



COUNTY COMMISSIONERS

Karen Howard, Chair
Katie Kenlan, Vice Chair
David Delaney
Franklin Gomez Flores
Amanda Robertson

COUNTY MANAGER: Bryan Thompson

Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE ZONING MAP OF CHATHAM COUNTY

Kent Dicken's dba Dicken's RV Park

WHEREAS, the Chatham County Board of Commissioners has considered the request to rezone and convert existing CUP approximately 46.86 total acres, being all or a portion of Parcel No/s 5176, 5177, 5636 (9.73 ac), a portion of 5143 (2.009 ac), and conversion of 5749 (35.121 ac) of the existing campground, located at/off 2501 Corinth Rd, Cape Fear Township, from R-1 Residential CUP and Ind-H Heavy Industrial to CD-NB Conditional District Neighborhood Business to develop the site for continuation of the approved campground and to add area for stormwater and expansion of the septic system to support the campground, and finds that the amendment is consistent with the comprehensive plan of Chatham County as described in the Consistency Statement Resolution; and

WHEREAS, the Board finds that the rezoning request set forth in the Application and incorporated herein by reference, if approved as pursuant to the provisions of the zoning ordinance, would be suitable for the property proposed for rezoning; and

WHEREAS, the Board finds the five (5) standards, as described below, from the Zoning Ordinance have been met as stated:

No. 1: The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed description of such error in the Ordinance and detailed, and reasons how the proposed amendment will correct the same. No errors in the Ordinance are being made; and

No. 2: The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare. Mr. Dicken's has been waiting for the time to develop the additional area for RV spaces when the demand warranted. This requires an expansion of the septic system to handle the additional RV spaces and the suitable soils for the system are located on property owned by the applicant on the opposite side of Corinth Rd. The rezoning of these parcels is also necessary to have one zoning classification for project area for the campground.

In addition, to prepare the land for additional spaces, a new stormwater retention area is required, and additional property is needed to install that measure on the same property as the campground.; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. All parcels are located within the Rural node of the Land Use Plan as shown below

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and sits between an Employment Center node and a Crossroads Community node. Chapter 2 – Land Use Trends – although these parcels are located within a Rural node, this area is also located within the high sustainability for industrial uses (pg. 21). The campground is utilized for employees serving the various industrial uses in close proximity as well as the regular maintenance shutdown for the Harris Nuclear Plant.

Chapter 3 – Goals & Objectives (pg. 41)- the majority of the applicant's properties are and will remain in agricultural use exemption therefore preserving the form and function of the rural area. Pg. 42, the campground will continue to provide an area for overnight stays for visitors to recreational areas in the area, such as Jordan and Harris Lakes. No new expansion of/ or buildings are being proposed with this rezoning.

Chapter 4 – Strategy 4.4 encourages to permitting of existing commercial uses that are appropriately zoned to continue to operate, and allow for reasonable expansion, contingent upon meeting environmental and transportation requirements. The additional lands are to be used for the use of the expanded septic system and stormwater measures. The entire campground, the current and approved expansion area, will remain as it is. This rezoning is to provide uniformity with the zoning districts and have all of the properties under one zoning approval.; and

No. 4: The requested amendment is either essential or desirable for the public convenience or welfare. Because the expansion of the campground was approved several years ago, it still shows the need for public convenience and welfare. No new spaces are being requested, and the applicant is receiving more requests for available spaces for rent. To meet the demand, the applicant has to expand the septic system and upgrade stormwater measures before the additional RV spaces can be developed.; and

No. 5: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. The entire project will be under one zoning district, will be served by a private septic system, and served by the county water system. No additional road improvements are required to fulfill the already approved campground. The parcels are located within the WSIV-Protected Area watershed not within the Jordan Lake buffer rule area and is limited to 36% impervious surface. There are no floodable areas on the property.; and

BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

1. The Application to rezone all of the property described as Parcel No/s. 5176, 5177, 5636 (9.73 ac), a portion of 5143 (2.009 ac), and conversion of 5749 (35.121 ac) of the existing campground and being approximately 46.86 total acres as depicted on Attachment "A", located at/off 2501 Corinth Rd, from R-1 Residential CUP and Ind-H to CD-NB Conditional District Neighborhood Business, Cape Fear Township is approved and the zoning map is amended accordingly.
2. As part of this approval, the following conditions are also approved and shall be followed at all times:

Site Specific Conditions

1. All previous conditions noted in the past approvals shall remain in effect at all times.
2. A building permit and/or septic permits shall be applied for and issued for construction within two years from the date of this approval or the use becomes null and void. Should an extension be needed, a timely revision to this approval must be filed with the Planning Department and go through the revision process.

Standard Site Conditions

3. The application, standards and adopted regulations of the applicable ordinances and policies, and the approved recommendations as provided for and/or conditioned, are considered to be the standards set forth and shall comply as stated. Changes to or variations to any requirements of this permit must be approved through the Planning Department or other approving board before any such changes can take place.



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4. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Land and Water Resources, and Environmental Health Division, etc.) shall be obtained, if required, and copies submitted to the Planning Department as part of the plating process.

Standard Administrative Conditions:

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

3. This ordinance shall become effective upon its adoption.

Adopted this 18 day of August, 2025

Karen Howard, Chair
Chatham County Board of Commissioners

Applicant/Representative for the applicant signature

(By signing this Ordinance, you agree to its findings and any subsequent conditions or approvals that may be required upon development of the site)

ATTEST:

Jenifer K. Johnson, MMC, Clerk to the Board
Chatham County Board of Commissioners

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ATTACHMENT "A"

Tax Parcels 5176, 5177, 5636 (9.73 ac), a portion of 5143 (2.009 ac), and conversion of 5749 (35.121 ac) of the existing campground, located at 2501 Corinth Rd., Cape Fear Township

