



BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

Facsimile (513) 695-2054

TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS WARREN COUNTY, OHIO

MINUTES: Regular Session – April 23, 2024

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the April 16, 2024, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

Minutes of the April 16, 2024, meeting were read and approved.

- 24-0537 A resolution was adopted hiring Scott Dane as Sewer Collections Worker III within the Water and Sewer Department. Vote: Unanimous
- 24-0538 A resolution was adopted approving the end of a 365-day probationary period and a pay increase for Jadon Flannery within the Warren County Water and Sewer Department. Vote: Unanimous
- 24-0539 A resolution was adopted approving the end of 365-day probationary period and a pay increase for Jeremy Turnmire within the Warren County Water and Sewer Department. Vote: Unanimous
- 24-0540 A resolution was adopted accepting the resignation of Bailey Rinaldo, Fellowship Student, within the Warren County Department of Job and Family Services, Children Services Division, effective April 25, 2024. Vote: Unanimous
- 24-0541 A resolution was adopted cancelling the regularly scheduled Commissioners' Meeting of Thursday, April 25, 2024. Vote: Unanimous
- 24-0542 A resolution was adopted approving a Notice of Intent to Award Bid to John R. Jurgensen Company for the 2024 Resurfacing Project. Vote: Unanimous

- 24-0543 A resolution was adopted approving Notice of Intent to Award Bid to Sunesis Construction Co, for the 2024 Carlisle Area Lift Station Upgrades – Phase 3 Project. Vote: Unanimous
- 24-0544 A resolution was adopted approving County Motor Vehicle Tax (CVT-387) for the City of Carlisle in the amount of \$248,768.31. Vote: Unanimous
- 24-0545 A resolution was adopted approving agreement and addendums with various providers relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 24-0546 A resolution was adopted approving agreement and addendums with various providers relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 24-0547 A resolution was adopted authorizing the County Engineer to Execute LPA (Local Public Agency) Federal Local – Let Project Agreement with Ohio Department of Transportation (ODOT) for the Grog Run Road Bridge #147.047 Rehabilitation Project (PID # 120369) Vote: Unanimous
- 24-0548 A resolution was adopted authorizing the President of the Board to sign a Satisfaction of Mortgage for Carl and Lillian Ferrell. Vote: Unanimous
- 24-0549 A resolution was adopted entering into an agreement with Flock Group, Inc. to provide critical infrastructure security services, on behalf of the Warren County Sheriff's Office. Vote: Unanimous
- 24-0550 A resolution was adopted advertising Notice of Disadvantaged Business Enterprise Goal for Federal Fiscal Year 2024, 2025 and 2026 for Warren County Transit. Vote: Unanimous
- 24-0551 A resolution was adopted declaring various items from Board of Developmental Disabilities, Juvenile Court, and Water & Sewer Department as surplus and authorizing the disposal of said items through internet auction. Vote: Unanimous
- 24-0552 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-0553 A resolution was adopted approving various record plats. Vote: Unanimous
- 24-0554 A resolution was adopted approving operational transfer of interest earnings from Commissioners Fund #11011112 into Water Funds #5510 & #5583, and Sewer Funds #5580, & #5575. Vote: Unanimous
- 24-0555 A resolution was adopted approving a supplemental appropriation into the Local Fiscal Recovery (LFR) Enhanced Childcare Assistance Fund 2211. Vote: Unanimous

- 24-0556 A resolution was adopted approving a supplemental appropriation into Board of Elections Technology Fund #2217. Vote: Unanimous
- 24-0557 A resolution was adopted approving a supplemental appropriation into Common Pleas Court Community Corrections Fund #2227. Vote: Unanimous
- 24-0558 A resolution was adopted approving an appropriation adjustment within Warren County Common Pleas Court Community Based Corrections Fund #2289. Vote: Unanimous
- 24-0559 A resolution was adopted approving an appropriation adjustment within the Treasurer's Office Fund #11011130. Vote: Unanimous
- 24-0560 A resolution was adopted approving an appropriation adjustment within Building and Zoning Department Fund #11012300. Vote: Unanimous
- 24-0561 A resolution was adopted approving requisitions and authorizing County Administrator to sign documents relative thereto. Vote: Unanimous
- 24-0562 A resolution was adopted entering into a partial assignment and assumption agreement with CFPN Ohio, LLC and C5 Encore 1, relative to the previously authorized Community Reinvestment Area Agreement. Vote: Unanimous
- 24-0563 A resolution was adopted entering into a partial assignment and assumption agreement with CFPN Ohio, LLC and C5 Encore 3, related to previously authorized Community Reinvestment Area Agreement. Vote: Unanimous
- 24-0564 A resolution was adopted donating 0.826 of an acre from a 6.000-acre parcel located at 5234 State Route 63, Lebanon, OH 45036, located in Turtlecreek Township and owned by the Board of County Commissioners to the Warren County Transportation Improvement District ("TID") for the Purpose of constructing improvements over the 0.826 of an acre for the State Route 63 Road Widening Project (The "project") and authorize the County Administrator to sign documents relative thereto. Vote: Unanimous
- 24-0565 A resolution was granting a conditional variance required for the access permit requested by Longmeadow Development LLC in Turtlecreek Township. Vote: Unanimous
- 24-0566 A resolution was adopted approving rezoning application of Pamela Strong, Karen Marshall, and Keith Jasinski (Case #2024-01) to rezone approximately 8.09 acres from Neighborhood Commercial Business Zone "B1" to Single Family Residential (3-Acre Density) "R1A" in Washington Township. Vote: Unanimous

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

DISCUSSIONS

ADMINISTRATIVE HEARING TO CONSIDER VARIANCE AND APPEAL OF CONDITIONS REQUIRED FOR AN ACCESS PERMIT OF LONGMEADOW DEVELOPMENT LLC IN TURTLECREEK TOWNSHIP

The Board met this 23rd day of April 2024 in the Commissioners' Meeting Room for the administrative hearing to consider the Request for Variance and Appeal of Conditions required for an Access Permit filed by Jeff Hayes on behalf of Longmeadow Development LLC, owner of record for access along Greentree Road (Parcel 0825100004) in Turtlecreek Township.

Commissioner Young opened the hearing and requested Krystal Powell, Clerk of Commissioners, identify for the record the name and address of the owners, the resolution number and date setting the hearing, and how and when the administrative hearing was advertised. Ms. Powell then identified the documents filed in support of the variance request.

Commissioner Young then proceeded to administer the oath to anyone desiring to give testimony during this administrative hearing.

David Mick, Assistant County Engineer, presented the attached PowerPoint comprised of a slide showing sight distance between two high points on Greentree Road and the proposed decision point 175 Lin. Ft. east/opposite of existing Meadow Lane and a slide showing a map of adjacent properties where landowners have vested rights to develop 3,447 parcels.

Mr. Mick testified that the Warren County Engineer's Office supported granting the variance subject to certain conditions including the applicant constructing a full access entrance to the subdivision through the construction period to be converted to right-in/right-out access prior to the County's acceptance of the subdivision road for public maintenance and the applicant constructing frontage improvements including a right-turn lane on Greentree Road and sufficient right-of-way width for the County to replace the right-turn lane when Greentree Road is improved.

John Bayer, Civil Engineer with Bayer Becker, was present to represent the applicant and testified that he is in favor of the proposed conditions of approval.

There were no other persons present to testify in favor of or opposition to the appeal of conditions required for an access permit.

Upon further discussion, the Board resolved (Resolution #24-0565) approving the appeal and granting variance of conditions required for an access permit of Longmeadow Development LLC in Turtlecreek Township subject to certain conditions.

PUBLIC HEARING

REZONING APPLICATION OF PAMELA STRONG, KAREN MARSHALL, AND KEITH JASINSKI TO REZONE APPROXIMATELY 8.09 ACRES FROM NEIGHBORHOOD COMMERCIAL BUSINESS ZONE “B1” TO SINGLE FAMILY RESIDENTIAL (3-ACRE DENSITY) “R1A” IN WASHINGTON TOWNSHIP

The public hearing to consider the rezoning application of Pamela Strong, Karen Marshall, and Keith Jasinski to rezone approximately 8.09 acres in Washington Township from “B1” Neighborhood Commercial Business to “R1A” Single Family Residential (3-acre density) was convened on this 23rd day of April 2024 in the Commissioners’ Meeting Room.

Michelle Tegtmeier, Building and Zoning Director, presented the attached PowerPoint presentation stating the applicant/owner, property size and location, current zoning, future land use designation, and requested rezoning. Ms. Tegtmeier stated the purpose of the rezoning is to allow for a home site for the applicant’s daughter. She further stated the current zoning does not allow for a home loan to be approved.


Upon further discussion, on motion, upon unanimous call of the roll, the public hearing was closed, and the Board resolved (Resolution #24-0566) approving the rezoning application of Pamela Strong, Karen Marshall, and Keith Jasinski to rezone approximately 8.09 acres from “B1” Neighborhood Commercial Business to “R1A” Single Family Residential (3-acre density) in Washington Township.

Barney Wright, Warren County Treasurer, was present along with James Spaeth, Warren County Clerk of Courts, for a meeting of the Investment Advisory Board.

Mr. Wright stated the County is distributing approximately 88 million dollars from 112 million dollars collected during the first half of property taxes. He further stated the 112 million tax dollars collected has earned the County nearly half a million dollars in interest in 40 days from being invested in STAR Ohio.



Upon motion the meeting was adjourned.



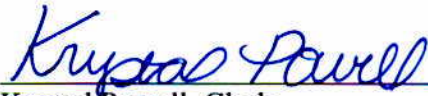
David G. Young, President



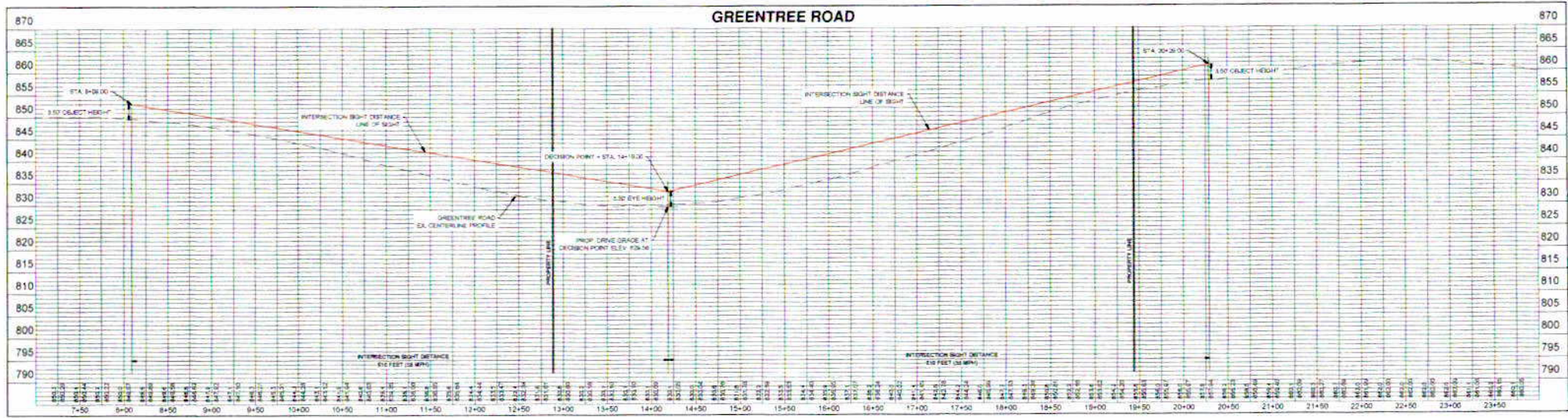
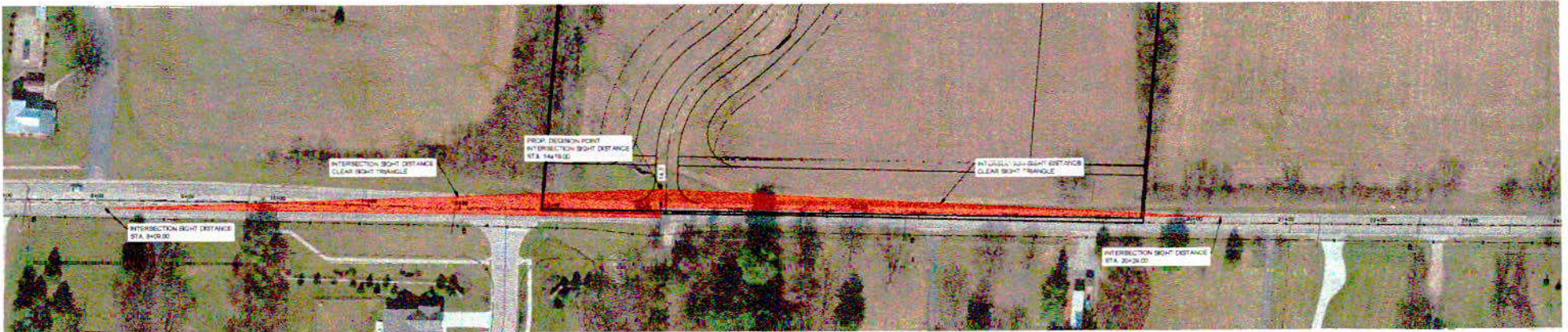
Tom Grossmann

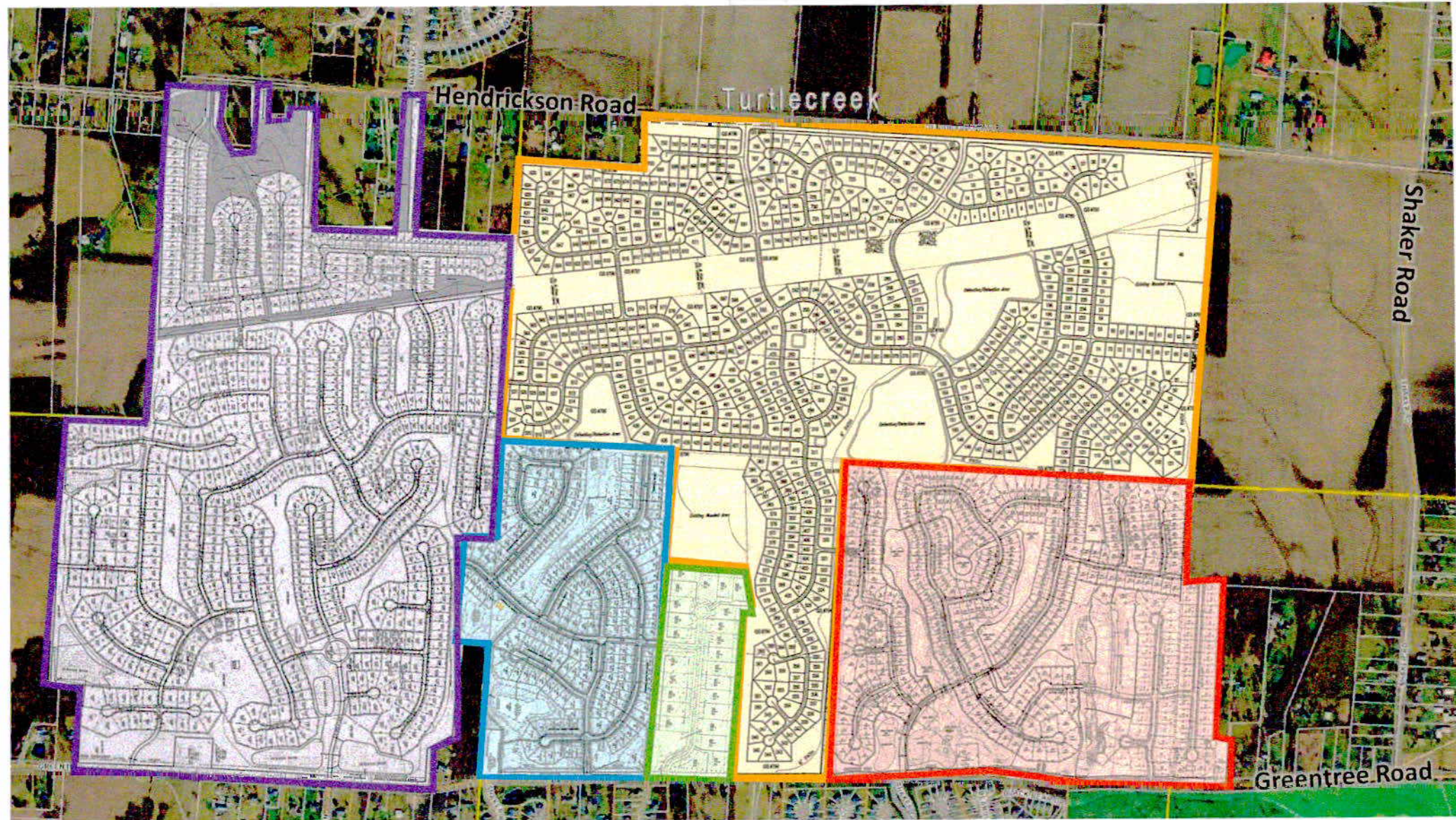
Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on April 23, 2024, in compliance with Section 121.22 O.R.C.



Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio



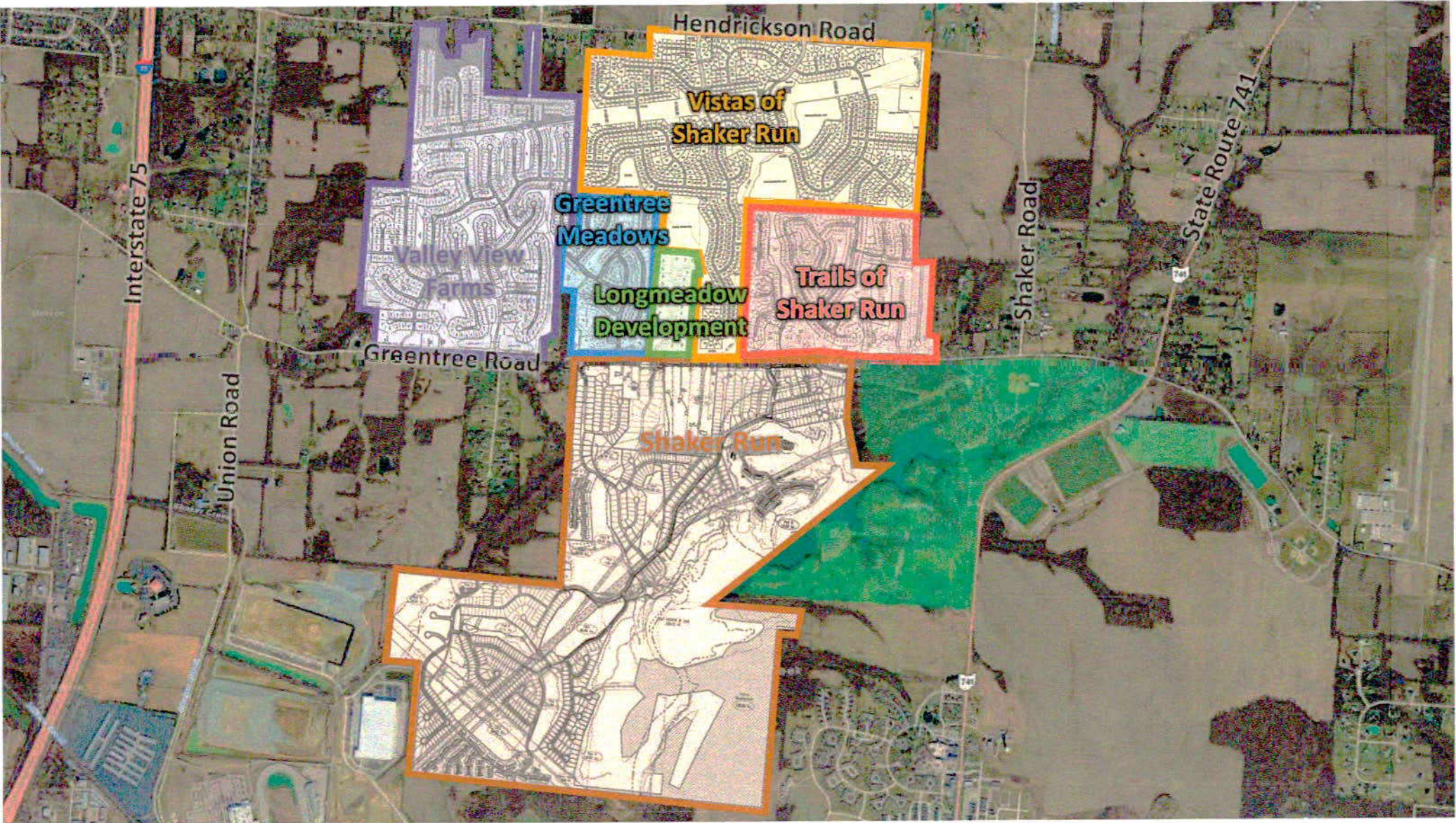


Hendrickson Road

Turtlecreek

Shaker Road

Greentree Road



Interstate 75

Union Road

Greentree Road

Hendrickson Road

Vistas of Shaker Run

Greentree Meadows

Valley View Farms

Longmeadow Development

Trails of Shaker Run

Shaker Run

Shaker Road

State Route 741



**Warren County Engineer's Office
210 West Main Street
Lebanon, Ohio 45036**

April 19, 2024

Memo:

To: Board of Warren County Commissioners

From: Neil F. Tunison, P.E., P.S. Warren County Engineer
by David Mick, P.E., Assistant Warren County Engineer

Re: April 23, 2024 Longmeadow Subdivision Developer Variance Request to the Warren County Access Management Regulations

For the Board's Consideration:

- 1) The Developer and the County Engineer's Office have agreed upon an access plan for this proposed 25 +/- lot development.
- 2) The Applicant's property is located between two high points in Greentree Road with the proposed access point for the development being situated at the low point. There is only one location along the development frontage that has adequate sight distance, and that location is 175-Lin. Ft. east/opposite of existing Meadow View Lane (significantly less than the 750-Lin. Ft. spacing required in the Warren County Access Management Regulations).
- 3) Notably, along Greentree Road between Union Road and SR 741, adjacent landowners have vested rights to develop 3447 parcels, of which approximately 1100 have been platted. Lots still to be platted would be expected to generate 23,000 vehicle trips/day on the existing roadway network, Union Village another 35,000 trips/day, the City of Lebanon development along SR 63 west of Markey Road perhaps 10,000 – 15,000 trips/day. This and other developments that are bound to occur over time suggest a future need for additional lanes on Greentree Road, SR 63 (east of SR 741), others.
- 4) Future improvements to Greentree Road along the Applicant's frontage would include either: i) a left turn lane for the existing Meadow View Lane (the Applicant's entrance would be offset in the overlapping direction for left turns so that left turns could not be safely accommodated at 55-mph into the Applicant's development), or ii) a pair of roundabouts might be constructed on Greentree Road at the both Shaker Run Subdivision entrances which are located each side of the Applicant's development frontage. With this roundabout scenario, both existing Meadow View Lane and the Applicant's entrance would become right-in/right-out connections. So for both scenarios i) and ii), the Applicant's entry would need to be right-in/right-out.
- 5) The County Engineer and Developer agree that the Applicant's entrance, located approximately 175-Lin. Ft. opposite/east of Meadow View Lane, will be full access through the construction period and converted to right-in/right-out access prior to the county acceptance of the subdivision road for public maintenance. Frontage improvements will include a right-turn lane on Greentree Road and sufficient right-of-way width for Warren County to replace the right-turn lane when Greentree Road is improved.



WARREN COUNTY ENGINEER'S OFFICE

105 Markey Road, Lebanon, Ohio 45036

Main Ph: (513) 695-3301

Fax (513)-695-3323

CIN. (513) 925-3301

DAY. (937) 425-3301

ACCESS PERMIT

(PLEASE PRINT)

Access Permit # _____ (attach application)

Effective Date: Permit Request Denied 03/07/2024

The permit under the conditions stated in the application or stated below (with the condition stated below superceding the application) is hereby:

Granted Denied

Site Description: This is a proposed 25 +/- lot subdivision development (final total number of lots to be determined) located in Turtlecreek Township with frontage along Greentree Road adjacent-east to the 198-lot Greentree Meadows Subdivision that is just recently started construction. The Applicant proposes to locate their subdivision entrance connection opposite and 175-Lin. Ft. (+/-) east of Meadow View Lane (29-lots). If approved, the County Engineer's Office anticipates that this Applicant's development will connect to the Greentree Meadows subdivision if not another future development located to the north and east of the Applicant's property.

Greentree Road is classified in the Warren County Thoroughfare Plan as a Major Collector Distributor. Legal Speed Limit = 55 mph.

Justification for denial of Applicant's Access/Driveway Culvert Permit Application signed and dated February 15, 2024 and received February 22, 2024: 1) Applicant's proposed subdivision entrance spacing from existing Meadow View Lane is between 150- Lin. Ft. and 175-Lin. Ft., measured from the nearest edge of pavement to nearest edge of pavement, being less than the 750-Lin. Ft. spacing required for a Major Collector Distributor as provided in **Table 1** of the Warren County Access Management Regulations.

