



Horace Avenue History and Timeline:

- 1735 Madison Hwy/Horace Avenue was purchased by Budd in 2022.
- From 1984-1995, the property was zoned entirely F-H (Flood Hazard).
- From 1996-2006, the property was split zoned F-H and C-H (Highway Commercial), the C-H being ~0.75 acres of the 3.0 acres.
- From 2006-now, the property is split zoned CON (Conservation) and C-H
- 2021 FEMA Flood maps show 95% of the property in Flood Zone AE.

1/31/24 – Code Enforcement contacts Mr. Budd about Semi-parking on the property

2/1 -2/5/24 – Budd emails multiple times asking for administrative correction of Zoning Map

2/13/24 – TRC meeting with Budd et. al.

3/1/24 – Rezoning Application submitted

3/5/24 – TRC Meeting to discuss application, Engineering request for Army Corps Of Engineers (ACOE) to approve Wetland determination and Letter of Map Amendment (LOMA) from FEMA prior to moving the CON Zoning line

3/5/24 – Budd and Herring notified of Engineering requests, respond with a FEMA Flood map

3/13/24 – Staff email to County Leadership of Rezoning request, potential issues, and decision to hold rezoning application while waiting for requested information from Budd/Herring

4/3/24 – VLD Airport Manager contacted, responds with pictures showing expanded operation of Semi repair

6/3/24 – Staff follow-up with Herring about requested ACOE/FEMA documents for Engineering, none provided

12/9/24 – Budd calls Staff, Staff responds still waiting on ACOE/FEMA documents, recommends removing additional vehicles off of property in the mean time

1/7/25 – Budd contacts Staff asking for list of local Engineers able to perform wetland and floodplain delineation for submittal to ACOE/FEMA

5/29/25 – Complaints received about property, Staff contacts Budd about updates on requested information

6/10/25 - No reply from Budd, overall current use of the property not allowed per ULDC

7/2/25 – Code Enforcement meet with tenant on property, 55 vehicles counted, deadline to remove vehicles issued

7/8/25 – Budd/Herring speaking a BoC meeting

7/9/25 – Herring emails updated rezoning request (Aug 1 deadline, GLPC Aug 25, BoC Sept 9)