



**CURRITUCK COUNTY
NORTH CAROLINA**

March 14, 2017

Minutes – Regular Meeting of the Planning Board

NEW PLANNING BOARD MEMBER ORIENTATION - 6:00 PM

New Planning Board members Shay Ballance and Jeff O'Brien received training from Senior Planner, Donna Voliva, from 6:00 PM until 6:30 PM.

WORK SESSION - 6:30 PM

A work session was held from 6:30 PM until 7:00 PM.

CALL TO ORDER - 7:00 PM

Chairman Bell called the meeting to order at 7:00 PM.

Attendee Name	Title	Status	Arrived
Carol Bell	Chairman	Present	
Fred Whiteman	Vice Chairman	Present	
C. Shay Ballance	Board Member	Present	
Steven Craddock	Board Member	Present	
John McColley	Board Member	Present	
Jeff O'Brien	Board Member	Present	
Jane Overstreet	Board Member	Present	
J. Timothy Thomas	Board Member	Present	
Donna Voliva	Planning and Community Development Senior Planner	Present	
Jennie Turner	Planning and Community Development Planner II	Present	
Cheri Elliott	Clerk to the Board	Present	

A) Pledge of Allegiance & Moment of Silence

Everyone stood for the Pledge of Allegiance and a moment of silence.

B) Announce Quorum Being Met

Chairman Bell announced a quorum was met with eight members present.

C) Approval of Agenda

Chairman Bell asked if there were any changes to the agenda for tonight's meeting. With no changes, Mr. Craddock moved to approve the agenda as presented, Mr. Thomas seconded the motion and motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Carol Bell, Chairman, Fred Whiteman, Vice Chairman, C. Shay Ballance, Board Member, Steven Craddock, Board Member, John McColley, Board Member, Jeff O'Brien, Board Member, Jane Overstreet, Board Member, J. Timothy Thomas, Board Member

D) Ask for Disqualifications

Chairman Bell asked if any board member had a conflict of interest with respect to any matters coming before the board tonight.

Mr. Craddock spoke on behalf of all the Planning Board members and said numerous phone calls were received by members of the Planning Board from residents of Waterlily concerning PB 16-24 Blue Water Development Corporation, but it would not affect the members decision tonight.

APPROVAL OF MINUTES FOR FEBRUARY 14, 2017

Mr. Craddock moved to approve the minutes for February 14, 2017 as presented. Mr. Whiteman seconded the motion and motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Carol Bell, Chairman, Fred Whiteman, Vice Chairman, C. Shay Ballance, Board Member, Steven Craddock, Board Member, John McColley, Board Member, Jeff O'Brien, Board Member, Jane Overstreet, Board Member, J. Timothy Thomas, Board Member

OLD BUSINESS

There was no old business discussed.

NEW BUSINESS

A. PB 16-24 Blue Water Development Corp.

Senior Planner, Donna Voliva, presented the staff report. The text amendment to the Unified Development Ordinance (UDO) submitted by the applicant was initially a request to allow private campgrounds in the Single Family Residential-Mainland (SFM) zoning district, but was modified to only allow the expansion of existing campgrounds subject to specific standards. This will only affect two of the four campgrounds in Currituck County, Bells Island Campground and Hampton Lodge Campground. All campgrounds in Currituck are currently nonconforming since the 2013 UDO specified campgrounds as nonconforming uses and could no longer be expanded. Also, the 2006 Land Use Plan does not provide a direct policy statement to amending or expanding nonconforming uses in general. Planning staff is concerned with allowing the proposed density expansion of campgrounds without having enough buffering nor a compatible site design with the surrounding neighborhoods. Staff recommends denial of the proposed text amendment due to the proposed language not being consistent and in conflict with the Land Use Plan by having to access the campgrounds through local residential neighborhoods. Also, it is not reasonable and in the public interest by not provided adequate language that would reduce the potential impacts of

expanded campgrounds in neighborhoods where they currently exist and will not improve compatibility among uses for efficient development within the county.

Mr. Whiteman asked when talking about a nonconforming campground under the current UDO language and not being able to be expanded, is this only for number of campsites or does this include facilities and outbuildings. Ms. Voliva said you cannot expand the number of campsites or the land that was not undeveloped prior.

Mr. McColley asked if this could open the door for the Single-Family Residential-Isolated (SFI) zoning district and Ms. Voliva said it could possibly if there was interest in expansion for those campgrounds located in that district. They could request a text amendment.

Chairman Bell opened the public hearing.

