

CANDLER COUNTY RECREATIONAL VEHICLE PARK & CAMPGROUND ORDINANCE

ARTICLE ONE GENERAL

1.1 Title

This Ordinance shall be known as and may be cited as the "Candler County Recreational Vehicle Park and Campground Ordinance"

1.2 Authority and Jurisdiction

Whereas, consistent with Georgia Law, the Candler County Board of Commissioners has the authority to establish by ordinance or resolution such local rules and regulations, not in conflict with existing State or Federal Law, relating to the health, safety and welfare of the public.

Now therefore be it resolved that the following rules and regulations are hereby adopted as the Candler County Recreational Vehicle Park & Campground Ordinance. These regulations shall apply to all unincorporated land located within the boundaries of Candler County, Georgia.

ARTICLE TWO GENERAL PROVISIONS

2.1 Rules: In the construction of these regulations, the rules and definitions contained in this section shall be observed and applied, except when the content clearly indicates otherwise:

- (a) Words used in the present tense shall include the future, and the words used in the singular number shall include the plural number, and the plural, the singular.
- (b) the word "shall" is mandatory and not discretionary.
- (c) The word "may" is permissive.
- (d) The masculine gender includes the feminine and neuter

2.2 Definitions: for the purpose of this article the following words and phrases shall have the meanings respectively ascribed to them:

- a) Garbage means readily putrescible discarded materials composed of animal, vegetable, and other organic matter resulting from preparation, cooking and serving of foods. This shall also include materials used for the storage of food, tin cans, glass containers and newspapers.

- b) Landfill means a county disposal site employing an engineering method of disposing of solid waste in a manner that minimizes environmental hazards by spreading and compacting to the smallest volume and applies cover materials over exposed waste at the end of each operating day.
- a) Owner/Operator means the person, persons or entity who has title, possession and control of said real estate upon which said recreational vehicle(s) or recreational vehicle park is located.
- b) Permanent Residence means residence in an RV for more than ninety (90) consecutive days. *Candler County Zoning Ordinance, Section 326. Recreational Vehicles*
- c) Recreational vehicle (hereafter referred to as "RV") means a vehicle or trailer capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle or any structure inspected, approved and designated a recreational vehicle.
- d) Recreational Vehicle Park (hereafter referred to as "RV Park") means any single parcel of land upon which two (2) or more recreational vehicles are occupied for temporary sleeping purposes, regardless of whether or not a charge is made for such purposes.
- e) Recreational vehicle site/space/lot means a plot of ground within a recreational vehicle park intended for the accommodation of either a recreational vehicle, or other individual camping unit on a temporary basis.
- f) Utility means a public or private enterprise whose purpose is to provide energy, power, water, natural gas, or other utility service to general public.

2.2 General Provisions

- a) **Permanent Residence.** No RV may be used for permanent residential living quarters in any zoning district. Occupancy exceeding continuous ninety (90) days shall be considered permanent. *Candler County Zoning Ordinance, Section 326. Recreational Vehicles*
- b) **Length of Stay.** No recreational vehicle shall exceed one hundred eighty (180) days occupancy in an RV Park in any one-year period.
- c) Recreational Vehicle Parks shall be permitted only in the General Commercial (GC) zoned areas and required approval of a conditional use permit by the Board of Commissioners of Candler County, Georgia.
- d) Recreational Vehicle Parks shall provide for the minimum fire safety as follows:
 - a. Hand use fire extinguishers, as approved by the fire department, shall be required to be placed and publicly available in convenient locations at the ratio of one per each eight (8) sites/lots. Locations shall be marked on the submitted park address and design plan.
 - b. No outdoor burning/fires shall be permitted within an RV Park except in grills or park

provided fire boxes.

