

Conditional Use Permit Application RA-40-CUP
Paul J. Austin
245 Buckhorn Road
Moncure, NC 27559

April 27, 2007

Five Affirmative Findings

Finding #1

The uses requested are among those listed as eligible conditional uses in the district in which the subject property is located or is to be located.

- 1) The requested uses are eligible for the requested site.
- 2) This application is supported by two of the specific objectives of the Land Development Plan: *Preserve Both the Form and Function of Rural Character—The Landscape, Agriculture, and Home-Based Businesses;* and *Develop an Integrated Approach to Protecting and Promoting High-Quality Open Space, Recreation, Historic 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 more people will be able to participate in the riding and other recreational opportunities afforded by the site and its operation, which is a home-based business for the owner.

In terms of form, the requested RV park is designed such that the only additional visible materials to be used are crushed gravel paving along with trees and shrubs. The individual parking pads are to be separated from each other by areas at least the size of the pads. The proposed impervious

surface of the completed site (including all the uses proposed) is less than ten percent. The parking area is planned in an area of the site where there are existing trees that will provide shade and spatial definition. In addition, the entire perimeter of the RV parking area that is visible from off the property is planned to have an opaque evergreen landscape screen so that neighbors or passers-by on Buckhorn Road will not have a view of the parked vehicles.

This property and its proposed use is a perfect example of the “High-Quality Open Space, Recreation ... and Tourism Locations” mentioned in the Land Development Plan. The residents of the immediate community surrounding Austinville know Paul Austin very well, and based on our meetings with them, they are pleased with the idea of Austinville. The greatest asset of Austinville is its ability to preserve Chatham County’s rural character and protect its landscapes. Austinville contains much open space and large undisturbed areas so that it maintains the landscape beauty as well as providing a nice setting for recreational and entertainment activities. Austinville is placed on 77 acres, the majority of which is undisturbed woods, along with rolling and peaceful pastoral settings and a pond. The buildings at Austinville have an appealing western character, and the RV Park on the front third of Austinville will be naturally entwined with the rural landscape. Given the opaque screening, the integrity and character of the area will be properly protected so that the RVs are hidden from outside view.

Strong themes in the Land Development Plan are: preserving the natural areas; preserving Chatham County’s diverse cultural heritage; preserving the county’s rural character; protecting its landscapes; maintaining open spaces; and avoiding adverse effects on the environment. These commitments are intended to coexist with tourism, and tourism is what Austinville can provide Chatham County.

Austinville will promote tourism through the recreational opportunities that it will provide the general public and its RV park will be an attractive alternative to the campgrounds at Jordan Lake. Prospective tourists will appreciate the way Austinville is tucked away within the 77 acres in southeastern Chatham County. Austinville’s draw will be the wealth of family activities it will offer. Tourists will see Austinville as a family gathering place, a gathering place among friends, a place to experience robust activity as well as a place to experience solitude. Visitors will enjoy horseback riding, fishing, hiking, biking, walking trails, and playgrounds. Tourists can enjoy scheduled concerts, animal sales, shows, festivals and other types of entertainment at the multi-use building included in the companion Conditional Use Permit application for another portion of the site.

Finding #2

- 1) **Need and Desirability** The RV park is essential for tourism in Chatham County and is desirable for the public convenience or welfare because it will allow families to enjoy a pleasant recreational and entertainment experience away from home. The RV park is further a desirable use because it is only a small portion of the 77 acres of Austinville, and is surrounded by undisturbed woods, ponds, meandering creeks, rolling hills, and pastures. This setting, along with the extensive proposed landscape screening, allows Austinville to maintain the rural and natural landscape of the area.
- 2) **Similar Uses** There are other operating instances of RV parking in the County, though the closest one that we have observed does not provide the recreational opportunities, the wooded setting, or the visual screening that we propose. No such similar use is present or approved on adjacent properties.
- 3) **Public Improvements** No additional public improvements will be required of the County if the request is approved.

Finding #3

- 1) **Emergency Services** <Optional>
- 2) **Traffic** The realigned and improved entrance design for the property has been submitted to NCDOT. Additional car traffic will occur on Buckhorn Road as a result of the approval of this request, mostly as a result of periodic festivals and other events that are planned to occur. No additional lanes or speed limit changes are anticipated as being necessary.
- 3) **Impact to Surround Land Values** <Optional>
- 4) **Visual Impact and Screening** The visual impact of the project will be minimal since extensive screening is included in the plan, and large expanses of existing vegetation are planned to be preserved.
- 5) **Lighting** Lights are associated with the proposed uses (see attached Lighting Plan).
- 6) **Noise** Appropriate permits will be obtained for any activities that are expected to generate noise.
- 7) **Chemicals, Biological and Radioactive Agents** No chemicals or biological or radioactive agents are planned to be present on the site.
- 8) **Signs** There will be a project sign built of stone and wood at the entrance to the property. The sign will not exceed the allowed area of 32 square feet.

Finding #4

- 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.

- 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.

Finding #5

- 1) **Water Source and Requirements** The site currently is connected to the County water supply system. Water requirements are not expected to necessitate facilities upgrades.
- 2) **Wastewater Management** Wastewater will be disposed of on-site. The County Health Department has been to the site and has recommended that a private consultant be retained to provide a wastewater management plan. The private consultant has made a field study and a report and preliminary plans are included in the submittal package.
- 3) **Water/Sewer Impact Statement** The proposed uses are expected to generate a maximum need for approximately 9,600 gallons of water per day.
- 4) **Access Roads** No upgrades of public or private roads are anticipated. A permit application for relocation and enhancement of the existing driveway has been filed with NCDOT.
- 5) **Stormwater Runoff** All new construction shall comply with the County requirement of detention of the 2-year 24-hour storm event. Such compliance shall be accomplished through the use of Best Management Practices which shall be submitted with Site Plan approval documents.

Name of Applicant: Carter Crawford

Signature: