



**UNION TOWNSHIP BOARD OF TRUSTEES
MARCH 11TH, 2025 MEETING**

OVERLAY DISTRICT PLAN

**MATTHEW T CARMEAN, Applicant
635 OLD STATE ROUTE 74**



Staff Report: CASE # 4-25-O

NATURE OF REQUEST

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for Parcel# 413213D011. Specifically, the Applicant is seeking to establish a new discount retail store (Dollar General) to replace the existing car wash and onsite storage—on a 1.20-acre site that is located within the Summerside / Willowville Mixed Use Focus Area Overlay – Commercial Corridor (FA-NQC). **Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The subject property is located at 635 Old State Route 74, approximately 730 feet east of the intersection at Old State Route 74 and State Route 32.

ZONING

The affected property is zoned Business (B-1), with the adjoining property to the northeast, east, southwest, west and south also zoned Business (B-1) for the underlying zoning. The property to the north is zoned Single Family Residential (R-2).

RELATIONSHIP TO THE HORIZON 2030: UNION TOWNSHIP COMPREHENSIVE LAND USE PLAN

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the proposal is located within the Old SR 74 (Summerside / Willowville) Corridor. The Plan acknowledges that this area of the Township is suitable for limited commercial expansion / redevelopment, provided that smaller, fragmented parcels are consolidated under a cohesive development plan with limited / coordinated access, land use controls, etc. *The Plan also indicates that the northern portion of the corridor is most appropriate for neighborhood-oriented uses.*

Among other things, the Horizon 2030: Union Township Comprehensive Land Use Plan calls for shared driveway configurations whenever practical, and for site development to be conducted in a manner that focuses on maximizing land use efficiency with infill development strategies for underutilized properties. For commercial development and redevelopment, the use of traditional building materials, and the deployment of adequate vegetative buffering and landscaping strategies along shared property lines, and the addition of landscaping enhancements along the corridor frontage is required.

RELATIONSHIP TO THE FOCUS OVERLAY DISTRICT REGULATIONS

As noted in the previous section of the staff report, the affected property is located within the Summerside / Willowville Corridor. Article 13 of the Union Township Zoning Resolution identifies this corridor as a “Neighborhood Quality Corridor,” and makes these statements with respect to these Districts:

1306. Focus Area Overlay—Neighborhood Quality Districts

Focus Area Overlay (FA) Neighborhood Quality Districts shall be identified as FA-NQ Overlay Districts.

1. Findings and Specific Purpose

Balancing the benefits of growth and development of neighborhood support services with the livability of adjacent residential neighborhoods over and above as provided by conventional zoning regulations as follows:

- a. To support convenience to services and quality of environment by providing sufficient land for public and private services and educational and research institutions.
- b. To require the development and maintenance of buffer yards on institutional and other nonresidential properties to protect adjoining residential neighborhoods from the noise, glare and congestion associated with the intensity of diverse land uses;
- c. To promote compatibility between nonresidential uses and surrounding residential uses, and;
- d. To plan for unusual intensity or density of development.

2. Characteristics

FA-NQ districts shall be limited to geographic areas which contain or are planned to contain all of the following characteristics:

- a. Land uses including or adjacent to neighborhood retail and support services (for example hospitals, clinics, educational facilities, and research facilities) or other institutional uses;
- b. Close proximity of diverse land uses to a residential neighborhood.

3. Designation.

The FA-Neighborhood Quality Districts which meet the characteristics are the Mt. Carmel-Tobasco Mixed Use Corridor and the Old State Route 74 Summerside / Willowville Corridor.

BACKGROUND

In 1967, the affected property rezoned from Single Family Detached Residential (R-2) to Business (B-3)—*the latter of which is now recognized as a Business (B-1) Zoning District (since all other Business districts have been consolidated or otherwise changed to Planned Development (PD) Districts)*. The existing building on the site that contained the former Eastgate Car Wash was built in 1985. An accessory structure was subsequently constructed in 1992 for utilities and storage. In 2008, after several changes to the car wash's ownership, Shine Enterprises LLC submitted for an Overlay Case (#2-08-O) to redevelop the property as a carwash / laundry / retail facility was accepted by Union Township. In 2017, Shine Enterprises LLC filed another Overlay Case (#1-17-O) with the intent to expand the carwash portion of the facility. This case was also passed through and accepted by Union Township. The Applicant, representing a potential new ownership group, is now looking to demolish all of the existing structures on the site to construct a new Dollar General store.

