

CUP 2010:02

Jack Randall, applicant, for Sebrell Hunt Club, Inc., property owner

Application Request: Conditional Use Permit to operate a campground

IDENTIFICATION AND LOCATION INFORMATION

Current Comprehensive

Plan designation: Agriculture/Forest/Open Space/Rural Residential

Current Zoning: A-1, Agricultural District

Acreage: 2.02 acres

Proposed Use: Campground for use by Sebrell Hunt Club

Tax Map No.: 31-8

Location: 22357 Rosedale Drive. The parcel is on the north side of Rosedale Drive, east of Plank Road.

Magisterial District: Capron

Voting District: Capron

Adjacent Zoning: North: A-2, Agricultural District

South: A-2

East: A-1

West: A-2

Adjacent Land Use: North: Agriculture

South: Agriculture

East: Agriculture

West: Agriculture

LAND USE ANALYSIS

Overview

The applicant is the attorney for the owner, the Sebrell Hunt Club. The club seeks a Conditional Use Permit to operate an eight-trailer campground for use

for hunt club members. Per the description provided by the applicant, "Sebrell Hunt Club is requesting that a total of 8 trailers, which are moveable trailers, be allowed to be used during archery and gun season for deer hunting, the spring gobbler season and all scheduled Sebrell Hunt Club work parties." There currently exists a club house with an approved septic system that was replaced in 1997 which will be the sanitary facilities used by the campers. Accessory buildings such as dog kennels, a gazebo, and various sheds exist as well.

The following conditions are proffered, per the application:

"Sebrell Hunt Club, Inc., is a hunt club that has been hunting in the community since the 1950's. It has a total of 40 members. Sebrell Hunt Club is located on 2.02 acres of land owned by Sebrell Hunt Club, Inc., a Virginia corporation. It is surrounded by a farm owned by Mr. Emerson Kitchen and Mr. Ben Kitchen. Both Emerson and Ben Kitchen approved the use of these trailers on their land in the middle of their farm. The location of this club on 2.02 acres is a half mile off the main road on a private farm lane. This land meets the Southampton County's minimum requirements of 2 acres for a trailer park. These trailers have been used off and on since the conception of the Sebrell Hunt Club in the early 1950's, but the trailers have only remained on the club property permanently since 1996. The 2003 club rules were changed to allow the total of 8 trailers. In this proffer statement, Sebrell Hunt Club is respectfully requesting the 8 trailers would be used only during valid hunting season and at any Club work party events. These work parties would consist of putting up tree stands and clearing work paths for the up-coming hunting season. The request for the trailers is that the trailers are only to be used during the deer archery and gun hunting season, the second weekend in October for the first weekend in January, as well as the spring gobbler season, and any scheduled Club weekend work parties in the spring and fall. Any other uses other than this specific request would be completely prohibited. There will be no wastewater use in these 8 trailers. All wastewater use would be limited to the main Sebrell Hunt Club clubhouse."

A site plan has been submitted that shows the locations of the existing structures, the permanent open space that is called for in item 3 of the requirements that will serve as the buffer between the campsites and the abutting property, the proposed area to be used by each of the eight campsites, and the location of the existing infrastructure (driveway, septic tank and drainfield, overhead electric lines, pump house). Trees of significant size in the area of the proposed camp sites are also shown, as listed in item 7 of the review requirements.

Site Topography and Characteristics

The site is being used as a hunt club currently. The tract is bordered on all sides by working farmland and is accessed by a private road within a 15' access easement. Southampton County GIS indicates a level site with no floodplain. The western portion of the site has been cleared and contains the existing hunt club building and accessory buildings, while the eastern half of the site remains wooded.

Transportation:

The site is located on Rosedale Drive, a private farm road within a 15' access easement. The nearest public roadway is Plank Road, a two-lane State maintained road located approximately one-half mile from the site.

