

Currently, the property is not zoned for the use, and the office is an un-permitted portable storage building. The building is fed with unpermitted power and has been retrofitted with a bathroom that appears to have been connected to an unpermitted well and septic system. The compliance history includes complaints and staff conversations that stretch back to February 2024. Most of the Staff time since then has been spent working with the property owner and operator addressing issues related to the flood plain, wetlands, and rezoning. This past July, after receiving additional complaints, staff increased its involvement due to the growth of the operation to 50+ vehicles (dominantly semi-trucks) and a lack of substantial progress on the permitting of the subject property. (PRE-2024-11 Notes, 7/18/25 Status E-mail, and Timeline Attached).

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, it should be noted for future reference that: the supplemental standards for the proposed use will apply – ULDC Section 4.03.11, the minimum buffer area between the Commercial use and the R-10 (East) CON zoning (North) is 60 feet, which may be decreased by 50% and the buffer landscaping decreased by 25% with the installation of a 6’ to 8’ opaque fence, the regulations for the VLD overlay will apply to the development of the subject property, and staff recognizes that communication has been limited and would welcome members of the developer’s professional team to weigh in on the proposed development of the subject property (Engineer, Surveyor, Environmental Consultant, etc.).

Staff analyzed the request, the standards governing the exercise of zoning powers 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 Well & Septic system, the historic and proposed use of the property, the environmental sensitivity of the site, and the VLD Overlay Standards, and therefore recommends: (See Page 3)

OPTIONS: 1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDATION: DIVISION: Planning STAFF: JD Dillard

Recommendation by the Commission: _____