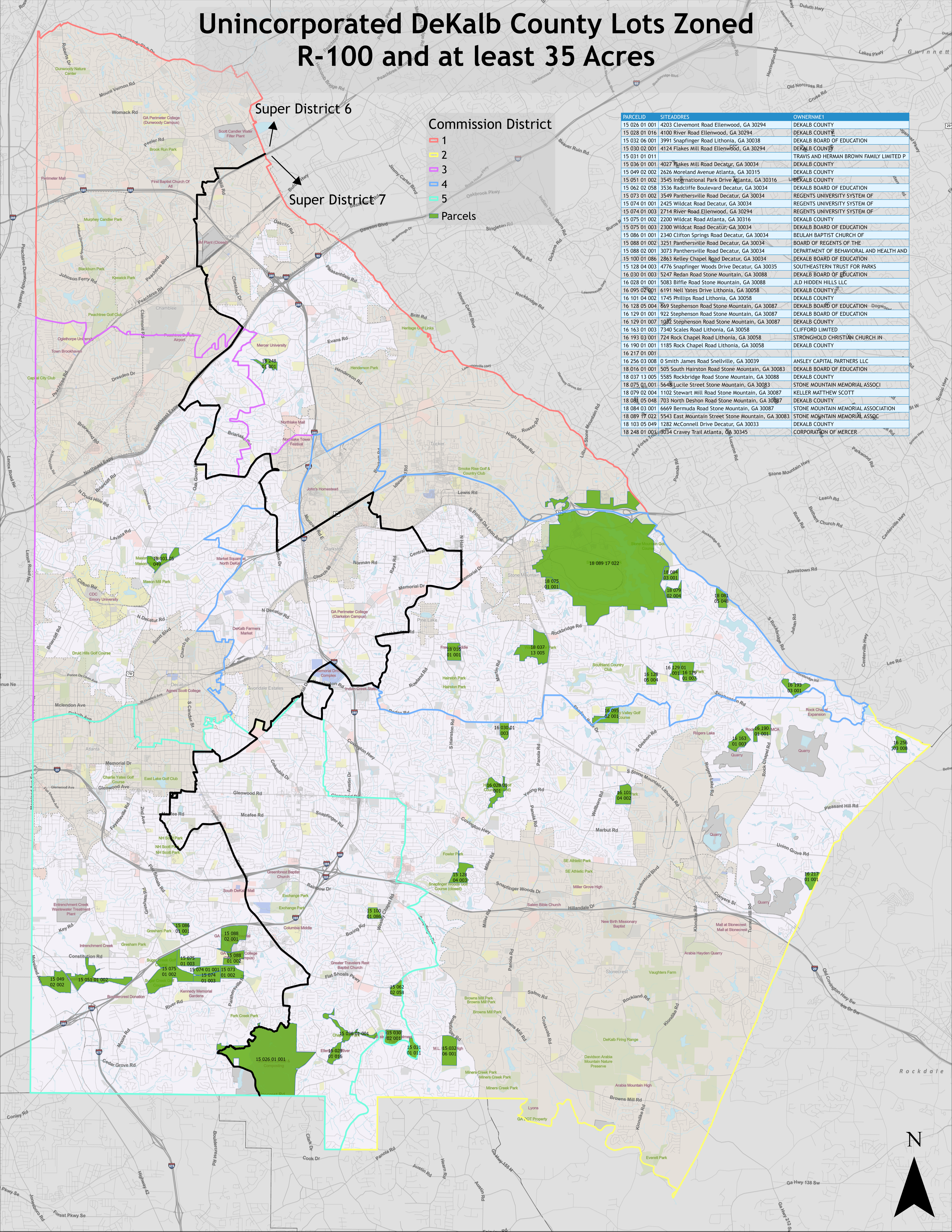


This proposed ordinance amends Chapter 27, Article 4 of the DeKalb County Zoning Ordinance by creating a new land use category for campgrounds. The ordinance permits campgrounds as a principal use in the R-100 and RE zoning districts under certain conditions with the purpose of allowing a proper permitting channel for Commercial Campgrounds while preserving greenspace and promoting low-density development around existing low-density residential areas.

