

Staff Report

Subject: Variance
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Department: Development Services
Meeting Date: April 15, 2025

Item Description: Cole Simmons request approval for a **variance from Appendix C Article III Section 3.4 to allow the placement of a mobile office trailer within the buffer located at 100 Crimson Way. [Map#465 Parcel #1].**

Summary Recommendation

Staff has reviewed the application and recommends **approval** for the **variance**.

Executive Summary/Background

- The requested approval of the **variance** is a requirement of **Article III – General Provisions Section 3.4 Buffers:**

The purpose of this section is to:

To provide minimum separation and screening of different land uses. To minimize the adverse effects of commercial and industrial land uses on surrounding property and public thoroughfares; to act as a filtration zone for storm water; to make the environment more visually attractive; and to preserve the tree canopy in the county.

A.4.1 **Buffer** design standards:

- A. *Plant material: Existing plant materials including understory vegetation in **buffers** shall be maintained whenever possible. AH trees over six inches diameter at breast height (dbh) shall be retained. Additional planting may be required when existing plant material is inappropriate for screening. Additional landscaping may be added at the property owner's discretion.*
- B. *Encroachment: **Buffer** areas should remain natural. The following are the only permitted encroachments:*
 - 1. *Drainage ditches, utility, and service lines provided that they are approximately perpendicular to the property line.*
 - 2. *Sidewalks and pathways that connect multiple parcels.*
 - 3. *Lighting fixtures.*
 - 4. *Signs.*
 - 5. *Flagpoles.*
 - 6. *Structural elements: Privacy fences or walls located in a **buffer** shall provide a minimum of two feet from the element to the exterior property line to allow for plant material.*
 - 7. *Landscaping retaining wall if integrated into the **buffer** and subject to approval by the zoning administrator.*
 - 8. *Berms, subject to the following standards if encroaching within a **buffer**:*

- The property is approximately 9.001 acres.
- The property is zoned R-3.
- The applicant is requesting a variance to allow the placement of a mobile office trailer within a buffer.
- The mobile office trailer is adjacent to Goshen Rd and the neighboring property, The Learning Treehouse Preschool and Daycare.
- The mobile office trailer is essential for the construction site, and currently the applicant is unable to meet the buffer requirements. The buffer requirements for his property (R-3) and the Learning Treehouse Preschool and Daycare (AR-2) is 30ft.

Determination:

Staff has reviewed the application, and the application is complete.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Site Plan 2. Permit Application