



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY THE PLANNING COMMISSION ON JUNE 23, 2026

VARIANCE CASE: V-03-26

APPLICANT: McGill Smith Punshon, Inc. (James H. Watson)
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45251

REQUEST: V-03-26 variance request to the Clermont County Subdivision Regulations. The applicant requests approval of a variance from the Clermont County Subdivision Regulations: Article V, Section 504 (B) (8) for a variance to allow a different name for a new street that aligns with an existing street.

LOCATION: The subject property (PIN 112203B047) is located between State Route 28 and Fay Road.

HISTORY: The Clermont County Planning Commission recommended approval of a zoning map amendment for the subject property on August 26, 2025.

CONTENTS OF REPORT:

Exhibit A: Variance Application
Exhibit C: Parcel Map
Exhibit D: Proposal Map

VARIANCE REQUESTED:

The applicant requests approval of a variance from the Clermont County Subdivision Regulations: Article V, Section 504 (B) (8) for a variance to allow a different name for a new street that aligns with an existing street.

Article V, Section 504.B.8:

8. *Names of new streets shall not duplicate or nearly duplicate the names of existing streets of record or streets for which design plans have been approved. New streets which are extensions of or in alignment with existing streets shall bear the*

The applicant has requested a variance from the Clermont County Subdivision Regulations. Per the applicant's letter:

The Eagles Nest project includes a future street that will tie into and create a four-way intersection with Charles Snider Road, aligning with an existing street known as Quarter Horse Circle. Instead of the new street adopting the name Quarter Horse Circle, we request a variance to Section 504.B.8 that will allow the new street to be named Bentgrass Lane.

Quarter Horse Circle is a short loop that connects twice to Charles Snider Road, at the subject intersection and again approximately 200 feet north of the subject intersection. Adopting the name Quarter Horse Circle for the new street will likely create confusion, warranting a name change to West Quarter Horse Circle. Further, the new street will not be a circle. Most importantly to the developer, Quarter Horse does not fit the naming convention of the Eagle Nest project, for which streets names follow a golf course theme honoring the past use of the property.

STAFF ANALYSIS:

The Planning Commission may grant a variance to the Subdivision Regulations based on the following section:

Article IX, Section 908:

A Variance(s) may be granted when the applicant can demonstrate to the Planning Commission each of the following:

- 1. The particular physical surroundings, environmental constraints, shape, topographical, or other exceptional conditions of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant if the provisions of these regulations were strictly enforced.*
- 2. The granting of the variation will not be detrimental to the public health, safety, the intent and purpose of these regulations, to the desirable development of the neighborhood or community. To the general welfare, or to other property or improvements in the neighborhood in which the property is located*
- 3. The special circumstances or conditions are created by the provisions or requirements of these regulations and not the result of any act of the applicant.*
- 4. The variation requested is the minimum adjustment necessary to mitigate the hardship brought by these regulations.*

Below are the staff findings related to the staff analysis.

STAFF FINDINGS:

1. The existing naming of the aligned street poses potential issues related to the familiarity of the site for both residents and emergency personnel.
2. The variation from these regulations would not pose a significant threat nor be detrimental to the existing community's public health, safety, or desirable development.
3. The special circumstances are created by the provisions or the requirements of these regulations.
4. The requested variance is the minimum adjustment necessary to mitigate the hardship imposed by the Subdivision Regulations and would permit the applicant a full and reasonable use of the land.

STAFF RECOMMENDATION:

Based on Staff Analysis, move to **APPROVE WITH CONDITIONS** the variance case V-03-26 to allow to allow a different name for a new street that aligns with an existing street due to the applicant meeting the requirements outlined for a variance in Article IX, Section 908 of the *Regulations* on the following conditions:

1. Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.

**CLERMONT COUNTY PLANNING COMMISSION
SUBDIVISION REGULATIONS VARIANCE APPLICATION**

Date: 6-18-2026 Application Number: _____

Complete Parcel ID Number (PIN) 112203B047

Name James H. Watson, McGill Smith Punshon, Inc.

Address 3700 Park 42 Drive, Suite 190B

City Cincinnati State OH Zip Code 45241

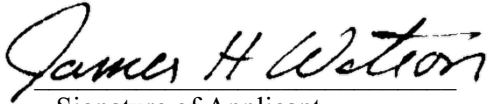
1. Location: Eagles Nest, 1540 State Route 28, Goshen Township

2. Nature of Variance Requested: Section 504.B.8 - Request a different name for a new street that aligns with an existing street,

3. Justification of Variance: On a separate sheet, please attach a statement relative to why the variance from requirements of the Clermont County Subdivision Regulations is requested. The statement should address such issues as:
 - A. Exceptional topographical conditions or other conditions peculiar to this particular parcel of land
 - B. Why a literal interpretation of the regulations would deprive the applicant of rights enjoyed by other property owners
 - C. That the peculiar conditions do not result from the previous actions of the applicant
 - D. The requested variance is the minimum variance that will allow a reasonable division of the land

* The applicant is required to include a sketch of the area showing the location and characteristics of the requested variance along with all other application materials.

I certify that all information contained in this application and the supplementary materials submitted here forth are true and correct.


Signature of Applicant

Official Use Only

Date Filed: _____

Review Fee Paid: _____

Check #: _____

Action Taken: _____

June 18, 2026

Eagles Nest Subdivision
1540 State Route 28, Goshen Township
Subdivision Variance Request

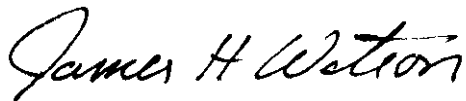
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Thanks very much for your consideration of this request.

Sincerely,

McGill Smith Punshon, Inc.



James H. Watson, P.E.
Executive Vice President