- e) The County shall not provide poly carts for the individual guests to use for the disposition of garbage. Operators of campgrounds or RV parks shall obtain a suitable collection device or devices for the collection of garbage on the property, and it shall be the responsibility of the owner of any campground or RV park to transport at the owner/operators own expense all garbage from the campground/RV park to the Candler County landfill or other similar/lawful site for final disposition.
- f) The owner and/or operator of any campground/RV park shall maintain such property in such a way that it does not become a public nuisance. The grass and other vegetation shall be cut and trimmed regularly. Grass clippings, bushes, tree limbs that have fallen or been cut shall be removed from the property at the owner/operator's expense and deposited in the Candler County Landfill or other such lawful facility. Garbage will be placed in the collection device described above and shall not be permitted to accumulate on the grounds. Failure to comply with this section shall subject the owner and/or operator of the campground or RV park to prosecution in the Magistrate Court of Candler County, which shall be authorized to levy a fine not to exceed \$500.00 or a term of incarceration not to exceed 10 days in jail or both for each such violation.
- g) The owner of any RV as defined above shall insure that it remains towable at all times. No RV shall be tied down or otherwise anchored to the earth, nor shall its wheels or axles be removed.
- h) RVs, regardless of where they are located, may not be permanently attached to any permanent power source but may be connected to electricity through extension cords or similar device that may be quickly disconnected.
- i) No RV, regardless of where it is located, shall be permanently connected to a water source or to a septic tank or other sewage disposal apparatus. RV's may be connected to a water source, an RV sewage hose or similar devices that may be quickly disconnected.
- g) The sewage from RVs shall be disposed of in accordance with all applicable State and Federal regulations. Campground/RV park owners/operators shall make facilities available to persons utilizing their park so that black water and other sewage may be legally dumped.
- h) No RV may be connected to its own meter that is issued by any public utility, provided, however, that RV Park operators may utilize submeters for their lots.
- i) The lots of any campground or RV Park to be rented or otherwise used by RV's shall be landscaped in such a way that water will not collect in the space and all spaces shall be maintained to allow an RV to be moved without difficulty.
- j) RVs may be stored on a property. Such an RV may not be connected to a utility, except to prevent mildew or for basic upkeep. A utility connection shall be considered prima facie evidence by the Magistrate Court of Candler County that such RV is being used for permanent residential purposes, which is prohibited by this ordinance.

- k) All RV's must have a current motor vehicle tag affixed and the owner must maintain current registration on his/her RV.

ARTICLE THREE
DEVELOPMENT STANDARDS FOR RV PARKS

3.1 Minimum Requirements

- a) The minimum park size shall be five (5) contiguous acres
- b) No RV Park shall be occupied by a greater number of recreational vehicles than authorized in the approved plan submitted pursuant to this ordinance.
- c) No site permit or conditional use permit shall be issued unless the park layout has been reviewed and a recommendation submitted to the Board of Commissioners for consideration.
- d) Each RV Park shall be provided with utility access
- e) RV parks shall provide water and sewer services to their invitees that shall conform to all State and Federal laws as well as health department regulations. Such sewer services shall be inspected by the appropriate health department officials or any other duly authorized official to ensure that such sewer services meet any applicable standard for such services.

3.2 Site restrictions.

- a) ***Floodplain.*** No RV Park or any structures in any RV park shall be located within a one hundred (100) year flood plain area as defined by FEMA, and are subject to the provisions of the Candler County Flood Damage Prevention Ordinance.
- b) ***Illumination.*** All RV parks shall be furnished with lighting standards so spaced and equipped with luminaries placed at such mounting heights as will provide adequate levels of illumination for the safe movement of pedestrians and vehicles at night.
- c) ***Site conditions.*** Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences.
- d) ***Signage.*** All signage for the site will comply with the Candler County Sign Ordinance.
- e) ***Soil and groundcover.*** Exposed ground surfaces in all parts of the recreational vehicle park shall be paved, or covered with stone screening or other solid materials, or protected with a vegetative growth (grass) that is capable of preventing soil erosion and of eliminating objectionable dust.
- f) ***Stormwater/drainage.*** A storm drainage plan shall be developed for the RV park and

submitted for review and approval to the local issuing authority. RV Parks shall be subject to the Candler County Soil Erosion and Sediment Control Ordinance and may be subject to Georgia Environmental Protection Division (EPD) approval and *NPDES* permit requirements. These plans shall insure that all surface water is drained in a safe and efficient manner away from recreation vehicles sites.

- g) ***Buffer/Fencing.*** A minimum, six (6) foot high opaque fence shall be erected along all property lines which abut a residential district. Based on proximity, the governing authority, at its determination, may require additional, vegetative buffers.