STAFF REVIEW & ANALYSIS

A review of this particular Overlay District application indicates that the proposal appears to be somewhat consistent with both the recommendations of the adopted Land Use Plan, as well as the Findings and Specific Purpose(s) of the Overlay District zoning regulations. The Applicant has proposed a new, one-story structure, that would constitute 10,640 square feet of new retail space—which would increase the land use efficiency with infill development for this site. The height of the proposed structure would be 19.5 feet, which includes the raised entry of the façade. (Without the raised entry, the height of the structure itself reaches 17 feet.) *On the current architectural plans, less than half of the visible building elevations appear to consist of traditional building materials, as required by the Zoning Resolution and Comprehensive Plan for this particular Corridor.* Although the property to the east of this site is zoned Business (B-1), some of it is being used for single-family residential purposes. *Therefore, eastern side yard setback relief would also be needed as the proposed building is shown on the current plan as being located approximately 10 feet away from the side property line—instead of the required 100-foot front yard setback.*

The Applicant is proposing to remove the existing eastern access into the property and maintain the western access to the property, which allows for better vehicular turning movements, particularly delivery trucks. The parking and driveway areas on the current plans appear to be sufficient for the proposed use, and the Applicant would be adding a sidewalk along Old State Route 74 for future pedestrian connectivity. There has not been a signage package submitted and although there is some proposed conceptual landscaping shown on the current plans, a more detailed landscaping / buffer yard plan would need to be submitted. Finally, the proposed exterior lighting has been designed so that the light leaving the site is very minimal (equal to or less than a residential use).

ACTION REQUIRED

In accordance with Section 1310 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to approve, modify, or deny the Focus Area Overlay District application—as submitted, along with any further modifications deemed appropriate by the Board.

RECOMMENDED MODIFICATIONS

If the Board should choose to grant favorable consideration to this Overlay District application, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicant would need to address any concerns of the County Engineer (*including final access coordination and determination*), Clermont County Water & Sewer District, Clermont County Building Department (including Water Management and Sediment Control), the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) The top of the proposed building must include adequate screening of the mechanicals, to demonstrate consistency with the Focus Overlay District Area and the Comprehensive Plan. *This is an item that could be addressed administratively by staff.*
- 3) The Applicant would need to provide more details regarding the proposed landscaping plan, including streetscape improvements and with the heights / sizes of the recommended plantings noted. Additionally, all *existing* landscaping to remain and proposed landscaping should be marked as preservation area(s), and any vegetation disturbed should be repaired, supplemented, or replaced. *This is an item that can be addressed administratively by staff.*
- 4) The entrance to the property would need to be better defined / delineated, with the addition of some greenspace at the road, to break up the 80 feet+ of pavement that currently meets Old State Route 74 with the neighboring access.
- 5) A signage plan would ultimately need to be submitted. All free-standing signage should be limited to monument signage, capped at a height of not more than 10 feet from finished grade, subject to administrative review and approval.
- 6) As of March 6th, 2025, there are a number of administrative items related to the Site Plan requirements set forth in Article 11, Section 1131 of the Union Township Zoning Resolution that would also ultimately need to be addressed, prior to the issuance of a subsequent (commercial) zoning permit by the staff. This item includes, but is not limited to: parcel information, adjacent parcel information, floodplain and paved surfaces to be conspicuously noted and shown, landscaping detail, etc. *This is an item that could be addressed administratively by staff.*

Proposed Dollar General
635 - Old State Route 74
Cincinnati, OH 45244



Table of Contents

Cover Sheet.....	Page 1
Table of Contents.....	Page 2
Overlay District Application.....	Page 3-5
Tax Map.....	Page 6
Tax Card.....	Pages 7
Deed.....	Pages 8-10
Overlay District Map.....	Page 11
Zoning Map.....	Page 12
Site Plan.....	Page 13
Overlay Site Plan.....	Page 14
Elevations.....	Page 15
Privacy Fence Detail.....	Page 16
Dumpster Enclosure Detail.....	Page 17
Lighting Plan Example.....	Page 18

APPLICATION FOR APPROVAL OF AN
OVERLAY DISTRICT PLAN
TO THE
UNION TOWNSHIP
BOARD OF TRUSTEES
4350 Aicholtz Road
Cincinnati, OH 45245
(513) 753-2300

Case# _____

Date _____

APPLICATIONS CONTAINING INCOMPLETE INFORMATION WILL BE RETURNED.
PLEASE SUBMIT TEN COPIES OF APPLICATION & SUPPORTING DOCUMENTS (ORIGINAL SET + 9)

I. PROPERTY INFORMATION

Property located at* 635 Old State Rte 74, Cincinnati, OH 45244
*State full address if assigned, otherwise, describe location specifically.

