

AN ORDINANCE OF THE COUNTY COMMISSIONERS OF EARLY COUNTY FOR THE PURPOSE OF ADOPTING AN ORDINANCE FOR REGULATING THE DEVELOPMENT AND OPERATIONS OF COMMERCIAL CAMPGROUNDS FOR RECREATIONAL VEHICLES, PARK MODEL RECREATIONAL VEHICLES, TINY-HOUSES AND PRIMITIVE CAMPING; ESTABLISHING RULES AND REGULATIONS; TO PROVIDE FOR ENFORCEMENT AND REMEDIES FOR VIOLATIONS OF THIS ORDINANCE AND FOR OTHER PURPOSES

WHEREAS, there exists a demand for a development of commercial development and operations of commercial campgrounds for recreational vehicles, park model recreational vehicles, tiny houses and primitive camping operations within the County and the need for minimum regulations be implemented for the protection of the citizens of the county and patrons of such enterprises; and

WHEREAS, for health and safety purposes and by virtue of the police powers inherent in local governments to provide for the public safety and well-being of its citizens and the patrons of such facilities within its boundaries, the Commissioners deem it necessary to amend the rules and regulations governing persons, firms, businesses, companies, and corporations engaged in development and operations of commercial campgrounds for recreational vehicles, park model recreational vehicles, tiny houses and primitive camping operations in Early County; and

WHEREAS, the Commissioners deem it to be in the best interest of the citizens of Early County that a Early County Campground Ordinance be adopted;

BE IT RESOLVED by the **BOARD OF COMMISSIONERS** of Early County, Georgia, in a meeting duly assembled, and it is hereby resolved by the authority of same to amend the Code of Ordinances by inserting the following:

SECTION 1: (a) By inserting therein the following:

Chapter 23

CAMPGROUNDS FOR RECREATIONAL VEHICLES, PARK MODEL RECREATIONAL VEHICLES, TINY-HOUSES AND PRIMITIVE CAMPING

Article I. General

Sec. 23-1 Enforcement

The provisions of these regulations shall be enforced by the official so designated by the governing authority. He shall have the right to enter any campground or other such enterprises, as defined herein, at any reasonable time for the purpose of making inspections as necessary to carry out his duties in the enforcement of these regulations.

Sec. 23-2 Penalties

(a) Any person who violates any provision of the chapter shall, upon conviction, be punished as provided in section 1-14. Any such punishment, if imposed, shall be in addition to and not in lieu of any other remedy or imposition provided in this chapter.

(b) The violation of any of the provisions of this chapter shall be grounds for fines, suspension or revocation of any license issued by the county.

(1) For the first violation there shall be a \$500.00 fine.

(2) For the second and all subsequent violations, the date of occurrence of which is within any 24-month period of the first violation, there shall be a \$1000.00 fine.

Secs. 22-3 - 23-22 Reserved.

Article II. Campgrounds

Division 1. GENERALLY

Sec. 23-23 Short title.

This article shall be known and may be referred to as the "Campground Regulations of Early County".

Sec. 23-24 Authority

Sec. 23-25 Jurisdiction

These regulations shall apply to the development of any land in Early County as a commercial campground. All such campgrounds, whether the sites or lots are primitive, walk-in, transient only, offered as rentals, are subject to the requirements of this article, except for the development of campgrounds on county, state or federally owned property, under the authority of county, state, or federal government.

Sec. 23-26 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory building to principal use means a structure intended for other than dwelling purposes located on the same parcel as a principal use. Such uses would include, but not be limited to shed or carport, without a permanent foundation, and without water or septic hook-ups, located on the same parcel as a principal use.

Accessory building to development means a structure intended for a purpose other than dwelling intended to serve the entire development. Such a building would include, but not be limited to community storage areas, laundry facilities, recreation halls, and maintenance shops.

Buffer means the area immediately within the external property lines which is intended as an open transitional area between the development and adjacent land use. A buffer may be an area of natural vegetation or man-made construction, which is intended to provide a visual and dimensional separation adjacent to roads and adjoining properties. Wherever possible natural existing vegetation shall be used for buffer requirements.

(1) Natural buffer. A visual screen created by vegetation of such density so as to present an opaque visual separation when viewed from one side to the other throughout the year.

