

COLUMBUS COUNTY CODE

DEALING WITH

CAMPGROUNDS

(b) The County Board of Commissioners will not be responsible for any expenses or cost associated with the operation of the franchised nonemergency ambulance transport service.

(c) The county will provide no monetary inducements, stipends or payment to any nonemergency ambulance transport service. (Ord. of 9-2-1997, § XIV)

Secs. 18-127—18-151. Reserved.

**ARTICLE VI. RESORT VEHICLE
CAMPGROUNDS**

DIVISION 1. GENERALLY

Sec. 18-152. Purpose.

The purpose of this article is to regulate and guide the establishment of campgrounds in order to promote the public health, safety and general welfare of the citizens of the county. This article is designed to accomplish the following specific objectives:

- (1) To further the orderly layout of campgrounds;
- (2) To secure safety from fire, panic and other danger;
- (3) To provide adequate light and air; and
- (4) To ensure that facilities for transportation, parking, water, sewage and recreation are provided for campground visitors.

(Ord. of 11-5-2001, art. I)

Sec. 18-153. Area governed.

These regulations shall govern the establishment of each and every new campground and the alteration or expansion of existing

campgrounds lying within the jurisdiction of the county and which is not governed by a municipality within the county.

(Ord. of 11-5-2001, art. II)

Sec. 18-154. Authority.

The county hereby exercises its authority to adopt and enforce a campground ordinance pursuant to the authority granted to the county by chapter 153A, article VI of the General Statutes of North Carolina (G.S. ch. 153A, art. VI).

(Ord. of 11-5-2001, art. III)

Sec. 18-155. 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:

Board designate means an agent or agencies and/or representative appointed by the Board of County Commissioners to represent their interest and act on their behalf.

Board of County Commissioners refers to the governing body for the county with equal representation from all districts.

Camper means a folding structure manufactured of metal, wood, canvas, plastic or other materials, or any combination thereof, mounted on wheels and designed for travel, recreation or vacation use. A camper is not designed or intended to be used as a permanent dwelling. The term "camper" may also include the following:

Recreational vehicle means a self-propelled vehicle or portable structure mounted on such a vehicle designed as a temporary dwelling for travel, recreation and vacation.

Tent means a portable shelter of canvas, plastic or skins stretched over a supporting

framework of poles with skins stretched over a supporting framework of poles with ropes and pegs.

Travel trailer means a vehicular, portable structure built on a chassis, designed to be towed by a self-propelled vehicle for use for travel, recreation or vacation purposes. A travel trailer is not designed or meant to be used as a permanent dwelling.

Camper space means a plot of land within a campground designed for the accommodation of one camper or tent.

Campground means any lot which 15 or more camper or tent spaces are provided for temporary occupancy according to requirements as set forth in this article. The term "campground" shall also be known as a recreational vehicle park or travel trailer park.

Columbus County Health Department refers to the Health Director or his designated agent.

Cul-de-sac means a street with only one end to traffic and the other end being permanently terminated and a vehicular turnaround provided for the safe and convenient reversal of traffic movement. Length is measured from the center point of the turnaround to the centerline of the connecting non-cul-de-sac street.

Developer means any person, firm, trust, partnership, association or corporation engaged in development or proposed development of a campground, as defined herein.

Easement means the right to use another person's property, but only for a limited and specifically named purpose, the owner generally continues to make use of such land since he has given up only certain and not all ownership rights.

Nude means a situation involving a condition of individuals being unclothed or devoid of clothing.

Public street means a dedicated and accepted public right-of-way which affords access to abutting property and meets the standards of this article and the most recent North Carolina Department of Transportation's minimum construction standards for subdivision roads.

Public water supply means any water supply furnishing potable water to 15 connections or combination of 25 residences or businesses so approved and designated by the appropriate agent of the State of North Carolina. This definition is not to be inferred as limited to publicly owned or operated systems; as such systems may be owned and operated by either public or private enterprise.

Sanitary sewerage system means a complete system of sewage collection, treatment and disposal, including approved privies, septic tank systems, connection to public or community sewerage systems, incinerators, mechanical toilets, composting toilets, recycling toilets, mechanical aeration systems or other such systems.

