

STAFF REPORT FOR **S20-05** SPECIAL USE PERMIT APPLICATION

APPLICATION SUMMARY	
Case Number: S20-05	
Request: SUP to operate a <i>Campground/Recreational Vehicle (RV) Park</i> in the R-15, Residential District	
Applicant: Design Solutions	Property Owner(s): CWEST, LLC
Location: 9515 River Road	Acreage: 4.2 acres
PID(s): R08800-001-007-000	Comp Plan Place Type: General Residential
Existing Land Use: Undeveloped, Single-Family Residential	Proposed Land Use: Campground/Recreational Vehicle (RV) Park
Current Zoning: R-15	



SURROUNDING AREA		
	LAND USE	ZONING
North	Campground/Recreational Vehicle (RV) Park (Carolina Beach Family Campground)	R-15
East	Campground/Recreational Vehicle (RV) Park (Phase I of Snows Cut RV Park)	R-15
South	Undeveloped/Recreational (Snows Cut Park)	R-15
West	Undeveloped	R-15



ZONING HISTORY

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

COMMUNITY SERVICES

Water/Sewer	Aqua water service, private septic systems
Fire Protection	New Hanover County Fire Services, New Hanover County Southern Fire District, New Hanover County Federal Point Station
Schools	Carolina Beach Elementary, Murray Middle, and Ashley High Schools
Recreation	Snows Cut Park

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

Conservation	No know conservation resources
Historic	No known historic resources
Archaeological	No known archaeological resources

EXISTING CONDITIONS AND PROPOSED CONCEPTUAL PLAN

- The applicant is seeking to obtain a special use permit to add an additional phase to the Snows Cut RV Park consisting of 28 spaces, an additional bath house, and a third access point to River Road to the south of the subject property.
- A Special Use Permit for Phase I of the park was approved in 2018 for 44 spaces on 3.6 acres directly to the east of the subject property. Currently, this phase is developed with approximately 19 spaces, and the remainder of the spaces are expected to transition from the previously existing mobile home sites to RV sites by the end of 2021.
- An existing single-family residence is located on the southern portion of the tract and is proposed to remain for longer-term rental, potentially for a park manager.

