

PLANNING & ZONING REVIEW NOTES

V. C.

The following notes were provided in the February 1, 2005 Planning Board packets. The issue was postponed (due to time restraints) for review during tonight's meeting.

SUBJECT: Request by Chatham County Planning Department for revisions to Sections 10.6, 10.7, and 15.5 of the Chatham County Zoning Ordinance and revision to Attachment A, Permitted Uses of the Chatham County Watershed Protection Ordinance.

ATTACHMENTS: 1. Information on revision request.

INTRODUCTION AND BACKGROUND: The Zoning Ordinance currently list Public and private recreation camps and grounds in the RA-5, RA-90, and RA-40 zoning districts as a conditional use. This use is only permitted subject to the issuance of a conditional use permit by the Board of Commissioners as provided for in Section 15. The Ordinance does not currently allow this use within the Light Industrial District, Section 10.6, or within the Heavy Industrial District, Section 10.7 as a permitted use by right or as a conditional use. The current minimum lot area in residential districts as required in Section 15.5, is 20 acres. A public hearing was held on this request on January 18, 2005. No public comments were received.

DISCUSSION AND ANALYSIS: This requested revision to the Zoning Ordinance has two parts. The first part is to add a conditional use category to Sections 10.6, Light Industrial District and Section 10.7, Heavy Industrial District to read *Public and Private Campgrounds and RV Parks with a lot size requirement of a 3 acre minimum and with a 50 foot minimum setback from all property lines*. The reason for addition of the campground category is that the majority of requests received by staff for campgrounds are primarily to accommodate the contract workers that work at the plants, i.e. Shearon Harris, Progress Energy, SierraPine, etc., in the heavy industrial district during various times of the year. These workers generally have a primary residence somewhere else and travel around the country in their RV's and campers to work outages and shutdowns at these types of plants. Since the Ordinance does not currently allow a campground use in the L-Ind and H-Ind districts, these workers are having to travel farther away from the plants to find campground accommodations versus potentially having campgrounds closer to their work place. It seems appropriate to allow campground use within the districts that generate the most need.

The second part of this revision request is to revise Section 15.5, Specific Conditions for Conditional Uses Listed in Residential Districts, as follows:

Item B, to read *Public and Private Campgrounds and RV Parks*

Item B-1 to read *Minimum Lot Area – 3 acres*

Item B-2 to read *All buildings, structures and high intensity activity areas shall have a minimum of a 50-foot setback on all sides.*

Staff thinks that the language change, Item B, clarifies the intended use. The current lot size, Item B-1, of 20 acres appears to be excessive and a lesser lot size with proper setbacks may still accommodate the use and allow for buffering of neighboring properties. Currently, the number of units allowed on a tract of land is determined by soil conditions, the number of units per septic

Re: Zoning Ordinance revisions to Sections 10.6, 10.7, and 15.5 and Attach. A of the Watershed Protection Ordinance

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system allowed by the Environmental Health Department and spacing requirement (30 feet between units) as required by the Fire Marshal. Item B-2 allows the minimum setback to be 50 feet on all sides, but allows the Board the discretion to require greater setbacks if they think it justified.

If the Board has given a favorable recommendation on the zoning changes, you may proceed with review of the Watershed Ordinance language revision on Attachment A, Permitted Uses. The Planning Board should recess as the Planning Board and convene as the Watershed Review Board. Only Board members present at the public hearing on this issue may vote although there is no prohibition of all members participating in the discussion. The proposed revision to the Watershed Ordinance is to clarify the language on Attachment A to read *Public and Private Campgrounds and RV Parks* instead of Public and private recreation camps and grounds.

RECOMMENDATION: The Planning Department recommends approval of the text changes to the Chatham County Zoning Ordinance, Sections 10, Schedule of District Regulations and Section 15.5, Specific Conditions for Conditional Uses Listed in Residential Districts and text change to the Chatham County Watershed Protection Ordinance, Attachment A, Permitted Uses.