITLER  
10971 WINCHESTER ROAD  
ASHVILLE, OH 43103

Account: 806306  
Ticket: 662315  
RE: Madison Zoning Hearing 7/11

Before, the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared Sherrie Bossart, who being first duly sworn, deposes and says: that she is the Agent of Circleville Herald, published, issued and entered as second class mail in the city of Circleville: that she is authorized to make this affidavit and sworn statement: that the notice or other legal advertisement, a true copy of which is shown here to, was published in Circleville Herald on the following date(s): 06/30/22



Signature of sworn person above

Sworn to and subscribed before me this 06/30/2022.



Signature of Notary Public



Lisa M. Hedrick  
Notary Public, State of Ohio  
My Commission Expires 2-2025  
Section 147.03 R.C.

Cost of Notice: \$98.44  
Published on: 06/30/2022

Circleville Herald  
401 E. Main  
Circleville, OH 43113

FED ID 61-1731416

## Zoning Commission Public Hearing

The Madison Township Rural Zoning Commission is holding a Public Hearing for a Zoning District Amendment at 7:00PM on July 11, 2022 at the Madison Township House at 7083 Duvall Rd, Ashville, OH 43103.

CT Realty, LLC is applying to Rezone and Amend the zoning classification to the following properties from Rural Residential (RR) to Rickenbacker Business Development (RBD).

Auditors Parcel #: F1600010005900, F1600010006001

Applicant is CT Realty, LLC. Applicant's Agent: Attn: Nate Green, The Montrose Group. 740-497-1893

The application can be reviewed at the Madison Twp House 10 days prior to meeting. Contact Zoning for appointment.

After conclusion of the Zoning District Public Hearing, a recommendation from the Commission will be provided to the Madison Board of Township Trustees and they will hold another Public hearing date TBD.

Any questions, please contact Nathan Anderson, Zoning Commission Chair, (740) 503-9415.  
June 30, 2022

Circleville Herald - 662315

# Madison Township Rural Zoning Commission

## Public Hearing Minutes

July 11, 2022

7:00pm

- I. Opening of Meeting 7:02pm
- II. Attendance Roll Call: NA, RL, WE, JH\*, TW
- III. Additions or changes to the Agenda (Zoning Inspector) none
- IV. Rezoning Application  
**Applicant:** CT Realty – Nate Green, Agent  
**Owner(s):** Scarbrough Farms FLP  
**Site Parcel:** F16-0-001-00-059-00, F16-0-001-00-060-01  
**Acreage:** 239.24 acres  
**Current Zoning:** RR  
**Request:** Amend Zoning Classification for parcel above to RBD
- V. Presentation from Applicants: Brian Marsh and Nate Green provided power point presentation for the group. Provided update on previous zoned parcel (two warehouses done, next phase is three more buildings to the south of existing buildings). Traffic will flow to Ashville Pike /762, not Walnut Creek Pike (incorrectly indicated on the map with Walnut Creek Pike entry/exits). Traffic study not started yet, engineering office not contacted yet, ODOT has provided no input yet. This development is a few years out. 1500-2000 jobs will be created. P3 supports good balanced development.
- VI. Statement from Zoning Inspector: Ben Bitler went over the application – everything required in the submittal was included. Property will be sold as soon as it changes to RBD.
- VII. Speakers in favor of the Rezoning: Ryan Scribner/Brian Marsh. The farmland has a lot of value. Hard to attract big time users unless the properties are rezoned and developed. Can't market the property without the infrastructure completed. What opportunities are out there? These buildings may end up being manufacturing or warehousing – they are addressing the need. New upcoming State projects: 762/23 interchange, 762/Duvall roundabout.

Speakers against the Rezoning: Rose McFarland, Rob Obrien, Leslie McCoy, Robert Good, James Fagan, Terry Smith, Gale Larue, Sam Runkle, Lisa Darnell, Sue Moore, Dan Wipple. Main points made by speakers: Make site



its highest and best use. Bring in higher paying jobs, not entry level jobs. We need to control the type of development going in. Environmental and public health concerns, warehouses change weather patterns with all the pavement and building surfaces, property values going down, more noise, light and exhaust pollution. What happens in 15-20yrs when bldgs are vacated? Who will want to live here? Doesn't farmland have an inherent value to a rural community? Concern of being a sixth generation farm and that could be lost. Talked about settlers in the area being farmers. Look at traffic at Oletz. Does Mad Twp need more warehouses? Noted there was a lot of empty warehouses. Traffic, pollution, premature to vote without all the information. Delay vote until (traffic and/or engineering) studies complete. Walnut Creek Pike cannot handle anymore traffic. Why exits onto Walnut Creek Pike? Traffic studies do not work- the trucks do what they want. Be firm, until you know what is being built. Put this vote to the people, get the word out, need Twp meeting notices, agenda, and minutes on website. Volunteers stated they would help spread the word. Will this development raise taxes? Property worth less? Walnut Creek is flooding more, more traffic, salt from new roads in creek, Walnut Creek Pike will need widened, 762/Duvall intersection is a disaster, Need environmental study. Keep traffic north and west. Harrison Twp has Land Use Plan - It is a guide - can't enforce it. No more trucks. What does Mad Twp need to do to attract better business?

VIII. Commission Members comments/questions:

Ross LaRue: The site plan is general and could change (concern of Walnut creek Pike exits/traffic load). Raised confusion about parcel tax numbers vs unprovided land survey details and what we are actually approving. Will RBD extend east of Walnut Creek Pike? Brian Marsh: No. CT Realty is only buying the property west of WCP. Noted that the plan provided included two parcels that are not in the zoning request but which showed retention ponds being built on them? Why zone RBD vs general business zoning, is there a rush to approve? Noted that is parcel is not currently in the JEDD but would need added. Noted that there will be an expanded Fire/EMS ballot in the fall, possibly due to increased need to police crime/fire at warehouses.

Wendy Ehmann: What is the plan for Airbase road to extend north. Ryan Scribner: Plan is still in the works. Raised concerns about getting more information before a vote.

Jim Hummel: Emphasize lights in the parking lots - effect on plants/crops. Put light shields to prevent light encroachment.

Todd White: Traffic study needs done: Nate Green: Traffic study will be completed in the next phase.

Nathan Anderson: So the lot split will occur after the rezoning? Brian Marsh: Yes. Survey is done, not recorded until after the sale of the property. Will roads be public or private? Nate Green: They will evaluate it.

IX. Commission Vote: JH\* TW WE RL NA No vote taken.

- X. Additional Items – Per zoning book, the Board has 30 days to make a recommendation. Special meeting will announced at a later time.
- XI. Motion to Adjoin – RL motion, TW 2<sup>nd</sup>. 9:08pm
- XII. Executive Session
  - Jim Hummel is attending meeting through Zoom video conference.



# RICKENBACKER LOGISTICS PARK

Madison Township

Rural Zoning Commission



CT Realty Partners is in contract to purchase 239.240 acres from Scarbrough Farms and intends to construct class-A industrial warehouse/manufacturing facilities.



The property is currently zoned RR, Rural Residential, Rickenbacker Impact Zone



Our request is to rezone the property to RBD Business Development District (RBD).



## RICKENBACKER LOGISTICS PARK

Madison Township

Rural Zoning Commission

The Madison Township, Pickaway County Zoning Resolution, Section 6.09, sets the criteria that the Township Trustees must use when considering an amendment to the Township Zoning resolution. In reviewing the proposed amendment and arriving at its decision, the Board of Township Trustees shall consider:

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***1. The compatibility of the proposed amendment with the zoning and use of adjacent land, and with any land use or comprehensive plans adopted by the Township.***

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The CT Realty rezoning request is consistent with the RBD zoning district and other projects in Madison Township zoned RBD.

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This land will be a complement to CT Realty's first project in Madison Township and will be an extension of its industrial park.

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This land was identified is in the Rickenbacker Impact Zone as identified by the Madison Township zoning map and is part of the Annexation Moratorium Area that is part of the Madison Twp Joint Economic Development District (JEDD).



## RICKENBACKER LOGISTICS PARK

Madison Township

Rural Zoning Commission

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### ***2. The effect of the adoption of the proposed amendment on motor vehicle access, traffic flow, storm drainage and/or public infrastructure in the area.***

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Watermain: The developer will coordinate with Earnhart Hill to extend a public watermain to the site for service. The developer is currently under construction on the site immediately to the west where an 18" and a 12" watermain are available to extend to the site for service.

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Sanitary Sewer: The city of Columbus constructed the Lockbourne Intermodal Subtrunk (LIS), which extended a large diameter sanitary sewer from the Southerly treatment plant and terminated west of the Alum Creek Drive and SR 762 Intersection. The next phase of construction, Intermodal Sanitary Subtrunk Extension Phase 1 (ISSE) will extend a 54" sanitary sewer east of the un-named stream that crosses under Airbase Road between Airbase Road and Walnut Creek Pike. The development will construct onsite sanitary mainlines which will tie into the new sanitary sewer constructed by the city of Columbus.



## RICKENBACKER LOGISTICS PARK

Madison Township

Rural Zoning Commission

### ***2. The effect of the adoption of the proposed amendment on motor vehicle access, traffic flow, storm drainage and/or public infrastructure in the area.***

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Stormwater: The development will be required to retain stormwater runoff and control the discharge rate of stormwater from the site post rain events. The Pickaway County Engineer's office will review the design completed for the development to ensure that it meets both the county water quantity and the Ohio EPA water quality requirements for new development.

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Traffic Assessment: The developer and their engineer will work with the Pickaway County Engineer's office and their traffic engineer to address traffic impacts anticipated to be created by this development. The traffic engineer will analyze pre-determined intersections using historical traffic patterns and calculated traffic volume increases for the area to assess turn lanes and/or signals at the intersections. The report will be reviewed by the Pickaway County Engineer's office as well as the Ohio Department of Transportation District 6 Office. The improvements identified in the final Traffic Impact Study will be required to be completed by the developer of the property.



## RICKENBACKER LOGISTICS PARK

Madison Township

Rural Zoning Commission

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### ***3. The effect of the adoption of the proposed amendment upon the public health, safety and general welfare of the adjacent properties and other residents of the Township.***

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Through fees, taxes and the Joint Economic Development District, Madison Township is primed to gain tax revenue from the proposed zoning amendment.

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The JEDD is one of the only tax vehicles available to the township to generate revenues to support the ongoing Township operations.

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The proposed development is expected to create more than 1500-2000 permanent new jobs for the area and will be included in the CRA and JEDD and could generate over \$1.4M to \$1.9M in new income taxes to the JEDD annually at full build-out.