Key Provisions:

1. **Definitions:** To ensure that campgrounds are properly regulated and permitted, the proposed ordinance introduces specific definitions related to campgrounds, including terms such as "Commercial Campground," "Campsite," "Temporary Structures," "Semi-Permanent Structures," and "Permanent Structures."
2. **Permitted Locations:** Campgrounds are allowed only on parcels zoned R-100 or RE with a minimum lot size of 35 acres, this makes up forty (40) lots throughout the county. Staff has also produced a map displaying these and have further categorized them as *unlikely to be a campground* and *potential to be a campground*.
3. **Buffer Requirements:** A 200-foot buffer must be maintained between campgrounds and surrounding properties to protect adjacent residential areas from potential noise and activity, preserving the character of low-density neighborhoods.
4. **Campsite Occupancy:** The ordinance limits the number of campsites per acre, with specific regulations for temporary, semi-permanent, and permanent structures to maintain low-density usage.
5. **Maximum Stay Limits:** Campers are limited to a stay of 15 days within a two-month period, reducing the intensity of use and its impact on nearby residents.
6. **Emergency Access and Fire Prevention:** Strict requirements for emergency access and fire prevention protect both campers and the surrounding environment, ensuring that greenspace is not compromised by unmanaged risk.
7. **Waste Management:** Campgrounds must follow stringent waste management protocols to prevent environmental contamination, further protecting greenspace and the health of the surrounding area.
8. **Property Maintenance:** The ordinance mandates that campgrounds be kept in a safe, clean, and sanitary condition, ensuring that the low-density, greenspace-preserving character of the area is maintained.

