

LEGAL NOTICE

NOTICE OF APPLICATION FOR DESIGNATION OF A REVITALIZATION DISTRICT PURSUANT TO R.C. 4301.81

Notice is hereby given that an application has been filed with the Fiscal Officer of the **Franklin Township Board of Township Trustees, Morrow County, Ohio**, requesting the designation of a revitalization district pursuant to **Ohio Revised Code Section 4301.81**.

The proposed revitalization district is generally described as follows:

Situated in the Township of Franklin, County of Morrow, State of Ohio and known as being a part of Lot 18, Quarter 3, Township 8 North, Range 15 West, and more particularly described as follows:

Beginning at a wood post at the Northwest corner of Lot 18;

thence South 84°, 24' East on the North line of Lot 18, and on a property line, a distance of 1050.6 feet to an iron pipe;

thence South 36°, 00' West, and passing an iron pipe at 740.84 feet, for a total distance of 800.84 feet to an iron pipe on the centerline of State Route 95;

thence North 54°, 00' West on the centerline of State Route 95, a distance of 743.96 feet to an iron pipe;

thence North 4°, 56' East, on the West line of Lot 18 and on a property line, a distance of 314.28 feet to the place of beginning and containing 10.63 acres of land, more or less, but subject to all legal highways.

The application is on file with the **Franklin Township Fiscal Officer** and is available for public inspection during regular business hours at 5380 State Route 95, Mount Gilead, Ohio 43338.

The Board of Township Trustees will consider the application at a public meeting to be held on **August 5th**, at **9:30am**, at **5380 State Route 95 Mt. Gilead, OH 43338**, and may approve or disapprove the application by resolution pursuant to R.C. 4301.81.

By order of the Board of Township Trustees of **Franklin Township, Morrow County, Ohio**.

Faith Kunze

Fiscal Officer

Franklin Township, Ohio



July 2, 2026

Franklin Township, Morrow County
Board of Trustees
5380 State Route 95
Mount Gilead, OH 43338

**Re: Application for Designation of the
Franklin Township Economic Revitalization District**

Board of Trustee Members

Mervin Mast Chairman
Daniel May Vice-Chairman
Denny West Trustee

Township Fiscal Officer

Faith Kunze

Dear Township Officials,

Attached is an application to create and establish the 'Franklin Township Economic Revitalization District' within Franklin Township, Morrow County, Ohio.

In accordance with Ohio Revised Code Section 4303.181(B), *any* owner of property located in the unincorporated area of a township seeking to have that property, or that property and other surrounding property, designated as a revitalization district shall file an application seeking this designation with the board of township trustees of the township in whose unincorporated area that property is located.

The boundaries of the proposed Franklin Township Economic Revitalization District meet the definition of a 'revitalization district' pursuant to Ohio Revised Code §4301.81(A)(1) which defines a 'revitalization district' as a bounded area that includes or will include a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments within close proximity to some or all of the following types of establishments within the district, or other types of establishments similar to these: hotels, restaurants, retail sales establishments, performing arts theaters, motion picture theaters, sports facilities, and entertainment facilities or complexes.

Managing future growth is a difficult task for the Franklin Township community. Rural by nature, yet so situated, it is prime for commercial/retail.

As noted in the 2006 Morrow County Comprehensive Land Use Strategy Plan;

"In the future, Morrow County will continue to be an attractive place to live with an excellent quality of life maintained through effective land use, sound financial and social decisions, and supported by a strong and diversified economic base that brings prosperity to all its residents... Growth will be guided into those areas that have the infrastructure to support it without placing an undue burden on taxpayers."

By establishing this proposed district, township officials can effectively guide future commercial/retail growth to the area near the I-71/SR 95 Interchange thereby eliminating sprawl development which is central to this application. The district would contain +/-10.63 acres within Franklin Township situated on the north side of SR 95, west of I-71, at or near the SR 95/I-71 interchange.

We appreciate your consideration of this application to establish the new *Franklin Township Economic Revitalization District*. The establishment of these types of districts statewide has proven to be a successful tool in many Ohio communities that desire to exercise sound local control over future commercial/retail development.

Please do not hesitate to contact me with any questions or concerns regarding the following application document.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D Budge', with a long, sweeping horizontal line extending to the right.

David Budge
WXZ Development Inc.