Warren Eadus, President of Quible & Associates PC, appeared before the board to speak on behalf of Blue Water Development Corporation. He said they held a community meeting and the developer was there as well. We understand there are some issues that the citizens are concerned with, but we are trying to improve an existing campground that needs improvement. We know that the road leading into the campground is an issue in its current condition. The developer has spoken to Ed Nosing and they have said they are willing to try and improve the road, but not if they are not allowed to move forward with their plan. There are currently 250 electrical hook-ups and open areas within the campground. We are willing to work with the residents if they will allow us to. The advantages to our development would be an increase in occupancy tax and an increase in employment for Currituck. This would also increase tourism which is in keeping with the plan for Currituck. This development will not have an impact on our schools since this is seasonal campsites. This will also decrease the impact on our law enforcement with what currently goes on with the campground as it is now. There are permanent residents living there and school buses coming in to pick up children and this is not supposed to be allowed in the county. Our development would stop this. Also the development would stabilize some of the shoreline and marshes that have been historically used. The disadvantages would be an increase in seasonal traffic. There could be an increase in seasonal noise and there could be some road congestion. There opposition, we feel, are mainly based around the road.

John E. "Lucky" Pappas, the current owner and resident of Virginia, appeared before the board. He purchased the property 43 years ago with his partners. He and the co-owners of the property have all retired and he stated their ages are 77, 78 and 79 years old. He stated he does not have the time, resources or the energy to do justice to the property and thought this was a great opportunity for the county when Blue Water Development approached them. Mr. Pappas said everything around the Hampton Lodge has changed with the building of houses since the county brought water down Waterlily Road. He said Hampton Lodge had never changed, but now it is time.

Mr. Craddock asked what the initial capital outlay would be and the developer said, if the site plan was approved, it would be an 8 figure investment, plus the cost of the land.

Chairman Bell asked what the employment opportunities would be and Mr. Eadus said it would be seasonal employee and year round to maintain the campground.

Mr. McColley asked if the people that are currently living in the campground are employees and Mr. Eadus said some are employees, but some are not.

Mr. McColley asked if the people living there would be eliminated or reduced and Mr. Eadus said they would be eliminated because occupancy is seasonal and the campground is shut down in the winter months.

Eric Van Orden, with Blue Water Development Corporation, appeared before the board. He said they have tried to make themselves available to anyone who wanted to speak with them about the project. They have spoken with NCDOT about trying to get some improvements to the road and they will be bringing in rip rap for areas that was damaged by Hurricane Matthew and from various nor'easters. Also, in 2018 they are going to resurface the road. He stated they would really like the opportunity to work with the county and improve what is there now. We have taken into account the citizens concerns of the traffic on the road and have come up with a plan to have parked RV Models to reduce the amount of traffic coming in. He said if we were able to move forward we would eventually have 60 employees and would also have a bar and a restaurant. Just because the text amendment is approved doesn't mean that we could go ahead and build. There are issues that with water and electricity that need to be resolved first.

Chairman Bell asked for people speaking in support of the request.

Gregory Payne, 1548 Waterlily Road, appeared before the board. He said he and his wife live in the second to the last house before the entrance to the campground. We see what goes on in the campground as it is now and we don't like it. Mr. Payne said people that live further away are not aware of what goes on in the campground. We feel it is time to clean it up so we are in support of the text amendment.

Chairman Bell asked for people speaking in opposition of the request.

Mike Dahus, 1275 Waterlily Road, said he had been asked to speak on behalf of the citizens in opposition that live on Waterlily Road. We have 7 miles of road that is lined with several single family homes and this road will not withstand the amount of traffic that would be created by the campground. NCDOT does not make the improvements that are needed to the road. The road is 16 feet in width. RVs can be as much as 8 foot 6 inches in width which does not give enough room for passing vehicles. School buses and the RVs cannot coexist on the road, it could cause one to lay over on its side if one gets off the shoulder. Residents also walk down and across the road to get to the water and this would be dangerous with all the traffic. In three months time we have had four different text amendment changes and the last one is no better than the first one. The current management team would always let our residents freely walk and use the campground and the boat ramps and this would be stopped with the new development. We ask that you stay true to the current UDO and deny this request. We have serious concerns for the safety of our family, pet, along with the preservation of our lifestyle on Waterlily Road.

Paul O'Neal, 893 Waterlily Road, appeared before the board. He passed out a signed petition with 247 signatures from residents in opposition of the campground development and photographs of Waterlily Road. He said he knew the history of the road's condition going back many years since he had been a part of trying to get it fixed. He said the developer fixing the road or widening the road is not true since only NCDOT has the required rights to do that. Also, NCDOT has said when they can no longer keep fixing the road, they are going to have to move the road; they are not looking to upgrade the road. The current plan, as presented, is going to cater to large vehicles that are wider than the

road and unable to pass cars without going to the shoulder. This will cause someone to go into the sound or into someone's mailbox. This afternoon, there was a young man that went off the road into the canal. If this text amendment gets approved, Bells Island, which also is at the end of one narrow road, would have the same issues. Mr. O'Neal said this is where we live and the people that are proposing this do not live in this county or state. He said a special use permit is what allows the attorneys to dictate what happens instead of the people of Currituck County. It sets conditions and the citizens won't have the money or experts to fight and the other side will.

