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Board Tackles RV Park Issue; Concerns Raised

WAYNESBURG — Franklin Township Zoning Hearing Board again tackled the issue of recreational vehicle parks, hearing requests for variances or special exceptions Monday on four proposed sites.

Last month, the board heard three cases involving RV parks and approved two and denied one. On Monday, the board heard four cases and denied two and granted two.

The two requests that were denied proposed developing parks in areas zoned residential. Both drew opposition and were denied based on their potential to alter the essential nature of the neighborhood.

The first park, proposed by David Pollock and Ray Stewart, called for developing sites for 15 recreational vehicles along both sides of North Woodland Avenue.

Pollock said he and Stewart originally proposed building single-family homes and a townhouse on the properties, zoned R-1, single-family residences, and R-2, multi-family residences.

Their plans changed, however, after they were notified the land would be undermined. Pollock said he and Stewart then decided to use the land temporarily for a RV park.

Several residents opposed the plan. Darlene Humble said the park would only decrease the value of neighboring properties. "I've lived there for 16 years, and I'd hate to see an RV park there," Humble said. "It's a residential area." Others said they were concerned the road could not handle the traffic and were worried about the kinds of people the park might bring into the community.

The board also rejected a request by Shea Weekly to place five recreational vehicles on a 0.332 acre parcel next to her house on Lantz Street. The area is zoned R-2. Residents opposed the plan, saying the site was not large enough, would increase traffic and decrease surrounding property values.

Requests for two parks on White Barn Road by Sam Fox were approved. One site was for one recreational vehicle; the other for four. The area is zoned agricultural. No objections were received.