



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

**Date: April 3, 2012**

**Agenda Item: VIII. Legislative 1.**

**Attachment: #2**

☐ **Subdivision**

☐ **Conditional Use Permit**

☐ **Rezoning Request**

☒ **Other: Text Amendment**

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<b>Subject:</b>	Request by Kent Dickens for a text amendment to the Chatham County Zoning Ordinance to add boat storage facility and recreational vehicle storage to the list of permitted uses under the Industrial Light and Industrial Heavy zoning classifications.
<b>Action Requested:</b>	See Recommendations
<b>Attachments:</b>	Application packet distributed at March 6, 2012 Planning Board meeting.

### **Introduction & Background**

A public hearing was held on this request March 19, 2012. Planning staff presented the item for discussion. There was no discussion that followed.

### **Discussion & Analysis**

This request is to add additional uses to the industrial zoning classifications (light and heavy) that would permit additional types of “storage” on these properties. Current similar uses existing in the Table of Permitted Uses under Section 10.13 of the Chatham County Zoning Ordinance are cold storage plants, contractor’s plants or storage yards and staging areas, fur storage, furrier, retail sales (can include storage), gas storage in bulk, lumberyards, building materials storage and sales, oxygen manufacture and/or storage, public utility service and storage yards, self storage facility/mini-warehouse storage facility, storage yards (outdoor storage), tobacco processing and storage, and truck terminals, repair shops, hauling, and storage yards.

Any non-residential use, whether through conditional use or straight zoning, is still required to follow the standards set out in the ordinance for setbacks, landscaping, screening, lighting, parking, and signage. The light and heavy industrial zoning districts carry different setback requirements from property lines (light is 50 feet and heavy is 100 feet). If these proposed uses are added to the industrial classifications, these setbacks must be maintained. Should someone wish to utilize a heavy industrial zoned parcel for boat and recreational vehicle storage, they would be required to comply with the 100 foot property line setbacks even though the use is also permitted in the light

industrial district as well with a lesser setback.

Planning staff is currently working on revisions to the zoning ordinance and there will be others to follow. Planning staff supports adding the proposed additional types of storage to the industrial zoning classifications list of permitted uses as recognized in the zoning ordinance.

**Recommendation**

Planning staff recommends approval of the text amendment. The Planning Board has up to three meetings to make a recommendation to the Board of Commissioners.