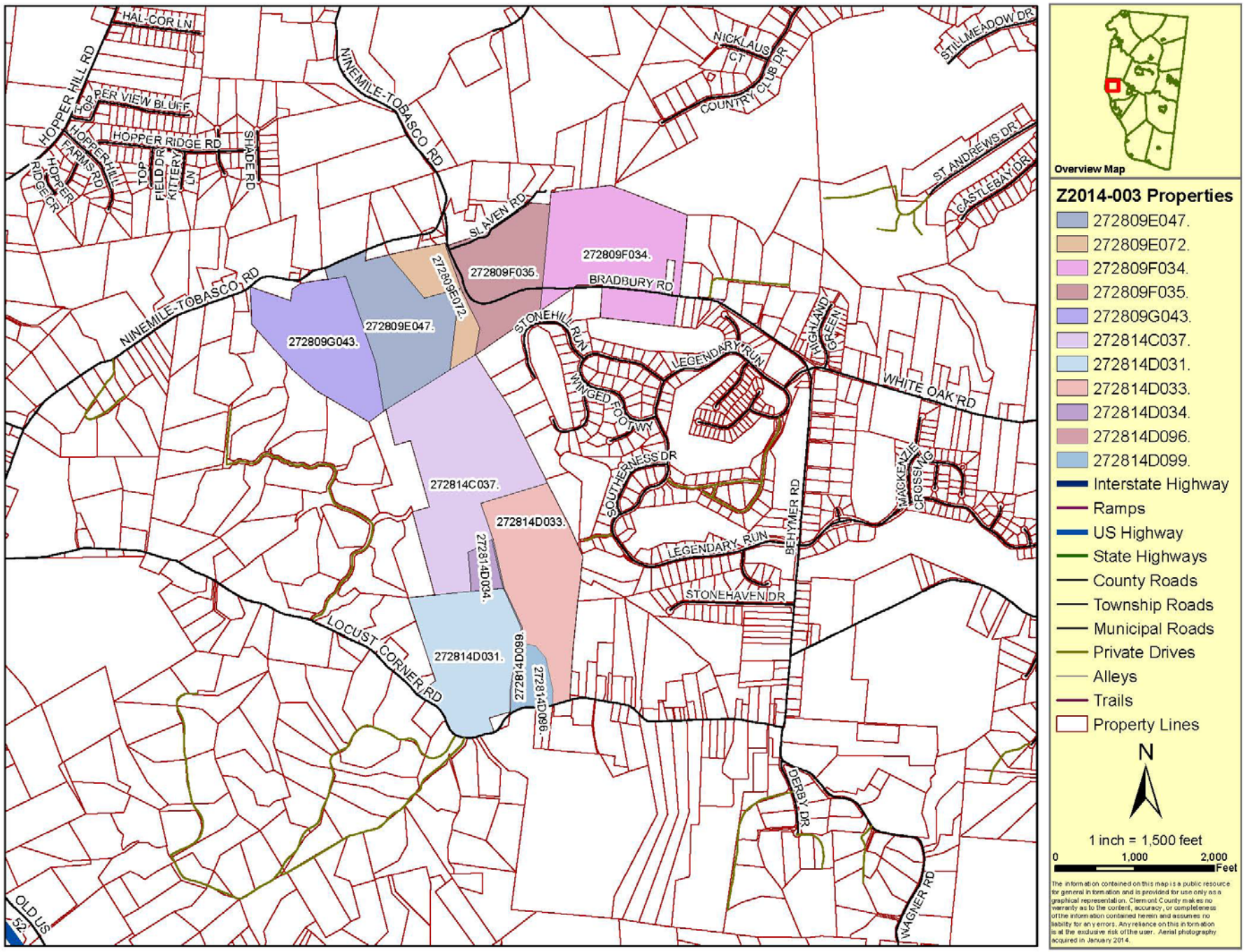
Pierce Township Zoning Commission

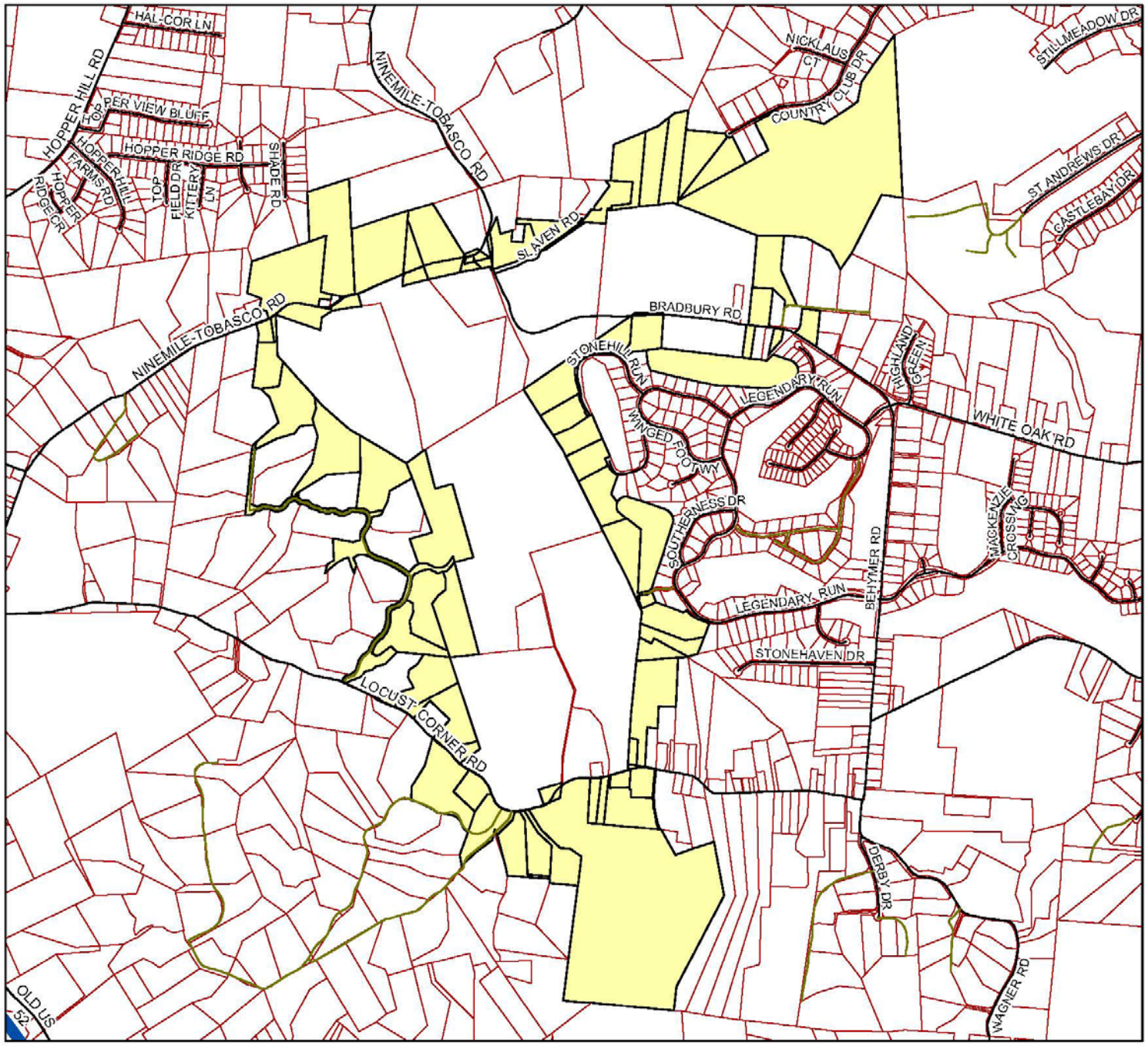
September 2, 2014

AGENDA

1. Call to Order Regular Meeting
   a. Role Call: Bill Bockenstette, Paul Houston, Karen Rebori, Dick Schuler, Stan Shadwell, Jeff Stitt
2. Pledge of Allegiance
3. Approval of Meeting Minutes
4. Z2014-003 Public Hearing (Bradbury Farms, Hunt & Nobis Properties)
5. Next Meeting
6. Adjournment

Z2014-003
Bradbury Farm, Hunt & Nobis Properties


HAL-COR LN
HOPPER HILL RD
TOPPER VIEW BLUFF
HOPPER RIDGE RD
HOPPER FARMS RD
HOPPER HILL
HOPPER RIDGE CR
TOP FIELD DR
KITTERY LN
SHADE RD
NINEMILE-TOBASCO RD
NICKLAUS CT
COUNTRY CLUB DR
STILLMEADOW DR
ST ANDREWS DR
CASTLEBAY DR
SLAVEN RD
BRADBURY RD
272809E047.
272809E072.
272809F034.
272809F035.
272809G043.
STONEHILL RUN
LEGENDARY RUN
HIGHLAND GREEN
WHITE OAK RD
WINGED FOOT WY
SOUTHERNESS DR
MACKENZIE CROSSING
BEHYMER RD
272814C037.
272814D033.
272814D034.
LEGENDARY RUN
STONEHAVEN DR
LOCUST CORNER RD
272814D031.
272814D099.
272814D096.
DERBY DR
WAGNER RD
OLD US 52
Overview Map
Z2014-003 Properties
272809E047.
272809E072.
272809F034.
272809F035.
272809G043.
272814C037.
272814D031.
272814D033.
272814D034.
272814D096.
272814D099.
Interstate Highway
Ramps
US Highway
State Highways
County Roads
Township Roads
Municipal Roads
Private Drives
Alleys
Trails
Property Lines
N
1 inch = 1,500 feet
0
1,000
2,000
Feet
The information contained on this map is a public resource for general information and is provided for use only as a graphical representation. Clermont County makes no warranty as to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors. Any reliance on this information is at the exclusive risk of the user. Aerial photography acquired in January 2014.



Adjacent Properties
Interstate Highway
Ramps
US Highway
State Highways
County Roads
Township Roads
Municipal Roads
Private Drives
Alleys
Trails
Property Lines

