

PLANNING & ZONING REVIEW NOTES

VIII. C.

SUBJECT: Request by Frank Kent Dickens for an expansion and revision of the existing Conditional Use Permit for a privately owned camp and grounds, specifically for campers, travel trailers, and recreational vehicles / motor homes to add 18.7 acres (total 26 acres) to include 84 additional sites (total 105 sites) along with a swimming pool, bath house and laundry facility, to be located off S. R. 1916, Corinth Road in Cape Fear Township.

ATTACHMENTS: The following was distributed at the July 18th Planning Board meeting:

1. Application for Zoning Districts / Conditional Use Districts / Conditional Use Permits and text.

Included in this packet:

2. Letter of approval for privately owned campground, dated August 20, 2002
3. Arc View map, parcel 5749
4. Appearance Committee Report
5. Map of proposed campground expansion.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTION:

See application booklet for background and request information.

August 19, 2002: Board of County Commissioners approved request for a privately owned camp and ground for 21 units on approximately 4 acres. See attachment # 2.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The Chatham County Zoning Ordinance requires the following five findings be made:

1. The use requested is among those listed as an eligible use in the district in which the subject property is located or is to be located.
2. The requested conditional use permit is either essential or desirable for the public convenience or welfare.
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.
4. The requested permit will be consistent with the objectives of the Land Development Plan.
5. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

Re: Frank Kent Dickens

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

The applicant has addressed the five findings in his text. The findings were made previously when the conditional use permit was originally approved in 2002.

The Chatham County Zoning Ordinance, Section 10.3 RA-40 (B) Conditional Uses states that “Public and private recreation camps and grounds” are “only permitted subject to the issuance of a conditional use permit by the Board of Commissioners as provided for in Section 15.” In 2002, the Board of County Commissioners approved the applicant’s request for a conditional use permit in a RA-40 zoning district for a privately owned campground consisting of 21 units on 4 acres. Attachment # 2 lists the conditions of approval. All conditions have been met. The applicant’s text includes a log sheet showing the number of units rented on a month to month basis.

This request is to add 18 acres to his original property bringing the total acreage to 26 and adding an additional 84 camp sites bringing the total sites to 105. The additional 84 camp sites portion is proposed to be completed in five (5) phases. The final Phase V will also include an indoor swimming pool, bath house, laundry facility, playground, and picnic area. The applicant anticipates that all five phases will be completed within a five year period. County water is available. The drive accessing the existing 21 unit campground will be used for access for the additional units. A commercial driveway permit has been previously issued for this entrance. No additional permits are required. No additional driveways are proposed for the site.

Thomas Boyce, Chatham County Environmental Health Specialist, has reviewed the 18 + acre site and has stated in a memo to staff that the site appears to have adequate areas of provisionally suitable soils to support the use. A septic improvement permit will be required for each phase prior to issuance of a building permit. A copy of the memo is included in the applicant’s text.

The applicant states in his text that the need for the additional units is due to the growth in the county and more specifically in the general area which includes the heavy industrial zoned portion of Chatham County causing a need for temporary housing facilities to accommodate contract workers. The applicant’s text states the number of contract workers several of the industrial plants anticipate.

The applicant has met with the Appearance Committee for review of his landscaping, lighting and signage plans. See attachment # 4. Per the Appearance Committee report a Type A, opaque, buffer a minimum width of 25 feet wide along the southern boundary, (Corinth Road) is recommended. The buffer is recommended to consist of a mixture of Virginia pine, eastern red cedar trees in a minimum 10 gallon size along with wax myrtles and other evergreen shrubs in a minimum size of 3 gallons. Staff recommends that the original buffering along the Corinth Road side of RV Park # 1 be expanded to the same width to include the same type of plantings. The Appearance Committee report recommends landscaping / buffering along the northern and eastern boundaries but not until and unless those properties are developed at a later time. The adjacent property of Uteley is undeveloped and growing in trees presently and the northern property past the power line belongs to Mr. Dickens. Such a time delayed action of landscaping may pose administrative problems. A minimum 15 foot wide buffer area is recommended to be

reserved along the northern and eastern property lines. The applicant has shown on his site plan some additional interior planting of trees. Staff recommends the applicant place these and additional trees within the park if space allows.

The standard language within the Zoning Ordinance states that for campgrounds that high intensity use areas shall be setback a minimum of twice the required setback for the zoning district. This is fifty feet for Mr. Dickens property. Staff has discussed this with Mr. Dickens and his site plan will be revised to reflect his fifty foot setback along the property of J.W. Utley. The grassed area of ninety feet between the campground spaces will be reduced to forty feet. The setback is not warranted on the western property line since Mr. Dickens owns said land and it is developed as an RV park.

The applicant has shown the location of additional proposed lighting on the site plan. The request seems reasonable.

RECOMMENDATION: The Planning Department recommends granting the request for an expansion and revision of the existing Conditional Use Permit for a privately owned recreation camp and grounds, specifically for campers, travel trailers, and recreational vehicles / motor homes to add 18.7 acres (total 26 acres) to include 84 additional sites (total 105 sites) along with a swimming pool, bath house and laundry facility, to be located off S. R. 1916, Corinth Road in Cape Fear Township with the following 14 conditions:

1. Construction of the campground shall commence within twelve (12) months of approval of the request for the conditional use permit or the permit shall become null and void. Commencement of construction shall, at a minimum, mean that clearing and grading has commenced with an approved erosion control permit.
2. There shall be no more than 84 units on the additional 18 + acres for a total of 105 units. The spaces may be completed in phases as stated in the application.
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 extension may be completed in phases and shall be a minimum of 30 wide with a 16 foot wide travelway with four (4) inches of crush and run stone. The roadway for each phase shall be completed prior to a certificate of occupancy being issued for the phase.
6. No new signage is proposed by this application.
7. Lighting is allowed as shown on the site plan and shall be placed a minimum of 50 feet from the property lines and shall conform to the Chatham County Draft Lighting Ordinance.

8. Required landscaping / buffering on Dickens RV Park # 1 and # 2 shall be completed prior to issuance of the certificate of occupancy for the first phase of RV Park # 2. There shall be a Type A, opaque, buffer a minimum width of 25 feet wide along the southern boundary, (Corinth Road) of RV Park # 2. The buffer is recommended to consist of a mixture of Virginia pine, eastern red cedar trees in a minimum 10 gallon size along with wax myrtles and other evergreen shrubs in a minimum size of 3 gallons. The original buffering along the Corinth Road side of RV Park # 1 shall be expanded to the same width (25 feet) to include the same type of plantings. Landscaping / buffering along the northern and eastern boundaries is not recommended by the Planning Department staff. A fifty foot setback shall be reserved along the eastern property line with Utley and the access drive shall not be located within said area. Interior plantings shall be as shown on the site plan and additional trees are recommended within the interior, if space allows.
9. Required stormwater management devices shall be in place prior to issuance of the certificate of occupancy for the first phase.
10. If an erosion control permit is required by NCDENR due to the 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 any land disturbing activity or prior to the issuance of a building permit.
11. There shall not be any trash accumulation on the campground property. Trash removal shall be the responsibility of the campground owner.
12. 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 checked into the campground as well as the dates they checked out. A copy of this log shall be available to the Planning Department and a copy filed in the Planning Department office every twelve months.
13. A building permit shall not be issued for any phase without the required permits from the Chatham County Environmental Health Department.
14. Occupancy of the campground shall not commence until all required state or county approvals have been received.