PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON SEPTEMBER 22, 2026

CASE NO. ZC 2026-1 **REPORT DATE:** 2026-09-22

APPLICANT & PROPERTY OWNER:
Ronald Anderson
3284 Concord Hennings Mill Rd.
Williamsburg, OH 45176

PARCEL ID:
PIN 523508A112

ADDRESS OF REQUEST:
SR 276, Williamsburg, OH 45176

REQUEST:
Requesting to amend the zoning designation of the subject property parcel (PIN 523508A112) consisting of +/- 8.00 acres from the "A" Agriculture District to "I" Industrial District for the purpose of developing a storage facility with 187 stalls.

ZONING:
The existing zoning for the subject property is "A" Agriculture District. The surrounding properties consist of "I" Industrial District and "A" Agriculture District. *See attached zoning map.*

Note: The County zoning map may show inaccuracies to what the Williamsburg Township Official Zoning Map has the property listed as.

LAND USE:
The subject property is currently vacant, agricultural land.

HISTORY:
There is no relevant history for the subject property.

CONTENTS OF REPORT:
Exhibit A: Township Application and Project Narrative
Exhibit B: Parcel Map
Exhibit C: Zoning Map
Exhibit D: Proposal Map
Exhibit E: Portion of the Williamsburg Township Future Land Use Plan

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:
Williamsburg Township is currently undergoing an update to the Township's Future Land Use Plan (Growth Management Plan) which will establish the Township's long-term vision for growth, land use patterns, infrastructure investment, and community character. The previous plan, published in 2004, shows the preferred land use as Agricultural.

SITE ACCESS:
One access point proposed off of SR 276. ODOT will likely require that the entrance come off of Sharps Cutoff Rd.

DEVELOPMENT CHARACTER:
This proposal is located adjacent to the Norfolk and Western Railroad and near the existing Industrial core of the County along Half Acre Road. There are existing Single Family residences across Half Acre Road.

STAFF ANALYSIS:
Following a comprehensive analysis, staff has evaluated Williamsburg Township Zoning Map Amendment Case ZC 2026-1 and its request to amend the zoning designation of the subject property parcel (PIN 523508A112) consisting of +/- 8.00 acres from the "A" Agriculture District to "I" Industrial District for the purpose of developing a storage facility with 187 stalls.

As mentioned above, Williamsburg Township is currently undergoing an update to the Township's Future Land Use Plan (Growth Management Plan) which will establish the Township's long-term vision for growth, land use patterns, infrastructure investment, and community character. Proceeding with a decision before this planning process is complete risks approving a development that may be inconsistent with the Township's forthcoming policy direction, potentially undermining months of public engagement, data analysis, and coordination with County and regional stakeholders. Denying the application allows decision-makers to evaluate the proposal against the most current and comprehensive planning framework, ensuring that any approval aligns with updated goals related to land use compatibility, infrastructure capacity, fiscal sustainability, and community priorities.

Self-storage facilities are also generally regarded as weak economic drivers
due to the following:

a. Facilities typically run automated or unmanned operations, hiring very few workers relative to their large footprints
b. Rental income from storage units often escapes local sales tax, and low improvement values yield minimal property taxes compared to mixed-use or residential spaces.
c. Large parcels occupied by storage units prevent cohesive development that can be achieved through active commercial or mixed-use developments

While it may be possible that a more beneficial use could be located here, it could also be considered an appropriate, less intense use that could provide a transitional buffer between industrial uses and agricultural/residential uses.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, **RECOMMEND APPROVAL** of Williamsburg Township Zoning Map Amendment Case ZC 2026-1 and its request to amend the zoning designation of the subject property parcel (PIN 523508A112) consisting of +/- 8.00 acres from the "A" Agriculture District to "I" Industrial District for the purpose of developing a storage facility with 187 stalls.

Williamsburg Township
Ohio

Land Use Application

Williamsburg Township

Zoning Office

4025 Alexander Lane

Batavia, Ohio 45103

For use by Principal Authority
Cloudpermit application number US-OH02585302-LU-2026-1
PIN 523508A112.
Application submitted to Williamsburg Township, Ohio

Description of Subject Property
Address 3286 CONCORD HENNINGS MILLS ROAD
Municipality Williamsburg Township, Ohio
PIN 523508A112.