N

1 inch = 1,500 feet

0 1,000 2,000 Feet

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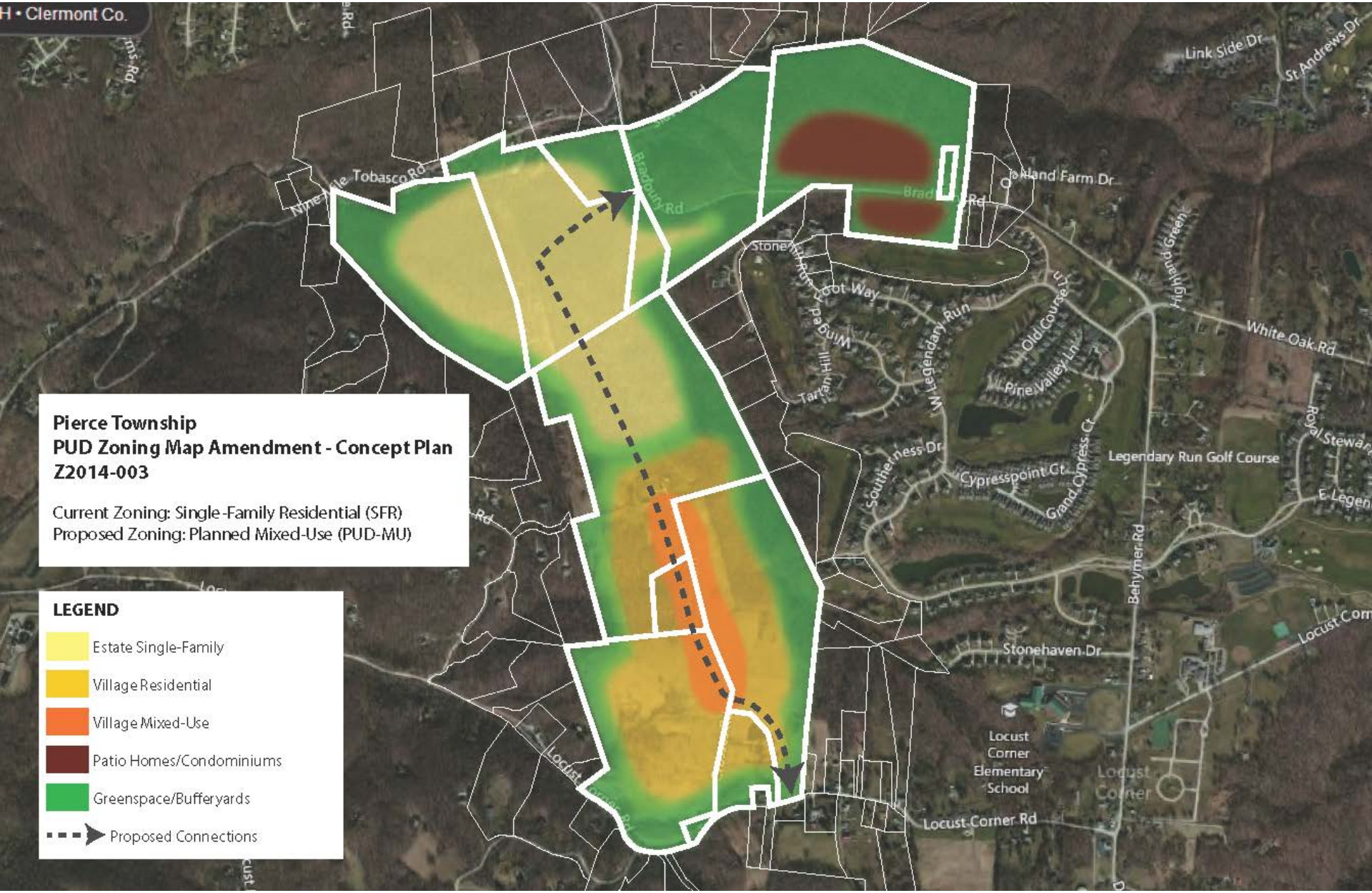
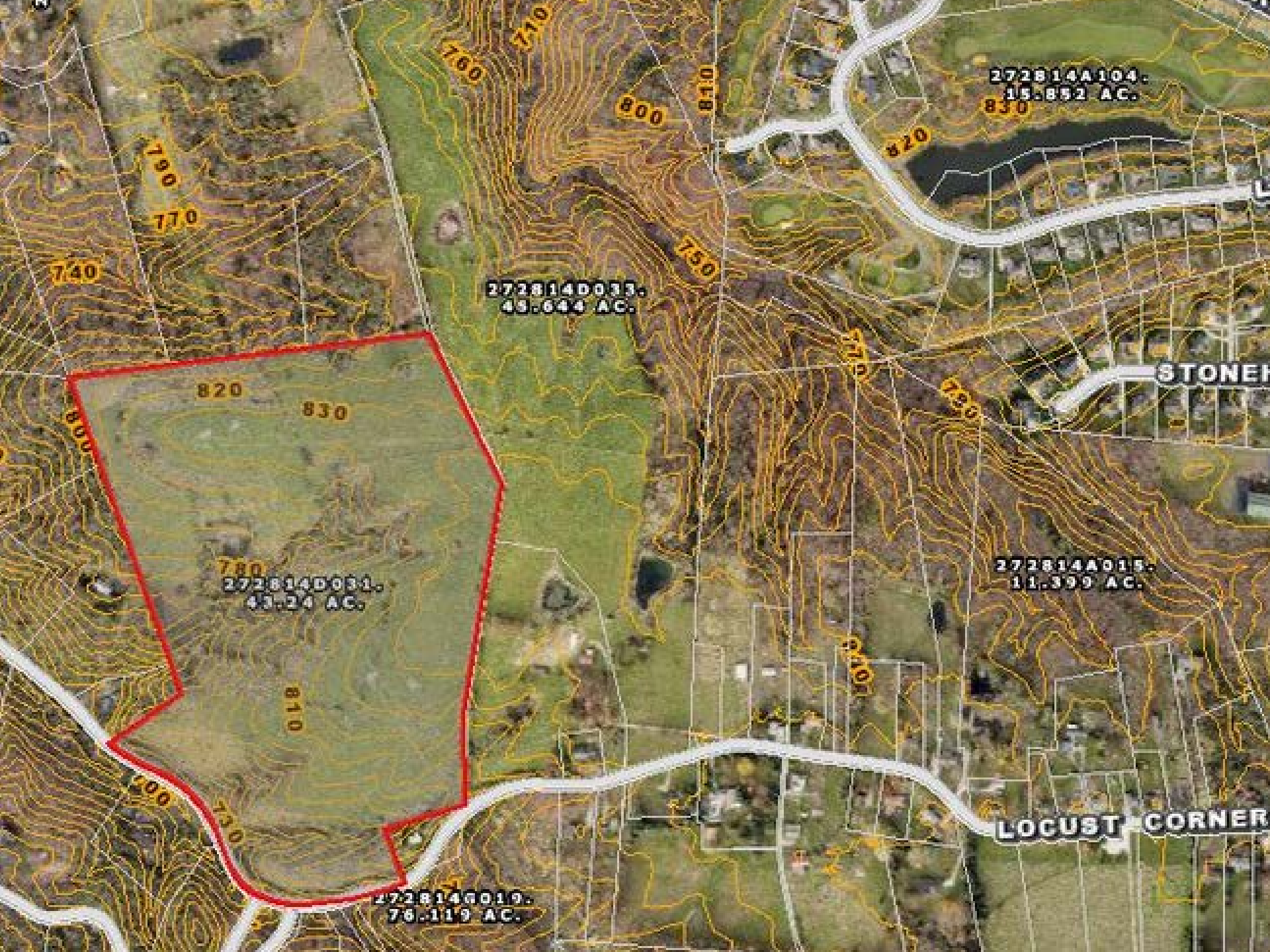
