

General RV Inventory and Display Lot (2650 Peters Rd)

Project Description

Located east of Peters Road and west of the I-95 ramp, the project encompasses 8.12 acres and has a General Commercial zoning and land use (Parcel ID: 2324-132-0001-000-4).

This site is designed as a gated, restricted-access RV display and inventory lot, serving as a key component of the broader proposed RV Sales and Service operations within the Kings Highway Commerce Park. Initially approved in September 2021, the Kings Highway Commerce Park is now planning for modifications to accommodate the future sales and service activities of the main facility located west of Peters Road.

The inventory lot is intended to provide a secure, employee-only space for RV inventory, storage, and display, with no public access permitted. Its placement along I-95 ensures high visibility, strategically reinforcing the brand's presence. With the strategic placement along I-95, this display lot will also include the project signage that will serve both the display parcel as well as be the offsite signage for the larger RV sales and service center. This will be accomplished by leveraging the larger RV sales and service center's signage entitlements to be strategically located along the I-95 frontage. This 8.12 acre offsite inventory and display lot is a critical accessory use to the main RV Sales and Service facility, aligning with the operational needs of the master plan on the west parcel, which is undergoing revisions.

Given its restricted and employee-only use, the project will not include ADA or public parking spaces. Public interactions and customer accommodations will occur at the main facility west of Peters Road, which is designed to meet ADA standards and public parking needs.

This parcel is intended to be approved separately as a stand alone site plan due to its unique ownership and timeline constraints but will be constructed concurrently with the west parcel. This separate approval process addresses differing land ownerships and closing deadlines, ensuring timely development while maintaining overall project cohesion. The successful development of this lot is pivotal to supporting the operational requirements of the master plan, ensuring alignment with local and regional regulatory standards.

The standalone inventory lot will integrate with the revised master plan for the west parcel, supporting the overarching goals of the RV Sales and Service operations. Approval of this lot will provide a critical foundation for concurrent development, ensuring timely project delivery while respecting ownership and jurisdictional considerations.