



City of  
**Sharonville**  
COMMUNITY DEVELOPMENT



**2023 ANNUAL REPORT**

# Mission Statement

“The Community Development Department is committed to providing outstanding customer service and maintaining a safe, vibrant, and well maintained community for both residents and businesses”

# Staff

## John Creech (2017)

- Planning Commission
- City Council
- Hamilton County Storm Water District
- Issue Special Flood Hazard Area (SFHA) Permits for FEMA Floodplain
- Planning and Zoning Interpretation
- Development Review and Land Use Regulation
- Conditional Use Permits Issuance when applicable
- BZA and Planning Commission Secretary
- Departmental Budgeting
- Supervised Zoning Review and Enforcement
- Outside Office (MVCD & MCC), and Special Planning and Zoning Projects, Studies, and Initiatives
- Chamber of Commerce Rep (thru 09/2023)

## Gabriel Rhoads, Planner (2022)

- Geographic Information System (GIS) Manager
- Planning Commission and BZA Notifications, Staff Summary and Presentations
- Zoning Code Updates
- Zoning Interpretation
- Development Review and Land Use Regulation
- Conditional Use Permits Issuance when applicable
- Grant Investigation/Writing
- Assist Detention Basin Maintenance and Outfall Inspections (HCSWD)
- Outside Office (MCC)
- Special Planning and Zoning Projects, Studies and Initiatives
- Jointly supervise yearly co-ops/interns

## Randy Champion, Chief Bldg Official (2022)

- Issue Commercial and Residential Building Permits
- Coordinate Electric Permits and Electric Plan Review
- Examine Commercial and Residential Building Plans
- Inspect Commercial and Residential Building projects
- Coordinate with Contract Plans Examiner (NIC)
- Coordinate with Fire Marshall/Inspections
- Ohio Board of Building Standards (OBBS) Monthly and Yearly Reporting

# Staff

## **Kimberly Price, Administrative Specialist (2022)**

- Office Administration
- Permit Application Intake and Permit Processing
- Purchase Orders/Payroll
- Departmental Budgeting
- Coordination with NIC on building and electric permit plan review, inspection billing
- CT Consultants & Kleingers Plan Review and Inspection billing
- Records BZA and Planning Commission Meeting Minutes

## **Donna Hollingsworth, Code Compliance Officer (2013)**

- Zoning Enforcement
- Property Maintenance
- Certified Permit Technician by the International Code Council
- Member of Ohio Code Enforcement Officers Association
- Civil Dispute Mediation
- Prosecution of unresolved code cases at Mayors Court
- Jointly Supervise Yearly co-ops/interns
- High Grass/Weeds Inspections
- Semi-Annual Junk Yard Inspections
- Coordination with Hamilton County Health Dept

## **Temporary Employees in 2023**

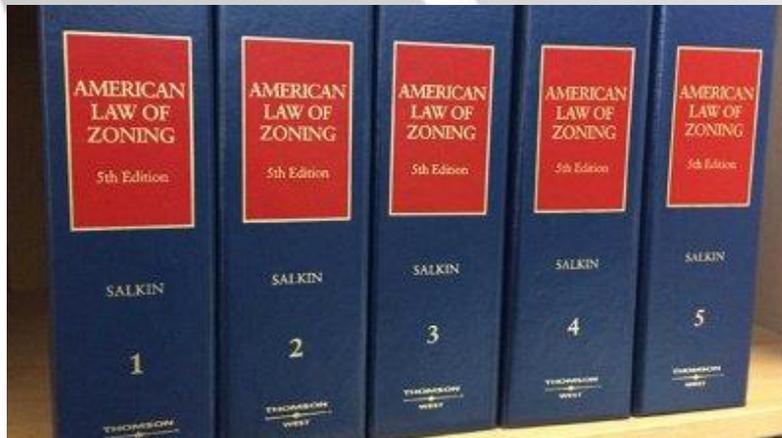
- Dania Chappell  
May-Aug 2023
- Max Adams  
Aug-Dec 2023