WARREN COUNTY ENGINEER'S OFFICE
NEIL F. TUNISON, P.E., P.S., COUNTY ENGINEER

By: Neil F. Tunison, P.E., P.S.
County Engineer

3/7/2024
Date

Entered into GIS _____ initials _____ date

WARREN COUNTY ENGINEER'S OFFICE

105 Markey Road, Lebanon, Ohio 45036
Phone: (513) 695-3301 Fax (513)-695-3323

ACCESS / DRIVEWAY CULVERT
PERMIT APPLICATION

The property owner shall construct and maintain driveway culverts and approaches pursuant to Ohio Revised Code Sections 5543.16 and 5571.16

Request is for (Check one): [X] Residential [] Non-Residential [] Commercial

Requesting (Check all that apply):

- [X] Permanent Access [] Temporary Access [] Improvement to Existing Access
[] Change in Access Use [] Existing Parcel (No Parcels to be created)
[] Preliminary Access Approval for Lot Split (Attach Survey Plat showing new parcel(s) and residual parcel.)
[] Driveway Culvert (Parcel ID Required): Complete (A) Owner and (B) Agent (if applicable), then go to page 3.

(A) Owner (Applicant): (PLEASE PRINT)

Name: LONGMEADOW DEVELOPMENT; LLC Phone #
Mailing Address, City 1768 HAPPY VALLEY DR, FAIRFIELD
State, Zip OHIO 45014 E-Mail

(B) Agent for the Applicant (if applicable):

Name: JEFF HAYES Phone # 513-846-9311
Mailing Address, City 1768 HAPPY VALLEY DR, FAIRFIELD
State, Zip OHIO 45014 E-Mail jhayesproperties@yahoo.com

- 1) Address or Parcel ID# of property 0825100004
2) Are you aware of prior request for an access permit or preliminary access approval for this parcel? X N Y
If yes please explain:
3) What roadway are you requesting access from? Greentree Road
4) Number of lots created? 25 Number of requested access points? 1
5) How many feet is the proposed access from the nearest roadway or driveway?
Access #1: 175 Ft. (circle: N S E W) from East of Meadow View Lane
Access #2: Ft. (circle: N S E W) from
Access #3: Ft. (circle: N S E W) from
6) Does the property owner own or have any interests in any adjacent property? X N Y
If yes, please describe:
7) Are there existing access easements bordering or within the property? X N Y
8) If you are requesting residential development access, what is the type (single family, apartment, townhouse, condominium, landominium) and number of units?

Table with 4 columns: Type, Number of Units, Type, Number of Units. Row 1: Detached Single Family, 25, (blank), (blank)

- 9) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.

Business	Square footage	Business	Square footage

- 10) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts. Indicate if your counts are: X peak hour volumes or average daily volumes.

Notes: (1) A Traffic Impact Study (TIS) may be required for developments generating more than 10 peak hour trips and/or 100 average daily trips, (2) Vehicle count estimates are to be based on the Institute of Transportation Engineers (ITE) Trip Generation manual when applicable.)

# Of passenger cars and light trucks 24	# Of heavy trucks 0	Total count of all vehicles 24
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- 11) Within seven business days of the receipt of this application the County Engineer may determine that the applicant will be required to provide some or all of the following:
- a) Property map indicating other access, bordering roads and nearby drives.
 - b) Proposed access design.
 - c) Traffic control plan.
 - d) Traffic Impact Study.
 - e) Sight Distance Study.
 - f) Other information as required by the County Engineer

If this access permit is granted, the applicant agrees to the following conditions (not applicable for preliminary access approval requests):

- i. *Traffic shall be maintained at all times, unless permission is granted by the County Engineer to close the road.*
- ii. *Disturbance to all pavement and shoulders/berms will be kept to minimum. Tracked equipment will not be permitted on the roadway. When any pavement or shoulders/berms is damaged either by construction, construction equipment or by excessive weight, Permittee shall make complete restoration as directed by the County Engineer.*
- iii. *Lights, signs, barricades, and if necessary steel plates, flagmen or watchmen will be placed on the project site for protection of traffic at all times, day and night. The Permittee shall fully comply with the maintenance of traffic recommendations and as directed by the County Engineer's Office.*
- iv. *Permittee shall assume the responsibility for and will hold the County harmless from any and all claims for personal injuries and/or property damages, and shall defend any action that might be brought due to the applicants' activities on this project and/or under this permit.*

If an access permit is issued to you it will state the terms and conditions for its use. The permit status may be reevaluated for any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit.

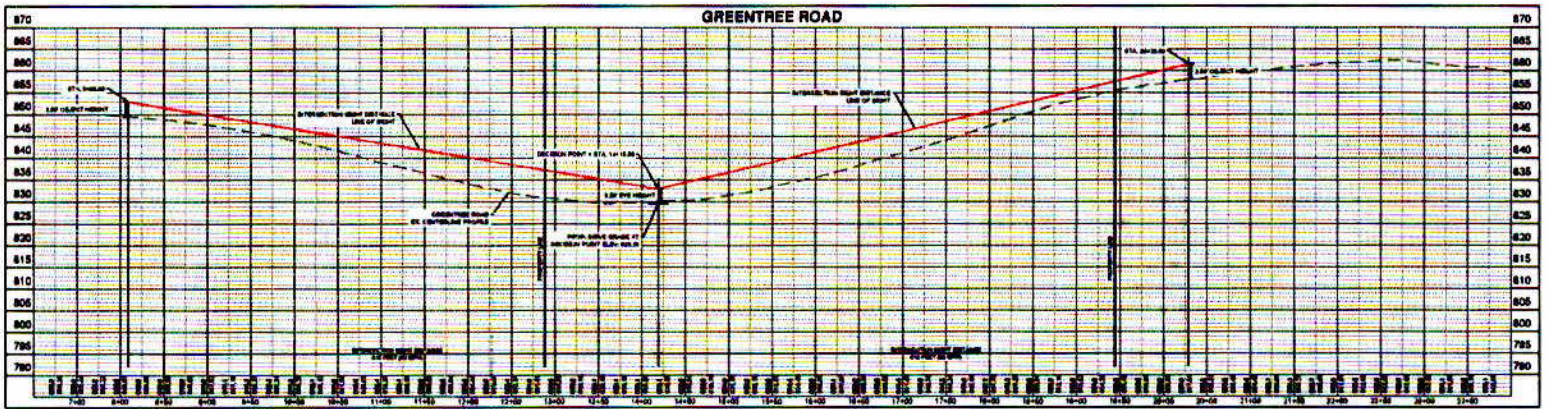
The applicant declares that all information provided on this form and the submitted attachments, which are made part of the application, are accurate and complete to the best of their knowledge.

