

SHELBY PLANNING COMMISSION

Neighbors object to trailer park

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The Shelby County Planning Commission Monday approved a small rental trailer park in a Camp Branch neighborhood in an area without zoning.

Joe Ballard had satisfied the requirements of the subdivision regulations applying to mobile home communities, planning commissioners said, so they had no recourse but to approve his plan unanimously.

The story might have been different, said Planning Commissioner Russ Hale, if the area came under Shelby County's zoning regulations. Shelby County's unincorporated area is divided into beats, some are zoned and some are not. For a beat to have zoning, residents must vote for it. The Camp Branch area rejected zoning several years ago.

Ballard will be putting five rental mobile homes on a 2.8-acre tract on Camp Branch Road about 1,000 feet from its intersection with Shelby County 26. The trailer park will have a paved street and a playground.

Bobby Whaley, who spoke against the park, complained that the homes will create more traffic in the neighborhood. Besides Whaley, Tammi Horton worried that "it will lower property values. Camp Branch Road is a beautiful area. There is a new subdivision, Saddle Lake Farms. It could be a pricey neighborhood. The property is valuable and shouldn't be used for a mobile home park."

John Hall, who said he voted for zoning, told the planning commission that he was concerned about "traffic and the impact on our water and power." The power demand is high for the available lines in the area, he said.

"Progress usually involves improvement," said Sandra Sprayberry of Saddle Lake farms, "And I am concerned if these are to be rental units."

"The way I understand it is that, as long as the applicant meets the manufactured home community regulations, then we do not have any other authority," said Planning Commissioner Ralph Thomas before the 7-0 vote. "Typically it is cases like this that make people try to get their areas zoned."

"What we are dealing with is a black and white issue," said Planning Supervisor Todd McDonald. "If they meet the technical terms, there is no way the planning commission can say no. Without zoning control, we have no way of saying where a use can go or not go."