

PLANNING COMMISSION

ORDINANCE NO. 41-2025

AN ORDINANCE AMENDING THE LORDSTOWN VILLAGE ZONING MAP TO RECLASSIFY 185,245 SQUARE FEET (4.253 ACRES) OF REAL PROPERTY OWNED BY HOMEGOODS, INC., BEING PARCEL NO. 45-905570, FROM INDUSTRIAL (I-1) TO RESIDENTIAL (R-1) AND WAIVING CERTAIN REQUIREMENTS.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF LORDSTOWN, TRUMBULL COUNTY, OHIO:

Section 1: That HomeGoods, Inc. owns 4.253 acres of real property, being Parcel No. 45-905570, with frontage on Ellsworth-Bailey Road and situated within the Village of Lordstown, County of Trumbull, State of Ohio, and being further described as set forth in the legal description attached hereto as **EXHIBIT A**.

Section 2: That HomeGoods, Inc. requested that the Planning Commission of the Village of Lordstown rezone Parcel No. 45-905570 from Industrial (I-1) to Residential (R-1), to-wit:

Comprised of 185,245 square feet (4.253 acres), known as Parcel No. 45-905570 and 3640 Ellsworth-Bailey Road, having approximately 300 feet of frontage on Ellsworth-Bailey Road and approximately 500 feet of depth on the south property line and approximately 552 feet of depth on the north property line, and being situated in Lordstown, Ohio.

Section 3: That the Planning Commission of the Village of Lordstown, by majority vote, recommends that the 185,245 square feet (4.253 acres), known as Parcel No. 45-905570 and 3640 Ellsworth-Bailey Road, be rezoned from Industrial (I-1) to Residential (R-1).

Section 4: That the Planning Commission of the Village of Lordstown, by majority vote, further recommends that the landscaping, buffer, and barrier requirements set forth in Lordstown Codified Ordinance 1169.01(b), be waived.

Section 5: That the Council of the Village of Lordstown hereby reclassifies the real property more specifically described in Section 2 above, from Industrial (I-1) to Residential (R-1).

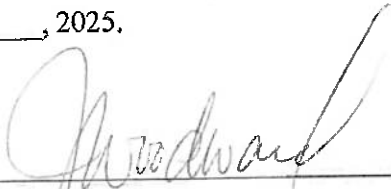

Section 6: That the Council of the Village of Lordstown hereby waives the landscaping, buffer, and barrier requirements set forth in Village of Lordstown Codified Ordinance No. 1169.01(b) for the northern and western boundaries of Parcel No. 45-905570 based on the non-

precedent setting and unique circumstances of this parcel history. The Village of Lordstown does not guarantee or make any representations about the benefits (or loss thereof) and/or impact to the parcel from the granting of this waiver.

Section 7: That the Lordstown Planning and Zoning Administrator is hereby authorized and directed to amend the Lordstown Village Zoning Map so that the same conforms to the provisions of this Ordinance.

Section 8: That the passage of this Ordinance and all deliberations relating to the passage of this Ordinance were held in open meetings in accordance with the provisions of the Ohio Revised Code Section 121.22.

Passed in Council this 18 day of August, 2025.


_____, Mayor

_____, Clerk

Firstreading July21,2025

Secondreading August4,2025

Passage was August 18, 2025

EXHIBIT 'A'

Situated in the State of Ohio, County of Trumbull, Village of Lordstown, located in Lot 76 in the original survey of Lordstown and being part of a 300.205 acre tract as described in a deed to Homegoods Inc. in Instrument Number 201904100006454 (All records are on file at the Recorder's Office, Trumbull County, Ohio) and being more fully described as follows:

Commencing at a monument box found at the intersection of the centerline of Ellsworth-Bailey Road and the centerline of Pritchard-Ohltown Road, being South $88^{\circ} 43' 21''$ West and 32.04 feet from a monument box found at the southeasterly corner of said Lot 76, the southwesterly corner of Lot 77, said monument box also being on the county line between Trumbull County and Mahoning County;

Thence North $01^{\circ} 39' 29''$ West, following the centerline of Ellsworth-Bailey Road, for a distance of 1,345.99 feet to the extension of the centerline of relocated Hallock-Young Road as shown in Instrument No. 202208300017772;

Thence South $88^{\circ} 33' 33''$ West, following the centerline of relocated Hallock-Young Road, for a distance of 130.50 feet to a point;