Clermont County Auditor's Tax Parcel Number (PIN#) _____

Additional parcel numbers (if applicable)* 4132 13 0011

*All parcels comprising the development must be consolidated before a zoning certificate will be issued.

II. APPLICANT INFORMATION

A. Name* Matthew T Carmean Phone 513-814-2871

Mailing Address 3149 State Route 133
Clarksville, OH 45113

*Applicant must be the owner or lessee of the property (O.R.C. 519.12(A)). An original affidavit contained in Section V below must be executed and submitted by least one owner or lessee of each parcel contained in this application.

B. Contact Person Gregory S Scholtz Phone 614-800-4849

Company Linden Avenue LLC

Relationship to Applicant Buyer

Mailing Address 1630 Columbus Road, Unit A
Granville, OH 43023

III. SUPPORTING DOCUMENTS REQUIRED FOR APPLICATION

1. Photocopy of tax map with subject property highlighted.
2. Legal description of property (see deed).
3. Development plans.
4. Application fee as established by the Township Trustees.

IV. SUPPORTING INFORMATION

A. Existing Zoning District B1 Business

Existing Land Use Commercial - Car Wash - Landscape yard

Proposed Focus Area District and Classification Category

OLD SR 74 (Summerside / Willowville)

Proposed Land Use Commercial - Retail Store

B. Describe the characteristics of the Parcel/Project for consideration by the Board of Trustees (use additional sheet if necessary):

New Construction Dollar General to
replace current Car Wash

V. AFFIDAVIT

I hereby depose and say that I have familiarized myself with the rules and regulations of the Union Township Zoning Resolution with respect to preparing 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 and that I am the owner or lessee of the property to be rezoned.



Applicant*

*If the property is owned by a corporation or partnership, signatory must be an authorized officer or partner.

STATE OF Ohio

COUNTY OF Warren

Subscribed and sworn to before me this 4 day of February, of this year
2025.

Jalane Kemp
Notary Public

My commission expires 01.18.2028



JALANE KEMP
Notary Public
State of Ohio
My Comm. Expires
January 18, 2028

RP_OH	2021	16-FEB-22	16-FEB-22	\$2,049.26
RP_OH	2021	03-JUN-22	03-JUN-22	\$2,049.26
RP_OH	2022	13-FEB-23	13-FEB-23	\$2,483.62
RP_OH	2022	10-JUL-23	10-JUL-23	\$2,483.62
RP_OH	2023	02-FEB-24	02-FEB-24	\$2,338.82
RP_OH	2023	11-JUL-24	11-JUL-24	\$2,338.82



PARID: 413213D011.

CARMEAN MATTHEW & ISAIAH

635 OLD STATE ROUTE 74

Parcel

Address	635 OLD STATE ROUTE 74
Unit #	
Class	COMMERCIAL
Land Use Code	453-C - CAR WASHES <i>(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)</i>
Tax Roll	RP_OH
Neighborhood	C1659000
Total Acres	1.2
Taxing District	41
District Name	UNION TWP-WEST CLERMONT LSD
Gross Tax Rate	99.39
Effective Tax Rate	67.865278
Non-Business Credit	
Owner Occupancy Credit	

Owner

Owner 1	CARMEAN MATTHEW & ISAIAH
Owner 2	

Tax Mailing Name and Address

Mailing Name 1	CARMEAN MATTHEW & ISAIAH
Mailing Name 2	
Address 1	3149 STATE ROUTE 133
Address 2	
Address 3	CLARKSVILLE OH 45113
Mortgage Company	
Mortgage Company Name	

Legal

Legal Desc 1
Legal Desc 2
Legal Desc 3

Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	\$0.00	\$2,326.76	\$2,326.76	\$4,653.52

Taxes Due

This Conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code.
Purchase Price: \$180,000.00
Transfer #3785 Transfer Fee: \$0.50
Conveyance Fee: \$840.00

Filed with the office of
Linda L. Fraley
06/06/2022
BY: SMICHAEL

E-RECORDING
202200015197
Filed for Record in Clermont County, Ohio
Deborah Hall Clepper, Recorder
06/06/2022 03:05 PM Recording Fees: \$50.00
DEED OR 2921 / p2659 - p2662

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made and entered into as of the 21 day of May, 2022, by A1 Leasing and Sales LLC, an Ohio limited liability company, ("Grantor"), whose mailing address is 3227 Lindale Mt. Holly Road, Amelia, Ohio 45102, to Matthew Carmean and Isaiah Carmean ("Grantee"), whose mailing address is 3149 State Route 133, Clarksville, Ohio 45113.

