



Chatham County Planning Board Agenda Notes

Date: November 7, 2023

Agenda Item: VII-1

Attachment #: None

Subdivision

Special Use Permit

Rezoning Request

Other:

Subject:	A legislative request for a text amendment to the Zoning Ordinance by Dave Gaddis to reduce the minimum acreage requirements for all public or private campgrounds from 20 acres to 10 acres in all districts.
Action Requested:	See Recommendation
Attachments:	All documentation can be viewed on the Planning Department website at www.chathamcountync.gov/planning , Rezoning & Subdivision Cases, 2023

Introduction & Background:

A legislative public hearing was held September 18, 2023. Planning staff presented the citizen-initiated request by Mr. Gaddis and received two comments from residents in the Moncure area (Richard McHenry and Anne Stomp). These comments center around the Moncure area in particular and focus on better regulation of the permitting of campgrounds such as time allowed, record keeping, visual impacts of the spaces, etc.

In 2006, the Board of Commissioners approved a reduction of the minimum 20 acre requirement to 10 acre minimums in the zoned portions of the Haw River Township only. Public and private recreation camps and grounds are only permitted within the residentially zoned areas of the county with an approved Special Use Permit.

Discussion & Analysis:

Section 19 of the Zoning Ordinance allows for citizens to initiate text amendment changes based on information they believe to be supportive of the request.

Section 17.5.B includes the current requirements for public and private recreation camps and grounds. Should this amendment be approved, the minimum lot area would apply to all residentially zoned areas of the county.

The applicant states in the supporting summary, there are two campgrounds that have been approved since the 2006 amendment that are located on 10.01 and 10.35 acres (Chatham RV Park and Jordan Dam RV Park) therefore setting a precedent to support the

amendment.

Since the Comprehensive Plan was adopted in 2017, development is being guided to specific areas and two industrial mega sites have started developing over the last two years. Housing options for temporary workers is difficult to find in the county and this may help fill that gap.

Recommendation:

The Planning Board has up to three meetings in which to make a recommendation for approval or denial to the Board of Commissioners.

The Planning Board will also need to approve a consistency statement indicated how the amendment supports the Plan Chatham if there is vote to recommend approval.