



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 28, 2026

WILLIAMSBURG TOWNSHIP – ZONING MAP AMENDMENT

CASE NO. ZC 2026-2

REPORT DATE: 2026-04-27

APPLICANT & PROPERTY OWNER:

Maddox Development Co.
4145 Half Acre Rd.
Williamsburg, OH 45176

PARCEL ID:

PIN 523508D030

ADDRESS OF REQUEST:

4145 Half Acre Rd., Williamsburg, OH 45176

REQUEST:

Requesting to amend the zoning designation of the subject property parcel (PIN 523508D030) consisting of +/- 3.22 acres from the “A” Agriculture District and “R-2” One and Two Family Residence District to “PUD”, Planned Unit Development District for the purpose of developing 5 total structures of 14 total housing units. There would also be 35 parking spaces, a playground, and +/- 0.719 acres (28.1%) of the site dedicated to open space.

ZONING:

The existing zoning for the subject property is “A” Agriculture District and “R-2” One and Two Family Residence District. The surrounding properties consist of “I” Industrial District, “B-2” General Business District, and “R-2” One and Two Family Residence 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 a single family dwelling.

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 Business.

SITE ACCESS:

One access point proposed off of Half Acre Road.

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 2026-2 and its request to amend the zoning designation of the subject property parcel (PIN 523508D030) consisting of +/- 3.22 acres from the "A" Agriculture District and "R-2" One and Two Family Residence District to "PUD", Planned Unit Development District for the purpose of developing 5 total structures of 14 total housing units.

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 following report, the following motion is recommended, **RECOMMEND TABLING** of Williamsburg Township Zoning Map Amendment Case ZC 2026-2 and its request to amend the zoning designation of the subject property parcel (PIN 523508D030) consisting of +/- 3.22 acres from the “A” Agriculture District and “R-2” One and Two Family Residence District to “PUD”, Planned Unit Development District for the purpose of developing 5 total structures of 14 total housing units.

Williamsburg Township
Clermont County

WILLIAMSBURG TOWNSHIP PLANNING COMMISSION

APPLICATION FOR TOWNSHIP ZONING AMENDMENT

ZONING COMMISSION

No. 2C 2026-2

Filed 4 9 2026

NOTE: This request must be typewritten or printed and filed with the clerk of the township zoning commission.

Applicant Maddox Development Co. Address 4026 DASH BOSTON Rd. Batavia
contract to purchase owner of 4145 Half Acre Rd. Address 45103
Lessee of CONTRACT TO PURCHASE Address 4145 HALF ACRE RD.
Premises Affected
Premises Affected

To the township zoning commission and board of township trustees:

I hereby make application and request the township zoning commission to consider and petition township trustees to amend the zoning resolution as hereinafter requested,

Dated MARCH 23 2026

Premises affected are situated on the West side of Half Acre Rd
St. Road, Twp. Rd.,

Co. Rd. etc. and known as lot No. Tax Map PID # 523508 D03
St. Road, Twp. Rd.

The lot or lots has a frontage of 238.86 feet and a depth of 770.56 feet. The premise is presently in the S.P.U. R-2 & A-1 district.

It is requested that the premises be rezoned to Planned Unit Development district.

The following are all of the individuals, firms or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from the premises which are the subject of this request: (Check from tax records, in County Court House if not known.) Use additional sheet if required.

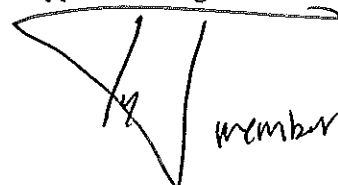
	NAME	ADDRESS
1.	<u>See Attached list</u>	
2.		
3.		
4.		
5.		

THE REASONS FOR REQUESTING THIS RECLASSIFICATION ARE AS FOLLOWS:
(Use additional pages if necessary)

See Attached Exhibit A

Please attach a sketch showing the property involved in the proposed change from R-2 & A-1 district to PLANNED DEVELOPMENT district and locate by name on the sketch the respective lots of those before mentioned properties affected by this request. The sketch should also contain the dimensions of properties shown and a North arrow, and the category of existing development of those before mentioned lots, and the district boundary line.