Three other residents of Waterlily Road appeared before the board and shared their concerns about the potential traffic congestion and losing the current peace in the neighborhood.

Mr. Eadus gave his rebuttal and said the road conditions are a problem that existed before our proposal. Also, this is not going to be a new campground, it is already an existing campground that predates many of the newer home on Waterlily. There is a right to use the campground as it is now and it's currently underused. We are offering to work with the county to improve the campground. This campground will be used and the county has an opportunity to dictate how it will get used.

Chairman Bell closed the public hearing.

Mr. Craddock said he appreciates the concerns of the community and we understand your feeling and concerns. I agree with many of the comments tonight and in my opinion it would be a detriment to allow the passage of this text amendment.

Mr. Whiteman said if you are a property rights person it is hard to not see how this could help the county, but at the same time the UDO was meant to protect areas like Waterlily.

Chairman Bell said she and her husband camped for twelve years and had previously stayed at Hampton Lodge years ago. She said it is a beautiful spot and is ashamed of its current condition.

Chairman Bell asked for a motion.

Mr. Craddock motioned to deny the text amendment since the proposed language is not consistent and in conflict with the purpose and intent of the current Land Use Plan by allowing the increase in size of campgrounds in the SFM zoning district. Also, it is not reasonable and not in the best interest of the public and has inadequate language that would cause a negative effect in the future. Ms. Overstreet seconded the motion and the motion carried unanimously.

Chairman Bell called for a short break to reconvene at 8:15 PM.

RESULT:	RECOMMENDED DENIAL [UNANIMOUS]	Next: 4/3/2017 6:00 PM
AYES:	Carol Bell, Chairman, Fred Whiteman, Vice Chairman, C. Shay Ballance, Board Member, Steven Craddock, Board Member, John McColley, Board Member, Jeff O'Brien, Board Member, Jane Overstreet, Board Member, J. Timothy Thomas, Board Member	

B) Sign Ordinance Discussion

Jennie Turner, Planner II, presented a slide presentation for the Planning Board for sign ordinance discussion. Legal considerations are Reed v. Town of Gilbert: Limits when local governments may impose content based signage restrictions. If a sign has to be read in order to determine if a certain regulation applies, then that regulation is content-based and presumed unconstitutional (unless it withstands strict scrutiny). Options for regulation of non-commercial signs (content-neutral) would be time, place, manner, temporary verses permanent, property conditions (zoning, acreage, road frontage, etc).

Ms. Turner said the Board of Commissioners direction is to allow one non-commercial sign per lot, allow three additional non-commercial signs during election season, and allow additional signs for lot frontage with a minimum spacing requirement. Proposed UDO changes to sign definitions and to the Standardize Non Commercial/Temporary Signage Guidelines will make sure Currituck is in compliance with the clarification made by the United States Supreme Court in the Reed v. Town of Gilbert.

Board members discussed the reasoning for the sign ordinance and possibly following the NC General Statues on signage.

ANNOUNCEMENTS

Mr. Craddock announced two upcoming meetings for the Land Use Plan Steering Committee on March 16th and March 27th. A presentation for the Planning Board may be held soon for an update on the progress of the Land Use Plan.

Mr. Whiteman made a proud announcement that his son's basketball team had won their championship and they have now been invited to play in China.

Mr. Craddock and Chairman Bell welcomed new Planning Board members, Jeff O'Brien and Shay Ballance.

ADJOURNMENT

Shay Ballance motioned to adjourn the meeting. Jeff O'Brien seconded the motion and the motion carried unanimously at 8:42 PM.



Currituck County

Planning and Community Development Department
Planning and Zoning Division
 153 Courthouse Road, Suite 110
 Currituck, North Carolina 27929
 252-232-3055 FAX 252-232-3026

To: Board of Commissioners
 From: Planning Staff
 Date: March 27, 2017
 Subject: PB 16-24 Blue Water Development Corp

The attached text amendment to the Unified Development Ordinance submitted by Blue Water Development Corp. initially was a request to allow private campgrounds in the Single Family Residential-Mainland (SFM) zoning district. After meeting with staff, the applicant modified the request to only allow the expansion of existing campgrounds subject to specific standards.

The current UDO does not allow private campgrounds as a principal use and the existing campgrounds are nonconforming uses that are allowed to continue but, expansions or intensification of the nonconforming use is not permitted by the UDO. The proposed language would allow existing campgrounds in the SFM zoning district to expand and increase the number of campsites to a total of up to five campsites per acre with a use permit. The existing campgrounds will continue to operate as a nonconforming use and new private campgrounds would not be permitted. There are four existing campgrounds in the county. Hampton Lodge Campground and Bells Island Campground are located in the SFM zoning district.