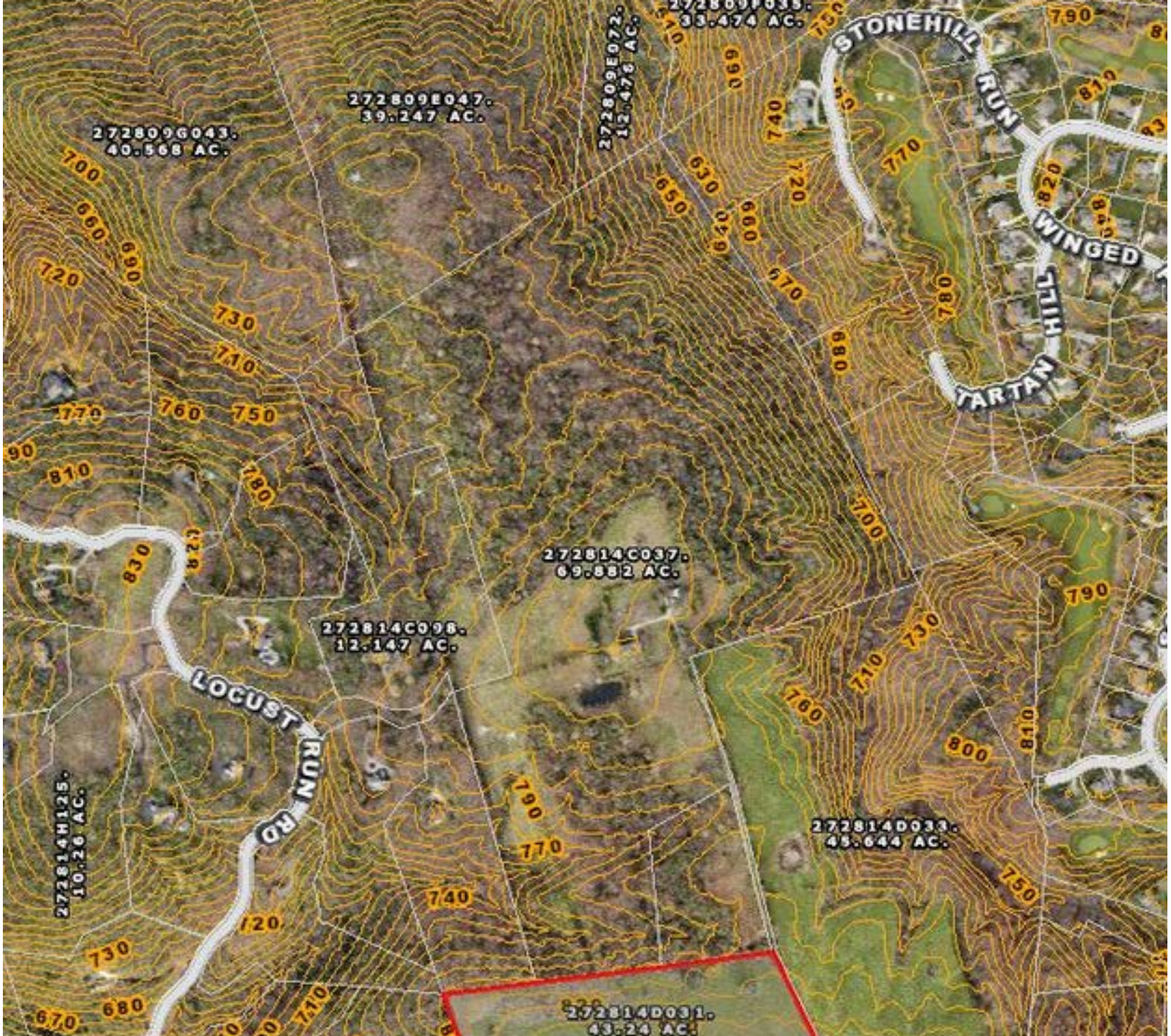
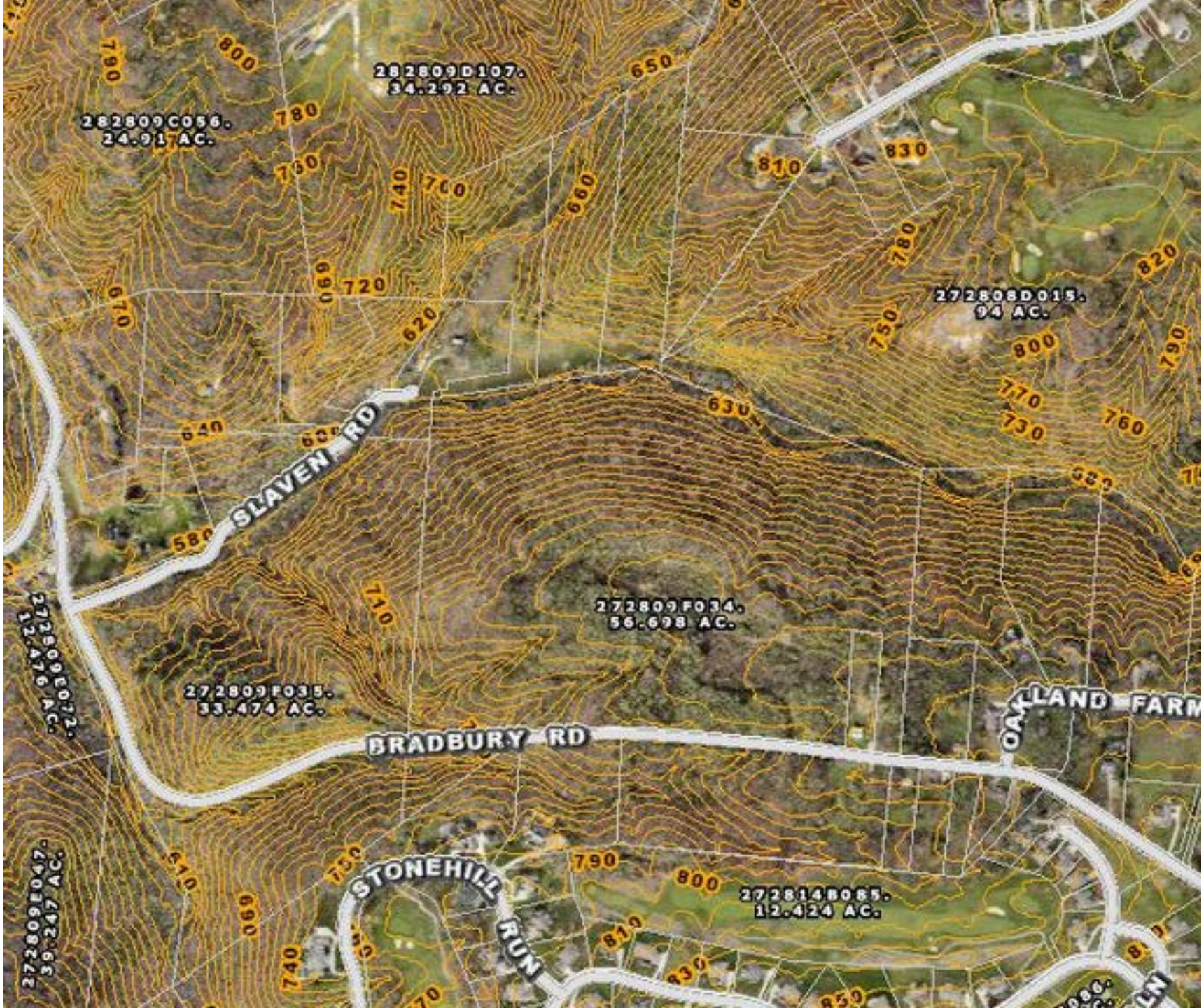

