STAFF SUMMARY OF S17-04
SPECIAL USE PERMIT APPLICATION

APPLICATION SUMMARY

Case Number: S17-04

Request:
Special Use Permit in order to develop a “Camping, Travel Trailer Park”

Applicant: Cindee Wolf of Design Solutions

Property Owner(s): CWEST, LLC

Location: 9533 & 9617 River Road

Acreage: 3.6

PID(s): R08800-001-008-000, R08800-001-009-000

Comp Plan Place Type: General Residential

Existing Land Use: Mobile Home Park, Undeveloped

Proposed Land Use: Camping, Travel Trailer Park

Current Zoning: R-15

SURROUNDING AREA

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: Campground (Carolina Beach Family Campground)</td>
<td>R-15</td>
</tr>
<tr>
<td>East: Single-Family Residential, Undeveloped</td>
<td>R-15</td>
</tr>
<tr>
<td>South: Recreation (Snows Cut Park)</td>
<td>R-15</td>
</tr>
<tr>
<td>West: Undeveloped, Single-Family Residential</td>
<td>R-15</td>
</tr>
</tbody>
</table>
ZONING HISTORY

April 7, 1971 | Initially zoned R-15 (Area 4)

COMMUNITY SERVICES

<table>
<thead>
<tr>
<th>Service</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water/Sewer</td>
<td>Aqua water service; private septic system</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>New Hanover County Fire Services, New Hanover County Southern Fire District, New Hanover County Federal Point Station</td>
</tr>
<tr>
<td>Schools</td>
<td>Carolina Beach Elementary, Codington Elementary, Murray Middle, and Ashley High Schools</td>
</tr>
<tr>
<td>Recreation</td>
<td>Snows Cut Park</td>
</tr>
</tbody>
</table>

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

<table>
<thead>
<tr>
<th>Resource</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation</td>
<td>No known conservation resources</td>
</tr>
<tr>
<td>Historic</td>
<td>No known historic resources</td>
</tr>
<tr>
<td>Archaeological</td>
<td>No known archaeological resources</td>
</tr>
</tbody>
</table>

Proposed Site Plan

- This application proposes to develop a travel trailer park consisting of 44 camp sites. A travel trailer is defined as “a wheeled vehicular portable structure built on a chassis designed to be used as a temporary dwelling for travel and/or recreational purposes, including, but not limited to structures mounted on auto or truck bodies that are commonly referred to as campers.”
- Travel trailer parks require a special use permit in the R-15 zoning district and are subject to the standards of the county’s Mobile Home and Travel Trailer Park Ordinance.
**TRANSPORTATION**

- Access is proposed to be provided to the subject property by two driveways off River Road (SR 1576). A driveway permit from NCDOT is required for the proposed development.

<table>
<thead>
<tr>
<th>LAND USE (ITE Code)</th>
<th>INTENSITY</th>
<th>AM PEAK</th>
<th>PM PEAK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campground (416)</td>
<td>44 Camp Sites</td>
<td>14</td>
<td>21</td>
</tr>
</tbody>
</table>

- Traffic Impact Analyses are required to be completed for proposals that will generate more than 100 peak hour trips in either the AM or PM peak hours. A TIA is not required for this project due to the projected peak hour trip generation figures.
Traffic Counts

<table>
<thead>
<tr>
<th>Road</th>
<th>Location</th>
<th>Volume</th>
<th>Capacity</th>
<th>V/C</th>
<th>LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>River Road</td>
<td>9500-9600 Block</td>
<td>3,186</td>
<td>16,700</td>
<td>0.19</td>
<td>A</td>
</tr>
</tbody>
</table>

**Nearby Planned Transportation Improvements and Traffic Impact Analyses**

No TIAs are currently being drafted or have been completed for projects within a one-mile radius from the subject site within the last five years.

Regional Transportation Plans:

- The NHC/City of Wilmington Greenway Plan recommends that a greenway network be installed in the surround area, including a greenway along the portion of River Road adjacent to the subject property.
**ENVIRONMENTAL**

- The property does not contain any Special Flood Hazard Areas, wetlands, or Natural Heritage Areas.
- The subject property is within the Telfairs Creek (SC;Sw) watershed.
- Per the Classification of Soils in New Hanover County for Septic Tank Suitability, soils on the property consist of Class I (suitable/slight limitation) soils.

**2016 COMPREHENSIVE LAND USE PLAN**

The New Hanover County Future Land Use Map provides a general representation of the vision for New Hanover County’s future land use, as designated by place types describing the character and function of the different types of development that make up the community. Specific goals of the Comprehensive Plan are designated to be promoted in each place type, and other goals may be relevant for particular properties.

<table>
<thead>
<tr>
<th>Place Types</th>
<th>General Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Future Land Use Map Place Type</td>
<td>Focuses on lower-density housing and associated civic and commercial services. Typically, housing is single-family or duplexes. Commercial uses should be limited to strategically located office and retail spaces, while recreation and school facilities are encouraged throughout.</td>
</tr>
</tbody>
</table>

- **Place Type Description**
  - **General Residential**: Focuses on lower-density housing and associated civic and commercial services. Typically, housing is single-family or duplexes. Commercial uses should be limited to strategically located office and retail spaces, while recreation and school facilities are encouraged throughout.
### Analysis

The intent of the General Residential place type is to preserve existing residential neighborhoods and provide opportunities for similar lower density residential development and supportive commercial, civic, and recreational development. Though recreational uses are encouraged in General Residential areas, uses such as RV parks and campgrounds are not specifically addressed in the Comprehensive Plan. However, these uses are common in many communities along the North Carolina coast, including New Hanover County, and can support tourism and public access to water and natural resources.