The applicant held a community meeting on February 6, 2017 at the Currituck Cooperative Extension building and discussed the proposed amendment and improvements to the Hampton Lodge Campground.

BACKGROUND

The 1982 Currituck County Zoning Ordinance did allow campgrounds but did not permit the expansion of the district which allowed the use.

The 1989 Unified Development Ordinance did not allow for the expansion of the zoning district that allowed campgrounds (RR). This restriction did not permit campgrounds created on property not zoned RR.

In 1992, a text amendment was approved that allowed the expansion of the RR zoning district when a property contained two zoning districts one of which was RR with a maximum overall density of 4.5 units per acre. The density was later increased to 5.5 units per acre.

In early 2011, a request was submitted to the county to allow new RR zoning districts to be created and was later withdrawn.

In 2013, the UDO specified campgrounds were nonconforming uses and could no longer be expanded.

Historically, campgrounds have been the source of many enforcement complaints such as recreational vehicles used as permanent dwellings and permanent additions being made to the temporary vehicles rendering many of them non-transportable.

The following campgrounds were considered existing in the county on January 1, 2013:

- Barnes Campground (Knotts Island) Zoned SFI
- Bells Island Campground (Currituck) Zoned SFM
- Hampton Lodge Campground (Church’s Island) Zoned SFM
- Sandy Point Resort (Knotts Island) Zoned SFI

LAND USE PLAN CONSISTENCY

The UDO requires the Board of Commissioners adopt a statement of consistency and reasonableness that describes whether the decision on the amendment is consistent with county adopted plans that are applicable and why the decision is reasonable and in the public interest.

The 2006 Land Use Plan does not provide a direct policy statement relevant to this amendment or the expansion of nonconforming uses in general. With the potential expansion of the two campgrounds in the SFM zoning district, the following policy indirectly relates to the request and the potential expansion of existing campgrounds located in the SFM zoning district:

POLICY TR11: ACCESS TO HIGHER INTENSITY DEVELOPMENT shall generally not be permitted through an area of lower intensity development. For example, access to a multi-family development, a major park facility, or other large traffic generator shall not be permitted through a local street serving a single family residential neighborhood.

The following goal indirectly relates to the use:

Goal 3.4: Continue to expand the role tourism plays in Currituck County.

The existing campgrounds in the SFM zoning district are primarily located in the Limited Service Areas of the county. The policy emphasis states, “businesses located in these areas should be designed to serve the tourist industry such as small gift shops or agri-tourism related uses provided the character and intensity of the use is in keeping with the character of the surrounding area.”

RECOMMENDATION

Planning staff is concerned with allowing the proposed density expansion of campgrounds without providing adequate buffering and compatible site design with surrounding neighborhoods. The two existing campgrounds located in the SFM zoning district (Hampton Lodge Campground and Bells Island Campground) are located on local roads maintained by NCDOT that provide access through residential neighborhoods. The potential expanded campgrounds will allow for higher intensity development along the local roads. The applicant discussed added amenities to the site but, the increase in campsites permitted with the text amendment does not correlate to an increase in amenities or assurance of infrastructure improvements. Potentially, some of the nonconforming campgrounds could more than double their current capacity on local streets with minimal site improvements.

As proposed staff recommends denial of the proposed text amendment based on the following:

- The proposed language is not consistent and in conflict with the purpose and intent of the Land Use Plan by allowing the expansion and increase in intensity of the existing campgrounds in the SFM zoning district accessed by local roads through residential neighborhoods; and,
- The proposed text amendment is not reasonable and in the public interest by not providing adequate language that would reduce the potential impacts of expanded campgrounds in neighborhoods where the campgrounds exist and, the proposed language will not improve compatibility among uses for efficient development within the county.

Planning Board Recommendation: Mr. Craddock motioned to deny the text amendment since the proposed language is not consistent and in conflict with the purpose and intent of the current Land Use Plan by allowing the increase in size of campgrounds in the SFM zoning district. Also, it is not reasonable and not in the best interest of the public and has inadequate language that would cause a negative effect in the future. Ms. Overstreet seconded the motion and the motion carried unanimously.

Planning Board Discussion 3/14/17:

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the road; they are not looking to upgrade the road. The current plan, as presented, is going to cater to large vehicles that are wider than the road and unable to pass cars without going to the shoulder. This will cause someone to go into the sound or into someone's mailbox. This afternoon, there was a young man that went off the road into the canal. If this text amendment gets approved, Bells Island, which also is at the end of one narrow road, would have the same issues. Mr. O'Neal said this is where we live and the people that are proposing this do not live in this county or state. He said a special use permit is what allows the attorneys to dictate what happens instead of the people of Currituck County. It sets conditions and the citizens won't have the money or experts to fight and the other side will.

