



**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 – February 20, 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 February 13, 2024, meeting.

David G. Young – present

Shannon Jones – absent

Tom Grossmann – present

Krystal Powell, Clerk – present

Minutes of the February 13, 2024 meeting were read and approved.

24-0241 A resolution was adopted hiring Jaden Picket as a Case Aide, within the Warren County Department of Job and Family Services, Children Services Division.
Vote: Unanimous

24-0242 A resolution was adopted accepting resignation of Evan Mahle, Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective February 16, 2024.
Vote: Unanimous

24-0243 A resolution was adopted approving a settlement payment regarding charge No. #473-2024-00286 filed with the Equal Opportunities Commission.
Vote: Unanimous

24-0244 A resolution was adopted acknowledging and accepting the Summary Plan Description (SPD) and Plan Clarifications relative to the Buy-up and Base Medical/Rx Plan for plan year 2024. Vote: Unanimous

24-0245 A resolution was adopted acknowledging the appointment Julie Seitz to the County Wide 9-1-1 Program Review Committee. Vote: Unanimous

- 24-0246 A resolution was adopted cancelling regularly scheduled Commissioners' Meeting of Thursday, February 22, 2024. Vote: Unanimous
- 24-0247 A resolution was adopted approving addenda to agreement with Reflections Group Home LLC relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 24-0248 A resolution was adopted authorizing the Board of Commissioners to sign IV-D Service Contract between the Warren County Domestic Relations Division and the Warren County Child Support Enforcement Agency. Vote: Unanimous
- 24-0249 A resolution was adopted authorizing the Board of Commissioners to sign IV-D Service Contract between the Warren County Juvenile Division/Probate Court and the Warren County Child Support Enforcement Agency. Vote: Unanimous
- 24-0250 A resolution was adopted authorizing the President of the Board to sign a software agreement with Biddle Consulting Group, Inc. on behalf of Warren County of Emergency Services. Vote: Unanimous
- 24-0251 A resolution was adopted rescinding resolution 24-0221 and adopting new resolution entering into a Cooperative Agreement with the Board of County Commissioners of Hamilton County, Ohio, and the Warren County TID for construction of improvements to Fields Ertle Road between Snider Road and Wilkens Boulevard. Vote: Unanimous
- 24-0252 A resolution was adopted accepting permanent and temporary easement agreements with Steven J. and Margo K. Komarek for the Stephens Road Bridge #158-0.92 replacement project. Vote: Unanimous
- 24-0253 A resolution was adopted authorizing the President of the Board to sign a Subgrant Award Agreement on behalf of the Greater Warren County Drug Task Force. Vote: Unanimous
- 24-0254 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-0255 A resolution was adopted approving a subdivision public improvement performance and maintenance security bond reduction with Grand Communities, LLC. for completion of Water and Sewer improvements in The Majors at Shaker Run Subdivision, Section Two, Situated in Turtlecreek Township. Vote: Unanimous
- 24-0256 A resolution was adopted accepting an amended certificate and approving an appropriation decrease and supplemental appropriation for the Miami Valley Gaming TIF Fund #4485. Vote: Unanimous

- 24-0257 A resolution was adopted approving a cash advance from the County Motor Vehicle Fund #2202 into the McClure Road Bridge #71-03.39 Rehabilitation Project Fund #4460. Vote: Unanimous
- 24-0258 A resolution was adopted approving operational transfer from Commissioners Fund #11011112 into Human Services Fund #2203. Vote: Unanimous
- 24-0259 A resolution was adopted approving supplemental appropriations into the Clerk of Court's General Funds #11011260 and #11011282. Vote: Unanimous
- 24-0260 A resolution was adopted approving an appropriation adjustment within Commissioners Fund #11011110. Vote: Unanimous
- 24-0261 A resolution was adopted approving an appropriation adjustment within Common Pleas Court Fund #11011220. Vote: Unanimous
- 24-0262 A resolution was adopted approving an appropriation adjustment within Common Pleas Court Fund #11011223. Vote: Unanimous
- 24-0263 A resolution was adopted approving an appropriation adjustment within Juvenile Court Fund #10111240. Vote: Unanimous
- 24-0264 A resolution was adopted approving appropriation adjustments within Notary Public Fund #11011292. Vote: Unanimous
- 24-0265 A resolution was adopted approving an appropriation adjustment within the Board of Elections Fund #11011300. Vote: Unanimous
- 24-0266 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #11011110 into Sheriff's Office Fund #11012210. Vote: Unanimous
- 24-0267 A resolution was adopted approving an appropriation adjustment from Juvenile Fund 11012600 into 11012500. Vote: Unanimous
- 24-0268 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #11011110 into Juvenile Detention Fund #11012600. Vote: Unanimous
- 24-0269 A resolution was adopted approving an appropriation adjustment within Juvenile Detention Fund #11012600. Vote: Unanimous
- 24-0270 A resolution was adopted approve appropriation adjustments within Engineer's Office Fund #2202. Vote: Unanimous
- 24-0271 A resolution was adopted approving appropriation adjustment within Juvenile Court Fund #2247. Vote: Unanimous

- 24-0272 A resolution was adopted approving appropriation adjustment within the OhioMeansJobs Warren County Fund #2258 Vote: Unanimous
- 24-0273 A resolution was adopted approving an appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 24-0274 A resolution was adopted approving an appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 24-0275 A resolution was adopted approving appropriation adjustment within the Sewer Revenue Fund #5580. Vote: Unanimous
- 24-0276 A resolution was adopted approving requisitions and authorizing County Administrator to sign documents relative thereto. Vote: Unanimous
- 24-0277 A resolution was adopted approving the rezoning application of The Sisters LTD. to rezone approximately 2.0 +/- acres (being a part of Parcel ID#13-16-100-37) from Light Industrial Manufacturing Zone "I1" with JEDD Overlay to Community Commercial Business Zone "B2" without JEDD Overlay in Turtlecreek Township. Vote: Unanimous

DISCUSSIONS

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

PUBLIC HEARING

REZONING APPLICATION OF THE SISTERS LTD. TO REZONE APPROXIMATELY 2 ACRES IN TURTLECREEK TOWNSHIP FROM LIGHT INDUSTRIAL MANUFACTURING ZONE "I1" INSIDE JEDD OVERLAY TO COMMUNITY COMMERCIAL BUSINESS ZONE "B2" REMOVED FROM THE JEDD OVERLAY

The public hearing to consider the rezoning application of The Sisters LTD. to rezone approximately 2 acres in Turtlecreek Township from Light Industrial Manufacturing Zone "I1"

inside JEDD Overlay to Community Commercial Business Zone “B2” removed from the JEDD Overlay.

Cameron Goschinski, Regional Planning Commission, presented the attached PowerPoint presentation stating the applicant/owner, property size and location, proposed use, allowable uses, and requested rezoning. He then presented the Regional Planning Commission Executive Committee recommendation to deny the rezoning request and the Rural Zoning Commission recommendation to approve the rezoning request.

Sophia Holley, Attorney for the property owner, stated the JEDD has had no development in the last seven years and the property owner has a viable business, Southern Tire Mart, who is ready to move forward with the purchase and development of the property upon approval of the proposed rezoning.

Jillora Summers, property owner, stated she has been unable to sell the inherited property due to the amount of property tax assessed on the property. Ms. Summers further stated the current JEDD Overlay prohibits the use of the property for the proposed business looking to purchase it.