# Community Development Boards and Commissions

## Board of Zoning Appeals

- Daniel Kloppenburg, Chairperson
- Matt Eggenberger
- Amy Cole
- Franca Burton
- Mike Chaney
- Steve Marshall
- Casey Carrigan\*
- Tom Pernick\*\*
- John Creech, Secretary

- \*Appointed 12/23
- \*\*Resigned 02/23



## Planning Commission

- Kevin Hardman, Mayor
- Bill Knight
- Jim Lukas
- William Martin
- Sam Schutte
- John Creech, Secretary



# Community Development Boards and Commissions Monthly Meetings

## BZA

- 37 cases heard by the Board of Zoning Appeals (BZA) in 2023. The BZA hears zoning variances and appeals to the City of Sharonville Zoning Ordinances.
- 12 Meetings held by the BZA in 2023. The meetings are held once monthly on the 2<sup>nd</sup> Wednesday at 6:30pm in the Council Chambers.
- 258 Notification letters were mailed in 2023 prior to BZA meetings to inform nearby property owners of requests for zoning variances or appeals adjacent to their property.

## PC

- 21 cases/items heard by Planning Commission. These cases included conditional-use permit request, re-zoning, site plan review, and zoning code amendments.
- 8 meetings were held by the Planning Commission in 2023. The PC meets once monthly on the 2<sup>nd</sup> Wednesday at 7:00pm in the Council Chambers.
- 176 Notification letters were mailed in 2023 prior to PC meetings to inform nearby property owners of request and land use and zoning issues to be heard by Planning Commission adjacent to their property.

# 2023 Building Permit Activity (2022)

## Commercial Development

- **\$55.9M (\$41.8M)** Total estimated construction value added to Sharonville's Commercial properties based on Building Permits issued in 2023.
- **\$526,372 (\$398,596)** collected in commercial permit fees by the city in 2023.
- **381 (337)** Commercial Building Permits Issued in 2023.
- **431 (501)** Commercial inspections conducted for permits. Permits are issued for building add-ons or new construction, heating and cooling, fire-suppression, fire alarms, parking lots, etc.
- **96 (83)** Commercial Electric Permits Issued
- **\$57,081 (\$44,411)** in Commercial Electric permit fees based on **\$9.7M** in electric construction value.

## Residential Development

- **\$2.8M (\$3.4M)** Total estimated construction value added to Sharonville's Residential properties based on Building Permits issued in 2023.
- **\$34,256 (\$37,158)** collected in residential permit fees by the city in 2023.
- **302 (272)** Residential Building Permits Issued in 2023.
- **335 (238)** Residential inspections conducted for permits. Permits are issued for building additions or new construction, heating and cooling, fencing, driveways, and accessory buildings, etc.
- **55 (45)** Residential Electric Permits Issued
- **\$3,932 (\$4,351)** in Residential Electric permit fees based on **\$216K** in electric construction value.

