



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON June 27, 2023

---

## Wayne Township Rezoning Case – WTZC-2023-005

---

- APPLICANT:** Edenton DG, LLC  
361 Summit Blvd. Suite 110  
Birmingham AL 35243
- OWNER:** Kimberly Pelosi  
SR 727  
Wayne Township OH
- REQUEST:** Rezone a proposed parcel that would be split from 473404E010 consisting of 2.500 gross acres from “AR” Agricultural Residential to “GB” General Business.
- LOCATION:** The subject property is located on SR 727, approximately 2,400 feet west of the intersection on SR 727 and Edenton Pleasant Plain Road.
- ZONING:** Existing Zoning: “AR” Agricultural Residential  
Surrounding Zoning: “AR” Agricultural  
“C” Conservation / Recreation
- LAND USE:** The current land use is agricultural. Surrounding properties consist of a combination of large tract agricultural uses. Stonelick Lake is located to the south.
- HISTORY:** There is no known zoning history on this property.

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

Based on the 2017 Wayne Township Growth Management Plan, the property in question is located on a Collector and, per Policy Area #2, is best suited for commercial and retail development. The maps for the area in question are vague when pointing to parcel-specific development other than designating the intersection of SR 727 and Edenton Pleasant Plain Road as potential for future commercial development.

**SITE ACCESS:**

The site will have access from State Route 727.

**DEVELOPMENT PROPOSAL:**

The applicant is proposing a retail establishment. Staff was not provided with a site plan beyond the proposed lot split. The proposed lot is compliant with the Zoning Resolution.

**STAFF ANALYSIS:**

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

- The proposed site use is consistent with the text of the 2017 Wayne Township Growth Management Plan.
- The review of the site plan will be done by Wayne Township. Any recommendation from the Planning Commission is strictly on the land use as mentioned in the plan.

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

- No comments received / State-controlled right-of-way

**Ohio Department of Transportation**

- No Comments Received from ODOT
  - Typically, a driveway permit is required for any modified access point.

**Western Water Association**

- No comments received

**STAFF RECOMMENDATION:**

Based on a staff analysis of the 2017 Wayne Township Growth Management Plan, the area in question is compatible with commercial development based on its proximity to an existing Collector Road. Staff recommends a motion to **RECOMMEND APPROVAL** of the requested zone change.

As a further recommendation to the Wayne Township Board of Trustees, Clermont County staff recommends that the Township review the 2017 Land Use plan specifically targeting this area.

# Wayne Township Zoning Commission

794 Wright St.

Newtonsville, Ohio 45158

513-625-4300

*"This document is not an official copy of minutes"*

June 8, 2023

Wayne Township Board of Trustees  
794 Wright Street  
Newtonsville, Ohio 45158

Wayne Township Zoning Commission/Wednesday, June 7,2023

**REQUEST: Rezone lot split from parcel 473404E010/ State Route 727, "AR"-Agricultural Residence District to 'GB"- General Business District.**

On Wednesday, June 7,2023, the Wayne Township Zoning Commission met for monthly meeting to review Zoning Case WTZC-2023-005, rezone of lot split from parcel 473404E010 located on State Route 727, Goshen, Ohio 45122. In attendance representing the board were John Pringle (Chair), Noah Pennington (Co Chair), George Anderson, Merrie Lou Abney and Sue Allen.

### **Wayne Township Zoning Administrator:**

Mr. Carrier did give a full report on the process that he has explained to all parties involved. Mr. Carrier did report that the Dollar General did fall in the guidelines of the Wayne Township Growth Management Plan.

### **Public Comments:**

In attendance for this monthly meeting were Chief Mark Greatorex, Mrs.Teresa Hinnners, Mr. Jason Ritter, Jordan Rodgers BL Companies Civil Engineer and Jeff J. Mattingly Cardinal Commercial Real Estate-Partner.

BL Companies and CG Buchalter LLC are seeking a zoning change in order to build a structure that will be leased to Dollar General. Both companies, BL Companies and CG Buchalter state that they look forward to working with Wayne Township officials and residents.

### **Zoning Commission Concerns:**

A concern that came up was if the store was leased or was owned by Dollar General. Mr. did state that the store was built and leased to Dollar General on a 15-year lease, with two (2) additional 5-year leases available.

Motion made by John Pringle: Motion to move forward with paperwork to go to Clermont County Planning Commission for possible zoning change to parcel 473404E010 from AR to GB Commercial for Dollar General on State Route 727 in Edenton. **Vote 4-Yes....1-No**

### **Motion Carried**

A copy of the minutes will be attached when signed and approved

Respectfully,  
Allen R Carrier  
Wayne Township Zoning Administrator  
794 Wright St. Newtonsville, Ohio 45158 (Administrative office)  
6320 SR 133 Goshen, Ohio 45122 (Mailing Address)

WTC 2023-005  
Case No. \_\_\_\_\_  
Date 5/17/23

**Application to the Wayne Township Zoning Commission**

6320 State Route 133  
Goshen, OH 45122  
(513) 625-8124

**APPLICATIONS CONTAINING INCOMPLETE INFORMATION WILL BE RETURNED.**

**PLEASE SUBMIT 6 COPIES OF THE APPLICATION & ALL SUPPORTING DOCUMENTS**

**1. PROPERTY INFORMATION**

Property located at - State Route 727, Goshen, OH 45122 (Southeast corner of existing Parcel 47-34-04E-010)

\*State full address if assigned, otherwise, describe location specifically.