Septic tank system means a subsurface sanitary sewerage system consisting of a settling tank and a subsurface disposal field and other appurtenances required for proper collection, distribution, treatment, disposal, operation and performance.

Service building means a building housing toilet and bathing facilities for men and women, with laundry tray.

Setback means the distance between a structure and the space or boundary line.

Surveyor means a qualified land surveyor or engineer registered and currently licensed to practice surveying in the State of North Carolina.

(Ord. of 11-5-2001, art. V)

Secs. 18-156—18-178. Reserved.

DIVISION 2. PROCEDURE FOR
SECURING APPROVAL OF
CAMPGROUNDS

Sec. 18-179. Approval required.

Campgrounds, as permissible uses, may be established upon the approval of the Board of County Commissioners or their designate. The Board of County Commissioners or its designate shall have approval authority of such campgrounds.

(Ord. of 11-5-2001, art. VI, § A)

Sec. 18-180. Plan submission.

(a) Prior to the construction of a campground or the expansion of an existing campground, the developer shall submit a campground plan to the County Administrator. Ten copies of the proposed campground plan must be received at least 30 days prior to a regularly scheduled meeting of the County Board of Commissioners if the plans are to be reviewed by the board at that time. New campgrounds or the expansion of an existing campground regardless of site numbers will be approved by the Board of County Commissioners or its designate.

(b) All park plans shall be prepared by a registered land surveyor currently licensed and registered in the state, or the owner or his authorized agent and shall be drawn legibly at a scale of 100 feet to one inch, or larger, and shall include the following plan requirements:

- (1) Name of the park, developer, scale, date and tax map, block and parcel number;
- (2) Vicinity map, sketch showing the relationship between the campground and surrounding area;
- (3) The location of existing property lines, streets, service buildings, natural and manmade watercourses, existing wells and septic tanks, railroads, transmis-

sion lines, sewers, bridges, culverts and drainpipes, water mains, city and county lines (if adjoining), drainage easements and public utility easements, all structures to be located on the park site;

- (4) The outside boundaries of the tract of land on which the park will be built and approximate bearings and distances of each line;
- (5) Proposed camper spaces well defined, indicating accurate dimensions and site numbers;
- (6) All existing structures and proposed structures;
- (7) The proposed location of all streets, driveways, open recreational areas, parking areas, service buildings, easements and camper spaces;
- (8) Water distribution system which will connect to county system, if applicable. The system should be designed to minimum county standards and submitted for review;
- (9) Surface and/or subsurface drainage plan;
- (10) Classification of the property;
- (11) Site data:
 - a. Acreage in total tract;
 - b. Acreage in campgrounds, if applicable;
 - c. Total number of spaces; and
 - d. Lineal feet in streets;
- (12) Floodplain information, if necessary;
- (13) Landscaping and buffering;
- (14) Adjoining property owners;
- (15) Sign location, setback and dimensions;
- (16) Title, date, graphic scale, north arrow;

- (17) Sedimentation control plan information in accordance with the state law;
 - (18) Uses on adjacent properties;
 - (19) Off-street parking and loading areas and their dimensions;
 - (20) The location and dimensions of present and proposed campground streets and adjacent highways;
 - (21) Method of garbage disposal; and
 - (22) Water/utility systems.
- (Ord. of 11-5-2001, art. VI, § B)

Sec. 18-181. Review of proposed campground plan.

The County Administrator shall review the proposed campground plan. The County Administrator shall also forward a copy of the proposed campground plan to the county health department and all other appropriate agencies for review and comments. Following the evaluation period, a review meeting shall be set with the applicant and appropriate agencies, not less than 30 days prior to a regular scheduled Board of County Commissioners' meeting, to discuss the plan. If deficiencies are found with the plan, the plan will then be returned to the developer for correction. If the Board of County Commissioners or its designate determines no inconsistencies with applicable regulations, the County Administrator shall then ask for the plan to be approved. The matter will not be heard before the County Commissioners until all requirements are met and approved.