Application of Thomas Griffith Family Trust to the
Franklin Township Board of Trustees
for a Revitalization District Designation
Pursuant to O.R.C. §4301.81

Attention: Chairman Mervin Mast
Vice-Chairman Daniel May
Trustee Denny West
Fiscal Officer Faith Kunze

**Filed on behalf of the property owner,
Thomas Griffith Family Trust by:** David Budge
WXZ Development Inc.

1. Objective:

Pursuant to Ohio Revised Code Section 4301.81 ("O.R.C. §4301.81"), the Griffith Family Trust (the "Applicant"), as the owner of certain real property located in the township of Franklin, County of Morrow, Ohio (the "Township"), hereby seeks a "Revitalization District" designation from the Township for the area described herein (the "*Franklin Township Economic Revitalization District*"). The proposed district is a bounded area that does or will substantially contribute to the entertainment, retail, educational, social, cultural or arts opportunities for Franklin Township and Morrow County.

In the case of Franklin Township, Morrow County, Ohio, establishment of a Revitalization District is a two-step process. Step one requires township trustees to create the district by resolution. Step two requires trustees to approve a second resolution to allow township voters to determine IF beverage alcohol can be sold within the district by qualified businesses. This two-step process is a tool that allows trustees to guide commercial and retail businesses seeking full-service beverage alcohol sales to locate in a defined area by making available special, non-quota population-based liquor permits (D-5L) within the defined, designated area.

No more than one special D-5L permit shall be issued within the Revitalization District for each five acres of land located in the district.

Additional safeguards include provisions that prohibit the issuance of permit D-5L to any business that derives less than seventy-five per cent (75%) of its total gross annual receipts from the sale of food and other goods and services. Such businesses would include hotels, full-service restaurants, entertainment facilities, theaters, bowling alleys, grocery, and convenience stores. D-5L permits cannot be transferred to areas in Franklin Township that are located outside the boundaries of the established district, and adult entertainment businesses are prohibited.

The *Franklin Township Economic Revitalization District* would encourage a small hotel or a full-service restaurant to open within the bounded area of the district, which in turn, will spur more redevelopment in the immediate area. These 'new' businesses must comply with all state, county, and township regulations.

The process to obtain one of the D-5L licenses that would become available upon voter approval, requires the qualifying business to submit application materials to the Ohio Division of Liquor Control (ODLC). Once ODLC receives an application, they will notify the township (ORC §4303.26) and dispatch a compliance officer to ensure the applicant meets all requirements under the Ohio Revised Code. Trustees would be promptly notified and given the opportunity to approve or object to the applicant.

2. Applicant's Name and Address:

Thomas G. Griffith, Trustee
Thomas Griffith Family Trust
321 Northfield Dr.
Mt. Giload, OH 43338

3. Property Owned by Applicant:

The Applicant is the owner of certain real property (being PPN: F14-001-00-080-08 +/- 10.63 acres) located within the Franklin Township Economic Revitalization District (the "Applicant's Property"). There are no other parcels in the proposed district.

4. Survey and Boundaries of the Revitalization District (Franklin Township Economic Revitalization District):

Attached as Exhibit 'A' is the district map for the proposed *Franklin Township Economic Revitalization District* indicating the boundaries of the proposed district. This Economic Revitalization District is 10.63 (+/-) acres, comprised of a single parcel and 1 individual property owner.

5. Nature and Types of Establishments to be located in the Franklin Township Economic Revitalization District:

The *Franklin Township Economic Revitalization District* will be a bounded area that will include a combination of retail establishments within close proximity to other types of establishments as outlined in O.R.C. §4301.81 similar to these:

- (a) Hotels
- (b) Restaurants
- (c) Retail sales establishments

6. The proposed time frame for completing the development of the Franklin Township Economic Revitalization District:

A full-service c-store is slated for construction in 2026. While a completion date has not been set, the applicant envisions the district's development will continue for a minimum of four (4) years from the date of this application while this part of Franklin Township continues to develop.

7. The Franklin Township Economic Revitalization District's land uses are in accordance with the Township's land use strategy:

The land use within the proposed *Franklin Township Economic Revitalization District* is in accord with the 2006 Morrow County Comprehensive Land Use Strategy Plan as evidenced by the stated goals for future commercial and industrial development as outlined in the plan's Executive Summary as follows:

"Morrow County will maintain a balance between the preservation of its traditional rural environment and an expanded economic base with industrial, commercial, and retail centers for its residents. Morrow County will have a varied land use pattern which accommodates the needs and interests of all community residents. Growth will be guided into those areas that have the infrastructure to support it without placing an undue burden to taxpayers."

