

Facebook Group – Brown County Matters

Comments as of 10/27/ 2021 at 10:45 am.

[Tim J. Clark](#) shared a post.

Admin

· [Oclt9tocbc0oeri08 5c294 4at 4cr:11283 P5dM](#) ·

Proposed 185 site luxury RV park. "The developers require an exception to zoning regulations to move forward. The Board of Zoning Appeals will hear this proposal on Wednesday, 10/27, at 6:00 pm in the County Annex building (Salmon Room)

[Kevin McCracken](#)

[Oclt9tocbc0oeri08 5c294 4at 4cr:11185 P5dM](#) ·

These are the documents from a proposed 185 site luxury RV park intended for development on Old SR 46 near the north entrance to the state park.

It would be a few hundred yards from my home.

I oppose this development simply because of the noise and the traffic. Imagine the congestion that 185 travel trailers will add to the already heavily congested Old SR 46/ Hwy 46/ North entrance to the park intersection.

The developers require an exception to zoning regulations to move forward. The Board of Zoning Appeals will hear this proposal on Wednesday, 10/27, at 6:00 pm in the County Annex building (Salmon Room).

I don't know if there is a Zoom option.

If you oppose this development, please attend the meeting. If you are so inclined, voice yourself opposition. Public opinion matters with local issues like this.

6Sean Hildreth and 5 others

61 Comments

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61 Comments

All Comments



Michael Spalding

Sorry I don't have the time to dig deep enough to find it out myself, but is this the old Nashville Opry property? Not sure of any flat open land in that area other than that

Kara Miller

Michael Spalding no it's not.

1

Tim J. Clark

Admin

Michael Spalding Project address listed as: 1415 E Old State Rd 46. Nearest Road - Clay Lick

Michael Spalding

Tim J. Clark oh thank you!

1

Donna Kelp Lutes

It is on old 46

Sort of across from the clay lick road area- the bottom of the hill- across from the David property - it is owned by Stephen & Melody Alexander

2

Donna Kelp Lutes

Blue Elk

Tim J. Clark

Admin

Donna Kelp Lutes Across from Eagle Park?



■

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Tim J. Clark

Admin

Donna Kelp Lutes The Alexanders are listed as the property owners for the image shared above. Did not see they had any other properties on the GIS

<https://brownin.wthgis.com/>



BROWNIN.WTHGIS.COM

Brown County, IN Map

[Brown County, IN Map](#)

Donna Kelp Lutes

And the property might actually end up going over there by Eagle Park but this is my understanding is like 20 acres and it's across from Claylick

Tim J. Clark

Admin

Traffic is a concern. Can these vehicles remain at this park year-round?

1

Tim J. Clark

Admin

Kevin McCracken confirmed this is across from Eagle Park. GIS confirms property owned by Stephen & Melody Alexander.



Cheryl Stolle

Tim J. Clark - Who I assume couldn't care less about Brown County. They certainly weren't in the bumper to bumper, crawling and stopping mess Saturday.

Tim J. Clark

Admin

Cheryl Stolle That was traffic hell. We went to Indy in the morning via 46.

Cindy Suits

Doesn't this flood badly?

Tim J. Clark

Admin

GIS lists most of it in a Flood Way.

Cindyl Suits

Tim J. Clark, not sure I would take a chance on parking a luxury RV, considering what they cost, in a flood plane.

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▪

Tim J. Clark

Admin

It is curious.

1

Cindyl Suits

Tim J. Clark, indeed

Timothy M Barr

Cindyl Suits I think most of the flooding is south of the river bend and the plans show the development to be on the other side which is part upland.

Harry Hopkins

It seems to me that the term Luxury RV Park is like Military Intelligence or Jumbo Shrimp. There is a special term for that, an oxymoron.

2

Deborah K Larsh

BZA could care less how many neighbors are against it, just ask everyone on Old Settlers Rd!