Clermont County Auditor's Tax Parcel Number (PIN#) Proposed lot split from existing Parcel 47-34-04E-010

Additional parcel numbers (if applicable) \_\_\_\_\_

**2. APPLICANT INFORMATION**

A. Name: Edenton DG, LLC

Mailing Address: 361 Summit Blvd, Suite 110, Birmingham, AL 35243

Home Phone: 205-263-4584 Other Phone: 205-263-4584

Email: mbush@cgpre.com

B. Property Owner(s): Edenton DG, LLC

Mailing Address: 361 Summit Blvd, Suite 110, Birmingham, AL 35243

Home Phone: 205-263-4584 Other Phone: 205-263-4584

Email: mbush@cgpre.com

C. Contact Person: BL Companies (Attn: Jordan Rodgers)

Mailing Address: 3755 Boettler Oaks Dr. Suite G, Uniontown, OH 44685

Home Phone: 234-294-6342 Other Phone: 234-294-6342

Email: jrodgers@blcompanies.com

**3. AMENDMENT INFORMATION**

A. If the amendment proposes to alter the text of the Zoning Resolution, attach:

1. Typed description of why the amendment is appropriate.
2. Typed copy of the text as it would appear in the Resolution (also identifying stricken language).
3. Application fee as established by the Township Trustees.



APPLICANT'S AFFIDAVIT

I, Danielle E. Yance, being duly sworn, depose and say that I am the Authorized Agent (owner / lessee) of the property involved in this application. I hereby certify that I have read the foregoing document and supplements attached thereto and that I have answered all questions fully and to the best of my ability. I hereby attest to the truth and exactness of the information supplied herewith.

*Danielle E. Yance*  
SIGNATURE of APPLICANT

STATE OF ALABAMA

COUNTY OF Jefferson

SUBSCRIBED AND SWORN TO BE BEFORE ME THIS 4 DAY OF May,  
20 23.

*Elizabeth Pilgrim*  
*Elizabeth Pilgrim*  
NOTARY PUBLIC

My Commission Expires on

ELIZABETH PILGRIM NOTARY PUBLIC, ALABAMA STATE AT LARGE MY COMMISSION EXPIRES NOV. 12, 2024
---

**TO: CAPITAL GROWTH BUCHALTER**  
**FOR: PARCEL 'A' - 2.500 ACRES (108,900 SQ.FT.)**  
**DATE: APRIL 3, 2023**

Situated in the Township of Wayne, County of Clermont, and State of Ohio, being a part of John Harvie's Military Survey No. 3337, and being a portion of an 84.268 acre tract belonging to Kimberly A Pelosi (Parcel ID: 47-34-04E-010) as recorded in Deed Book 2543, Page 562 in the Clermont County Recorder's Records, and being more particularly described as follows:

Beginning at a railroad spike set at the centerline intersection of State Route 727 (a variable width public right-of-way) and Cemetery Drive (C-138), thence South  $15^{\circ} 47' 38''$  East, a distance of 82.59 feet to a pin set in the right-of-way of State Route 727 and the southernmost corner of the aforementioned Pelosi Tract, thence continuing within the right-of-way of State Route 727 and along the southerly line of the aforementioned Pelosi Tract, North  $63^{\circ} 44' 21''$  East, a distance of 578.92 feet to a railroad spike set, said railroad spike being the True Place of Beginning for the tract herein described;

Thence traversing across the aforementioned Pelosi Tract the following two courses:

North  $39^{\circ} 31' 47''$  West, a distance of 374.99 feet to a pin set, and passing over a pin set at the northerly right-of-way line of State Route 727 at 38.71 feet;

North  $51^{\circ} 34' 11''$  East, a distance of 278.77 feet to a pin set on the westerly line of lands now or formerly of Larry Hollon (Parcel ID:47-34-04F-023) as recorded in Deed Book 2462, Page 106 of the Clermont County Recorder's Records;

Thence along said westerly line South  $38^{\circ} 28' 48''$  East, a distance of 414.00 feet to a railroad spike set on the centerline of State Route 727, and passing over a  $5/8''$  rebar found, capped "RES 4238" at 382.97 feet;

Thence continuing within the right-of-way of State Route 727 the following two courses:

South  $59^{\circ} 07' 20''$  West, a distance of 237.60 feet to a railroad spike set;

South  $63^{\circ} 44' 21''$  West, a distance of 37.24 feet to the True Place of Beginning.

The above described tract of land contains 2.500 acres (108,900 Sq.Ft.), more or less, and 0.186 acres (8,087 Sq.Ft.) within the right-of-way, as surveyed and determined in February of 2023 under the direction of Robert R. Cappelli, P.S. No. 7571 of BL Companies, all pins set are number five bar with ID cap "BL 7571". The basis of bearing is derived from ODOT VRS Network, Ohio South NAD83(2011).