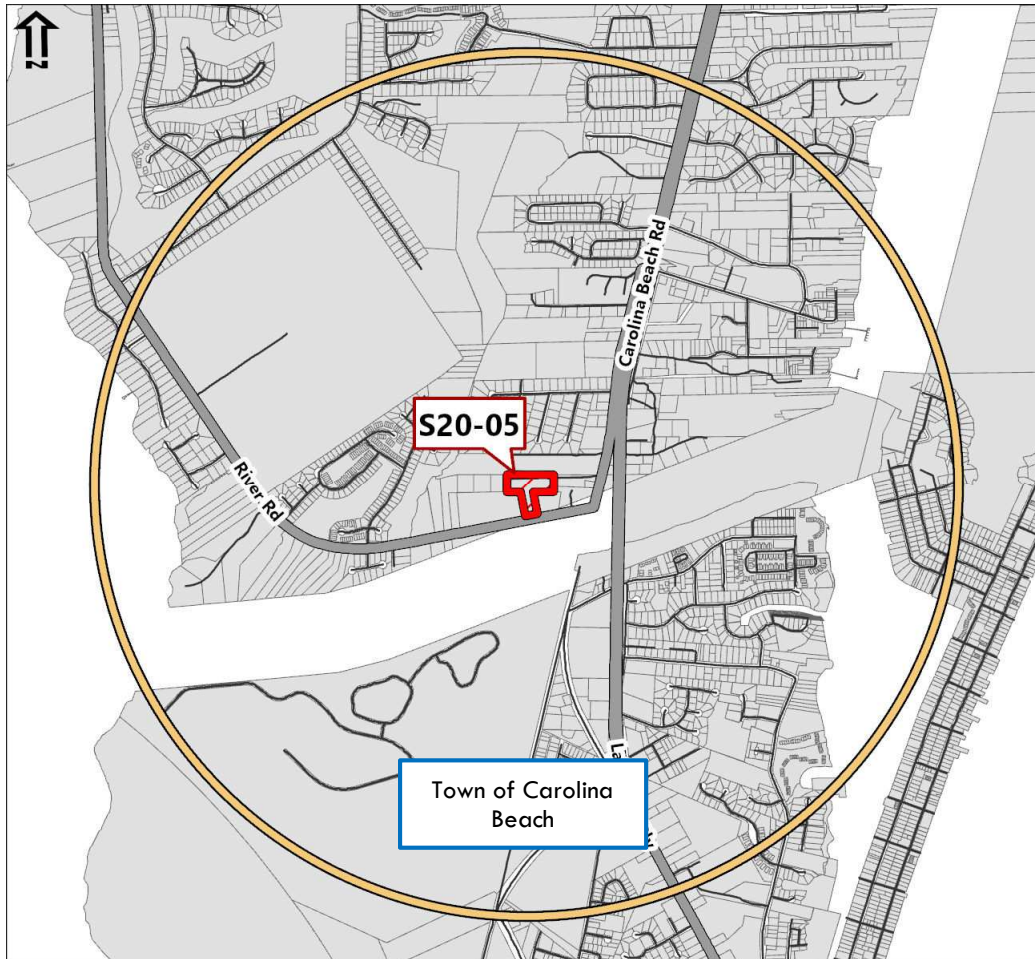


Proposed Site Plan with Staff Markups

ZONING CONSIDERATIONS

- Campgrounds and RV parks require a special use permit in the R-15 zoning district and are subject to supplemental standards within the county's Unified Development Ordinance (UDO), which generally address dimensional standards (setbacks, minimum space area, roadway dimensions, etc.), access requirements, sanitation and utilities, open space, fire safety, and registration.
- The subject property is adjacent to an existing campground to the north and Phase I of Snows Cut RV Park to the east. The properties to the west and south of the "T" shaped portion of the subject property are currently undeveloped and are zoned R-15.
- The UDO allows for multiple uses to be permitted on a parcel where the site layout can be achieved in compliance with applicable zoning district standards, use standards, and development standards. The existing single-family dwelling unit proposed to be used in conjunction with the RV park is in compliance with the applicable UDO provisions.

