

7593 Bunnell Hill Road
Springboro OH 45066



Clearcreek Township
937-748-1267

Record Report for Straight Zone Change Request #ZC-26-0005

Record Overview

Record Number: ZC-26-0005
Record Type: Straight Zone Change Request
Record Status: In Progress
Record Submitted At: Thursday September 24, 2026
Record Address: 9125 N ROUTE 48, CENTERVILLE 45458
Record Owner: Jeff Palmer
Record Applicant: Jim Hilliard

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SEP 28 2026
CLEARCREEK TOWNSHIP
ZONING DEPT.

Form Submission

Applicant is:: Property Owner

If Other, please explain: VAA Properties, LLC (Jim Hilliard)

Applicant:
Jim Hilliard
9125 State Route 48
Dayton, OH 45458

VAA PROPERTIES, LLC
9125 N ROUTE 48, CENTERVILLE 45458

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description :

Account Number: 107107 Parcel Number: 0527300019

Current Use of the Property:

B2 PUD

Property fronts on the following roads:: State Route 48

The property is presently zoned:: General Business Planned Unit Development "B-2PUD"

Requested Zoning Classification: General Business Zone "B-2"

The legal title to said property recorded in the name(s) of:: VAA Properties, LLC

Tax mailing address of individual(s) with whom the legal title to said property is recorded:: 9125 State Route 48

Reason(s) for the Application::

Would like to change "B-2PUD" to a straight General Business "B-2"

The applicant acknowledges reading the application. The applicant certifies that information herein along with all submitted documents are factual and correct. : Yes

The undersigned certifies that information herein along with all submitted exhibits are factual and correct.:

HA

Signed in GovWell: Thursday September 24, 2026, 8:47am

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602
TRANSFERRED

JAN 18 2012

SEC. 319.902 COMPLIED WITH
NICK NELSON, Auditor
WARREN COUNTY, OHIO

BETH DECKARD - WARREN COUNTY RECORDER
Doc #: 852113 Type: DEED
Filed: 1/18/2012 11:58:47 \$ 29.00
OR Volume: 5465 Page: 20 Returns: M
Rec#: 963 Pages: 2
HUNTINGTON NATIONAL BANK

2/18
H11110079000
**GENERAL WARRANTY DEED
BY A LIMITED LIABILITY COMPANY**

Five Point Investors LLC, an and Ohio limited liability company, for valuable consideration paid, grant(s) with general warranty covenants to VAA Properties, LLC,

whose tax mailing address is
9125 State Route 48, Centerville, OH 45459

the following REAL PROPERTY:

Situate in the Township of Clearcreek, County of Warren, State of Ohio, and being part of Section 27, Town 3, Range 5 M.R.S., being part of the same premises described in the conveyance from Kathryn Swinger Lambertson, widow to Jesse E. Everhart, deed dated July 24, 1952 and as recorded in Deed Book 213, Page 93 of the Deed Records of Warren County, Ohio; being bounded and more particularly described as follows: Beginning at a point in the centerline of the Dayton and Lebanon Road; said beginning point is North 1 deg. West with the centerline of said road a distance of 558.5 feet from the southeast corner of the southwest quarter of Section 27; also being the point of intersection of the Lytle Road with the Dayton and Lebanon Road; thence from the above said beginning point South 80 deg. 46' West and parallel with the north line of Jesse E. Everhart's premises a distance of 620 feet to an iron pin; thence North 1 deg. West and parallel with the centerline of the Dayton and Lebanon Road a distance of 177.5 feet to an iron pin; thence North 80 deg. 46' East a distance of 620 feet to a point in the centerline of the Dayton and Lebanon Road; thence South 1 deg. East with the centerline of said road a distance of 177.5 feet to the place of beginning containing 2.5 acres more or less.

