

TEXT AMENDMENTS

SURRY COUNTY ZONING ORDINANCE

SEPTEMBER 17, 2007

Article 11, "Table of Uses", Section 1, "Table of Uses" of the Zoning Ordinance shall be amended to add the land use "Private Leisure Community" as a conditional use in the Conservation Protected (CP) zoning district.

Article 16, "Conditional Uses", Section 8, "Supplemental Requirements for Specific Conditional Uses", of the Zoning Ordinance shall be amended to add the following requirements for the conditional use "Private Leisure Community":

Private Leisure Community

Zoning Districts: CP

Site Standards:

1. Minimum property size is 100-acres.
2. Multiple dwelling units and community buildings are permitted to be located on a single parcel of land that is in common ownership of a governing body that oversees and internally regulates the community's activities.
3. Maximum development density shall not exceed fifty-percent (50%) of the total gross land area (excluding roads). The Health Department shall address the configuration of on-site wastewater systems.
4. Permitted dwelling types include the following: on-site stick-built, modular, manufactured home, cabin, and recreational vehicle.
5. Minimum ten percent (10%) total gross land area dedication for recreational uses excluding maximum density development.
6. No site or lot shall have direct access to a public road.
7. All development within the community shall be set back fifty (50) feet from all public or private rights-of-way, side and rear property lines.
8. Minimum forty-five (45) foot deeded, platted easement to a state maintained road.
9. Interior road system shall be sufficient for navigation by emergency vehicles; this provision shall be evaluated by the Fire Marshal.
10. A community water supply is subject to approval by NCDENR.
11. A method for disposing of wastewater from recreational vehicles shall be displayed on the site plan and approved by the Health Department.
12. Adequate lighting shall be provided for all common areas.
13. Owner shall provide a refuse disposal plan satisfactory to the Local Ordinance Officer.

The approved plan shall be noted on the site plan.

14. Lot spaces shall not be located in a floodplain.
15. Dwellings, structures, and any development activity shall adhere to Article 18, "Buffers and Screening" of this Ordinance.

Lighting: Outdoor lighting shall be designed so as to minimize light from directly hitting adjacent property or any public right-of-way.

Screening and Fencing: A vegetative buffer shall be planted along all side and rear property lines, or around the boundary of the community. The buffer shall be included as part of the required setbacks and shall meet the requirements of Article 18 (Buffers and Screening) of this Ordinance.

Additional Requirements:

1. A complete application for a Conditional Use Permit shall include copies of existing/proposed articles of incorporation, community bylaws, or other legally recognized organization documentation that clearly describes the community's proposed organizational structure, rules, and procedures.

Operational Requirements:

1. There shall be no removal of wheels or axles from any recreational vehicle so as to keep the residence mobile.
2. Surry County, at any time, can request the owner of a recreational vehicle to display vehicular mobility of any vehicle on the premises.
3. Private Recreation Communities shall be maintained free of accumulations of debris, which may contribute to rodent harborage or distinct breeding grounds for flies, mosquitoes, insects, or other pests. The growth of brush, weeds, shrubbery, and grass shall be controlled to prevent harborage of ticks, chiggers, and other noxious insects. Open areas shall be maintained free of heavy undergrowth and maintained to promote a pleasing aesthetic appearance.
4. Zoning Permits shall not be issued within any Private Recreation Community without receiving written approval for said activities from the Community's governing body; in a manner that has been agreed upon by Surry County and the community's governing body.
5. An updated list of contact information for the community's appointed or elected leadership shall be submitted to the Zoning Administrator by the community's governing body whenever changes occur.

Article 19, "Signs", Section 10, "Billboards", Subsection A, "Location", of the Zoning Ordinance shall be amended to add the following statement:

However, billboards are prohibited on any portion of these roadways that are designated a North Carolina Scenic Byway by the North Carolina Department of Transportation.