

PLANNING COMMISSION CASE REPORT

Case Number: 2015-053

PC Meeting Date: 02-23-15

Applicant Request**Revocable Special Permit for a Permanent Amusement Resort Facility**

Property Location:	947 Up The Creek Trail
Property Owner:	Lindsey Miller
Applicant:	Lindsey Miller

Project Description

- Develop a 12.86-acre retreat center/event facility with 4 cabins, amphitheater, pavilion, restrooms, walking trails, and a scenic overlook.

Site Analysis**Site Description**

- The 12-acre wooded site is located approximately 540 feet north of Suck Creek Road near the Hamilton County and Marion County line.
- Access: Currently, a private easement (Up The Creek Trail) provides access to a single-family home on the site. This easement is accessed from Suck Creek Road at the Suck Creek bridge.
- Land Uses: Most of the immediate area is undeveloped and wooded with a few single-family homes and cabins to the west and along Suck Creek Road.

Zoning History

- The site is currently zoned A-1 Agricultural District and surrounded by the same zoning district.
- Nearby zones are R-5 Single-Wide Manufactured Home District, R-2A Rural Residential District, C-2 Local Business Commercial District, and C-1 Tourist Commercial District.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Special Permit for a Permanent Amusement Resort Facility is only permitted in the A-1 Agricultural District.
- There is no current adopted land use plan for this area.

Key Findings

- The proposed use (rental cabins with outdoor event space) is not consistent with surrounding residential uses.
- There are no Permanent Amusement Resort Facilities within the immediate vicinity of this site.
- The proposal would set a precedent for future requests.
- While the proposed outdoor resort with a few cabins seems like a potentially appropriate use for this site given its proximity to Suck Creek and Prentice Cooper Wilderness, staff was concerned about the compatibility of the use with existing residential properties and adequate transportation infrastructure (currently a gravel road) and emergency vehicle access to service this use.

Staff Recommendation

Deny.