In addition to meeting the above-mentioned goals, the proposed *Franklin Township Economic Revitalization District* fully aligns with the adopted Growth Management and Land Use policies approved in the 2006 plan:

8.5 POLICIES

GROWTH MANAGEMENT AND LAND USE

- Minimize development within areas of our best agricultural lands to preserve critical masses of farmland.
- *Foster the formation of mixed-use towns, urban centers, and residential areas that foster a pedestrian-friendly environment and respect Morrow County's growth ethic.*
- *Direct new development toward designated urban areas to prevent sprawl development patterns and allow for the cost-efficient provision of public services and facilities to County residents.*
- Locate higher-density development near commercial and employment centers with access to major thoroughfares.
- Encourage the creation of local employment opportunities in combination with residential and commercial development to give residents the opportunity to live and work in their community.
- Locate commercial and industrial centers in clusters rather than in isolated, scattered locations.

- Discourage strip commercial development.
- Locate major commercial and industrial areas where there is direct access to existing or planned major transportation facilities and create ordinances that support the requirement of infrastructure upgrade to be incurred by the private developer.

8. Revitalization District Acreage:

The *Franklin Township Economic Revitalization District* will contain (+/-) 10.63 acres. Applicant is requesting the entire property, as outlined herein, to be designated as the *Franklin Township Economic Revitalization District*. See Exhibit 'A' for compliance with O.R.C. §4301.81(B)(2) setting forth the boundaries of the proposed district and the property owned by the Applicant.

9. Step-Two Process:

Following the designation of the *Franklin Township Economic Revitalization District*, the Applicant requests the Board of Trustees submit a local option election resolution to the Morrow County Board of Elections, as a type of community facility pursuant to O.R.C. §4301.356 as follows:

§4301.356 "Except as otherwise provided in this section, if the board of township trustees of a township in whose unincorporated area, a community facility is located submits, not later than four p.m. of the ninetieth day before the day of a general election (*August 5, 2026*) or a special election held on a day on which a primary election may be held, to the board of elections of the county in which the community facility is located a resolution requesting the submission of the question set forth in this section to the electors of the unincorporated area of the township, the board of elections shall order that an election be held on that question in the unincorporated area of the township on the day of the next general election (*November 3, 2026*) or the next special election held on a day on which a primary election may be held, whichever occurs first."

The following question shall be submitted to all eligible Franklin Township voters on the November 3, 2026, General Election ballot:

"Shall the sale of beer and intoxicating liquor be permitted on all days of the week, including Sunday, at the *Franklin Township Economic Revitalization District*, a community facility as defined by section 4301.01 of the Revised Code, and located west of I-71, near the SR 95/I-71 Interchange which includes all of PPN: F14-001-00-080-08 (+/-)10.63 acres only?"

Respectfully submitted by:

Thomas G. Griffith, Trustee
Griffith Family Trust
321 Northfield Dr.
Mt. Gilead, OH 43338

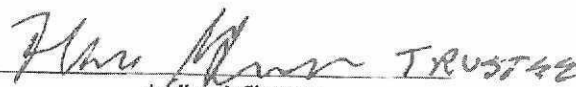

Applicant's Signature

EXHIBIT 'A':