Utilities

The site is served by existing private water and wastewater facilities and existing overhead power lines. A report from the Southampton County Health Department (attached) says the septic system is in good working order and in need of no repair at this time. The Health Department report concludes that if the Conditional Use Permit is approved, the Health Department would not regulate or inspect under their campground regulations as long as there are no water/sewer hook-ups to the individual trailer sites and all water/wastewater use is in the current hunt club building.

Issues to be considered

The County zoning ordinance permits a campground in the A-1 zoning district. Sec. 18-518 of the ordinance provides these standards:

"In reviewing an application to establish or enlarge a campground or camping area under the terms of this chapter, the following factors shall be taken into account:

1. The location of the campgrounds, the condition of the site and the nature of surrounding land uses shall be such that loss of farmland and adverse impact on the surrounding property will be minimal. In general, a wooded site or partially wooded site is to be preferred to an open site in order to preserve farmland, reduce visual impact on development and provide an attractive environment within the campground.
2. The site plan shall be prepared by a professional experienced in campground design and shall show all proposed facilities, accessways, structures, service facilities, location of camping sites and details of typical camping sites, parking areas, trails and walkways, entertainment areas, if any, landscape plans and area to be maintained in their natural state. Plans for staged development shall be indicated and the site plan shall be

accompanied by a management plan which describes proposed operating procedures and techniques.

3. The area shall contain not less than two (2) contiguous acres and in any case shall be large enough to provide adequate buffering and screening area for protection of surrounding properties. Such buffer area shall be designated on the site plan as permanent open space to remain so long as the campground is in operation.
4. The density of camping sites within the part of the campground area specifically designated for such sites shall not exceed twelve (12) units per acre and no site shall be less than three thousand (3000) square feet in area.
5. The camping area shall be properly located with respect to external access roads and the condition of such roads, width of pavement, alignment and the like, shall be appropriate to the scale of the proposed campground. Entrance roads shall be located to minimize adverse impact on adjacent and nearby property and located and designed in accordance with applicable standards of the state department of transportation. Internal access drives shall be of adequate width for internal traffic, hard surfaced and maintained at least ten (10) feet in width, in accord with applicable county specifications.
6. The camping area shall comply with all sanitary and other requirements prescribed by law or regulations.
7. The overall design shall evidence a reasonable effort to preserve the natural amenities of the site, including wooded areas, steep slopes, bluffs, wetlands, beaches and bodies of water. Special emphasis shall be given to preservation of mature trees and landscaping of areas which must be cleared.
8. Accessory structures or recreation facilities, offices, service buildings, boat ramps, marinas, washrooms, swimming pools, game courts, ball fields and the like should generally be oriented and accessed internally and located to minimize impact on adjacent property, in no case closer than one hundred (100) feet to any campground boundary or closer than two hundred (200) feet to any lot in an R-1 or R-2 residential district.”

Community Comments

None received.

CONCLUSION

Strengths of application:

- Hunt clubs are a permitted use in the A-1 zoning district. Campgrounds are permitted with a conditional use permit.

- All of the requirements for consideration when reviewing a campground, as listed in the Zoning Ordinance Sec. 18-518 above, are met. A report from the Southampton County Health Department is attached, as is the proposed site plan outlining how the requirements are to be met.
- The campsites are an addition to an existing hunt club. No further clearing of the land is proposed, and permanent open space for a buffer is shown on the site plan.
- The property is a half-mile from any public right-of-way on a private farm road, so it will have no visual impact on the traveling public.
- As the trailers are not on concrete pads, no increase in impervious surface will be created by the campsites.
- There are no residential uses in the vicinity that would be impacted by a hunt club or a campground.

Weaknesses of application:

- None noted.

SUPPORT INFORMATION AND ATTACHMENTS

- 1) Staff Analysis
- 2) Application
- 3) Notification of adjacent landowners
- 4) Site map

Notices mailed: July 29, 2010

Sign posted: July 30, 2010

Ad in Tidewater News: July 28, August 4, 2010