John Boynton, President of Southern Tire Mart, stated the purpose of the business is to provide light mechanical and tire work to broken down vehicles on the highway. He stated Southern Tire Mart offers 24-hour service, 7 days a week and will travel on average 45 to 65 miles to repair vehicles and semi tractor trailers. Mr. Boynton further stated the Pilot Flying J Travel Center located next to the proposed business is a perfect partnership opportunity.

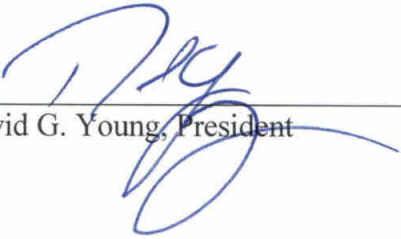
Jonathan Sams, Turtlecreek Township Trustee, stated the Township does not have an issue with the proposed use of the property but believes there is better approach to request the zoning change for allowable uses of the property to ensure protection of the JEDD.

There was discussion relative to the proper procedure for changing the zoning of allowable uses of the property and discussion relative to the Board’s discretion on allowing zoning changes for future allowable land use within the JEDD.

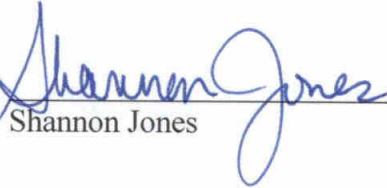
Bruce McGary, Assistant Prosecuting Attorney, stated the approval of the rezoning of the aforementioned property complies within the current zoning code and the decision of the Board can be justified based on the decision-making determination criteria as set forth in the current zoning code.

Upon further discussion, the Board closed the public hearing and resolved (Resolution 24-0277) approving the rezoning application of The Sisters LTD. to rezone approximately 2.0 +/- acres (being a part of Parcel ID#13-16-100-37) from Light Industrial Manufacturing Zone “I1” with JEDD Overlay to Community Commercial Business Zone “B2” without JEDD Overlay in Turtlecreek Township.

Upon motion the meeting was adjourned.

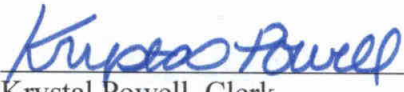


David G. Young, President

Tom Grossmann


Shannon Jones

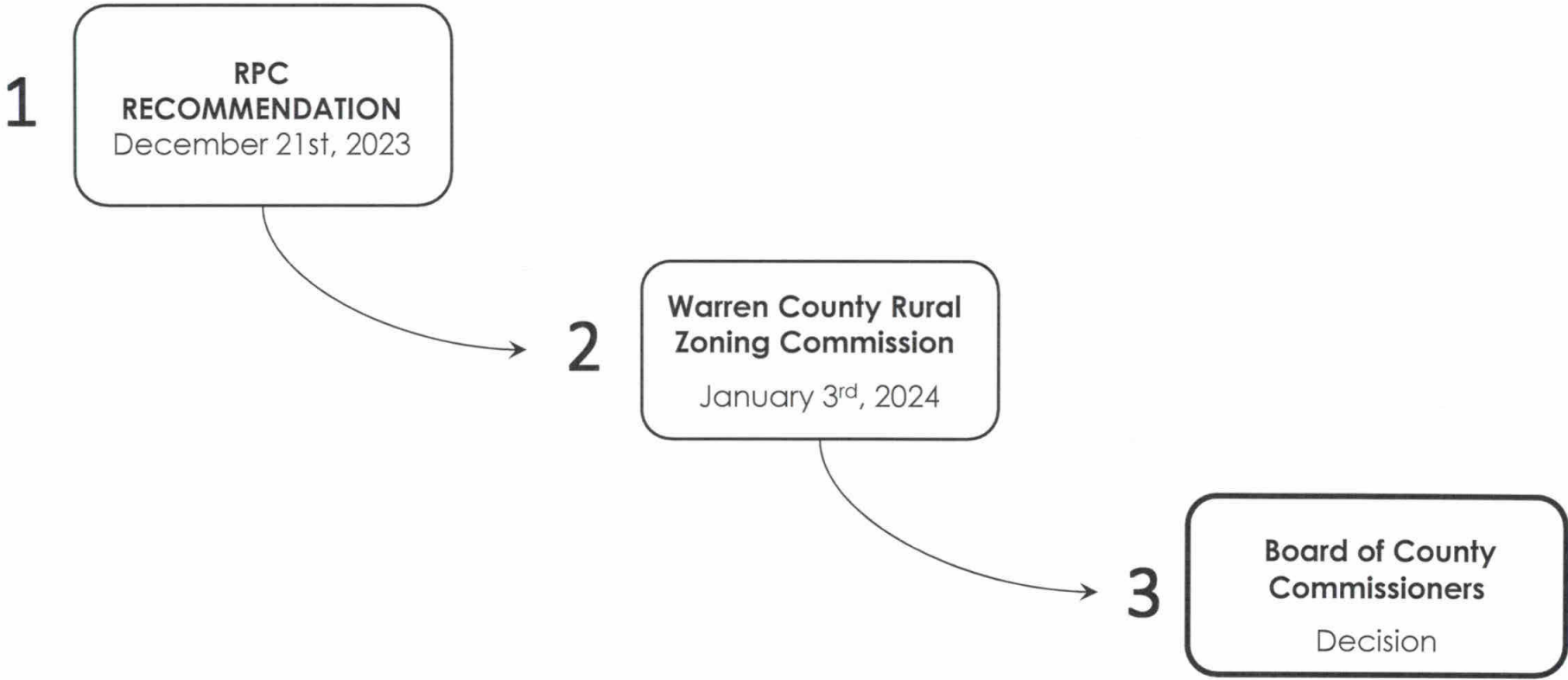
I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on February 20, 2024, in compliance with Section 121.22 O.R.C.



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

| | | |
|---|---|----------------------------------|
| PP EXHIBIT #1 | | |
| CASE # | 2023-10 | |
| APPLICANT/OWNER/AGENT | THE SISTERS LTD/ JILLORA SUMMERS | |
| TOWNSHIP | TURTLECREEK | |
| PROPERTY LOCATION | ADDRESS | ROUTE 350 Lebanon, Ohio 45036 |
| | PIN | 13-16-100-037 |
| PROPERTY SIZE Frontage | 8.8983 ACRES (2 ACRES WILL BE DIVIDED OUT) 669.30 Feet (APPROX. 200 FT OF FRONTAGE) | |
| CURRENT ZONING DISTRICT | I1 JEDD OVERLAY | |
| FUTURE LAND USE MAP (FLUM) DESIGNATION | COMMERCIAL | |
| EXISTING LAND USE | "I1" Light Industrial Manufacturing Zone inside JEDD Area | |
| ZONING REQUESTED | "B2" Community Commercial Business Zone removed from the JEDD | |
| ISSUE FOR CONSIDERATION | To rezone the property from an "I1" Light Industrial Manufacturing Zone inside the JEDD to a "B2" Community Commercial Business Zone outside the JEDD Overlay | |