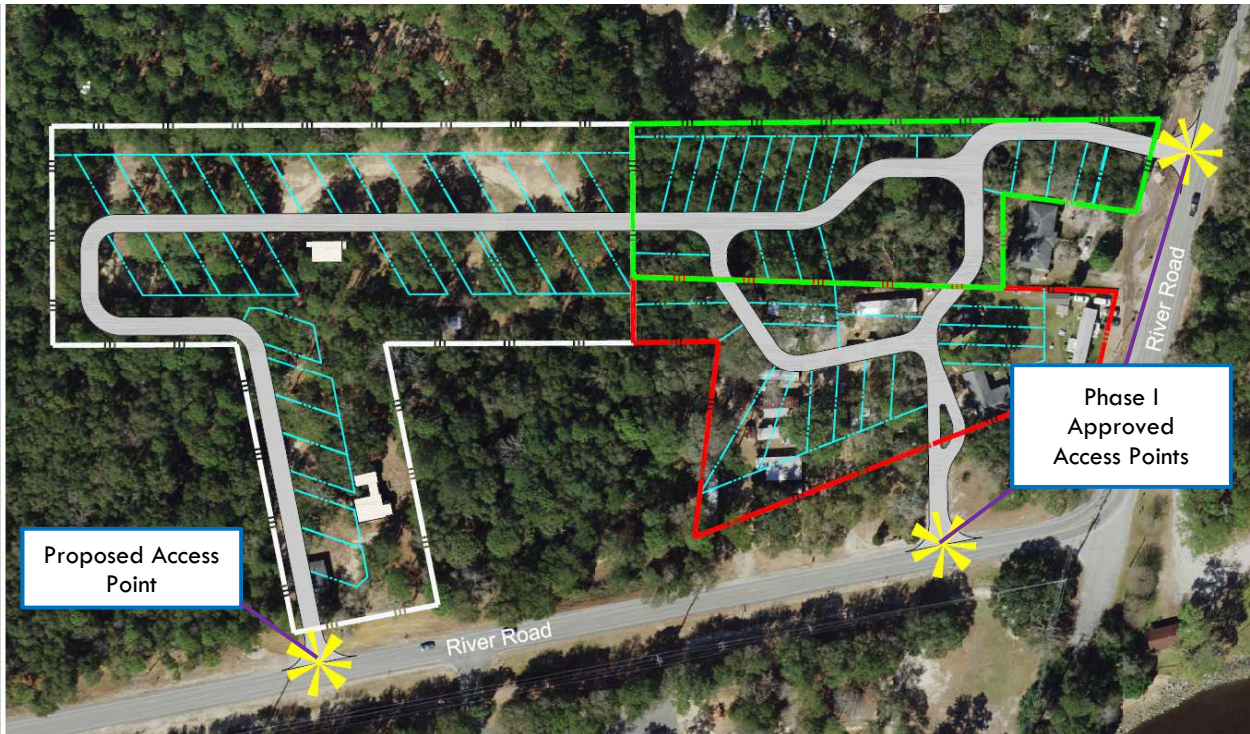
AREA SUBDIVISIONS UNDER DEVELOPMENT



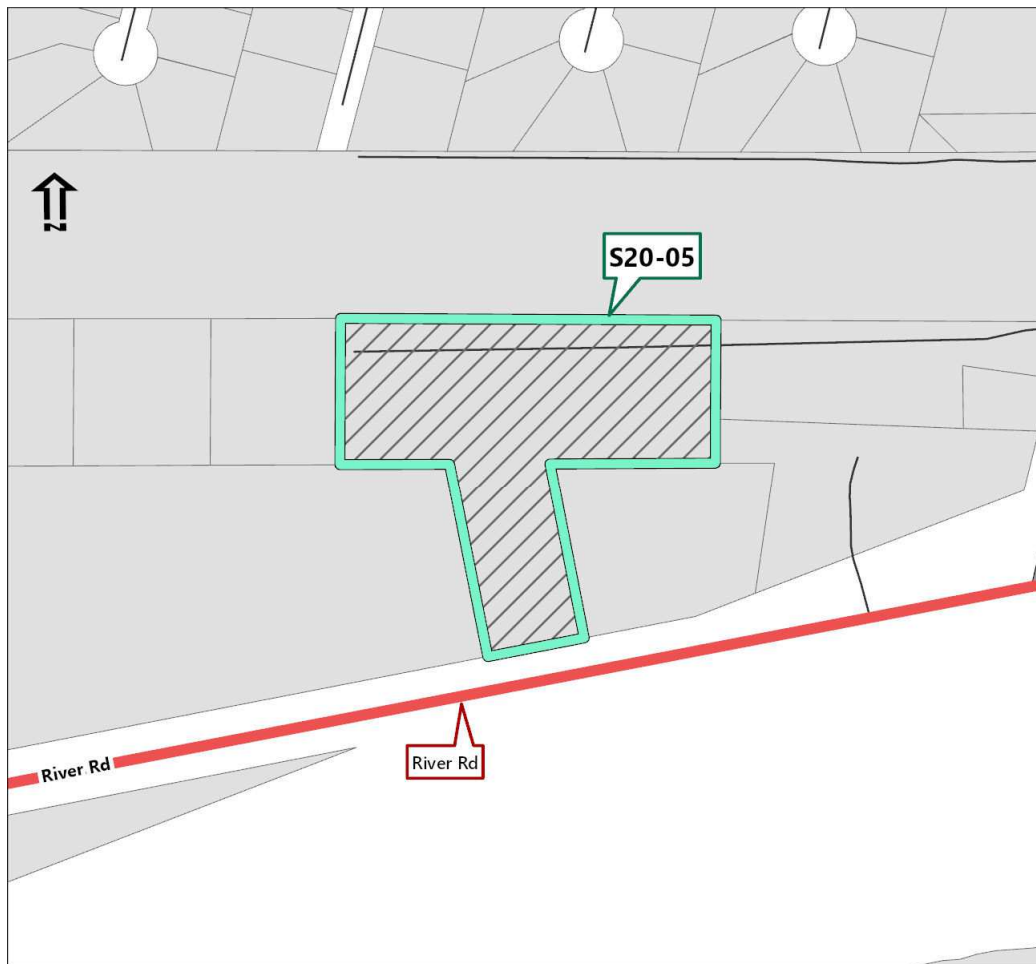
- There are currently no subdivisions under development in the vicinity of the subject property in the unincorporated county.

TRANSPORTATION

- Access is proposed to be provided to River Road from the subject property at three points. Two access points to River Road were approved with Phase I, and visitors will be able to access this phase internally through an extension of the internal road network to the east, while a new access point to the south of the “T” shaped parcel is proposed. A driveway permit from NCDOT is required for the third access point.



