

**Agenda Item #4**

REZ-2023-06 Camp Resort at Wild Adventures, 3766 Old Clyattville Road, A portion of Tax Map 0093 – Parcels 067 & 071

Current Zoning: P-D (Planned Development)

Proposed Zoning: P-D (Planned Development/Amended)

Mr. Dillard presented the case in which the applicant is requesting to amend the previously approved Planned Development (PD) site plan (LO-95-08) to include a multi-phased "Safari Campground" with sites for RV, cabins, glamping, and amenities on the property. The original approval from the County in 1995 did list "overnight lodging and group accommodations" and "bed and breakfast and other types of lodging accommodations..." as an allowed use on the property, also noting "...Any changes of use, additions or deviations from the approved site plan in the future, must receive building permits and be reviewed and approved as though it were a separate Planned Development district."

The subject property has frontage on Old Clyattville Road, a major collector (3000 to 6000 Vehicles per Day), and therefore within the Old Clyattville Road Corridor Overlay District. The Comprehensive Plan depicts the subject property within the Urban Service Area and as a Regional Activity Center which permits P-D zoning.

Per the letter of intent, "~4.4M [people] are considered to be in the Qualified Target market and have qualifying interest in camping, animal experiences and/or are RV owners. Roughly 90% of these households live between 100 and 300 miles away, and include major markets like Atlanta, Jacksonville, Orlando and Tampa. In general, the Wild Adventures experience as it is today is highly appealing to most demographic segments. The Safari Campground and associated lodging options [with] safari views from Cabins and RV sites, and VIP access to the parks, are highly appealing to a majority of the Qualified Target Market."

The TRC reviewed the amended site plan and had no objections, while also finding the request consistent with the Comprehensive Plan and existing land use.

Commissioner Rountree asked if both phases would be built concurrently. Mr. Dillard answered yes, over approximately 18 months. Commissioner Miller asked for verification that the landscaping plan would be reviewed during the plan review process, which Mr. Dillard affirmed.

Chairman Hightower opened the Public Hearing portion of the case.

No one spoke either in favor of or against the request.

Chairman Hightower called for a motion. Motion by Commissioner Wildes to recommend approval of the amended PD site plan as presented. Commissioner Miller second. All voted in favor, no one opposed (7-0). Motion carried. \*\* Commissioner Ball arrived at 5:45 p.m.\*\*