Purpose of Application
Application type Zoning Amendment

Applicant, Property owner		
Last name Anderson	First name Ronald	Corporation or partnership
Street address 3284 Concord Hennings Mill Rd	Unit number	Lot / Con.
Municipality Williamsburg	State Ohio	ZIP code 45176
Other phone +1 5132277945	Mobile phone +1 5133136399	
Fax	Email clay@andersonirrigationohio.com	

Declaration and Signatures

Applicant

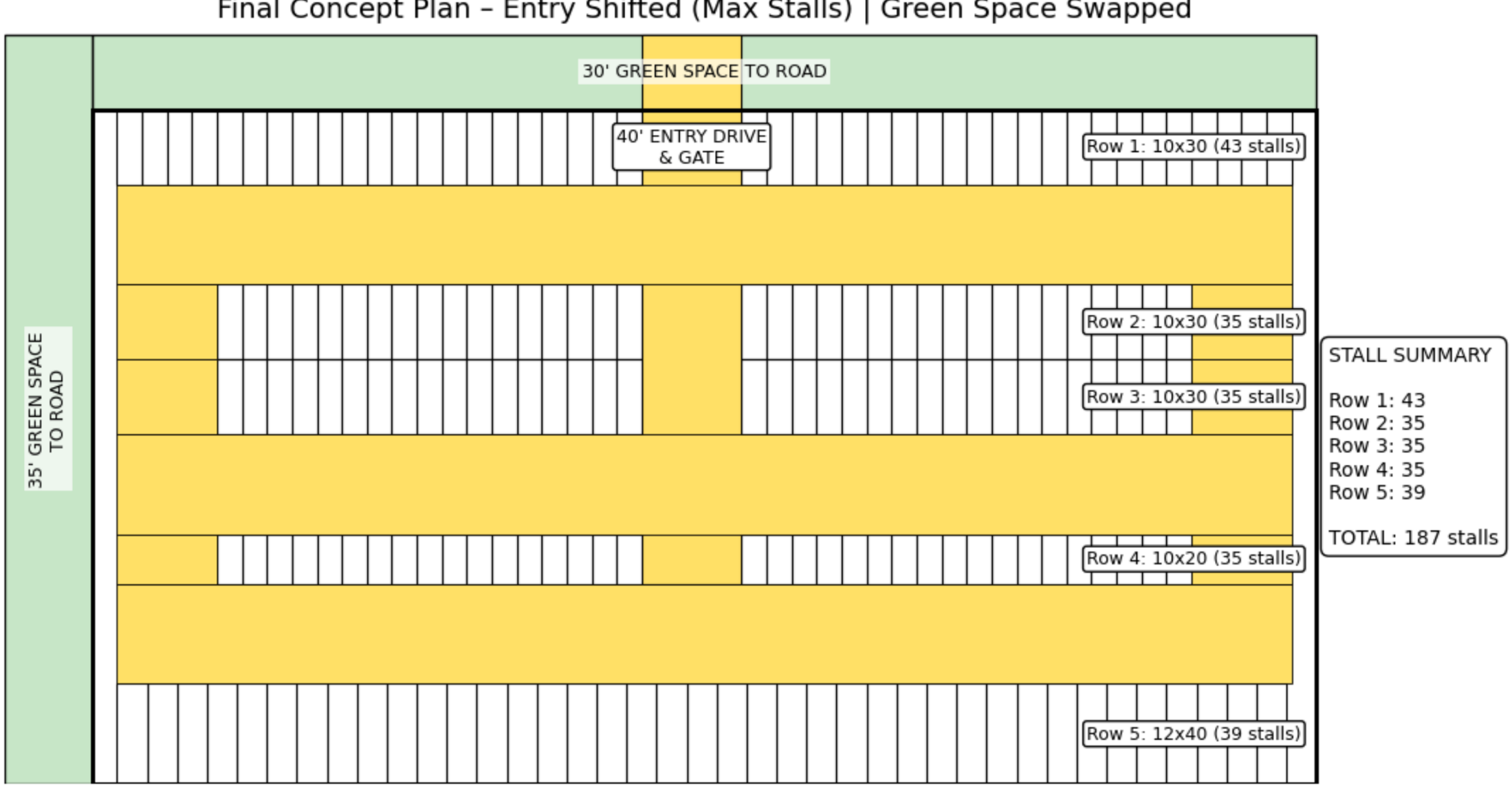
I hereby certify that I have authority to make this application and to the truthfulness of the information in the application and that if any of the information provided is incorrect, the Building/Zoning Permit may be revoked. By signing this application I am hereby certifying that I am responsible for conveying all information relevant to this application including Building, Zoning, and all other applicable codes to the property owner and/or contractor.

Digitally signed on 02/17/2026, 2:45:00 PM EST by Ronald Anderson.

Property owner

I hereby certify that I have authority to make this application and to the truthfulness of the information in the application and that if any of the information provided is incorrect, the Building/Zoning Permit may be revoked. By signing this application I am hereby certifying that I am responsible for conveying all information relevant to this application including Building, Zoning, and all other applicable codes to the property owner and/or contractor.

Digitally signed on 02/17/2026, 2:45:01 PM EST by Ronald Anderson.