The subject property is adjacent to an existing campground and public recreational amenities. It is not located adjacent to existing residential neighborhoods, although there are a few single-family homes in the surrounding area. This type of location is appropriate for low intensity recreational uses such as this one.

### Consistency Recommendation

The proposed RV and travel trailer campground is generally CONSISTENT with this place type because it provides recreational opportunities, is not estimated to generate a large amount of traffic on the roadway network, and is located next to an existing travel trailer park in an area containing few single-family homes.

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**PLANNING BOARD ACTION**

The Planning Board considered this application at their January 11, 2018 meeting. The Board discussed the seasonal use of the park, the phasing of the development, and potential traffic impacts.

Two residents spoke at the meeting. The owner of an existing travel trailer park adjoining the property to the north, asked that a fence be installed along the shared property line. Another resident requested the widening of an existing 15-foot wide access easement which runs through the subject property and connects to the resident's property. The Planning Board did not include these requests in their recommendation.

The Planning Board recommended approval (3-1) of the application. One member voted against the application due to concerns with the travel trailer park providing sufficient access to neighboring properties.

The Board recommended the following conditions be added to the development:

1. No camping activity of any kind can occur in any required bufferyard or in the 15-foot access easement that runs along the northern property line of the subject site.
2. A 20-foot-wide easement shall be dedicated to the County along River Road for the purposes of installing a future pedestrian facility in accordance with the Wilmington/NHC Comprehensive Greenway Plan.
STAFF PRELIMINARY CONCLUSIONS AND FINDINGS OF FACT:

Staff has conducted an analysis of the proposed use and the information provided as part of the application package and has created preliminary findings of fact for each of the conclusions required to be reached to approve the special use permit request. These preliminary findings of fact and conclusions are based solely on the information provided to date, prior to any information or testimony in support or opposition to the request that may be presented at the upcoming public hearing at the Board meeting.

Finding 1: The Board must find that the use will not materially endanger the public health or safety where proposed and developed according to the plan as submitted and approved.

A. The site is accessed from River Road, a minor arterial street that is operating at an acceptable Level of Service.
B. Water services must be provided and designed in accordance with Aqua’s standards. Wastewater services must be provided and designed in accordance with DEQ Division of Waste Management’s and NHC Environmental Health Services’ standards.
C. The subject property is located in the New Hanover County South Fire Service District.
D. The site is not located within any Special Flood Hazard Area.
E. The proposed development is not estimated to generate enough traffic to require a Traffic Impact Analysis be conducted.
F. A driveway permit must be obtained from NCDOT.

Staff Suggestion: Evidence in the record at this time supports a finding that the use will not materially endanger the public health or safety where proposed.

Finding 2: The Board must find that the use meets all required conditions and specifications of the Zoning Ordinance.

A. The site is zoned R-15, Residential District.
B. Travel Trailer Parks are allowed by special use permit in the R-15 zoning districts.
C. The site shall comply with the landscaping and buffering requirements of the Zoning Ordinance.
D. A site plan has been included as part of the special use permit application and demonstrates that the requirements of the Mobile Home and Travel Trailer Park Ordinance will be met.

Staff Suggestion: Evidence in the record at this time supports a finding that the use meets all of the required conditions and specifications of the Zoning Ordinance.

Finding 3: The Board must find that the use will not substantially injure the value of adjoining or abutting property or that the use is a public necessity.

A. The surrounding land uses include an existing travel trailer park and low-density residential. The subject property is not located adjacent to residential neighborhoods.
B. No evidence has been submitted that this project will decrease the property values of adjacent or nearby properties.
**Staff Suggestion:** The evidence in the record at this time supports a finding that the use will not substantially injure the value of adjoining or abutting property.

**Finding 4:** The Board must find that the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development for New Hanover County.

A. The 2016 Comprehensive Plan classifies the area proposed for the development as General Residential, and the proposal aligns with the intent of this land use classification. The proposal provides recreational opportunities, will have few impacts on existing residential neighborhoods, and is generally compatible with the existing residential and recreational development pattern of the area.

B. The proposal includes a 20-foot-wide pedestrian and non-vehicular access easement for a future multi-use path, consistent with the Wilmington/New Hanover County Comprehensive Greenway Plan.

**Staff Suggestion:** Evidence in the record at this time supports a finding that the use is general conformity with the plan of development for New Hanover County.

**Staff Suggested Conditions**

1. No camping activity of any kind can occur in any required bufferyard or in the 15-foot access easement that runs along the northern property line of the subject site.

2. A 20-foot-wide easement shall be dedicated to the County along River Road for the purposes of installing a future pedestrian facility in accordance with the Wilmington/NHC Comprehensive Greenway Plan.