Unincorporated DeKalb County Lots Zoned R-100 and at least 35 Acres



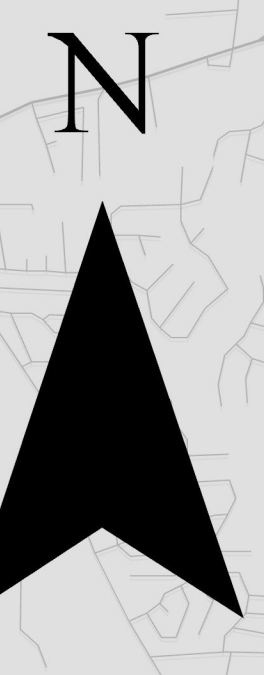
Super District 6

Super District 7

Commission District

- 1
- 2
- 3
- 4
- 5
- Parcels

PARCELID	SITEADDRESS	OWNER/NAME1
15 026 01 001	4203 CleveMont Road Ellenwood, GA 30294	DEKALB COUNTY
15 028 01 016	4100 River Road Ellenwood, GA 30294	DEKALB COUNTY
15 032 06 001	3991 Snapfinger Road Lithonia, GA 30038	DEKALB BOARD OF EDUCATION
15 030 02 001	4124 Flakes Mill Road Ellenwood, GA 30294	DEKALB COUNTY
15 031 01 011		TRAVIS AND HERMAN BROWN FAMILY LIMITED P
15 036 01 001	4027 Flakes Mill Road Decatur, GA 30034	DEKALB COUNTY
15 049 02 002	2626 Moreland Avenue Atlanta, GA 30315	DEKALB COUNTY
15 051 01 002	3545 International Park Drive Atlanta, GA 30316	DEKALB COUNTY
15 062 02 058	3536 Radcliffe Boulevard Decatur, GA 30034	DEKALB BOARD OF EDUCATION
15 073 01 002	3549 Panthersville Road Decatur, GA 30034	REGENTS UNIVERSITY SYSTEM OF
15 074 01 001	2425 Wildcat Road Decatur, GA 30034	REGENTS UNIVERSITY SYSTEM OF
15 074 01 003	2714 River Road Ellenwood, GA 30294	REGENTS UNIVERSITY SYSTEM OF
15 075 01 002	2200 Wildcat Road Atlanta, GA 30316	DEKALB COUNTY
15 075 01 003	2300 Wildcat Road Decatur, GA 30034	DEKALB BOARD OF EDUCATION
15 086 01 001	2340 Clifton Springs Road Decatur, GA 30034	BEULAH BAPTIST CHURCH OF
15 088 01 002	3251 Panthersville Road Decatur, GA 30034	BOARD OF REGENTS OF THE
15 088 02 001	3073 Panthersville Road Decatur, GA 30034	DEPARTMENT OF BEHAVIORAL AND HEALTH AND
15 100 01 086	2863 Kelley Chapel Road Decatur, GA 30034	DEKALB BOARD OF EDUCATION
15 128 04 003	4776 Snapfinger Woods Drive Decatur, GA 30035	SOUTHEASTERN TRUST FOR PARKS
16 030 01 003	5247 Redan Road Stone Mountain, GA 30088	DEKALB BOARD OF EDUCATION
16 028 01 001	5083 Biffle Road Stone Mountain, GA 30088	JLD HIDDEN HILLS LLC
16 095 02 001	6191 Nell Yates Drive Lithonia, GA 30058	DEKALB COUNTY
16 101 04 002	1745 Phillips Road Lithonia, GA 30058	DEKALB COUNTY
16 128 05 004	669 Stephenson Road Stone Mountain, GA 30087	DEKALB BOARD OF EDUCATION
16 129 01 001	922 Stephenson Road Stone Mountain, GA 30087	DEKALB BOARD OF EDUCATION
16 129 01 007	1087 Stephenson Road Stone Mountain, GA 30087	DEKALB COUNTY
16 163 01 003	7340 Scales Road Lithonia, GA 30058	CLIFFORD LIMITED
16 193 03 001	724 Rock Chapel Road Lithonia, GA 30058	STRONGHOLD CHRISTIAN CHURCH IN
16 190 01 001	1185 Rock Chapel Road Lithonia, GA 30058	DEKALB COUNTY
16 217 01 001		
16 256 03 008	0 Smith James Road Snellville, GA 30039	ANSLEY CAPITAL PARTNERS LLC
18 016 01 001	505 South Hairston Road Stone Mountain, GA 30083	DEKALB BOARD OF EDUCATION
18 037 13 005	5585 Rockbridge Road Stone Mountain, GA 30088	DEKALB COUNTY
18 075 01 001	5648 Lucile Street Stone Mountain, GA 30083	STONE MOUNTAIN MEMORIAL ASSOCI
18 079 02 004	1102 Stewart Mill Road Stone Mountain, GA 30087	KELLER MATTHEW SCOTT
18 081 05 048	703 North Deshon Road Stone Mountain, GA 30087	DEKALB COUNTY
18 084 03 001	6669 Bermuda Road Stone Mountain, GA 30087	STONE MOUNTAIN MEMORIAL ASSOCIATION
18 089 17 022	5543 East Mountain Street Stone Mountain, GA 30083	STONE MOUNTAIN MEMORIAL ASSOC
18 103 05 049	1282 McConnell Drive Decatur, GA 30033	DEKALB COUNTY
18 248 01 001	8034 Cravey Trail Atlanta, GA 30345	CORPORATION OF MERCER



AN ORDINANCE TO AMEND CHAPTER 27, ARTICLE 4 OF THE DEKALB COUNTY ZONING ORDINANCE, BY CREATING A NEW LAND USE RELATING TO CAMPGROUND, AND BY AMENDING THE LAND USE TABLE OF ARTICLE 4 TO ALLOW CAMPGROUNDS AS A PRINCIPAL USE IN THE R-100 DISTRICT UNDER CERTAIN CONDITIONS, AND TO CREATE SUPPLEMENTAL REGULATIONS FOR CAMPGROUNDS, AND FOR OTHER PURPOSES.

WHEREAS, the development of recreational campgrounds is a valuable economic and social benefit to the community; and

WHEREAS, the location and design of campgrounds can impact the surrounding environment and public health; and

WHEREAS, the public interest requires that campgrounds be designed and operated in a manner that minimizes noise, traffic, and other negative impacts on nearby residents; and

WHEREAS, the County desires to promote responsible tourism and recreation in the area, while also protecting the natural resources and environmental quality of the region.