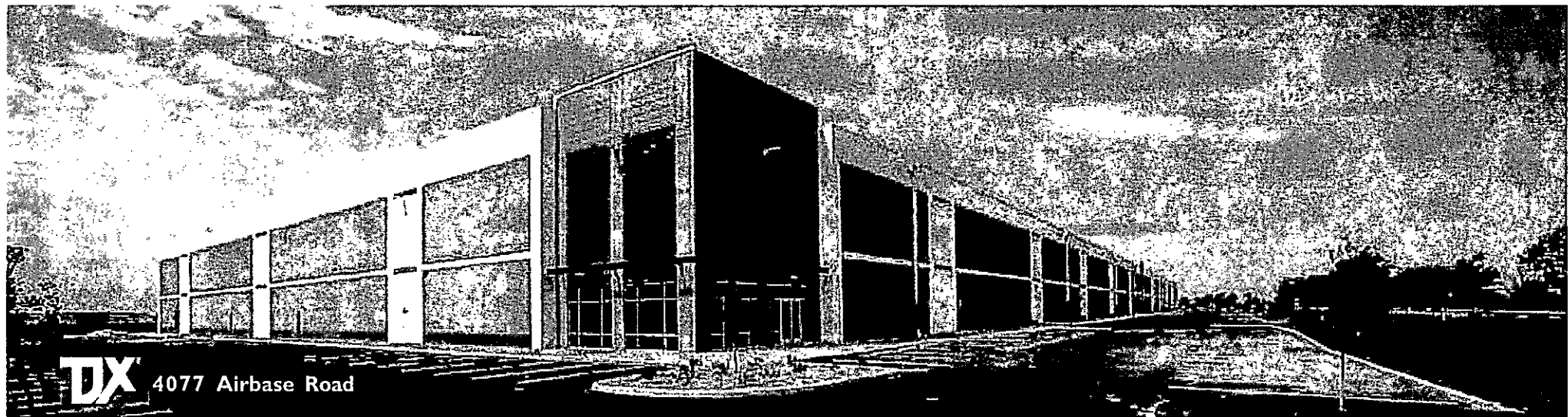
CT

# RICKENBACKER LOGISTICS PARK | BUILDINGS 1 & 2

Phase I

Columbus, OH

Two Buildings | 1,146,780 SF | 100% Leased to Two Tenants





# RICKENBACKER LOGISTICS PARK | BUILDINGS 1 & 2

Columbus, OH



GEODIS 4337 Airbase Road



**DX** 4077 Airbase Road

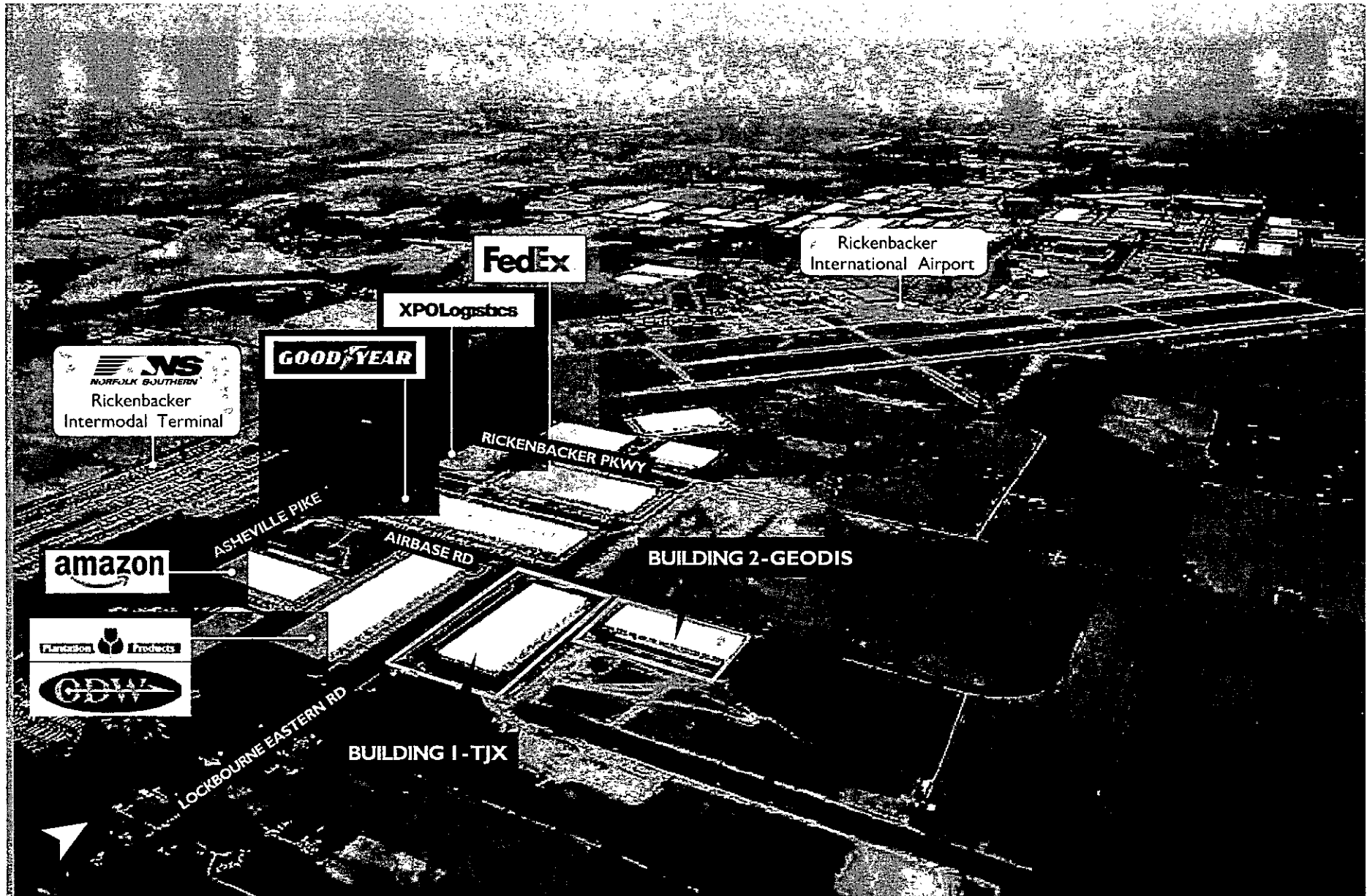


GEODIS 4337 Airbase Road

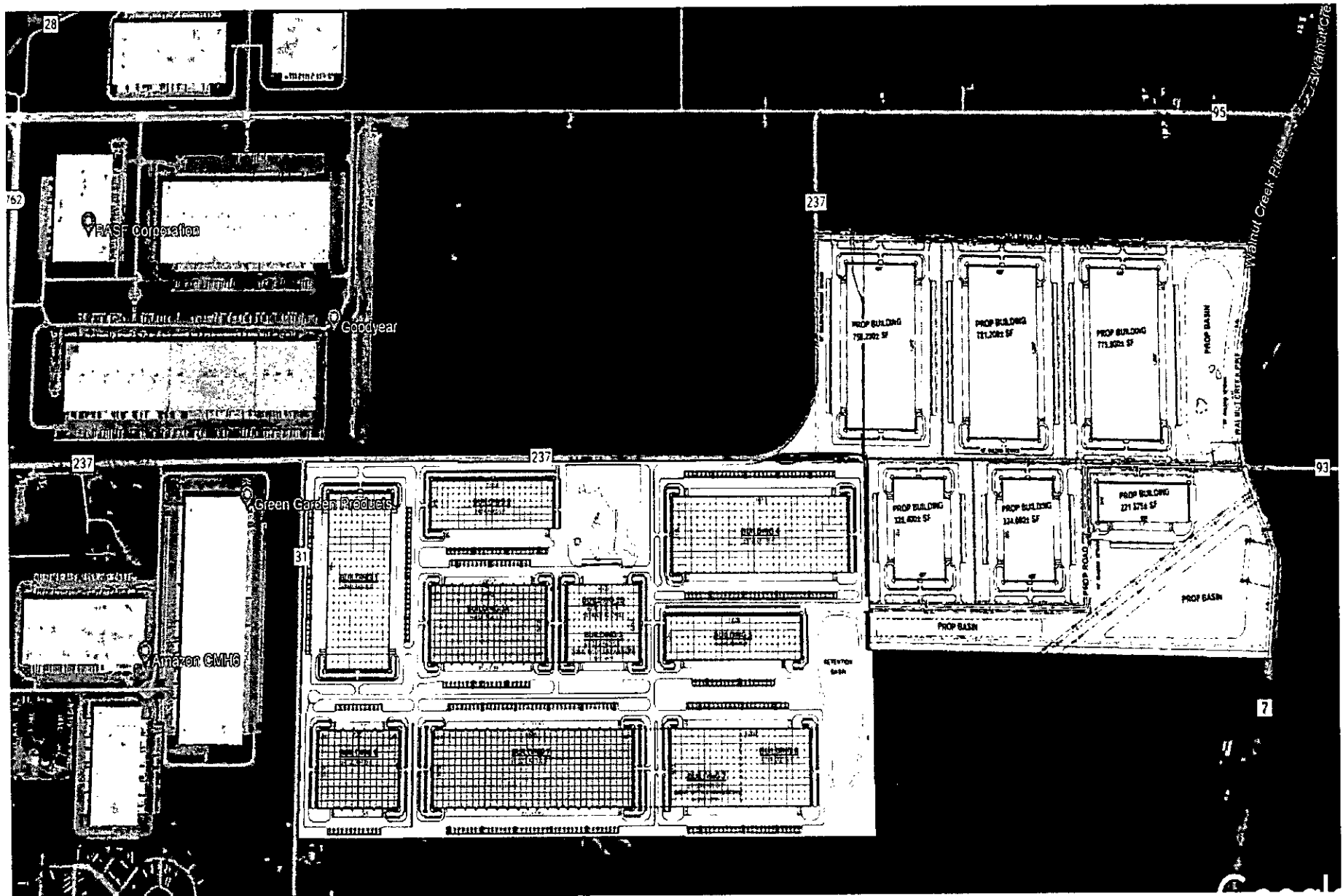


# Park Site Plan





## Scarborough Land



**Madison Township Trustees**  
**July 11th, 2022**

Name	Address	Township	Speaking Yes/No
Brian Mark	64 Shady Ave		✓
Rose Vargo McFarland	9494 Winchester Rd	Madison.	✓
GABE CARPENTER	PCSO	—	NO
Rob Bryn	12955 Winchester Rd	Madison	✓
Leslie McCoy	8703 Perrill Rd	Madison	✓
Robert Good	9458 Winchester Rd	Madison	✓
Ryan Scribner	1360 Lancaster Pike		✓
Nate Green	100 E. Broad St St. 2320 Col. 5014 4325	NO	Yes
JAMES FAGAN	10441 WILSON CREEK PILL	MADISON	NO
TERRY SMITH	"	"	NO
GALE LARUE	9661 Goodman	"	NO
Sam Runkle	5708 London-Lancaster Rd	Madison	✓
Lisa Darnell	3586 Duval Rd Ashville		
Sue Moore	7581 Mary	Madison	✓
Dan Wipple	10760 WCP		✓

We are writing this letter in support of the proposed rezoning of our farm in Madison Township. Thirty four years ago, when we purchased our family's farm, there was no governmental discussion or plan for the Joint Economic Development District or that our farm would be included in the boundaries of the JEDD; there was no plan for the Rickenbacker Intermodal to be built where currently two of the largest rail providers in the US now provide international freight to the Ohio Valley; there was no discussion or awareness of a population explosion that would place Columbus as the largest city in Ohio, the 14th largest city in the country, with a projection of 3 million people by 2050.