H • Clermont Co.
Pierce Township
PUD Zoning Map Amendment - Concept Plan
Z2014-003
Current Zoning: Single-Family Residential (SFR)
Proposed Zoning: Planned Mixed-Use (PUD-MU)
LEGEND
Estate Single-Family
Village Residential
Village Mixed-Use
Patio Homes/Condominiums
Greenspace/Bufferyards
Proposed Connections
Tobasco Rd
Bradbury Rd
Link Side Dr
St Andrews Dr
Oakland Farm Dr
Highland Green
White Oak Rd
Stonehill Run
Legendary Run
Old Course Ln
Pine Valley Ln
Southerness Dr
Cypresspoint Ct
Grand Cypress Ct
Legendary Run Golf Course
Royal Stewart
Bethymer Rd
Stonehaven Dr
Locust Corner Elementary School
Locust Corner
Locust Corner Rd

Location Map


272814A104.
15.852 AC.
272814D033.
45.644 AC.
272814D031.
43.24 AC.
272814A015.
11.399 AC.
272814G019.
76.119 AC.
STONEH
LOCUST CORNER
710
760
800
810
830
820
790
770
740
750
780

17.67 AC.
272809E105.
1.2 AC.
272809E104.
10.236 AC.
SLAVEN RD
272809E040.
14.73 AC.
272809E072.
12.476 AC.
272809F035.
33.474 AC.
272809F034.
56.698 AC.
BRADBU
272809E047.
39.247 AC.
STONEHI
272809G043.
40.568 AC.
272814C037.
69.882 AC.
272814C098.
12.147 AC.


272809F033.
33.474 AC.
272809E072.
12.476 AC.
272809E047.
39.247 AC.
272809G043.
40.568 AC.
STONEHILL RUN
WINGED
HILL
TARTAN
272814C037.
69.882 AC.
272814C098.
12.147 AC.
LOCUST RUN RD
272814H125.
10.26 AC.
272814D033.
43.644 AC.
272814D031.
43.24 AC.


282809D107.
34.292 AC.
282809C056.
24.917 AC.
272808D015.
94 AC.
SLAVEN RD
272809F034.
56.698 AC.
272809F035.
33.474 AC.
272809E072.
12.476 AC.
BRADBURY RD
OAKLAND FARM
STONEHILL RUN
272814B085.
12.424 AC.
272808E047.
36.247 AC.

Z2014-003 Bradbury Farms, Hunt & Nobis Properties Concerns

- Conservation Development
- Power Lines
- Traffic Issues
- Water Issues
- No Apartment Buildings
- Fix road issues on Bennett Road
- Slope requirement
- Why not have Estate Single Family Homes with 5 acre lots
- The Locust Corner Road downhill road design has a poor line-of-sight and drainage making turn into Locust Hill Road and Old Locust Hill Road a safety problem.

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