

Development Review Comments Letter

6/17/2024 9:35:59 AM

REYNOLDS DAVID D

COMP PLAN SMALL SCALE MAP AMENDMENT #31424

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Comp Plan Small Scale Map Amendment	N/A	INFO	911	
2	Comp Plan Small Scale Map Amendment	Per utilities any commercial use will require connection to public water and sewer. Any abandonment permits for septic or well will require permits through the Department of Health in Marion County.	INFO	DOH	
3	Comp Plan Small Scale Map Amendment	Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to operate a service & repair business as well a retail store for irrigation parts. Stormwater is not opposed to this property usage. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN	
4	Comp Plan Small Scale Map Amendment	The proposed use is not likely to generate a significant amount of traffic.	INFO	ENGTRF	
5	Comp Plan Small Scale Map Amendment	No Comments	INFO	ENRAA	
6	Comp Plan Small Scale Map Amendment	Approved	INFO	FRMSH	
7	Comp Plan Small Scale Map Amendment	No tree removal without tree removal permit or DRC approved site plan	INFO	LSCAPE	
8	Comp Plan Small Scale Map Amendment	PROPOSED CONDITION - IMPORTANT - while residential use is acceptable to continue on the well & septic, conversion of any structure by change of occupancy or modification from residential to commercial use requires connection to the public water main	INFO	UTIL	

Attachment C

		on the north side of SE Hwy 42 AND the public sewer main on the south side of SE Hwy 42 for all structures on the property. The septic(s) must be abandoned; the well can remain for irrigation only. Additional development will also be required to connect to water & sewer.			
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