In the last 34 years there has been radical change in the area. The pressures of population growth, industrial and commercial development, and the inclusion of our farm in the JEDD boundary has changed our opinion and intentions of how our farm should be utilized. Many adjacent properties, similar to ours, have been rezoned and we are now immediately adjacent to industrial development with no road to provide buffer. Given that we are adjacent to industrial development, the Intermodal and Rickenbacker Airport ( a major air freight airport) rezoning is our only option.

In 2006, our Madison Township Trustees had the vision and foresight to unanimously agree to enter into an economic partnership with the City of Columbus: an agreement that recognized the economic potential and job growth in our area, an agreement that increased local infrastructure and revenue from taxes levied without annexation, an agreement that preserved the right, freedom and autonomy of individual landowners to either participate or not participate in JEDD. This is the only area in all of Madison Township for this type of economic growth and it is critical for the financial future of the Township. Without this income the township will be surrounded by growth with no revenue to maintain the aging infrastructure.

It is our hope that the Madison Township Trustees and Township Zoning Commission will continue on the path of economic development that was created when their predecessors entered into a partnership with the City of Columbus and vote to rezone our property in Madison township that is part of the JEDD. Failure to do so represents a violation of our property rights, diminishes the value of our farm, treats us differently than other landowners in the JEDD and sets a bad precedent.

We thank you for your time and thoughtful consideration of our request to rezone our family farm.

Sincerely,  
Tim Scarbrough  
Jody Scarbrough




# Circleville Herald

Affidavit of Publication  
The State of Ohio  
Pickaway County

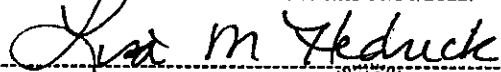
MADISON TOWNSHIP  
NICOLE BITLER  
10971 WINCHESTER ROAD  
ASHVILLE, OH 43103

Account: 806306  
Ticket: 665700  
RE: Madison Zoning Meeting 8/10

Before, the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared Sherrie Bossart, who being first duly sworn, deposes and says: that she is the Agent of Circleville Herald, published, issued and entered as second class mail in the city of Circleville; that she is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is shown here to, was published in Circleville Herald on the following date(s): 07/30/22

  
-----  
Signature of sworn person above

Sworn to and subscribed before me this 07/30/2022.

  
-----  
Signature of Notary Public



Lisa M. Hedrick  
Notary Public, State of Ohio  
My Commission Expires 2-2025  
Section 147.03 R.C.

Cost of Notice: \$86.26  
Published on: 07/30/2022

Circleville Herald  
401 E. Main  
Circleville, OH 43113

FED ID 61-1731416

Madison Township  
Pickaway County  
Zoning Commission Public Hearing

The Madison Township Rural Zoning Commission is holding a Special Meeting for a Zoning District Amendment at 7:00PM on August 10, 2022 at the Madison Township House at 7083 Duvall Rd, Ashville, OH 43103.

A Public Hearing was held on 7/11/2022 for the rezoning of the Scarborough property from Rural Residential (RR) to Rick-enbacker Business Development (RBD).  
Auditors Parcel #: F1600010005900, F1600010006001

The purpose of the meeting is for the Board to vote on the recommendation of the rezoning. This will not be an open discussion forum.

At the conclusion of the Zoning Commission meeting, a recommendation from the Commission will be provided to the Madison Board of Township Trustees and they will hold another Public hearing date TBD.

Any questions, please contact Nathan Anderson,  
Zoning Commission Chair, (740) 503-9415.  
July 30, 2022  
Circleville Herald - 665700

# Madison Township Rural Zoning Commission

## Meeting Minutes

August 10, 2022

7:00pm

- I. Opening of Meeting – 7:00pm. NA asked Ben Bitler to discuss the zoning process and concerns residents had.
- II. Attendance Roll Call: NA, JH, TW, WE, RL
- III. Scarborough Property Rezoning request
  - Motion by JH to approve the Scarborough rezoning application request, 2<sup>nd</sup> by TW,
  - RL motion to amend the original motion to include the legal description of the zoning request in the submitted Zoning Application, 2<sup>nd</sup> by JH.
  - Motion by RL to amend the original motion to accept the new Site Layout A dated 8/04/2022 and replace the Site Layout A dated 1/19/2021 submitted within the Zoning Application. 2<sup>nd</sup> by WE,
  - Discussion took place and list of recommendations for the Trustees was created.
- IV. Zoning Commission Vote for approval of rezoning:  
JH yes, RL no, TW yes, WE no, NA yes  
Board approved motion 3-2.
- V. Adjourn : Motion RL , 2<sup>nd</sup> by JH, All in favor. 8:05pm



8/15/2022

Madison Township Rural Zoning Commission  
August 10, 2022

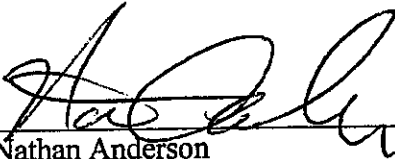
Madison Twp Zoning Board approved the Zoning Application dated 5/18/2022 to rezone 239.240 acres within Auditor's parcel F1600010005900 and F1600010006001 of the Scarborough property from Rural Residential to Rickenbacker Business District and have the following recommendations and zoning application amendments for the Trustees.

Amendments to the original Zoning Application:

- Include the 239.240 acre legal description (labeled Exhibit A herein) of the zoning request in the submitted Zoning Application
- Accept the new Site Layout A dated 8/04/2022 (labeled Exhibit B herein) and replace the Site Layout A dated 1/19/2021 submitted within the Zoning Application.

Recommendations:

- **Prohibit access of the rezoned property to Walnut Creek Pike per Site Layout A dated 8/04/2022.**
- **Increase the Project Perimeter screening buffer (both tree type and number) to block view of development of the rezoned property from neighbors and existing roads.**
- **Encourage light manufacturing use for the Proposed Development to promote higher paying jobs.**
- **Light pollution shall not enter into adjacent properties and shall be directed downward to avoid disrupted view from other properties in the Township.**
- **Consider economic advantage and disadvantages for the Township from the development of this property in terms of tax revenue vs expenses.**
- **Request that the Developer provide monetary assistance to the local police and fire departments.**



Nathan Anderson  
Board Chair  
Madison Twp Rural Zoning Commission Chair

8/15/2022

Date

**DESCRIPTION FOR A 239.240 ACRE TRACT**

Situated in the State of Ohio, County of Pickaway, Madison Township, being a part of Sections 17 and 20, Township 10 North, Range 21 West of the Congress Lands East of the Scioto River, and being part of 187.847 acre tract (Parcel Number F1600010006001) and all of that 139.000 acre tract (Parcel Number F1600010005900) as conveyed to Scarbrough Farms FLP by deed of record in Official Record 668, Page 2740, all references being to those of record in the Recorder's Office, Pickaway County, Ohio, said 239.240 acre tract being more particularly bounded and described as follows:

Beginning at a stone found at the common corner between Sections 17, 18, 19, and 20;

Thence along the westerly line of said Section 17, North 4° 07' 14" East, 1,650.02 feet to a point at the northwesterly corner of said 139.000 acre tract and the southwesterly corner of that 120.135 acre tract as conveyed to Sunshine & Smooch LLC by deed of record in Official Record 690, Page 1243;

Thence along the northerly line of said 139.00 acre tract South 85° 39' 35" East, 3,541.27 feet to a point in the centerline of Walnut Creek Pike;

Thence along said centerline the following five (5) courses and distances:

South 11° 32' 24" West, 367.64 feet to a point;

South 17° 14' 38" West, 403.38 feet to a point;

South 9° 45' 24" West, 176.35 feet to a point;

South 6° 00' 27" West, 414.65 feet to a point;

South 0° 00' 38" West, 133.82 feet to a point at the northeasterly corner of that 1.00 acre tract as conveyed to Paul D. and Michelle A. Hughes by deed of record in Official Record 234, Page 574;

Thence along the northerly, westerly, and southerly lines of said 1.00 acre tract the following three (3) courses and distances:

North 85° 35' 43" West, passing a 5/8" iron pin found at 30.00 feet, a total distance of 251.48 feet to a point;

## DESCRIPTION FOR A 239.240 ACRE TRACT

South 6° 05' 43" East, 174.92 feet to a point;

South 85° 36' 09" East, passing a 5/8" iron pin found at 218.48 feet, a total distance of 252.91 feet to a point in the centerline of Walnut Creek Pike;

Thence along said centerline the following three (3) courses and distances:

South 13° 12' 27" East, 114.51 feet to a point;

South 21° 58' 06" East, 383.73 feet to a point;

South 16° 35' 47" East, 112.66 feet to a point at the northeasterly corner of that 1.843 acre tract as conveyed to Michelle A. Schatzman by deed of record in Official Record 7556, Page 41;

Thence along the northerly, westerly, and southerly lines of said 1.843 acre tract the following three (3) courses and distances:

North 78° 52' 43" West, 226.65 feet to an iron pin found with cap;

South 14° 26' 17" West, 290.33 feet to an iron pin found with cap;

South 77° 07' 25" East, 282.52 feet to a point in the centerline of Walnut Creek Pike;

Thence along said centerline, South 11° 13' 08" West, 502.47 feet to a point on the southerly line of said 187.847 acre tract;

Thence along the southerly line of said 187.847 acre tract and the northerly line of that 126.300 acre tract as conveyed to James and Irene Fagan, Trustees, by deed of record in Official Record 356, Page 186, North 85° 36' 09" West, 3,587.68 feet to a point on the easterly line of that 306.271 acre tract as conveyed to W-CTR Rickenbacker Holdings VIII, LLC by deed of record in Official Record 768, Page 4060;

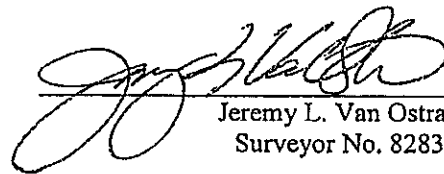
Thence along said easterly line, North 3° 45' 44" East, 1,358.15 feet to the Point of Beginning and containing 239.240 acres, more or less, according to a survey made by Hull & Associates in August of 2021.