Review Process



Proposed Use

2023-10



**Expert Maintenance.
Reliable Auto Repairs.
High-Quality Tires.
Friendly Service.**

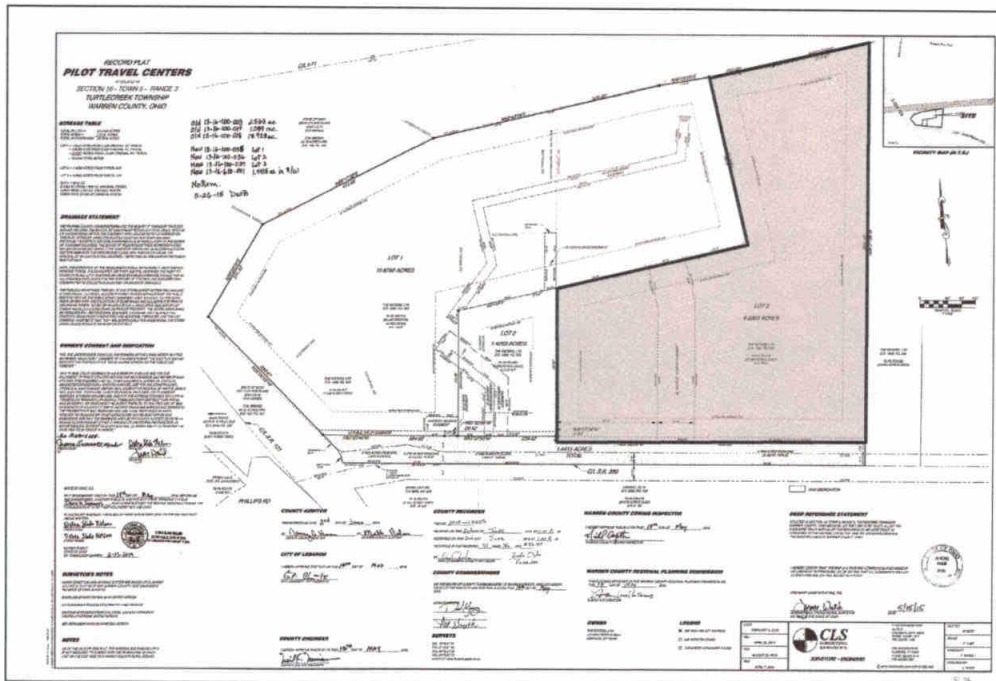
PRODUCTS & SERVICES

Your One-Stop [—]Tire & Auto Shop

- Quality retail and commercial repair services from a TIA-certified tire dealership
- State inspections, diagnostics, and preventive maintenance
- Competitive prices on the most popular and reliable tire brands
- Wide selection of tires, including semi-truck, farm, industrial, and OTR tires
- Professional tire services including nitrogen inflation, computer spin balancing, TPMS service and adjustments, flat tire repairs, low-profile tire installations, and tire rotations
- 24/7 Roadside assistance
- Wheels
- Retreading service
- Comfortable waiting rooms
- Local shuttle service at many locations
- Available financing

Total Site

- Total Site: 8.8963-acres
- Subject Site: 2-acres (Only the Subject Site would be rezoned)



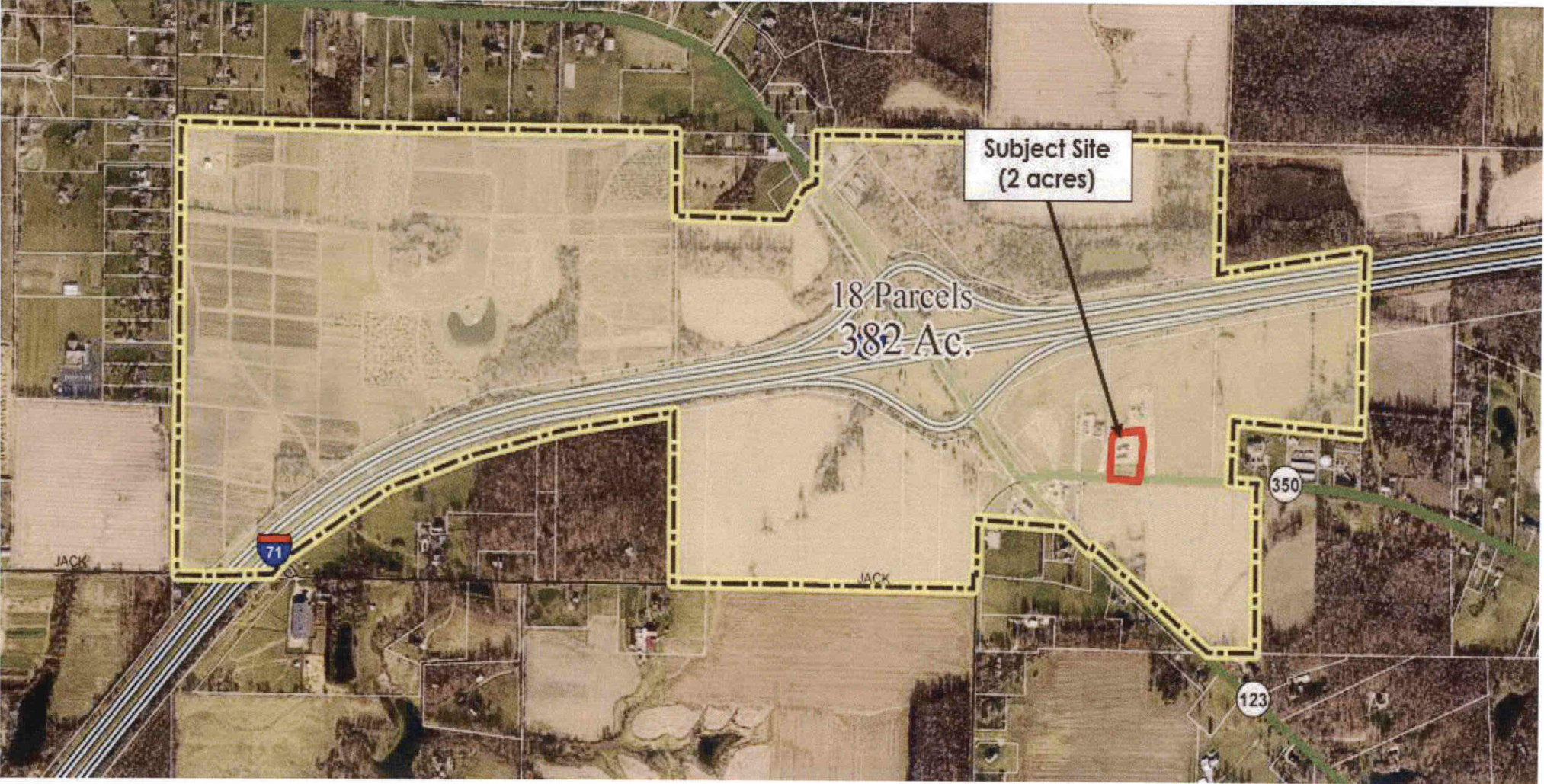
Surrounding Uses

2023-10



JEDD Area

2023-10



Allowable Uses within B2

Dark blue highlighted are prohibited in the JEDD.

| | | | |
|---|---|---|---|
| <ul style="list-style-type: none"> On Demand Storage Containers | <ul style="list-style-type: none"> Public Works / Road Maintenance | <ul style="list-style-type: none"> Automobile Fueling Station / Oil Change | <ul style="list-style-type: none"> Automobile Sales / General Repair / Body Shop |
| <ul style="list-style-type: none"> Truck Stop/ Washing Facility | <ul style="list-style-type: none"> Shooting Range Shooting Range, Outdoor | <ul style="list-style-type: none"> Funeral Parlor / Cemeteries | <ul style="list-style-type: none"> Landscaping Service |
| <ul style="list-style-type: none"> Moving Truck and Trailer Rental | <ul style="list-style-type: none"> Landscape Services / Garden Center | <ul style="list-style-type: none"> Wedding Event Center | <ul style="list-style-type: none"> Large Big Box Store / Home Improvement / Retail |
| <ul style="list-style-type: none"> Agriculture / Ag research Ag Support Services / Kennel / Animal Hospital | <ul style="list-style-type: none"> Multi Dwelling Unit / Boarding House / Family Day Care / Hotel | <ul style="list-style-type: none"> Drive Thru / Restaurant/ Convenience Store / Carry Out | <ul style="list-style-type: none"> Churches/ civic clubs / Library / Art Center |
| <ul style="list-style-type: none"> Government Office / Police / Fire / Post Office | <ul style="list-style-type: none"> Rehab Facility / School / College / Institutional Care / Hospital | <ul style="list-style-type: none"> Commercial Amusement, Outdoor / Cinema / Golf / Fitness Gym / Spa / Barber / Tattoo / Body Piercing | <ul style="list-style-type: none"> Printing / Copying Shop |
| <ul style="list-style-type: none"> Self Storage Facility | <ul style="list-style-type: none"> Heating / AC/ Roof Repair / Small Engine Repair & Sales | <ul style="list-style-type: none"> Welding Shop | <ul style="list-style-type: none"> Gun Smith / Fire Arms Dealer |
| <ul style="list-style-type: none"> Light Manufacturing | <ul style="list-style-type: none"> Professional Offices/ Offices w Warehousing / Banks | <ul style="list-style-type: none"> Radio / TV / Recording Studio | <ul style="list-style-type: none"> Research & Development |

JEDD Overlay – Sample of Allowable and Prohibited Uses

Allowable Uses

| | | |
|--|---|--|
| <ul style="list-style-type: none"> Food Production, Processing or Packing Plant | <ul style="list-style-type: none"> Creamery, Bottling, Ice Making or Cold Storage Plant | <ul style="list-style-type: none"> Signs, Lighting, Outdoor Advertising & Manufacturing |
| <ul style="list-style-type: none"> Bakery or Candy Making Facility | <ul style="list-style-type: none"> Wholesale Business | <ul style="list-style-type: none"> Pharmaceuticals Manufacture |
| <ul style="list-style-type: none"> Sheet Metal & Machine Shop | <ul style="list-style-type: none"> Pre-Made Parts & Materials Processing or Assembly | <ul style="list-style-type: none"> Furniture Making, Wood Products & Upholstering |
| <ul style="list-style-type: none"> Music Instrument Novelty or Toy Manufacture | <ul style="list-style-type: none"> Light Manufacturing | <ul style="list-style-type: none"> Building Trusses Manufacture or Wood Milling Facility |
| <ul style="list-style-type: none"> Electrical Device or Component Manufacture or Assembly | <ul style="list-style-type: none"> Cosmetics Manufacture | <ul style="list-style-type: none"> Industrial Printer |
| <ul style="list-style-type: none"> Ceramic, Glass or Similar Product Manufacture | <ul style="list-style-type: none"> Paint Mixing or Spraying Facility | <ul style="list-style-type: none"> Plastic & Rubber Products Manufacture |

Prohibited Uses

| |
|---|
| <ul style="list-style-type: none"> Multiple Family Dwelling Unit |
| <ul style="list-style-type: none"> Cemeteries |
| <ul style="list-style-type: none"> Truck Stop |
| <ul style="list-style-type: none"> Automobile Sales / General Repair / Body Shop |
| <ul style="list-style-type: none"> Commercial Amusement, Outdoor / Cinema / Golf / Fitness Gym |
| <ul style="list-style-type: none"> Self Storage Facility |
| <ul style="list-style-type: none"> Shooting Range, Outdoor |

Development Limitations for Subject Site (1.7774-Acres)

Certain uses within B2 would not be permitted or severely limited due to development restrictions, including:

- **Institutional Care Facilities** (5 Acres)
- **Auditoriums, Performing Arts Centers and Stadiums** (5 Acres)
- **Cemeteries** (20 Acres)
- **Hospitals** (10 Acres)
- **All Uses** (Maximum Building Size – 0.44 Acre/19,354 Square Feet)
- **Multiple Family Dwelling Unit** (Permitted only as Upper Story Residential)

