



BZCU-24-47

Conditional Use Permit

Status: Active

Submitted On: 6/6/2024

Primary Location

1000+ E Fulton St
Madison, IN 47250

Owner

Applicant

 HDL Holdings Properties
 812-493-5060
 ggriffin@hdlholding.com
 748 Scott Ct
Madison, IN 47250

General Information

Are you the property owner?*

No

Property Owner Information

Property Owner Name*

HH HOLDING

Street Mailing Address*

748 Scott Ct

City*

MADISON

State*

Indiana

Zip Code*

47250

Phone Number*

8124935060

Email

ggriffin@hdlholding.com

Permit Information

Type of Application

Initial Application

Zoning Classification

Residential Agricultural District (R-A)

Legal Description of Property

010-05201-00 W 1/2 VACATED SECOND ST ORD 1996-4 10-68-16 1390 E
FULTON ST

Description of Existing Use

VACANT LOT

Description of Proposed Use

SEASONAL CAMPING

Proposed Schedule of Uses Category #

749

Narrative

Is this use in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of District Regulations adopted by Section 7.00 for the zoning district involved?*

YES, OTHER RECREATION INCLUDING CAMPING AND PICNIC AERAS ARE PERMITTED ON PROPERTIES ZONED RA IF THE OWNER HAS A CONDITIONAL USE PERMIT.

Will this use be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Zoning Ordinance?*

YES, THE USE OF THIS PROPERTY WILL BE HARMONIOUS WITH AND IN ACCORDANCE WITH THE GENERAL OBJECTIVE OF THE CITY OF MADISON, IN.

Will this use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area?*

YES, THE PROPERTY WILL BE DESIGNED TO BE HARMONIOUS AND APPROPRIATE IN APPEARANCE WITH THE EXISTING OR INTENDED CHARACTER OF THE GENERAL VICINITY.

Will this use not be hazardous or disturbing for existing or future neighboring uses?*

YES, THE PROPERTY WILL NOT BE HAZARDOUS OR DISTURBING TO ANY EXISTING OR FUTURE NEIGHBORING USES.

Will this use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services?*

YES, THE PROPERTY WILL BE SERVED ADEQUATELY BY ESSENTIAL PUBLIC FACILITIES AND SERVICES.

Narrative (Continued)

Will this use not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community?*

YES, THE PROPERTY WILL NOT CREATE EXCESSIVE ADDITIONAL REQUIREMENTS AT PUBLIC EXPENSE TO PUBLIC FACILITIES AND SERVICES NOR WILL IT BE DETRIMENTAL TO THE ECONOMIC WELFARE OF THE COMMUNITY.

Will this use not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors?*

YES, THE USE OF THE PROPERTY WILL NOT INVOLVE ANY ACTIVITIES, PROCESSES, MATERIALS, EQUIPMENT OR CONDITIONS THAT WOULD BE DETRIMENTAL TO ANY PERSONS OR PROPERTY OR THE GENERAL WELFARE.

Will this use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?*

YES, THIS PROPERTY WILL HAVE TO HAVE A DRIVEWAY INSTALLED THAT WILL NOT INTERFERE WITH TRAFFIC OR SURROUNDING PUBLIC THOROUGHFARES.

Will this use not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance?*


YES, THIS PROPERTY WILL NOT RESULT IN THE DESTRUCTION, LOSS OR DAMAGE OF NATURAL, SCENIC, OR HISTORIC FEATURES OF IMPORTANCE.

Acknowledgement

Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, accross streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information. Proof of the Certified Mail receipts and the corresponding returned green cards shall be given to the Planning Office at least one (1) working day prior to the scheduled meeting. The Board will not review the application unless these are received.

I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations.

Digital Signature*

 Dave Griffin
Jun 6, 2024



or your map.

320.57

E Patton St

E Patton St

RV Gravel Pad
15 x 50'

Site
40' x 80'

30/60a electric with
water hookup

LOT # 1
124' WIDE
229' LONG
W ← E
N ↑ S

LOT # 2
116' WIDE
235' LONG
W ← E
N ↑ S

LOT # 3
57' WIDE
230' LONG
W ← E
N ↑ S

LOT # 4
20' WIDE
220' LONG
W ← E
N ↑ S

HH HOLDINGS, LLC
748 Scott Court
Madison, IN 47250
(812) 571-6770

April 26th, 2024

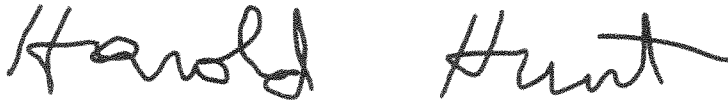
To whom it may concern,

I give permission for Dave Griffin to file for conditional use permits for the following properties:

HH Holdings	1000+ E Fulton Street
HH Holdings	1339 E Fulton Street
HH Holdings	1000+ E Fulton Street
HH Holdings	1000+ E Fulton Street
HH Holdings	1000+ E Fulton Street
HH Holdings	1000 E Vaughn Drive

If you have any questions, please contact me at (812) 292-0803,

Thanks,

A handwritten signature in black ink that reads "Harold Hunt". The signature is written in a cursive, flowing style.

Harold Hunt
Owner

GENERAL CAMPGROUND RULES

- 1 Alcoholic beverage are **NOT** permitted outside of your campsite **must be 21+ to consume alcohol**
- 2 Pets must be on a leash and always attended to. Owners are responsible for cleanup of any accidents made by your pets
- 3 Children may not be left unattended in the campground at any time.
- 4 Swimming in the river is strongly discouraged
- 5 No fishing in the river without the required state permit
- 6 Fireworks are strictly prohibited in the campground
- 7 Only standard golf carts are permitted. Carts must have proper City permits and insurance. Drive must be 18+ and have a valid driver's license **NO ATV/UTV's**
- 8 Fires are only permitted in grills and fire rings only
- 9 Keep campsite clean free of trash and always mowed ...If we must clean or mow you will be charged a fee
- 10 If you plan on being away from your campsite for an extended period, please shut off water to your camper just incase of a leak
- 11 Campsites are seasonal spot from mid-April to the end of October if you pull your camper out for a weekend you can **NOT** rent or let anyone use your spot
- 12 This is the most important rule always be respectful to our fellow campers and neighbors. No loud music at anytime
- 13 **Quite hours are from 11:00pm- 7:00am. You are welcome to sit around your campsite-fire pit as late as you like, but please turn off all radios and hold down the noise**
- 14 All complaints will be revied by property owner and management

In case of emergency please call 911