Thence North $01^{\circ} 26' 27''$ West, perpendicular to the previous course, for a distance of 50.00 feet to an iron pin found with a 'MS CONS INC.' identifying cap on the northerly line of said Hallock-Young Road and being the **True Place of Beginning** of the parcel herein described;

Thence South $88^{\circ} 33' 33''$ West, following the northerly line of Hallock-Young Road, for a distance of 500.00 feet to an iron pin set;

Thence North $02^{\circ} 30' 27''$ West, passing through said 300.205 acre tract, for a distance of 340.74 feet to an iron pin set;

Thence North $88^{\circ} 33' 33''$ East, continuing through said 300.205 acre tract, for a distance of 552.42 feet to an iron pin set on the westerly line of Ellsworth-Bailey Road as established by a deed to Trumbull County Board of Commissioners in Deed Volume 1035 page 574;

Thence South $00^{\circ} 19' 09''$ West, following the westerly line of Ellsworth-Bailey Road and the easterly line of said 300.205 acre tract, for a distance of 236.48 feet to an iron pin set;

Thence South $02^{\circ} 30' 27''$ East, continuing along the line thereof, for a distance of 63.58 feet to an iron pin found with a 'MS CONS INC.' identifying cap;

Thence with the right of way return for relocated Hallock-Young Road along the arc of a curve to the right, having a radius of 40.00 feet, a delta of $91^{\circ} 04' 00''$, a chord bearing of South $43^{\circ} 01' 33''$ West, a chord distance of 57.09 feet, for an arc length for 63.58 feet to **True Place of Beginning**, and containing 185,245 square feet or 4.253 acres of land, more or less, within Trumbull County Auditor Parcel No. 45-117511 of which Present Road Occupied is 0.000 acres of land.

All iron pin set are 5/8" x 30" rebar with a 'MS CONS INC.' identifying cap.

The bearings for this description is based on the centerline of relocated Hallock-Young Road as being South 88° 33' 33" West and are tied to the Ohio State Plane, North Zone and referenced to the North American Datum of 1983 (2011) determined by GPS Observations performed in February, 2018.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.



03/20/23



Approved By Lordstown

Planning & Zoning Office

Date March 28, 2023

X Heather A. Boudreau

ms consultants, inc.

PHONE (330) 744-5321

333 E. FEDERAL ST. YOUNGSTOWN, OHIO 44503

FAX (330) 744-5256

BOUNDARY SURVEY and SUBDIVISION

SITUATED IN THE STATE OF OHIO, COUNTY OF TRUMBULL, VILLAGE OF LORDSTOWN, LOCATED IN PART OF LOT 76 IN THE ORIGINAL SURVEY OF LORDSTOWN AND BEING PART OF A 300.205 ACRE TRACT AS DESCRIBED IN A DEED TO HOMEGOODS, INC. IN INSTRUMENT NUMBER 201904100008454 (ALL RECORDS ON FILE AT THE RECORDER'S OFFICE, TRUMBULL COUNTY, OHIO).