# Building Permit Valuations

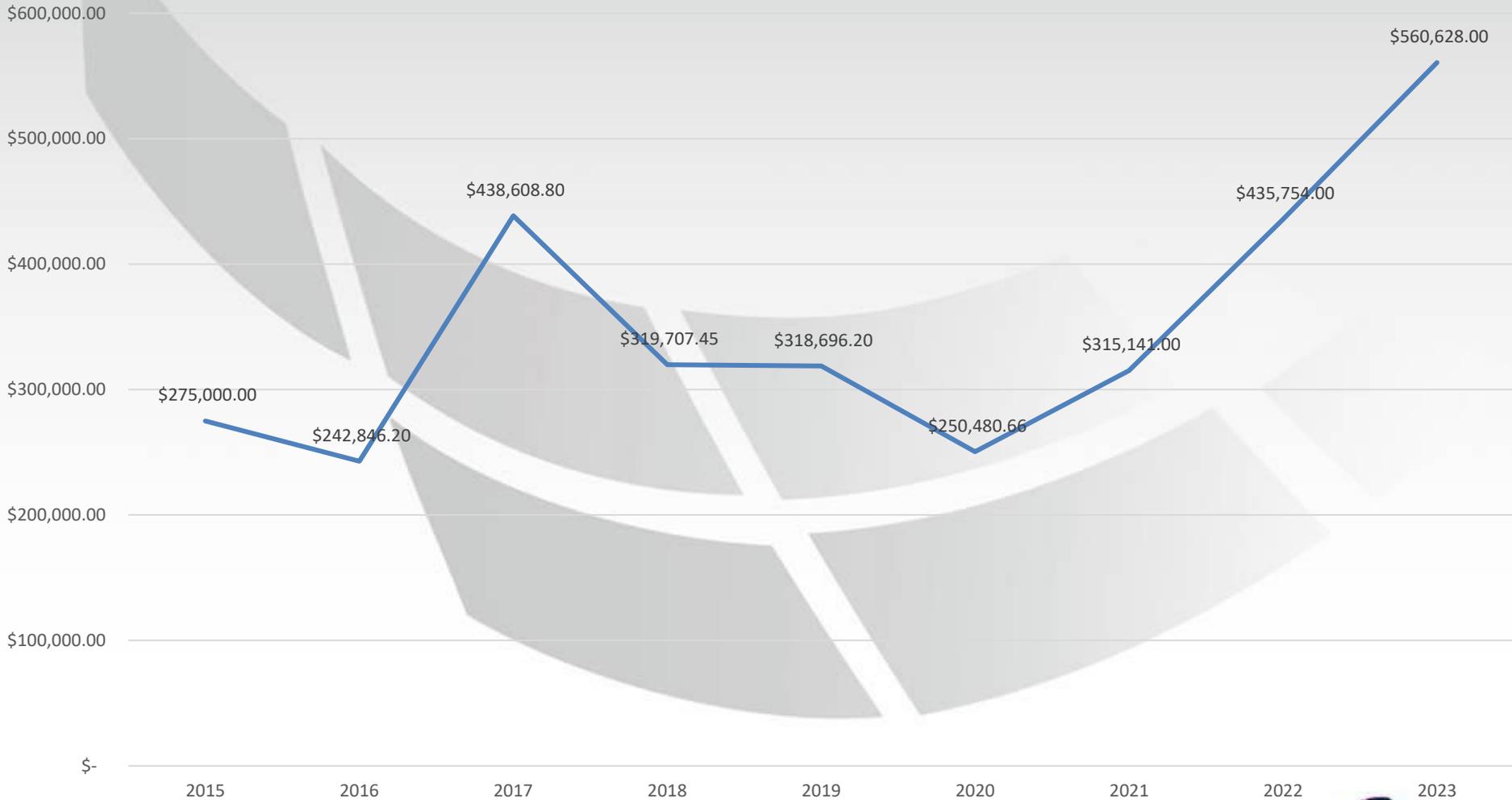
## Largest Commercial Development Permits 2023

1. \$7.5M - New Building – Crossroads Logistics Center – Ray Hamilton – 11700 Chesterdale Rd
2. \$6.8M - Interior Alteration/Fire Alarm/Suppression – Scarlet Oaks – 3254 Kemper Rd
3. \$5.4M - New Building – All Church – 200 E Business Way
4. \$5.2M - Interior Alteration/Electric - Fountains Transitional Care– 1410 Mallard Cove Dr
5. \$3.4M - New Building – Carriage House Car Wash – 11740 Lebanon Rd
6. \$2.1M - Interior Alteration – Galen College of Nursing– 100 E Business Way
7. \$1.7M - New Building- Northern Tool & Equipment – 2275 Crowne Point Dr
8. \$1.6M - Building Addition/Fire Suppression/HVAC – Murphy Tractor– 11441 Mosteller Rd
9. \$1.6M - Interior Alteration - SanMar Corp – 2979 Crescentville Rd
10. \$1.5M - Interior Alteration/HVAC/Electric – Waygate Technologies – 11988 Tramway Dr
11. \$1.1M - Interior Alteration – Mammotome – 300 E Business Way
12. \$730K - New Building – Arby's Restaurant – 11969 Lebanon Rd



# Building Permits 2015-2023 Trend

Total Combined Building Permit Fees (Commercial & Residential)