Applicant's Signature

 member

Adjacent property owners to 4145 Half Acre Rd		
Complied on March 16, 2026		
Name	Address	PID #
Norfolk Southern Corp	100 E. Campusview Blvd. Columbus Ohio 4235	na
Lisa Hollon	4146 Half Acre Rd Batavia, Ohio 45103	523508D045
Rogello& Charity Hernandez	4144 Half Acre Rd Batavia, Ohio 45103	524409.011A
Billy & Marie Deaton	4142 Half Acre Rd Batavia, Ohio 45103	524409.001
Louis B. & Lynn Heisel	4139 Half Acre Rd Batavia, Ohio 45103	523508D031
BrewCrew Holdings LLC	2760 Old SR 32 Batavia, Ohio 45103	12024.026

C. G. HARTMAN P.E. P.S.
3478 Holly Ridge Drive
Cincinnati, Ohio 45245
513 608 7918
engineercarlhartman@gmail.com

EXHIBIT A

Narrative

Justification of requested zoning reclassification

March 23, 2026

Zoning of land in Williamsburg Township was approved by the citizens in 1966. Since that time many changes have occurred in both Williamsburg Township and adjoining Batavia Township. There have also been additional area wide changes/improvements that have impacted the community. These changes can be summarized as follows;

- Most recent is the addition of Purina and their processing facility.
- The redevelopment of the Ford plant.
- Construction of SR 32
- Infrastructure improvements to SR 32 which provide easier/quicker access to I 275 and points east.
- Retail and service-related businesses along Old SR 32
- Employment based industries that occurred and are continuing to occur.

Summary:

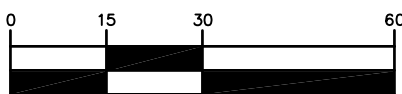
The overall area has experienced multiple changes over the last 60 years that result in R-2 and A-1 agriculture not being the highest and best use of the property. The development of locations of employment and supporting businesses only highlight this statement.. It is oft times desirable for both an employer and an employee to have employee residences be a short distance from their base of employment. With the addition of the Cottages of Williamsburg, this site will provide the desire/need. In addition, the Cottages of Williamsburg will support the retail and service-related businesses that presently exist in the general area.

COTTAGES of Williamsburg

4145 Half acre Road
Williamsburg Township ~ Clermont County, Ohio



VICINITY MAP

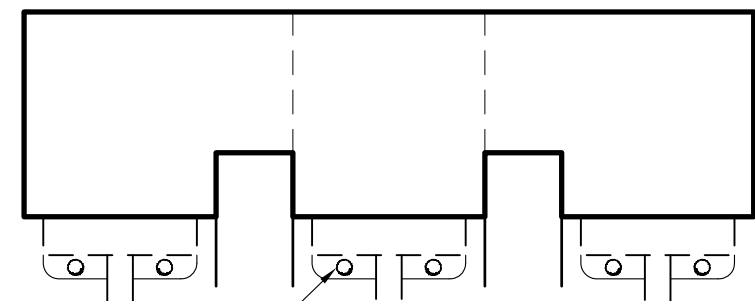


NOTES:

- 1) PERIMETER SURVEY BY MITCHELL HASTINGS P.S. 8591
- 2) GROSS ACREAGE - 2.693 AC.
ACREAGE MINUS R/W - 2.558
TOTAL UNITS - 14
GROSS DENSITY = 5.47 UNITS PER AC.
- 3) PARKING
REGULAR SPACES 9'x19', HANDICAP SPACES 12'x19'
GARAGES 9
UNASSIGNED 17
DRIVEWAY 9
TOTAL 35 (2.5 SPACES / UNIT)
- 4) OPEN SPACE 0.719 AC. = 28.1 %