WITNESSETH, that Grantor for valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, grants with general warranty covenants, to Grantee, the real property ("Property") described in Exhibit A attached hereto and made a part hereof.

Grantor's covenants are made subject to the matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances").

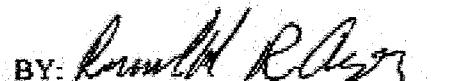
Prior Instrument Reference: Official Record Book 2799, Page 2660
Clermont County, Ohio Records

Property Address: 635 Old State Route 74, Cincinnati, OH 45244

Parcel Nos.: 41-32-13D-011.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

A1 Leasing and Sales LLC,
an Ohio limited liability company

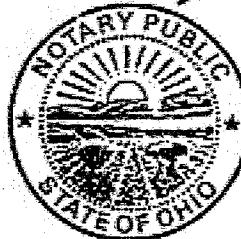
BY: 

Name: Ronald Ayer
Title: Sole Member

STATE OF OHIO)
) SS.
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 27 day of May, 2022 by Ronald Ayer, the Sole Member of A1 Leasing and Sales LLC, an Ohio limited liability company, on behalf of the limited liability company.

Notary Public
Commission Expiration: _____



CHRISTOPHER J. LONGWELL, ESQ.
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date Section 147.03 D.R.C.

This instrument prepared by:

Christopher D. Longwell, Esq.
Baron Peck Benjie & Schlemmer Co., LPA
3074 Madison Road
Cincinnati, Ohio 45209
513.721.1350

EXHIBIT A

Legal Description

Situate in the Township of Union, County of Clermont and State of Ohio, to-wit:

Being situated in Military Survey No. 15, in the Township of Union, in the County of Clermont, in the State of Ohio and bounded and described as follows:

Beginning at a reference point at a spike at the intersection of Summerside Road and Old State Route 74; thence with the centerline of Old State Route No. 74; thence with the centerline of Old State Route No. 74; S 81 deg. 44' W a distance of 169.13 feet to a spike in said centerline, corner of the property of Summerside Methodist Church and being the real point of beginning; thence with a line of said church, Carl Lang and Clifton B. Dougherty, S 3 deg. 45' E a distance of 312.77 feet to an iron pin in the line of Conrad Radio Service, Inc; thence with two lines of said Conrad, N 89 deg. 02' W a distance of 70.37 feet to an iron pin; thence S 1 deg. 26' W, a distance of 93.34 feet to an iron pin in the north line of St Rt. 32; thence with said line N 68 deg. 00' W a distance of 66.14 feet to an iron pin; thence with a division line through the original tract, N 8 deg. 19' W, passing an iron pin at 329.69 feet, a distance of 359.96 feet to a spike in the centerline of Old State Route No. 74; thence with said centerline N 82 deg. 04' E a distance of 167.26 feet to the beginning, containing 1.20 acres, more or less, being a part of the premises transferred to the Bible Baptist Church, Inc. in Vol. 346 page 387 and subject to all legal highways and easements.

Parcel No.: 41-32-13D-011.

Commonly Known as: 635 Old S.R. 74, Cincinnati, OH 45244

06/06/2022
Legal Description
APPROVED
Clermont County, OH Engineer
Jeremy P. Evans, P.E., P.G.
BY: JEREMY
413213D011. 1.20 AC 14M-147