- (1) The County Administrator shall determine if the proposed campground plan is in accordance with the design standards set forth in this article, including, but not limited to the following:
 - a. Title information;
 - b. Location map;
 - c. Recreation areas;
 - d. Street and lot design;
 - e. Surface water drainage;
 - f. Other features of the campground;
 - g. The county health department's report;
 - h. County inspections department;
 - i. Buffering; and
 - j. Other approvals, as may be required.
- (2) The county health department shall review the proposed campground plan to determine if the plan is in accordance with the minimum health standards and regulations as follows:
 - a. Source of water and water distribution system;
 - b. Sanitary sewage system. Owner/developer shall submit plans for the proposed sanitary sewerage system to the county health department for its review. Each campground intended for the use of septic systems will require an application for a site evaluation. An operations permit must be maintained in order for the campground to remain operational;
 - c. Adequate space size, if septic tanks are to be used; and
 - d. Each well located so as to provide a minimum pollution-free radius as specified in title 15A, subchapter 18C, section .0203 of the state administrative code.
- (3) Each agency's review shall be completed within a reasonable time. Should any agency find deficiencies in the proposed campground plan, the developer or his agent shall be notified by the County Administrator to correct such deficiencies in the plan. Each agency shall notify the County Admin-

istrator after reviewing the proposed campground plan and shall provide a written statement of approval or disapproval. If disapproved, then the reasons therefor shall be stated.

- (4) If any permitting agency should disapprove the proposed campground plan, the reasons for such action and recommended changes shall be given to the developer or his agent.

(Ord. of 11-5-2001, art. VI, § C)

Sec. 18-182. Plan approval.

(a) *Review; procedure by the Board of County Commissioners.* The County Board of Commissioners or its designate shall make a decision on a final plan approval based on all required final agency reviews and other available pertinent information.

(b) *Notification of final approval.* After receiving approval of the campground plan from the Board of County Commissioners or its designate, the health department and other relevant county agencies, the County Administrator is authorized to write a letter of approval to the developer. The County Administrator shall notify the owner, as shown on the plan, of this approval within ten days of the action. The intent of the letter of approval is to enable the execution of the campground plan in the field and shall not be construed to entitle the recipient to offer spaces for rent or lease, or to operate a campground as defined in section 18-155. Spaces can only be occupied after all required improvements have been installed and certificates of occupancy have been issued by the county inspections department.

(c) *Issuance of a certificate of compliance.*

- (1) After receiving approval of the campground plan by the Board of County Commissioners or its designate, the health department and the county inspections department, the County

Administrator's office is authorized to issue a compliance permit. The intent of this permit is to enable the execution of the campground plan in the field and shall not be construed to entitle the recipient to offer spaces for rent or lease or to operate a campground as defined in section 18-155.

- (2) When the developer has completed the construction of the campground, he shall apply to the County Administrator for a certificate of compliance. The county inspections' representative and a representative from the health department shall make an on-site inspection of the campground. If the plan conforms to the campground plan approved by the Board of County Commissioners or its designate and other agencies, the County Administrator shall issue the developer a certificate of compliance. If the plan does not conform to the approved plan, the County Administrator shall delay issuance of the certificate of compliance until it comes into conformity.
- (3) The certificate of compliance issued to the developer shall constitute authority to lease or rent spaces in the campground.
- (4) When a campground is to be developed in stages, the proposed plan may be submitted for the entire development or application for a certificate of compliance may be made for each stage developed.
- (d) *Development timeframe.*
 - (1) If the construction of the campground has not begun within 12 months from the issue date of the letter of approval, the Board of County Commissioners may grant an extension of this approval if the developer appears before the board and shows cause. If cause is

not shown, the developer must repeat all the required steps of procedure for securing approval of a campground as required by this article.

- (2) When a campground is to be developed in stages, the preliminary campground plan shall be submitted for the entire development, and an application for approval shall be made for each stage of development.

(Ord. of 11-5-2001, art. VI, § D)

Secs. 18-183—18-197. Reserved.

DIVISION 3. DESIGN STANDARDS

Sec. 18-198. New campground requirements.