LANDSCAPE LEGEND

- = BURNING BUSH
- = MAPLE
- = FLOWERING GRABAPPLE
- = 6' GREEN ARBORVITAE
- = BOXWOOD



TYPICAL BUILDING LANDSCAPING



DEVELOPER:
MADDOX DEVELOPMENT CO.
4026 BACH-BUXTON RD.
BATAVIA, OHIO 45103

REVISIONS				

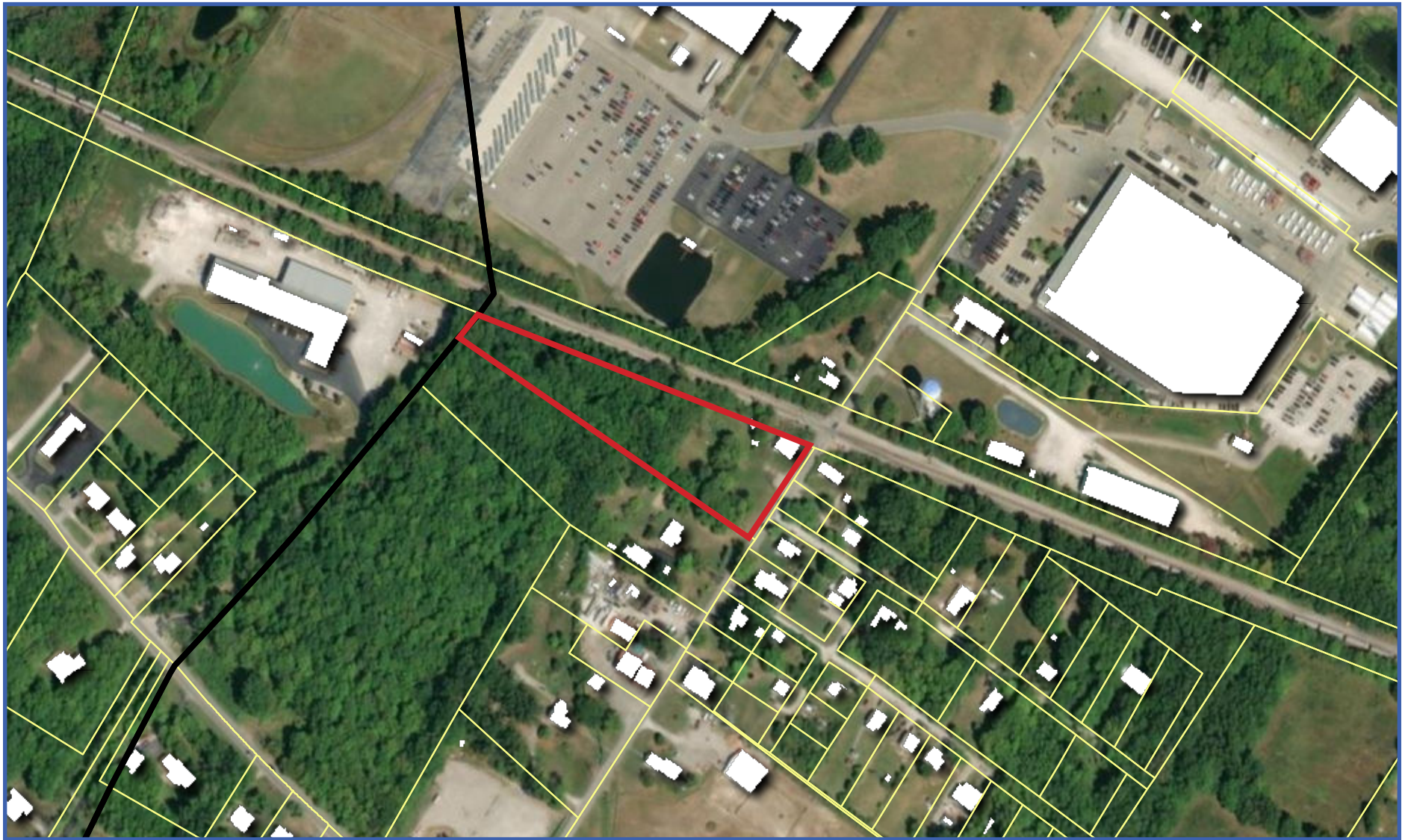
C. G. HARTMAN & ASSOC.
PROJECT ENGINEER
3478 HOLLY RIDGE
CINCINNATI, OHIO 45245

SITE PLAN
MIL. SURVEY 3329
WILLIAMSBURG TOWNSHIP - CLERMONT COUNTY, OHIO

