

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from Medium Density Residential (R-21) to a Rural Planned Development (PD-R). The general motivation in this case is for the subject property to be developed into a new RV Park. The conceptual site plan highlighting the requested zoning and proposed uses are attached for consideration.

Proposed access for the subject property is slated to/from US Hwy 41 North, a paved State minor arterial. Concerning the Comprehensive Plan Future Development Map the subject property is within the Rural Service Area and depicted as a Rural Residential Character Area which recommends PD-R. It should also be noted that the subject property is within the Old US 41 North Corridor Road Overlay District.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the viability of a Public Well & Septic system, the proposed density of the RV Park, the condition of the developers nearby properties (RV Park, MH Park, and MH Subdivision), and support of a growing and balanced economy. There for the TRC recommends Approval of the request per the site plan.

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, but it should be noted for future reference: Future parking and internal drive areas are to be constructed with an approved permeable or pervious pavement material where the material shall be subject to approval by the County Engineer, ULDC regulations for RV Parks and Campgrounds limit the occupancy of individual lots to a maximum of 90 days, and EPD approval for a tourist accommodation site including the well and septic design are required at the time of construction.

Discussion between Commission Members and Staff centered around the availability of utilities.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Rodney Tenery, Surveyor for the Applicant – 2621 US Hwy 84 E.

Mr. Tenery emphasized the fact that the subject property contains over seven acres of buffer.

Commissioner Bailey asked what the proposed road surface will be. Mr. Tenery replied that the plan is for millings, lime rock, etc.

No one spoke in opposition to the request.