UNION TOWNSHIP

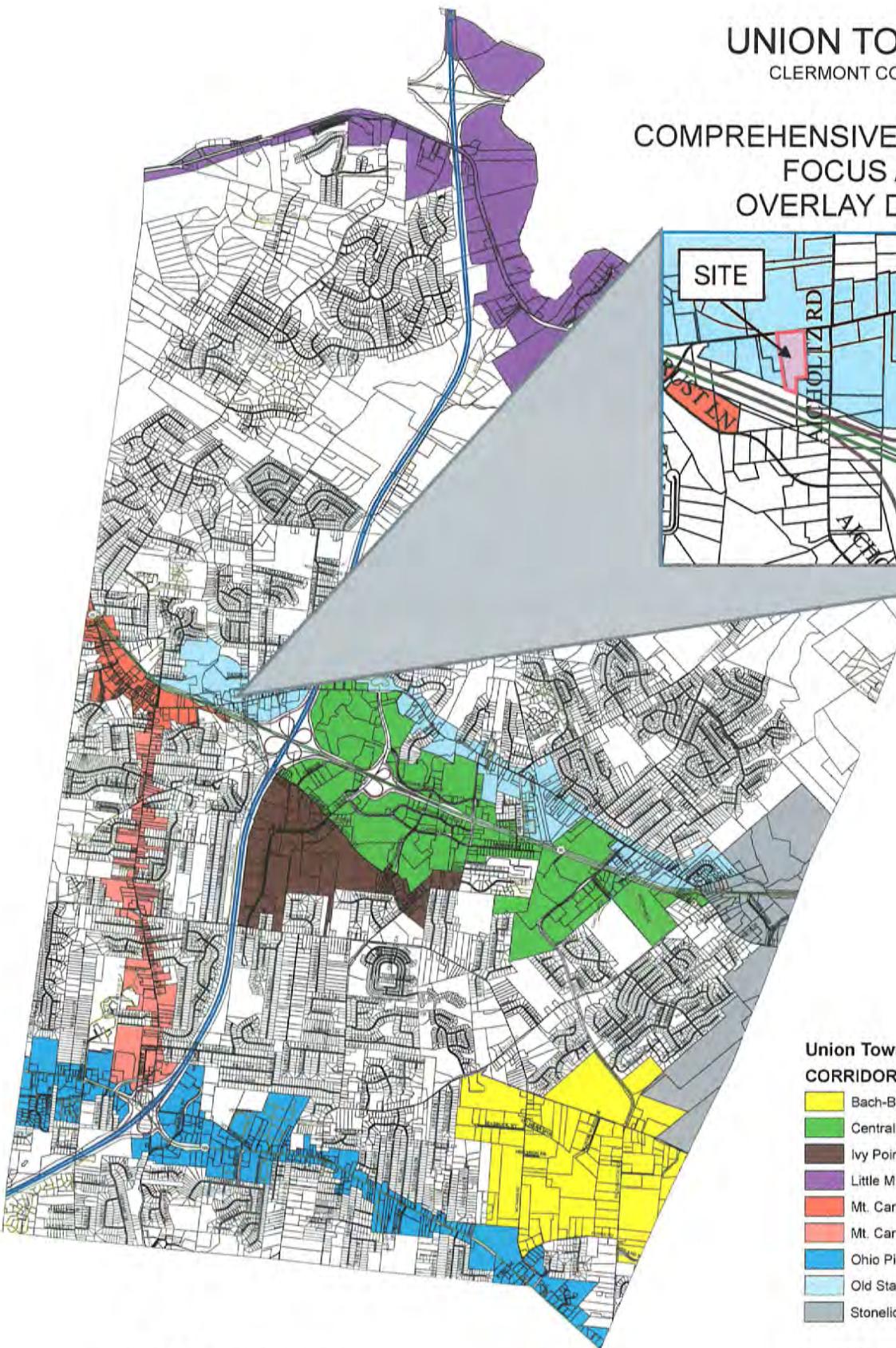
CLERMONT COUNTY, OHIO

COMPREHENSIVE LAND USE PLAN FOCUS AREAS OVERLAY DISTRICTS



Union Township Adopted Focus Areas CORRIDOR

- Yellow: Bach-Buxton Road Corridor
- Green: Central (S.R. 32) Retail Corridor
- Dark Brown: Ivy Pointe Commercial Corridor
- Purple: Little Miami Corridor
- Red: Mt. Carmel Business Corridor
- Light Red: Mt. Carmel-Tobasco Mixed Use Corridor
- Blue: Ohio Pike Corridor
- Cyan: Old State Route 74 (Summerside/Willowville)
- Grey: Stonelick Olive Branch Corridor



Union Township Planning and Zoning Department
4350 Aichtz Road
Cincinnati, OH 45245
(513) 753-2300

Horizon 2030: A Blueprint for the Future
Union Township Comprehensive Land Use Plan
Adopted November 14, 2013

OFFICIAL ZONING MAP UNION TOWNSHIP CLERMONT COUNTY, OHIO



Zoning Districts

	ER Estate Residential
	R-1 Single Family Detached Residential
	R-2 Single Family Detached Residential
	R-3 Planned Multi-Family Residential
	R-4 Single Family Variable Residential
	B-1 Business
	M-1 Industrial
	PD Planned Development