The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

Subject to all valid and existing easements, restrictions and conditions of record.

August 29, 2021

F:\Clients\Active\JLL\JLL0021\survey\deeds



Jeremy L. Van Ostran, P.S.  
Surveyor No. 8283

**PRELIMINARY PLAN  
SUBJECT TO CHANGE WITH FINAL  
APPROVAL BY PICKAWAY COUNTY**

Exhibit B

AIRBASE ROAD

**PROP BUILDING**  
**750,200± SF**

**PROP BUILDING**  
**781,200± SF**

PROP BUILDING  
775,000± SF

**PROP BASIN**

PROP BUILD  
320,400± SF

PROP BUILD  
324,000± SF

PROP BUILDING  
221,375± SF

PROP BASIN

PROP BASIN

PLR002  
 SCARBOROUGH  
 MADISON TOWNSHIP, PICKAWAY COUNTY, OHIO  
 HULL  
 Environmental Energy Incorporete  
 10150 W. 12th Ave.  
 Suite 100  
 Denver, CO 80202  
 Phone: 303-751-1100  
 Fax: 303-751-1101

PLR002

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DATE	TIME	NAME
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## AWAY FROM THE HUT

**50. PIC LAY**

11/15/19

**OLM**

**ADDITIONAL INFORMATION:**

PLR002

1

August 9<sup>th</sup>, 2022

RE: Upcoming potential rezoning of the Scarbrough Farm

To the Madison Township Trustees and Zoning Board,

We would like to let both the Madison Township zoning board and trustees know that we; Gale Larue, Vicki Larue, Elena Larue, and Alyssa Larue; strongly oppose the change in the zoning that would allow the construction of warehouses on the Scarbrough property in Madison Township. Our concerns are in several areas that follow both the obvious as well as some more far-reaching areas. We will start with the obvious:

- 1- Noise disruption 24 hours a day
- 2- Pollution
- 3- Traffic problems and increased road maintenance
- 4- Health concerns
- 5- Light pollution
- 6- Climate change
- 7- Effects on neighboring crops in production
- 8- Unsustainable use of the land
- 9- Cost to the township in money, manpower, additional roads, etc
- 10-Increased crime
- 11-One loaded semi is equal to 9,600 cars on our roads

The less obvious reasons involve the loss of valuable farmland. According to the American Farmland Trust (AFT) from 2001 to 2016 the US lost 2,000 acres of farm and ranchland every day. This loss makes food security a critical issue. If productive farmland loss continues at this rate, another 18.4 million acres will be by 2040. This is almost the size of South Carolina and means that six states will take 10% of their agriculture land from production. Most of this land is within the nation's most productive lands. If we continue to lose farmland, it has been estimated that by 2040, just 18 years from now, the US will be dependent on other countries to provide most of our food supplies. Farming is an essential profession making the need to keep farmland as farmland as essential for the maintenance of this country and the futures of everyone. Hopefully, we will realize that we have the chance to make a difference within our own township and do what is necessary to keep our farmland productive.

At the last zoning meeting there were ~50 citizens of Madison Township expressing their disapproval of the potential rezoning. The only ones wanting the rezoning were those who would benefit from it, namely the developers. We feel that the zoning board and trustees should represent the will of the people of the township and not outsiders who are only here temporarily.

Now is the time to stand up and make our voices heard that this development and short-sighted permanent changes to our township land use is unnecessary, unneeded, and unwanted in our township.

Sincerely,

Gale Larue

Vicki Larue

Elena Larue

Alyssa Larue



## **WAREHOUSES IN MADISON TOWNSHIP**

I'm James Fagan and I own a farm directly adjacent to a farm requesting permission to convert to a different zoning district, whose business identity consists exclusively of industrial warehouses. Consequently, I must consider this development from several perspectives, namely: How Is This Going to Affect Me Personally, How Is This Going to Affect Madison Township, And What, as a Citizen, Are the Broad Consequences of Such Developments.

### **HOW IS THIS GOING TO AFFECT ME AND MY FARM**

There will be visual and auditory annoyances, which I assume can be addressed should this change in land use prevail. Who am I to use "Annoyances" to interfere with my neighbor's right to sell his property? My farming operation does not appear to be affected, unless the twenty-four-hour illumination, prevalent with warehouses, interferes with proper plant development. This will have to be addressed. However, the subject of the following can have significant repercussions on my ability to continue any farming operations.

### **HOW IS THIS GOING TO AFFECT MADISON TOWNSHIP**

The farms in Madison County were established in the early 1800's. Back then three hundred acres were considered ideal – all the land a man could manage. This was self-contained "subsistence farming". A pasture, hay field, and cornfield, all for the animals, and a garden for the family. None of this left the farm. That style of farming is long gone. Today most of us are Grain Farmers, but our farms are too small to support this practice. It takes at least 1000 Acres to do this profitably, mainly because of the costly machinery required. The machinery, that is available today, is big and expensive. There is no economically feasible way I, or my neighbors can equip ourselves to be independent grain farmers. Instead, we rent or share-crop our acreage to local farmers, who have made the necessary equipment investment and life-style commitment, to make this work. In this way all our land is productive. We pay taxes. However, these key members of our community are complaining the rental land is becoming difficult to acquire. If Madison Township becomes randomly disrupted with patches of rezoned land, this arrangement I have described will break down. Us small farm owners will no longer be able make use of our land. Many will have to sell. Sell to whom, and for how much? Currently, selling to developers is extremely profitable. Is this a development strategy to open an area for subsequently cheap distressed land? While the subject single Area Rezoning would probably have a negligible effect on our township, permitting this one request will make it politically difficult to refuse ruinous future requests.

### **BROAD CONSEQUENCES**

My ancestors were Irish Immigrants. Before they left for America, they had heard of the Rich Pickaway Plainses. We are blessed with rich lands and a friendly environment. We can grow anything. We grow corn, wheat, and soybeans, which the world eagerly buys (and eventually eats). It's becoming increasingly evident that there are parts of the world that can no longer grow the food that their

population must have. The world needs more corn, wheat, and soybeans from those that can produce it. Is it wise to permanently destroy the very land, which still works, to use for a total unrelated purpose? Currently the world economy is in a perilous situation, very low interest rates (actually negative), cheap credit, and a desperate search for financial return. This is the classic Bubble environment. Ask your economist friend about the Netherland Tulip Bubble. These are times when unwise investments are often made. Yes, Warehouses are currently needed, they must be because "everybody" is building them. Is this a classic Bubble? We are sitting in a golden area with our farmland. It will produce for as long as we can predict. Are we willing to sell it for a Bubble?

**7/10/2022**

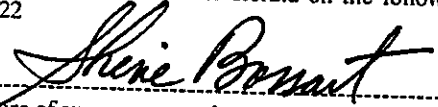
# Circleville Herald

Affidavit of Publication  
The State of Ohio  
Pickaway County

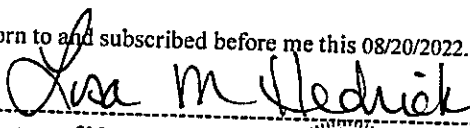
MADISON TOWNSHIP  
NICOLE BITLER  
10971 WINCHESTER ROAD  
ASHVILLE, OH 43103

Account: 806306  
Ticket: 667833  
RE: Madison Meeting 8/30

Before, the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared Sherrie Bossart, who being first duly sworn, deposes and says: that she is the Agent of Circleville Herald, published, issued and entered as second class mail in the city of Circleville: that she is authorized to make this affidavit and sworn statement: that the notice or other legal advertisement, a true copy of which is shown here to, was published in Circleville Herald on the following date(s): 08/20/22

  
Signature of sworn person above

Sworn to and subscribed before me this 08/20/2022.

  
Signature of Notary Public



Lisa M. Hedrick  
Notary Public, State of Ohio  
My Commission Expires 2-2025  
Section 147.03 R.C.

Cost of Notice: \$86.26  
Published on: 08/20/2022

Circleville Herald  
401 E. Main  
Circleville, OH 43113

FED ID 61-1731416

## LEGAL NOTICE

Madison Township  
Pickaway County  
Trustees Public Hearing

The Madison Township Trustees are holding a Public Hearing for a Zoning District Amendment at 7:00 PM on August 30, 2022 at the Madison Township House at 7083 Duvall Rd, Ashville, OH 43103.

A Public Hearing was held on 7/11/2022 and 08/10/2022 for the rezoning of the Scarborough property from Rural Residential (RR) to Rickenbacker Business Development (RBD). The Zoning Commission recommended to approve the application submitted.  
Auditors Parcel #: F1600010005900, F1600010006001

The purpose of the meeting is for the Trustees to vote on the rezoning application submitted.

At the conclusion of the Trustees Public hearing they have 30 days to adopt or deny the recommendation of the Zoning Commission. This will done by the majority vote of Township Trustees.

Any questions, please contact Ryan Smith (President) at 614-554-0167.  
Circleville Herald - 667833 August 30, 2022

August 30, 2022  
7:00 P.M.  
Madison Township Trustees

Public Hearing Agenda

- I. Opening of Meeting
- II. Attendance Roll Call
- III. Additions or changes to the Agenda (President)
- IV. Rezoning Application  
**Applicant:** Matt Gaston, Northpoint Development  
**Owner(s):** Scarbrough Farms FLP  
**Site Parcel:** F16-0-001-00-059-00, F16-0-001-00-060-01  
**Acreage:** 239.24 acres  
**Current Zoning:** RR  
**Request:** Amend Zoning Classification for parcel above to RBD
- V. Presentation from Applicants
- VI. Speakers in favor of the Rezoning
- VII. Speakers against the Rezoning
- VIII. Trustee comments/questions
- IX. Vote:  
Ryan Smith  
Austin Brown  
Samuel Welch
- X. Motion to Adjourn

Madison Township Trustees Public Zoning Hearing  
August 30, 2022

The Madison Township Trustees met August 30, 2022 at 7:00 P.M. at the township house for a public zoning hearing.

