

**Rezoning Application IND-L-CUP**  
**Paul J. Austin**  
**245 Buckhorn Road**  
**Moncure, NC 27559**

April 27, 2007

## **Affirmative Findings**

- 1) **Land Development Plan** The proposed uses embody the desire stated in the Land Conservation and Development Plan to preserve both the form and function of rural character in the County, and they are a significant step towards meeting the goal of providing high-quality open space, recreation, and tourism locations.

The rezoning and conditional use requests for Austinville are being submitted so that Paul Austin, the owner of the 77.62 acre site in the Southeastern corner of Chatham County, can be allowed to use his property to provide recreational and entertainment activities for tourists and other visitors. The two components of the request are: 1) an RV park with 80 parking spaces, and 2) a multi-use building where various events, such as festivals, concerts, horse auctions, and benefit sales can occur. The RV park is a use that is allowed under the current RA-40 zoning—a conditional use permit is required and is being requested as a part of the overall application. The uses envisioned for the multi-use building best fit within the allowed uses of the IND-L (light industrial) zoning district. Please note that the requested conditions for rezoning the designated area to IND-L are very restrictive and are specifically geared toward the types of activities mentioned above.

The uses that are presently taking place on the Austinville property—horse corrals, pastures, and barns, along with the residence, recreation center and riding trails—are all typical of the types of uses that the Land Development Plan calls for in its objectives. These uses will be reinforced by the requested Conditional Use Permit because the included multi-use building will provide a facility for organized and formal events under the shelter of a roof. The proposed building will be in character with typical rural and agrarian structures. It will also be an integral part of the tourism aspect of Austinville—along with the RV park (included in the companion 40 Conditional Use Permit request)—it will provide a destination for visitors to Chatham County.

- 2) **Watershed and flood considerations** The site is in the Local Watershed designation. Its proposed 9.5% impervious surface poses no threat to water quality. The site is outside the FEMA 100-year designated flood zone. The

required fifty foot stream buffer has been voluntarily increased to 100' on both on-site streams.

Name of Applicant: Carter Crawford

Signature: