



SUBMITTAL SUMMARY REPORT Waiver STA-000004-2025

PLAN NAME: Proposed commercial development at 11180 SE Maricamp Rd **LOCATION:**

APPLICATION DATE: 11/12/2025 **PARCEL:** 3758-030-001

DESCRIPTION: We are proposing a commercial development on parcel 3758-030-001. Pursuant to Section 6.8.6 of the Land Development Code (Screening/Landscape Buffer Requirements Table), a buffer wall is required along the east and south property boundaries, identified as Buffer D on the east side and Buffer B on the south side.

In lieu of the 6-foot concrete masonry wall prescribed by code, we respectfully request approval to provide an enhanced landscape buffer designed to meet and exceed the intent of these requirements. The proposed landscape plan offers an equivalent level of screening while maintaining the site's natural features and complementing the surrounding environment.

Constructing a wall in these locations would result in the removal or disturbance of healthy, mature vegetation and could create a more rigid visual character that is inconsistent with the existing aesthetic along SE Maricamp Road. The enhanced landscape buffer, by contrast, achieves the same functional and visual objectives of the code while preserving existing trees, protecting root systems, and reinforcing the rural and green character of the corridor.

We believe this approach aligns with the spirit and intent of Section 6.8.6 by providing effective visual screening through environmentally sensitive design. The result is a more sustainable and visually cohesive solution that benefits both the site and the surrounding community.

CONTACTS	NAME	COMPANY
Applicant	James Brock	Twin Rivers Capital
Applicant	Lindsey Klein	Twin Rivers Capital

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.	11/25/2025	12/08/2025	12/24/2025	Approved

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/08/2025	12/23/2025	Approved	
Fire Marshal (Plans) (Fire)	Roxanna Coleman	12/08/2025	11/25/2025	Not Required	
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	12/08/2025	12/09/2025	Informational	
<i>Comments</i>	Staff recommends approval. Defer to Parks and Rec Landscaping.				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/08/2025	11/25/2025	Informational	
<i>Comments</i>	1. Staff would support waiver request 2. Off site trees should not be included in existing tree count				
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/08/2025	12/10/2025	Not Required	
OCE Property Management (Plans) (Office of the County Engineer)		12/08/2025	12/09/2025	Informational	
<i>Comments</i>	ROW Is not a reviewer on this type of project -EMW 12.09.25				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/08/2025	11/25/2025	Informational	
<i>Comments</i>	Defer to Landscape				
OCE Survey (Plans) (Office of the County Engineer)		12/08/2025	12/17/2025	Not Required	
OCE Traffic (Permits & Plans) (Office of the County Engineer)		12/08/2025	11/25/2025	Not Required	
OCE Utilities (Plans) (Utilities)	Heather Proctor	12/08/2025	12/11/2025	Approved	
<i>Comments</i>	Parcel 3758-030-001 is within the Marion County Utilities (MCU) service area. MCU has no comment on the landscape waiver. MCU staff will provide water and wastewater comments during Site Plan Review.				
	The parcel is outside the Urban Growth Boundary and within the Primary Springs Protection Zone.				