Prohibited Uses within B2

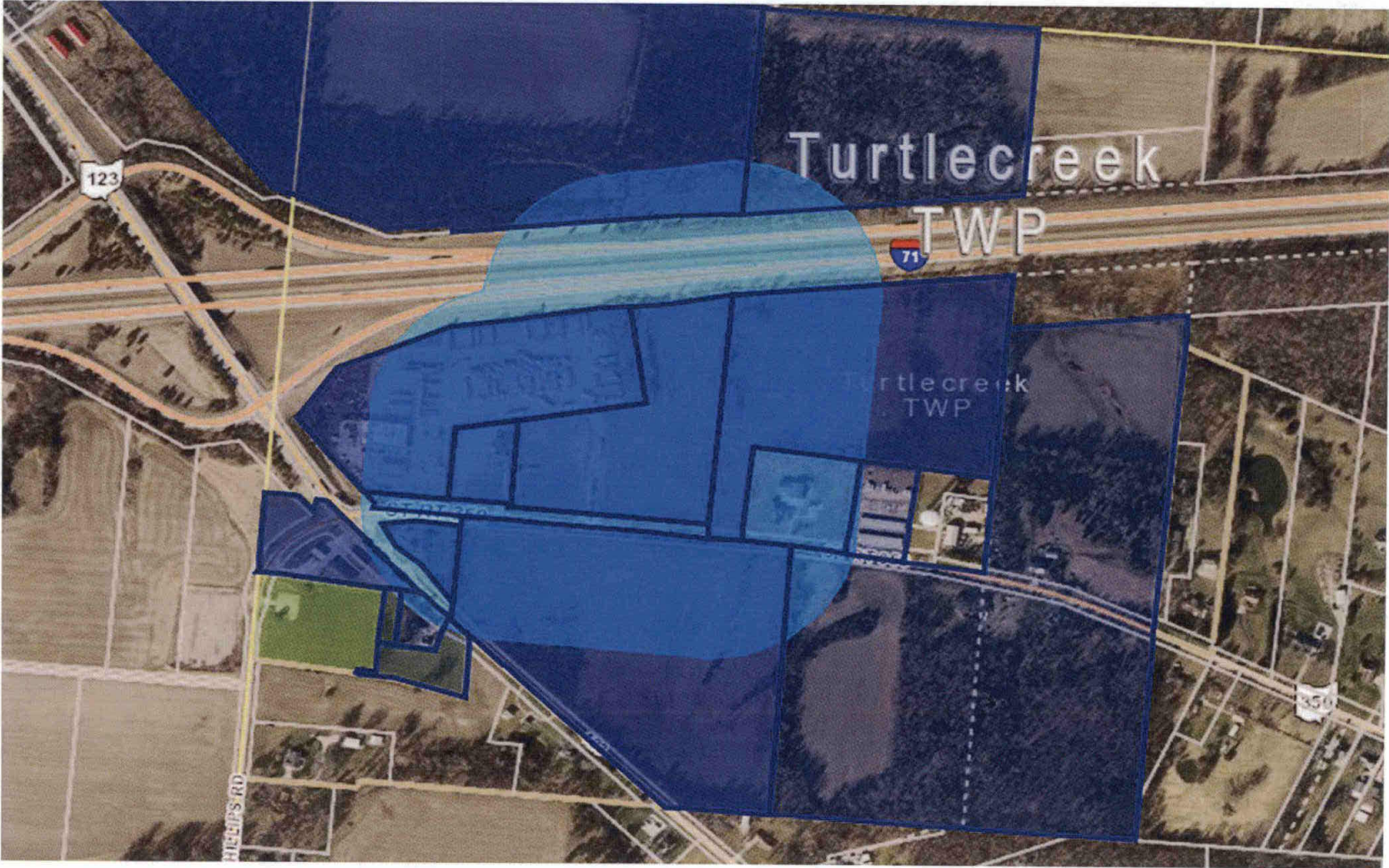
Currently Permitted in JEDD Overlay

Not Permitted under Rezoning Request

| | | | |
|--|---|--|--|
| <ul style="list-style-type: none"> ▪ Carpet/Rug Cleaning or Uniform Service Plant | <ul style="list-style-type: none"> ▪ Casino | <ul style="list-style-type: none"> ▪ Food Production, Processing or Packing Plant | <ul style="list-style-type: none"> ▪ Industrial Printer |
| <ul style="list-style-type: none"> ▪ Bakery or Candy Making Facility | <ul style="list-style-type: none"> ▪ Food Production, Processing or Packaging Plant | <ul style="list-style-type: none"> ▪ Creamery, Bottling, Ice Making or Cold Storage Plant | <ul style="list-style-type: none"> ▪ Signs, Lighting, Outdoor Advertising & Manufacturing |
| <ul style="list-style-type: none"> ▪ Sheet Metal & Machine Shop | <ul style="list-style-type: none"> ▪ Pre-Made Parts & Materials Processing or Assembly | <ul style="list-style-type: none"> ▪ Plastic & Rubber Products Manufacture | <ul style="list-style-type: none"> ▪ Pharmaceuticals Manufacture |
| <ul style="list-style-type: none"> ▪ Music Instrument Novelty or Toy Manufacture | <ul style="list-style-type: none"> ▪ Light Manufacturing | <ul style="list-style-type: none"> ▪ Heating /AC /Sheet Metal Manufacturing | <ul style="list-style-type: none"> ▪ Furniture Making, Wood Products & Upholstering |
| <ul style="list-style-type: none"> ▪ Electrical Device or Component Manufacture or Assembly | <ul style="list-style-type: none"> ▪ Cosmetics Manufacture | <ul style="list-style-type: none"> ▪ Ceramic, Glass or Similar Product Manufacture | <ul style="list-style-type: none"> ▪ Building Trusses Manufacture or Wood Milling Facility |
| | <ul style="list-style-type: none"> ▪ Paint Mixing or Spraying Facility | <ul style="list-style-type: none"> ▪ Wholesale Business | |

