CHATHAM COUNTY
NORTH CAROLINA
Established 1771

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A RESOLUTION APPROVING A REVISION TO A CONDITIONAL USE PERMIT REQUEST

BY Jeffrey House dba Jordan Dam RV Park

WHEREAS, Jeffrey House dba Jordan Dam RV Park has applied to Chatham County for a revision to an existing conditional use permit on Parcel No. 11257 located at 284 Moncure School Road, Haw River Township, to add the 1.435 acre tract from Parcel No. 88475 to the existing 10.35 acre tract to expand rv sites but not add any additional spaces or hookups, and;

WHEREAS, the Chatham County Board of Commissioners having considered all of the evidence in the whole record and based upon the competent, substantial and material evidence in the record, including, without limitation, the Applicant's written materials, all of which are incorporated herein by reference, hereby finds as follows:

1. The use/s requested are among those listed as eligible uses in the district in which the subject property is located or is to be located. The approved use continues to be allowed within the district in which it was originally approved. No other uses are requested or changes in use.

2. The requested conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, the applicant has continued to operate this business in the same manner as the original approval in 2007. Sustaining existing businesses in the county is an objective of the Land Conservation and Development Plan. This expansion is to provide more open space and allow the units to be further spread out. No increase from the approved 44 spaces is allowed.

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. The expanded area is not visible from the public roadway and additional landscaping will be installed to soften and shield the park from potential view. A pond and pier have also been constructed for the enjoyment of the tenants. All regulations will continue to be met.

4. The requested permit is consistent with the objectives of the Land Development Plan by, among other things, encouraging a mix of development by guiding balanced growth to suitable locations while maintaining rural character. This property is located behind the House family which allows them to oversee and maintain the property as a home-based business. The site adds temporary housing and helps to support tourism to the county.

5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided through the proposal consistent with the County's plans, policies and regulations and confirmed through any additional conditions placed on its approval as seen below. The site currently has an approved commercial driveway permit, septic systems, and water supply. The site is located within the WSIV-PA watershed and is permitted up to 36% impervious surface. The expanded site currently yields approximately 17% impervious surface per the submitted site plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CHATHAM COUNTY BOARD OF COMMISSIONERS, as follows:

That a Conditional Use Permit be, and it hereby is, approved for the reasons hereinabove stated subject to the additional stipulations and conditions set forth hereinafter; and

BE IT RESOLVED FURTHER, that the Chatham County Board of Commissioners hereby approves the application for the conditional use permit in accordance with the plan submitted by the Applicant, Jeffrey House dba Jordan Dam RV Park, and incorporated herein by reference with specific conditions as listed below;

Site Specific Conditions

1. All previous conditions not expressly stated hereinafter shall remain in effect and shall be complied with. They are:

- There shall be allowed one (1) sign, non-illuminated, no larger than 32 square feet and no taller than 6 feet at the entrance to the property.
- Recommendations from the Appearance Commission shall be followed. Any additional plantings shall be done at the next optimal planting season following the approval date and shall be maintained to thrive and provide the appropriate screening as required. The Appearance Commission, with the Planning Department, may review the landscaping and screening after one year of the initial planting to verify appropriate measures have been taken as requested. Should there be any changes in the landscaping for effectiveness of screening and environmental protections, they shall be given to the applicant at that time and the applicant will be given ample opportunity to take the corrective measures.
- There is to remain and be maintained a 50 foot vegetated, screening buffer around the perimeter of the campground area.
- Any stormwater measures that may be required shall conform to the 2 year, 24 hour storm event and a plan submitted to the Planning Department prior to its construction.
- There shall be no more than 44 units on this property as stated in the application. The spaces may be completed in phases as stated in the application. A building permit shall not be issued for any phase without the required permits from the Chatham County Environmental Health Department.
- 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.
- Units must be spaced a minimum distance of 30 feet apart.
- There shall not be any trash accumulation on the campground property. Trash removal shall be the responsibility of the campground owner.

- 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.

2. A survey shall be provided to the Planning Department with the amount of impervious surface for all areas being used for the campground and boat storage areas.
3. Documentation on any buffering requirements from the Environmental Quality Department shall be provided before the Certificate of Occupancy is issued on the new expansion area and the pier.
4. Should buffering be required around the pond, a revised site plan showing the relocation of the spaces shall be provided to the Planning Department before any permits are issued to relocate the electrical and/or wastewater hookups.

Standard Site Conditions

5. Signage, parking, and lighting shall conform to the Chatham County Zoning Ordinance.
6. The application and approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place.
7. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Storm water Management, etc.) shall be obtained, if required, and copies submitted to the Planning Department prior to the initiation of the mulching operation.

Standard Administrative Conditions

8. Appeal - The County shall be under no obligation to defend any action, cause of action, claim, or appeal involving the decision taken herein. In the event a response is authorized by the County concerning this resolution, or any action to enforce the provisions hereof, the applicant, its successors or assigns shall indemnify and hold the County harmless from all loss, cost or expense, including reasonable attorneys fees, incurred in connection with the defense of or response to any and all known or unknown actions, causes of action, claims, demands, damages, costs, loss, expenses, compensation, and all consequential damages on account of or resulting from this decision.
9. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspection, established from time to time.
10. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued determination with the plans and conditions listed above.
11. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
12. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit

shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.

BE IT FURTHER RESOLVED, that the Board of Commissioners of the County of Chatham hereby approves the application for a conditional use permit in accordance with the plans and conditions listed above.

Adopted this, the 17th day of January 2012

By:_____

Brian Bock, Chair
Chatham County Board of Commissioners

ATTEST:

Sandra B. Sublett, CMC, NCCCC

Sandra B. Sublett, CMC, NCCC, Clerk to the Board
Chatham County Board of Commissioners