



## BZCU-24-44

### Conditional Use Permit

Status: Active

Submitted On: 6/3/2024

### Primary Location

1339 E FULTON ST  
MADISON, IN 47250

### Owner

HH Holdings LLC  
SCOTT CT 748 MADISON, IN  
47250

### 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

HHUNT@HDLHOLDING.COM

## Permit Information

### Type of Application

Initial Application

### Zoning Classification

Residential Agricultural District (R-A)

### Legal Description of Property

010-01639-00 LOTS 2,3,4 & PT LOT 5 BLK 2 FULTON PT 10-68-2 1339 E  
FULTON ST

### Description of Existing Use

VACANT LOT

### Description of Proposed Use

SEASONAL CAMPING LOTS  
FOR FAMILY AND FRIENDS

### 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 Areas are permitted on properties zoned Residential Agricultural (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 the property will be harmonious with and in accordance with the general objectives 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 and maintained 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 to 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 an additional expense to the public, 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 this property will not involve any activities, processes, materials, equipment, or conditions that will be detrimental to any persons, 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?\***

This property already has a vehicular approach that will be used in the new design.

**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 major 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 3, 2024



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

April 26<sup>th</sup>, 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, appearing to read "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 all 911**