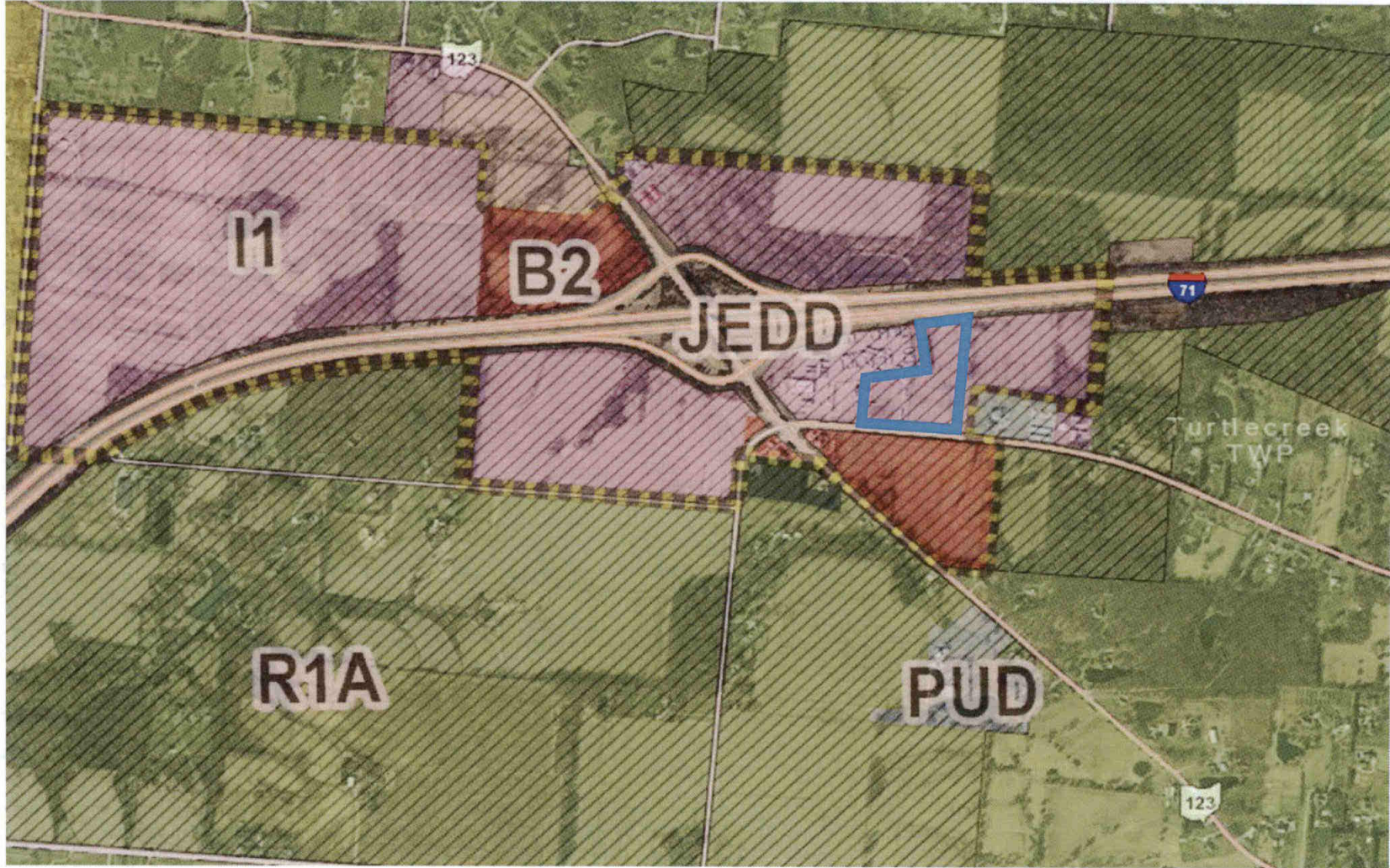
Notification Map

2023-10



Zoning Map

2023-10



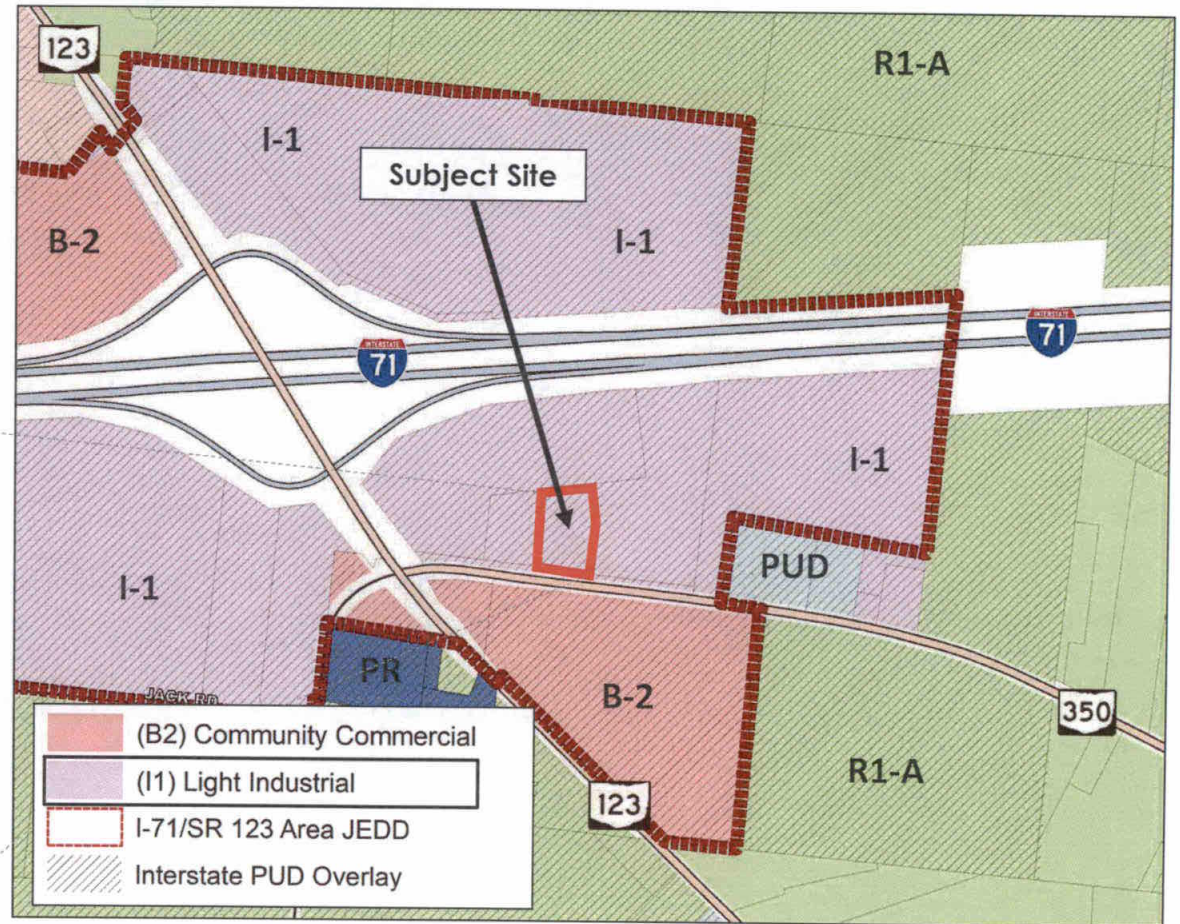
Current Zoning

2023-10

- Current Zoning: I-1 JEDD Overlay
- Surrounding parcels zoned "I-1" Light Industrial and "B-2" Community Commercial Business



