

**BRUNSWICK COUNTY PLANNING BOARD
PUBLIC HEARING NOTICE
UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT**

Notice is hereby given that the Brunswick County Planning Board will hold a public hearing on May 10, 2010, at 6:00 p.m. in the Commissioners Chambers of the David R. Sandifer Administration Building, 30 Government Center Drive at the Brunswick County Government Center concerning proposed text amendments to the Unified Development Ordinance (UDO).

- **Amend Unified Development Ordinance Article 5 to Include Outdoor RV Resort**

1. **Intent**

The intent of an Outdoor Recreational Vehicle (RV) Resort is to provide sites for the placement and occupancy of recreational vehicles and self-contained travel trailers on individually owned lots with the necessary accessory uses and amenities. Design standards are intended to ensure adequate utilities and facilities and to promote compatibility with adjacent uses.

Commentary: For the purpose of this Ordinance, see Article 12 of the Unified Development Ordinance (UDO), under the subheading of “Camper” for the definition of a recreational vehicle and a travel trailer.

2. **Applicability**

- i. Outdoor RV Resorts may be permitted in the following Zoning Districts with Special Exception approval (See Section 3.3.) by the Planning Board:
 - (a) Commercial Low Density (C-LD)
 - (b) Rural Residential (RR)
- ii. Outdoor RV Resorts may be permitted with additional requirements (see Sections 8 and 9) in the following Zoning Districts with Special Exception approval (See Section 3.3.) by the Planning Board:
 - (a) Medium Density Residential (R-7500)
 - (b) High Density Residential (R-6000)
- iii. All proposed developments utilizing an Outdoor RV Resort or modifications to an approved Outdoor RV Resort shall be subject to the review and approval procedures found in this Section.
- iv. Additional review or permits, including a Traffic Impact Analysis may be required.

3. **Ownership of Development Site**

The development site to be subdivided may be held in single ownership or in multiple ownership. If held in multiple ownership, the site shall be developed according to a single plan with common authority and common responsibility.

Where lots are being sold to individuals, the developer/owner of the lots shall include in the title transfer document a covenant attesting to the fact that the lot cannot be used as a place of permanent occupancy.

4. **Pre-Application Conference**

- i. All applicants seeking Outdoor RV Resort approval shall schedule a pre-application conference with the Planning Director in accordance with

Section 3.1.1. At the Pre-application conference, Planning Staff shall review the proposed plan.

- ii. Once the pre-application conference is complete, the applicant will prepare a Preliminary Master Plan of the entire Outdoor RV Resort. The Preliminary Master Plan will consist of both a preliminary site plan and a preliminary utilities plan.

5. Neighborhood Meeting

- i. All applicants seeking approval of an Outdoor RV Resort in the C-LD and RR Zoning Districts are encouraged to hold a neighborhood meeting in accordance with Section 3.1.2. Neighborhood Meeting.
- ii. All applicants seeking approval of an Outdoor RV Resort in the R-7500 and R-6000 Zoning Districts are required to hold a neighborhood meeting in accordance with Section 3.1.2. Neighborhood Meeting.
- iii. Applicants seeking approval of modifications, including expansions, to an existing Outdoor RV Resort shall be required to hold a neighborhood meeting.