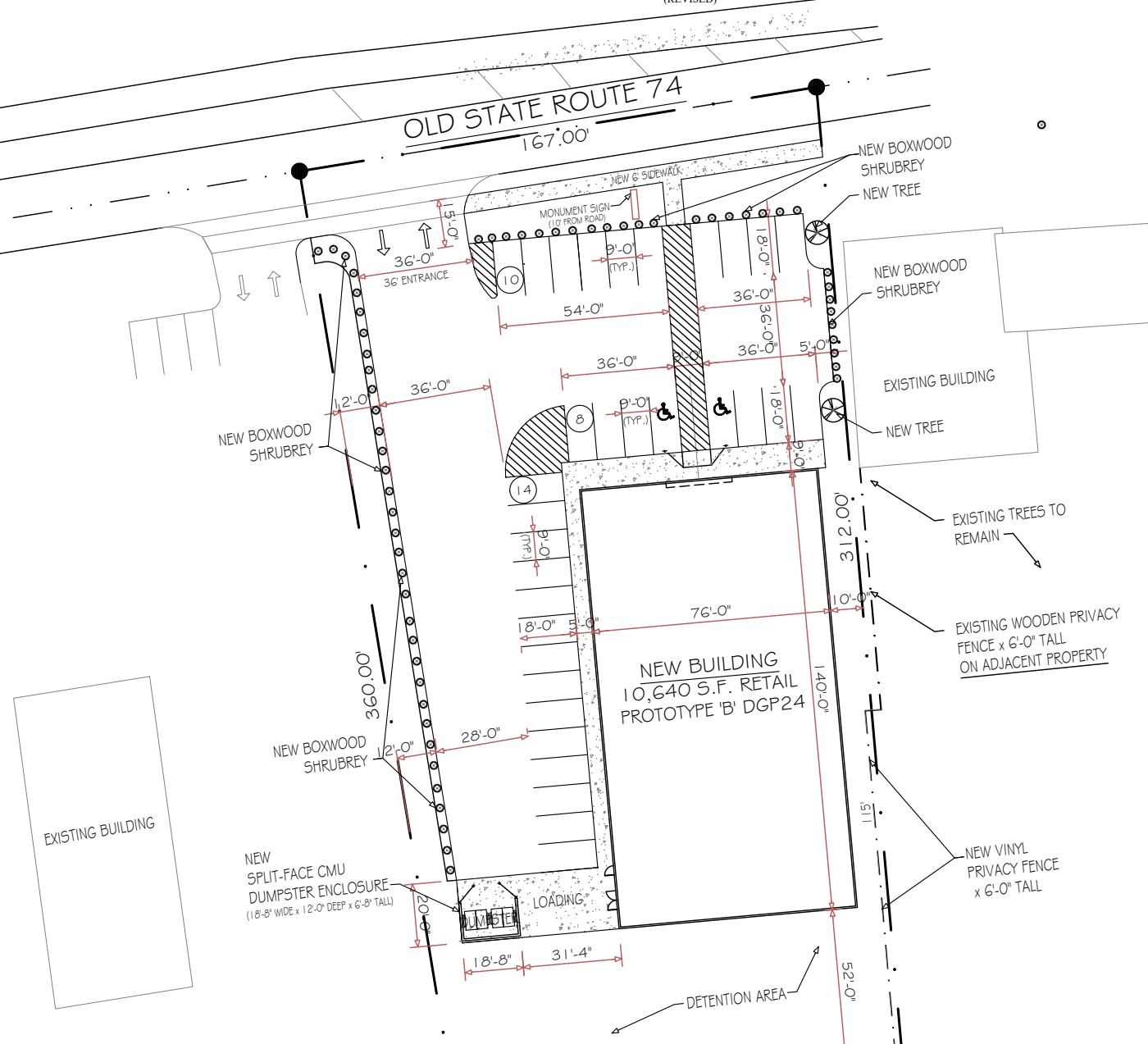
Union Township Planning & Zoning Department
Union Township, Clermont County, Ohio
(513) 753-2300

Zoning District Map
Effective Through January 10, 2024

EXHIBIT B

CITY, STATE - STREET:
CINCINNATI, OH., OLD STATE ROUTE 74

PROTOTYPE:	DGP24 10,640 B	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	10,640	COMPANY: Linden Avenue, LLC	COMPANY: Linden Avenue, LLC	08/05/2024
ACREAGE:	1.2 +/-	NAME: Bruce Schultz brucesch2@aol.com	NAME: Bruce Schultz	1/27/2025 2/01/2025
PARKING SPACES:	32	PHONE #: 614-580-0647	PHONE #: 614-580-0647	2/07/2025 3/04/2025 REVISED



PRELIMINARY SITE PLAN

CINCINNATI, OH. 1' = 50'



PARKING PROVIDED: 32
ACREAGE: 1.2 +/-
PROTOTYPE: DGP24 10,640 'B'