The design standards outlined in this division shall be considered the minimum requirements for all new campgrounds.

(Ord. of 11-5-2001, art. VII)

Sec. 18-199. General requirements.

(a) Every campground shall contain at least 15 spaces.

(b) No more than one camper may be parked on any one space. Campers shall not be permitted on parcels, lots or spaces other than those approved through these regulations.

(c) No space shall have direct vehicular access to a public road.

(d) All spaces shall be located on sites with elevations that are not susceptible to flooding. The spaces shall be graded to prevent any water from ponding or accumulating within the park. Each space shall be properly graded to obtain a reasonably flat site for a campground and to provide adequate drainage away from the space. This requirement is not intended to circumvent FEMA regulations or the county flood management plans.

(e) Pursuant to the state building code, each campground shall have at least one service building to provide necessary sanitation and laundry tray. This structure may also contain a retail sales counter and/or coin operated machine for the campground residents' use, provided there is no exterior advertising. Vending machines also may be permitted in a sheltered area. All service buildings shall be provided and maintained in a clean and sanitary condition and kept in good repair at all times. They shall be safely and adequately lighted. Facilities shall be easily accessible and conveniently located. All service buildings shall be accessible to the county health department and shall be in conformity with all county codes. All buildings shall be constructed in accordance with the state building code, and shall meet the state building code setback requirements.

(f) No swimming pool or bathing area shall be installed, altered, improved or used without compliance with applicable county health department regulations. No bathing area shall be used without the approval of the county health department.

(g) The campground owner is 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 by the Board of County Commissioners or its designate.

(h) It shall be unlawful to park or store a manufactured home in a campground; however, two manufactured homes may be allowed within a campground to be used as residences of persons responsible for the operation and/or maintenance of the campground.

(i) The transfer of title of a camper space either by sale or by any other manner shall be prohibited within a campground as long as the campground is in operation.

(j) All camping units must be placed individually on approved camper spaces where all design standards and utilities have been completed.

(k) Junked or wrecked vehicles are prohibited in campgrounds.

(Ord. of 11-5-2001, art. VII, § A)

Sec. 18-200. Streets and parking.

(a) *Off-street parking requirements.* Two off-street parking spaces shall be provided and maintained for each camper space. Required parking spaces may be included within the minimum required space area for each camper space.

(b) *Public street access.* No camper space within a campground shall directly access a public road. Access to all campers and accessory structures within the campground shall be made using internal streets.

(c) *Internal street standards.*

(1) One- or two-way streets shall be used throughout the campground. One-way streets shall have a minimum width of 16 feet. Two-way streets shall have a minimum width of 18 feet. Such streets shall be well maintained and clearly identified. All streets within the campground shall be privately owned and maintained. Each camper space shall abut an internal street within the campground.

(2) All internal streets that dead end shall be provided with a permanent turnaround.

(3) All parking within the campground shall take place off the internal street, within designated parking areas only. All internal streets within the campground shall be equipped with adequate and suitable drainage facilities.

(4) Maintenance of all internal streets and drainage facilities shall be the

responsibility of the owner of the campground. Such streets shall be maintained in a manner to be free from potholes, breaks in the pavement, rough surfaces, ponding of water and associated problems which would impede or cause hazards to motor vehicles. Speed reduction bumps on paved internal streets are permissible, but they shall be painted and appropriate signs indicating the speed reduction bump must be placed along the street.

(d) *Ingress and egress.*

(1) Campgrounds shall not be located on through lots unless the campground is designed in a manner which does not encourage motorists from using the campground as a means of traveling from one public street to another.

(2) Campgrounds requiring only one entrance and exit area shall provide at least one permanent turnaround within the campground. All campground entrances must be approved by the state department of transportation.

(Ord. of 11-5-2001, art. VII, § B)

Sec. 18-201. Campground space.

(a) *Minimum campground area.* All campgrounds shall have a gross land area of at least three acres.

(b) *Minimum space requirements.*

(1) The following minimum space requirements also take into account the need for adequate space to prevent overcrowding, prevent fire hazards, provide sufficient light and air, etc.:

a. Minimum space size: 1,250 square feet.

b. Minimum space width: 25 feet.