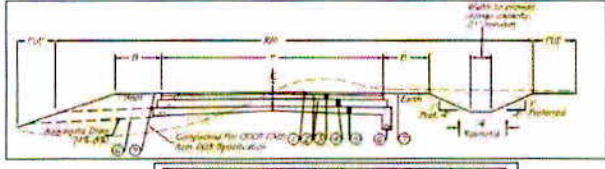
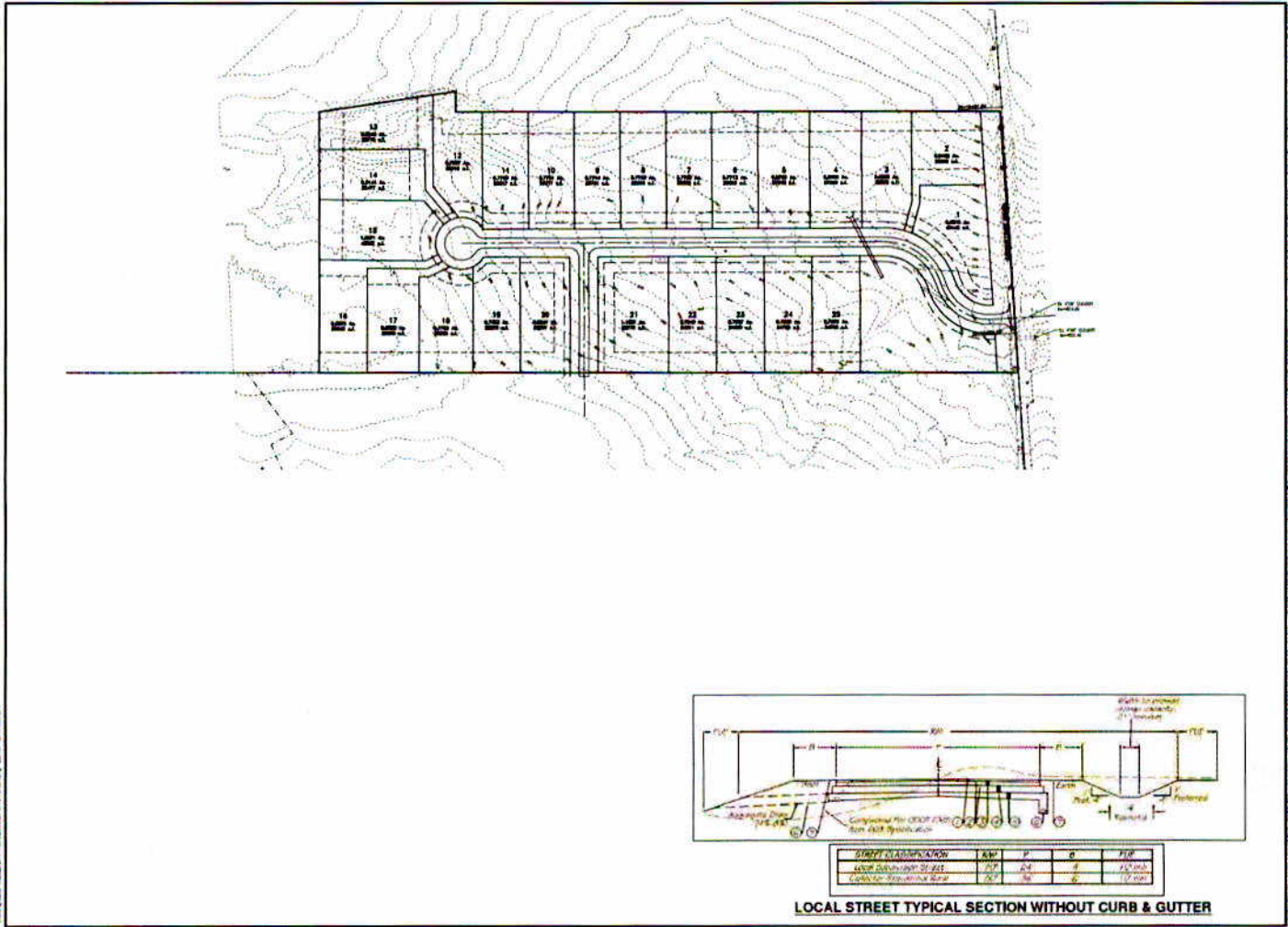
Applicant signature:



Date:

2-15-24





STREET CLASSIFICATION	ASPH	P	S	FTW
Local Subdivision Street	20'	4'	4'	10' min.
Local Street	20'	6'	6'	10' min.

LOCAL STREET TYPICAL SECTION WITHOUT CURB & GUTTER

4730 Greentree Road, Pittsburgh, PA 15237
 412.764.1234
 www.bayerbecker.com

PRELIMINARY

4730 GREENTREE ROAD

PRELIMINARY CONCEPT PLAN

**bayer
becker**

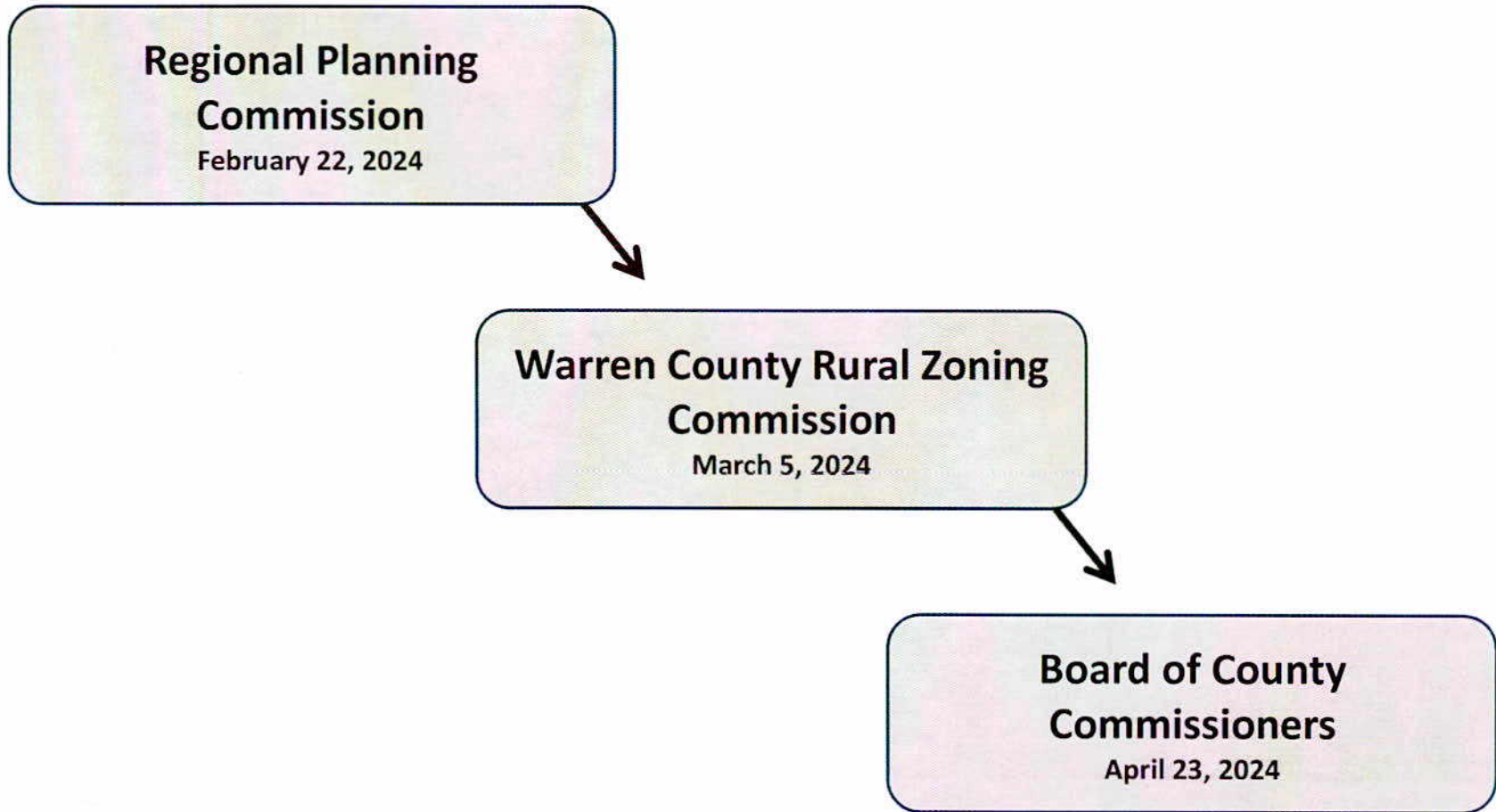
ARCHITECTS & ENGINEERS
P.C.

DATE: 08/12/16
 PROJECT: 4730
 SHEET: 001
 SCALE: 1"=10'-0"