Final Concept Plan – Entry Shifted (Max Stalls) | Green Space Swapped
30' GREEN SPACE TO ROAD
40' ENTRY DRIVE & GATE
35' GREEN SPACE TO ROAD
Row 1: 10x30 (43 stalls)
Row 2: 10x30 (35 stalls)
Row 3: 10x30 (35 stalls)
Row 4: 10x20 (35 stalls)
Row 5: 12x40 (39 stalls)
STALL SUMMARY
Row 1: 43
Row 2: 35
Row 3: 35
Row 4: 35
Row 5: 39
TOTAL: 187 stalls

PARCEL MAP **ZC 2026-1**

PROPERTY INFORMATION

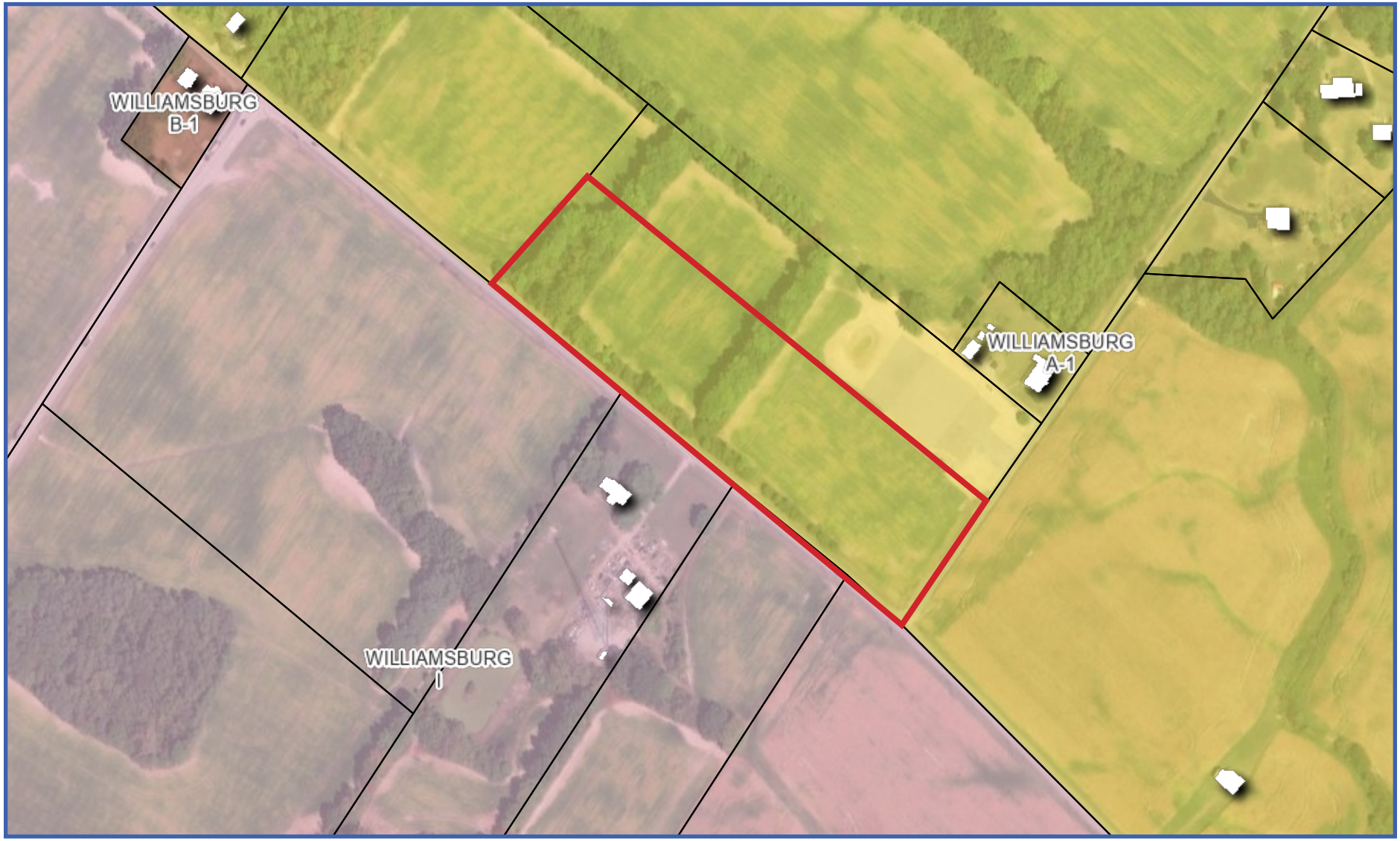
Parcel Numbers: 523508A112

Total Site Area: +/- 8.00 Acres

CLERMONT COUNTY OHIO

Grow here

ZONING MAP **ZC 2026-1**



PROPERTY INFORMATION

Parcel Numbers: 523508A112

Total Site Area: +/- 8.00 Acres

CLERMONT COUNTY OHIO
Grow here