STATE ROUTE 32

EXHIBIT B

CITY,STATE - STREET:
CINCINNATI, OH., OLD STATE ROUTE 74

PROTOTYPE:	DGP24 10,640 B	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	10,640	COMPANY: Linden Avenue, LLC	COMPANY: Linden Avenue, LLC	08/05/2024
ACREAGE:	1.2 +/-	NAME: Bruce Schultz brucesch2@aol.com	NAME: Bruce Schultz	1/2/2025 2/01/2025
PARKING SPACES:	32	PHONE #: 614-580-0647	PHONE #: 614-580-0647	2/07/2025 3/04/2025 REVISED



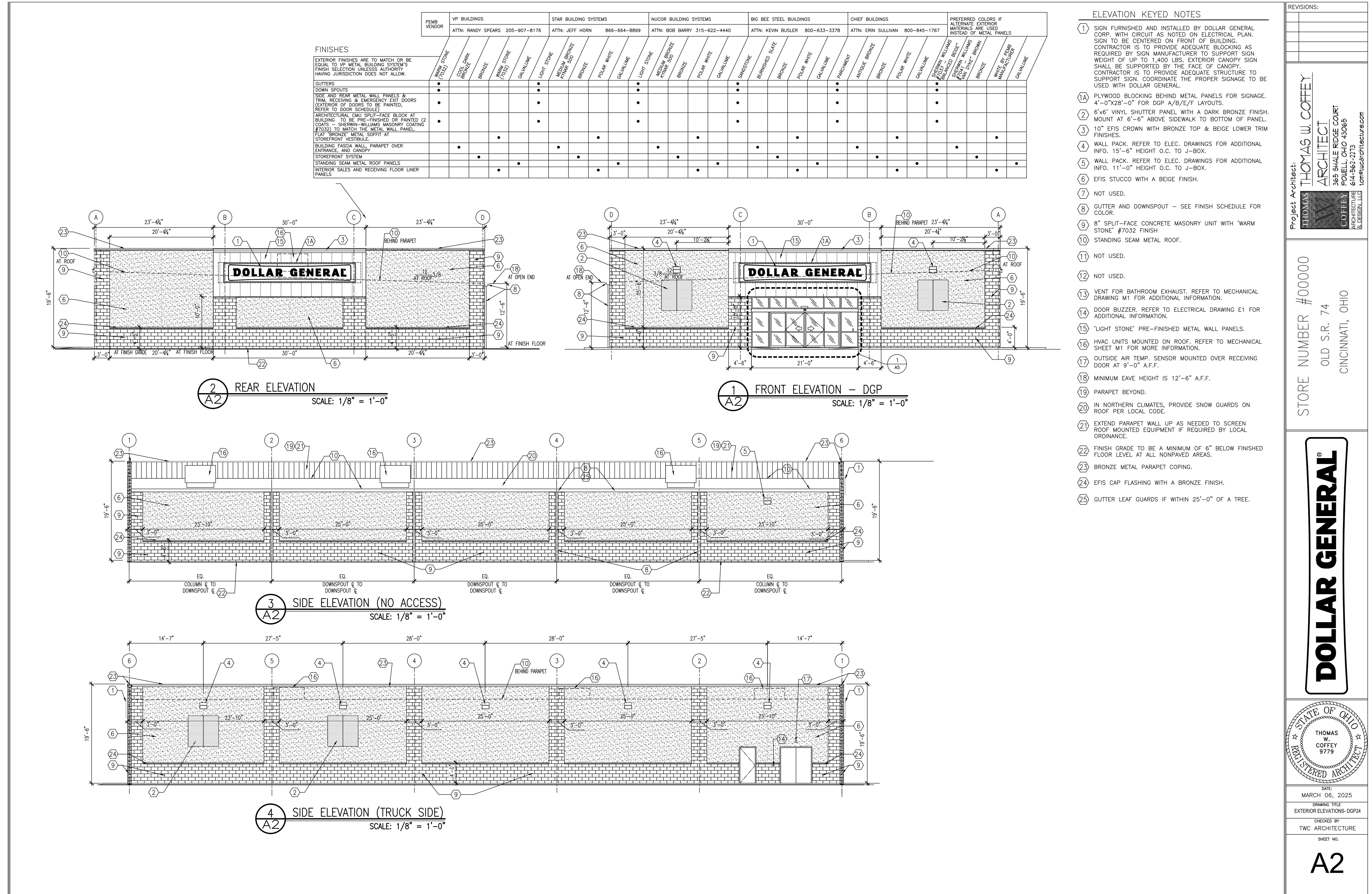
