



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JULY 28, 2020

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## TATE TOWNSHIP ZONING CASE #1434GE

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- APPLICANT/  
OWNER:** Arthea Morgan  
1952 West Road  
New Richmond, OH 45157
- REQUEST:** Request to rezone parcel 323017E044 consisting of 5.00 acres from C-2 Commercial District to C-3 Commercial District.
- LOCATION:** The subject property is located 485' feet north of SR 125 along the east side of Sugartree Road. The property has a physical address of 3060 Sugartree Road, Bethel, OH 45106. *See the attached location map for further clarification.*
- ZONING:** Current Zoning: C-2 Commercial District  
  
North: A – Agricultural District  
East: A – Agricultural District  
South: C-2 - Commercial District  
West: A – Agricultural District
- LAND USE:** The property is currently vacant and mostly wooded. The surrounding properties along Sugartree Road appear to be residential and heavily wooded as well. The SR 125/Sugartree Road intersection appears to be designated for Commercial Development as properties along SR 125 all appear to have a commercial land use.
- HISTORY:** On June 25, 2019, Clermont County Planning Commission recommended approval of Tate Township Zoning Map Amendment Case 1365GE to rezone the adjacent parcel, 323017E044, consisting of 5.00 acres from C-2 – Commercial District to C-3 – Commercial District.

**RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:**

It appears this request is compatible with the regulations under C-3 Commercial District within the Township’s Zoning Resolution (Article 6, Section 7).

**STAFF ANALYSIS:**

Per the application, The applicant/owner is requesting C-3 zoning due to the onsite storage requirement within Tate Township’s Zoning Resolution. The intent is to clear a portion of the 5.00 acre property for outside overflow of commercial storage from existing facility on 323017E044. All proposed access to the property would be from the existing approved ingress/egress along Sugartree Road. The existing facility has no direct access to SR 125. The site plan is unclear of how the property will be utilized or construction. The applicant should present the Township with more information regarding fencing, buffering and landscaping. This information is essential to providing smart development when negatively impacting an adjacent single-family residences.

**Clermont County Community & Economic Development Comments:**

1. Tate Township C-3 Commercial District: Prohibited Uses - Storage of flammable liquids, above ground, other than for use on the premises.
2. A proposed buffer along the north property line shall be shown on the site plan.

**The Clermont County Engineer’s Office Comment:**

1. No comments or objections.

**The Tate Monroe Water Association Comments:**

1. No comments have been received at this time.

**The Clermont County Health District Comments:**

1. No comments have been received at this time.

**STAFF RECOMMENDATION:**

Based upon Staff Analysis, move to **RECOMMEND APPROVAL** of Tate Township Zoning Case 1434GE to rezone parcel 323017E044 consisting of 5.00 acres from C-2 – Commercial District to C-3 – Commercial District. with the following conditions:

1. No storage of flammable liquids, above ground, other than for use on the premises.
2. Buffering along the north property line shall be shown on the site plan.