

Matthew Brown

From: Chasity Davis <planning@summerdaleal.com>
Sent: Thursday, September 9, 2021 10:13 AM
To: Matthew Brown
Subject: Re: Hookbone RV Park

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Good morning Matthew,

The variance that was given to section 5.3.5 Lot sizes of land not subject to zoning. That section covers lot sizes and setbacks.

I will give you some back information on Summerdale's RV Regs and maybe that will give you some insight as to why these variance were granted.

In 2018, Diane Burnett discussed, with the Planning Commission, the Magnolia Springs case and the Attorney General's Opinion on RV parks. It was at that time the Planning Commission decided they wanted to be able to regulate RV parks as subdivisions. The Planning Commission added the RV park regulation section to our Subdivision regulations. Summerdale had no RV parks presented to us from that time until Hookbone RV. It was when Hookbone RV came along that we discovered that in addition to the RV park regulation section, because we were seeing them as subdivisions, ALL of the regulations would apply. That being said, everything that would apply to a regular subdivision, would have to apply to Hookbone - they would be required to have sidewalks, a lighting plan, paved streets etc. Just like any other subdivision. Each lot or space would have to be at a minimum of 10,000 sq ft and 75 ft of frontage.

The Planning Commission understood this is not a typical single family subdivision and thus should not be required to meet the same requirements. The Planning Commission also understood that adjustments to our Subdivision Regulations in regards to future RV parks would have to be made in order to be more feasible so these issues we were facing with Hookbone would not be issues with the next RV park. This is why each variance request was looked at thoroughly and discussed by our Planning Commission members. Some variances were granted, some were not. We had an engineer do a thorough review of the park and had an attorney present in the meeting to answer any Planning Commission member questions that pertained to any variances.

We have since consulted with an attorney on the updates to our Subdivision Regulations to ensure our RV parks are still considered subdivisions but with their own set of specified requirements.

I hope this information helps.

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