



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
October 07, 2025
6:30 PM

AGENDA

1. **Call to Order**
2. **Invocation, Pledge of Allegiance and Texas Pledge**
3. **Citizens to Be Heard**
(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)
4. **Consent Agenda**
(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)
A. Minutes from the 8/12/2025 Planning and Zoning meeting
5. **Public Hearing**
A. Public hearing regarding AMENDING LA VERNIA CODE OF ORDINANCES
CHAPTER 38 ZONING
 - A.1 Open Public Hearing
 - A.2 Requestor presentation
 - A.3 Staff presentation
 - A.4 Receive Public Comments
 - A.5 Close Public Hearing
 - A.6 Discuss and consider a recommendation to the City Council regarding Ordinance No. 100925-01 AMENDING LA VERNIA CODE OF ORDINANCES CHAPTER 38 ZONING
6. **Discussion & Action**
A. Boondockers
7. **Items Specific to Future Line Items on the Agenda**
8. **Adjourn**

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

The Planning & Zoning Commission for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other provisions under Texas law that permits a governmental body to discuss a matter in closed executive session.

The City of La Vernia Planning & Zoning Commission meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 3 days prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrow@lavernia-tx.gov.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **October 02, 2025 at 5:30 PM** and remained so posted continuously for at least 3 days preceding the scheduled time of said meeting.

Madison Farrow, City Secretary



PLANNING & ZONING COMMISSION MEETING

102 E. Chihuahua St., La Vernia, Texas 78121

August 12, 2025

6:30 PM

MINUTES

1. Call to Order

Chris Jacobs called the meeting to order at 6:30 PM.

Wayne Robbins, Kyle Real, Marlin Tanneberger, and Kevin Hyland were present.

2. Invocation, Pledge of Allegiance and Texas Pledge

Chris Jacobs lead the prayer and Pledge.

3. Citizens to Be Heard

(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)

There were no Citizens to be heard.

4. Consent Agenda

(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)

A. Minutes from the 05/06/2025 Planning and Zoning meeting

Kevin Hyland made a motion to accept the consent agenda as listed, seconded by Wayne Robbins, all in favor.

5. Public Hearing

A. Public hearing regarding the request for A Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as 13886 US HWY 87 W LA VERNIA, TX 78121, legally known as CITY OF LA VERNIA, LOT 107B, ACRES 4.469, owned by FER & FER PROPERTIES COMPANY as described in the attachment

A.1 Open Public Hearing

A.2 Requestor presentation

A.3 Staff presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to the city council regarding Ordinance 081425-01 the SUP for 13886 US HWY 87 W LA VERNIA, TX 78121 , legally known as CITY OF LA VERNIA, LOT 107B, ACRES 4.469, owned by FER & FER PROPERTIES COMPANY

A.1 Open Public Hearing

The Public Hearing was opened @ 6:32PM

A.2 Requestor presentation

Lacey Ellis presented on the proposed 5,000 sq ft restaurant.

A.3 Staff presentation

City Administrator Lindsey Wheeler gave a staff presentation, staff is in favor as commercial is the highest and best use of the property, but we should follow the landscape code.

A.4 Receive Public Comments

Nicole Zimmerle spoke, states she has concerns about drainage flooding, also curious about lights.

A.5 Close Public Hearing

The Public Hearing was closed @6:56PM

A.6 Discuss and consider a recommendation to the city council regarding Ordinance 081425-01 the SUP for 13886 US HWY 87 W LA VERNIA, TX 78121 , legally known as CITY OF LA VERNIA, LOT 107B, ACRES 4.469, owned by FER & FER PROPERTIES COMPANY

Chris Jacobs says a private engineer as well as the city engineer will review the flood plane, the city also has a good light Ordinance.

Marlin Tanneberger made a motion to recommend and send to Council, seconded by Kyle Real, all in favor.

- B. Public Hearing to receive public comments regarding the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development

A.1 Open Public Hearing

A.2 Requester Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to the city council on the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development

Item moved to next month.

6. Items Specific to Future Line Items on the Agenda

- Boondockers Program
- NP Homes Public Hearing

7. Adjourn

Kevin Hyland motioned to adjourn the meeting @7:05PM, seconded by Wayne Robbins, all in favor.

DECORUM REQUIRED

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I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on Aug **08, 2025 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Madison Farrow, City Secretary

ORDINANCE NO. 100925-01

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING LA VERNIA CODE OF ORDINANCES CHAPTER 38 ZONING, ARTICLE I Sec. 38-104 – DEFINITIONS; ARTICLE IV. Sec. 38-405 – HOME OCCUPATION REGULATIONS; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals, and general welfare of the residents of the City, and

WHEREAS, the City of La Vernia Code of Ordinances Chapter 38 which constitutes the City's Zoning Ordinance requires a property to be zoned in accordance with proper designations as defined by this ordinance; and

WHEREAS, the City Council and Planning and Zoning Commission of the City of La Vernia have met and discussed amending the above-mentioned sections of the Zoning code; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia has recommended approval of the amendments to the Zoning Regulations discussed in this ordinance and the proposed amendments are uniform and conforms to the plan and design of the City of La Vernia's Zoning Ordinance; and

WHEREAS, the City Council of the City of La Vernia believes the amendments will comply with the standards and purpose of Subchapter Z Chapter 229, Texas Local Government Code, section 229.902.

WHEREAS, the City Council of the City of La Vernia believes the amendments will comply with the standards and purpose of the Zoning Ordinance and are in the best interests of the public safety and the general welfare of the residents of the City of La Vernia;

NOW THEREFORE: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

**Section 1.
Zoning Regulations Amended.**

CHAPTER 38 ZONING, ARTICLE I Sec. 38-104 – DEFINITIONS; ARTICLE IV. Sec. 38-405 – HOME OCCUPATION REGULATIONS of the City of La Vernia's Code of Ordinances is hereby amended as reflected in the document attached hereto as **Exhibit "A"**.

**Section 2.
Severability**

If any section, subsection, paragraph, sentence, clause, phrase, or word in this Ordinance, or the application thereof, to any person or circumstance, is held invalid such holding shall not affect the

validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

Section 3
Cumulative

This ordinance is cumulative of all other laws addressing land use regulations and any prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

Section 4.
Effective Date

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED, APPROVED, AND ADOPTED THIS 9TH DAY OF OCTOBER 2025

Martin Poore, Mayor
City of La Vernia

ATTEST:

Madison Farrow, City Secretary
City of La Vernia

Legal:

Attachment A

Sec. 38-104 – DEFINITIONS

No impact home based business shall have the meaning assigned by the Texas Local Government code § 229.902 (3).

Sec. 38-405. Home occupation regulations.

(a) *Purpose and intent.* It is the purpose of this section to:

- (1) Protect residential areas from the adverse impact of activities associated with home occupations.

- (2) Permit residents of the community a broad choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income.
 - (3) Establish criteria and development standards for home occupations conducted in dwelling units.
- (b) *Required conditions.*
- (1) The area set aside for home occupations shall not exceed 20 percent of the total floor area of such residence.
 - (2) No interior or exterior business sign shall be permitted.
 - (3) No mechanical equipment is used except of a type that is similar in character to that normally used for purely domestic or household mechanical equipment as for hobby purposes in conjunction with the home occupation.
 - (4) ~~Retail sales shall be prohibited on the premises except for the retail sales of products and goods produced and fabricated on the premises as a result of the home occupation.~~ Retail sales are permitted only if consistent with a no-impact home-based and do not create substantial increase in traffic or on-street parking.
 - (5) ~~Only members of the immediate family permanently residing on the premises shall be employed in the home occupation.~~ Employees or contractors may be engaged at the residence so long as the number of persons on site does not exceed the residential occupancy limit and does not create a substantial increase in traffic.
 - (6) In no case shall a home occupation be open to the public at times earlier than 8:00 a.m. and no later than 10:00 p.m.
 - (7) No more than one home occupation shall be permitted within any single dwelling unit.
 - (8) A home occupation shall be carried on wholly within the principal building. No home occupation or any storage of goods, materials, or products connected with a home occupation shall be allowed in accessory buildings or garages, attached or detached, excluding paints and chemicals that may be used in the home occupation.
 - (9) There shall be no exterior indication of the home occupation or variation from the residential character of the principal building.
 - (10) There shall be no exterior storage of materials to be used in conjunction with a home occupation.
 - (11) A home occupation shall produce no offensive or obnoxious noise, vibration, smoke, electrical interferences, dust, odors, heat or other obnoxious conditions detectable beyond the property limits or beyond the walls of the dwelling unit. The judgment of the city's code enforcement officer pertaining to a violation under this section shall be considered decisive and final unless formally appealed to the board of adjustment within 30 days of the code enforcement officer's written determination.
 - (12) ~~A home occupation shall not create any increased traffic generation.~~ A home occupation shall not create a substantial increase in traffic or require on street parking.
 - (13) All home occupations may be subject to periodic inspections.
 - (14) ~~A home occupation shall not have any signage other than a nameplate not more than one square foot in area nor any display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling, shall not have any commodity sold on the premises, shall~~

