

REQUEST	Text amendment to modify the term and definition for "overnight camping trailer park" and allow an "overnight camping area" as an accessory use to a raceway with prescribed conditions.
SUMMARY OF PETITION	<p>This petition proposes to:</p> <ol style="list-style-type: none"> 1) replace the definition for "overnight camping trailer park" with a new term, "overnight camping area" and an updated definition. 2) allow an "overnight camping area" as an accessory use to a raceway use in the I-1 zoning district, with prescribed conditions.
Petitioner Agent/Representative	Speedway Investment Group, LLC Garth K. Dunklin
Community Meeting	Meeting is not required.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The existing definition for "outdoor camping trailer park" has been replaced with the following: <u>Overnight camping area.</u> "An area upon which two or more overnight camp sites and/or spaces 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. The term "overnight camping trailer park" has been replaced with "overnight camping area", to match the revised definition. 3. The language has been revised so that overnight camping is only permitted as an accessory to a raceway use. 4. A prescribed condition has been added to only permit an "overnight camping area" as an accessory to a raceway use when located on at least 50 acres or located within a unified planned development of at least 50 acres. 5. A prescribed condition has been added that requires a minimum 100-foot landscaped buffer if an "overnight camping area" abuts a residential use or zoning district.
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VOTE	<p>Motion/Second: Sheild/Griffith Yeas: Griffith, Rosenburgh, Sheild, Simmons, and Walker Nays: None Absent: Allen, Howard, and Locher Recused: None</p>
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ZONING COMMITTEE DISCUSSION The Zoning Committee reviewed and briefly discussed the revised text amendment.

STATEMENT OF CONSISTENCY This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Rosenburgh seconded by Commissioner Walker).

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

The revised text amendment contains the following provisions:

Replaces the definition for "overnight camping trailer park" with a new term, "overnight camping area" and an updated definition.

Adds an "overnight camping area" as an accessory use to a raceway use in the I-1 zoning district, with conditions: 1) the overnight camping area must be accessory to a raceway use, 2) located on at least 50 acres or located within a unified development of at least 50 acres, and 3) if the camping area abuts a residential use or zoning district, then a minimum 100 foot landscaped buffer shall be provided.

Adds "overnight camping area" to Table 9.101, "Table of Uses", under the subtitle "Accessory Uses and Structures".

- **Public Plans and Policies**

This petition is consistent with adopted policies.

- **STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (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.

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

No issues.

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review
- Zoning Committee Recommendation

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