



To: Planning Board

From: Michaela Grant, Community Development Administrator

Date: April 11, 2025

Subject: Staff Report for PB 25-02: Proposed Lot Combination (Re-Plat) of Lots 11, 12, 13, and 14 at 7171 Wilmington-Dayton Road (Heritage Christian Church of Centerville)

Summary of the Request

The applicant, Heritage Christian Church of Centerville, is seeking approval for the combination of four lots, numbered 11, 12, 13, and 14, located at 7171 Wilmington-Dayton Road to create lot 11A, which would measure 1.7930 acres. The intended purpose of this combination is to facilitate an addition to Heritage Christian Church's building. Lots 11 and 14 comprise the Church's parking lot and open green space, while Lots 12 and 13 house the principal structure. The five-foot utility easements along the interior property lines of lots 11 through 14 (as shown on the plat map attached to the packet) are planned to be terminated by the applicant.

Applicant Information

Heritage Christian Church of Centerville, Owner
Haley Dusa Engineering & Surveying Group, Surveyor

Current Zoning District

All four parcels are zoned R-1B, Single-Family Residential.

Parcel Identification

Lot 11: L35000200130014600
Lot 12: L35000200130014500
Lot 13: L35000200130014400
Lot 14: L35000200130014300



Additional Actions or Next Steps to be taken by the City

The Planning Board is the sole authority needed to approve this case (PB 25-02), taking into account input from the City's engineer, as well as the Service, Police, and Fire Departments. If the request is approved, the applicants will record the lot combination with Greene County. They will then proceed with the zoning permitting process for the proposed addition through the City, followed by the building permitting process with the Greene County Building Regulations Department. Before the zoning permit can be issued, the applicant must provide proof that the easements have been terminated in the areas designated for construction and must adhere to the comments provided by the Service Department and City's engineer.

Applicant's Reason for the Request

The applicants seek to combine the lots to facilitate the construction of an addition to the principal structure.

Surrounding Land Use within 1,000 Feet

The surrounding land uses within a 1,000-foot radius include various Residential (R-1B, R-3), Planned (PD-2), and Office (O-1).

Previous Related Development Decisions in the Immediate Area (3-5 Years)
On October 11, 2018, the Planning Board approved a request from Heritage Christian Church of Centerville for a parking lot expansion, as well as a new ground sign request on July 20, 2023.
Comprehensive Plan Applied to the Geographical Area
N/A
Existing Public Utilities
Available utilities include water, storm, and sanitary sewer at street, electric, and gas services.
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
N/A
Flood Plain Information
None of the parcels are within the flood plain (Zone X, unshaded).
Comments from City and County Agencies
<p>The Service, Police, and Fire Departments stated no concerns with the proposed lot combination.</p> <p>The Service Department provided comments on the soil erosion control plan (comments are attached to this packet) for the proposed addition. The City's engineer provided comments on the drainage and site plan related to the project's stormwater control statement (comments are attached to this packet) for the proposed addition.</p> <p>The applicant must address these comments before the permit for the addition can be issued.</p>
Supporting Maps & Graphics
Supporting documents are attached.
Staff Recommendation
Staff recommends that the Planning Board consider the submitted request.