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Chairman Bell asked for a motion.

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**PB 16-24
BLUE WATER DEVELOPMENT CORP**

Amendment to the Unified Development Ordinance, Chapter 4: Use Standards, Chapter 8: Nonconformities, and Chapter 10: Definitions and Measurement. to provide standards for expanding existing campgrounds.

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

Item 1: That Chapter 4. Use Standards, Section 4.1.2. Use Table and 4.2.4.Commercial Uses are amended by adding the following underlined language, removing the strikethrough language, and renumbering accordingly:

TABLE 4.1.1: SUMMARY USE TABLE

Z = Zoning Compliance Permit; U = Use Permit; MP = Allowed with Master Plan;
CZ= Allowed in a Conditional Zoning District blank cell = Prohibited

USE CATEGORY	USE TYPE	ZONING DISTRICT (CURRENT DISTRICT IN PARENTHESIS) [NOTE: OVERLAY OR SUB-DISTRICT REQUIREMENTS MAY FURTHER LIMIT USES]															
		RC	AG	SFM	SFO	SFR	SFI	MXR	GB	LB	CC	VC	LI	HI	PD-R	PD-M	PD-O
COMMERCIAL USE CLASSIFICATION																	
Visitor Accommodations	Bed and breakfast inn			Z	Z		Z	Z	Z	Z	Z	Z			M P	M P	M P
	<u>Campground expansion, existing private</u>			U													
	Hotel or motel								Z		Z	Z			M P	M P	M P
	Hunting lodge		U					Z	Z	Z					M P	M P	M P

4.2.4. Commercial Uses

- J. Visitor Accommodations
 - (2) Campground, Existing Private

New private campgrounds are not allowed as a principle use in Currituck County. The expansion of existing private campgrounds shall be subject to the following standards:

Attachment: PB 16-24 Blue Water Development Corp Staff Report BOC 4.3.17 (1754 : PB 16-24 Blue Water Development Corp.)

- (a) A Use Permit shall be obtained from the Currituck County Board of Commissioners before expansion of an existing campground may occur.
- (b) Existing non-conforming campgrounds may be expanded only after meeting the following improvements and performance criteria:
 - i. All existing units must be in compliance with the specifications outlined in this Section (4.2.4. Commercial Uses J. Visitor Accommodations) as determined by the Currituck County Planning and Zoning Department (Code Violations and Compliance).
 - ii. Bathhouse and toilet facilities must be provided and found to be in compliance with the specifications outlined in this Section (4.2.4 Commercial Uses J. Visitor Accommodations) as determined by the Currituck County Planning and Zoning Department (Code Violations and Compliance).
- (c) There shall be no single ownership of any campsite.
- (d) RVs, Campers and park model campers may not be modified in any manner that would render the unit non-transportable.
- (e) Campers and park model campers may not be placed on a permanent foundation.
- (f) Campgrounds shall not include permanent residences, excluding one dwelling unit to be occupied by the park caretaker, manager, or other employees.
- (g) Additions to campers are prohibited.
- (h) The maximum density of any expanded private campground shall not exceed five camper sites per acre.
- (i) Ownership of park model campers by an individual tenant is prohibited and such may only be occupied on a temporary basis and not as a place of permanent residence or domicile.
- (j) Manufactured and mobile homes shall be prohibited.

- (k) The temporary location of a tent on a campsite in a campground shall not require the issuance of a building permit.
- (l) No tent or camper shall be occupied for longer than a Season (March 1–November 15).
- (m) A minimum of 25 percent of the total development shall be provided as open space set-asides.
- (n) All roads shall be private.
- (o) Campgrounds shall be closed November 15 through March 1(a Season) except for special events and other community functions as allowed by Currituck County and after acquiring any and all necessary special event permits.
- (p) Campground amenities shall be required and provided for expanded campgrounds according to the following schedule:
 - i. Bathhouses shall be provided at a ratio of one shower for every 75 campsites
 - ii. Toilet facilities and bathhouses shall be located at a distance no greater than 500 feet radius and made accessible to all patrons of the campground.
 - iii. Recreational facilities shall be provided and include at a minimum one active playing field or court for every 300 units allowed; walkways or trails to connect the facility (handicap accessible trails shall constitute no less than 25 percent of any provided walkways)
 - iv. Amenities allowed will also include, but not be limited to, campground stores, restaurants, bars, marinas and pools.