SAVE AND EXCEPT 0.2445 acres of the following:

Situate in Section 27, Town 3, Range 5 MRS, Clearcreek Township, Warren County, State of Ohio and being more particularly described as follows:

Beginning at a point in the centerline of State Route 48 at the northeast corner of a 5.45 acre tract conveyed to Ruth M. Smith as recorded in Deed Book 380, page 477, said point also being North 1 deg.-0'-00" West, a distance of 381 feet from the intersection of said State Route 48 and Lytle-Five Points Road; thence along the north line of said 5.45 acre tract, South 80 deg.-46'-00" West, a distance of 60.63 feet to a point; thence along a line parallel to the centerline of said State Route 48, North 1 deg.-00'-00" West, a distance of 355.00 feet to a point in the south line of a 5.00 acre tract conveyed to Joseph L. Braune as recorded in Deed Book 497, page 230; thence along the south line of said 5.00 acre tract, North 80 deg.-46'-00" East, a distance of 60.63 feet to a point in the centerline of said State Route 48 at the southeast corner of said 5.00 acre tract; thence along the centerline of said State Route 48, South 1 deg.-00'-00" East, a distance of 355.00 feet to the point of beginning.

Containing 0.498 acres more or less.

Permanent Parcel No.: 0527300019 DWB

Leaving a remainder of 2.2555 acres

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Property Address: 9125 State Route 48, Centerville, Ohio
Prior Instrument Reference: OR Volume 4478, Page 974, of the Deed Records of Warren
County, Ohio.

Subject to taxes and assessments which are now or may hereafter become liens on said premises
and except conditions, restrictions and easements, if any, contained in former instruments of
record for said premises, subject to all of which this conveyance is made.

IN WITNESS WHEREOF, grantor has caused its limited liability company name to be
subscribed hereto by Robert A. Rhoads, Managing Member, thereunto duly authorized by
resolution of its board of directors, this 2nd day of December, 2011.

Five Point Investors LLC.

BY: 
Robert A. Rhoads, Managing Member

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ZONING DEPT.

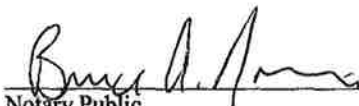
STATE OF OHIO
COUNTY OF WARREN

BE IT REMEMBERED, That on this 2nd of December, 2011 before me, the subscriber, a
notary public in and for said state, personally came Robert A. Rhoads, Managing Member,
the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be His, and its,
voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official
seal on the day and year last aforesaid.



BRUCE A. NORRIS, Notary Public
In and for the State of Ohio
My Commission Expires 1/16/2013


Notary Public

This instrument was prepared by: Marshall S. McCormick, Attorney at Law, 1515 Bethel Road,
Suite 200, Columbus, Ohio 43220.

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VAA PROPERTIES, LLC

Address: 9125 N. ROUTE 40
Alameda, CA 94501
Phone Number: 925.760.0000
Fax:
Toll-free:
Website:

CLEARCREEK TOWNSHIP
ZONING DEPT

SFP 282126

MapInfo

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WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0527300019	Current Owner	VAA PROPERTIES, LLC	Account Number	0107107
Property Address	9125 N ROUTE 48 CENTERVILLE 45458	Legal Description	2.2555 ACRES	State Use Code	499 - OTHER COMMERCIAL STRUCTURES
Tax District	1 - CLEARCREEK TWP- SPRINGBORO CSD	Neighborhood ID	059002	Ohio Public School District Number	8302
School District	SPRINGBORO CSD				

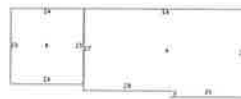
Summary

Summary

- Building Details
- Tax Info
- Payments/Refunds
- Tax Bill
- Sales History
- Value History
- Land Records
- Outbuildings
- Yard Items
- Memos
- Recorder Data
- Tax Calculator



Residential Building 1 ▾



Not Available

Click image to link to map

Click on sketch to view
details

Last Sale Amount	\$0	Bedrooms	3
Last Sale Date	01/18/2012	Exterior	MASONRY
Owner Occupied	N	Above Grade Living Area	2,108 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1966	Total Living Area	2,108 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$223,300	\$78,160
Building	\$278,860	\$97,600
Total	\$502,160	\$175,760
CAUV	\$0	

Tax Summary

Tax Year 2026

2026 ▾

First Half	Second Half	Delinquent	Total Charge
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