



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON SEPTEMBER 28, 2021

WILLIAMSBURG TOWNSHIP CASE ZC-01-21

- APPLICANT:** Richard G. Tittermary
3741 Fallen Tree Way
Amelia, OH 45102
- OWNER:** Ganesh Real Estate, LLC
7167 Birkdale Drive
Maineville, OH 45039
- REQUEST:** Requesting to rezone parcel 523508I110 consisting of 2.63 +/- acres from A-1 Agricultural District & R-2 One and Two Family Residence District to B-2 General Business District.
- LOCATION:** The subject property is located on the west side of Half Acre Road just north of the Milacron manufacturing facility and 525 feet south of James E Sauls Sr. Drive and Afton Drive in Williamsburg Township.
- ZONING:** Current Zoning: A – Agricultural District & R-2 One and Two Family Residential District
- North: A – Agricultural District & R-2 One and Two Family Residential District
East: I – Industrial District
South: A – Agricultural District & R-2 One and Two Family Residential District & I – Industrial District
West: A – Agricultural District
- LAND USE:** The land uses in the immediate vicinity can be characterized as predominantly industrial and manufacturing intensive. With the Milacron manufacturing facility adjacent to the south and South Afton Industrial Park directly to the east. The existing land use is vacant woodland.

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 B-2 – General Business District regulations within the Township’s Zoning Resolution (Article 5).

Section 504: Zoning District Purpose Statements

504.7: (B-2) General Business District

It is the purpose of the (B-2) General Business District to provide for the wide variety of needs for both convenience goods and the more common and often recurring shopping trips for goods, and personal and household services. The location and nature of commercial activity is intended to serve the greater community and /or region.

Section 507: Use Specific Regulations

507.3: Business Uses

J. Restaurants:

- 1. Minimum setback of one hundred (100) feet from any abutting residential district.*
- 2. All audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be located within three hundred (300) feet of any adjacent residential dwelling unit.*

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.

DEVELOPMENT PROPOSAL:

No specific development characteristics have been provided at this time. Per the application, the applicant is requesting to rezone parcel 523508I110 (2.634 acres) from R-1 Rural Residence District to B-2 General Business District. If approved, parcel 523508I110 (2.634 acres) is to be consolidated with the adjoining parcel 523508I017 (10.294 acres). This proposed consolidated parcel would then be marketed as a 12.928 acre B-2 – General Business District for future development in the hospitality and food service industries.

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 Clermont County Engineer’s Office. Any proposed access to James E Sauls Sr. Drive and/or Half Acre Road is to be determined upon submittal and review of a site plan.

STAFF ANALYSIS:

Ganesh Real Estate, LLC owns both parcel 523508I110 (2.634 acres), and the adjoining parcel 523508I017 (10.294 acres) located on the corner of Half Acre Road and James E Sauls Sr. Drive. The owner requests that these two parcels have mirroring zoning districts so that the two parcels can be consolidated and marketed together.

Staff has found the existence “Riverine Habitat” that flows across the two properties from north to south which could affect the developable area. If both properties were to share the same zoning, and be consolidated, the developable area would greatly increase making the property more marketable. However, for the wetland to be disturbed, the Corps of Engineers and Ohio EPA should be contacted to determine if Section 404/401 permits are needed.

Staff agrees with the assertion that the relatively small size of the area of the subject 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.

Clermont County Community & Economic Development Comments:

- Contact the Corps of Engineers and Ohio EPA to determine if Section 404/401 permits are needed.

The Clermont County Engineer’s Office Comment:

- Any proposed access to James E Sauls Sr. Drive and/or Half Acre Road is to be determined upon submittal and review of a site plan

The Clermont County Water Resources Department Comments:

- The proposed development will be served by Clermont County Water Resources Department’s water and sewer systems. Capacity for the development will be reviewed once a development is submitted for review.

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Williamsburg Township Zoning Case ZC-01-21 to rezone parcel 523508I110 consisting of 2.63 +/- acres from A-1 Agricultural District & R-2 One and Two Family Residence District to B-2 General Business District with the following condition:

1. Contact the Corps of Engineers and Ohio EPA to determine if Section 404/401 permits are needed.