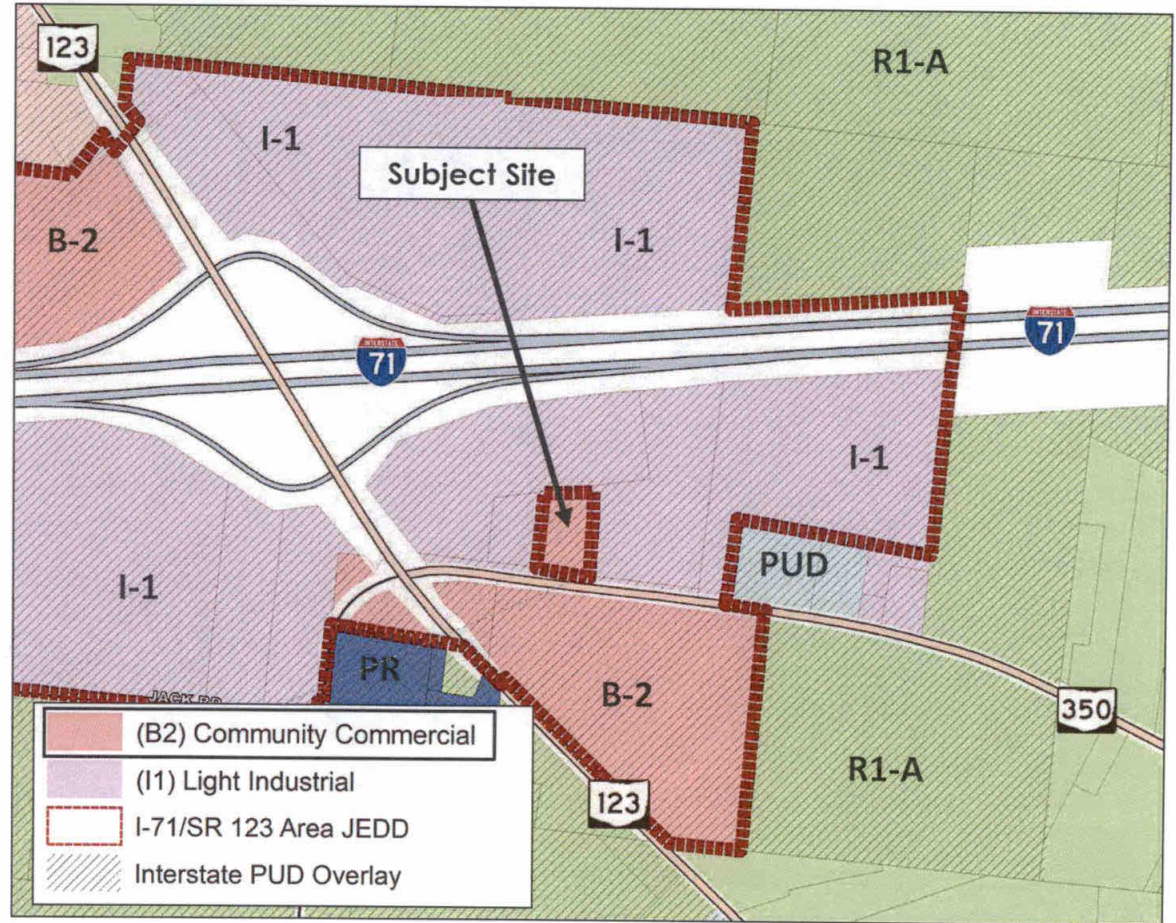
Subject Site



Proposed Zoning

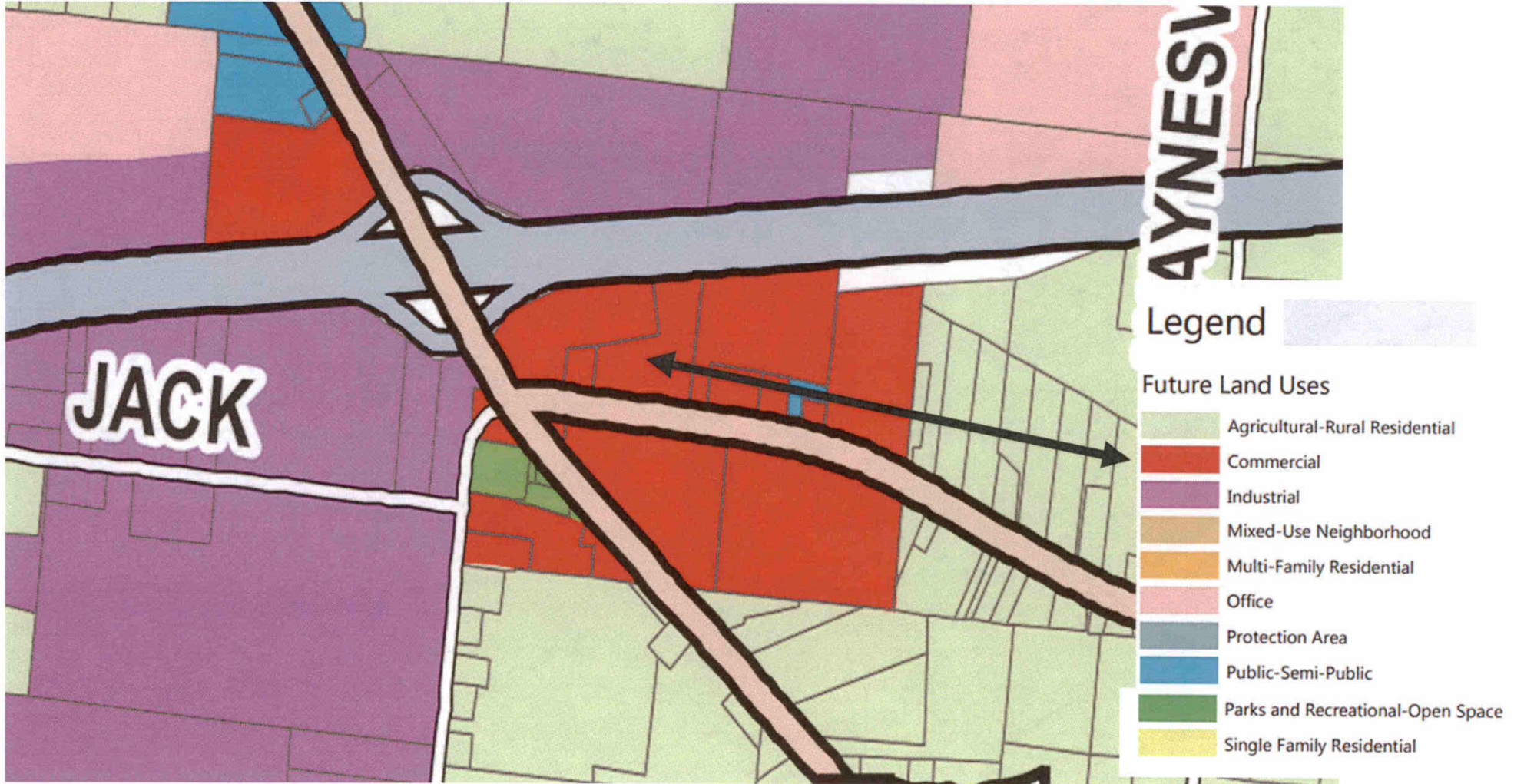
2023-10

- Proposed Zoning: “B-2” Community Commercial Business
- The Subject Site would remain within the JEDD. Only the Overlay would be removed from the 2-acre Subject Site.



FLUM

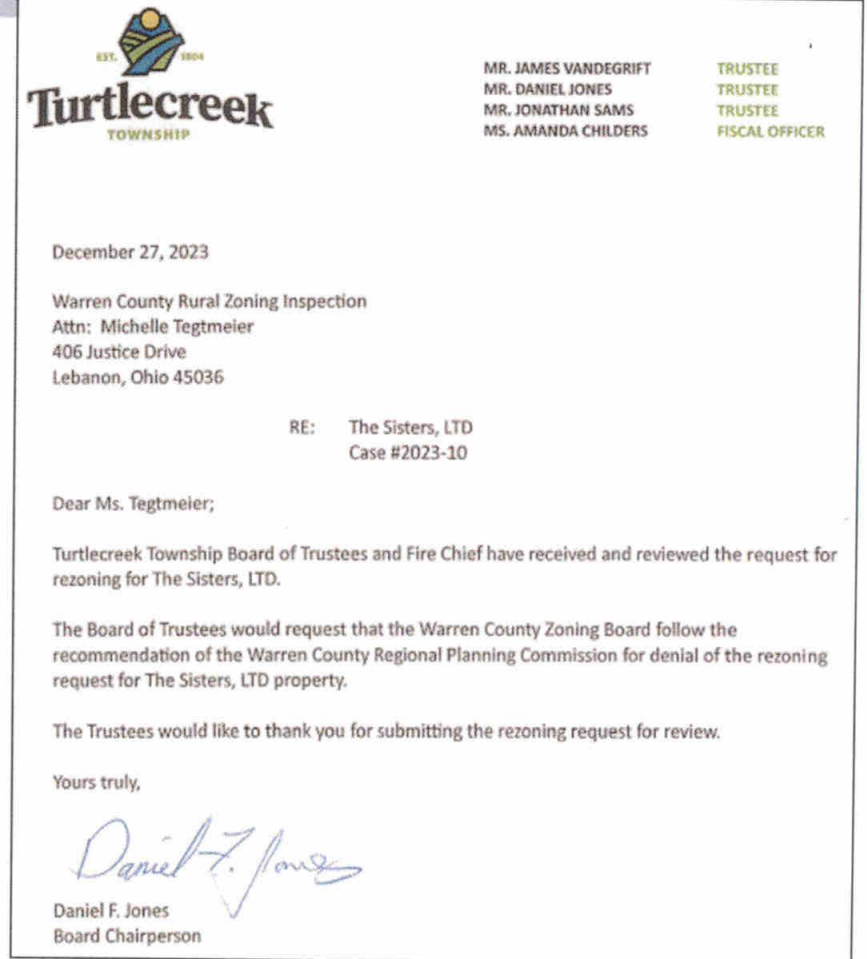
2023-10



Turtlecreek Township - Comments

“Turtlecreek Township Board of Trustees and Fire Chief have received and reviewed the request for rezoning for The Sisters, LTD.

The Board of Trustees would request that the Warren County Zoning Board follow the recommendation of the Warren County Regional Planning Commission for denial of the rezoning request for The Sisters, LTD property.”



Warren County Water and Sewer - Comments

“Warren County cannot provide centralized water or sewer service to this parcel. Development as a commercial property may be challenging if centralized water and sewer service is required.”

Thanks,

Chris G. Brausch, P.E.

Warren County Water & Sewer Department

Ph. (513) 695-1193 (direct line)

Fx. (513) 695-2995

Western Water Company - Comments

“Western Water Company is the water provider for this parcel. I do not see any issues at this time. Before the construction takes place, however, we must be notified so we can locate and plan necessary construction for water services.”

Thank you,
Jamey Hinkle
Western Water Company

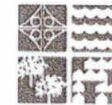
Regional Planning Commission Board - Recommendation

December 21, 2023 – The RPC Executive Committee voted to recommend denial of the Rezoning to the Rural Zoning Commission.

The Motion Passed with:

14 - Aye

1 - Abstain.



Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DRIVE • LEBANON, OHIO 45036
TELEPHONE (615) 695-1223

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

December 21, 2023

Ms. Michelle Tegtmeier
Warren County Rural Zoning
406 Justice Drive
Lebanon, OH 45036

Dear Ms. Tegtmeier:

This letter is in regard to the proposed rezoning for the Sisters LTD property, from "I-1 JEDD Overlay" to "B-2 Community Commercial Business", in Turtlecreek Township.

At its meeting on December 21, 2023, the Warren County Regional Planning Commission Executive Committee voted to recommend denial of the Rezoning to the Warren County Rural Zoning Commission with a vote of 14 aye, 0 nay, 1 abstain.

A copy of the staff report is attached.

If you have any questions regarding this action, please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Stan Williams".

Stanley C. Williams, AICP
Executive Director

Attachment

Rural Zoning Commission - Recommendation

Mr. Magrum made a motion to recommend approval to the BOCC, Warren County Commissioners, after reviewing section 1.304.5 for the map amendment of a portion of parcel # 13-16-100-037 from the current zoning district I-1 JEDD Overlay to B2 (Community Commercial Business Zone). Mr. Magrum stated he based his decision by using A, B, D, & E from Section 1.304.5 of the Warren County Rural Zoning Code.

Unanimous vote to approve.