~~not employ any person other than a member of the immediate family residing on the premises nor shall there be any mechanical equipment used except of a type that is similar in character to that normally used for purely domestic or household purposes.~~

(c) *Permits.*

- (1) *Purpose.* To establish a method to allow the city to regulate and control nonresidential activities and maintain a record of the types and numbers of home occupations in the city.
- (2) ~~*Required.* Each resident within the city that has, or desires to establish an authorized home occupation, is required to have a home occupation permit.~~ Permits are not required for no impact home based businesses as defined by Texas Local Government code § 229.902 (3). Permits remain required for other home occupations not qualifying as no impact home based businesses.

(3) *Application.* The following provisions shall apply for a home occupation permit:

- a. Applicant shall apply to the administrative official for a home occupation permit.
- b. The administrative official or his designee may issue the permit if the home occupation meets all the requirements established in subsection (b) of this section.
- c. The decision of the administrative official or his designee may be appealed to the board of adjustment in accordance with article I of this chapter.
- d. The board of adjustment will be the final judgment on appeals which must be submitted to the board within 30 days of disapproval.
- e. Supporting documents:
 1. Signed statement. One type of supporting evidence that may be submitted to the board of adjustment for their consideration of an appeal is a signed statement by each property owner within 200 feet of the property on which the home occupation is to occur, stating that the property owner has no objection to the existence of the proposed home occupation. An example of such a statement is as follows:

"I (name) the property owner at (address) have been advised by (name of home occupation applicant) of the request to the city for a home occupation permit for the purpose of conducting (type of home occupation) and I have no objection to the home occupation permit being granted for the purpose reflected in this statement.

Signature of neighboring property owner and date"
 2. Statement from property owner. An applicant who is renting the property on which a home occupation permit is requested shall obtain a written statement from the owner of the property. The owner will state that he has no objection to the home occupation on the property.
 3. Persons with demonstrated physical handicaps. Persons with physical handicaps may be permitted special consideration. The applicant may request a waiver of a portion or all of one or more of the requirements for a home occupation.
 4. Granting of exception. It shall be the responsibility of the applicant to submit sufficient evidence to justify the granting of an exception to any of the requirements in subsection (b) of this section.
 5. Conditions applicable to home occupation permits.
 - (i) Validation. A home occupation remains valid for a period of two years.
 - (ii) Renewal. Permits shall be renewed every two years.

- (iii) Termination. When a home occupation is found in noncompliance with the requirements outlined in subsection (b) of this section, the permit will be terminated immediately.
- (iv) Renewal of terminated permits. The procedure for renewal of a terminated permit shall be the same as required for the issuance of a new permit under this chapter.

May 8, 2025

To Whom It May Concern:

The purpose of this letter is to provide information regarding the [Boondockers Welcome](#) RV membership program, the sense of community it fosters, and how the program benefits both Boondockers Welcome Members and Boondockers Welcome Host locations. This is the program that Ernest Robbins is currently a part of, via his Host location, "Church of Christ Property". We hope this letter will clarify any misunderstanding of the program and alleviate your concerns regarding Mr. Robbins' participation.

Boondockers Welcome is an RV membership program that connects **self-contained** RVers (the "Members") to a network of locations (the "Hosts") that provide overnight parking (i.e. dry camping) on private property across North America. There are over 3,500 incredible Hosts across North America that participate in the Boondockers Welcome program.

Members of Boondockers Welcome pay a nominal annual subscription fee (\$69) to obtain access to the Host network, and these funds are used to pay for the technology that powers the program. From there, Members can browse the Boondockers Welcome map and find Host locations at which to stay using the information provided on Hosts' profiles. Members are able to request a stay with the 3,500+ Host locations and, if approved, park overnight at these locations **without charge**, which is unlike a campground program. To reiterate, there is **no monetary transaction** between a Host and a Member related to the overnight stay -- this is not an Airbnb-style arrangement.