(2) Where public, municipal or community water or sewer systems exist within 1,000 feet of the park, the

developer shall connect to such system. If the water distribution system is installed in accordance with minimum county standards, the developer could dedicate the system to the county to operate. The county will have the right to accept or not accept such water systems.

- (3) A minimum of eight percent of the total land area shall be devoted to accessible common open space intended for recreational use. These areas are separate from the camper spaces and shall be grouped and of character suitable for active and passive recreation and shall be reasonably located for safe and convenient access to residents.
- (4) Each camper shall be located at least 30 feet from the edge of any publicly-maintained street or road.

(c) *Spaces numbered.* Each camper space shall be identified by a permanent number which shall not be changed. The appropriate number of each camper space must be permanent and visibly displayed on each space. Each number shall be placed on a concrete, wood, metal or any permanent post and conspicuously located on the lot.

(Ord. of 11-5-2001, art. VII, § C)

Sec. 18-202. Utility requirements.

(a) An accessible, adequate, safe and potable supply of water shall be provided in each campground. Where a public supply is available connection shall be made thereto and its supply used exclusively. 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, the state department of environment, health and natural

resources codified in 15A NCAC 2C. Siting well locations will be designated by the county health department.

(b) Adequate and safe sewage disposal facilities shall be provided in all campgrounds. A public sewage disposal system and sewage treatment plant complying with the requirements of the state department of environment-health and natural resources shall be provided in every campground. Individual septic tank systems are permissible in accordance with the requirement of the state health sewage disposal regulations.

- (1) Sewage dumping stations shall be approved by the county health department. Each campground shall provide at least one sewage dumping station for each 50 camper spaces, which are not equipped with individual sewer and water connections. Each campground shall also provide a sewer outlet to accommodate any dependent campers for emptying containers of human waste.
- (2) No method of sewage disposal shall be installed, altered or used without the approval of the county health department. All sewage waste from each park, including waste from toilets, showers, bathtubs, lavatories, washbasins, sinks and water-using appliances not herein mentioned, shall be piped into an approved sewage disposal system.

(c) Building and grounds shall be maintained free of rodent/insect harborage and infestation. Extermination methods and other control measures shall be in accordance with the requirements of licensed pest control operators. The campground owner shall be responsible for pest extermination and pest control measures to prevent the development of unsanitary conditions.

(Ord. of 11-5-2001, art. VII, § D)

Sec. 18-203. Buffering.

A buffer strip at least ten feet in width shall be maintained. This strip shall be free of all encroachment by buildings, park areas or impervious coverage. No designated camper spaces shall include any areas required for buffering in accordance with this article. (Ord. of 11-5-2001, art. VII, § E)

Sec. 18-204. Registration of occupants.

Every campground owner or operator shall maintain an accurate register containing a record of all occupants and owners of campers in the campground. The register shall be available for inspection at all times by authorized county representatives. The register shall contain the following information:

- (1) Name and address of the occupants of each space;
- (2) Camper space number; and
- (3) Date when occupancy within the campground begins and date when occupancy within the campground ceases. (Ord. of 11-5-2001, art. VII, § F)

Sec. 18-205. Permanent occupancy prohibited.

No camper space shall be used as a permanent place of abode. Any action toward removal of the wheels of a camper except for temporary purposes of repair is hereby prohibited. (Ord. of 11-5-2001, art. VII, § G)

Sec. 18-206. Inspection.

(a) The County Administrator, the county health department, the county building inspections department and the County Board of Commissioners are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this article. If connecting to county water, the developer must comply with min-

imum county standards. It shall be the duty of the owners of campgrounds to give these agencies free access to such premises at reasonable times for inspections.

(b) The person to whom an operating permit for a campground is issued shall operate the campground in compliance with this article and shall provide adequate supervision to maintain the campground, its facilities and equipment in good repair and in a clean and sanitary condition.

(c) The campground owner shall notify campground visitors of all applicable provisions of this article and inform them of their responsibilities under this article. (Ord. of 11-5-2001, art. VII, § H)

Secs. 18-207—18-220. Reserved.