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:

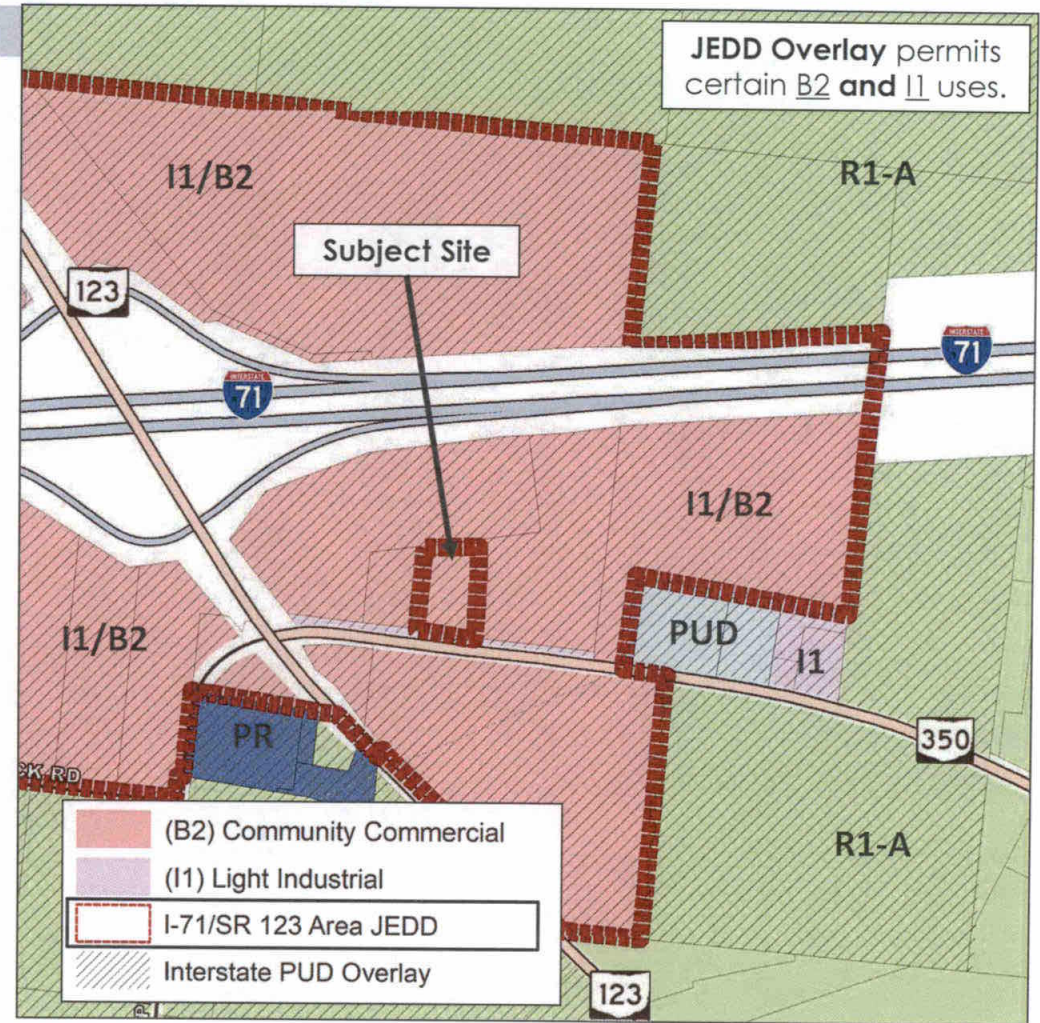
- A. Is the proposed amendment consistent with the purposes and intent of this Zoning Code?**
- B. Does the proposed amendment deviate from the suggestions of the Warren County Comprehensive Plan?**
- C. Is the proposed amendment justified because of changed or changing conditions of the surrounding 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?**

Warren County Zoning

Section 2.611.5 Miscellaneous: This Chapter is separate and independent of any design standards adopted and enforceable exclusively by the Lebanon-Turtlecreek Joint Economic Development District (Lebanon-Turtlecreek JEDD) or its Board of Directors. No Approving Authority under the Zoning Code shall have authority to enforce or impose as conditions of approval contained within the Lebanon-Turtlecreek JEDD design standards, or any other requirements contained within agreements of the Lebanon-Turtlecreek JEDD.

RPC Board Recommendation - Justification

- Spot zoning concerns
- Concern over control of uses allowed within B2
- Recommend Planned Unit Development (PUD)



Warren County Zoning

2.507.4 Development Size for Overlay PUDs:

(A) Minimum Development Size:

(1) Overlay PUDs beyond the Suburban Fringe (Rural Development):

Minimum development size of five (5) acres.

(2) Overlay PUDs within the Suburban Fringe: None

Suburban Fringe: A transition zone between the city/villages and the rural area that are identified by the following zoning districts "R1-B", "R2", and "R3".

Use Limitations in Development Standards

Certain uses within B2 would not be permitted due to development restrictions, including:

- **Institutional Care Facilities (5 Acres)**
- **Auditoriums, Performing Arts Centers and Stadiums (5 Acres)**
- **Cemeteries (20 Acres)**
- **Hospitals (10 Acres)**

Warren County Zoning

| Use | Allowable in B2 | Prohibited in B2 |
|--------------------------------|-----------------|------------------|
| Multiple Family Dwelling Units | ✓ | |
| Cemeteries | ✓ | |
| Tattoo & Body Piercing Parlor | ✓ | |
| Sexually Oriented Business | | ✓ |
| Pawn Shop | ✓ | |
| Shooting Range, Outdoor | ✓ | |
| Commercial Amusement, Outdoor | ✓ | |
| Commercial Stable | | ✓ |
| Race Tracks | | ✓ |
| Golf Course | ✓ | |
| Golf Driving Range | ✓ | |

Warren County Zoning

| Use | Allowable in B2 | Prohibited in B2 |
|--|-----------------|------------------|
| Miniature Golf | ✓ | |
| Automobile Fueling Station | ✓ | |
| Automobile Oil Change, Lube, Light Service | ✓ | |
| Automobile Sales | ✓ | |
| Automobile Body Repair Shop | ✓ | |
| Automobile General Repair | ✓ | |
| Automobile and/or Truck Washing Facility | ✓ | |
| Truck Stop | ✓ | |
| Truck Terminals | | ✓ |

Warren County Zoning

| Use | Allowable in B2 | Prohibited in B2 |
|---|-----------------|------------------|
| Moving Truck and Trailer Rental | ✓ | |
| Motor Vehicle Impound Lots | | ✓ |
| Salvage Motor Vehicle Auction or Pool Facility | | ✓ |
| Self-Storage Facility | ✓ | |
| Mover Storage Facility | ✓ | |
| Container/POD Storage Facility | | ✓ |
| Wind Energy Conversion System, Large Wind Farms | | ✓ |
| Mineral Extraction and Surface Mining | | ✓ |
| Concrete or Asphalt Batching Plant | | ✓ |

Warren County Zoning

| Use | Allowable in B2 | Prohibited in B2 |
|--|-----------------|------------------|
| Petroleum or Related Products Refining or Distributor | | ✓ |
| Class I, II, III, and IV Composting Facility | | ✓ |
| Construction and Demolition Debris Disposal Facility | | ✓ |
| Methane Recovery Facility associated with Soil Removal | | ✓ |
| Sanitary Landfill | | ✓ |
| Incinerator for the Burning of Solid Wastes | | ✓ |
| Solid Waste Disposal Facility | | ✓ |
| Recycling and Salvage Center | | ✓ |
| Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling | | ✓ |