You are likely wondering why anyone would invite RVers to stay on their property for free. The simple answer is that many RVers are big proponents of community, and Members and Hosts on Boondockers Welcome believe in a "pay it forward" mentality. They enjoy the friendships they make through the program, and they find joy in helping travelers find a safe place to stay the night when needed. For many Boondockers Welcome Hosts, the program is a source of positive social interaction and a way to build meaningful friendships with like-minded folks in an increasingly isolated world.

Mr. Robbins, through his location Church of Christ Property, is a Boondockers Welcome Host that believes in the positive force of community and friendship, and thus he participates in the program as a Host without making any money or seeking out any compensation. In one review of Mr. Robbins location, a Member stated:

"The kindest host, and the place we stayed was perfect for our camper. We had great conversations and felt welcomed by the community and their generosity, which is very pleasant when traveling. We will never forget our stay there!"

In addition to the friendship and camaraderie created between Boondockers Welcome Hosts and Members, the program is a great way for communities to draw in new visitors that support local businesses. While Boondockers Welcome Members do not pay for their overnight stay, they do shop at local merchants, eat at local restaurants, and fuel up at local gas stations providing ongoing community support. This is yet another positive side effect of the Boondockers Welcome program.

We hope that this letter provided the information needed to fully understand this wonderful program. If you have any further questions, please feel free to reach out to me and my team.

Sincerely,

Kaitlyn Wilson

Host Success | Harvest Hosts & Boondockers Welcome
1300 N. Frontage Rd, #1594, Vail, Colorado 81657

Recreational Vehicles & Church of Christ

Information pulled from:

- *Boondockerswelcome.com*
- *Wilson County Appraisal District*
- *City of La Vernia*
- *FEMA*

What is Boondockers?

- Boondockers Welcome opens a world of new camping opportunities
- Enjoy truly unique stay experiences often without any sacrifice to comfort as 70% of Boondockers Welcome hosts offer hookups.
- Escape the crowded and noisy campground in favor of a private spot on beautiful property and a meaningful connection with a friendly host.

Boondockers RV Camping Program

- Free Overnight RV Parking on Private Property
- Membership for Campers start at \$79 (annually) which allows unlimited access to stay at any one of the 3675+ Host locations.

Enjoy Your Stay

Once a Host has accepted your request to stay and you have all the necessary driving directions, you will be able to arrive at their location knowing you have a safe, legal, free place to stop for the night. Please respect your Hosts' privacy; some may be extremely friendly and invite you in for a drink, and some may be busy and just have time to point you to your spot for the night. Do not overstay your welcome, most Hosts only expect guests to stay for 1-3 nights. Be thankful, polite and respectful of their property. Parking is always free, but when taking advantage of electric or water hookups, offering a small amount of cash to cover the Host's costs is required.

Program Features	Boondockers Welcome	Harvest Hosts + Boondockers Welcome	Best Deal! All Access
Unlimited overnight stays with no camping fees	✓	✓	✓
100% money-back guarantee	✓	✓	✓
3675 Community Hosts	✓	✓	✓
897 Wineries		✓	✓
2008 Farms		✓	✓
1668 Attractions		✓	✓
675 Breweries & Distilleries		✓	✓
398 Golf Courses			✓
	3675+ Locations	8923+ Locations	9321+ Locations
	\$79/year Renewed annually	\$169/year Renewed annually	\$179/year Renewed annually
	JOIN NOW	JOIN NOW	JOIN NOW

Boondockers RV Camping Frequently Asked Questions & Answers

Q: Are there pets allowed?

A: Nearly all of the Hosts permit pets on a leash. You can set this as one of your preferences while you are searching for Host locations on the map. If a Host location allows pets, this would appear in the "Suitability" section on the Host profile page with specific instructions if applicable. Respect that you are on private property and do not allow your pets to run free.

Q: What types of vehicles are allowed?

A: We require that guests travel in self-contained RVs. Types of RVs include motorhomes, campervans, travel trailers, fifth-wheel trailers, popup campers and truck campers, so long as they are self-contained. However, NO tents, minivans, cars, or pick-up trucks will be allowed to join as guests.