6. Application Requirements

- i. The applicant will complete and submit to the Planning Department the Preliminary Master Plan compliance sheet along with an application for a Special Exception Permit (see Section 3.3.).
- ii. An application for Outdoor RV Resort plan review shall be submitted in accordance with Section 3.1.3., Application Requirements.
- iii. A Traffic Impact Analysis may be required if the proposed site plan meets the thresholds established in Section 3.5., Traffic Impact Analysis.
- iv. Preliminary Master Plan
 - (a) The Preliminary Master Plan will consist of and be labeled, at a minimum: major thoroughfares, cross-section of proposed road type(s), recreational space, golf courses, natural or man-made lakes, setbacks, RV/Travel Trailer parcels, cabin parcels, vicinity map, drainage and topography, approximate delineation of wetlands (404 jurisdictional wetlands) by Corps of Engineers or certified designee, environmentally sensitive areas, north arrow, adjoining land owners, and commercial area. Other relevant information such as the total number of acres within the Outdoor RV Resort, and the total number of parcels (broken down into various phases and acreage), density, and Flood Zone(s). A proposed timetable of each development phase should also be included.
 - (b) All site specific plans shall clearly indicate all required open space and/or recreation area that has been dedicated or reserved to conform with the requirements of Section 4.8.6., Open Space and Recreation Area.
 - (c) A heritage tree survey must be submitted in accordance with Section 7.1.3.A.
 - (d) A detailed landscaping plan must be submitted that indicates the location of all required buffers and the minimum number of required plantings (canopy trees, understory trees, shrubs) that are required in each buffer area.
 - (e) The Preliminary Master Plan shall be accompanied with a preliminary utilities plan which consists of size and location of water and/or sewer lines, fire hydrant locations and spacing,

estimated fire flows, utility easements / rights-of-way, drainage and topography, location and/or type of solid waste disposal containers and shall be approved by the Director of Engineering Services and/or Public Utilities Director.

- (f) A mechanism and/or instrument guaranteeing adequate maintenance and continued operation of all assured open space and other private service facilities shall be submitted as part of the Preliminary Master Plan requirement and then properly recorded upon Planning Board approval of the Preliminary Master Plan. Assured open space and other facilities shall not be dedicated for public purpose or maintenance.
- v. Notice and Public Hearings
 - (a) The County shall hold all required public hearings and give notice in accordance with Section 3.1.4, Notice and Public Hearings.

7. General Design Standards

- i. An Outdoor RV Resort shall require a minimum gross land area of three (3) acres.
- ii. A minimum of eight percent (8%) of the total land area shall be devoted to accessible common open spaces intended for recreational use. See Sections 4.8.6.C. iii., iv., and v., Open Space and Recreation Area Standards, for additional requirements applicable to all open space and recreational areas.
- iii. Some areas are to be reserved and included within the common area of the Outdoor RV Resort, regardless of whether reservation of these areas would exceed the minimum open space dedication requirements. See Section 4.8.7. for other Areas to be Reserved.
- iv. A minimum of 15 parcels for RV/Travel Trailer use must be provided.
- v. Some parcels within the Resort may be used for site-built or modular cabins. No RV/Travel Trailer may be parked on a cabin parcel. All cabins must conform to International Building Code with North Carolina Amendments.
- vi. Parcels must be graded to prevent water from ponding or accumulating around the location of the RV/Travel Trailer.
- vii. Minimum parcel requirements are as follows:
 - (a) Lot Area: 2,500 square feet
 - (b) Lot width: 40 feet
 - (c) Front Yard Setback: 15 feet
 - (d) Rear Yard Setback: 5 feet
 - (e) Side Yard Setback: 5 feet each side
- viii. Each Outdoor RV Resort must meet the minimum standards and requirements set forth in the International Building Code with North Carolina Amendments for sanitation and plumbing installations, accommodations, use and any associated parking.
- ix. Amenities/service structures may contain a retail sales counter and/or coin operated machines for the resort residents use, provided there is no exterior advertising. Vending machines also may be permitted in a sheltered area provided there is no exterior advertising on the structure. All service structures shall be maintained in a clean and sanitary condition and kept in good repair at all times. Structures shall be safely and adequately illuminated. Facilities shall be easily accessible and conveniently located to all users of the resort. All structures shall be constructed in accordance with the International Building Code with North

Carolina Amendments and shall meet Building Code and/or UDO setback requirements.

- x. No permanent accessory structures such as carports, cabanas or decks may be attached to any recreational vehicle or other vehicular accommodations within the Outdoor RV Resort. At-grade patios and uncovered steps are permissible. A detached storage structure no greater than 64 square feet may be permitted on each parcel, provided the building setbacks and structural separation requirements are met.

8. Outdoor RV Resort Perimeter Compatibility

Commentary: Generally, the perimeter buffer is required along all exterior boundaries, even if the adjacent property is vacant. This is intended to provide visual protection for residents of the Outdoor RV Resort and any development which may occur on adjacent properties.

