

ATTACHMENT C



SUBMITTAL SUMMARY REPORT PL ZoneChg-000455-2026

PLAN NAME: Backhoe Boys ZC_39278-003-00	LOCATION: 0
APPLICATION DATE: 03/03/2026	PARCEL: 39278-003-00
DESCRIPTION: Rezoning Request for Peanut Park from A-1 and A-3 to R-1 for use of Residential Development They are changing the zoning on 31.13 acres of the 36.73 acre parcel.	

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Owner	Stan Salsar	Backhoe Boys, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	03/06/2026	03/20/2026	03/23/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/20/2026	03/06/2026	Not Required
<i>Comments</i> 911 Review Not Required				
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/20/2026	03/09/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/20/2026	03/06/2026	Approved
<i>Comments</i> Marion County has reviewed and approved the concept plan as provided for the location. Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Madeloni	03/20/2026	03/06/2026	Informational
<i>Comments</i> The review will be conducted at the time of the reporting process.				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/20/2026	03/09/2026	Informational
<i>Comments</i> no tree removal prior to DRC site plan approval				
OCE Property Management (Plans) (Office of the County Engineer)		03/20/2026	03/20/2026	Not Required
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/20/2026	03/09/2026	Informational
<i>Comments</i> Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 & A-3 to R-1. Parcel# 39278-003-00 is currently zoned A-1, A-3, & B-2 and is a total of 36.73 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, this parcel currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/20/2026	03/11/2026	Not Required

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OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/20/2026	03/20/2026	Informational

Comments

A traffic methodology has been submitted and is under review. Based on the information contained in the methodology, this development is expected to generate 3,256 net new daily trips and 159 PM peak hour trips. The development is only expected to have a significant impact to SE 92nd Loop from US 441 to the site entrance. All of the roads near the project are expected to remain below the adopted level of service standard with the project traffic. The study will evaluate the capacity on SE 92nd Loop from US 441 to the site entrance as well as the intersection of CR 25 at SE 92nd Loop, US 441 at SE 92nd Loop and the project entrance.

The project proposes one main entrance and one emergency entrance. This will create long trips lengths for exiting vehicles coming from the south end of the subdivision. This long trip length is likely to result in increased instances of speeding. Additionally, the emergency access may just create a situation allowing people to illegally access SE 92nd Loop instead of driving all the way north to the main entrance. It is recommended that the emergency access be modified to a permanent right-in/right-out access.

The development proposes stubbing out access to an undeveloped Medium Density Residential parcel near the northeast corner of the development. There is also a commercial and medium density residential parcel in the northwest corner of the development which are located near the intersection of CR 25 at SE 92nd Place. The development should be required to provide a stubbed out roadway along the eastern edge of the northern commercial area to provide future access for the medium density residential parcel as well as cross access through the commercial area to the commercial zoned parcel.

Recommended Conditions:

1. Provide a regular right-in/right-out access in place of the emergency access at the south end of the development.
2. Provide a stubbed out subdivision street along the western edge of the commercial area to the residential parcel to the north.
3. Provide a cross access easement from the northern commercial area to the commercial parcel to the north.

Utilities (Plans) (Utilities)	Heather Proctor	03/20/2026	03/06/2026	Informational
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Comments

Parcel is located within the City of Belleview utility service area. During the Improvement Plan or Major Site Plan review process, Marion County Utilities will require a letter of availability and capacity from the City of Belleview Public Works Department.

Marion County Utilities has no further comments regarding this zoning change.