Franklin Township Economic Revitalization District
Property Parcel Map

PPN: F14-001-00-080-08 (+/-) 10.63
acres, Griffith Family Trust

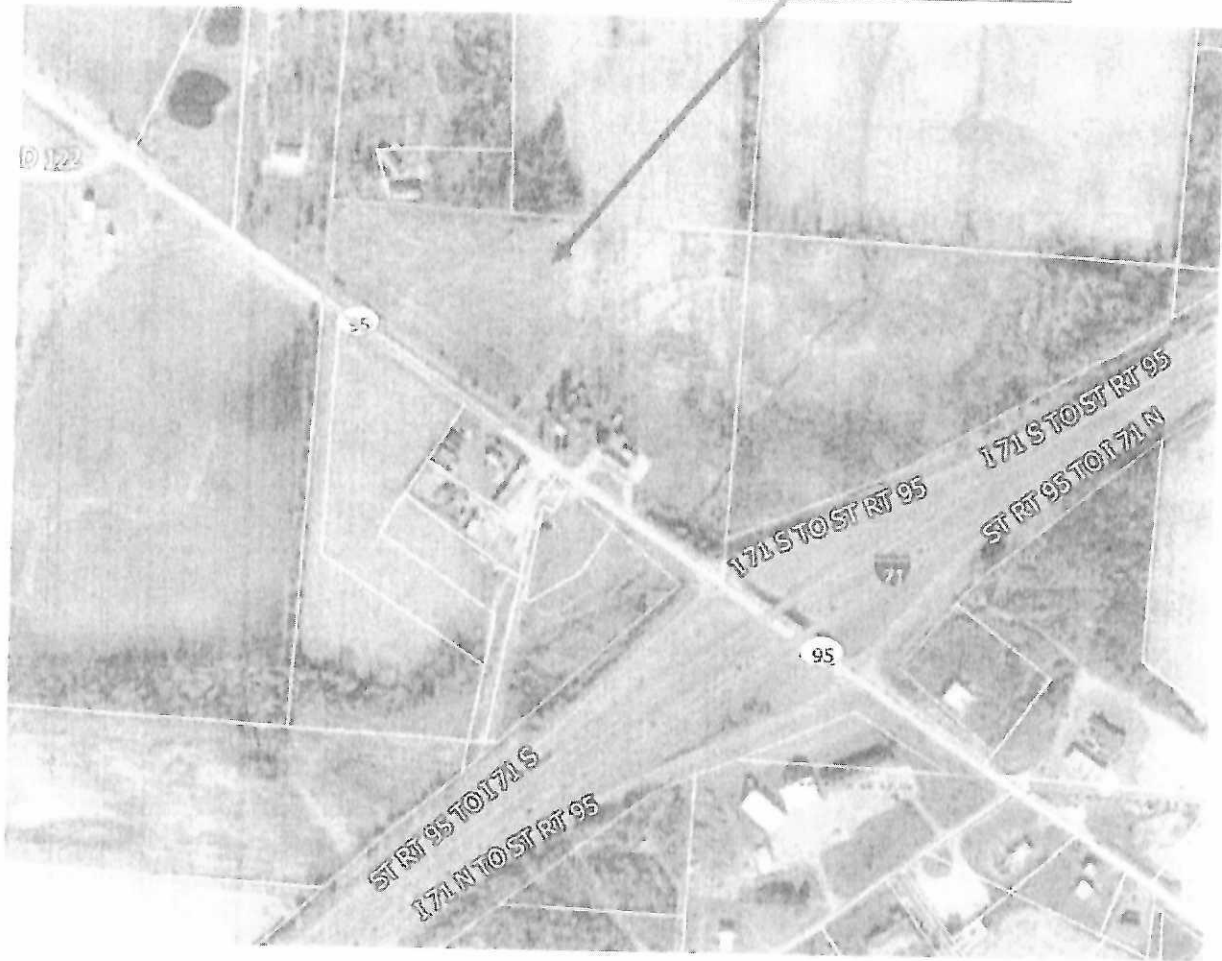


EXHIBIT 'B':