The meeting was called to order by chairperson, Ryan Smith. The roll was called:

Roll Call	Ryan Smith	YES
	Austin Brown	YES
	Samuel Welch	YES

- Additions or changes were made to the agenda.
- Rezoning Application in discussion:  
Applicant: Agent Nate Green from the Montrose Group and CT Reality, LLC Attn: Colby Watson  
Owner(s): Scarbrough Farms FLP  
Site Parcel: F16-0-001-00-059-00, F16-0-001-00-060-01  
Acreage: 239.24 acres  
Current Zoning: RR  
Request: Amend Zoning Classification for parcel above to RBD
- Presentation from Applicants:  
Applicants gave overview of development to trustees and explained how development meets zoning regulations.
- Speakers in favor of the Rezoning:  
Tim Scarbrough, David Strawser, Ryan Scribner
- Speakers against the Rezoning:  
Ross Larue, Terry Smith, Gale Larue, Leslie Derr, Mike Huels, David Cline, Laine Hallberg, Lauren Roepcke
- Trustees were given time for comments and questions.  
Ryan Smith asked applicants to verify setback from property line.
- Resolution to Move Forward with Vote  
Austin made a motion and Samuel seconded to move forward with voting on the zoning commission recommendation to approve application.

Roll Call	Ryan Smith	YES
	Austin Brown	YES
	Samuel Welch	YES
- Motion passed. Trustees will proceed with vote.
- Resolution of Approval of Application  
Samuel made a motion and Austin seconded to accept zoning commission recommendation to approval application.

Roll Call	Ryan Smith	YES
	Austin Brown	YES

Samuel Welch YES

Motion passed. Application approved.

Since there was no further business, Austin moved and Ryan seconded the motion to adjourn.

Roll Call Ryan Smith YES

Austin Brown YES

Samuel Welch YES

Motion passed. Meeting adjourn.

Nicole Bitler, Fiscal Officer

# Madison Township Trustees

Public Meeting  
August 30, 2022

Name	Address	Speaking Y/N?
✓ Rob Lurie	12420 Ringgold Wirthman	Yes
✓ Jim Scarborough	285 Reinhard	Yes
✓ Brian Marsh	JL 375 N Front	Yes
✓ Nate Green	100 E. Broad St. Ste 2720 Columbia, Mt	Yes
✓ Amanda Spencer	1555 W. Main St NEWARK	YES
✓ Rolf Anderson	5094 E. Ridgeway Dr. St Charles, IL	Yes
✓ Matthew Dill	Airbase Road	N/O
✓ Dallas Rind	Wheeler Rd	NO
✓ Carol Sharp	11663 Walnut Creek Pike	NO
✓ TERRY SMITH	W/10441 WALNUT CREEK PIKE	YES
✓ JAMES FAGAN	" "	NO
✓ Gale Lurie	9661 Goodman Rd	YES
✓ Andy Dill	Airbase Rd.	NO
✓ Jay and Hestie Derr	8703 Perill Rd, Asheville	NO & YES
✓ Brandon & Veronica Hartsch	10119 WALNUT CREEK	NO
✓ Felicia Allman	3844 Duvall Rd	NO
✓ Lauren Relpcke	3658 DUVALL Rd	NO <del>NO</del> Spike
✓ Mike Huels	8808 Madison Walnut	Yes
✓ Paula Strauss	5959 Perill Rd	Yes
✓ Heery Burkhammer	9430 Winchester Rd	No
✓ Jennifer Gleich	9930 Winchester Rd	NO
✓ David H. Line	12310 Walnut Creek Pike	YES
✓ Elena Lurie	9661 Goodman Rd	NO
✓ Vicki Lurie	9661 Goodman Rd	NO
✓ Laine Hallberg	16082 Walnut Creek Pike	Yes
✓ Jim Brink	12681 Ringgold	NO



# CTR PARTNERS

Madison Township Trustees

Rezoning Hearing

August 30, 2022





# Company Overview

**CTR Partners ("CTR")** is a fully integrated real estate investment, development and management company that has acquired, developed and/or repositioned in excess of 30 million square feet of industrial properties across the U.S. Founded in 1994, the company is headquartered in Newport Beach, California with an additional full-service office in Dallas, Texas and currently focuses its activities exclusively on Industrial properties. Since 2010, CT and affiliates have acquired over 4,000 acres of industrial land in Tier 1 markets across the United States. As of Q1 2022, CTR has more than 16 million square feet of buildings under active development and remains active in 11 major markets across the US.



## INVESTMENT APPROACH

- Our "best-in-class" strategy means we seek only those locations/submarkets with proven track records of steady occupancy throughout economic cycles while allowing for upside through rollover and lease-up. CTR's in-house asset and property management approach ensures hands-on pursuit and retention of quality tenants, and established brokerage relationships in our submarkets ensures first look and last look consideration.

## TRACK RECORD

- Since 1994, CTR has acquired or developed in excess of \$6 Billion in commercial real estate and has a proven track record of generating superior risk-adjusted returns through multiple real estate cycles. **CTR is currently developing more than 16 million square feet of industrial properties throughout the United States.**

## EXPERTISE

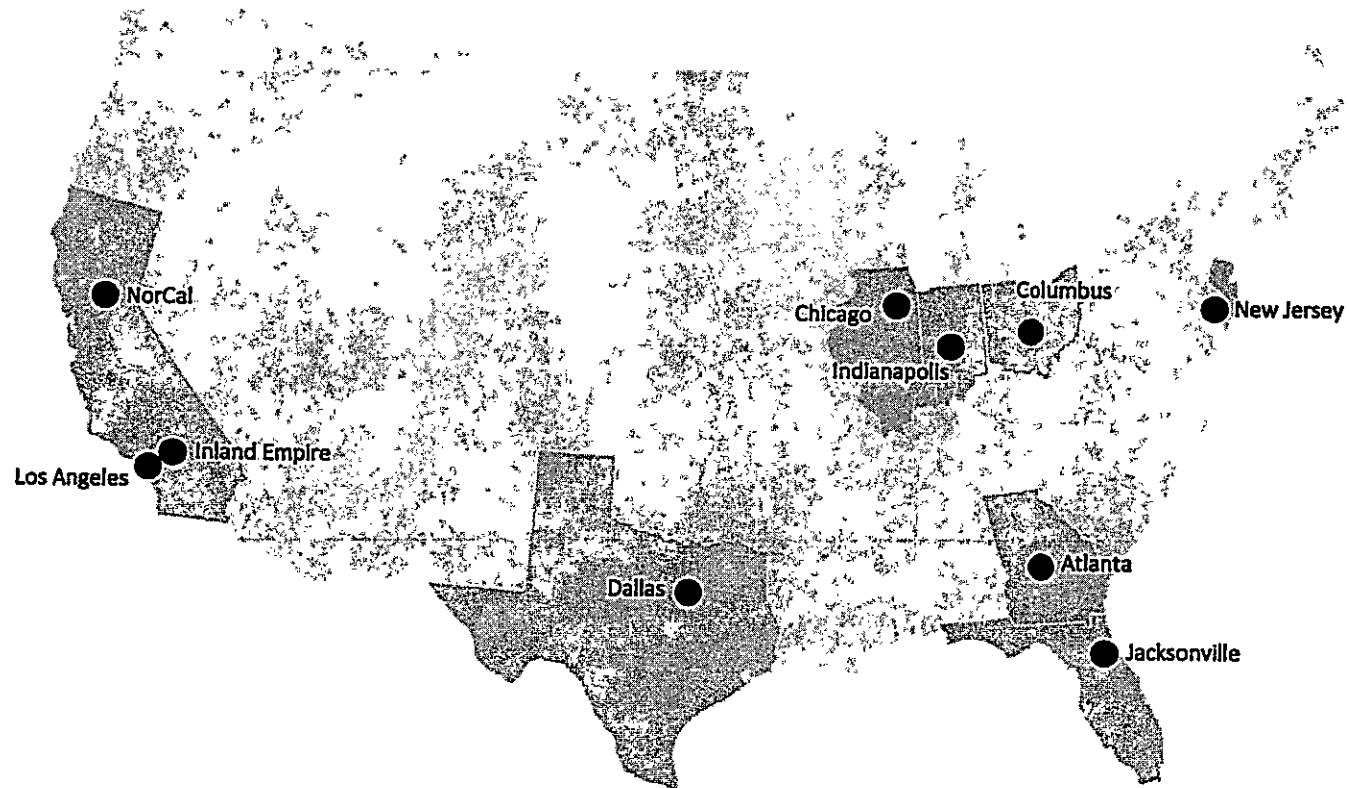
- CTR has extensive experience in analyzing, underwriting, structuring and acquiring distressed, complex or uniquely challenged assets through multiple real estate cycles.
- The longstanding relationships established by the Executive and Management Team during their multi-decades long experience in the industry have enabled CTR to execute transactions that are not widely marketed.
- In addition, CTR's local presence provides real-time market information that is instrumental in sourcing and underwriting new acquisitions.
- The principals of CTR have entitled and developed a wide range of product types including warehouse/distribution facilities, business parks, office campuses, R&D/Flex, retail, hotels, and residential.
- Projects have ranged from five (5) acre sites to five hundred (500) acre master developments.



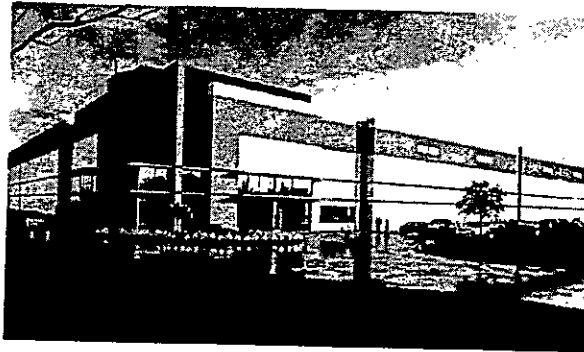
# CTR PARTNERS

Industrial Portfolio & Pipeline

# CTR Markets - 2022



# Recently Completed Buildings (Q4 2021)



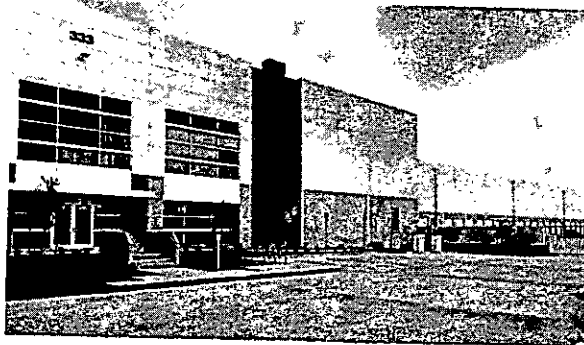
**Stadium Logistics Center**

329,358 SF – freeway frontage on 183 preleased to regional credit tenant.



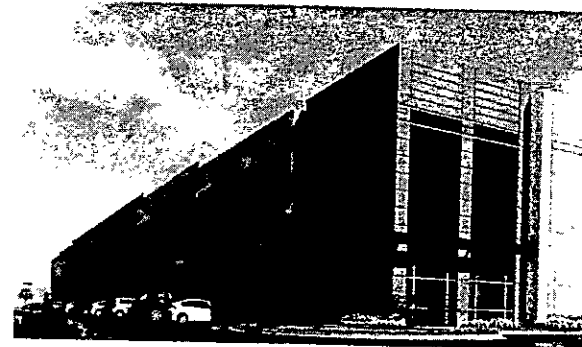
**Stockton SCK4 – Inbound Cross Dock**

638,985 SF – Amazon Build-to-Suit with low coverage inbound crossdock layout. This was a mission critical Amazon distribution location in the Central Valley.



**333 W Gardena, Carson, CA**

145,860 SF (leased to Amazon) to be built out as Sub Same Day delivery station through TI Allowance.



**Rickenbacker – Phase I**

Two Industrial Buildings totaling 1.15M SF (740,000 and 404,000). Leased both buildings to national name Tenants.

# CTR NEW CONSTRUCTION COMPLETED

## GFC-2022



#	Investment Name	Location	Equity Partner	Total SF
1	CT Beaumont Partners, LLC	Beaumont	Heitman	1,172,143
2	CT Corona Partners I, LLC	Corona	Artemis	525,100
3	CT ITH Industrial I, LLC	City of Industry	Harvard	168,000
4	CT Jurupa LLC1	Fontana	Harvard	357,750
5	CT Sycamore LLC	Riverside	Prudential	230,672
6	CT Parriott LLC	Industry	Prudential	130,196
7	CT Azusa LLC	Azusa	Prudential	185,273
8	CT Industry LLC	Industry	Prudential	234,881
9	Avenue S / 114th St.	Grand Prairie, TX	Thackeray	83,125
10	Southport, Phase 1 (Bldg. 1 & 7 and Land)	Wilmer, TX	Mitsubishi	1,470,359
11	NorCal Logistics Center - Bldg.'s 2&3	Stockton, CA	Mitsubishi	575,127
12	NorCal Logistics Center - Bldg. 1	Stockton, CA	Mitsubishi	1,122,341
13	NorCal Logistics Center - Bldg. 7	Stockton, CA	Mitsubishi	709,556
14	Jersey 79	Jersey City, NJ	Thackeray	95,808
15	Sunset Trade Center	Haslet, TX	Mitsubishi	882,565
16	Palmetto Phase I	Atlanta, GA	Prudential	1,054,500
17	Palmetto Phase II	Atlanta, GA	Prudential	1,041,000
18	Milliken Ave.	Ontario, CA	CT/KPRS	71,850
19	Rickenbacker Logistics Park - Phase I	Columbus, OH	Walton St. Capital	1,146,780
20	Crossroads Logistics Center	Whitestown, IN	Artemis	1,016,244
21	South Bay Logistics Center	Carson, CA	Clarion Partners	145,840
22	Amazon BTS	Stockton, CA	Elm Tree Funds	638,985
23	Stadium Logistics Center	Irving, TX	Carlyle Group	329,358
24	Rickenbacker Industrial Phase 2-4	Columbus, OH	Walton St. Capital	4,553,220
25	Palmetto Phase III	Atlanta, GA	Prudential	1,008,000
26	Sanchez - Amazon BTS	Stockton, CA	Elm Tree Funds	638,985
27	Mt Comfort	Indianapolis, IN	Mitsubishi	1,055,000
28	Jacksonville	Jacksonville, FL	Mitsubishi	3,279,160
29	Agua Mansa	Inland Empire, CA	Prudential	3,603,000
				<b>29,404,318</b>

**RNG Fueling Station Portfolio - 24 Domiciles - 18 States - Sites range from 3-5 Acres**

31	RNG Fueling Station Portfolio	National	USAA	125 Acres
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# Rickenbacker Logistics Park Madison Township Trustees Rezoning Request

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CT Realty Partners is in contract to purchase 239.240 acres from Scarbrough Farms and intends to construct class-A industrial warehouse/manufacturing facilities.

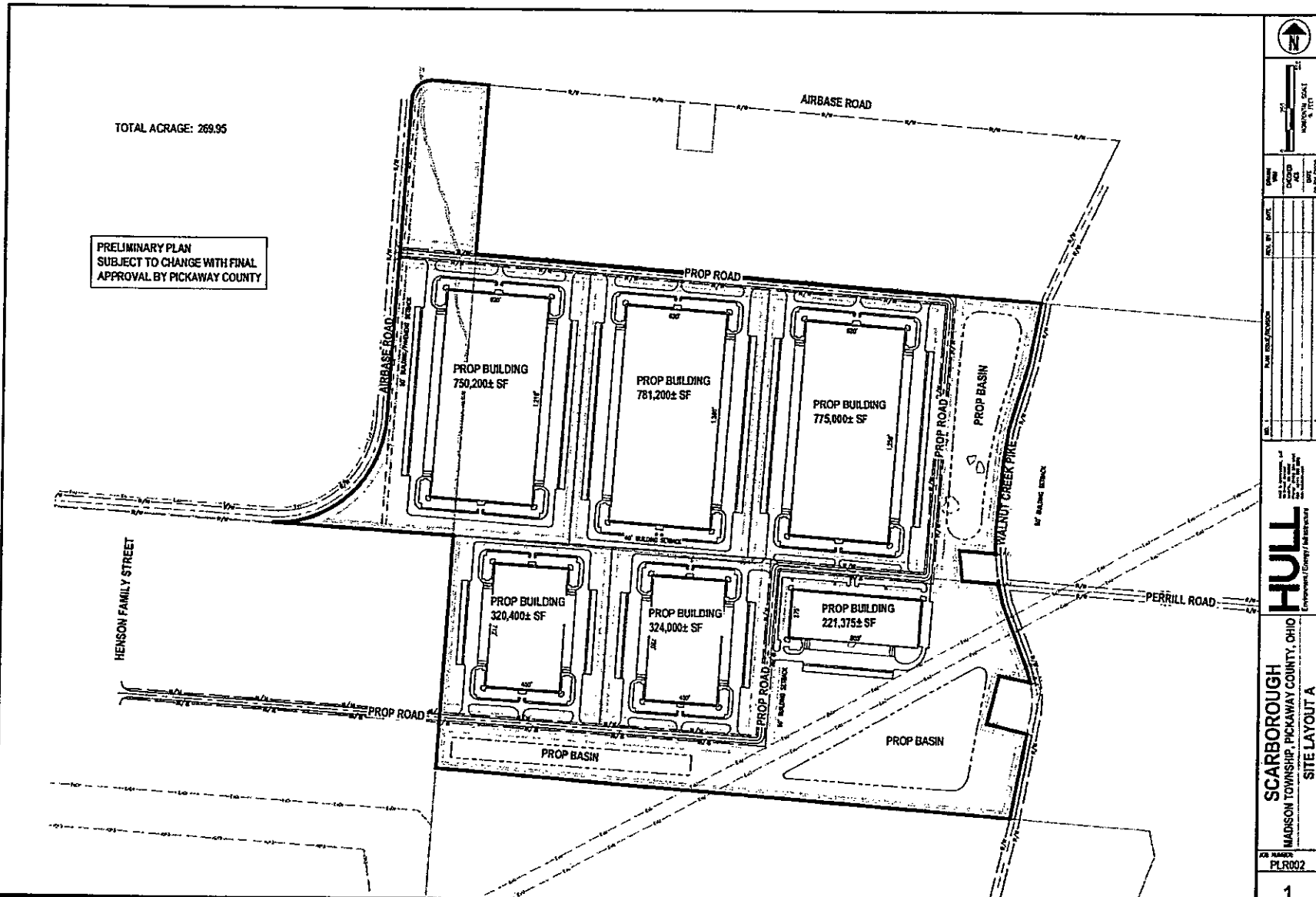


The property is currently zoned RR, Rural Residential, Rickenbacker Impact Zone



Our request is to rezone the property to RBD Business Development District (RBD).

# Rickenbacker Logistics Park Proposed Site Plan



DATE	08/14/2023
DRAWN BY	AD
CHECKED BY	AD
SCALE	AS SHOWN
PROJECT NO.	PLR002
<b>HULL</b> <small>Engineering &amp; Architecture</small>	
<b>SCARBOROUGH</b> <small>MADISON TOWNSHIP, PICKAWAY COUNTY, OHIO</small>	
<b>SITE LAYOUT A</b>	
<small>PLR002</small>	
<b>1</b>	

# Madison Township Zoning Requirements

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The Madison Township, Pickaway County Zoning Resolution, Section 6.09, sets the criteria that the Township Trustees must use when considering an amendment to the Township Zoning resolution. In reviewing the proposed amendment and arriving at its decision, the Board of Township Trustees shall consider:

- 1. The compatibility of the proposed amendment with the zoning and use of adjacent land, and with any land use or comprehensive plans adopted by the Township.**
- 2. The effect of the adoption of the proposed amendment on motor vehicle access, traffic flow, storm drainage and/or public infrastructure in the area.**
- 3. The effect of the adoption of the proposed amendment upon the public health, safety and general welfare of the adjacent properties and other residents of the Township.**





**1. The compatibility of the proposed amendment with the zoning and use of adjacent land, and with any land use or comprehensive plans adopted by the Township.**

- a) This land is in the Rickenbacker Impact Zone and is part of the Annexation Moratorium Area that is part of the Madison Twp Joint Economic Development District (JEDD).
- b) Rezoning request is consistent with the RBD zoning district and other projects in Madison Township zoned RBD.
- c) This land will be a complement to CT Realty's first project in Madison Township and will be an extension of its industrial park.

# Madison Township Zoning Requirements



- 
- 2. The effect of the adoption of the proposed amendment on motor vehicle access, traffic flow, storm drainage and/or public infrastructure in the area.**
- a) Watermain: CT is currently under construction on the site immediately to the west where an 18" and a 12" watermain are available to extend to the site for service.
  - b) Sanitary Sewer: The city of Columbus constructed the Lockbourne Intermodal Subtrunk (LIS), which extended a large diameter sanitary sewer from the Southerly treatment plant and terminated west of the Alum Creek Drive and SR 762 Intersection. The next phase of construction, Intermodal Sanitary Subtrunk Extension Phase 1 (ISSE) will extend a 54" sanitary sewer east of the un-named stream that crosses under Airbase Road between Airbase Road and Walnut Creek Pike.