PL

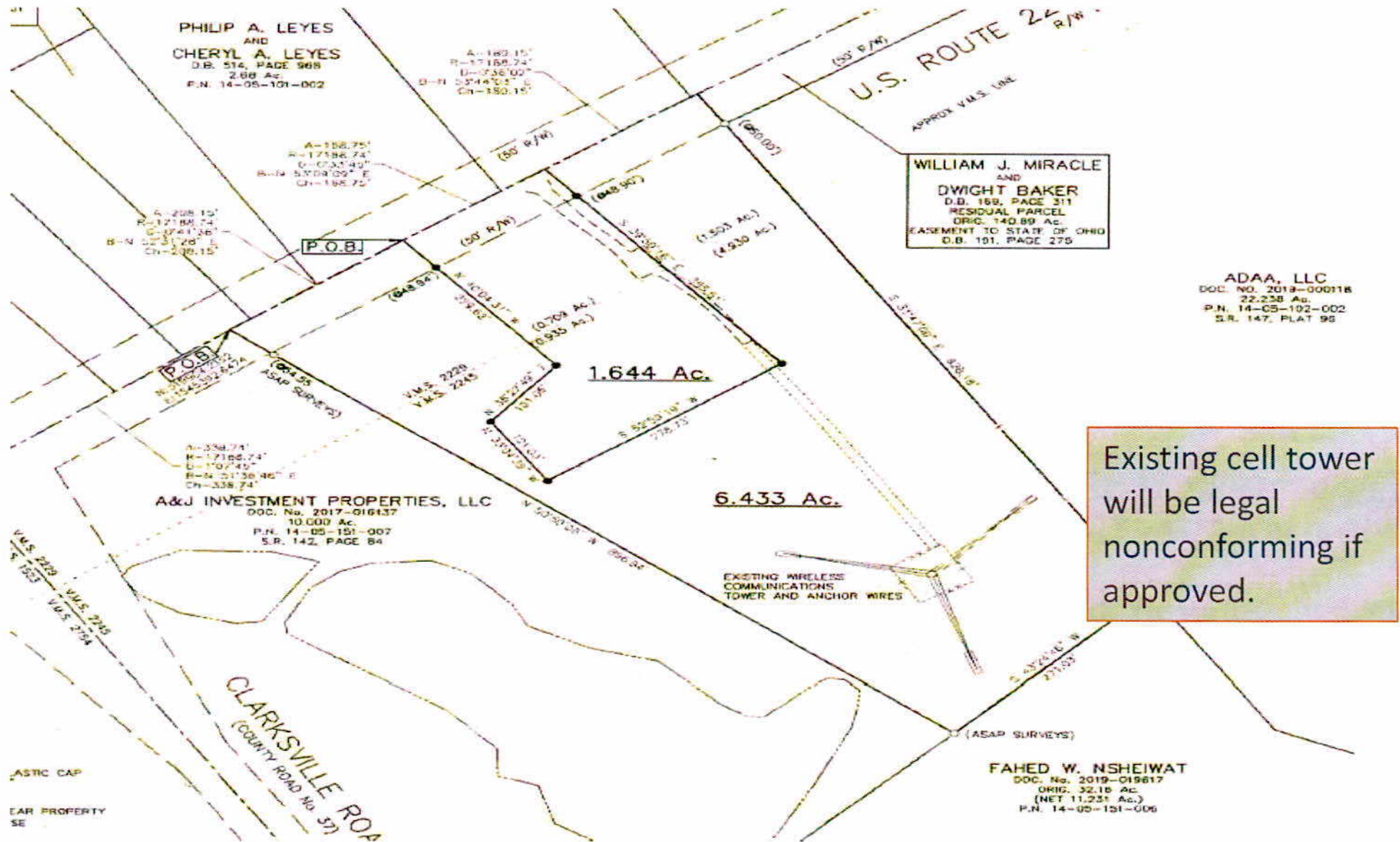
PP EXHIBIT #1		
CASE #	2024-01	
APPLICANT/OWNER/AGENT	Strong/ Marshall/ Jasinski	
TOWNSHIP	Washington	
PROPERTY LOCATION	ADDRESS	10801 Route 22/3 Clarksville, Ohio 45113
	PIN	14-05-151-008
PROPERTY SIZE	8.009 Acres	
Frontage	895.90 Feet	
CURRENT ZONING DISTRICT	B1 Neighborhood Commercial Businesses Zone	
FUTURE LAND USE MAP (FLUM) DESIGNATION	Parks and Recreational Open Space	
EXISTING LAND USE	Single Family Residential	
ZONING REQUESTED	R1A Single Family Residential (3-acre density)	
ISSUE FOR CONSIDERATION	To rezone the property from a "B1" Neighborhood Commercial Businesses Zone to "R1A" Single Family Residential (3-acre density) for the property to be split for residences for family members.	