Approved By Lordstown

Planning & Zoning Office

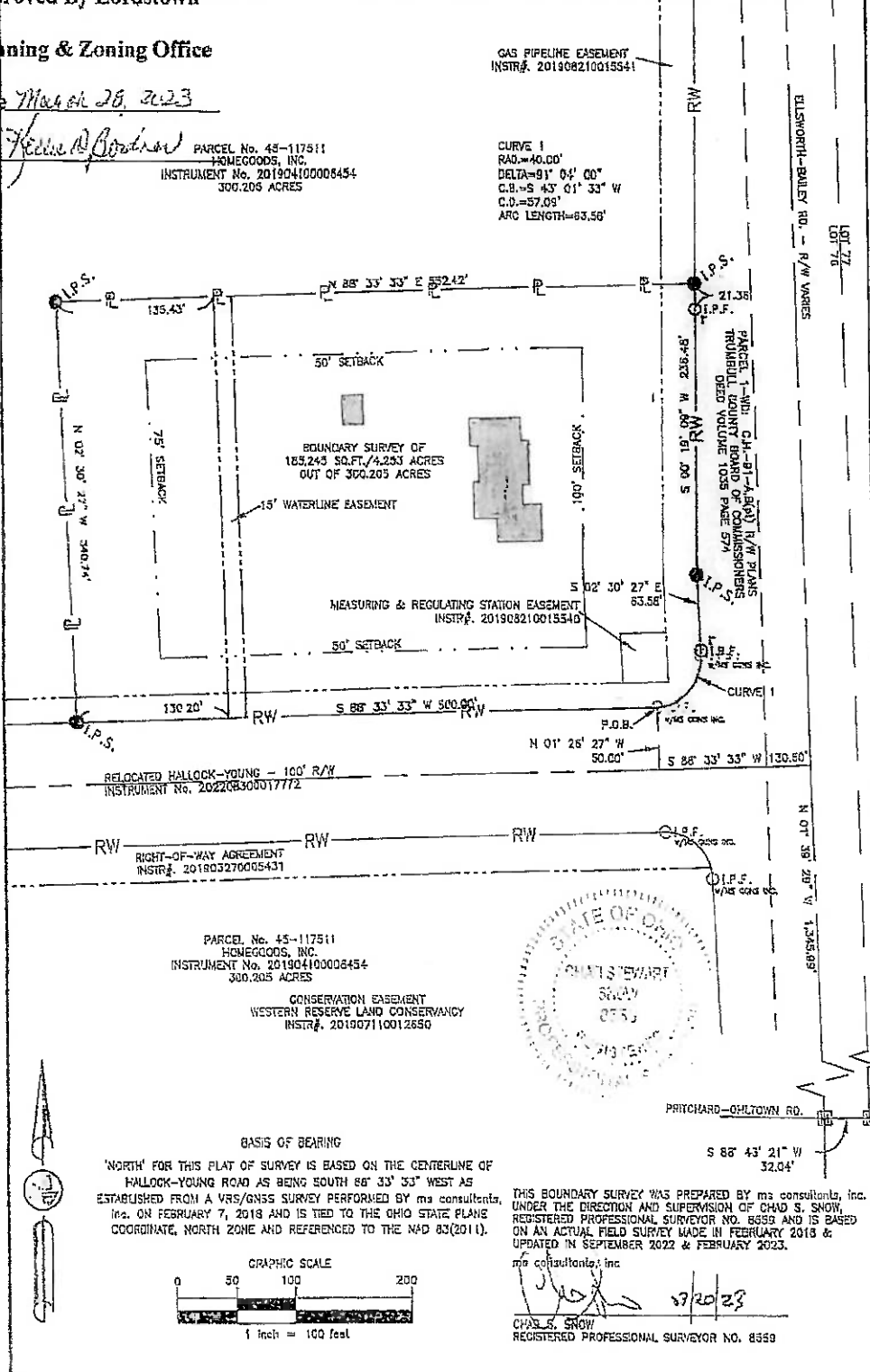
Date March 28, 2023

X *Heather D. ...*

PARCEL No. 45-117511
HOMEGOODS, INC.
INSTRUMENT No. 201904100008454
300.205 ACRES

GAS PIPELINE EASEMENT
INSTR# 201908210015541

CURVE 1
RAD.=40.00'
DELTA=91° 04' 00"
C.B.=S 43° 01' 33" W
C.D.=57.09'
ARC LENGTH=83.56'



RELOCATED HALLOCK-YOUNG - 100' R/W
INSTRUMENT No. 202208305017772

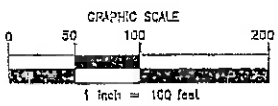
RIGHT-OF-WAY AGREEMENT
INSTR# 201803270005431

PARCEL No. 45-117511
HOMEGOODS, INC.
INSTRUMENT No. 201904100008454
300.205 ACRES

CONSERVATION EASEMENT
WESTERN RESERVE LAND CONSERVANCY
INSTR# 201907110012650



BASIS OF BEARING
'NORTH' FOR THIS PLAT OF SURVEY IS BASED ON THE CENTERLINE OF HALLOCK-YOUNG ROAD AS BEING SOUTH 86° 33' 33" WEST AS ESTABLISHED FROM A VRS/GNSS SURVEY PERFORMED BY ms consultants, inc. ON FEBRUARY 7, 2018 AND IS TIED TO THE OHIO STATE PLANE COORDINATE, NORTH ZONE AND REFERENCED TO THE NAD 83(2011).



THIS BOUNDARY SURVEY WAS PREPARED BY ms consultants, inc. UNDER THE DIRECTION AND SUPERVISION OF CHAD S. SNOW, REGISTERED PROFESSIONAL SURVEYOR NO. 8559 AND IS BASED ON AN ACTUAL FIELD SURVEY MADE IN FEBRUARY 2018 & UPDATED IN SEPTEMBER 2022 & FEBRUARY 2023.

ms consultants, inc.
Chad S. Snow 3/20/23
CHAD S. SNOW
REGISTERED PROFESSIONAL SURVEYOR NO. 8559