



## **Chatham County Planning Board Agenda Notes**

**Date: December 6, 2011**

**Agenda Item: VIII. 1.**

**Attachment #3**

☐ **Subdivision**

☐ **Conditional Use Permit**

☒ **Rezoning Request**

☐ **Other:**

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<b>Subject:</b>	Request by Cindy Perry, Attorney, on behalf of Jeffrey House dba Jordan Dam RV Park, for a conditional use rezoning on 1.435 acres from R-1 Residential to Conditional Use B-1 Business, Parcel No. 88475, located off Moncure School Rd., Haw River Township, to add to the existing campground property for an expansion.
<b>Action Requested:</b>	See Recommendations.
<b>Attachments:</b>	1. Application packet provided prior to the November 21, 2011 public hearing.

### **Introduction & Background**

A legislative public hearing was held on November 21, 2011. Attorney Cynthia Perry and the owner Mr. Jeff House were present.

An approval to rezone property owned by Mr. House on approximately 10.35 acres as Conditional Use B-1 Business was granted in 2007. The property has continued to operate in the same manner in which it was approved.

### **Discussion & Analysis**

In order for a rezoning to be considered, support from the Land Conservation and Development Plan, hereinafter referred to as the "Plan", shall be provided. The Plan was adopted in 2001. However, a map has not been adopted to outline where certain types of non-residential uses are guided or encouraged.

Under the section titled "Economic Centers" on page 27 of the Plan, support for the continuation of current activities is encouraged. The Plan also encourages the need to sustain the county's rural character and environmental quality. On page 12, one of the policy objectives is to include housing diversity and affordability in rural areas. The campground provides temporary living facilities for contract workers as well as vacationers and travelers to the area. This activity also provides a service for lodging as needed to protect tourism and recreation in various parts of the county.

**Re: Jeffrey House dba Jordan Dam RV Park - rezoning**

**Recommendation**

It is staff's opinion the objectives of the Land Conservation and Development Plan have been met and will continue to be met with the additional land and therefore recommend approval. The Planning Board has up to three (3) meetings in which to make a recommendation to the Board of Commissioners.