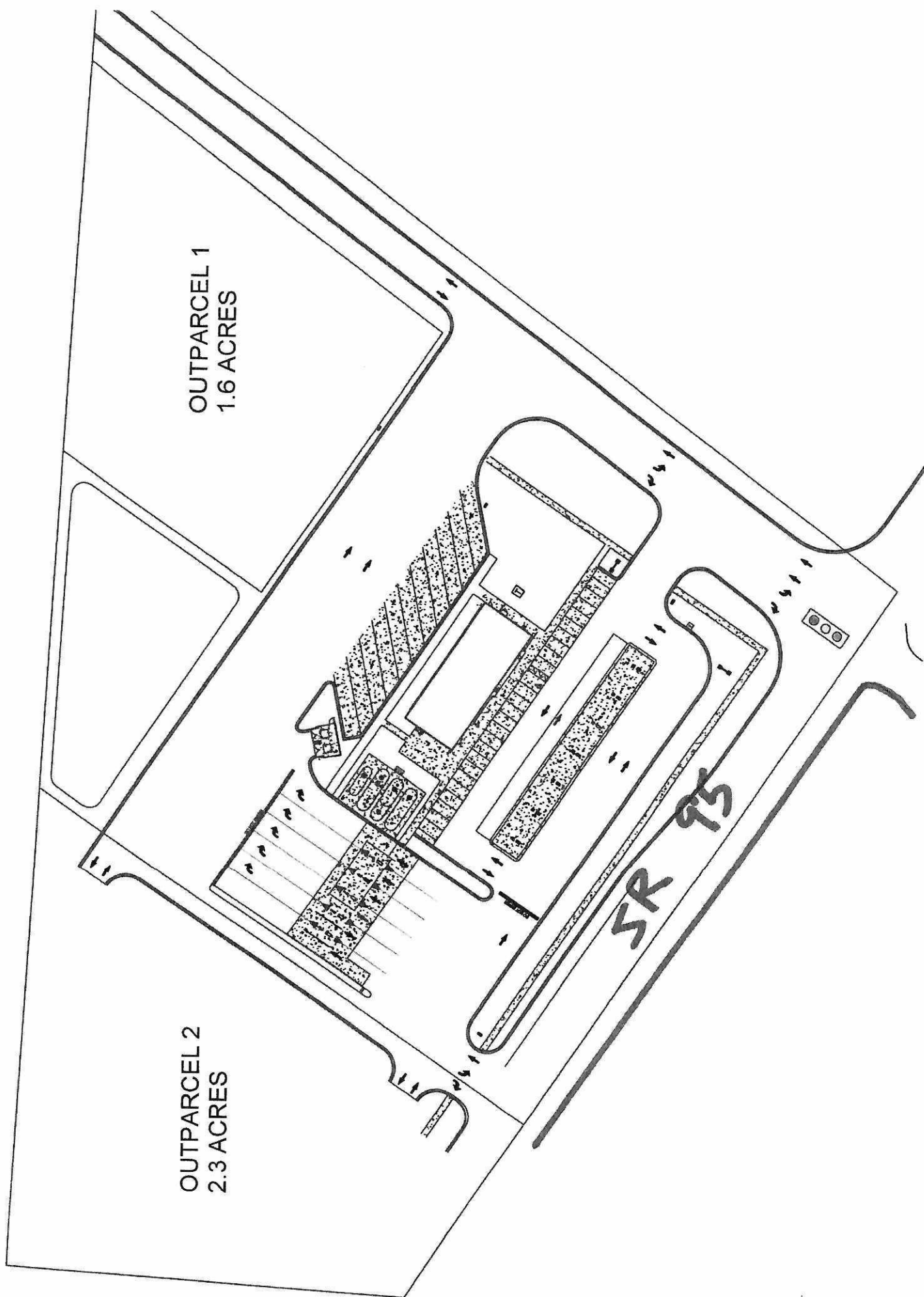
District Parcel ID

PARCEL	ACRES	PROPERTY OWNER
F14-001-00-080-08	(+/-) 10.63	Applicant: Griffith Family Trust
TOTAL	(+/-) 10.63	

OUTPARCEL 1
1.6 ACRES

OUTPARCEL 2
2.3 ACRES

SR 95



July 17, 2026

Thomas Griffith Family Trust
321 Northfield Drive
Mt. Gilead, Ohio 43338
Attn: Thomas G. Griffith

RE: Purchase and Sale Agreement by and between Thomas G. Griffith, Trustee of the Griffith Family Trust ("Seller") and WXZ Acquisition Co., LLC ("Purchaser") for the property located at SR 95, Mt. Gilead, Ohio ("Property")

Dear Mr. Griffith,

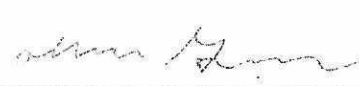
This letter ("Letter Agreement") confirms the agreement between Seller and Purchaser to record a restrictive covenant on the Property prior to development (most likely included in a broader Declaration for the development covering easements and restrictions between the parcels) that prohibits any portion of the Property from being used as a nightclub, marijuana dispensary, or adult entertainment facility such as an adult bookstore or sexual oriented business (the "Restrictive Covenant"). The language of the Restrictive Covenant shall be further defined by the Seller and Purchaser and approved by the County and Township prior to recording. This Letter Agreement shall be binding upon Purchaser and Purchaser's successors and assigns.

Please acknowledge this agreement by signing below.

Sincerely,


WXZ Acquisition Co., LLC
James R. Wymer, President

Acknowledge and agreed this 19 day of July, 2026:

 TRUSTEE
Thomas G. Griffith, Trustee of the
Griffith Family Trust