(2) Structural buffer. A visual screen created through construction of a solid wooden fence, decorative masonry wall, earthen berm, or combination of fence or wall with an earthen berm, which may be

supplemented with vegetation, so as to present an opaque visual separation when viewed from one side to the other throughout the year.

Campground means a parcel of land, or multiple contiguous parcels, used for commercial rental for RVs, park model RVs, tiny-houses, or other forms of camping and camping equipment, intended for transient and temporary use only. The term shall include all associated services, facilities, roads, utility hookups, and accessory structures.

Developer means a person, (or persons, including a corporation or any other entity,) who improves, subdivides, changes, or transforms land.

Development means the improvement, subdividing, changing or transformation of land.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Governing authority means the board of commissioners or their designee.

Light pollution, light trespass means light that spills over from one property to the next and invades the privacy or peacefulness of neighboring properties.

Lot means the individual space or piece of land with or without utility hookups where a single RV, park model RV, tiny-house, or campsite is parked or located.

Park model RV means a standard term in the RV industry for an RV used for recreational, seasonal, or permanent occupancy built on a single chassis, mounted on wheels for transport to a permanent or semi-permanent location, of no more than 399 square feet, with a standard toilet rather than an RV toilet, without RV holding tanks, and designed to be permanently connected to utilities.

Recreation area means space within a park having open area and/or recreational equipment to be used for the leisure activities of residents of the development and shall be included in the definition of a campground herein.

Recreational vehicle means an RV; camper, camping trailer, fifth-wheel trailer, travel trailer, house car, motor home, trailer bus, trailer coach, truck camper, or similar vehicle, built on a single chassis, of 399 square feet or less, with sewer and waste water holding tanks, with or without automotive power, designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use.

Setback means the shortest straight-line distance between a street right-of-way or lot line and the nearest point of a structure or building or projection therefrom (excluding roof overhangs of 18 inches or less), measured at 90 degrees to the street or lot line.

Site means the place, land, or real property where development of a campground is located or proposed.

Stream buffer means the area of land immediately adjacent to the banks of state waters which in its natural state of vegetation facilitates the protection of water quality, defined as 50 feet, and for other streams 25 feet, per the regulations of Early County Code of Ordinances, and the Georgia Environmental Protection Division.

Tiny-house means a dwelling that is 400 square feet or less in floor area, excluding lofts, as defined in the current International Residential Code, ancillary dwellings, and manufactured/mobile homes. Tiny-houses shall include tiny-houses built on trailers or permanent chassis or are otherwise mobile as used in a campground as defined herein.

Secs. 23-27 - 23-55 Reserved.

Division 2. SITE CONDITIONS AND SITE PLANNING

Sec. 23-56 Site Conditions.

A campground shall not be located on land that is subject to public health and safety hazards, nor in any area prohibited under federal, state, or local law. The condition of the soil, ground water level, drainage, rock formations, and topography must be appropriate for the use intended.

Sec. 23-57 Site Planning.

(a) In general.

(1) Planning for campgrounds should be adapted to individual site conditions, the type of use planned, reflect advances in site planning techniques, and shall provide for facilities and amenities appropriate to the needs of the occupants.

(2) Through the use of buffers and compliance with other requirements of this article, the proposed site (or future expansion) shall have minimal adverse impact on the surrounding properties and the natural environment of the community.

(b) Guidelines. The site design of the proposed development shall conform to the following:

(1) Design the development to adapt to the natural topographical terrain.

(2) Avoid development that would primarily impact significant natural features and instead direct potential development to the least sensitive portions of the site.

(3) Every effort shall be made in the design, layout, and construction of the development to incorporate and preserve existing vegetation.

(4) Campgrounds may be developed to provide more than one type of camping site or lot in the same campground. When uses are mixed, the highest, or strictest, standards shall apply to development of the entire park.

Sec. 23-58 Expansions and modifications of existing parks.

Any proposed expansion of or addition to an existing park shall require full compliance with the requirements of this article.

Secs. 23-59 - 23-80 Reserved.

Division 3. PERMITS

Sec. 23-81 - Permitting process.