# Commercial Building Permits Only

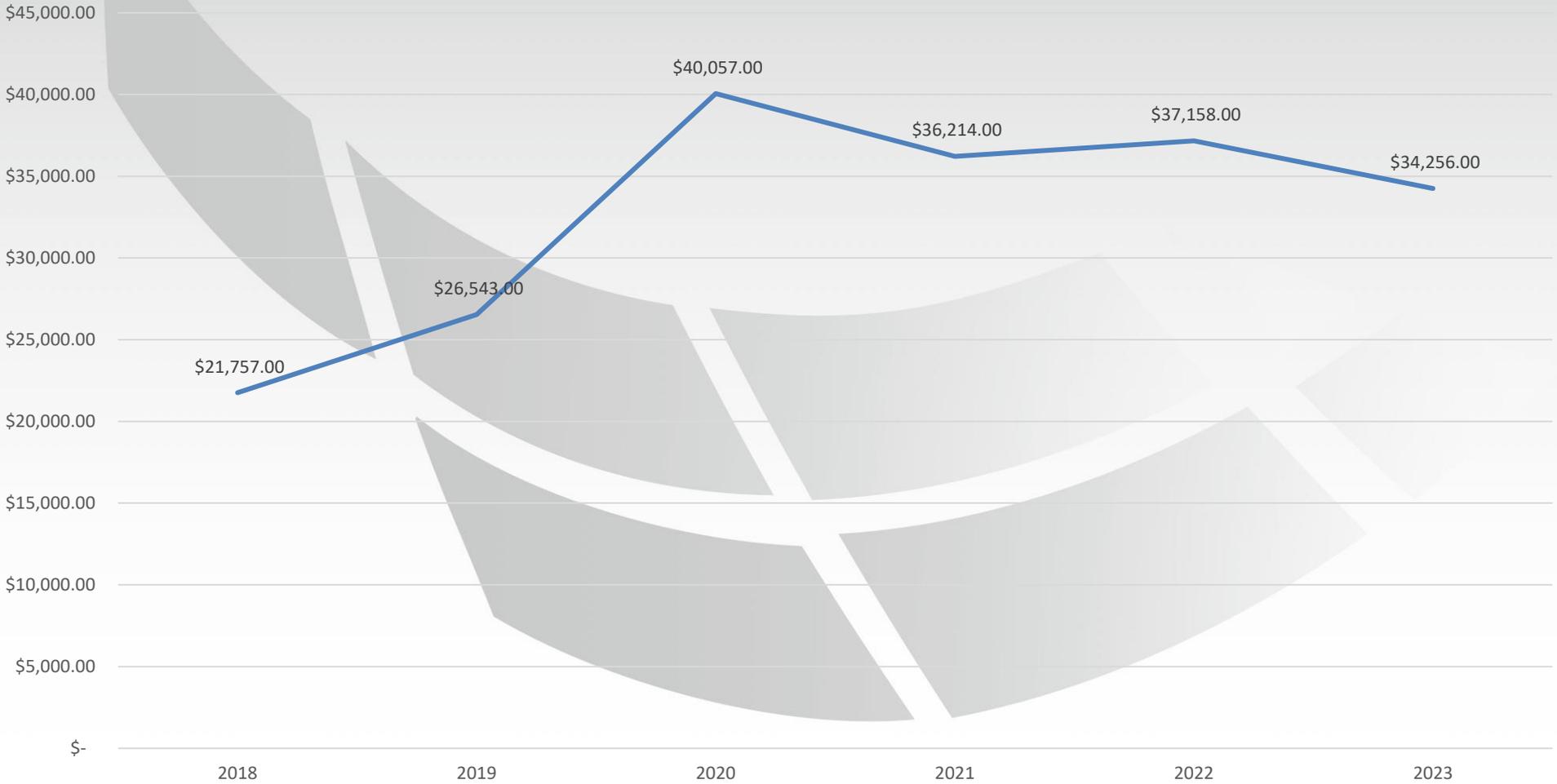
## Total Commercial Building Permit Fees in 2023



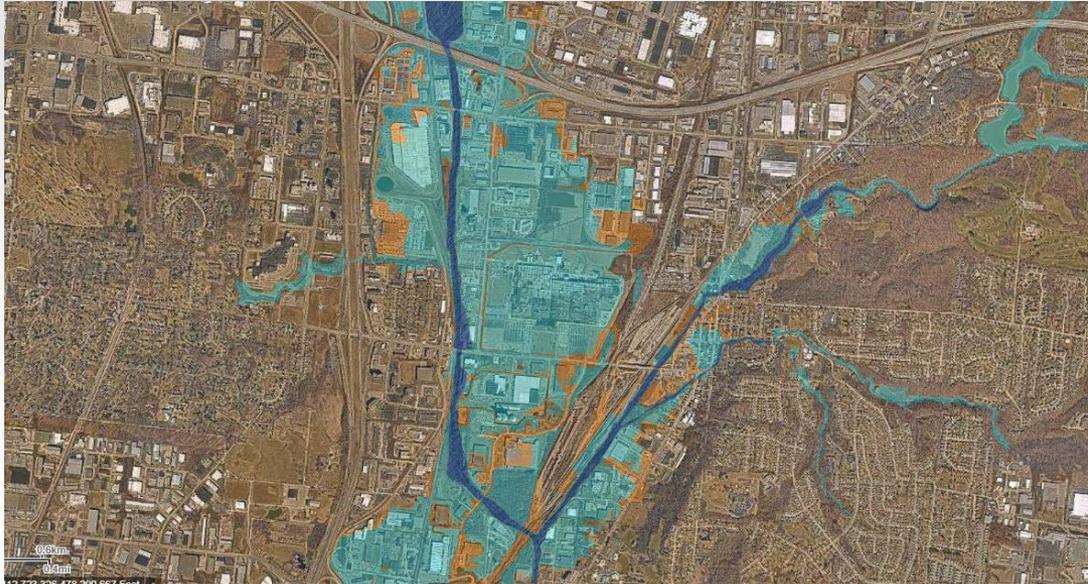


# Residential Building Permits Only

## Total Residential Building Permit Fees in 2023



# Community Development Projects 2023



**Flood insurance is mandatory**

There is a **26%** chance of a home flooding over the life of a 30-year mortgage in the 100-year floodplain

<b>A</b>	<b>AE</b>	<b>A1-30</b>	<b>AH</b>	<b>AR</b>	<b>A99</b>	<b>V</b>	<b>V1-30</b>	<b>VE</b>
Add'l hazards from erosion & waves >3ft. New FIRM format BFE provided	New FIRM format BFE provided	Old FIRM format BFE provided	Shallow flooding (1-3 ft.) BFE provided	Increase flood risk during the reconstruction of a flood control system	Protected by a Federal flood control system	Add'l hazards from erosion & waves >3ft.	Add'l hazards from storm waves >3ft. Old Firm format BFE provided	Add'l hazards from storm waves >3ft. New FIRM format BFE provided
100-year floodplain 1% annual flooding probability						100-year floodplain 1% annual flooding probability		
Elevation certificates <b>are</b> necessary						Elevation certificates <b>not</b> necessary		

High Risk

High Risk Coastal

Sharonville Flood Plain Update  
Project Started in late 2022 and Adopted April 2023



# Projects 2023



El Rancho-Grande Approved 4/13/2022  
8,250 square feet- Mexican Restaurant



# Projects 2023



Crossroads Logistics Center- Approved 6/8/2022  
 112,320 square feet- Ray Hamilton Office/Warehouse



All Church- Approved 7/13/2022  
 38,160 square feet- Church Assembly



# Projects 2023



Northern Tool + Equipment- Approved 10/12/2022  
22,792 square feet- Hardware + Equipment Rental/Sales



