



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for May 21, 2025 Meeting
Date: May 15, 2025

1. **Roth 3880 Realty, LLC** – The Applicant has requested an amended preliminary/final major site plan approval for a previously approved Marriott hotel. The amended approval increases the interior flex space/meeting rooms from 915 square feet to 1,590 square feet. This amendment creates an additional bulk “c” parking variance.

The on-site parking requirement for the proposed development is based on the standards for a hotel use. A hotel use requires that one on-site parking space be provided for every employee on the main work shift, plus one (1) per unit and one (1) per thirty (30) square feet of meeting area. The proposed total gross floor area for the meeting area is 1,590 square feet. The plan indicates that twenty (20) employees are on the main work shift and one hundred forty (140) units. Therefore, a total of two hundred and thirteen (213) parking spaces are required whereas only one hundred and sixty-six (166) are proposed.

The previous approval granted a parking variance of 178 parking spaces provided vs. 166 proposed.

2. **Elizabeth Stuart** – The Applicant has requested a certification of pre-existing non-conforming use to allow a two-unit residential dwelling (duplex). The subject property, which is approximately 7,500 square feet (0.17 acres), is located in the R Residential Redevelopment Zone. The R Residential Redevelopment Zone does allow two-family residential uses. However, the subject property does not meet the current bulk standards for even a single-family dwelling.
3. **Richard & Donna Martine** – Please see attached Planning and Engineering Reports.
4. **Dun-Rite Sand & Gravel Company** – The Applicant has requested a “D” use variance to establish a Class B and Class C recycling and composting facility. The subject property is located in the W-6 Woodlands Zone and has an existing resource extraction operation. The overall site is approximately 866 acres.

A recycling and composting facility would be classified as an outdoor recycling operation. Outdoor recycling operations are not allowable in the W-6 Woodlands Zone.

This type of use is only allowed in our heaviest industrial zone (I-4). The purpose of the W-6 Woodlands Zone as defined in our ordinance is to “enhance the water quality within watersheds contributing to river segments in the National Wild and Scenic Rivers System. These areas are viewed as an essential element of the environment and are very sensitive to development. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon this environment. It is the intent that a single-family dwelling in a wooded setting be the preferred use of property, as none of the other permitted uses are to be considered unless all other requirements of this chapter can be met.”

The proposed outdoor recycling operation use does not meet the purpose of the W-6 Woodlands Zone and is not in conformance with the City’s Master Plan. Planning staff strongly recommends denial of this application.

5. **Cellco Partnership d/b/a Verizon Wireless** – Please see attached Planning and Engineering Reports.
6. **1667 E. Landis Wellness Park, LLC** – Please see attached Planning and Engineering Reports.
7. **Mavis Discount Tire** – Please see attached Planning and Engineering Reports.
8. **Rocco’s Restaurant Group, LLC** – The Applicant has requested a “D” use variance and waiver of site plan improvements to construct a food kiosk at an existing retail store (Home Depot). The Applicant proposes a 255 square foot pre-fabricated food kiosk located in front of the entrance of the existing Home Depot. The subject property is located in the B-4 Business Zone. The B-4 Business Zone does not expressly permit food kiosks.
9. **Pine Grove Farm, LLC** – The Applicant has requested a “D” use variance to expand an existing mobile home park. The proposed expansion includes a total of 161 additional units along with additional active recreational space and RV & Boat Storage. The subject property, which includes the existing Mobile Home Park, is located in both the MHP Mobile Home Park and A-5 Agricultural Zones. The overall site is 92.71 acres.

The majority of the expansion is located in the A-5 Agricultural Zone. The A-5 Agricultural Zone does not allow mobile home parks. The purpose of the A-5 Agricultural Zone as defined in our ordinance is to “recognize and preserve areas of active agricultural use, together with adjacent areas of prime or unique agricultural soils suitable for expansion of agricultural operations, together with contiguous lands whose development would impact upon areas of active agricultural use... It is the intent that areas of active agricultural use be sustained and that an environment compatible with agricultural operations be ensured. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the character of these areas of active agricultural use.” The existing land use for the expansion appears to be active farmland which is in character with the A-5 Zone.

Furthermore, the minimum lot size for a single family home in the A-5 Agricultural Zone is 100,000 square feet whereas the allotted area for each individual mobile home appears to be approximately 5,000 square feet. These smaller areas will result in an overdeveloped property for the -5 Agricultural Zone. Planning staff is strongly opposed to this application.

Cc: Patrick Finley, Zoning Officer
Yasmin Ricketts, Secretary
Michael Malinsky, Solicitor
David Maillet, City Engineer