Important: All camping vehicles must be fully self-contained. Your RV must have an interior toilet and built-in holding tanks or bladders for waste water. Porta-potties that remain inside the vehicle at all times are acceptable, but must be dumped off-site at an appropriate facility. The dumping of gray water on Host properties is prohibited.

Q: Are there hook-ups?

A: About 75% of our Hosts offer hook ups at their location. Hosts may ask to be compensated for costs if a guest chooses to use any provided hookups, as long as free parking without hookups is always an option. Hosts are encouraged to include their expected compensation in their house rules, but these must be reasonable and only cover costs.

Q: Are generators allowed?

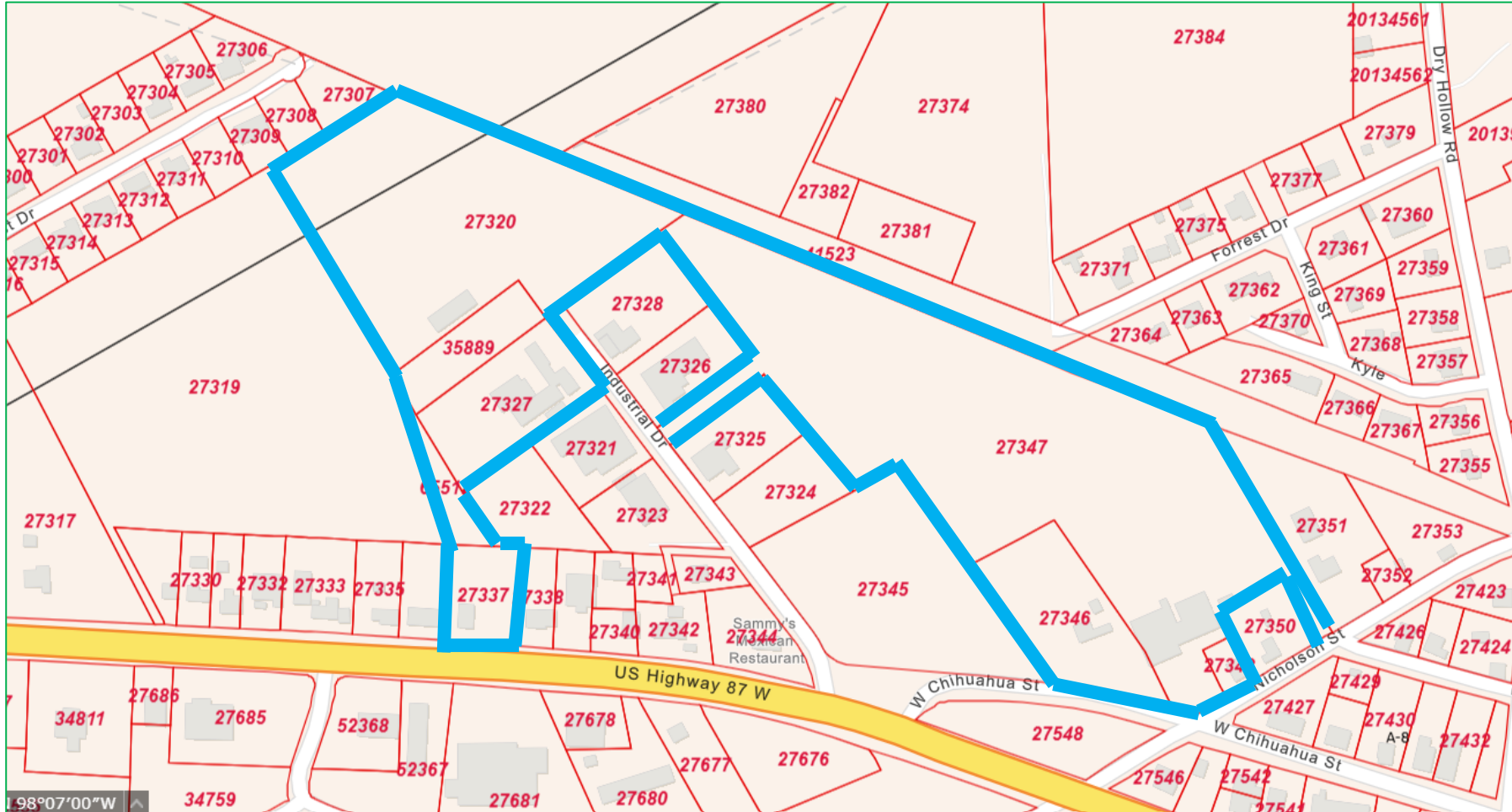
A: Each Host has their own rules about generators. If a Host location allows the use of generators on their property, this would appear in the "Suitability" section of the Host profile page. You can also set this as one of your preferences while you are searching for Host locations on the map. Many of our Hosts are fine with running quiet generators sparingly. You will need to be respectful of other RV's or neighbors who are near to where you are parked.