Access Points to River Road in all Phases of Snows Cut RV Park



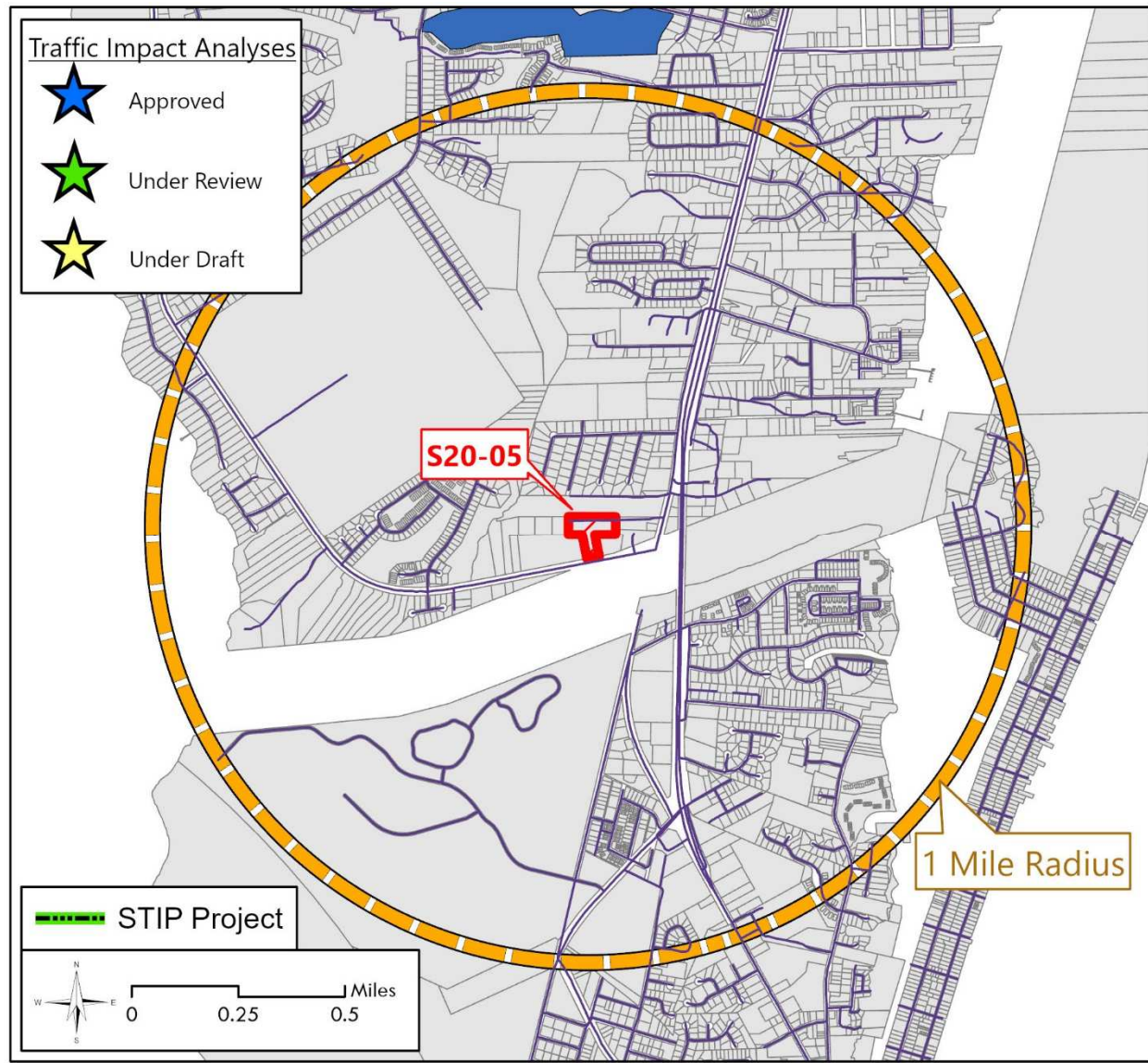
Access to Primary Arterial Routes

- The proposed expansion is anticipated to generate an additional 9 AM and 13 PM peak hour trips. Traffic Impact Analyses (TIAs) 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 minimal projected peak hour trip generation figures; however, proposed access points will be reviewed through the county's Technical Review Committee and will require a driveway permit from NCDOT.
- Because there have been no recent traffic impact analyses in the area addressing nearby intersections, staff has provided the volume to capacity ratio for River Road near the subject site. While volume to capacity ratio, based on average daily trips, can provide a general idea of the function of adjacent roadways, the delay vehicles take in seconds to pass through intersections is generally considered a more effective measure when determining the Level of Service of a roadway. However, the available volume to capacity data indicates capacity currently exists in this area to support the expected additional traffic.

