

APPLICATION FOR
ZONING DISTRICTS
CONDITIONAL USE DISTRICTS
CONDITIONAL USE PERMITS

Chatham County Planning Department
P.O. Box 54
Pittsboro, NC 27312

Tel: 919-542-8204
Fax: 919-542-0527
Email: lynn.richardson@ncmail.net

(1) Applicant Information:

Name: Frank Kent Dickens
Address: 2501 Corinth Rd.
Moncure, NC 27559

Phone No. (h) (919) 776-1220
(w) 708-8207 (C)
email: kdickens@installnc.com

(2) Landowner Information (as shown on deed)

Name: (Same as applicant)
Address: _____

Phone No: (h) _____
(w) _____
email: _____

(3) Property Identification:

911 Address: 2501

S.R. Name: Corinth Rd.
S.R. Number: 1916

Township: Cape Fear

Acreage: 18.799

Flood map # 370299-225B date: 7/16/91

Zone X

P.I.N # 9696-29-1074
Parcel # 5749

Deed book: 1165 Page: 295
Plat Book: _____ Page: _____

Zoning District: RA-40

Watershed District: WS-IV-PA

(4) Requested Zoning District, Conditional Use District and/or Conditional Use Permit:
Conditional use permit for a privately owned camp ground, ~~Phase II~~, specifically for campers, travel trailers, and recreational vehicles/motor homes.

(5) Directions to property: Take a right off hwy old No.1 onto SR 1916 (Corinth Rd), go 2.5 miles.
Property is on the left hand side of road.

(6) Attach the following, if requesting a zoning map amendment:

- ☐ List of names and addresses of current adjoining property owners (on back of this form)
- ☐ Written legal description
- ☐ Map of the property at a scale of not less than 1 inch equals 200 feet
- ☐ Explanation of request addressing application portions of Section 17.3B and 18.2A of the Chatham County Zoning Ordinance.

(7) Attach Submission Materials Checklist information. (see attached)

I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.

Kent Dickens

Signature

6-20-05

Date

The owner must sign the following if person other than the owner is making the application.

I hereby certify that _____ is an authorized agent for said property and is permitted by me to file this application.

Kent Dickens

Owner's Signature

6-20-05

Date

Adjacent Landowners (property owners across a public or private road, easement, or waterway are considered adjacent landowners)

Legal notices are mailed to these owners, please type or write neatly.

(1) Carol H. Brown
2666 Corinth Rd.
Moncure, NC 27559

(3) Allen B. Barbour Kathleen B. Barbour
284 NC Hwy 751
Apex, NC 27502

(5) Darrell L. Dickens
5375 Old Clyde Rd.
Clyde, NC 28721

(7) General Shale Brick
300 Brick Plant Rd.
Moncure, NC 27559

(9) _____

(11) _____

(13) _____

(15) _____

(17) _____

(19) _____

(21) _____

(23) _____

(25) _____

(2) Frank D. Dickens Lula E. Dickens
2756 Corinth Rd.
Moncure, NC 27559

(4) Phylis Buchanan
1434 Kirkwood Dr.
Durham, NC 27705

(6) Champion International Corp.
360 Grand Rd.
Vass, NC 28394

(8) _____

(10) _____

(12) _____

(14) _____

(16) _____

(18) _____

(20) _____

(22) _____

(24) _____

(26) _____

Explanation of Request
For
Conditional Use Permit
For
FRANK KENT DICKENS

30 June 2005

This application is for a conditional use permit for a Revision to the Original Application of Dickens RV Park. An application for a conditional use permit for an RA-40 Residential-Agricultural District Privately Owned Campground specifically for campers, travel trailers, and recreational vehicles/motor homes, known as Phase I was applied for on 15 July 2002 for 18 camp sites and subsequently 21 camp sites were approved and are operational. Since the original application, applicant has purchased an additional 18 acres adjacent to the existing 7 acre site for a total of 26 acres for the exclusive use of the existing Privately Owned Campground specifically for campers, travel trailers, and recreational vehicles/motor homes now existing, known as Dickens RV Park, and the additions herein requested. At this time applicant is requesting a conditional use permit to build an indoor swimming pool, bathhouse, laundry facility, playground, and picnic area for the sole and exclusive use of the campers, plus an additional 84 camp sites to the existing 21 camp sites for a total of 105 camp sites. Road access to the campground will continue to be from Corinth Road.