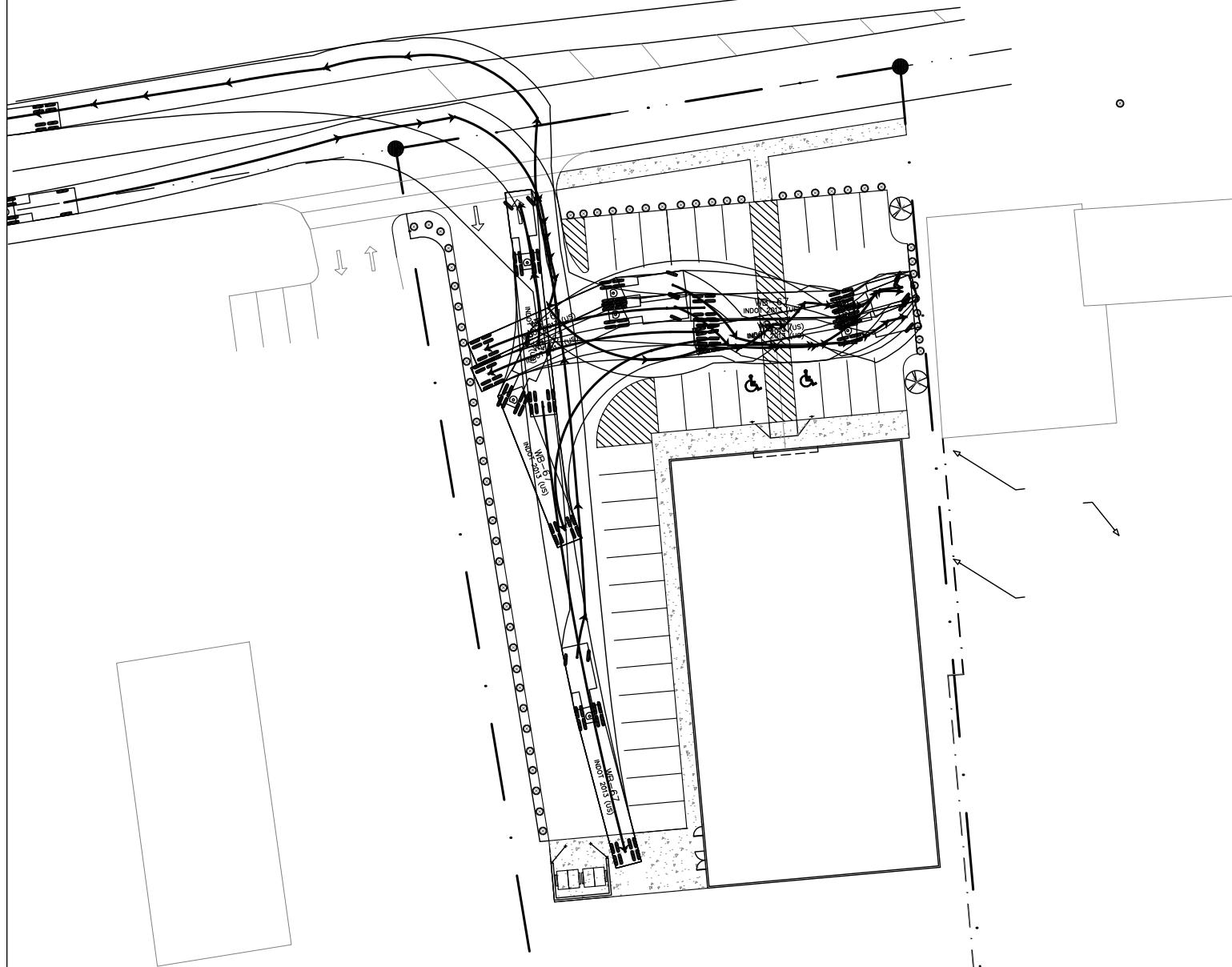


EXHIBIT BCITY, STATE - STREET:
CINCINNATI, OH., OLD STATE ROUTE 74

PROTOTYPE: DGP24 10,640 B	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 10,640	COMPANY: Linden Avenue, LLC	COMPANY: Linden Avenue, LLC	08/05/2024
ACREAGE: 1.2 +/-	NAME: Bruce Schultz brucesch2@aol.com	NAME: Bruce Schultz	1/27/2025 2/01/2025 2/07/2025 3/04/2025
PARKING SPACES: 32	PHONE #: 614-580-0647	PHONE #: 614-580-0647	(REVISED)

TRUCK PATH STUDY**PRELIMINARY
SITE PLAN**