(a) Application required. The applicant for a campground shall submit the permit application fee, an application on the forms as provided by the governing authority, including a site plan as outlined below, for approval of a permit prior to any construction or land disturbance. The application and preliminary plans shall include at least the following:

(1) Name, address of developer and names of principal professional personnel involved in plan preparation.

(2) Legal description of development site.

(3) Area of proposed development measured in acres and square feet.

(4) Percentage of the total area to be set aside for use in common or recreational areas.

(5) Number and sizes of spaces or lots intended for the development.

(6) Any intentions for phasing the project.

(b) Site plan requirements.

(1) A drawing to scale of not less than one inch to 50 feet, showing all land uses in the periphery of the development and all public and private roads within 300 feet of the development. Development area is to be distinctly shown on the site plan.

- (2) The site plan must bear the seal of a Georgia licensed and registered professional engineer, surveyor, architect, or landscape architect.
- (3) Plans for all roads, bikeways and walkways, showing width and separation distances and their relationship to similar facilities outside the boundaries of the proposed development. Access and entrance plans must be shown.
- (4) Location of all open space and recreational areas.
- (5) Location of all existing and proposed structures; location of all lots or spaces and location of major areas intended for use in common.
- (6) A conceptual plan to scale of landscaping and buffer plans indicating type of vegetation and general extent of plantings and a statement regarding the proposed maintenance program.
- (c) Other plans; required. The following plans are required as part of the permit application:
 - (1) Lighting plan;
 - (2) Drainage plan;
 - (3) Fire Safety; (location of fire-pits, grill areas, and public water hydrants clearly marked),
 - (4) Utility plan including sewage disposal plan; and
 - (5) Any other plans and submissions required to meet the provisions of this article.

Sec. 23-82 - Approvals required.

- (a) Conformance with laws. No permit will be issued until compliance with all other local, state, and federal laws has been assured. Including but not limited to: Wetland protection plan, river corridor protection plan, flood ordinance, the Georgia Planning Act, the E-911 system, and all laws pertaining to highway access.
- (b) Sewage disposal and water supply. No permits will be issued until the necessary approval is obtained from the county and/or state health department or Georgia Environmental Protection Division for sewage disposal and water supply. All proposed and required water sources and sanitary facilities shall conform with the requirements of the state department of human resources, public health division, the state department of natural resources, water supply section, and the state environmental protection division, and any other regulatory agency having jurisdiction and control.
- (c) Flood regulations.
 - (1) No RVs, park model RVs, tiny houses, or any camping vehicles whatsoever may be located in a floodway. As provided herein, all parks are subject to the provisions of Early County Code of Ordinances and its provisions must be strictly adhered to.
 - (2) Stream buffer requirements must be provided for and adhered to in accordance with Early County Code of Ordinances and Georgia law.
- (d) Impact on surrounding properties. A site for a proposed park will be subject to disapproval and a permit will be denied if condition of subsection (1) below exist:
 - (1) There are 25 dwellings, platted sub-division residential parcels located within a one-half-mile radius of the proposed park. The one-half-mile radius shall be measured from the park's outer boundaries.
 - (2) As part of the site plan, an applicant shall be required to provide the necessary information on surrounding properties to determine whether the provision of subsections above would apply.
 - (3) If this provision applies, then the governing authority shall hold a public hearing and then determine whether dwellings or residential parcels would be adversely affected, as described. Only then would the permit application be processed.

Sec. 23-83 - Residency.

- (a) Permanent residency in campgrounds and RV parks shall not be allowed.

(b) The governing authority shall be authorized to investigate for evidence of full-time residency in RV parks and take such action as necessary to enforce this section.

Sec. 23-84 - Application and fees.

A development application fee and schedule of development permit, review, and inspection fees, which are hereby required under this article, shall be established by and promulgated by the governing authority.

Secs. 23-85 - 23-105 Reserved.

Division 4. GENERAL DEVELOPMENT

Sec. 23-106 Site Plans

Landscape, buffers, screening, and lighting plans, shall be submitted as a required part of a site plan when applying for a permit to develop a campground. These plans, which must be approved by the governing authority, shall be designed to minimize all negative impacts of the proposed development on the adjacent properties, including light pollution, light trespass, and negative impact on the viewshed, in accordance with the requirements of this article. No changes may be made to these plans after the site plan is approved without prior written approval of the governing authority.