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## **2. The effect of the adoption of the proposed amendment on motor vehicle access, traffic flow, storm drainage and/or public infrastructure in the area.**

- c) Stormwater: CT will be required to retain stormwater runoff and control the discharge rate of stormwater from the site post rain events. The Pickaway County Engineer will review the design completed for the development to ensure that it meets both the county water quantity and the Ohio EPA water quality requirements for new development.
- d) Traffic Assessment: CT and Verdantas will work with the Pickaway County Engineer's office and their traffic engineer to address traffic impacts anticipated to be created by this development. CT is committed to sending all traffic to Airbase Rd and having no road entrances or exits onto Walnut Creek Pike.

# Madison Township Zoning Requirements



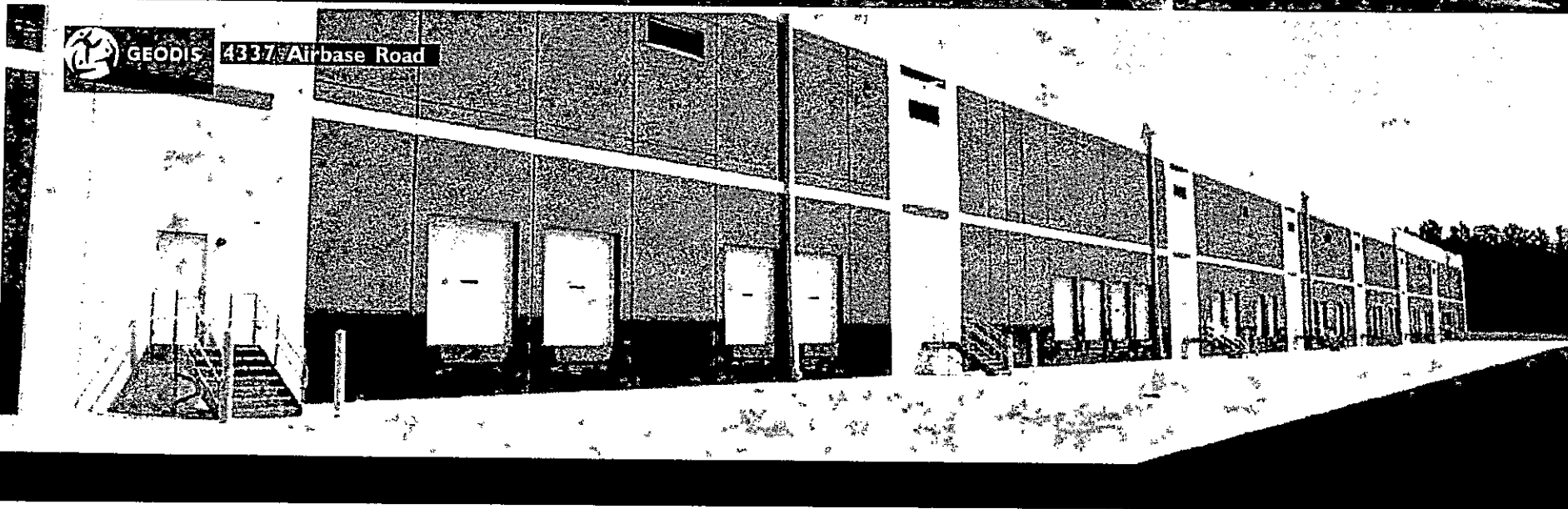
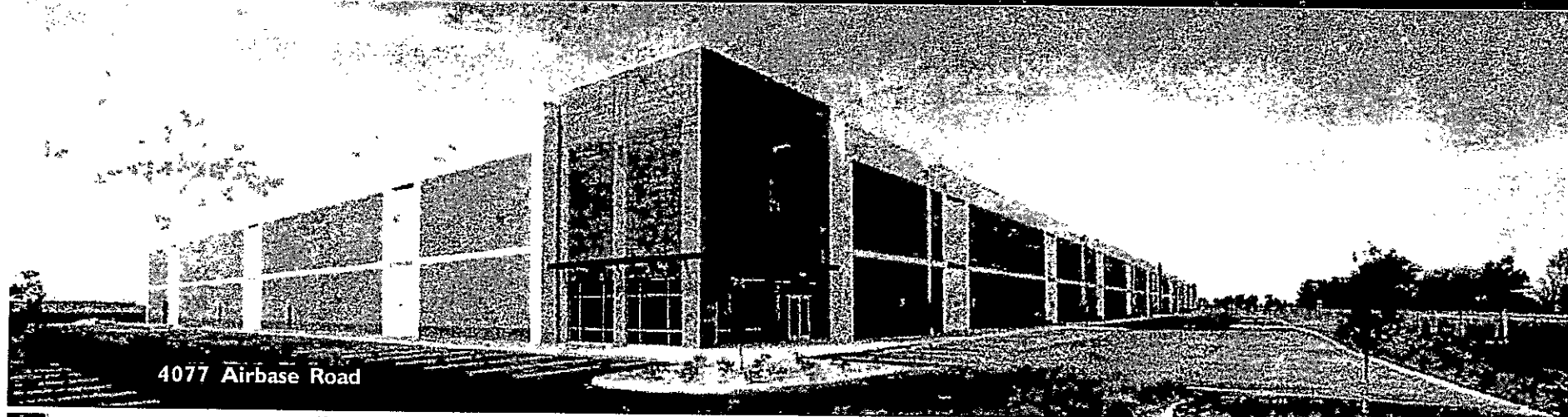
- 3. The effect of the adoption of the proposed amendment upon the public health, safety and general welfare of the adjacent properties and other residents of the Township.**
- a) Through fees, taxes and the Joint Economic Development District, Madison Township is primed to gain tax revenue from the proposed zoning amendment.
  - b) The JEDD is one of the only tax vehicle available to the township to generate revenues to support the ongoing Township operations.
  - c) The proposed development is expected to create more than 1500-2000 permanent new jobs for the area and will be included in the CRA and JEDD and could conservatively generate \$175,000 to \$250,000 for Madison Township in new income taxes to the JEDD annually at full build-out.
  - d) CT will minimize light pollution with zero-lot line LED lights
  - e) CT will encourage alternative fuel vehicles for operations around the industrial park.

# RICKENBACKER LOGISTICS PARK | BUILDINGS 1 & 2

CT

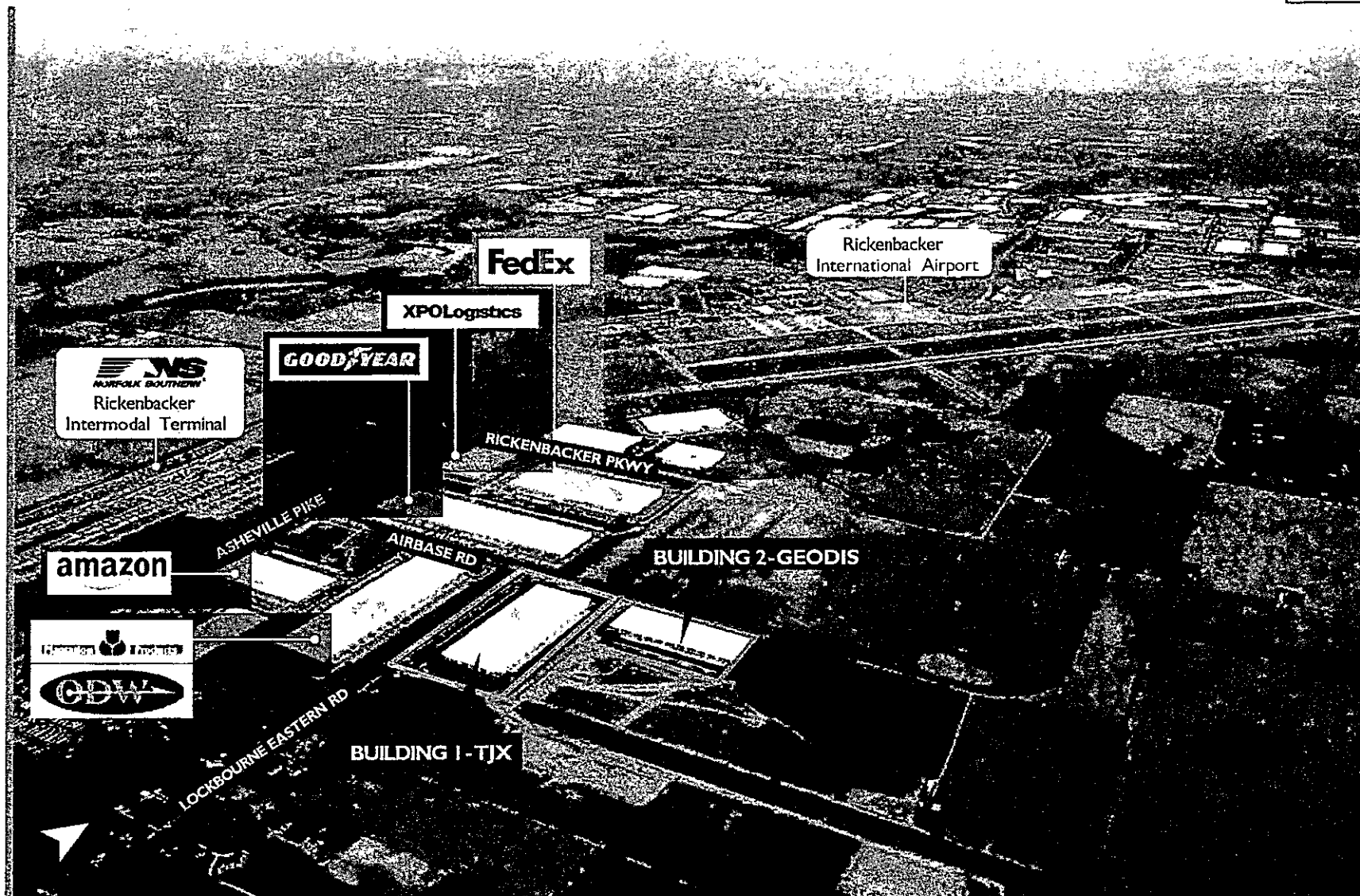
Phase I Columbus, OH

Two Buildings | 1,146,780 SF | 100% Leased to Two Tenants



# CT Realty Phase I Existing Buildings

CT





## Contact Information

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Dear Trustees,

I am Ross Larue, a member of the Madison Township Zoning Board and more importantly a lifelong resident of Madison Township. I live in the house that my great great grandfather Peter Hall built as a wedding present for his bride Levina in 1835, replacing an earlier log cabin on the property. This family farm has been farmed by Peter's descendants including me for almost 200 years. While I have had many opportunities for other careers away from Madison Township after I was awarded my PhD, I have chosen to stay here due to my love of the area and interest in farming the family farm.