Rezoning Process



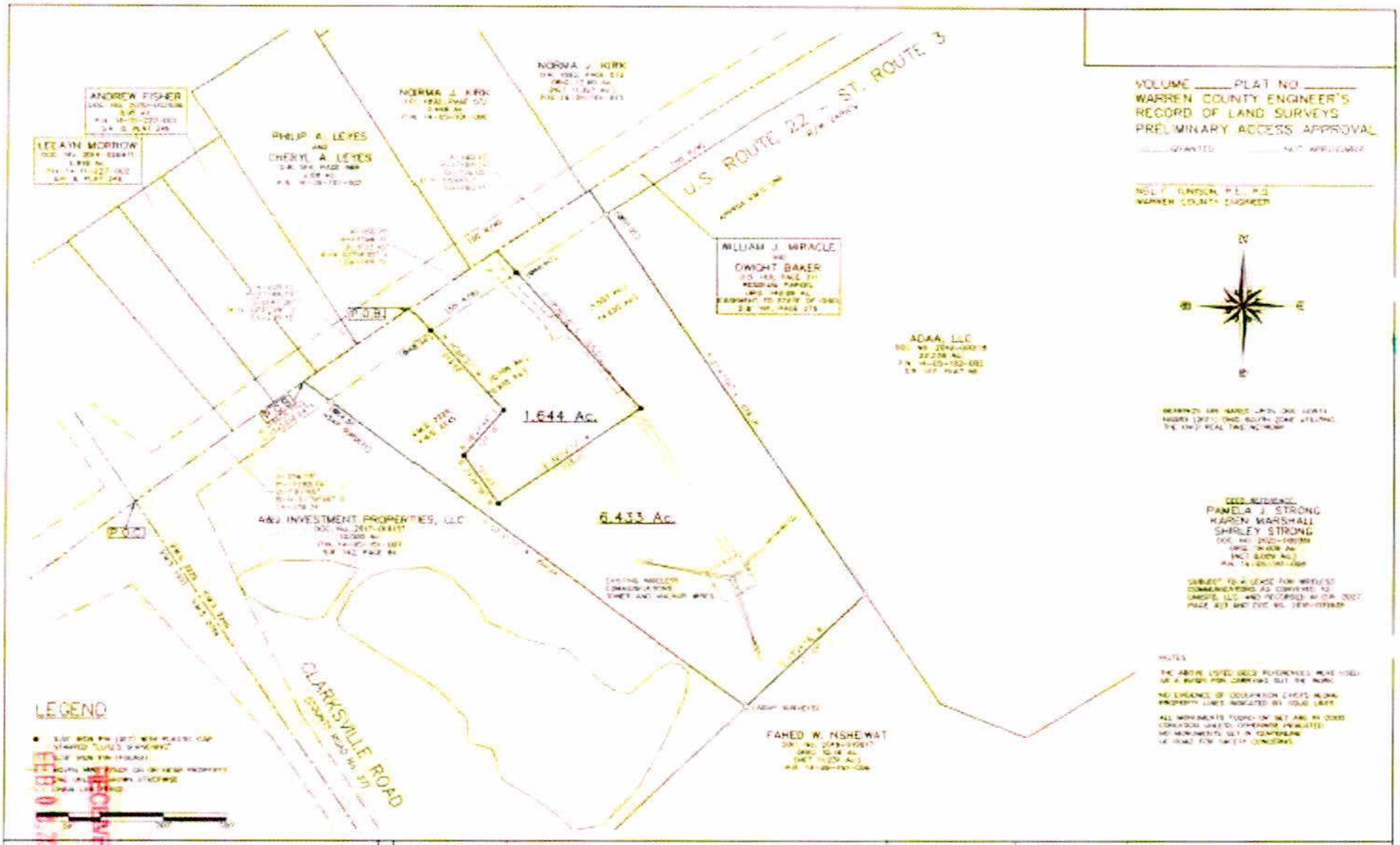
Enlarged Site Plan

2024-01



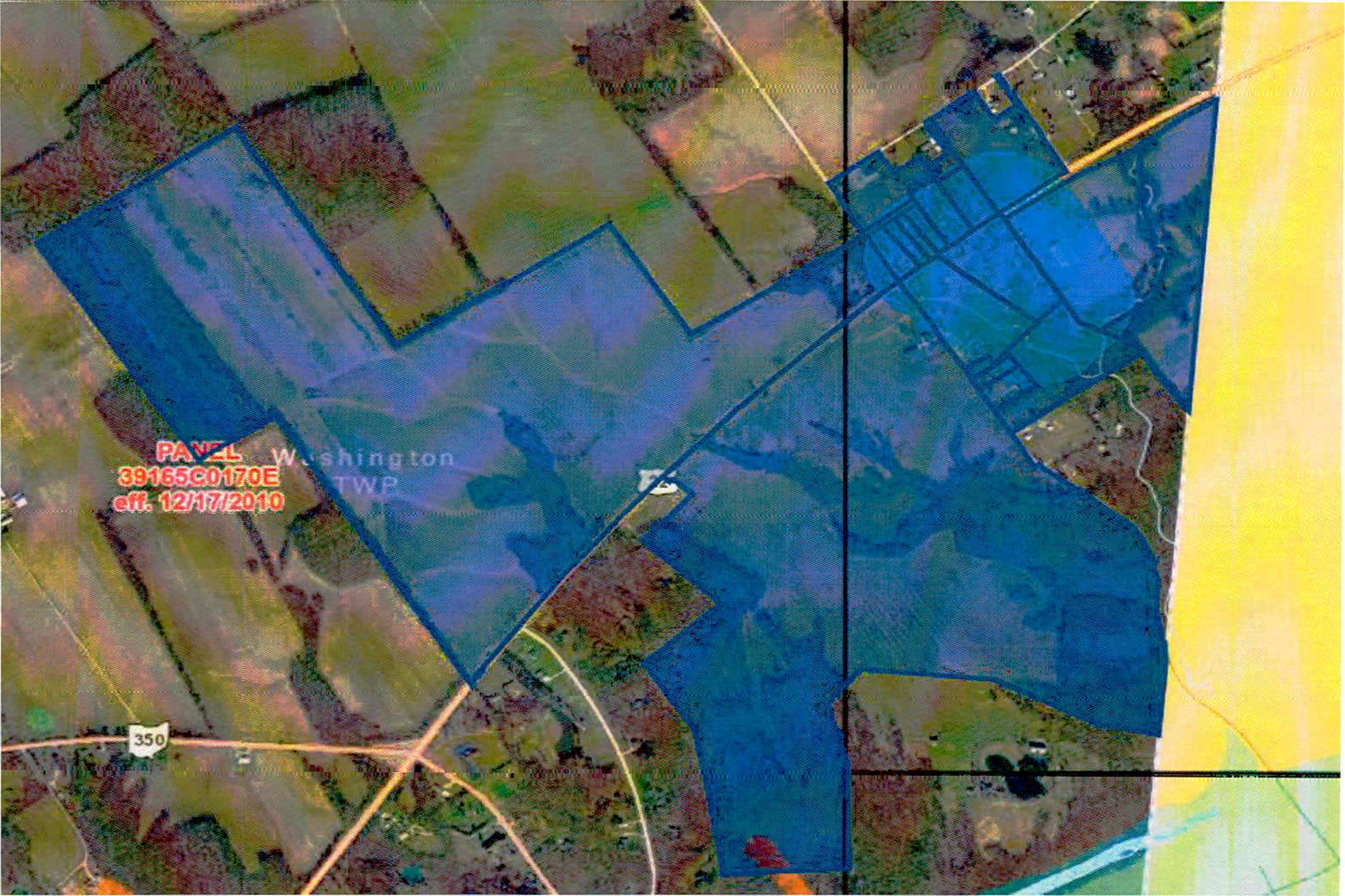
Provided Site Plan

2024-01



Notification Map

2024-01



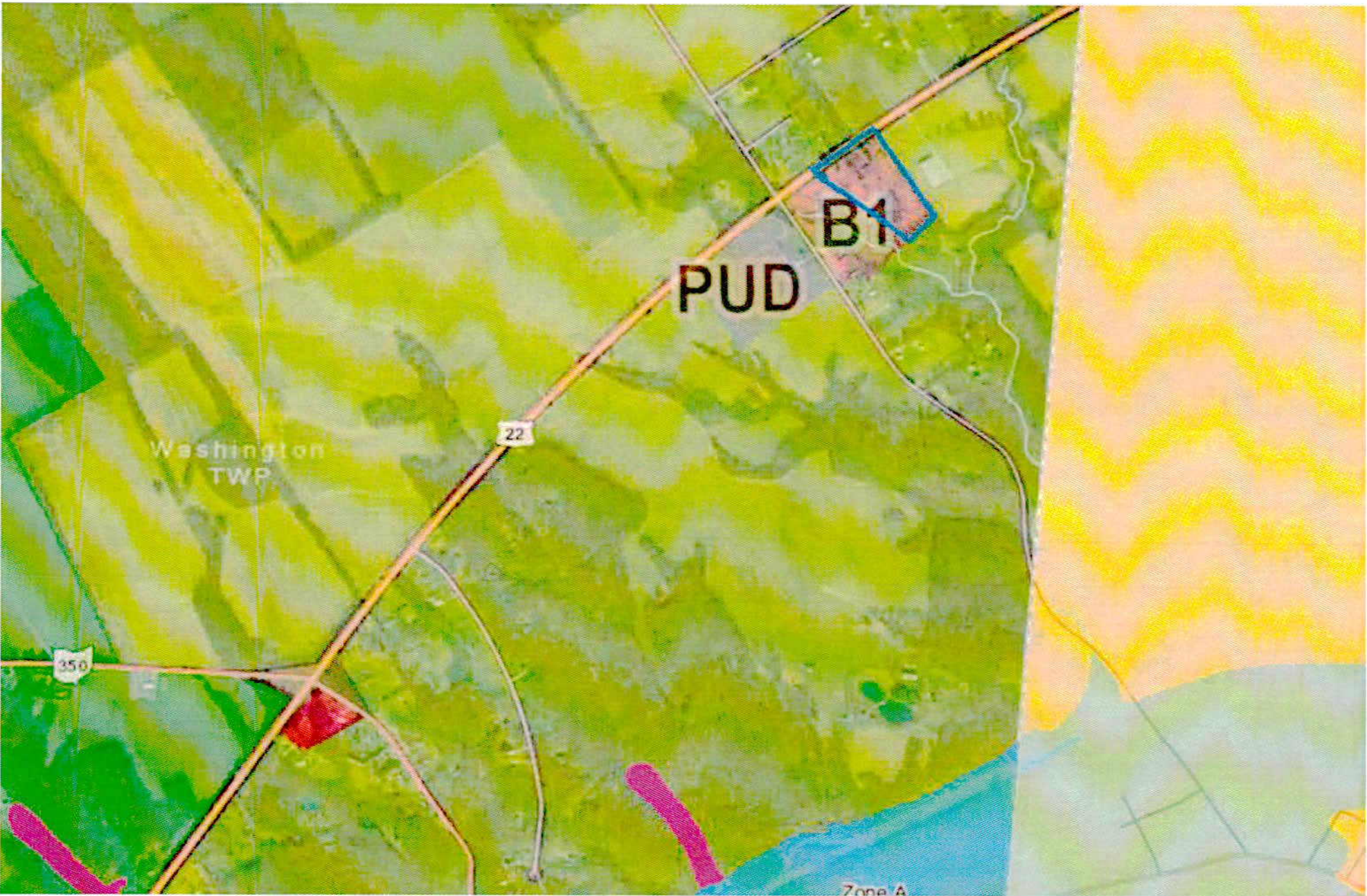
Aerial Map

2024-01

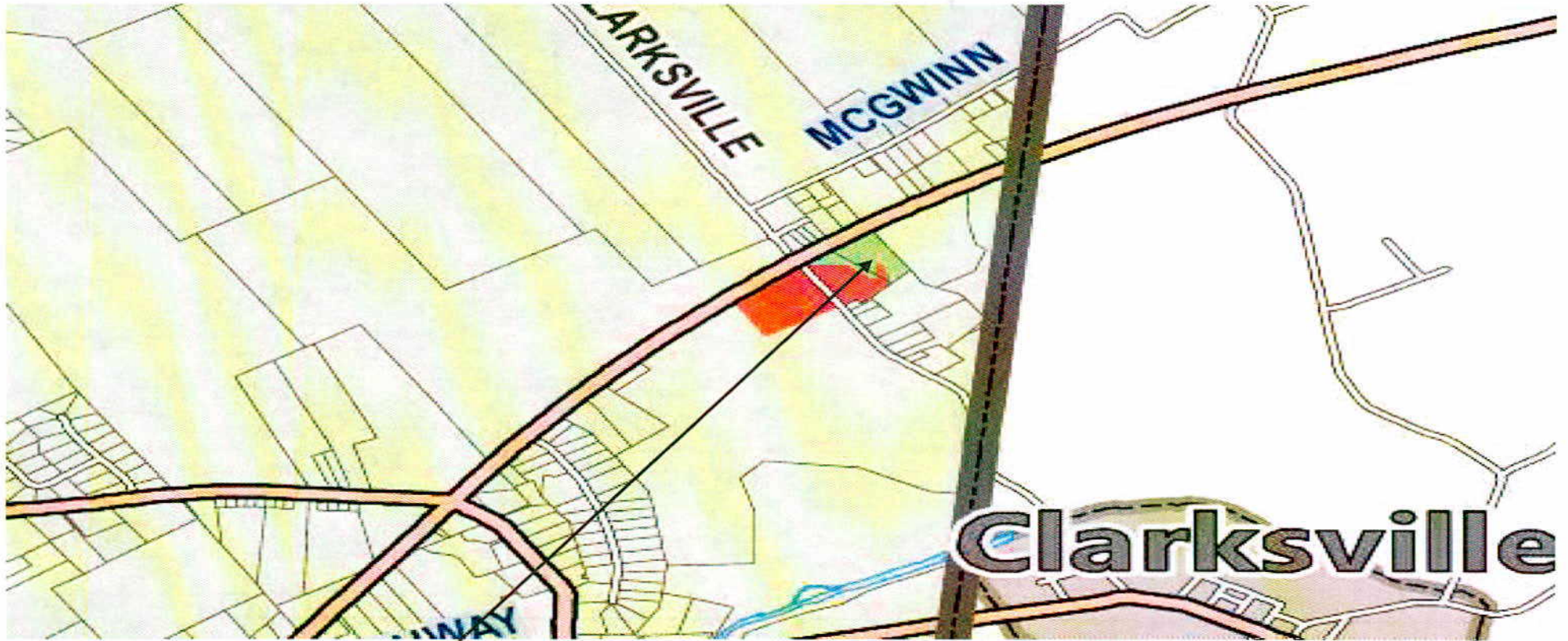


Zoning & Flood Map

2024-01



FLUM



Legend

Future Land Uses

-  Agricultural-Rural Residential
-  Commercial
-  Industrial
-  Mixed-Use Neighborhood
-  Multi-Family Residential
-  Office
-  Protection Area
-  Public-Semi-Public

 Parks and Recreational-Open Space


 Single Family Residential

Deerfield Township Character Areas

-  Low Density Rural Neighborhoods
-  Med Density Rural Neighborhoods
-  Neighborhood MU
-  Neighborhoods
-  Office Park
-  Regional Highway Commercial

 Town Center MU



Clearcreek Township Additional Uses

 Township Residential

Hamilton Township Additional Uses

 Rural Residential



Salem Township Additional Uses

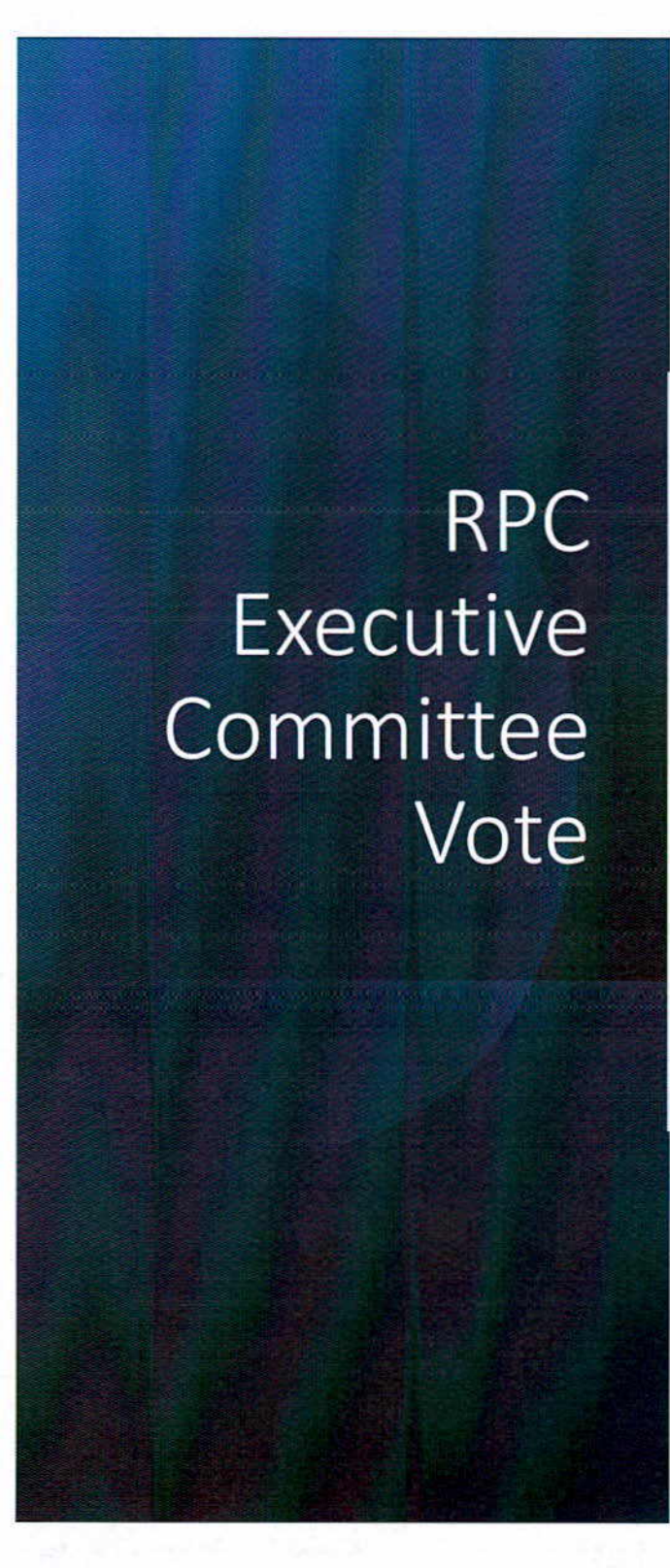
-  Mixed Use
-  Mixed Use Light Ind/Office

Union Township Additional Uses

 Low Density Residential

Wayne Township Additional Uses

-  Mixed Use Commercial/Industrial
-  Mixed Use Residential



RPC Executive Committee Vote

This letter is in regard to the proposed rezoning for Pamela Strong, Karen Marshall, and Keith Jasinski property (Parcel Number 14-05-151-008), from "B-1 (Neighborhood Community Commercial)" to "RU (Rural Residential)", in Washington Township.

At its meeting on February 22, 2024, the Warren County Regional Planning Commission Executive Committee voted to recommend denial of the rezoning request due to the RU zoning district not allowing the intent of future subdivision. However, if the application is amended to R1A, instead of RU, the Executive Committee recommends approval to the Warren County Rural Zoning Commission with a vote of 13 aye, 0 nay, 2 abstain.

A dark blue, textured background with a fine, woven pattern, occupying the left side of the slide.

Washington Township

The Trustees have no problem with this rezoning.

Thanks,