Sec. 23-107 Acreage, lot size, and distance requirements

(a) Each campground shall have a minimum of 10 contiguous acres with a maximum of 20 acres of total contiguous property that can be developed. Additional acreage, if any, shall remain as undisturbed open space and buffer. The governing authority may but is not required to consider granting a variance permitting development of additional acreage.

(b) No permit shall be issued for any campground within a one-mile radius of other proposed or existing parks.

(c) Once the site has been subdivided and a plat recorded, there shall be no further sub-division of the platted lots.

(d) No commercial or retail establishments will be allowed to operate on a campground, except for a convenience retail sales space located within the campground office, nor shall any time-share arrangements be allowed.

(e) Each space for RV, Park Model RV, Tiny-house, or Primitive Camping shall be of sufficient size to provide a safe and harmonious environment for all campers while keeping with the unit density specified below.

(f) Required buffers may be included in total acreage in computing number and sizes of lots. Community buildings or other structures requiring sewer/septic hookups shall require separate approval, and whatever minimum acreage required for any of those buildings shall not be included in the acreage used to calculate the number of lots per acre.

(1) Tiny-houses: An average density of no more than four lots per acre.

(2) Park model RVs: An average density of no more than four lots per acre.

(3) RVs: An average density of no more than six lots per acre.

(g) Each space shall be clearly marked, consecutively numbered or lettered with reflective numerals or letters of a three inch minimum height, on a sign of contrasting color.

Sec. 23-108 Setbacks

(a) All permitted structures within a campground shall have a required minimum setback of 100 feet from the edge of U.S. or State Highways right-of-way, unless it can be shown that a lesser setback would have a minimal impact on the viewshed. In that event, the governing authority may determine an allowable setback of less than 100 feet but no less than the 50 feet required in the following subsection.

(b) All permitted structures within a campground shall have a required minimum setback of 30 feet from the edge of any other public road right-of-way and from any perimeter property line, except as otherwise provided in this article.

(c) Spaces in campgrounds must be set back 100 feet from any residence.

Sec. 23-109 Perimeter buffers and landscaping

(a) Buffers; when required. Buffers are required to be initially created at the time of construction of any new development.

(b) Width of buffers.

(1) A 50-foot buffer shall be required along campground borders that affront a public road, unless it can be shown that a lesser buffer would have a minimal impact on the viewshed. Except for the entrance road, the undisturbed buffer shall be planted with evergreen trees, vegetation, and shrubs, sufficient to screen the park from and to mitigate the negative effects of the park on the surrounding properties.

(2) In those instances where a preexisting dwelling or platted subdivision is adjacent to the campground development and the dwelling or platted subdivision is within 100 feet of the property line, the required buffer shall be 100 feet along all adjacent property lines within 100 feet of the dwelling.

(3) Where the site of a proposed campground already has a natural buffer, and a developer utilizes and preserves that existing buffer, then the width of the required buffer may be reduced in whole or in part, so long as it is at least 25 feet in width and is of sufficient width and density to provide the required screening.

(c) General.

(1) Buffer areas shall contain no driveways (except the main entrance to the campground), parking areas, patios, storm-water detention facilities, or any other structures or accessory uses except for a fence, wall, or earthen berm constructed to provide visual screening required to meet the standards of this article. Underground utilities may be permitted to cross a buffer if the screening standards of this article will be subsequently achieved.

(2) Perimeter buffers shall not include any portion of an existing or proposed public or private street, road, or right-of-way.

(3) All buffer areas shall be maintained as permitted in their mature planted condition, or restored to that condition if necessary.

(d) Minimum required screening. Minimum required screening shall consist of a natural buffer utilizing existing vegetation, supplemental vegetation or a structural buffer, whichever provides an opaque visual screen to a height of six feet, or any combination of existing, supplemental or replanted vegetation which can reasonably be expected to create an opaque visual screen six feet high within three growing seasons.

(1) Subject to approval, composition of the buffer may include a wall, fence, landscaped earthen berm, planted vegetation, existing vegetation, or any appropriate combination of these elements, and should provide a visual screen to prevent most visual contact from the perimeter of the property and create the impression of total separation.

