

Original rezone request:

A request by Brittani Wallace to change the zoning district of Parcel Number 300-57-074A from RU-36 (rural, minimum lot area 36 acres) to MH-18 (RV park, minimum lot area 1800 sq. ft.)

Ms. Wallace owns a two-acre parcel at 31 Green Lane in the York area. There is an existing home on the property that needs to be remodeled. Ms. Wallace wants to put 3 RVs on the property to generate income to remodel the house. To accommodate this desired use the zoning district needs to change from RU-36 to MH-18. Ms. Wallace does not want to put in a traditional “RV Park” just enough spaces to cover the cost of remodeling the home.

Location Information:



- Water** – Private wells
- Sewer** – Onsite wastewater
- Electricity** – DVEC
- Gas** – DVEC
- Roads** – Roads are county maintained

Public objections:

The consensus is that the neighbors do not want an “RV Park” in that area. They believe that it will create traffic issues, there will be undesirable people renting, and that it will bring down property values. They all agree that there would be safety issues, the elderly live out in the area, and there is no guarantee the property would be cared for correctly. They are also concerned this will lead to more people wanting to put RVs in their backyard to generate income. There have been 4 specific neighbors that have been very vocal in their opposition to the plan, and they came to the original meeting on 5/23/24 to voice their concerns.

This request was presented to the Planning and Zoning Commission on 5/23/2024. A motion to approve was made but died for lack of a second. The commission took no further action on this agenda item and it is now before the board with neither a favorable nor an unfavorable recommendation from the commission.

Planning and Zoning Comments:

RV parks in this area of the county are not out of the ordinary. There are several RV Parks and mobile homes in the area. There is likely adequate room for a septic system to service both the existing residence and the proposed RV spaces while meeting the required setbacks. As noted above, opposition to this request exists based on logistics and safety. However, the requested use is similar to other land uses in the area.