- i. Outdoor Resorts in an R-7500 or R-6000 Zoning District.
 - (a) It is preferable that all buffers shall be a natural, undisturbed wooded area where possible.
 - (b) When adjoining an R-7500, R-6000, SBR-6000 or MR-3200 Zoning District, the outermost lots in an Outdoor RV Resort shall include only site- built or modular cabins and shall include a 0.8 opacity periphery buffer (See Section 7.2.9.B.). All cabins must conform to International Building Code with North Carolina Amendments.

Commentary: Only buffer alternative 1 or 2 may be used for the 0.8 periphery buffer (See Section 7.2.9.B.).

- (c) A street buffer shall be required along all boundaries of an Outdoor RV Resort fronting on a street or roadway. See Section 7.2.8. of the Brunswick County UDO for street buffer alternatives.
- ii. Outdoor RV Resorts in all Other Zoning Districts.
 - (a) It is preferable that all buffers shall be a natural, undisturbed wooded area where possible.
 - (b) A project boundary buffer with a minimum opacity of 0.6 shall be required along all boundaries of an Outdoor RV Resort except portions of the project located adjoining a street or roadway. Refer to Section 7.2.9.B. for buffer alternatives.
 - (d) A street buffer shall be required along all boundaries of an Outdoor RV Resort fronting on a street or roadway. See Section 7.2.8. of the Brunswick County UDO for street buffer alternatives.

9. Parking and Streets

- i. A minimum of 2 parking spaces per parcel shall be provided.

- ii. No Outdoor RV Resort parcel may directly access a public road. Access to all parcels and accessory structures within the resort shall be made using internal streets.
- iii. Internal Street Standards for all Zoning Districts
 - (a) One or two-way streets shall be used throughout the Outdoor RV Resort. Such streets shall be well-maintained and clearly identified. All streets within the Outdoor RV Resort shall be privately owned and maintained. Each parcel shall abut an internal street with the Outdoor RV Resort.
 - (b) Streets shall have a minimum right-of-way width of 35 feet.
 - (c) Streets shall have a minimum pavement width of 20 feet for two-way street and 14 feet for one-way streets.
 - (d) Any dead-end shall be provided with a permanent turnaround with a minimum radius of 40 feet.
 - (e) All streets shall be maintained in a manner to be free from pot holes, breaks in the pavement (if applicable), rough surfaces, ponding of water and associated problems which would impede or cause hazards to motor vehicles.
 - (f) All internal roads shall be subject to annual inspections by the Brunswick County Fire Marshal per Section 106 of the North Carolina Fire Code.
- iv. Additional Internal Street Standards for Outdoor RV Resorts in the RR and C-LD Zoning Districts.
 - (a) All internal streets within the Outdoor RV Resort shall be surfaced with a minimum of six inches of compacted stone and shall be maintained in a smooth, well-graded condition. All internal roads shall be capable of supporting the imposed load of fire apparatus in accordance with the Fire Apparatus Roads Standard in the North Carolina Fire Code (NC Fire Code Section 503).

[Commentary: According to the 2006 Edition of the North Carolina Fire Code Appendix D, Fire Apparatus Access Roads shall be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.]

- v. Additional Internal Street Standards for Outdoor RV Resorts in the R-7500 and R-6000 Zoning Districts.
 - (a) All internal streets shall meet or exceed North Carolina Department of Transportation (NCDOT) Standards for Subdivision Roads and must be paved or surfaced with a pervious paver system that meets or exceeds NCDOT's strength and durability standards for Subdivision Roads.
- vi. External Access
 - (a) In general, Outdoor RV Resorts should not be located on through lots. When located on a through lot, the Outdoor RV Resort shall be designed to discourage through-traffic.
 - (b) Outdoor RV Resorts with only one point of external access shall provide at least one permanent turnaround within the Outdoor RV Resort. All external access must be approved by the North Carolina Department of Transportation.
 - (c) Any proposed electronic vehicular access gates or barricades must be siren activated for Emergency vehicle access.
- vii. Outdoor Lighting

The developer shall install outdoor lighting consistent with the standards set forth in Section 6.6. of the UDO.