(2) Utilization of existing vegetation is always preferred.

(3) Within the buffer, existing or planted deciduous or evergreen trees shall be spaced no more than 30 feet apart, and evergreen shrubs shall be planted with a spacing of between five to eight feet on center. Shrubs and trees shall be native species or those locally adapted to the area. The natural buffer shall provide an opaque visual screen during all growing seasons of the year.

(4) New plantings comprising the buffer may be spread across the entire span of the buffer rather than planted in a row, so long as the screening objective is met. Every effort must be made to ensure sufficient maturity within three years to meet the screening requirements.

(5) Fences and freestanding walls shall present a finished and decorative appearance to the abutting property.

(e) Landscaping.

(1) No more than 70 percent of the space on each lot shall be nonpermeable (paved) surface.

(2) All exposed ground surfaces in all parts of the campground shall be paved, covered with crushed stone, or protected with grass or other vegetative cover that is capable of preventing soil erosion and eliminating objectionable dust.

Sec. 23-110 Water supply system.

Every campground shall provide an accessible, adequate and potable water supply. The following requirements shall apply to a campground's water system:

- (1) The water supply shall be capable of supplying 100 gallons per day for each space.
- (2) The location, design and construction of a campground's water supply and distribution system requires the written approval of the county health officer before any permit will be issued.
- (3) All water supply stations and site hookup connections shall be protected against backflow and back siphonage.
- (4) Each campground shall be provided with at least one publicly accessible water supply station per 50 trailer sites, or fraction thereof. Such water supply outlet shall be independent of any space, and consist of at least a hydrant and the necessary appurtenances.
- (5) The design and size of the water system shall be based on the maximum number of spaces to be contained in the campground.

Sec. 23-111 Sewage disposal system.

A safe and sanitary method of sewage collection and disposal shall be provided in all campgrounds. The location, design and construction of a campground's sewerage requires the written approval of the county health officer before any permit will be issued. Sewerage facilities shall be provided by the following method:

- (1) A campground-wide system will be employed and designed so that each travel trailer space and tiny-home is provided with an individual connection to the sewerage system. The system shall be of sufficient size to accommodate a sewage flow of at least 100 gallons, per trailer space or tiny-home, per day.

Sec. 23-112 Electrical and lighting requirements.

- (a) All utilities, including electrical power lines shall be installed underground.
- (b) All exterior electrical outlets will be Ground Fault Protected.
- (c) All exterior electrical outlets for RV and Primitive Camping space shall also be mounted weather proof boxes, and will supply at least 110 volts at each.
- (d) Except as otherwise provided, all outdoor lighting shall be located inside of the perimeter buffer.
- (e) Lighting shall be located, aimed, and shielded so that it is focused away from adjoining properties and the right-of-way. Lighting should be focused downward in order to avoid light trespass, glare and light pollution. Levels of illumination should be appropriate for the security of the area without having an adverse impact on adjacent properties.
- (f) No flashing, moving, or animated lights shall be allowed.
- (g) Lighting requirements shall apply to all individual lots as well as to the common areas, parking lots, community buildings, and recreation areas.

Sec. 23-113 Refuse collection system.

Every campground shall contain adequate facilities for the collection and disposal of refuse and other such solid waste. The following requirements shall apply to a campground's refuse collection system:

- (1) All refuse shall be stored in watertight, rodentproof containers, which shall be located not more than 150 feet from any travel trailer space or tiny-home. Containers shall be provided in sufficient number and capacity to properly store all refuse.
- (2) Refuse collection stands shall be provided for all refuse containers. Such container stands shall be designed so as to prevent containers from being tipped, to minimize spillage and container deterioration.

(3) Where public or private disposal service is not available, the owner or operator of the campground shall dispose of the refuse by transporting such refuse to a county designated disposal site a minimum of once per week.

Sec. 23-114 Recreational area.

Every campground shall contain a recreational area appropriately developed for both active and passive recreation. The following requirements shall apply to a travel trailer park's recreational area:

(1) At least eight percent of the gross land area of a travel trailer park, or 8,000 square feet, whichever is larger, shall be reserved, developed and maintained for recreational purposes.