CHASE - SHARONVILLE PROPOSED ELEVATIONS



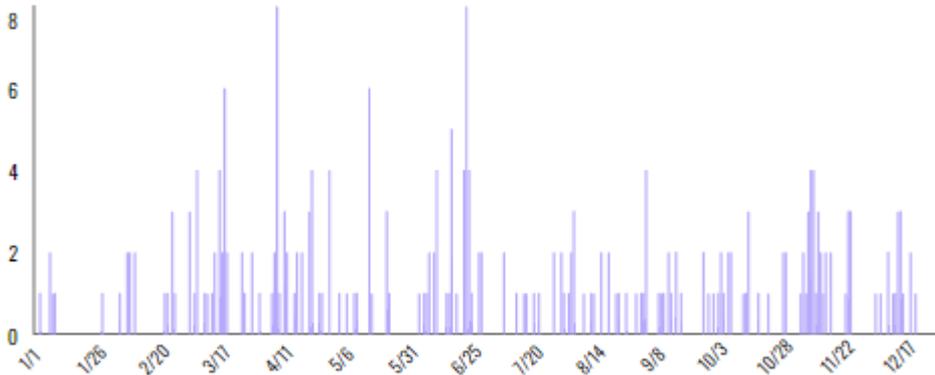
JP Morgan Chase Bank- Approved 10/12/2022  
3,333 square feet- Financial Institution/ Drive Thru ATM



# Projects 2023

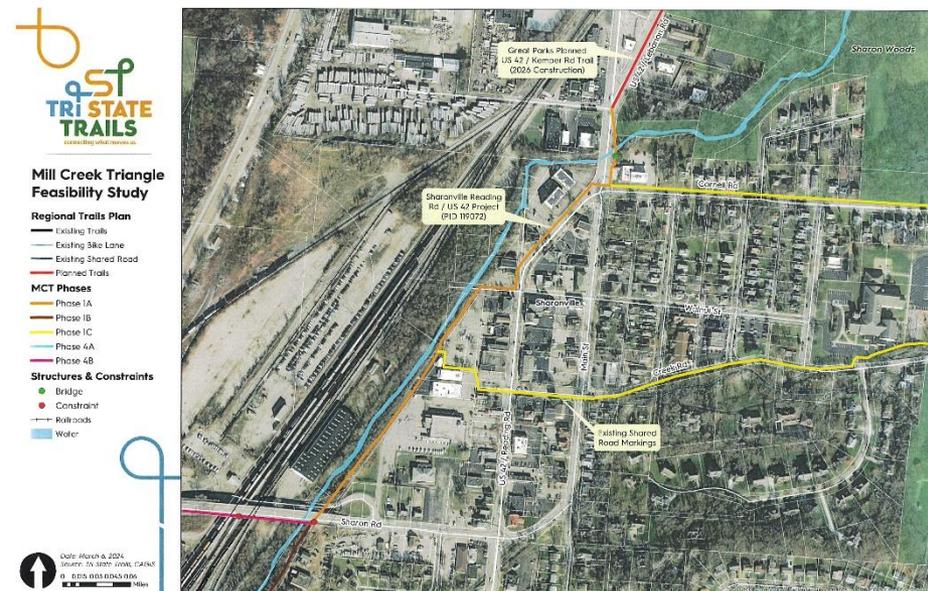
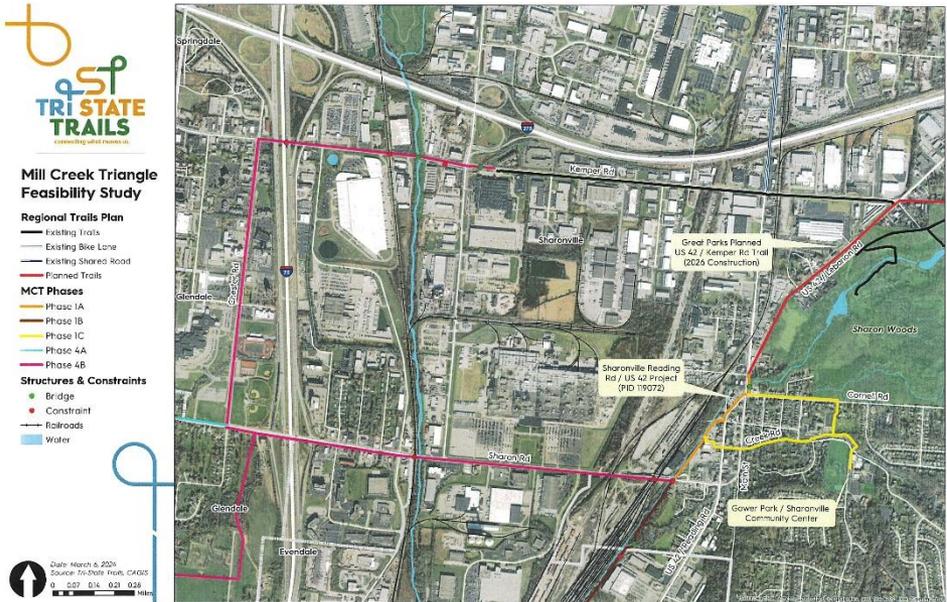


