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<b>REQUEST</b>	Text amendment to add “overnight camping trailer park” as an accessory use to a raceway and/or flea market.
<b>SUMMARY OF PETITION</b>	This petition proposes to allow an overnight camping trailer park as an accessory use to a raceway and/or flea market use in the I-1 zoning district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition, upon resolution of outstanding issues. The petition is consistent with adopted policies and is reasonable and in the public interest.
<b>Petitioner Agent/Representative</b>	Speedway Investment Group, LLC Garth K. Dunklin
<b>Community Meeting</b>	Meeting is not required.

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The text amendment contains the following provisions:
    - Adds an “overnight camping trailer park” as an accessory use to a raceway and/or flea market use in the I-1 zoning district, and adds it to Table 9.101, “Table of Uses”.
  - **Public Plans and Policies**
    - This petition is consistent with adopted policies.
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#### **PUBLIC INFRASTRUCTURE** (see full department reports online)

- **CDOT:** No issues.
  - **Charlotte Fire Department:** No comments.
  - **CATS:** No issues.
  - **Connectivity:** No issues.
  - **Schools:** CMS does not comment on text amendments.
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#### **ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues
- **LUESA:** No issues.
- **Site Design:** There is no site plan associated with this text amendment.

**OUTSTANDING ISSUES**

- The petitioner should:
  1. Replace the existing definition for “outdoor camping trailer park” with an updated description that better describes the purpose of an overnight camping area and the types of camping that may occur. A staff proposed replacement definition is as follows:

Overnight camping area. “An area upon which two or more overnight camp sites and/or space for overnight tents, camping trailers, motor homes, or other recreational vehicles are located. The overnight camping area is designed for temporary shelter and outdoor recreation.”
  2. Replace the term “overnight camping trailer park” with “overnight camping area”, to match the revised definition.
  3. Revise the language so that overnight camping is only permitted as an accessory use to a raceway use. Staff will be revising the prescribed conditions under which flea markets are permitted in I-1 in the near future, and will address overnight camping as an accessory use to a flea market at that time.
  4. Add a prescribed condition that in order to have an overnight camping area as an accessory use to a raceway use, the raceway must be located on at least 50 acres or located within a unified planned development of at least 50 acres.
  5. Add a prescribed condition to the overnight camping area that requires a minimum 100-foot landscaped buffer if the overnight camping area abuts a residential use or zoning district.

The revised entry to Section 9.1104, with staff recommended changes, would read as follows:

- o Overnight camping area, (I-1 only) provided such use is: 1) accessory to a raceway use and 2) located on at least 50 acres or located within a unified planned development of at least 50 acres. If the overnight camping area abuts a residential use or zoning district, then a minimum 100 foot landscaped buffer shall be provided.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- LUESA Review
- Storm Water Review

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