(2) No areas of a campground which are used for automobile parking, setback, service buildings, travel trailer spaces or other such function shall be counted as part of the required recreational area, except that recreational buildings may be included as part of the required acreage.

(3) Recreational areas shall be located so as to be easily accessible for all campground tenants, but shall not be located in areas where traffic hazards may exist.

(4) No fires are permitted within 75 feet of any property line, or within 50 feet of any permanent structure. All fire-pit and grill areas are to be surrounded by a sufficient amount of fire retardant material as to prevent the spread of the fire. It is responsibility of the campground owner to enforce any burn bans enacted by Early County, or the Georgia Forestry Commission.

Sec. 23-115 Restroom, bathing, and laundry facilities.

(a) Every campground shall provide on-site toilet and bathing facilities for the exclusive use of the tenants of the campground.

(b) Such toilet and bathing facilities shall consist of at least one lavatory, one water closet and one shower stall.

(c) Toilet and bathing facilities set forth in subsection (b) of this section shall be provided at the rate of one lavatory, one water closet and one shower stall for every 10 spaces available for rent in the campground, or fraction thereof.

(d) A minimum of one washing machine and clothes dryer will be provided for every 15 spaces available for rent in the campground, or fraction thereof.

Sec. 23-116 Access

(a) Entrance design.

(1) One double-faced sign may be placed at the campground entrance road.

(2) If the sign is not self-illuminated, one light aimed at each side of an allowed sign at the entrance shall be required so long as all the other requirements of this article are met.

(3) Access to the campground must be from a public road that meets all county safety standards, including width, construction design standards and sight distance standards recommended and used by AASHTO (American Association of State and Highway Transportation Officials) based on the posted speed limits.

(4) A developer shall be required to improve to county standards any county road accessing a campground if the road is judged to be unsafe or inadequate for a campground's proposed design and use. This may include widening or paving the county road.

(5) The governing authority shall deny approval of any entrance plan determined to be a safety hazard or that does not meet standards (3) and (4).

(b) Street Design. All campgrounds shall contain a street system, properly adapted to the site's topography, provide convenient vehicular circulation within the campground, and to each space. The following requirements shall apply to the development of a campground's street system:

(1) All campground streets shall be provided with a smooth, hard and dense surface, which shall be durable and well-drained under normal use and weather conditions. Street surfaces and drainage facilities shall, at all times, be maintained in a state of good repair.

(2) Campground streets shall have a surface width of 15 feet for one-way streets, and 22 feet for two-way streets. Where on-street parking is to be permitted on either one-way or two-way streets, the surfaced width shall be increased by eight feet to allow for parking on one side of the street only, and by 16 feet for parking on both sides of the street.

(3) Street surface material shall be compacted gravel, concrete, asphalt, or similar durable material.

(4) Street grades shall not exceed ten percent, and curb radii shall not be less than 20 feet.

(c) Parking.

(1) Parking for each RV, Park Model RV, Tiny-House or Primitive Camping space shall be limited to not more than three passenger automobiles or trucks.

(2) Any additional parking areas will be of a similar surface as required for streets. They may not be grass, dirt or other unimproved surface.

(3) All roads shall be open for access at all times to the sheriff's department, other emergency and code enforcement personnel.

Sec. 23-117 Structures

(a) All structures, park model RVs and tiny-houses will have a log, wood, brick, or stucco exterior. A rustic appearance is preferred. Park model RVs and tiny-houses may be painted in a neutral or earth tone color scheme to be approved by the county. Photos or drawings will be submitted with the site plan.

(b) Community buildings. As part of the overall development plan, community buildings, such as laundries, campground offices and recreational facilities, may be approved as part of the development. The following restrictions apply:

(1) A manufactured home or mobile office may not be used as an accessory building in campground.

(2) Convenience retail sales space may be provided within the office building of the campground.

(3) All structures shall be located subject to the required setbacks and shall otherwise meet all codes and legal and health requirements.

(c) Restrictions in campgrounds with park model RVs and tiny-houses. In campgrounds with park model RVs and/or tiny-houses, only new park model RVs or tiny-houses shall be allowed, as follows:

(1) Each park model RV coming into a campground at any time must be titled to the campground owner, or if titled as new in the name of the developer, dealer, or sales representative, may then be transferred one time to the campground owner; and

(2) Each tiny-house coming into a park at any time may not have been previously occupied or lived in.