The additions to the campground will be sited subject to suitable sewage and water facilities previously approved by the County health officials. County Environmental Health officials have evaluated the property and they have confirmed the possibility of the above stated additional 84 campsites, an indoor swimming pool, bathhouse, laundry facility, playground for children, and picnic area on the property. Applicant anticipates completing the above stated project in phases.

The already completed and operational 21 campsites for purposes of this plan is considered Phase I; the anticipated plan for Phase II is to site 21 campsites (upon completions, 42 campsites will be operational). Phase III to be sited for another 21 campsites (upon completion a total of 63 campsites will be operational); Phase IV to be sited for another 21 campsites (upon completion a total of 84 camp sites will be operational); and Phase V to be sited for the final 21 campsites (upon completion a total of 105 camp sites will be operational), a laundry room, swimming pool, bathhouse, playground for children, and a picnic area. Internet service is already provided. And there will be no tent camping allowed.

The property is situated on the North side of Corinth Road on 26 acres of land owned by Mr. Dickens. It is within approximately 10 miles of the Lee County Airport and 28 miles from RDU. It is located in the vicinity of several industries including, but not limited to, Moncure Plywood Plant, Dynea, S.T. Wooten Corporation, General Shale Brick Plant, Triangle Brick Plant, Progress Energy Cape Fear Plant, and the Shearon-Harris Nuclear Power Plant. Shearon-Harris, which is within 5 miles of the campground,

has an outage every 18 months, bringing in approximately 450 to 500 contract workers. The next scheduled outage is planned for March 2006 and contract workers will arrive as early as February 2006. At the time of outages at the Steam Generator Plant of Progress Energy as many as 1,100 contract workers are sent to the Moncure Area. Other Moncure based industries, as well as the Research Triangle; also regularly employ contract workers from other states and other areas in North Carolina who work on average of two weeks to six months. These workers, and in some cases their families who accompany them, require reasonably priced temporary housing facilities while working on a contract basis with these industries. The additional campground will more adequately provide such temporary facilities. Further, the proposed additional campground site is located just minutes from Jordan Lake, Shearon-Harris Lake and the Cape Fear River where there are boating, swimming, and fishing activities. The campground is located within 10 to 15 minutes to another local recreational sites such as the New Hope Valley Railway and Museum. The contract workers, and their families if applicable, have access to churches, banking facility, post office, K & K Restaurant that serves breakfast 6 days a week, Ray's Super Market that includes groceries, prepared foods and gasoline facilities, The Community Store with limited grocery products, prepared foods, gasoline facilities, and live bait and tackle, a tire and repair store, cosmetic salesperson, an arts and crafts store that makes jewelry, and the Moncure Chessworks where scrap metal art, oil and water color original paintings and local pottery may be purchased. This brings additional revenue to Chatham County. To applicant's knowledge, there are no similar temporary housing facilities within a ten-mile radius of his proposed site in Chatham, Harnett, Wake, or Lee Counties; with the exception of two very small campsites in Moncure, which have limited space and no amenities. The applicant is aware of a campground located in Lee County within a twenty mile radius of the proposed site; however he is not aware of the accommodations provided there.

The proposed use of this land parallels one of the County's goals in its recently adopted Land Use Development Plan, i.e., consideration of housing diversity and affordability in rural areas. It also has the potential to enhance the County tax base and encourage more money spending in Chatham County for shopping, dining out and recreation. Considering the state of affairs with the Tobacco Buy Out, the land is better served as a campground for generating income.

Upon the granting of this conditional use permit, Phase II of the campground will be operational as soon as all additions and modifications to the site are made in accordance with the requirements of the county ordinance. The applicant plans to complete work on Phase II within one year of obtaining the permit. Applicant anticipates Phases III, IV, and V will be completed within approximately five years.

