



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: TEXT AMENDMENT

Applicant: 1010 Apalachee River Road, LLC
Applicant's Agent: N/A
Zoning Ordinance: Morgan County Zoning Ordinance Chapter 7.18

Summary

1010 Apalachee River Road, LLC is requesting a text amendment to add long term stay recreational vehicle parks to the Morgan County Zoning Ordinance. The intent of the request is to create language and obtain approval for the recreational vehicles currently on the property, with the ability to create more spaces for additional tenants.

Current Language

From Article 3 Definitions

Recreational Vehicle Park: Any parcel where 2 or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles or tents, as temporary living quarters by the general public for recreation or vacation purposes.

Recreational Vehicle Site: A plot of ground within a recreational vehicle park intended for the accommodation of either a recreational vehicle, tent, or other individual camping unit on a temporary basis. Sites shall be rented by the day or week only, and the occupant of the space shall not remain in the same recreational vehicle park for more than 30 days in a 60 day period.

From Article 7 Regulations for Specific Uses

Chapter 7.18 Recreational Vehicle Parks

Section 7.18.1 Site Plan Required

In any zoning district where recreational vehicle parks are permitted, the applicant shall submit to the Director of Planning and Development a site plan as part of the application process.

Section 7.18.2 Road Frontage

All recreational vehicle parks must have road frontage on a paved road.

Any street or road improvement required beyond the boundary of the Recreational Vehicle Park shall be improved in accordance with the Development Regulations of Morgan County.

No entrance or exit shall be through a residential subdivision.

Section 7.18.3 Site Conditions

Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property or the health and safety of the occupants.

The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose, which would expose persons or property to hazards.

Section 7.18.4 Soil and Ground Cover

Exposed ground surfaces in all parts of the park shall be paved, or covered with stone screenings, or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating dust.

Section 7.18.5 Drainage Requirements

Storm water plans for the entire tract must be submitted with the application to determine compatibility with the surrounding existing drainage pattern.

Section 7.18.6 Campsites

Campsites should, to the greatest extent possible, be developed to preserve the natural character of the lot and the surrounding area.

Each campsite shall be a minimum of 1,400 sq. ft.

Each campsite shall contain a stabilized vehicular parking pad of gravel, paving or other, suitable material.

Section 7.18.7 Separation Between Recreational Vehicles

Recreational vehicles shall be separated by a minimum of 20 feet.

Any accessory structures, such as attached awnings or slide-outs, for purposes of this separation requirement will be considered to be part of the recreational vehicle.

Section 7.18.8 Parking Requirements

There shall be at least two (2) parking spaces per recreational vehicle space.

Off-street parking may be provided in common parking areas.

All other parking requirements must meet the requirements of this ordinance.

Section 7.18.9 Accessory Uses

Management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities and other uses and structures customarily incidental to operation of an RV park and campground are permitted as accessory uses to the park, provided:

Such establishments and the parking areas primarily related to their operation shall not occupy more than 5 percent of the gross area of the park.

Such establishments shall be restricted in their use to occupants of the park.

Such establishments shall present no visible evidence from any street outside the park of their commercial character, which would attract customers other than occupants of the park.

The structures housing such facilities shall not be located closer than one hundred (100) feet to any public street or property line and shall not be directly accessible from any street outside the park.

Section 7.18.10 Landscaping

The recreational vehicle park shall be enclosed by a fence, wall, landscape screening, earth mounds, or by other designs which will complement the landscape and assure compatibility with the adjacent environment.

Section 7.18.11 Interior Access Roads

Interior access roads shall be private, but constructed and paved to public road standards and meet the following minimum travel way width requirements:

One way, no parking -- eleven (11) feet.

One way with parking on one side, or two way with no parking -- twenty (20) feet.

Two way with parking on one side -- thirty (30) feet.

Section 7.18.12 Buffers

Recreational vehicle parks shall have a 100 foot undisturbed or planted buffer around the periphery of the property.

Section 7.18.13 Outdoor Lighting

Recreational vehicle parks shall be adequately lighted with outdoor lighting located every one hundred fifty (150) feet along interior access roads. The first light shall be within one hundred (100) feet from the entrance to the recreational vehicle park. The outdoor lighting must comply with the requirements of this Ordinance.

Section 7.18.14 Health Department Certificate Required

The recreational vehicle park site plan shall be accompanied by a certificate of approval from the Morgan County Health Department for sewage disposal and public pool areas.

Proposed Language

Section 7.18.16 Long Term Stay Permitted

Occupants are limited to two per recreational vehicle.

Staff Comments

The definitions currently limit the stay of recreational vehicles, even in recreational vehicle parks, to 30 days in a 60 day period. The applicant is requesting language that will allow people to live in their RVs with monthly rent for an unlimited period of time. Of course, the request is for the applicant's property on Apalachee River Road, for which he also has submitted a conditional use application, but the language would affect the entire county. The applicant is requesting the use as conditional in the Recreation Conservation Zoning District, which is the zoning for his property. No other zoning districts were mentioned or proposed. Recreational Vehicle Parks (without long term stay) are currently a conditional use in the R3 and LR3 zoning districts. The applicants also did not propose any new language other than a limit of the number of occupants per RV.

The Planning Commission will need to consider the following:

1. Is the requested use appropriate in Morgan County? There is one long term stay Recreational Vehicle Park operating legally in Morgan County. Country Boys was established in the 1970s and is grandfathered. The business recently lost numerous spaces due to the Highway 441 expansion but was able to create new spaces because the 1970s plan on file with the Planning Office showed those new spaces were part of the original plan.

2. Is the requested use appropriate in the Recreation Conservation Zoning District? The Zoning Ordinance definition for the RC Zoning District:

Chapter 4.20 Recreation Conservation District (RC)

The purpose and intent of RC District zoning is the conservation and management of open space and the natural environment, while allowing limited use for recreational and open space activities. Building construction will be limited to those structures essential for supporting recreational activities and impervious surfaces will be kept to a minimum.

This district is appropriately located in areas shown as parks/recreation/conservation on the Future Land Use Map of the Comprehensive Plan.

3. Should other zoning districts be considered? Staff feels the use should be conditional, regardless of the zoning district, as are current Recreational Vehicle Parks. This was the Staff recommendation to the applicant, hence, the accompanying conditional use application.
4. What other regulations need to be included? Will the existing language for Recreational Vehicle Parks suffice for long term stay versions, or is additional language needed? Specifically, should additional language be added to increase buffers or for sewerage. If the spaces will be used as residential housing, should language be added to prohibit or limit outbuildings and constructed additions to the RVs (porches, decks, etc.)?