An Employee-Owned Company

The above described real estate is part of the same premises described in Deed Book 2543, Page 562 of the Clermont County Ohio Deed Records and identified as parcel no 473404E010 on the Tax Maps of said County. Being the result of a survey and plat dated April 3, 2023, made by Robert R. Cappelli of BL Companies, P.S., Ohio Reg. No. 7571.

---

**ROBERT R. CAPPELLI, JR. P.S. 7571**



Proposed Dollar General Site - Property Owners		
Parcel	Parcel #	Property Owner's Mailing Address
Subject Parcel	473404E010	PELOSI KIMBERLY A 10958 CREEKSIDE DR PLEASANT PLAIN OH 45162-9291
Surrounding Parcels	473404F023	HOLLON LARRY 6734 STATE ROUTE 727 GOSHEN OH 45122
	473406C032	STATE OF OHIO

Prepared by BL Companies - Parcel data obtained from <https://www.clermontauditor.org/auditors-office/gis-mapping/>



# TRANSMITTAL

**DATE:** 5/5/2023  
**ATTENTION:** AI Carrier  
**COMPANY:** Wayne Township Zoning  
**ADDRESS:** 3279 Bishop Rd, Goshen, OH 45122

**FROM:** Jordan Rodgers  
**E-MAIL ADDRESS:** jrodgers@blcompanies.com  
**PROJECT:** DG-Edenton  
**PROJECT NO:** 2202110

**SUBJECT:** Proposed DG Store – Rezoning Submittals

**WE ARE SENDING YOU:**

- |   |   |  |   |
|---|---|--|---|
| <input checked="" type="checkbox"/> Attached  | <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Prints        | <input checked="" type="checkbox"/> Application for Payment |
| <input type="checkbox"/> Via: _____           | <input type="checkbox"/> Specifications   | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Change Order                       |
| <input type="checkbox"/> Under Separate Cover | <input type="checkbox"/> Copy of Letter   | <input type="checkbox"/> Samples       | <input type="checkbox"/> Other                              |

COPIES	DATE	NO.	DESCRIPTION
1			Rezoning Application
1			List of Surrounding Property Owners
1			GIS Location Map
1			Draft Lot Split Legal Description
1			Draft Lot Split Plat (18"x28")
1			Civil Plan Set (24"x36")
1			Rezoning Fee (\$1000) Check #114600

**THESE ARE TRANSMITTED as checked below:**

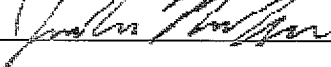
- |  |   |   |   |
|--|---|---|---|
| <input checked="" type="checkbox"/> For Approval         | <input type="checkbox"/> No Exceptions        | <input type="checkbox"/> Resubmit                         | <input type="checkbox"/> For Distribution |
| <input type="checkbox"/> For Your Use                    | <input type="checkbox"/> Furnish as Corrected | <input checked="" type="checkbox"/> Submit                | <input type="checkbox"/> Corrected Prints |
| <input type="checkbox"/> As Requested                    | <input type="checkbox"/> Revise & Resubmit    | <input type="checkbox"/> Return                           |   |
| <input checked="" type="checkbox"/> For Review & Comment | <input type="checkbox"/> Rejected             | <input type="checkbox"/> Prints Returned After Loan to Us |   |
| <input type="checkbox"/> For Bids Due: _____             | <input type="checkbox"/> Resubmit for Record  |   |   |

**REMARKS:**

Attached is the rezoning application package for a proposed Dollar General retail store located in Wayne Twp, Clermont County, OH.

If there are any questions or concerns, please contact Jordan Rodgers at (234) 294-6342.

COPY TO: File

Signed: 

### Adjacent Property Owners

The following are the individuals, entities, or corporations and their mailing addresses as they appear in the Clermont County Auditor's tax list as owners of property adjacent to the subject property. Adjacent property owners include those across streets and touching the property in any manner. (Use additional sheets if necessary).

Name	Mailing Address	Parcel ID#
David Breezley	0740 SR 727 Goshen, D 45122	035 473404E026
Timothy Wright	0748 SR 727 Goshen, D. 45122	473404E027
State of Ohio Parks		473406C032, D34 E019 E011 E028
O+C Properties	7051 Goodwin Rd Blanchester, OH 45107	473404E007
Merrie Lou Abney	6644 Garrison Spurling Pleasant Plain, OH 45162	473404E040 E036
Michael Combs	6638 Garrison Spurling Pleasant Plain, OH 45162	473404E042
Harold Daniel	6618 Garrison Spurling Pleasant Plain, D 45162	473404E041
Sandra Cornett	6614 Garrison Spurling Pleasant Plain D 45162	473404E044
Lawrence Carter	6604 Garrison Spurling Pleasant Plain D 45162	473404E037
Christopher Brinson	6664 SR 727 Goshen, D 45122	473404E040
Thomas Gicmetti	6656 SR 727 Goshen, D 45122	473404E045

