



Chatham County Planning Board Agenda Notes

Date: June 4, 2013

Agenda Item: VII. 3.

Attachment #: 1-2

Subdivision

Conditional Use Permit

Rezoning Request

Other:

Subject:	Request by William Jeffrey House, Jordan Dam RV Park, located at 250 Moncure Pittsboro Rd., Parcel No. 11257 and 88475, for a revision to the conditional use permit to add an office to receive and check out guests, have a retail area for small grocery items, and RV supplies. He is also requesting to add a proposed laundry facility to be constructed in the future.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Application packets were provided at the May 7, 2013 Planning Board meeting. 2. Recommendations from the Chatham County Appearance Commission

Introduction & Background
 A quasi-judicial public hearing was held on May 20, 2013. Planning staff presented the request to the Commissioners. The applicant and his representative, Attorney Cindy Perry were also present to speak. There was no opposition to the request.

Mr. House received the original approval for the RV park in 2006. Amendments to the park and site that included adding a covered boat storage area and additional land were approved in 2008 and 2011. The park is currently approved for 44 units and no additional spaces are being requested.

Mr. House has maintained the site and made improvements to better serve his customer base. No violations exist on the site.

Discussion & Analysis
 Generally, in order for a matter to be considered for approval, there are five findings that must be addressed and information given that each one can be supported. This is true for

new or revised conditional use permits. They are:

- FINDING #1 – The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

The applicant is seeking to add an office that also houses a small retail/personal services area for basic grocery items, RV supplies, ice, bait, etc. and in the future a laundry facility. These uses are allowed in the ordinance as uses and structures customarily accessory to permitted uses. This finding may be met.

- FINDING #2 – The requested conditional use permit is either essential or desirable for the public convenience or welfare.

One of the main reasons for approval of this park was to assist in temporary housing for contract workers in the Moncure/New Hill industrial area to include Shearon Harris. During times of shut downs there may be 30-100 transient workers who will be in the area for three to six months. During their stay it would be beneficial for them to have some basic services on the same site where they stay. The accessibility to RV basic needs (hoses, connections, couplings, etc.) can also benefit the surrounding campground visitors. This finding may be met.

- FINDING #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.

Mr. House is not seeking to expand the amount of RVs he can accommodate on the site. He has met with the Chatham County Appearance Commission who has recommended approval of the proposed landscaping plan. Their recommendation is attached. There will be an approximate 14 x 20 building that will be used for the office and retail services area. On each side of the current driveway will be pull outs for incoming and outgoing traffic in order to keep the main road free and clear of obstruction.

There is currently a mobile home on the site that is proposed to be replaced with a laundry facility at a later date. Planning staff will review that additional feature once the applicant is ready to move forward. This finding may be met.

- FINDING #4 – The requested permit will be consistent with the objectives of the Land Use Plan.

The continuation of preserving the form and function of rural character continues to be met as approved. It is the hope of the applicant this further supports and encourages tourism and revenue to the county by adding these additional features. This finding may be met.

- FINDING #5 – Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the county's plans, policies, and regulations.

All existing approvals will remain in effect. The applicant will be required to apply with the Environmental Health Department for a revision to the existing septic system to accommodate the laundry services when ready. The restroom to serve the new office has already been approved and is supplied as part of this application packet. This will be a separate 6 x 6 structure behind the office building as allowed by building code.

The applicant states the impervious surface for this site remains well under the allowance. A sealed survey by a surveyor or other design professional has not been provided. This has been conditioned below. This finding may be met.

Based on the five findings being met currently and has determined for the additional features, this request is recommended for approval by planning staff.

Recommendation

It is the Planning Department opinion the five findings may be made and the Planning Board has up to three (3) meetings in which to make a recommendation to the Board of Commissioners.

Should the Planning Board recommend approval, it is requested a review of the below conditions in order to ensure compliance with ordinances, regulations, and existing conditions of approval for the site. Any other site specific conditions that have been met may not be listed below. Those continuing conditions are listed as shown.

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 sealed survey, or other calculations satisfactory to the county, shall be provided to the Planning Department on the amount of impervious surface for all areas being used for the campground and boat storage areas existing and before the certificate of occupancy is issued for the new buildings and pull off areas are constructed.

Standard Site Conditions

- 3. Signage, parking, and lighting shall conform to the Chatham County Zoning Ordinance.
- 4. 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.
- 5. 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, Building Inspections, etc.) shall be obtained, if required, and copies submitted to the Planning Department.

Standard Administrative Conditions:

- 6. 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.
- 7. 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.
- 8. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued compliance with the plans and conditions listed above.
- 9. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
- 10. 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.