

# PUBLIC NOTICE

The Murray County Commissioner will hold a public meeting on Tuesday November 2, 2021, at 9:00 a.m. in the Hearing Room of the Murray County Annex. The public is invited and encouraged to attend.

## TENTATIVE AGENDA

1. Call to Order
2. Approval of Minutes of Prior Meetings
3. Approval of Agenda
4. New Business

- A. Approval of Murray County Land Use and Development Planning Commission Meeting minutes
- B. Amendment: Chapter 2, Land Use District Ordinance Article VI, Table 6.4, and Chapter 38, Article I, Sec 38-39 re RV Parks and Campgrounds in zone districts
- C. Amendment: Chapter 26, Article II Noise Control, re muffler requirements and use of engine brakes prohibited

Adjourn  
Commissioner Available for Questions or Comments

# **GEORGIA, Murray County**

## **MINUTES**

**The Murray County Commissioner held a public meeting Tuesday November 2, 2021 at 9:00A.M. in the hearing room of the Murray County Annex.**

**Commissioner Hogan called the meeting to order and welcomed those in attendance.**

**Under new business the following items were addressed and approved.**

## A. Approval of Murray County Land Use and Development Planning Commission Meeting minutes (documents are stored in the 2021 Auxiliary Files)



### MURRAY COUNTY COMMISSIONER'S OFFICE

P.O. Box 1129 • 121 North 4th Ave., Chatsworth, GA 30705  
Telephone 706-517-1400 • Fax 706-517-5193  
[www.murraycountygov.org](http://www.murraycountygov.org)

November 2, 2021

Mr. David McDaniel  
1975 Hwy. 52 East  
Chatsworth, GA 30705

RE: Murray County Land Use Planning Commission Meeting October 20, 2021.

Dear Mr. McDaniel:

I have reviewed the actions of the Commission taken at the October 20, 2021 meeting. I support the Commission's actions as being in the best interest of Murray County.

Sincerely,

Greg Hogan,  
County Commissioner



### MURRAY COUNTY LAND USE PLANNING COMMISSION

P.O. Box 1129 / 121 N. 4th Avenue,  
Chatsworth, Georgia 30705  
(706) 517-1400 ext. 1208 or 1231 Fax (706) 517-5893  
[dbarnes@murraycountygov.org](mailto:dbarnes@murraycountygov.org)

October 20, 2021

Mr. Greg Hogan  
Murray County Commissioner  
121 N. 4th Avenue  
Chatsworth, GA. 30705

Mr. Hogan,

Attached is a copy of the Murray County Land Use Planning Commission meeting minutes of October 19, 2019. Upon review, your approval/ and or comments would be greatly appreciated.

Respectfully,

David McDaniel



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#### Minutes

##### Murray County Land Use Planning Commission Meeting

October 19, 2021

The Chairman, David McDaniel, called the meeting to order at 7:00 pm, October 19, 2021. Other members present were Heath Harrison, Terry Wilson, Edward Dunn, Dick Barnes, Land Use Administrator and Debra Ellis, Land Use Secretary.

The first order of business on the agenda was to approve the agenda. Mr. McDaniel stated he would like to move the old business to the last item and drop item 6. Mr. Harrison made the motion to approve the agenda as amended. Mr. Dunn seconded the motion.

The next order of business was to approve the Minutes of the last meeting. Mr. Dunn made the motion to approve the minutes as written. Mr. Wilson seconded the motion. The motion carried.

Old Business was moved to the last item. New business was next on the agenda.

Item 1 of new business was the Re/Classification of property from SR to RR, located in Land Lot 188, District 8, located at Maple Grove Church Road; consisting of 5 acres, owned by James Harper. The Chairman asked if Mr. Harper was present. Mr. Harper was present. Mr. McDaniel asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated they had. The Chairman asked Mr. Barnes if this proposal was in order for granting. Mr. Barnes stated the proposal is in order for granting. Mr. Barnes stated this is a mixed use residential area with some Agriculture mixed in. He stated approval is recommended. Mr. McDaniel opened the public hearing and asked Mr. Harper to proceed with his presentation.

Mr. Harper stated he would like to put a new double wide mobile home on the property.

The Chairman thanked Mr. Harper for his presentation. Mr. McDaniel asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel then asked if there was anyone there in favor of the proposal wishing to address the Council. There was no one. He asked if there was anyone opposed to the proposal that would like to address the Council. There was no one.

The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Dunn made a motion to approve this proposal. Mr. Harrison seconded the motion. The motion carried.

Item 2 of new business was the Re/Classification of property from SR to AG, located in Land Lot 187, District 9, located Robert Jackson Road; consisting of 19.65 acres, owned by Tonya Cravens. The Chairman asked if Ms. Cravens was present. Ms. Cravens was present. Mr. McDaniel asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated they had. The Chairman asked Mr. Barnes if this proposal was in order for granting. Mr. Barnes stated the proposal is in order for granting. He stated the area is a mixed use Residential and Agriculture with Agriculture adjoining on two sides of the property. Mr. Barnes further stated approval is recommended.

recommended. Mr. McDaniel opened the public hearing and asked Ms. Cravens to proceed with her presentation.

Ms. Cravens stated she bought the property for horses and would like to rezone to agriculture so she can keep them.

The Chairman thanked Ms. Cravens for her presentation. He then asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel then asked if there was anyone there in favor of the proposal wishing to address the Council. There was no one. He then asked if there was anyone opposed to the proposal that would like to address the Council. There was no one. The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Harrison made a motion to approve the proposal. Mr. Wilson seconded the motion. The motion carried.

Item 3 of new business was the Re/Classification of property from SR to RR, located in Land Lot 38, District 8, located at West Holly Creek Road; consisting of 1.703 acres, owned by Joe Garmley. The Chairman asked if Mr. Garmley was present. Mr. Garmley was present. Mr. McDaniel asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated they had. The Chairman asked Mr. Barnes if this proposal was in order for granting. Mr. Barnes stated the proposal is in order for granting. He stated the area is a mixed use residential and Agriculture. He further stated approval is recommended. Mr. McDaniel opened the public hearing and asked Mr. Garmley to proceed with his presentation.

Mr. Garmley stated he would like to put a mobile home on the property.

The Chairman thanked Mr. Garmley for his presentation. He then asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel then asked if there was anyone there in favor of the proposal wishing to address the Council. There was no one. He then asked if there was anyone opposed to the proposal that would like to address the Council. There was no one. The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Wilson made a motion to approve the proposal. Mr. Wilson seconded the motion. The motion carried.

Item 4 of new business was the Re/Classification of property from RR to SR, located in Land Lot 219, District 9, located at Deal Road; consisting of 38.88 acres, owned by Daniel Barrett. Mr. McDaniel asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated they had. The Chairman asked Mr. Barnes if this proposal was in order for granting. Mr. Barnes stated the proposal is in order for granting. He further stated approval is recommended.

He then asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel then asked if there was anyone there in favor of the proposal wishing to address the Council. There was no one. He then asked if there was anyone opposed to the proposal that would like to address the Council. There was no one. The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Harrison made a motion to approve the proposal. Mr. Wilson seconded the motion. The motion carried.

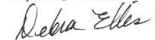
Item 5 of new business was the Re/Classification of property from SR to IND, located in Land Lot 17, District 10, located at Railroad Drive; consisting of 0.83 acres, owned by Red Bird Energy. Mr. McDaniel asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated they had. The Chairman asked Mr. Barnes if this proposal was in order for granting. Mr. Barnes stated the proposal is in order for granting. He further stated approval is recommended.

The Chairman then asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel then asked if there was anyone there in favor of the proposal wishing to address the Council. There was no one. He then asked if there was anyone opposed to the proposal that would like to address the Council. There was no one. The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Dunn made a motion to approve the proposal. Mr. Harrison seconded the motion. The motion carried.

Old Business: RV Amendment discussed and adopted. Mr. Harrison made a motion to approve the RV Amendment with the addition of an evacuation plan. Mr. Dunn seconded the motion.

Mr. Dunn made the motion to adjourn the meeting. Mr. Harrison seconded the motion. The motion carried.

