

## **Carnival at Golden Corral**

In March, I received an email from concerned citizens (E&TS) on William Penn about a carnival which was operating on the old Golden Corral property:

*“As residents of Colonies North, we have a concern regarding a carnival that is being held at the Golden Corral and Calloway Nursery locations along the I-10 access Rd. There is a traffic jam along this area. This type of circus-like entertainment is taking away from the family atmosphere intended for the residents of Colonies North neighborhood. Our question is, why is this being allowed in our neighborhood and how long is this carnival going to be taking place? Is this going to be a recurrent event? It is degrading for our properties and infringing on our privacy and peaceful surroundings. We would greatly appreciate if you could look into this matter, making Reed William aware of the situation and our concerns. Please let us know the outcome.”*

I emailed Councilman Reed Williams.

*“The carnival – or whatever it is - at the old Golden Corral property on the I-10 access road South of Wurzbach is making a big impression on the neighborhood. Is it legally? Does it have an operating permit? Is it operating within the bounds of the permit and zoning? Note: As I recall, the back of the property is zoned Office. Is its use consistent with this? How long will it last?”*

On the same day, Council Williams emailed back:

*“Thanks for your email. I have been fighting this for several days.*

*Yesterday I convinced Development Services that the carnival did not conform to the regulations in section 35-391 (b) of the UDC. I insisted that a code compliance officer notify the owner of the carnival last night. I went to the carnival to wait for the officer. When the officer did not show up, I got the Director of Developmental Services to meet me at the carnival to explain to the owner that (1) the carnival is not in compliance with the UDC, (2) the certificate for temporary use was issued in error, and (3) as of 10 PM last night his certificate is revoked.*

*I was present when the Director talked to the owner and the owner agreed to stop operations at 10 PM last night and start dismantling and moving the carnival this week. You and your neighbors should not be disturbed any longer by this unfortunate event. I did not have prior knowledge of the issuance of the temporary certificate and have been working to close the carnival as soon as possible.*

*Please let your membership know that I apologize for the disturbance and I believe that we have also helped educate the folks at Development Services. I don't believe that this will happen again. It is unfortunate that we had to be the citizens to fight a very intrusive and disruptive event to get Developmental Services to understand section 35-391 (b) of the UDC.”*

Very soon later, all traces of the carnival were gone. Our congratulations and thanks to Councilman Williams for a job well done.

Thankfully, the issue of the carnival was quickly resolved, but this case shows the inherent and unpredictable dangers to our neighborhood when commercial properties abut residential ones. The association will be watchful for any other proposed uses for this property.

Ted Trakas