Item 2: That Chapter 8. Use Standards, Section 8.2.6 Nonconforming Campgrounds is amended by adding the following underlined language and removing the strikethrough language:

8.2.6. Nonconforming Campgrounds

Private campgrounds are not allowed as a principle use in Currituck County, except when the requirements set forth in Section 4.2.4. Commercial Uses J. Visitor Accommodations are met. All existing campgrounds and campground subdivisions are nonconforming uses subject to the following standards (except when the requirements set forth in Section 4.2.4 Commercial Uses J. Visitor Accommodations are met) subject to the following standards:

A. General Standards

- (1) Camping is an allowed use of land only in existing campgrounds and campground subdivisions.
- (2) Campers may not be modified in any manner that would render the unit non-transportable.
- (3) No tent or ~~camper~~ RV may be located on a campsite or campground subdivision for more than 90 days a Season (March 1 through November 15).
- (4) Additions to campers are not permitted.
- (5) Modifications to existing campgrounds are permitted provided the changes do not increase the nonconformity with respect to number of campsites that existed on January 1, 2013. Expansions of existing campgrounds that existed on January 1, 2013 shall be permitted in accordance with the standards in Section 4.2.4.

B. Existing Campgrounds

- (1) ~~Existing campgrounds may not be expanded to cover additional land area, or exceed the total number of campsites that existed on January 1, 2013.~~ Expansions of existing campgrounds that existed on or before January 1, 2013 shall be permitted in accordance with the standards in Section 4.2.4.
- (2) Campers may not be placed on a permanent foundation. Park models may be allowed to have skirting, landscaping

and wooden access stairs/platforms as required by applicable building codes.

- (3) Campsites may have a wooden platform not to exceed 100 square feet. Platforms must be 12 inches or less in height from existing grade. Handicap ramps, and building code compliant access stairs are not subject to the maximum height requirement and square footage provided the ramp does not exceed five feet in width.
- (4) Campgrounds shall not include permanent residences, excluding one dwelling unit to be occupied by the park caretaker or manager.

Item 3: That Chapter 10, Section 10.5 Definitions is amended by adding the following underlined language and removing the strikethrough language:

CAMPER, PARK MODEL

A vehicular unit capable of obtaining a state motor vehicle license and which meets all of the following standards:

- a. built on a single chassis, permanently mounted on wheels and, 400 square feet or less interior floor area when set up for occupancy;
- b. shall not exceed 17 feet in height, and shall not contain living space below the first floor elevation;
- c. is designed to provide seasonal or temporary living quarters which may be connected to utilities necessary for installed fixtures and appliances;

CAMPSITE

A space within a campground used exclusively for camping purposes. Campsites shall be occupied on a temporary or seasonal basis only.

RECREATIONAL VEHICLE

A vehicle, which is:

- (a) built on a single chassis;

- (b) ~~400 square feet or less when measured at the largest horizontal projection;~~
- (c) designed to be self-propelled or permanently towable by a light duty truck; ~~and,~~
- (d) designed primarily not for use as a permanent dwelling, but as a temporary living quarters for recreational camping, travel, or seasonal use; ~~and,~~
- (e) includes the terms:
- (i) Camping trailer. The term “camping trailer” means a folding structure of canvas or other material mounted on wheels and designed for travel, recreation, and vacation use.
 - (ii) Motor home. The term “motor home” means a portable, temporary dwelling to be used for travel, recreation, and vacation constructed as an integral part of a self propelled vehicle.
 - (iii) Pickup coach. The term “pickup coach” means a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.
 - (iv) Travel trailer. The term “travel trailer” means a vehicular portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreation, and vacation uses, and, when factory equipped for roads, it shall have a body width not exceed eight feet, and a body length not exceeding 32 feet.

Item 4: The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of North Carolina by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

Item 5: This ordinance amendment shall be in effect from and after the _____ day of _____, 2017.

Board of Commissioners' Chairman
Attest:

Leeann Walton
Clerk to the Board

DATE ADOPTED: _____
MOTION TO ADOPT BY COMMISSIONER: _____
SECONDED BY COMMISSIONER: _____
VOTE: _____AYES _____NAYS _____
.....

PLANNING BOARD DATE: _____
PLANNING BOARD RECOMMENDATION: _____
VOTE: _____AYES _____NAYS _____
ADVERTISEMENT DATE OF PUBLIC HEARING: _____
BOARD OF COMMISSIONERS PUBLIC HEARING: _____
BOARD OF COMMISSIONERS ACTION: _____
POSTED IN UNIFIED DEVELOPMENT ORDINANCE: _____
AMENDMENT NUMBER: _____

Attachment: PB 16-24 Blue Water Development Corp Staff Report BOC 4.3.17 (1754 : PB 16-24 Blue Water Development Corp.)