NCDOT Average Annual Daily Traffic (AADT) - 2019

Road	Location	Volume	Capacity	V/C
River Road	9500 Block (Near proposed southern access point)	3,800	16,700	0.28

Nearby Planned Transportation Improvements and Traffic Impact Analyses



Nearby Traffic Impact Analyses:

Traffic Impact Analyses are completed in accordance with the WMPO and NCDOT standards. There have not been any recent TIA's in the vicinity of the subject site that would impact the nearby transportation network expected to be used by development on this site.

Nearby NC STIP Projects:

There are no nearby NC STIP Projects within the 1-mile radius of the subject property that include improvements that affect this proposal.

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. The location of septic fields as shown on the site plan will be subject to approval by New Hanover County Environmental Health.

OTHER CONSIDERATIONS**SCHOOLS**

- Under the county's performance residential standards, the subject property could allow up to 11 single-family dwelling units to be constructed at a density of 2.5 du/ac. Using the generalized historic student generation rate, development under the current zoning district can be estimated to generate approximately 3 students.
- Under the proposal, these units are not typically occupied by full time residents with students in the school system as they will not be permanent units and are intended for transient lodging.

CONTEXT AND COMPATIBILITY

- The property to the north of the subject site has been used as a campground/RV park since the early 1960s.
- A Special Use Permit for a campground/travel trailer park on the property to the east of the subject site was approved by the Board of Commissioners in 2018, and this proposal would provide an expansion of that facility.
- Adjacent properties to the west and south are currently undeveloped, and transitional buffers will be required along common property boundaries to these properties.
- The location is within close proximity to recreational opportunities including Snows Cut Park, Carolina Beach State Park, and attractions in Carolina Beach, Kure Beach, and Fort Fisher.

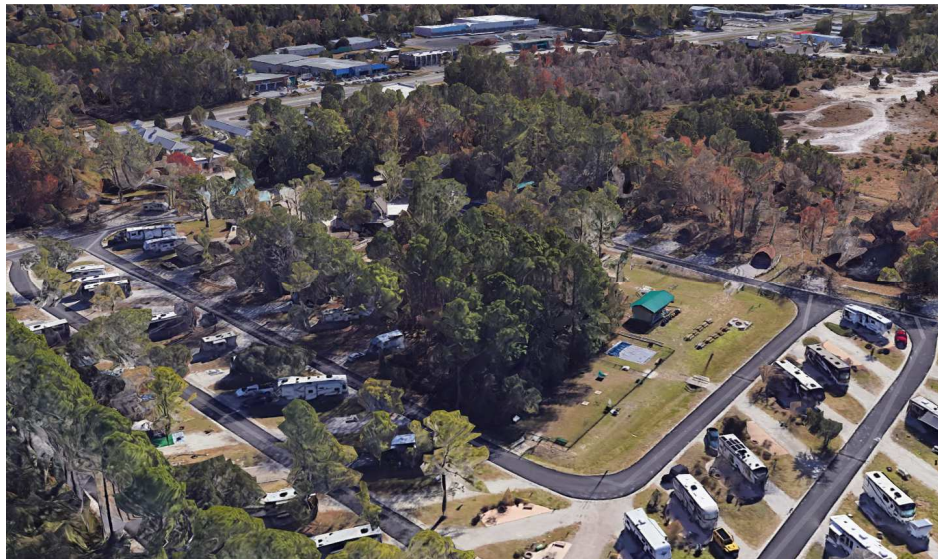
Representative Developments of Campgrounds/RV Parks