NOW THEREFORE, BE IT ORDAINED by the Governing Authority of DeKalb County, Georgia, and be it hereby ordained by the Authority of same, that Chapter 27 of the Code of DeKalb County, as revised 1988, is hereby amended as follows:

PART I. ENACTMENT

By amending Section 27-4.1.3 (Land Use Table) to allow campgrounds as principal uses in the R-100 and RE zoning districts subject to certain supplemental regulations; and

By adding to Section 27-9.1.3 – Defined Terms *of the Code of DeKalb County, as revised 1988, as follows:*

- a) **Commercial Campground:** A designated land use for temporary accommodation in structures such as, but not limited to, tents, RVs and yurts for recreational purposes operated by a licensed entity.
- b) **Campsite:** Designated land within within a commercial campground for a specific camping structure type. Each campsite shall only host one (1) structure.

- CODE OF DEKALB COUNTY
Chapter 27 - ZONING
ARTICLE 4. – SUPPLEMENTAL USE REGULATIONS
27-4.2.62 CAMPGROUND SUPPLEMENTAL REGULATIONS

- c) **Temporary Structures:** Temporary structures include tents and other structures which are easily assembled and disassembled and/or moved, without permanent foundations. All locations shall be clearly marked, such as with flags, signage, stakes, etc.
- d) **Semi-Permanent Structures:** Semi-permanent structures include canvas or membrane-covered frame structures such as yurts, teepees, and covered wagons.
- e) **Permanent Structures:** Permanent structures encompass cottages and cabins constructed with durable materials and are fixed in place by a permanent foundation.

By creating Section 27-4.2.62 -Campground Supplemental Regulations *of the Code of DeKalb County, as revised 1988, as follows*

2) **Permitted Locations**

- a) Campgrounds shall be permitted only on parcels zoned R-100 and RE with a minimum lot size of 35 acres.

3) **Buffer Requirements**

- a) Campgrounds shall maintain a minimum transitional buffer of 200 feet from surrounding lots following the guidelines outlined in Section 27-5.4.5 (B) (2)

4) **Maximum Occupancy**

- a) The maximum number of campsites shall be determined by campsite type:
 - i) Temporary Camping: 5 temporary structure campsites per acre
 - ii) Semi-Permanent and Permanent Structures: 2 semi-permanent and/or permanent structures per acre

5) **Maximum Stay Limits**

- a) Campground operators shall establish maximum stay limits for campers, which shall not exceed 15 days within a two-month period.

6) **Emergency Access and Fire Prevention Measures**

- a) Campgrounds shall maintain clear and unobstructed emergency access routes to facilitate the ingress and egress of emergency vehicles. These access routes shall be regularly maintained and marked with appropriate signage.
- b) Campground operators shall implement fire prevention measures, including the provision of adequate firefighting equipment, the establishment of firebreaks or defensible space around the campground perimeter, and the implementation of fire safety protocols in accordance with local fire codes and regulations.

7) **Waste Management**

- a) Campground operators shall ensure that trash is managed on-site and removed from the premises regularly during the camping period and upon completion of camping activities.
- b) All sewage management systems shall be regularly maintained to prevent environmental contamination and public health hazards
- c) There shall be no dumping of waste materials including sewage and cooking waste such as bones, ashes, etc.
- d) Sewage generated within the campground must be disposed of in accordance with the following methods:
 - i) Connection to an off-site facility approved by the DeKalb County Environmental Health Department or the State of Georgia.
 - ii) Connection to a permitted and properly installed on-site wastewater disposal system.
 - iii) Utilization of incinerating, composting, or portable toilets that are properly maintained and disposed of in compliance with applicable regulations.

8) **Property Maintenance**

- a) The lot, parcel, tract, or mining claim on which camping occurs must be maintained in a safe, clean, and sanitary manner and must not create a nuisance or adverse impacts to surrounding property, land, or land uses.

By amending Section 27-4.1.3 (Land Use Table) to allow campgrounds as principal uses in the R-100 district subject to certain supplemental regulations; and