General Application Requirements

1. **Location.** The location of the site in Chatham County:
 - a. **Corinth Road** services this site;
 - b. Applicant provides a private road known as Dickens Farm Road;
 - c. Current zoning for this site is **RA-40** Residential-Agricultural District, and applicant has previously received the required zoning for an RV Park for a Privately Owned Campground specifically for campers, travel trailers, and recreational vehicles/motor homes at this location;
 - d. The watershed designation, is within the guidelines set out by the county;
 - e. The site **does not** border the “Major Wildlife Areas” identified in the “Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina”, 1992, starting on page 181;
 - f. Upon completion the site will contain **26 acres**;
 - g. **One utility easement** is assigned to this site;
 - h. The current use of this site is **Dickens RV Park containing 21 campsites** specially for campers, travel trailers, and recreational vehicles/motor homes; **no tent camping is allowed**;
 - i. Description of current **contents of the site** as follows: 21 campsites with county water and electric hook-ups, one mobile home site that is a regular rental property and a small 16x35 block building used for personal farm use by Mr. Dickens;
 - j. The original conditional use permit was **granted in 2002**, and the current 21 campsites were constructed.
2. **Description of Use:** When completed the 26 acres, for the exclusive use of campers, will be a total of 105 campsites, an indoor pool, bathhouse, laundry facility, off the road playground and picnic area.
3. **Site Plan and Drawing:** The site plan and drawing are attached hereto or will be supplied at a later date.
4. **Start and Completion Projections:** Start time is to begin as soon as all county requirements are met and conditional use permit is issued. Completion projections is anticipated within 5 years.
5. **Adjoining Property Owners:** A list of adjoining property owner’s names and addresses are attached hereto.
6. **Reference to Existing County Plans:** This site **is not** specially mentions in any County plan and is not applicable.

SUPPLEMENT TO APPLICATION FOR CONTIONAL USE PERMIT
FOR
FRANK KENT DICKENS

20 June 2005

The Applicant, Frank Kent Dickens, supports his application by submitting the following material regarding his application and the required five findings:

FINDING # 1: The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

The use requested, for a conditional use permit for a privately owned campground specifically for campers, travel trailers, and recreational vehicles/motor homes is an eligible use within an RA-40 Residential – Agricultural District. Applicant requests a revision to the original application dated 15 July 2002, that approved 21 campsites, now requests that the Conditional Use Permit include an additional 84 campsites (for a total of 105 campsites when completed) on 26 acres (7 acres in the original application and the subsequent 18 acres applicant purchased adjoining the original parcel), an indoor swimming pool, bathhouse, laundry facility, playground, and picnic area, for the exclusive use of guests of the campground, to be used for siting of Phase II, Phase III, Phase IV and Phase V. Phase I is already in operation on the property. No tent camping is allowed.

FINDING # 2: The requested conditional use permit is either essential or desirable for the public convenience or welfare.

This privately owned campground is needed and desirable in the area. Growth in Chatham County and the Counties surrounding it, have created a market for temporary housing facilities to accommodate contract workers regularly hired by industries to work on a temporary basis. From the records of the Shearon-Harris Nuclear Plant, they hire 450-500 contract worker every 18 months to work the outages. The next scheduled outage is March 2006, with workers arriving in February. When the Steam Generator outage occurs approximately 1,100 contract workers are brought to the Moncure area. Other industry in the Moncure area and the Research Triangle also bring in contract workers in smaller numbers. The contractors, and in some instances their families, need temporary affordable housing nearby the industries that employ them. The campground could also accommodate, on a temporary basis, those who recreate at nearby Jordan Lake, Shearon-Harris Lake and the Cape Fear River where there are boating, fishing, swimming and camping activities. It is within 15 minutes of the New Hope Valley Railroad and Museum, another local recreation. It is within 10 miles of the Lee County Airport and 28 miles from RDU. To date applicant has not widely advertised his campground. He has erected 2 small, but adequate signs near the campground. Most of his business has been by word of mouth. Attached hereto is a listing of the number of "guest" at the campground since its opening, as well as business that had to be turned

away for lack of space. The applicant is unaware of other similar temporary housing facilities within a ten-mile radius of the proposed Phase II campground, except 2 very small campsites in Moncure, which have limited space, and no amenities.

