



Chatham County Planning Board Agenda Notes

Date: June 4, 2013

Agenda Item: VII. 2.

Attachment #: 1

Subdivision

Conditional Use Permit

Rezoning Request

Other: Zoning Text Amendment

Subject:	A request by the Chatham County Board of Commissioners to amend Section 10.13 of the Zoning Ordinance to reduce setbacks to the minimum required by the zoning district for private recreation camps solely in the Haw River Township.
Action Requested:	See Recommendation
Attachments:	1. Revised proposed amendment to the Zoning Ordinance

Introduction & Background

The Board heard a presentation by Mr. Dennis Fair at the March 11th, 2013 meeting about setback regulations for private recreation (RV) camps. The Board continued the discussion to the March 18th meeting and voted to schedule a public hearing for a text amendment to the Zoning Ordinance May 6th. The amendment, affecting section 10.13 of the zoning ordinance, will reduce the setback requirements for private recreation camps in the Haw River Township to the minimum required by ordinance for that zoning district.

A public hearing was held on this item May 6, 2013. Planning staff presented the request and there was no discussion or concerns noted.

Discussion & Analysis

Currently, private recreation camps and grounds must meet a minimum lot area of ten (10) acres and all buildings, structures, spaces, and high intensity activity areas are subject to building setbacks of fifty (50) feet from all property boundaries. This zoning text amendment would lessen the setback requirements for these developments solely in the Haw River Township and therefore only require the minimum setbacks as determined by the applicable base zoning district. The table below summarizes the amendment:

Proposed Setbacks Regulations for Private Recreation Camps in the Haw River Township	B-1	NB	CB	RB
Front	50'	50'	50'	50'
Side	20'	20'	20'	20'
Rear	20'	20'	20'	20'

Upon analysis of the proposed text amendment, staff is of the opinion that the amendment would be consistent with the goals of the adopted Land Conservation and Development Plan in the area of Commercial and Industrial Endeavors because it promotes tourism, an important part of Chatham County's economy.

Recommendation

If the Board finds the amendment to be consistent with the Land Conservation and Development Plan, the Board may adopt a consistency statement and recommend approval to the Board of Commissioners.

If the Board finds the amendment to not be a reasonable request and inconsistent with the Land Conservation and Development Plan, the Board must transmit a statement of inconsistency with the adopted plan and a recommendation of disapproval to the Board of Commissioners.