3.A.b

Packet Pg. 20



Text Amendment Application

OFFICIAL USE ONLY:	
Case Number:	_____
Date Filed:	_____
Gate Keeper:	_____
Amount Paid:	_____

Contact Information

APPLICANT:
 Name: Blue Water Development Corp.
 Address: 10211 Ruffian Lane
Berline, MD 21811
 Telephone: 443-614-9122
 E-Mail Address: evanordenl@comcast.net cseawell@manteolaw.com

Request

I, the undersigned, do hereby make application to change the Currituck County UDO as herein requested.
 Amend Chapter(s) 3, 4 Section(s) 3.4.2, 4.1.2 & 4.2.2 as follows:
This text amendment is to permit two classifications of private campgrounds as a permitted use in the Single-Family Residential-Mainland (SFM) District. A distinction is made between upgrades and improvements to an existing private campground and a new private campground. The suggested modifications are set forth in Exhibit "A" attached.

*Request may be attached on separate paper if needed.

Blue Water Development Corp.
 By: [Signature]
 Petitioner

11/22/14
 Date

EXHIBIT "A"

4.2.2 - Residential Uses

Private Campgrounds

1. Upgrades and improvements to existing Private Campgrounds

Upgrades and improvements to existing private campgrounds are residential uses and shall comply with the following standards:

- A. There shall be no single ownership of any campsite.
- B. Campers may not be modified in any manner that would render the unit non-transportable.
- C. Campers may not be placed on a permanent foundation.
- D. Campgrounds shall not include permanent residences, excluding dwelling units to be occupied by campground caretaker, manager or other employees.
- E. Addition to campers are not permitted.
- F. No accessory buildings are permitted on individual campsites in the campground.
- G. Travel trailers, truck campers, camper trailers, motor homes, other licensed recreational vehicles, cabins and recreational park trailers shall conform to the following provisions:

1. Up to 25% of the campsites in the campground may be occupied by recreational travel trailers or cabins. Such units must be owned by the campground owner.

2., Ownership of recreational park trailers or cabins by an individual tenant is prohibited and such may only be occupied on a temporary basis and not as a place of permanent residence or domicile.

3. No recreational vehicle, recreational travel trailer or cabin shall exceed one-story nor shall it exceed 17 feet in height. No such structure shall contain any living space below or any attic space or loft above the first-floor elevation.

4. Additions to recreational vehicles, recreational park trailers and cabins are prohibited in campgrounds.

H. The maximum density shall be 10 campsites per gross acre of the total property.

I. Manufactured and mobile homes shall be prohibited in private campgrounds.

J. Structures or buildings which serve as an amenity or are incidental or accessory to the operation of the campground in general may not exceed 2 stories or 45-feet in height.

K. The temporary location of a tent or recreational vehicle on a campsite in a campground shall not require the issuance of a building permit.

L. The location of a recreational park trailer or cabin on a campsite in a campground or the elevation of a recreational vehicle on a permanent foundation shall require the issuance of a building permit.

M. Every expanded or enlarged campground shall not have less than 25% of its total property devoted to open space and/or recreation as a common area.

N. All roads in the campground shall be private and will not be accepted by the North Carolina Department of Transportation for maintenance.

O. The campground will not be open from November 15 through March 1 of the following year.

2. New Private Campgrounds

New private campgrounds are residential uses and shall comply with the following standards:

A. New private campgrounds shall comply with conditional zoning approval requirements as set forth in Section 3.6 of the UDO.

AS H

aldridge, seawell & hudspeth

805 Hwy. 64 N. • PO Box 339 • Manteo, NC 27954
ph. (252) 473-3484 • fax. (252) 473-2046 • manteolaw.com

Christopher L. Seawell
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Paddison "Pat" P. Hudspeth
phudspeth@manteolaw.com
Laura M. Twichell
ltwichell@manteolaw.com
G. Irvin Aldridge
retired

November 22, 2016

VIA e-mail

Mr. Ben E. Woody
Currituck County Planning Director

Re: Text Amendment

Dear Ben:

Enclosed please find a text amendment to the Currituck County Unified Development Ordinance. Included with this application is three hard copies of all documents, together with a PDF digital copy of all documents.

The applicant has signed a contract to purchase the Hampton Lodge Campground located in Waterlily, North Carolina. If the property is purchased, title will be taken in the name of Hampton Lodge Campground of Currituck, LLC. As you know, this property is currently operated as a non-conforming campground under the current UDO.

The current owner is Hampton Lodge Campground, L.L.C. Enclosed is a copy of the deed to the current owner, which is recorded in Book 178, Page 641, Currituck County Registry. You will notice the grantee in that deed is not the current owner. However, the current owner is a successor, though mergers and other changes, which did not require a new deed to be filed.

This property is composed of approximately four tracts. Enclosed is a diagram based upon the Currituck County Tax Department's information indicating the approximate boundaries of the various tracts of land that are referenced in the deed.

We look forward to receiving comments from your office with regard to this application.