The proposed project has the potential to enhance the County tax base. County tax officials estimate that the property, with improvements proposed by applicant, could more than double the value of the property from the current tax value of \$146,000 to approximately \$325,000. The addition will also provide additional income, with more sales tax, to the community. Within 5 miles of the campground are the following businesses that could benefit: Ray's Supermarket, with groceries, prepared foods and gasoline facilities, The Community Store with limited grocery products, prepared foods, gasoline facilities, fresh live bait and tackle, K & K Restaurant that serves breakfast, banking facility, post office, cosmetic salesperson, a tire and repair shop, jewelry arts and crafts store, and Moncure Chessworks that sells scrap metal art, original oil and water color paintings, and locally made pottery. They also have access to at least 7 churches in the area.

FINDING #3: The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community.

Emergency services are available from Chatham County's EMS provider. The campground is within a 5-mile radius of 2 fire department facilities.

Traffic. Employees of the several local area industries and local residents already travel along Corinth Road daily, which is a major connector between NC Highway 42 and Old US 1 that leads to US 1. According to DOT the traffic pattern on State Road 1916 (Corinth Road) is estimated at 2,430 vehicles per day. The proposed campground occupants will not noticeably increase such traffic since the contractors work odd hours and likely would not impact the normal heavy traffic patterns early in the morning and in the early evenings. Campers, in the campground for recreation, set their own leisure time and likely will not impact or add to the heavy traffic volume patterns. The presence of the campground will not require modifications to the road nor changes to the speed limit.

Property value impact. Applicant has met Chatham County ordinances and hopefully will not impact to the property values of surrounding property owners.

Visual impact and screening. Trees and/or shrubs and/or bushes (of at least 3 gallons in size) will be planted as shown on the site plan. If necessary an 8' privacy fence could be constructed to screen the campground from traffic on Corinth Road.

Lighting. Applicant will follow the Progress Energy guidelines, as well as the Chatham County proposed Lighting Ordinance.

Noise. The applicant and his family live in close proximity to the proposed campground. If campers generate any noise, it is expected to be minimal. Any noise is not expected to exceed the County Noise Ordinance.

Chemicals/Hazards. There will be no chemicals or hazards stored on site.

Sign. A small white, wooden sign approximately 3 x 5 ft is displayed at the entrance to Dickens Farm Road (a private road). There is also a small 3x5 ft at the corner of Old US Highway # 1 and Corinth Road.

Parking. Each camping site will have adequate off the road parking; campers will park in front of their trailers.

FINDING # 4: The requested permit will be consistent with the objectives of the Land Development Plan.

The proposed use of this land parallels one of the County's goals in its recently adopted Land Use Development Plan, i.e., consideration of housing diversity and affordability in rural areas.

In addition, it has the potential to enhance the County tax base and promote revenue for local business as stated previously, thereby an increase in sales tax revenue.

Watershed Considerations. The proposed site is located in the water supply watershed of the Cape Fear River of Jordan Dam with a classification of WS-IV-PA, watershed IV protected area. This watershed designation allows non-residential uses with impervious surface areas up to 36%. The property is located outside the 100-year flood plain. The proposal meets the impervious surface limitation.

FINDING # 5: Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

1. Water Requirements. The proposed site will be serviced by county water. The nature of this proposal will require an additional total water usage each day. Campers will hook water hoses to spigots installed at each site. Attached hereto are 2 documents from the Chatham County Utilities Director stating the County has adequate water to service the needs of the additions to the campground.
2. Wastewater Management. An innovative septic disposal system is in place and in use. Additional wastewater created by the additions to the campground will comply with Chatham County standards.
3. Access Roads. The site has an existing driveway onto Corinth Road. A Driveway Access from the NC Department of Transportation is in place.