Sharon

Rural Zoning Commission

Mr. Jaeger made a motion to recommend approval as submitted to the BOCC, Warren County Commissioners, for the map amendment of parcel #'s 14-05-151-008-0 from B1 (Neighborhood Commercial Businesses Zone) to R1A (Single Family Residential 3-acre density). For clarification, Mr. Jaeger stated he based his decision on item "D" of the Review Criteria.

Mr. Jenkins seconded the motion.

Ginger Haddix	Yes
Dan Jenkins	Yes
Jeremy Magrum	Yes
Rex Jaeger	Yes

ANY
QUESTIONS?



1.304.5 Decision-Making Determination Considerations: The approving authority shall review the proposed Zoning Amendment in the interest of public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable, by considering the following factors:

- (A) Is the proposed amendment consistent with the purposes and intent of this Zoning Code?
- (B) Does the proposed amendment deviate from the suggestions of the Warren County Comprehensive Plan?
- (C) Is the proposed amendment justified because of changed or changing conditions of the surrounding area since the time the current zoning designation for the property was established, and has assumptions on, capital investments, road locations, population trends, land committed to development, density, use, or other elements changed to justify the amendment?
- (D) Is the proposed zoning compatible with the present zoning, nearby uses, and the character of the surrounding area?
- (E) Is the site suitable for the uses to which it has been restricted, or does the current zoning deprive the site of all economically viable uses?
- (F) How long has the property remained vacant as zoned and is it zoned different from an adjacent properties?
- (G) Are there available sites elsewhere in the County that are already zoned for the proposed use?
- (H) Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve allowable uses?
- (I) Will approval of this amendment result in existing land uses, parcels, or structures becoming non-conforming or somehow result in conflict with any provision, restriction, or requirement of this code?