

..TITLE

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.

..ABSTRACT

Action Requested:

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.

Introduction & Background:

Planning Board Information is noted in BOLD

The Board heard a presentation by Mr. Dennis Fair at the March 11, 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.

The Planning Board met June 4, 2013. There were general questions about the locations of RV parks in the Haw River Township and how those parks compare to others in the county. The Planning Board also inquired as to why the amendment is specific to the Haw River Township, to which staff answered the Haw River Township already has a different standard of minimum acreage (10 acres) in place than the other townships, which must have a minimum of 20 acres for recreation camps in residential zoning districts.

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:

The Planning Board by a vote of 7-0 recommends adoption of the following Resolution Approving a Consistency Statement for the Zoning Ordinance text amendment- The proposed amendment to the Zoning Ordinance is consistent with the adopted Land Use Conservation and Development Plan.

The Planning Board by unanimous vote recommends adoption of an Ordinance amending the Zoning Ordinance to amend the required setbacks to reduce setbacks to the minimum required by the zoning district for private recreation camps solely in the Haw River Township.