## SESSIONS



**Electric Vehicle Charging  
Stations  
Fully operational 2023**

# Projects 2023



Mill Creek Triangle Trail Feasibility Study  
 Multi-Jurisdictional Study started 2023 – Tri State Trails  
 Sharonville, Arlington Hts, Blue Ash, Evendale, Glendale, Great Parks,  
 Hamilton Cty, Lincoln Heights, Lockland, Reading, Springfield Twshp,  
 Woodlawn & Wyoming

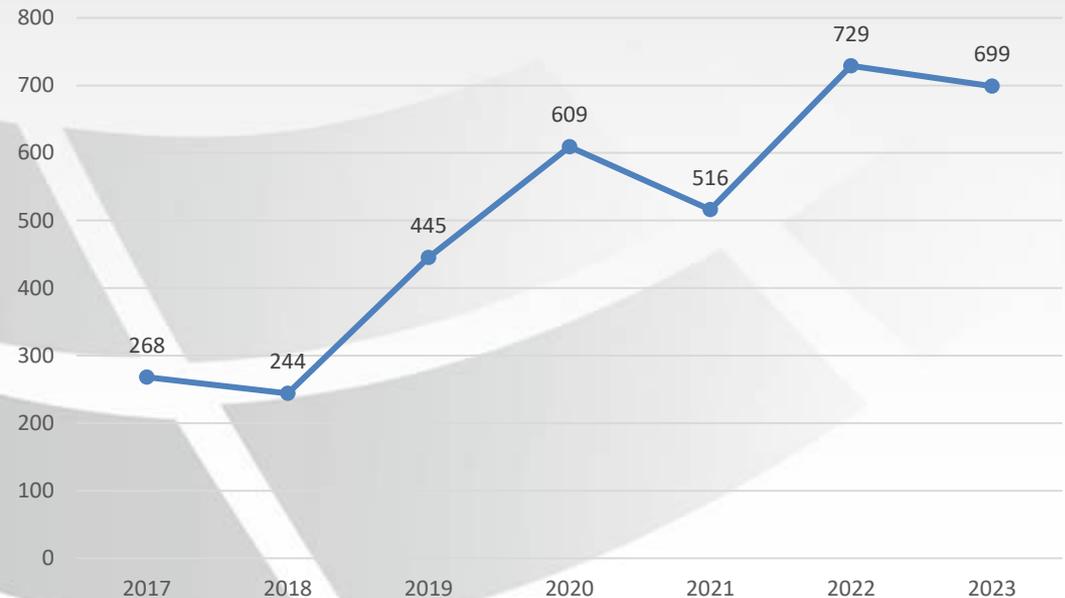


# Code Enforcement 2023 (2022)

**Total Code Enforcement cases:  
699 (729)**

- General Violations 53 (65)
- Property Maintenance: 174 (185)
- Zoning: 382 (306)
- High Grass & Weeds: 90 (173)
  - 13 (36) properties were cut by Public Works Department

Total Code Enforcement Cases



# Code Enforcement

## Additional Activity in 2023

### MAYOR'S COURT 2023

- 29 cases warranted citations issued
- All properties complied and cases were closed

### HOTEL / MOTEL QUARTERLY INSPECTIONS

- Winter 2023- 12 of the 23 hotel properties had violations. All issued were resolved with violations notices sent.
- Summer 2023 – 13 of the 23 properties had violations. All issues were again addressed with the notices that were sent.

### TEMPORARY SIGNS PICKED UP

- There were a total of 308 temporary signs picked up from the right of way and disposed of.

### OUPS REPORT TRACKING

- 132 OUPS reports resulted in 42 letters being sent out for projects without permit



**Thank you for your support!**

**Questions?**