Q: How long can I stay?

A: This varies depending upon the Host. Some Hosts offer one night, while others offer our maximum at five nights. Guests are restricted to a maximum of 5 nights in a 90 day window with the same host, for insurance purposes. This can be one 5-night stay if the host offers that many nights, or several shorter stays.

What is the Church of Christ's Zoning?

Wilson County Appraisal District



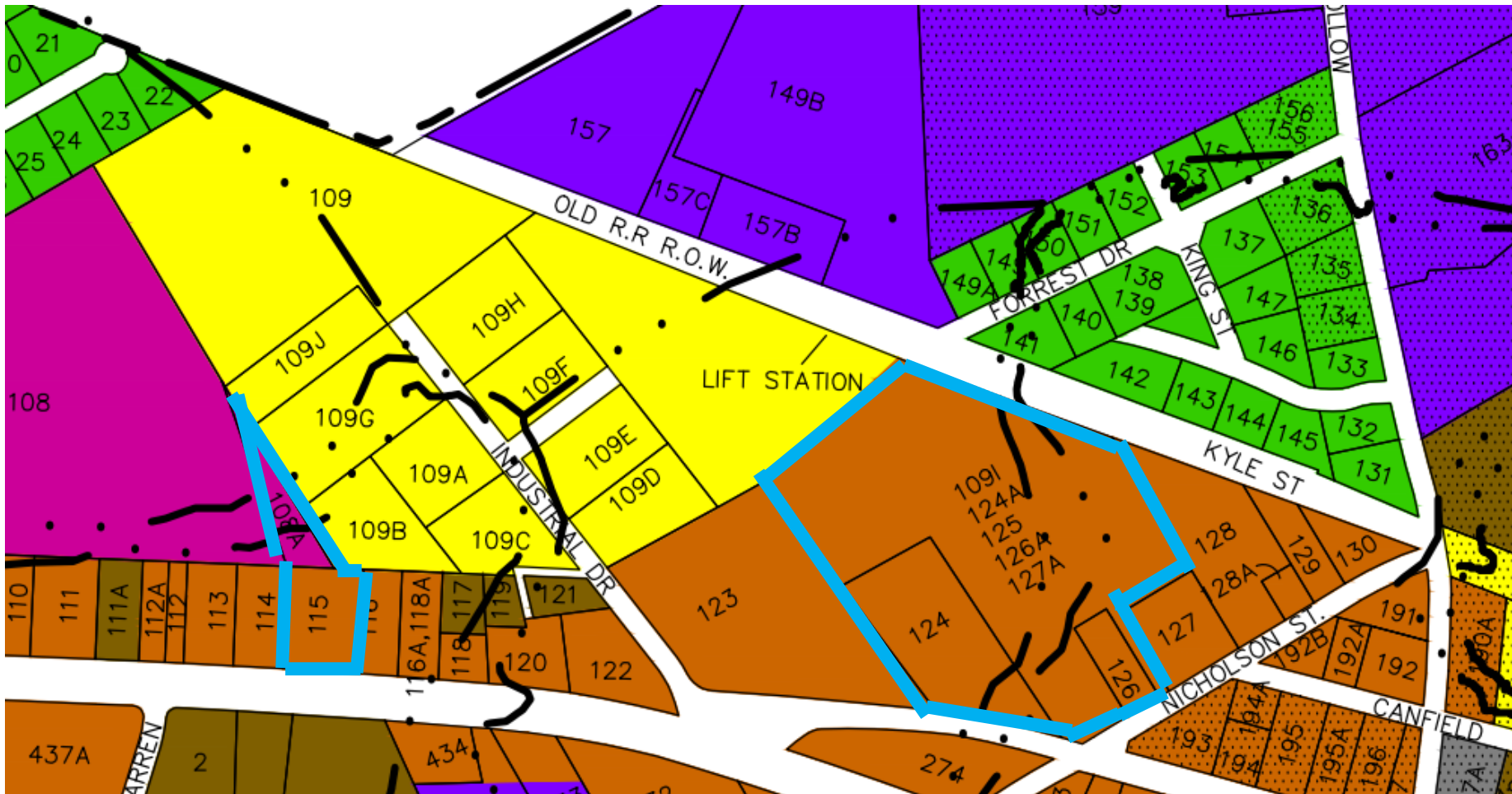
Christ Church Properties

- 27337
- 65512
- 27322
- 27327
- 35889
- 27320
- 27347
- 27346
- 27348

Zoning Use Chart

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
P	S	P		Bed and Breakfast		P	P			S	
		S		Bed and Breakfast with Event Facilities		S	S	S		S	
