

Zack Watson's APPEAL Tax Map ID 5226-DO-01700 File CU 23-06

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Concerning the Appeal of the denial of Zack Watson's application for a Type 1 Home Occupation Conditional Use Permit

1503.5 D Requires that the site is timely, considering the adequacy of the transportation systems.

Berry Hill Lane and Landreth Lane are single lane gravel private roads. These roads are barely adequate for the existing residential traffic only because the neighbors accommodate each other. Berry Hill Lane has numerous potholes and drainage problems which have been aggravated by the increased traffic associated with the Watson property. Allowing a business to operate at the end of this road would make matters worse. Improvements to the roads, such as widening, would require the agreement of 75 percent of the households on each of the roads. This is unlikely since most of the residents oppose the business and oppose widening the road for fear that it will increase the speed of traffic.

1503.5 E Requires that the proposed use will not alter the character of the area in a manner that limits or impairs the use of surrounding properties for the primary uses listed for the district.

The primary uses listed for the district are rural residential. The increased traffic associated with this business will impair our ability to get in and out of our residences. The noise and traffic will alter the rural character of the neighborhood and our ability to enjoy our property.

1503.5 G Requires that the proposal will not create hazardous conditions.

Increased traffic on the roads will create a hazardous situation. Delivery vehicles already tend to drive too fast for narrow residential roads. The additional deliveries and customers are unlikely to behave any better. Current speed limit signs are ignored and residents do not have the tools to enforce safe driving. This business will bring customers into a private neighborhood on private roads. These are not friends or relatives of the residents; they are strangers with no connection to the neighborhood and pose a potential hazard.

1507.3 B Requires that the Home Occupation not interfere with the other uses permitted in the zone.

This is similar to 1503.5 E and raises the same objections.

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