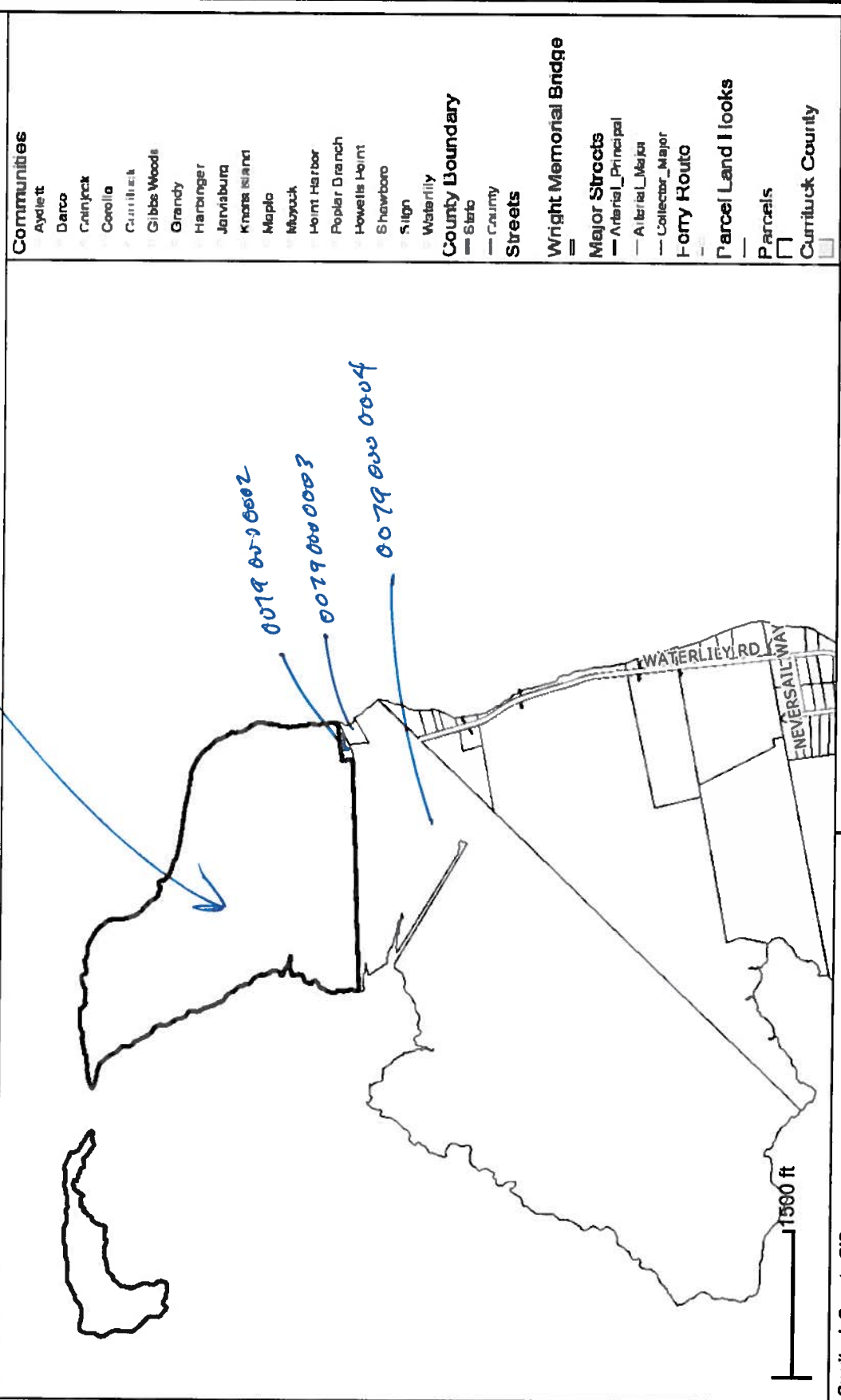
Yours sincerely,


Christopher L. Seawell

CLS/cah
Enclosures
Cc: Mr. Eric Van Orden

0079 000 0001 0000

Currituck County GIS Online Mapping



- Communities**
- Aylett
- Danco
- Currituck
- Corolla
- Currituck
- Gibbs Woods
- Grandy
- Harbinger
- Jarvisburg
- Knotts Island
- Maple
- Moyock
- Horn Harbor
- Poplar Branch
- Howells Point
- Shawboro
- Sligh
- Waterlily
- County Boundary**
- State
- County
- Streets**
- Wright Memorial Bridge
- Major Streets**
- Arterial_Principal
- Arterial_Major
- Collector_Major
- Ferry Route
- Parcel Land Looks
- Parcels
- Currituck County

This map should be used for general reference purposes only. Currituck County assumes no legal liability for the information shown on this map.

Currituck County GIS
 (252)232-2034
www.co.currituck.nc.us/Geographic-Information-Services.cfm