

AN ORDINANCE TO AMEND THE PLANNING/ZONING ORDINANCES OF WILKES COUNTY, GEORGIA, RELATING TO RV PARKS.

WHEREAS, RV parks have become an increasingly utilized development technique in surrounding areas;; and

WHEREAS, it is the intent of the Board to provide for a safe and healthy area to meet the unique needs of tourists visiting the area; and

WHEREAS, notice of intent to amend the Ordinance has been accomplished in accordance with the procedures of the Ordinance and the Georgia Zoning Procedures Law;

NOW THEREFORE BE IT ORDAINTED by the Board that the following amendments shall be made to the Planning/Zoning Ordinance of the Code of Wilkes County, Georgia:

Article I.

Section 24-14 of Article II of Chapter 24 of the Planning Ordinance of the Code of Wilkes County Georgia, is hereby amended by adding new definitions as follows:

Recreational Vehicle ("RV") means a vehicle designated for temporary living quarters for camping, travelling, or recreational use. It may have its own motor, or be mounted on or pulled by another vehicle.

Recreational Vehicle Park ("RV Park") means an accommodation for recreational vehicles where an individual site within a parcel of property is rented temporarily, not for the establishment permanent residences.

Article I.

Section 24-49, subsection (b), of Article IV of Chapter 24 of the Planning Ordinance of the Code of Wilkes County, Georgia, is hereby amended by adding a new subsection as follows:

(4) *RV Park use*

(a) RV park use shall be allowed only upon issuance of a Special Use Permit pursuant to Article IX, Section 24-232 of this Code of Ordinances.

(b) Subsequent to obtaining approval of RV Park use pursuant to a validly issued Special Use Permit, and prior to such use or development for such use, the applicant shall obtain plan approval as provided by Article IX, Section 24-174 (b) and (c).

Article II.

Article IV of Chapter 24 of the Planning Ordinance of the Code of Wilkes County, Georgia, is hereby amended by adding new sections as follows:

Section 24-174. RV Parks.

(a) Health Department Regulatory Compliance.

- (1) **Regulatory Compliance.** The operation and maintenance of an RV Park shall be in accordance with the rules and regulations of the Department of Public Health, Ga Rules & Regs 511-6-2 et. seq, Tourist Accommodations, as adopted by the Georgia Department of

Public Health, and such rules and regulations as they may be hereafter amended by said department, including the requirement for obtaining a "tourist accommodation" permit.

(b) RV Park Regulations and Development Standards. Use and operation of an RV Park shall conform to the following regulations and development standards:

- (1) The maximum useable area for an RV Park shall be ten acres.
- (2) The grounds shall be graded to drain. Serviceable walks and driveways shall be provided.
- (3) Grounds, including spaces beneath RV's, buildings, and trailers shall be kept clean and free of litter.
- (4) All walkways shall be maintained in good repair. Only articles necessary to the operation and maintenance of the establishment shall be stored on the premises.
- (5) There shall be not less than fifteen feet clear space between all RV's and nearby buildings, nor less than ten feet between RV's and internal driveways within the RV Park.
- (6) Each RV space shall be distinctly marked.
- (7) RV spaces shall abut on a well-defined, all-weather driveway of not less than twenty feet of unobstructed width and such driveway shall have clear access to a public thoroughfare.
- (8) Grounded and weather-proof electrical outlets supplying at least one-hundred- fifteen volts shall be provided at each trailer space. Power lines shall be located underground or suspended at least eighteen feet above ground. All electrical work and materials shall comply with the applicable International Electrical Code with Georgia Amendments and local laws, ordinances, or regulations.
- (9) RV Parks shall have visual buffers such as shrubbery and/or opaque fencing of at least six feet in height between the RV Park and adjacent, non-RV Park properties, unless the abutting property owner consents to a lesser setback in writing.
- (10) The outside boundaries of an RV Park shall be subject to a minimum setback of 300 feet from an abutting property line that is zone Residential and 100 feet from all other abutting property line and/or rights-of-way, unless the abutting property owner consents to a lesser setback in writing.
- (11) An RV park owner or operator shall provide a refuse collection receptacle (dumpster) and shall locate said receptacle so as to be accessible to county vehicles.
- (12) RV parks shall provide and maintain a sanitary bathroom and bathing facility on site.
- (13) RV parks shall not be utilized for permanent residency. No RV shall be allowed to remain in an RV park for more than twelve (12) consecutive months. Provided, however, that an RV may remain in the park for a longer period of time to the extent the RV Park owner/operator provides written evidence to the County establishing that the person utilizing the subject RV is currently working on a temporary job site. An RV park shall be allowed to utilize one space for a grounds keeper/manager to reside on site.

- (c) **Plan Review.** Prior to developing, constructing, and operating an RV Park, an applicant shall obtain approval from the building inspector of plans depicting the proposed development in accordance with the requirements of 24-174 (b).

Article III

Severability. Should any section of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof that is not specifically declared to be invalid or unconstitutional.

Article IV

Codification. It is the intention of the Board, and it is hereby ordained, that the provision of this Ordinance shall become and be made a part of the Code of Ordinances, Wilkes County, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

Article V

Effective Date. This Ordinance shall take effect and be in force from and after the date of its adoption, the public welfare demanding it.

The above Ordinance was read and approved by the Board of Commissioners of Wilkes County, Georgia on the 13th day of June, 2024.

Wilkes County Board of Commissioners

By: Sam Moore
Sam Moore, Chairman

By: Esper Lee
Esper Lee, District 1 Commissioner

By: Ed Geddings
Ed Geddings, District 2 Commissioner

By: Charles Jackson
Charles Jackson, District 3 Commissioner

By: Clem Slaton
Clem Slaton, District 4 Commissioner

ATTEST

Karen Burton
Karen Burton, County Clerk (seal)