3.3 Park Size and Density

- a) ***Park Density.*** The maximum density shall not exceed ten (10) RV sites per acre
- b) ***Minimum RV site size.*** All RV sites must maintain a minimum total size of one thousand eight hundred (1,800) sq. ft. with a minimum of thirty (30) ft. width and sixty (60) ft. depth at all points on the site. No part of the RV or other unit on the site shall be closer than five (5) ft. to the site (lot) line of the site.
- c) ***RV site surfacing.*** RV sites/lots shall be surfaced to provide a stable area and provide for drainage; surface materials shall be approved by the county engineer or zoning administrator.
- d) ***Site Pads.*** Each site shall contain space for a vehicle parking pad. The minimum length of the parking pad shall be twenty-five (25) ft. Site
- e) ***Site Identification.*** Each campground/RV park shall divide its property into numbered spaces, and no RVs shall be permitted to park or camp outside of a numbered space. The owner and/or operator of any campground/RV park shall prepare a map of the property showing the location of each numbered lot. All lots shall be clearly marked with reflective numbers of sufficient size to allow emergency vehicles to locate each such lot. At a minimum shall be at least as large as those numbers required by 911 regulations. A copy of the map of campground or RV park shall be provided by the owner and/or operator of the campground/RV park to the Candler County Sheriff's Office, the Candler County Emergency Medical Service and the Metter City Fire Department, with whom Candler County contracts to provide fire protection services in Candler County. Failure to comply with this section shall subject the owner/operator or both to the sanctions set forth in Section 4, infra. Any owner and/or operator shall make certain that all

3.3 Roadway and Parking Requirements

- a) ***Interior Roads and Street System***

- 1) In all RV Parks, regardless of size or location, shall be required to be designed with a hard or compact surface material to provide drainage and avoid dust. Road material

and design shall be subject to the approval of the county engineer.

- 2) There shall be a minimum of twenty (20) feet total unobstructed between the center of any two-way roadway and any RV site or lot line or accessory building.
- 3) There shall be a minimum of fifteen (15) feet total unobstructed between the center of any one-way roadway and any RV site or lot line or accessory building.
- 4) No access roadway to the park shall be located closer than one hundred fifty (150) feet from any public street intersection.
- 5) Roadway intersections within the park shall be a minimum of one hundred fifty (150) feet apart.
- 6) All dead-end road ways shall terminate in a cul-de-sac with adequate turn around room and must be approved by the county engineer.
- 7) Each site shall be accessible from abutting streets for all essential and emergency uses by vehicular equipment, including equipment utilized by public safety protective agencies (i.e., fire, police, ambulance services).
- 8) Traffic control signs shall be required as necessary and meet Georgia Department of Transportation and MUCD requirements.
- 9) Road systems shall be maintained by the private land owner and are not the responsibility of the governing authority.

b) *Parking Requirements*

- 1) No on street parking shall be permitted at any time on the roads or drives within the park.
- 2) Sites and parking spaces shall not front or have direct access to any public street or highway, or to private roads other than the interior roads of the park.
- 3) Parking of heavy equipment, trailers or trucks exceeding one-ton shall not be permitted.
- 4) No RV shall be parked in any location but a designated RV site/lot, and only one (1) RV shall occupy a site/lot at any time.
- 5) RV Park owners shall provide a location for public parking of visitor vehicles which shall not be located on designated roadways. The minimum parking shall be on standard passenger vehicle space per five (5) RV lots or sites.

c) *Entrances and Exits*

- 1) Entrances and exits from an RV Park shall abut a county or state road. No entrance or exit shall be permitted through a residential district or require traffic to pass through a residential district.
- 2) All RV Parks shall have a separate entrance and exit roadway, each of which shall be not less than twenty-eight (28) feet wide.
- 3) Entrances and exits shall be a minimum of one hundred fifty (150) feet from any public street intersection.

d) *Accessory Uses*

- 1) **Service Building and other uses.** Accessory use structures customarily incidental to the operation of an RV Park shall be included in the design plan submitted for review.

Any additional structures or facilities, considered after the approval/denial of the design plan, shall be considered as provided for under the Candler County Zoning Ordinance.