2

Tim J. Clark

Admin

Deborah K Larsh That was a terrible decision. A commercial property in a residential area

Claudia Reynolds

Deborah K Larsh amen to that. The whole thing was rigged from the start.

It was the ole bait and switch from the very beginning.

It doesn't matter that old settlers road can't handle the traffic or that we are a small neighborhood. The powers that be think they know more than the people.

1

Michael Fulton

The Alexanders have submitted various proposals to develop this area for more than a decade under the name "Blue Elk".

They have proposed mostly condominiums and apartments. Since most of the property is in Flood Plain/Way the proposals had the ground level be parking with the living units elevated to the second, third & higher stories.

With an RV park, all of the units along with the infrastructure i.e. sewer, electric, and propane will be ground level, in the flood plain.

Currently the property is agriculture, row crops such as corn and soybeans. In my opinion that is the proper use.

8

Missj Day

Luxury RV generally means class A or class C only and usually has to be less than 10 years old...can't imagine having that in a flood plain!

3

Missj Day

Also, most of them are

GORGEOUS! Beautiful landscaping, secluded sights with concrete or asphalt pads and top notch amenities...interested to see how that would look in a flood plain

o

Cheryl Stolle

Missj Day - Also, how will those "improvement" impact flooding?

Donna Kelp Lutes

It's a total of 71 acres but my understanding is the tv park is for 20 acres so I'm not sure exactly where on the 71 acres the 20 acres is

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Stacy Bishop Kelly

Donna Kelp Lutes I thought an RV park was going in the old flea market on 46 E. Is that in addition to that one? Is there a need for 2 more?

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Anabel Hopkins

You are right about traffic.

John Niehans

In a flood plain ,already heavy truck traffic on a poorly maintained road wow! See you Wednesday!

April Birchler

Wow!!! As if traffic isn't bad enough in that area. Not to mention being on a county road and in a flood area. This is ridiculous!!!! I thought one was going in where the old Nashville Opry was at?

Donald Asher

It amazes me that every single time someone tries to bring a business to BC that how many people are against it besides if it's a building that you hang a picture on the wall that never sales. I think it would be a great asset to BC and bring more business to our county.

8

Share

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Tim J. Clark

Admin

Donald Asher Examples?

1

Donald Asher

Tim J. Clark read all the comments! Those appear to be against it! 🙄

Tim J. Clark

Admin

Donald Asher Part of the process. A proposed development should be prepared to make the case that it adds more value than harm. For instance, on traffic, the area in front of the north gate has been known for accidents

Donald Asher

Tim J. Clark I know the process all to well I've been installing Storm lines, water mains and sanitary lines on industrial buildings, shopping centers, sub divisions and road construction for 26 years and it is a major process sometimes taking years to...

See More

1

Tim J. Clark

Admin

Donald Asher I think another issue to consider is when is there too much tourism? Andy Rogers reinforced we need a balance - "I'm in the tourist business but we don't want to turn this town over to the tourists. You can go to Gatlinburg if you want to see what happens to a town that turns it all over to business. It's not a town anymore—it's a shopping center. We need people here. This town needs to be alive." ... "We don't need to be slick and highly commercial. We need to be more country. Country is what we sell.... We need to maintain that. Once you destroy that, it won't come back."

2

Tim J. Clark

Admin

No objections to the Gnaw Bone - Flea Market - Travel TrailerPark Project, No objections to the 45 Tiny House Campground in Van Buren Township. Recently, a developer got approval for four new tourist rentals.

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Ruth Wert

That might draw more campers away from the state park or the 2 camp grounds on 46 east of town.

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Tim J. Clark

Admin

In addition to being in alignment with the County Comprehensive Plan (fairly easy to do since it is short and general), a project must meet the following criteria:

Guidance: INDIANA CITIZEN PLANNER'S GUIDE Part 2: Board of Zoning Appeals Basics by KK Gerhart-Fritz, AICP. Developmental Standards Variance Criteria per IC 36-7-4-918.5

(1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community

(2) the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner (3) the strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Julia Mae Sumpter

Bessie Sumpter

Nancy Crocker

Go to the meeting....speak up....let your voices be heard!