Phase I, Snows Cut RV Park



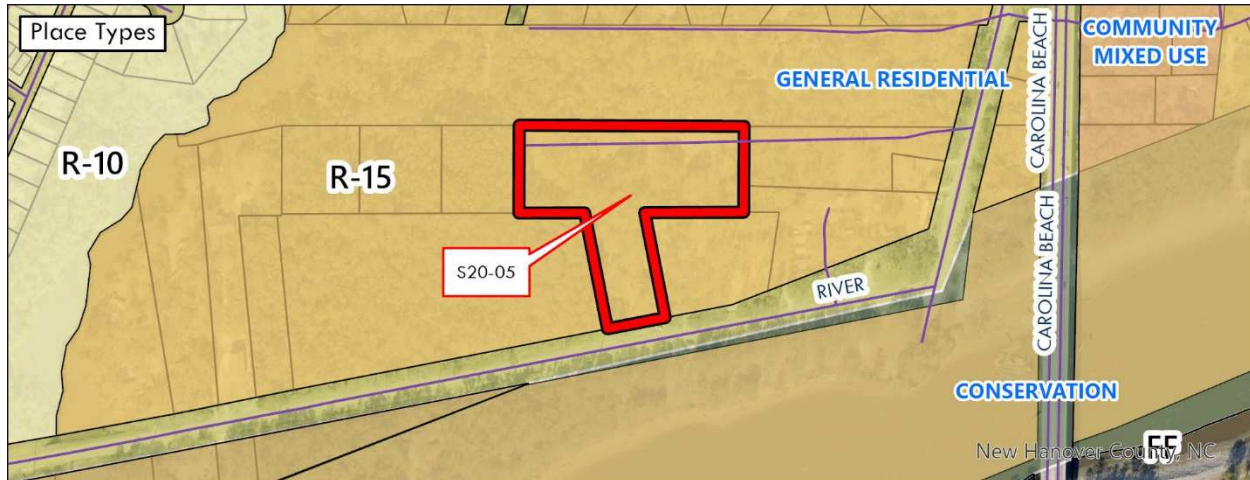
Phase I, Snows Cut RV Park



Wilmington KOA Holiday, Market Street

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.



Future Land Use Map Place Type	General Residential
Place Type Description	<p>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. Types of uses include single-family residential, low-density multi-family residential, light commercial, civic, and recreational.</p>
Analysis	<p>The intent of the General Residential place type is to provide opportunities for 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.</p> <p>The proposed RV park and campground is located immediately adjacent to an existing campground and public recreation amenities. During their consideration of the 2018 special use permit for the existing Snows Cut RV Park, the Board of Commissioners found that the use aligned with the intent of the General Residential land use classification, would provide recreational opportunities, would have few impacts on existing residential neighborhoods, and was generally compatible with the existing residential and recreational development pattern in the area.</p>

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.

Conclusion 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 with adequate capacity to accommodate the projected number of trips from the proposed development.
- B. A driveway permit must be obtained from NCDOT for the additional proposed access point to River Road.
- C. 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.
- D. The subject property is located in the New Hanover County South Fire Service District.
- E. The site is not located within any Special Flood Hazard Area.

Conclusion 2: The Board must find that the use meets all required conditions and specifications of the Unified Development Ordinance.

- A. The site is zoned R-15, Residential District.
- B. Campgrounds and RV Parks are allowed by special use permit in the R-15 zoning districts.
- C. The UDO allows for multiple uses to be permitted on a parcel where the site layout can be achieved in compliance with applicable zoning district standards, use standards, and development standards. The existing single-family dwelling unit proposed to be used in conjunction with the RV park is in compliance with the applicable UDO provisions.
- D. A site plan has been included as part of the special use permit application and demonstrates that the requirements of the UDO will be met.

Conclusion 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.

Conclusion 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 Comprehensive Land Use Plan 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, is not estimated to generate a large amount of traffic on the roadway network, is an expansion of a previously approved RV park, and is located next to an existing travel trailer park in an area containing few single-family homes.

Suggested Condition

1. Consistent with the Special Use Permit approval for the previous phase of Snows Cut RV Park, 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.

PLANNING BOARD ACTION

The Planning Board considered this application at the December 3, 2020 meeting. No members of the public spoke in opposition to the request. The Planning Board recommended approval (6-0) of the application and suggested condition based on the preliminary findings of fact.

EXAMPLE MOTIONS

Example Motion for Approval:

Motion to approve, as the Board finds that this application for a Special Use Permit meets the four required conclusions based on the findings of fact included in the Staff Report.

[**OPTIONAL**] Note any additional findings of fact related to the four required conclusions.

[**OPTIONAL**] Note any conditions be added to the development:

[List Conditions]

Suggested Conditions:

1. Consistent with the Special Use Permit approval for the previous phase of Snows Cut RV Park, 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.

Example Motion for Denial:

Motion to deny, as the Board **cannot** find that this proposal:

1. Will not materially endanger the public health or safety;
2. Meets all required conditions and specifications of the Unified Development Ordinance;
3. Will not substantially injure the value of adjoining or abutting property;
4. Will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Land Use Plan for New Hanover County.

[State the finding(s) that the application does not meet and include reasons why it is not being met]