

Public Hearing Notice
Text Amendment to Zoning Ordinance
City of Cochran

The City of Cochran Planning Commission will consider recommending a text amendment to the City Zoning Ordinance to include requirements and standards for a Recreational Vehicle District. The Planning Commission will hold a Public Hearing on the Text Amendment at their meeting scheduled for Monday, May 5, 2025 at 6:30 p.m. in the Chamber of Commerce Conference Room located at 102 N. Second Street in the Municipal Building.

The City Council will consider the Planning Commission's recommendation at their Regular Meeting scheduled for Tuesday, May 13, 2025 at 6:00 p.m. in the City Auditorium located at 102 N. Second Street in the Municipal Building.

The public is invited. Social distancing and masks are encouraged where appropriate.

The wording of the proposed Text Amendment to the Zoning Ordinance is presented below.

RV- Recreational Vehicle District

This district is established to provide a land use category for the operation of recreational vehicle activities and campgrounds.

District Intent

The RV District is intended to provide a land use category to protect and promote a suitable environment for recreational vehicle parking, camping, and outdoor activities related to camping. Uses compatible with camping and recreation are to be encouraged insofar as they are in accordance.

Permitted Uses

Parking of recreational vehicles for the purpose of temporary lodging. with comprehensive development plans of the City.

Prohibited Uses

Parking of recreational vehicles or manufactured homes for the purpose of permanent lodging.

Minimum Lot Area

- 217,800 sq feet (5 acres)
- Each recreational vehicle site must be at least 1,600 square feet in area.
- Each recreational vehicle site shall abut on at least one (1) street within the boundaries of the recreational vehicle park and access to the site shall be only from such internal street.

Minimum Setback

- 30 feet on each side

Maximum Lot Coverage

- The square foot of all structures and campsites shall not exceed 60% of the Lot Area.

Required Open Space

- At least 5% of the total gross acreage must include an amenity package such as a playground, recreational field, tennis court, pool, gazebo, or other passive recreational options.

GDPH Oversight

Each establishment within the Recreational Vehicle District shall conform to the Rules and Regulations as listed in the Georgia Department of Public Health “Tourist Accommodations” Rules and Regulations Chapter 511-6-2

Parking

- Each recreational vehicle site shall have off-street parking for at least one recreational vehicle and one standard passenger vehicle.
- Additional parking spaces shall be provided throughout the recreational vehicle park to accommodate employee and guest parking. The number of additional parking spaces shall equal 0.25 spaces per recreational vehicle site rounded to the nearest whole number. The minimum dimension of an off-street parking space is 9' x 19'.

Utilities

- Where sanitary sewer is provided, the maximum number of sites/units for RV parks and campgrounds shall be 15 sites/units per acre in order to allow for adequate site/unit size and spacing.
- Where sanitary sewer is not provided, the maximum number of sites/units for RV parks and campgrounds shall be 4 sites/units per acre.

Internal Roadways

- The internal roadways must be a minimum of 24 feet wide for two-way streets and 20 feet wide for one-way streets.
- The internal roadways, recreational vehicle pads, and standard vehicle parking must be improved with a suitable asphalt, gravel or concrete surface.