		P	S	Boarding/Rooming House		S					
		S	S	Cabin or Cottage (Rental)							
		P		Condominiums/Townhouses		P	P			S	
		P		Continuing Care Facility		P	S				
P	P	P		Guest Home		S	S			S	
			P	Manufactured Home HUD Code							
			P	Manufactured Home Park							
			P	Manufactured Home Subdivision							
				Motel/Motor Hotel/ Motor Lodge/Hotel		S	P	P			
		P		Multi-family Residence/Dwelling		P	S				
		S	P	Recreational Vehicle/Motor Vehicle Park		S		S			
				Residential Use in Buildings with Non-Residential Uses Permitted in the District	P	P	P	S	S	P	S
		P		Retirement Housing/Assisted Living		P	P				

Areas that Support a Special Use Permit



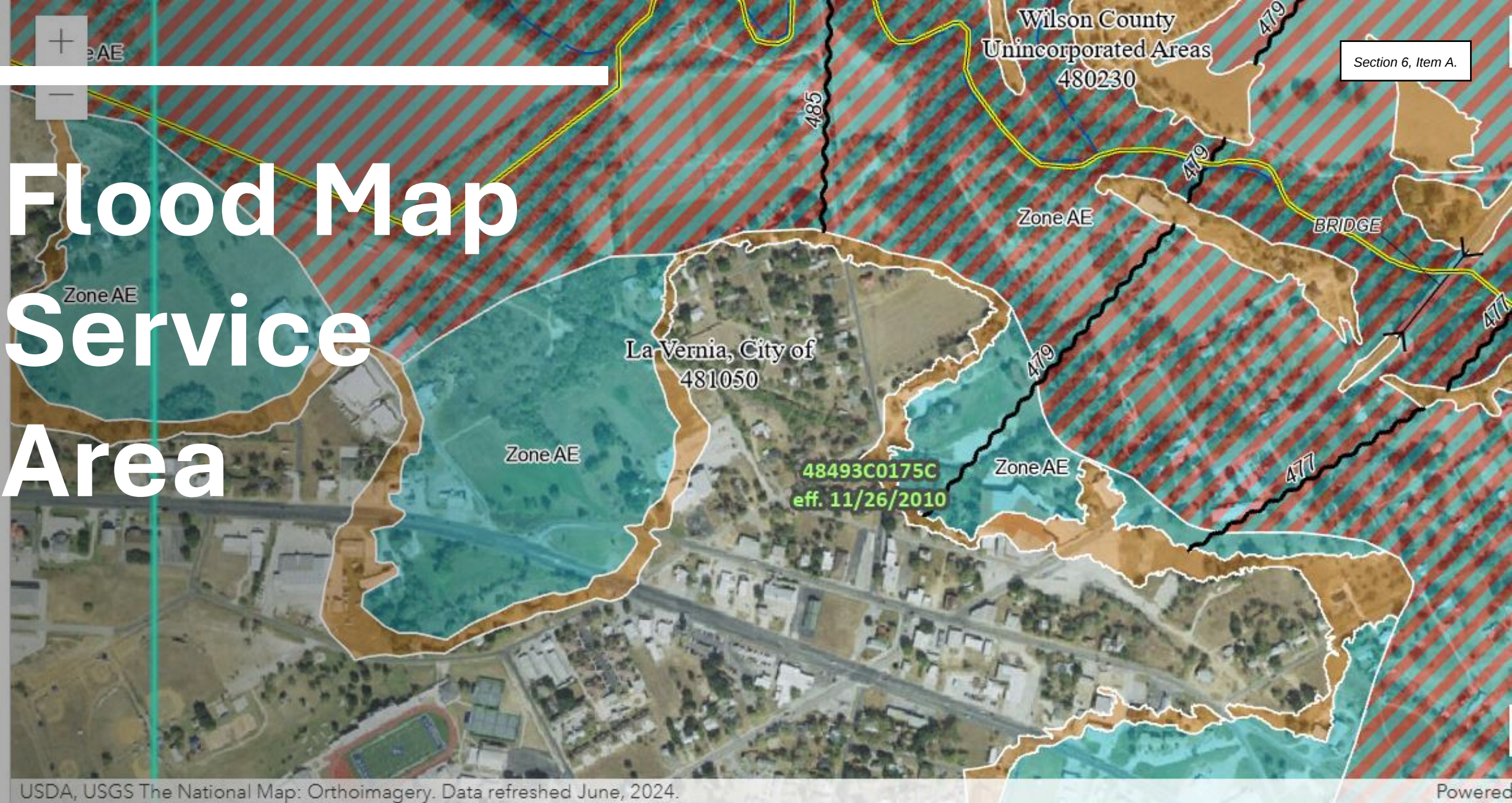
Require special permits for Recreational Vehicle/ Motor Parks.

