



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 28, 2026

WILLIAMSBURG TOWNSHIP – ZONING MAP AMENDMENT

CASE NO. ZC 2026-1

REPORT DATE: 2026-04-27

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 at SR 276 and Sharps Cutoff Rd., adjacent to vacant, agricultural land.

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. Tabling 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.

STAFF RECOMMENDATION:

Based on the staff analysis in the staff report, the following motion is recommended, **RECOMMEND TABLING** 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.

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.

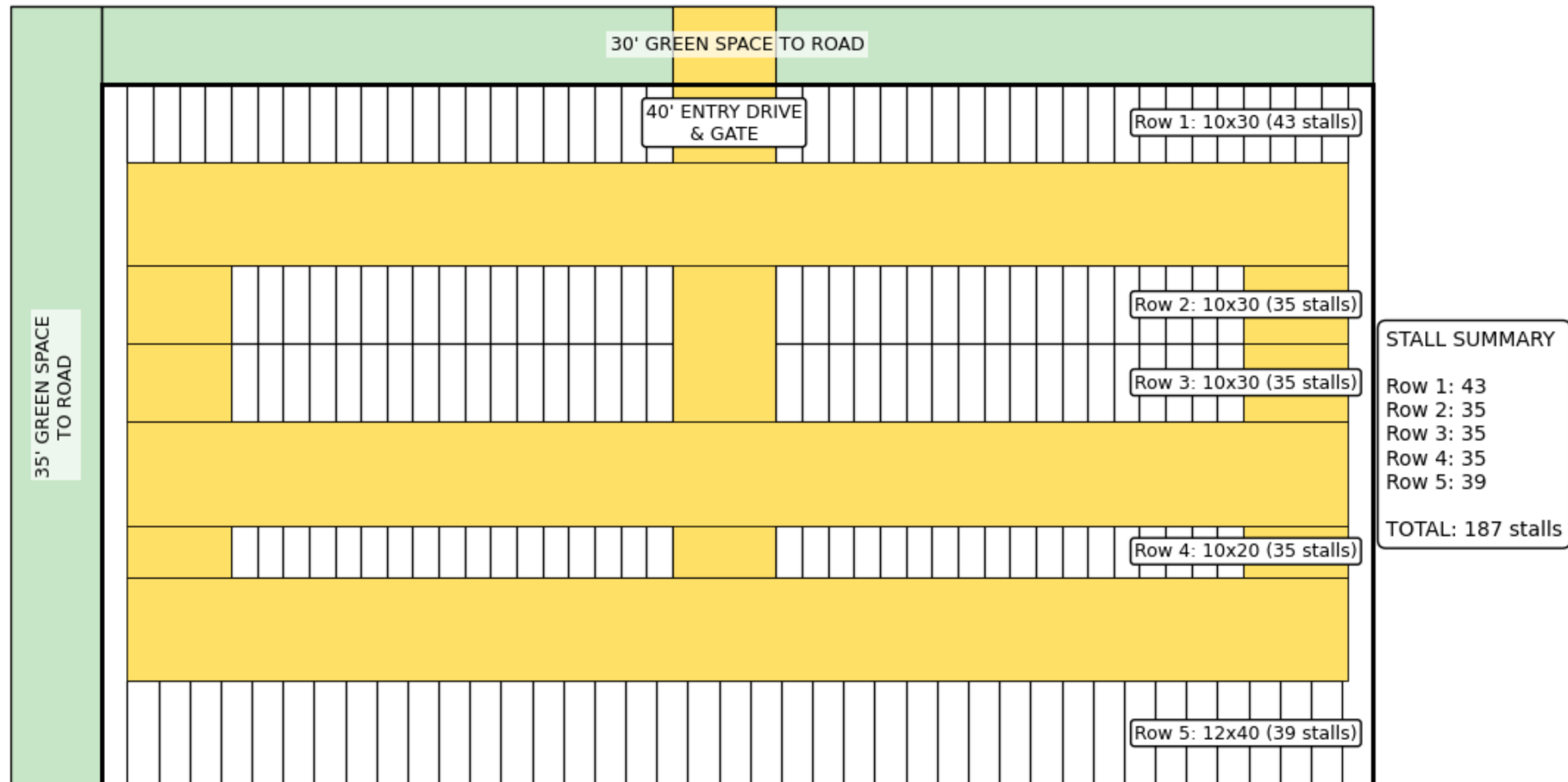
 Digitally signed on 02/17/2026, 2:45:00 PM EST by Ronald Anderson.

