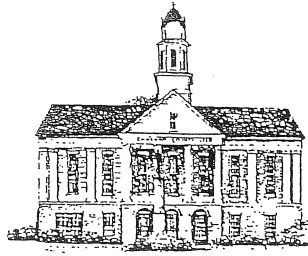


COUNTY OF CHATHAM

PLANNING DEPARTMENT
POST OFFICE BOX 54
PITTSBORO, N. C. 27312-0054



ORGANIZED 1770

707 SQUARE MILES

PHONE: 919-542-8204
FAX: 919-542-0527
email: keith.megginson@ncmail.net

August 20, 2002

Frank Kent Dickens
2501 Corinth Road
Moncure, NC 27559

Dear Mr. Dickens:

During their regular meeting August 19, 2002, the Chatham County Board of Commissioners considered your request as described below:

Request by Frank Kent Dickens for a RA-40 Conditional Use Permit for a privately owned campground, specifically for campers, travel trailers and recreational vehicles / motor homes, on approximately 4 acres, off S. R. 1916 (Corinth Road), in Cape Fear Township.

After considering your written request, comments received at the public hearing, and recommendations of the County Planning Department and Planning Board, the Board of Commissioners approved your request as submitted with the following seventeen [17] conditions.

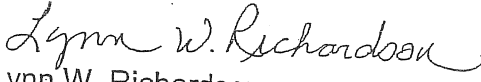
1. Construction of the campground shall commence within twelve (12) months of approval of the request or the conditional use permit shall become null and void. Issuance of a building permit shall be considered commencement of construction. The building permit(s) must remain valid or the conditional use permit shall become null and void.
2. There shall be no more than 21 units on four (4) acres.
3. Campground use is for temporary use only. "Temporary" is defined in this instance as up to two (2) years per unit. No permanent structures or tents are allowed, only campers, travel trailers, recreational vehicles and motor homes.
4. Units must be spaced a minimum distance of 30 feet apart.
5. The roadway shall be a minimum of 30 feet wide with a 16 foot wide travelway with four (4) inches of crush and run stone.

6. The roadway shall be completed, including all NCDOT requirements for the commercial driveway, prior to the first camper unit being moved onto the property.
7. One sign, no larger than 16 square feet, may be placed on the property outside the state road right-of-way.
8. Lighting shall be as specified in the application, two (2) security lights on 20 foot poles). Lights must be shielded on top and sides.
9. Required landscaping / buffering (i.e. 15 foot wide type A, opaque) shall be completed prior to March 30, 2003. Plantings shall be a minimum of 3 gallon shrubbery or 10 gallon tree size when planted and shall be of a type to provide an opaque screen at maturity and reach maturity within 4 years of planting. Plantings shall be situated along the front and sides of the campground such that the campground is not within view of the state maintained road.
10. Required stormwater management devices shall be in place prior to issuance of the certificate of occupancy for the first structure.
11. If an erosion control permit is required by NCDENR due to amount of clearing necessary for construction of the campground and roadway, said permit shall be provided by the applicant to the planning staff prior to issuance of a building permit.
12. There shall not be any trash accumulation on the campground property. Trash removal shall be the responsibility of the campground owner.
13. A recorded utility easement for the off site septic system must be received by the planning department prior to issuance of the certificate of occupancy.
14. The property owner shall maintain a log of record on the occupants of the campground. This information is to include, the name of the temporary resident, the tag number of the camper, motor home, travel trailer, or recreational vehicle, and the dates they check into the campground as well as the dates they check out. A copy of this log shall be available to the planning department and a copy filed in the planning department office every six (6) months.

15. Any additional acreage above the four (4) acres specified in this conditional use application is not allowed. For any increase in acreage usage, the property owner must resubmit a revision of the conditional use to the planning department prior to any change.
16. No other structures located on this property or any adjacent property may be used in connection with the campground unless specified in this application or upon approval of a resubmission for a revision of the conditional use to the planning department prior to any change.
17. Occupancy of the campground shall not commence until all approvals from the Chatham County Building Inspections, Chatham County Environmental Health Services, and Chatham County

Minutes of the meeting are available from Ms. Sandra Lee, Clerk to the Board of County Commissioners, at 542-8200. If you have any questions about the Board's action or would like to discuss uses of your land, please call me at 542-8207 or Keith Megginson at 542-8205.

Sincerely yours,


Lynn W. Richardson
Land Use Administrator II

LWR/ke