I wanted to provide everyone with a copy of what I wanted to briefly discuss during the upcoming zoning meeting on the 30<sup>th</sup> as I know that with a lot of information it can be hard to keep track. This summarizes what I learned and researched during the previous zoning board meetings on the Scarbrough rezoning request and was spearheaded by questions and concerns raised by the citizens. Importantly, I want to speak for the portion of the zoning board that was opposed to the rezoning (it passed by a vote of 3-2) and for the concerns raised by the over 50 citizens that came to our zoning board meetings. I am strongly opposed to the redistricting/rezoning of the Scarbrough farm and I am more than happy to discuss any of the following points with the trustees!

While I won't speak in depth on the very valid concerns of loss of farmland, traffic, environmental pollution, light and noise pollution, crime, and the question of if we actually need more warehouses, there are **four major areas of concern or misconceptions I feel need to be addressed**. These are provided to the best of my knowledge and comprehensive research while I admit I am not a legal expert on these topics.

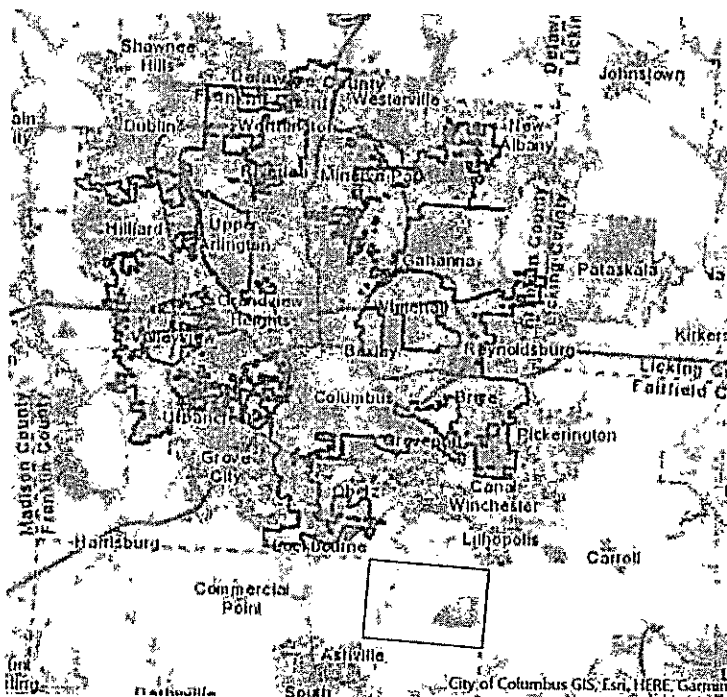
1- *There is the belief that there is a significant economic advantage or benefit to Madison Township with the addition of warehouses and corresponding jobs.* However, a quick analysis based on national and local numbers show that the average warehouse job pays around \$12.62 an hour. Assuming that person is full-time (many of these positions are not) would result in ~\$26,249 annual salary. The JEDD withholds a 2.5% income tax resulting in \$656 withheld per year per worker. Of this, Madison Township gets 12.5% **which results in 82 dollars to the township per worker**. CT Realty estimated that there would be approximately 1,500 workers when the site is complete (assuming 75% are full-time which is not the case in most warehouses) that results in ~\$110,000 dollars in tax revenue. Now this might sound like a lot but compare it to the cost of repaving our township roads which will be destroyed by the increased semi-truck traffic. On average, it costs between \$200,000-300,000 to repave one mile of road (meaning from all of the workers on the whole Scarbrough farm site it is roughly two years to cover one mile of repaving). This indicates that we would be in a deficit to repave township roads in very short order as it is estimated that one loaded semi does as much damage as 9,600 cars. It should be noted that while the JEDD would pay for costs associated within the JEDD it does not cover streets and roads outside the JEDD. Also of note, expenses are deducted



from the JEDD money prior to distribution to Madison Township meaning that this money will be significantly less for the rest of the township if money is taken for repairs/upgrades within the JEDD.

2- There is the belief that if we don't allow these properties to be rezoned into the JEDD that Columbus will just annex us. It is not that simple due to the following constraints.

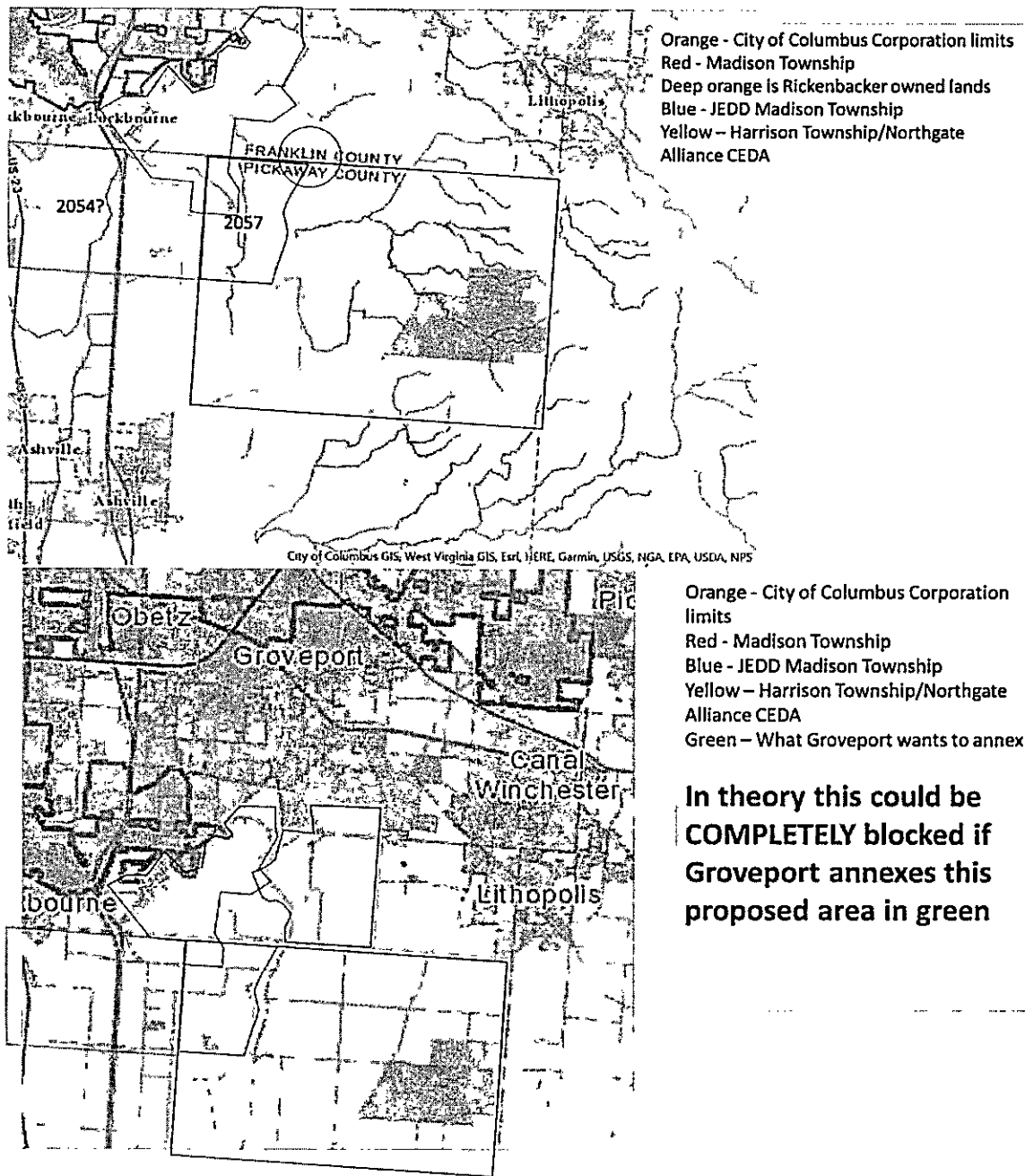
- A- Columbus does not and has not annexed any land that is not physically touching current Columbus metropolitan area. See the attached map which shows Columbus and as you can see its expansions are all done with properties that touch it existing land area.



Orange - City of Columbus Corporation limits  
Red - Madison Township

**Annexation can only occur with adjacent properties (5% touching) and emphasis on not leaving (doughnuts)**

- B- The route of Columbus to Madison Township is effectively blocked until 2057 due to the JEDD (Rickenbacker District and not Columbus Incorporated), the Harrison JEDD (similar to the Madison JEDD), Groveport, and the federal lands of Rickenbacker. Therefore, there is not any ability of Columbus to annex Madison Township until 2057. See in the below map the land areas indicated as well as the proposed increased in Groveport town limits in green.



- C- Columbus agreed to no annexation to Madison Township until 2057 due to signing the updated (2014) JEDD which established a "impact zone" in the area north of Duvall and west of Walnut Creek Pike. This document **does not state the impact zone is required to be rezoned or redistricted**, it merely indicates a potential area of development that Columbus could provide sewer. **This is not a contract to add these lands into the JEDD but exists as a land use plan, not a legally binding contract to automatically rezone these properties.**

3- The JEDD agreement signed by our pervious trustees obligates us to do this redistricting. This is simply false, the first JEDD in 2007 established land that was owned or controlled by Rickenbacker in Madison Township as part of the JEDD (the golf course etc). The updated JEDD in 2014 was done as the restriction on overall land area of JEDD for the state of Ohio was changed and the 2014 JEDD established a system to add additional land into the JEDD. This document did not add any more land into the JEDD, it created a system so that if we as a township desired we could redistricting (or rezone) land in the impact zone (north of Duvall and west of Walnut Creek Pike) into the Rickenbacker Business District and hence the JEDD. **There is no obligation (implied or legal) to rezone/redistrict land within the impact zone by the zoning board or the trustees,** the JEDD merely establishes a method to do this if it is of an economical or social benefit to our township.

4- When considering whether to rezone/redistrict it is the obligation of the trustees to consider the **economic, social and community impacts as defined in our zoning code.** This is a strong statement in our zoning code and all factors need to be considered including public opinion, food safety and supply, and what this township was founded on.

For the reasons above in addition to the concerns of the rapid loss of prime farmland, the massive increase in truck traffic, the changing of the fabric of our community, and all of the other many reasons highlighted by others in our community I am strongly opposed to this rezoning. While I have chosen to highlight areas and beliefs that I feel are incorrect and merit discussion, I cannot stress enough how significantly such a rezoning will impact and lessen our township. I really appreciate the time and hope this information helps. I will gladly discuss in detail more about the discussion and thought that went into the Madison Township Zoning Board meetings if anyone desires.

Thanks,

Ross Larue