2

Dove Benoit

Nancy Crocker any idea if there's a zoom option?

Lamond Martin

How much more is going to be jammed into a dangerous congested area with inadequate road infrastructure and NO STOPLIGHT?

2

Timothy M Barr

Would this be a seasonal camping facility or a permanent living facility?

Arron Jeffreys

Timothy M Barr Good question. I was wondering too if this will be a "members only" time share RV park or if this is a night by night site rental available to anyone passing through.

Amazing that after all the discussion of what it will take to entice young new families to come in and seek their future in Brown County, and all the objection to gentrification, someone wants to create a luxury motorhome park for rich people who will be there a few weeks a year and then head for Florida at the first sign of a frost.

Tim J. Clark

Admin

Arron Jeffreys The county comprehensive plan is where you identify priorities - the county plan is short - 12 pages, and vague. Should be about 100 pages "if" you wanted to improve the quality of life for all residents. Vagueness supports "flexibility" - you know the right people, you can get anything approved.

Arron Jeffreys

Tim J. Clark Agree. The comprehensive plan is only as strong as the willingness of the powers that be to adhere to it. Otherwise it is just a meaningless step in chartering a community.

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Robyn Gipson Lawlor

Timothy M Barr I wondered the same. Also would individuals buy their lots and pay a monthly fee like a homeowners fee, or will it be different renters each day/week ? Twice I've had a near tee-bone accident w cars blindly pulling out from the park entrance.

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Arron Jeffreys

And as a side note, people in large RVs carry everything with them. They stocked their fridge in Indianapolis therefore don't shop at the IGA. They need nothing because they are "Self Contained". Just passing through but parking overnight at a nice...

Timothy M Barr

Arron Jeffreys although they probably would eat at restaurants and buy gifts, go to the music events and do touristy stuff. there is only approval for "42 connections" ?water? So that's a far cry from 185.

1

Jon Kay

This is an incredibly bad idea. I see no upside for the county or town. Just another way to extract value from our community and degrade our quality of life. Money that will not stay in the county. I am a firm believer that when an exception is petitioned, the first question to ask is does this contribute to our community, does it make it a better place to live. If the answer is no, why change the zoning.

10

Debbie Berryhill

I can't zoom in enough to see all details, so I am wondering if the proposed entrances and exits will be off of Old 46? (Not far from the curve? At the bottom of the hill?)

Arron Jeffreys

Debbie Berryhill The driveway address listed for the petition is 1415 E, Old SR 46, Nashville Indiana 47448.

Put that in the Google Maps search bar and it will show you where the entrance will be.

Rico Wayne Johnson

Just what defines a "luxury" RV park? No tents allowed? 😏

Arron Jeffreys

Rico Wayne Johnson Infrastructure. Luxury will have a concrete pad for parking, space for several companion vehicles, 50 amp 220 volt electrical hookup possible internet. sewer and water to the site as opposed to a dumping station. probably a club...

Rico Wayne Johnson

Arron Jeffreys sewer lines for a 185 campers in a flood plain sounds like a hazardous environmental accident waiting to happen

Arron Jeffreys

Rico Wayne Johnson Yes, Rico. the person who gave me that information I quoted above said that exact thing. And he is a long time RVer. Much can be shut down and the RVs driven away as the water rises. But the sewer lines would be a real threat.

1

Christy Borders Schadenfroh

Jenny Borders Bailey

Tim J. Clark

Admin

<https://indianapublicmedia.org/.../new-rv-park-proposed...>



INDIANAPUBLICMEDIA.ORG

New RV Park Proposed For Brown County

New RV Park Proposed For Brown County

Susan Rupley Niehans

Tim J. Clark Wow.