DATE	SCALE	DWN	FILE #	SHEET #
3/30/26	1" = 30'	K.a.W.		1

PARCEL MAP

ZC 2026-2



PROPERTY INFORMATION

Parcel Numbers: 523508D030

Total Site Area: +/- 3.22 Acres



ZONING MAP

ZC 2026-2



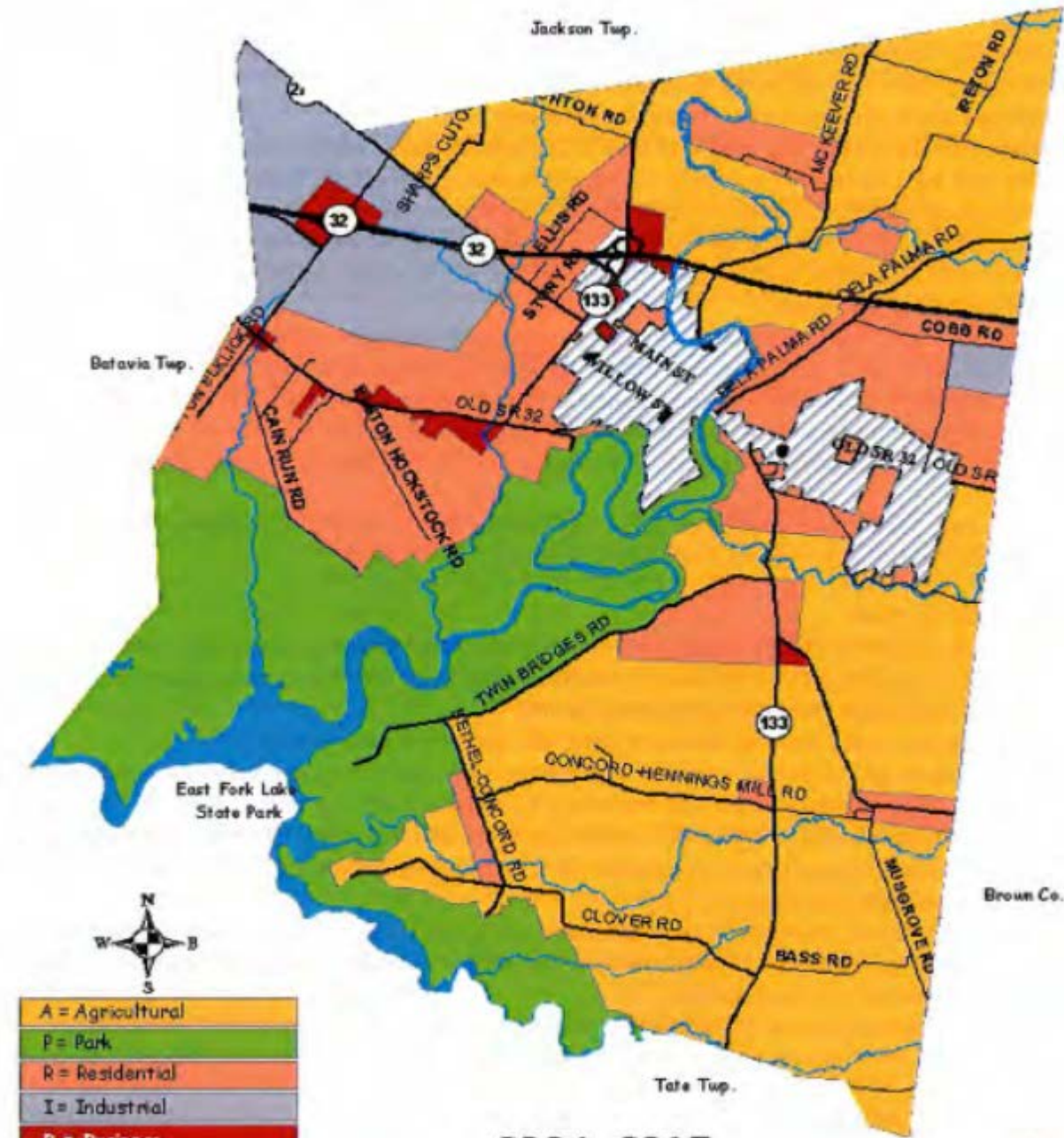
PROPERTY INFORMATION

Parcel Numbers: 523508D030

Total Site Area: +/- 3.22 Acres



Williamsburg Township Land Use Plan



0.75 0.375 0 0.75
Miles

2004-2015
"PREFERRED"
LAND USE MAP