

Development Review Comments Letter

7/23/2025 11:55:37 AM

CESAR E AMPARO
ZO SUP #32993

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A	INFO	911
2	Special Use Permit	Protect drainfield area from trucks	INFO	DOH
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of parking company trucks. Parcel # 44602-000-01 is currently zoned A-1 and is 1 acre in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 4,744 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN
4	Special Use Permit	7/8/25 - RECOMMEND DENIAL: LDC Sec. 4.3.21.1(1) allows for parking of one commercial vehicle by approved Special Use permit for a residentially zoned property less than 5 acres, provided certain conditions are met. LDC Sec. 6.11.8.F requires parking to accommodate unobstructed free flow of traffic along S HWY 475 which is a county collector road having a speed limit of 55 mph. By requesting parking of 7 truck tractors and 9 trailers up to 53' in length unsupported by the existing zoning / land use, applicant is proposing a commercial use for which no formal review is being conducted and for which no circulation plan has been provided to ensure that no backing into or out of the high-speed collector road would occur.	INFO	ENGTRF
5	Special Use Permit	APPROVED	INFO	FRMSH
6	Special Use Permit	Buffer screening along 475 is recommended, How will trucks access site? Number of trailers (7) seems excessive for parking on residential property	INFO	LSCAPE
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR
8	Special Use Permit	APPROVED - MCU service area but for truck parking only, no water/wastewater impact.	INFO	UTIL
9	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE