

Dave Gattis Zoning Ordinance Text
Amendment

9-18-2023

Commissioners,

In response to the proposed Amendment I would offer the following.

Most of this data revolves around Moncure and RV parks here.

Current county ordinance is loosely quoted below..

"Subsection 4.b specifically states that permanent habitation of an RV is illegal; temporary habitation is outlined in Subsection 4.c which limits temporary habitation to 180 days for only very specific reasons."

In Moncure alone there are over 225 RV spots between the 4 existing RV parks. Mail delivery is available at 2 of the 4 parks. According to the Moncure post office personnel, P.O. Boxes are leased by numerous other park residents for a minimum of 3 to 6 months.

I've seen parents with children roadside waiting for the school bus on Moncure Pittsboro Rd. In front of the park.

PVC plumbing pipes observed under many of the RVs would indicate that these are permanent residences. Greenhouses, gardens, satellite dishes, attached wooden porches indicate the same.

The current ordinances are not monitored by park owners, there is no incentive for them to do so. Current rules would only require the residents to leave for one day then return.

Based solely on asking a few questions and making visual observations, the county rules regarding RV habitation are largely ignored. There is no apparent county oversight on these parks based on my visual inspection.

The bullet points below should be addressed
at a minimum going forward in my opinion:

>>> Explore a county tax(daily, weekly, monthly) for RV spot rental.

>>> Updated county regulations on RV usage with specific verbiage in regard to length of stay requirements, and oversight in the new UDO.

>>> Address RV Parks as the new "affordable housing" option in the county, because in Moncure that's what it is.

>>> Implement an inspection system to ensure compliance with regulations.

In my opinion by allowing this text amendment to pass would further encourage RV's as affordable permanent housing. I would question also if it is affordable. Published rental rates at one of the 10 acre parks are as follows..\$60 day, \$350 week, \$750 month CASH ONLY.

In the 2020 census Moncure had a population of 798 people. I would suggest it's at least 15-20% more than that given RV habitation. Does the county lose by not having an accurate count of permanent residents? Is tax revenue currently being lost in regard to RV supervision? I would hope an amendment such as this be tabled until answers are addressed in the UDO. Allowing it now without adequate answers may cause headaches later.


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Submitted to the Chatham County Commissioners

By: Anne Stomp, 565 East River Rd., Moncure, NC

September 18, 2023 Meeting

Re: Application to change Zoning ordinance for RV Campgrounds from 20 acres to 10 acres

I am opposed to changing the Zoning ordinance. The proposed change will only provide more opportunities for abuse of the current state of habitation in RV's. Moncure has 5 RV campgrounds that are not in compliance with the County zoning regulation which I include here. To whit (see highlighted section):

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4. Regulation of Recreational Vehicles (RV's).

a. Recreational Vehicles are permitted to be stored unoccupied on residential lots. Such storage of the Vehicle shall not be within any required setback. The unoccupied vehicle may not be used to store any materials, items, pets, farm animals, and the like. Recreational vehicles are not designed nor intended for permanent habitation, therefore an RV cannot be considered as a primary residence. A Recreational Vehicle stored in accordance with this ordinance shall:

i. Not be connected to any permanent utility service. The use of extension cords for cleaning and/or repair is allowed on a temporary basis.

ii. Have its wheels and axels remain at all times

iii. Maintain proper insurance and registration being fully licensed and ready for highway use.

iv. Have no accessory structures supported by the Vehicle, this includes decks, porches, and awnings.

b. Permanent habitation is not permitted. In order to provide for the health, safety, and welfare, the use of a recreational vehicle for permanent habitation shall be deemed unlawful.

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c. A Recreational Vehicle can be utilized for temporary occupation for no more than 180 days if the following requirements are met:

i. It is used during the construction of a single-family dwelling or placement of modular/mobile home.

ii. It is used while a damaged/destroyed home is being replaced due to damage by fire, flood, hurricane, tornado, or other emergency event or natural disaster.

iii. Extensions of the 180 day time period can be granted by the zoning official when work is ongoing with a valid building permit.

It is well known that many of the RV's that are parked in Moncure are being used as permanent residences by their owners who are not "camping" in Moncure. The game that is being played is to remove the RV from its parking spot every 180 days and then return, pretending that such behavior is in compliance with the ordinance. By changing the current ordinance and downsizing the required minimum for an RV campground invites further proliferation of non-complying RV parking lots. I have brought the situation of RV's to the attention of the Commissioners on two previous occasions and nothing is being done. The comments of the applicant reveal the true intent of the change which is to provide permanent housing in RVs for workers in Chatham County:

"...approving the text amendment would offer equal and fair opportunity for residents to fill a diverse need to host the growing platform of workers operating in and close to Chatham County. In other words, we would be providing an imperative service to companies investing in our county. "

I fully understand the expanding housing needs in Chatham County, but permitting permanent housing in RV's is not the answer. Rather the county should enforce the ordinances already in place and end the current abuse occurring in existing RV "campgrounds"