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



PARCEL MAP

ZC 2026-1



PROPERTY INFORMATION

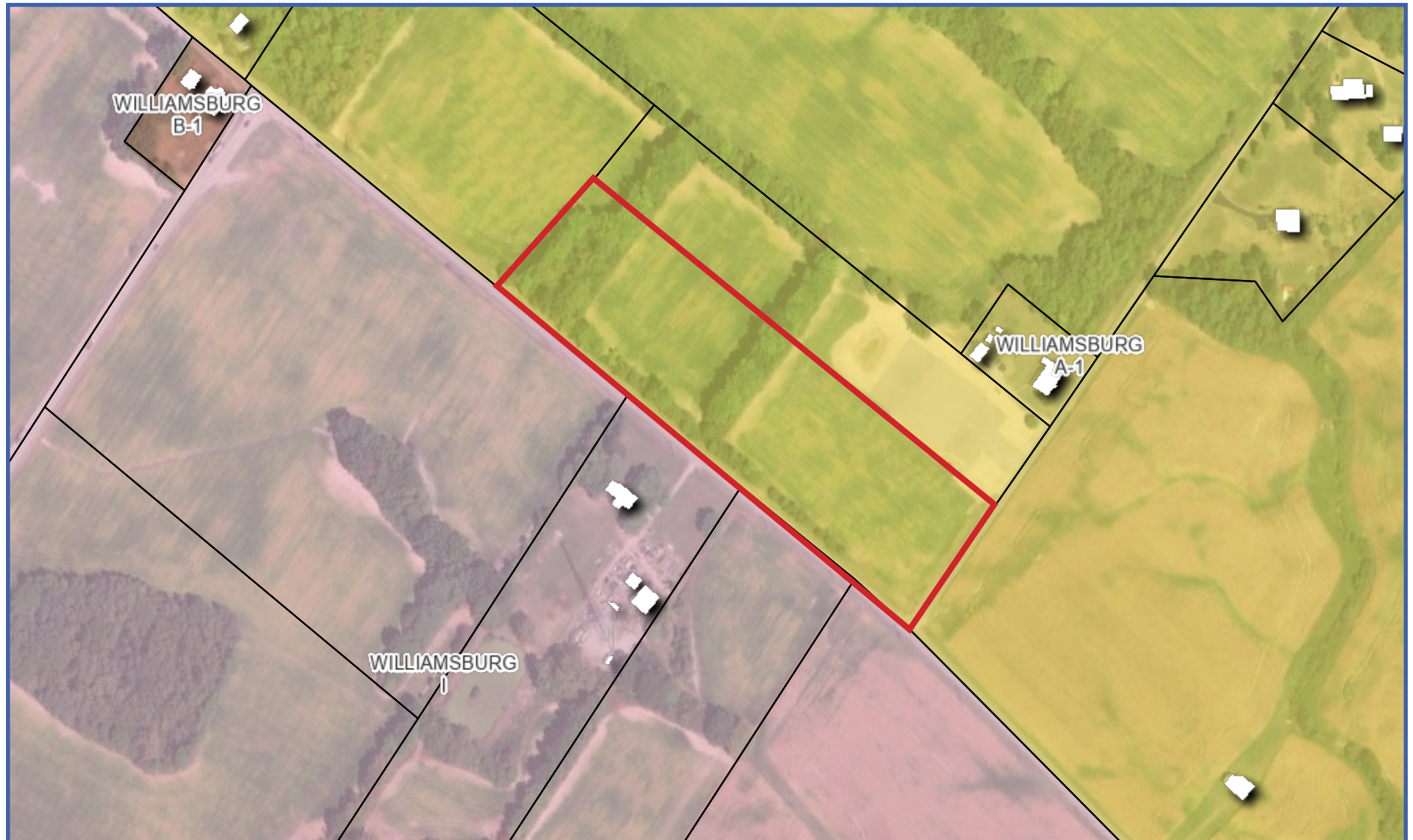
Parcel Numbers: 523508A112

Total Site Area: +/- 8.00 Acres



ZONING MAP

ZC 2026-1



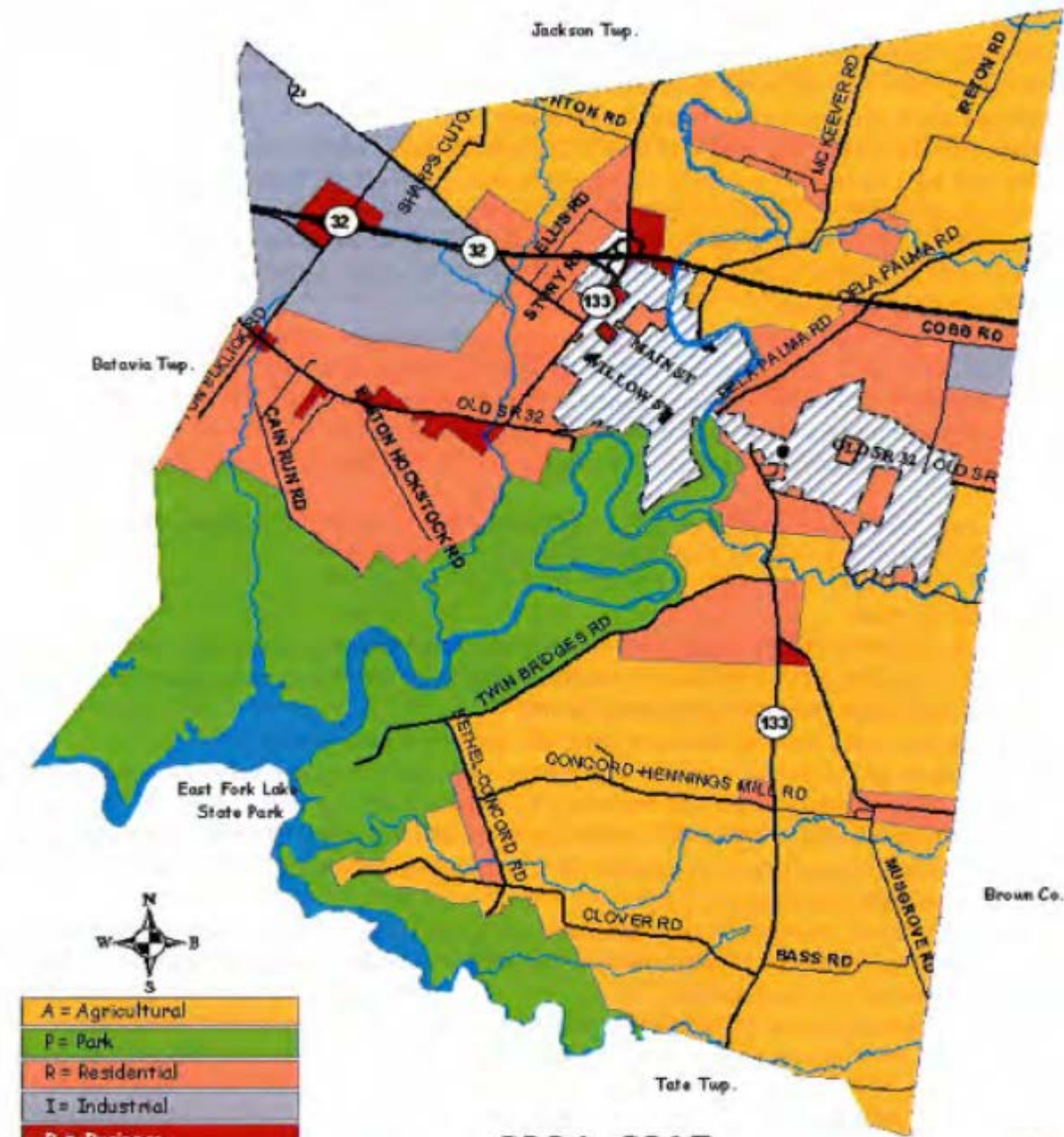
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Williamsburg Township Land Use Plan



2004-2015
"PREFERRED"
LAND USE MAP

ES&S
Planning & Development Solutions



German County Department of
Community Planning and Development