Sec. 23-118 Owner responsibility and tenant registry

(a) The campground owner shall endeavor to ensure that occupants do not disrupt the rights of adjacent property owners to

enjoyment of their property, and ensure that occupants do not violate any federal, state, or local law, statute, or ordinances.

(b) The campground owner shall prominently post the name, address, telephone number, and email address for the park

operation, and who can be reasonably available to handle any problems or issues arising from use of the facility.

(c) The manager of a travel trailer park shall keep an up-to-date register of the travel trailer park's occupants,

and shall maintain such register of departed occupants for a period of three years following their departure.

The travel trailer park's register shall be made available to any authorized person inspecting the travel trailer

park, and shall contain the following information:

- (1) The names of all occupants quartered on each designated space,
- (2) The description, make, model and year of all travel trailers and towing vehicles, and the state and license number of each, and
- (3) The dates of arrival and departure of occupants of each space.

Secs. 23-119 - 23-136 Reserved

Division 4. MISCELLANEOUS PROVISIONS

Sec. 23-137 Inspection.

(a) Inspections. The governing authority shall be authorized to demand and receive reports from any person or agency and order or conduct such inspections as it deems appropriate at any time in order to ensure compliance with all provisions of this article.

Sec. 23-138 Variances.

The mere existence of a preexisting non-conforming use or structure shall not constitute a valid reason to grant a variance. Upon written request sent by certified mail to the governing authority, a variance may but is not required to be granted at the discretion of the governing authority if the governing authority determines that all of the following conditions exist:

- (1) There are extraordinary and exceptional conditions pertaining to the site resulting from the size, shape, or topography which are not applicable to other lands in the area.
- (2) Granting the variance would not adversely affect the viewshed of the surrounding dwellings in the community.
- (3) A literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other similar campground owners under this article.
- (4) Granting the variance will not confer upon the property or the applicant any significant privileges which are denied to other properties.
- (5) The requested variance will be in harmony with the purpose and intent of this article and will not be injurious to the community or to the general welfare.
- (6) The special circumstances are not the result of actions of the applicant.
- (7) The variance would be a minimum variance which will make possible the logical use of the land or structure.
- (8) If the requested variance is granted, the campground will in all other aspects be in full compliance with this article.

Sec. 23-139 Non-conforming uses.

Any existing campground which does not meet the standards of this article shall be considered a non-conforming use. A non-conforming use may continue to operate without change or expansion unless the use is terminated for a period of one year or more, after which any use of or expansion of such a non-conforming campground shall require that the entire campground meet all of the standards of this article. Any substantial expansion or modification of a continuing non-conforming use shall be subject to all of the requirements of this article.

SECTION 2: REPEALER

All ordinances and parts of ordinances in conflict with this ordinance be and the same hereby are repealed.

SECTION 3: EFFECTIVE DATE

Be it further ordained that this ordinance shall take effect immediately after its passage.

OFFERED FOR ADOPTION BY FIRST AND SECONDED READINGS
AND NOTICE FOR PUBLIC HEARING, AS INITIATED BY THE BOARD OF
COMMISSIONERS OF EARLY COUNTY, GEORGIA, ON THIS ____ DAY OF
MAY, 2021.

COUNTY OF EARLY, STATE OF GEORGIA

BY: _____ Yea Nay Abstain Absent
 Hank Jester, Chairman

BY: _____ Yea Nay Abstain Absent
 Jeffrey Haynes

BY: _____ Yea Nay Abstain Absent
 Taylor Bridges

BY: _____ Yea Nay Abstain Absent
 Charlie Sol

BY: _____ Yea Nay Abstain Absent
 Ladon Durham

CLERK'S CERTIFICATE

I, the undersigned Clerk of the Board of Commissioners of Early County, keeper of the records and seal thereof, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Board of Commissioners of Early County in public meeting assembled on May 3, 2021, the original of which resolution has been entered in the official records of said political subdivision under my supervision and is in my official possession custody and control.

SEAL

Tandie Cloud, County Clerk