10. Utilities

i. Water

- (a) An accessible, adequate, safe and potable supply of water shall be required. Where public, municipal, or community water systems exist within 1,000 feet of the Outdoor RV Resort, the developer shall connect each parcel to such system (the Sewer Use Ordinance may require connection even when separated by greater distances).
- (b) When a public water supply is not available, a community water supply may be developed and its supply used exclusively in accordance with local and state regulations and standards of the Division of Environmental Management, NC Department of Environment, Health, and Natural Resources codified in 15A NCAC 2C. Each water supply well shall be located so as to maintain a minimum pollution-free radius as specified in N.C.G.S. 15A-18C-0203. Siting of well locations should be discussed with the local health authority.
- (c) Internal water distributions systems shall be installed in accordance with minimum County Standards.

ii. Sewer

- (a) Approval by the Brunswick County Health Department shall be required for any installation, alteration or use of a sewage disposal system. All sewage wastes from each Outdoor RV Resort, including wastes from toilets, showers, bathtubs, lavatories, wash basins, sinks, and water using appliances not herein mentioned, shall be disposed of by an approved sewage disposal system.
- (b) Adequate and safe sewage disposal facilities shall be provided in all Outdoor RV Resorts. Where public, municipal, or community sewer systems exist within 1,000 feet of the Outdoor RV Resort, the developer shall connect to such system (the Sewer Use Ordinance may require connection even when separated by greater distances).
- (c) When a public, municipal, or community system does not exist within 1,000 feet, a centralized sewage disposal and treatment system complying with the requirements of the North Carolina Department of Environment, Health and Natural Resources shall be provided. Individual septic tank systems may be allowed in accordance with the requirements of Title 15A – Department of Environment, Health and Natural Resources, Chapter 18 – Environmental Health Subchapter 18A – Sanitation Section .1900 – Sewage Treatment and Disposal Systems

11. RV Resort Operation

i. General

- (a) The entity to which a Special Exception is issued for an Outdoor RV Resort shall operate the Outdoor RV Resort in compliance with this Ordinance and shall provide adequate supervision to maintain the Outdoor RV Resort, its facilities and equipment in good repair and in a clean and sanitary condition.

- (b) The Outdoor RV Resort Owner(s) shall notify Resort visitors of all applicable provisions of this Ordinance and inform them of their responsibilities under this Ordinance.
- (c) The Outdoor RV Resort Owner(s) shall be responsible for refuse collection. Storage, collection, and disposal of refuse shall be so managed as not to create health hazards, rodent harborage, insect-breeding areas, accident, fire hazards, or air pollution. The method of garbage disposal shall be noted on the plan and approved as part of the Special Exception.
- (d) Swimming pools or bathing areas shall be installed, altered, improved, and used in compliance with applicable County and State Health Services regulations. Any bathing area shall require the approval of the Brunswick County Health Department. See Section 5.4.7.B. for pool requirements.
- (e) Except as specifically permitted by this paragraph, it shall be unlawful to locate a mobile home in an Outdoor RV Resort. Up to two permanent units shall be permitted to be located within an Outdoor RV Resort to be used as residences of persons responsible for the operation and/or maintenance of the Resort.
- (f) No more than one recreational vehicle or travel trailer may be parked on any one parcel. Recreational vehicles and travel trailers shall not be permitted on parcels or lots other than those approved through these regulations.
- (g) All recreational vehicles and travel trailers must be placed individually on approved parcels where all design standards and utilities have been completed.
- (h) Junked or wrecked vehicles shall be prohibited in an Outdoor RV Resort.

- Amend Article 5 Use Interpretation Table and Use Table to add “Outdoor RV Resort” as a use permitted in the Commercial Low Density (C-LD), Rural Residential (RR), Medium Density Residential (R-7500) and High Density Residential (R-6000) Zoning Districts with Special Exception approval by the Planning Board.

For more information call the Planning and Community Development Department at 910-253-2025 or 800-621-0609.