



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON SEPTEMBER 22, 2020

WILLIAMSBURG TOWNSHIP ZONING CASE ZC-20-01

- APPLICANT:** Paul Kindt
Kindt & Stoker Development
113 West Orchard
Ft. Mitchell, KY 41017
- OWNER:** Wolf Pack Holdings, LLC
P.O. Box 668
Batavia, OH 45103
- REQUEST:** Requesting to rezone parcel 523508I112 consisting of 1.43 acres (+/-) from A – Agricultural District to I – Industrial District.
- LOCATION:** The proposed zoning map amendment is located along the Batavia and Williamsburg Township boundary along James E Sauls Sr. Drive just south of SR 32. There is no physical address for the subject property.
See the attached location map for further clarification.
- ZONING:** Current Zoning: A – Agricultural District

North: A – Agricultural District (*Williamsburg Township*)
East: A – Agricultural District (*Williamsburg Township*)
South: A – Agricultural District (*Williamsburg Township*) &
M-1 – Manufacturing District (*Batavia Township*)
West: M-1 – Manufacturing District (*Batavia Township*)
See the attached zoning map for further clarification.
- LAND USE:** The land uses in the immediate vicinity can be characterized as predominantly industrial and manufacturing intensive. With the local Clermont County YMCA adjacent to the east. The existing land use is vacant woodland. James E Sauls Sr. Drive acts as a frontage road along SR 32 to the north.
- HISTORY:** Currently, no project history exists for the property involved in this particular petition for zoning map amendment.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

As submitted it appears this request is compatible with the I – Industrial District regulations within the Township’s Zoning Resolution (Article 5).

504.8: (I) Industrial District

It is the purpose of the (I) Industrial District to accommodate and encourage the development of light industry uses which generally operate within enclosed structures and are primarily clean, quiet and emit minimal hazardous or objectionable elements such as noise, odor, dust, smoke, glare or vibration.

Williamsburg Township’s Land Use Plan has not been reviewed or amended since 2004 and does not specify areas of the Township for development. It appears the proposed use is compatible with the Township’s 2004 Land Use Plan.

SITE ACCESS:

Site access is unknown at this time as the applicant has not provided a site plan with this particular zoning map amendment request. However, we have received no objections or additional comments from Amanda Beiting, P.E. Clermont County Engineer’s Office indicating that access to James E Sauls Sr. Drive will be determined upon submittal of a site plan.

DEVELOPMENT CHARACTER:

No specific development characteristics have been provided at this time. However, the proposed map amendment would rezone approximately 1.43 acres of property from A – Agricultural District to I – Industrial District zoning. No site plan is required with the application, and none has been provided at this time. The application states that the property is being rezoned to match the adjoining property zoning classification and developing the two properties together in the future.

STAFF ANALYSIS:

Wolf Pack Holdings, LLC owns the adjoining parcel that straddles the Batavia and Williamsburg Township boundary line, which has resulted in the split-zoning issue. To resolve this issue the applicant is requesting this zoning map amendment to mirror the existing manufacturing zoning on the adjoining parcel 012013C063 within Batavia Township.

Staff agrees with the assertion that the relatively small size of the area of the parcel in question, and the fact that the rezoning would resolve an existing split zoning issue qualifies this zoning map amendment as a positive step to resolving this issue. Additionally, the proposed map amendment would permit the landowner a reasonable use of his lands in that they could develop the property in its entirety.

The Clermont County Community & Economic Development Comments:

1. The proposed zoning map amendment would permit the owner a reasonable use of his land to the extent that the agricultural zoned portion of the property is rendered difficult to develop due to its size and somewhat unique layout.
2. The proposed map amendment does not adversely affect the public health, safety, or general welfare in the sense that the adjoining property to the west shares a similar zoning as requested.

The Clermont County Engineer's Office Comments:

1. The Clermont County Engineer's Office has reviewed the proposed zoning map amendment and indicated that it has no comments or objections at this time.

The Clermont County Water Resources Department Comments:

1. The Clermont County Water Resources Department has reviewed the proposed zoning map amendment and indicated that it has no comments or objections at this time.

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Williamsburg Township Zoning Case ZC-20-01 to rezone parcel 523508I112 consisting of 1.43 acres (+/-) from A – Agricultural District to I – Industrial District with the following conditions:

1. The applicant shall address all relevant comments and concerns submitted by Williamsburg Township, Clermont County Engineer's Office and the Clermont County Water Resources Department in a satisfactory manner.