- 2) **Dumping Stations.** Sanitation stations designed to receive the discharge or sewage holding tanks for self-contained recreational vehicles are prohibited.
- 3) **Service Building.** Each RV Park shall provide a minimum of two public lavatories (toilet & sink) for the exclusive use of the park occupants. The service building location shall be included on the design plan at the time it is submitted for review.

3.4 Site Plan Requirements

- a) **Development Plan.** Before a development permit is issued by the Board of Commissioners, a site plan and required documentation shall be submitted and reviewed by the Zoning Administrator and the Zoning & Planning Board. The plan design shall be prepared by a registered surveyor or professional engineer and shall include as a minimum, the following:
 - 1) Name, address and contact information for the applicant entity and primary owner, partners or agency;
 - 2) Location, address and legal description of the entire proposed recreation park site area;
 - 3) Existing zone designation for the subject property and all adjacent properties;
 - 4) Names and contact information for adjacent property owners;
 - 5) Complete engineering plans and specifications of the proposed recreational vehicle park showing:
 - 6) The area and dimensions of the tract(s) of land;
 - 7) The land uses of the adjacent properties;
 - 8) The number, size and location of the proposed vehicle sites, parking areas, public/common areas, greenspace, public restrooms, laundry facilities, etc.;
 - 9) The location, right-of-way and surfaced roadway width, depth and surfacing material of roadways & walkways;
 - 10) The location of any proposed service buildings, shops, markets, sanitary stations, dump stations, or any proposed structure or facility;
 - 11) The proposed location of water, sewer and utility service connection pipes or lines;
 - 12) Plans for all electrical connections and lighting systems within the park;
 - 13) Plans for drainage, flood mitigation and control, and landscaping;
 - 14) Plans and specifications of all buildings constructed or to be constructed within the park;
 - 15) Letters of review from utility agencies providing evidence that they will provide service to the location;
 - 16) Copies of original permits from the State of Georgia Environmental Protection Division (EPD) or Candler County Health Department for waste disposal systems within the park, including the limitations of those permits.
 - 17) If the developer/owner of the proposed RV Park facility desires to implement a phased implementation, a master plan for the development of the entire site shall be required to be submitted with detailed plans and specifications for the initial stage and all subsequent stages, prior to review for approval.

ARTICLE FOUR

FEES

4.1 Fees

- a) The owner/operator of a campground/RV park shall be subject to an annual fee for the provision of Emergency Medical Services, "EMS", to the campground/RV park. The fee shall be determined by dividing the total number of campground/RV sites by two (2) and multiplying that number by the current residential/commercial EMS fee imposed in Candler County, Georgia. Total of all EMS fees charged to a single campground/RV park will not exceed \$1,500.00 annually.

ARTICLE FIVE ENFORCEMENT

- 5.1 The Magistrate Court of Candler County, Georgia shall have jurisdiction over all alleged violations of any portion of this ordinance and shall have all powers granted to it which are necessary and proper for the hearing and disposition of matters brought before the court. These powers shall include, but not be limited to the authority to issue citations and summons for witnesses, the authority to levy fines or provide such other and further sentences as punishment for the violation of any part of this ordinance, provided such sentence conforms to any restrictions imposed on said court by any constitutional or statutory authority.
- 5.2 Service of any citation for any violation of this ordinance shall be by personal service as prescribed by state law, and citations for violations of this ordinance may be issued by any law enforcement officer, including any court or code enforcement officer
- 5.3 The Magistrate Court of Candler County, Georgia shall have the discretion to impose sentences for the violations of this ordinance and may impose fines not to exceed \$500.00, incarcerate offenders for a term not more than 10 days in the Candler County jail, require the performance of community service in an amount not to exceed 100 hours, or any part or combination of such possible sentences.

EFFECTIVE DATE.

This Ordinance shall take effect and be in full force on and after the date that it is enacted by the governing authority.

Adopted, approved and enacted this 23 day of September, 2024, at the called Meeting of the Board of Commissioners of Candler County.

CANDLER COUNTY BOARD OF COMMISSIONERS



By: *Glynn Thrift*
Glynn Thrift, Chairman

Attest: *Maranda Dantz*
Kellie Lank, Clerk