DIVISION 4. PRIVATE ORGANIZATIONS OPERATING AS NUDE CAMPGROUNDS, COLONY, RESORT OR OTHER SIMILAR FACILITIES

Sec. 18-221. Minimum requirements.

(a) Private organizations operating as nude campgrounds, colonies, resorts or similar facilities, must operate with the following minimum requirements and must:

- (1) Meet all applicable county and state regulations, including, but not limited to, campground, mobile home park and PUD ordinances;
- (2) Operate as private organization with no access by the general public. Only members or guests of members may be permitted on site; and
- (3) Provide adequate visual and noise screening and/or buffering.

(b) No part of any facility or structure shall be located:

- (1) Within 1,500 feet in any direction from a building used as a dwelling.
- (2) Within 1,500 feet in any direction from a building in which an adult business or a sexually oriented business is located.
- (3) Within 1,500 feet in any direction from a building used as a church, synagogue, other house of worship or cemeteries.
- (4) Within 1,500 feet in any direction from a building used as a public school or as a state licensed day care center.
- (5) Within 1,500 feet in any direction from any lot or parcel on which a public playground, public swimming pool or public park is located.
- (6) Within 1,500 feet in any direction of any publicly owned or operated facility.

(Ord. of 11-5-2001, art. VIII)

Secs. 18-222—18-250. Reserved.

DIVISION 5. ADMINISTRATION

Sec. 18-251. Variances.

Where strict adherence to the provisions of this article would cause an unnecessary hardship because of topographical or other conditions peculiar to the site, the Board of County Commissioners or its designate may authorize a variance, if such variance can be made without destroying the intent of the article. Any variance thus authorized shall be entered into the minutes of the Board of County Commissioners or its designate and the reasoning on which the departure was justified shall be set forth.

(Ord. of 11-5-2001, art. IX, § A)

Sec. 18-252. Conformance requirements.

Campgrounds shall be permitted only in conformance with the regulations of this article.

(Ord. of 11-5-2001, art. IX, § B)

Sec. 18-253. Criminal violations.

Any person violating the provisions of this article shall be guilty of a class three misdemeanor and is punishable by a fine in an amount as established by ordinance from time to time per violation in accordance with G.S. 14-4. Each day that the violation continues to exist shall be considered a separate and distinct offense. For the purpose of this article, a violation begins from the date of first notification.

(Ord. of 11-5-2001, art. IX, § C)

Sec. 18-254. Civil penalties.

(a) In addition to the other remedies cited in this article for the enforcement of these provisions, these regulations may be enforced through the issuance of citations by the county. These citations shall be in the form of a civil penalty. The county may recover this penalty within 72 hours after being cited for a violation. In addition, failure to pay the civil penalty within the 72-hour period may subject the violator to criminal charges. The following civil penalties are established for violations under this section:

<i>Violation</i>	<i>Charge</i>
Warning citation	None, correct within ten days
First citation	\$25.00
Second citation for same offense	\$50.00
Third and sequential citation for same offense	\$50.00

These civil penalties are in addition to any other penalties which may be imposed by the court of law for violations of the provisions of this article.

(b) In addition to the foregoing enforcement provisions, this article may be enforced by any remedy provided in North Carolina General Statute 153A-123 (G.S. 153A-123), including, but not limited to, all appropriate equitable remedies issued from a court of competent jurisdiction as provided in General Statute 153A-123(d) (G.S. 153A-123(d)), and particularly the remedy of injunction and order of abatement as allowed by North Carolina General Statute 153A-123(e) (G.S. 153A-123(e)).

(c) This article specifically provides that each day's continuing violation is a separate and distinct offense.

(Ord. of 11-5-2001, art. IX, § D)

Sec. 18-255. Amendment procedure.

This article may be amended from time to time by the Board of County Commissioners as provided by the general statutes. No amendment shall become effective unless it shall have been proposed by or shall have been submitted to the Board of County Commissioners or its designate's review and recommendation.

(Ord. of 11-5-2001, art. IX, § F)