4. Stormwater Runoff. The campground will be sited on soil. Any stormwater will infiltrate into the ground. The applicant does not anticipate the need to use controls for runoff, however any and all runoff will comply with Chatham County regulations.

ATTACHMENT
TO
FINDING #2

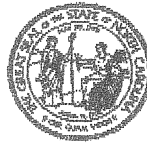
DATE – MONTH AND YEAR	CAPACITY EACH MONTH	TURN AWAY-NO SITES AVAILABLE
April 2003	07	
May 2003	03	
June 2003	03	
July 2003	03	
August 2003	04	
September 2003	04	
October 2003	04	
November 2003	04	
December 2003	04	
January 2004	14	
February 2004	15	
March 2004	11	
April 2004	11	
May 2004	08	
June 2004	11	
July 2004	13	
August 2004	14	
September 2004	16	
October 2004	21 (Full)	Turned away 60 (outage)
November 2004	15	
December 2004	10	
January 2005	10	
February 2005	09	
March 2005	10	
April 2005	10	
May 2005	11	
June 2005	11	
July 2005	21 (reservations in house)	

2003 operated 9 months – averaged 4 guests per mo.

2004 operated 12 months – averaged 13 guests per mo. (turned away 60 guests)

2005 operated 7 months – averaged 14 guests per mo. (includes July, all sites are booked)

Total average 28 months operated – 10 to 11 guests



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY
GOVERNOR

P.O. BOX 25201, RALEIGH, N.C. 27611-5201

LYNDO TIPPETT
SECRETARY

CHATHAM COUNTY COMMERCIAL DRIVEWAY REVIEW

I, Jessie E. Knight, have been in contact with Mr. Frank Kent Dickens about the proposed expansion of the campground site on SR 1916 (Corinth Rd.) .

The Driveway Permit (# 52-542) issued on July 29, 2002 is acceptable for this use. A new Driveway Permit will not be necessary.

Signed this 21st day of June, 2005

A handwritten signature in dark ink, appearing to read "J E Knight", written over a horizontal line.

Signature

Jessie E. Knight

TT IV

Title

Appearance Committee Report

Project name	Dicken's RV Park #2
Presenter	Kent Dickens, owner
Date	June 8, 2005
Appearance Committee Members	Sue Schwartz, David Henry, Kim Archer, Ginny Gregory, Brad Crittenden Kurt Lent
Prepared By	Kurt Lent

Project Description:

2501 Corinth Rd., Moncure – Expansion of existing RV park

The Dickens RV Park #1 was established about three years ago. This Phase 2 project will more than triple the area used for RV accommodations in the park. Mr. Dickens is owner/operator, and lives adjacent to the RV park. The Appearance Commission unanimously approved the following motions:

1. On the south side of the park, running along Corinth Rd., a 15-ft. wide minimum Type A buffer shall be established to screen the view of the RVs from the roadway. A buffer wider than the 15-ft. requirement noted in the landscape buffering requirement Table 6A would be highly advantageous. A diverse planting of Virginia pines, cedars, wax myrtles, and other evergreen plants is recommended.

(The applicant is seeking rezoning for this site and was unsure if it would be given a business or residential zone designation. Even though residential property uses do not carry a buffering requirement, this RV park usage should be screened from the highway view.)

2. Along the north and east sides of the proposed RV park expansion, a 15-ft. wide landscape area shall be reserved for the future establishment of buffering plantings should residential development occur on those sides of the property. This future buffering area shall not be used for access roads or other park infrastructure.

(The Appearance Commission felt that the forested land to the east and the owner's residence to the north did not necessitate establishing buffering plantings at this time.)

3. The locations of the pole lights within the new RV park shall be revised to position them at least 50 ft. from the property lines.

(The proposed site sign and dumpster location were acceptable as indicated on the sketched site plan.)

Dickena's Farm
 3501 Corinth Rd.
 Mercur, NC
 Kent Dickena