- R2 (.432 acres)
- C1 (.8664, tentatively 1/2 of 14.518, 2.14, .29)

Per the Ordnances: Industrial zoning does not allow Recreational Vehicles / Motor Parks.

Federal Emergency Management Agency (FEMA) Considerations

Flood Map Service Area



Section 6, Item A.

USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

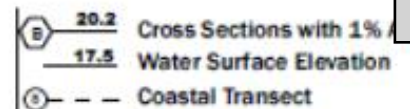
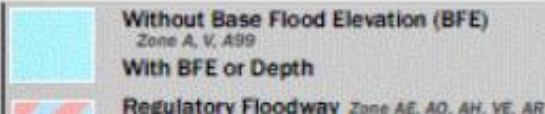
Powered

PIN



Approximate location based on user input
and does not represent an authoritative
property location

**SPECIAL FLOOD
HAZARD AREAS**

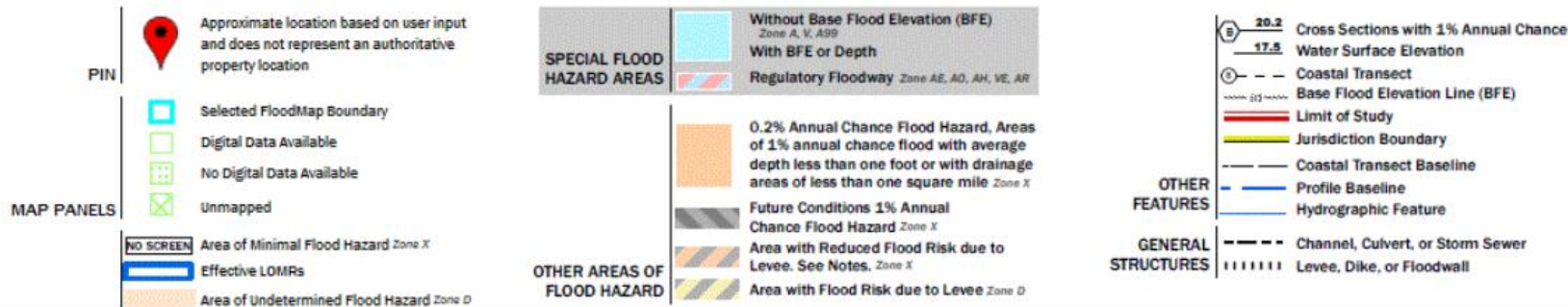


24



C1 (Retail) Zoning

*Estimated overly on FEMA's Website Map



Questions, Concerns, Recommendations

Questions / Concerns

- Offering Hook Ups?
 - Illegal Dumping / “Spillage”
 - Noise (Generators)
- Property Wear & Tear
 - Improved / Unimproved
- Flooding / Acts of Nature
- Animals
 - Yes or No?
 - Spays / Neuters and Vaccines

Possible Recommendations

- Create an improved around with parking pads and hook ups
 - Electric
 - Sewer
 - Water
- Include Flooding / Acts of Nature precautions