Respectfully Submitted,



Debra Ellis  
Land Use Secretary

**B. Amendment: Chapter 2, Land Use District Ordinance Article VI, Table 6.4, and Chapter 38, Article 1, Sec 38-39 re RV Parks and Campgrounds in zone districts (documents are stored in the 2021 Auxiliary Files)**

AMENDMENT  
TO  
THE CODE OF MURRAY COUNTY

STATE OF GEORGIA COUNTY OF MURRAY

WHEREAS, the Commissioner of Murray County has determined that it is in the best interest of the public to amend the Murray County Code, and

WHEREAS the Commissioner of Murray County finds such amendments to be useful, necessary, and proper, and protective of the environment, and the health, welfare, and safety of the public, and

NOW THEREFORE BE IT SO RESOLVED, by the Murray County Commissioner, that the Murray County Code be amended as follows:

*Under Appendix B, Zoning, Chapter 2, Land Use District Ordinance, Article VI, Table 6.4, Permitted Uses, RV Park, Campground shall be amended to be listed as Conditional Use in the AG, RR, SR, NC and HC zone districts and shall be denoted by the letter C.*

*Under Chapter 38, Murray County Manufactured Housing Regulations, Article 1, In General, Sec 38-39 Campground and recreational vehicle or camper, shall be deleted in its entirety and replaced with Sec 38-39 and shall read as follows:*

Sec. 38-39 Recreational Vehicle Parks and Campgrounds

Sec. 39.1 Definitions generally.

Unless specifically defined below, words or phrases used in this article shall be interpreted so as to give them the meaning they have in common usage and to give this article its most reasonable application

(a) *Campground.* Any parcel or tract of land under the control of any person, organization, or governmental entity wherein two or more camping unit sites are offered for the use of the public or members of an organization by rent or lease. Campgrounds may or may not necessarily be designed to accommodate recreational vehicles.

(b) *Developed.* A campground accessible by vehicular traffic where sites are substantially developed with two or more utilities i.e., sewer or septic, water or electricity, etc. are provided and refuse disposal and restrooms are available.

(c) *Recreational vehicle (RV).* A vehicular-type camping unit certified by the manufacturer as complying with ANSI 19.2 or A119.5 and primarily designed to provide travel and destination RV that either has its own motive power or is mounted on or towed by another vehicle. The basic units are camping trailer, fifth wheel trailer, motor home, park trailer, travel trailer, and truck camper.

(d) *Camping trailer.* A recreational vehicle that is mounted on wheels and constructed with collapsible partial side walls that folds for towing by another vehicle and unfold for use.

(e) *Fifth wheel trailer.* A recreational vehicle designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above forward of the tow vehicle's rear axle.

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existing improved street or road connecting the recreational park site with an improved existing public street or road. Any street or road improvement required beyond the boundary of the recreational park shall be improved in accordance with the Murray County Road Design Specification Requirements. Entrances and exits to parks shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic on adjacent streets. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver. All traffic in and out of the park shall be through such entrances and exits. No entrance or exit shall be through a residential district or shall require movement of traffic from the park through a residential district.

(b) *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 vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

(c) *Drainage Requirements.* Surface drainage plans for the entire tract must be submitted with the application to determine its compatibility with the surrounding existing drainage pattern.

(d) The minimum park size shall be five (5) acres with a maximum density of fifteen (15) campsites per acre.

(e) Campsites should, to the greatest extent possible, be developed to preserve the natural character of the lot and the surrounding area, and each campsite shall be at least 1,400 sq. ft. in size. Each campsite shall contain a stabilized vehicular parking pad of shell, marble, paving, or other, suitable material. No part of a RV or other unit placed on a campsite shall be closer than five (5) feet to a site line.

(f) *Separation Between Recreational Vehicles.* Recreational vehicles shall be separated by at least ten (10) feet. Any accessory structure such as attached awnings, carports, or individual storage facilities shall, for purposes of this separation requirement, be considered to be part of the RV.

(g) *Parking Requirements.* There shall be at least two (2) off-street parking spaces designated in the RV park for each RV site. Off-street parking shall be provided in common parking areas to accommodate additional vehicles or visitors.

(h) *Accessory Uses.* Management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities and other uses and structures customarily incidental to operation of a RV park and campground are permitted as accessory uses to the park.

- (1) 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.
- (2) Such establishments shall be restricted in their use to occupants of the park.
- (3) 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.

(f) *Motor home.* A recreational vehicle built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.

(g) *Park trailer.* A recreational vehicle that meets the following criteria:

- (1) Built on a single chassis mounted on wheels.
- (2) Having a gross trailer area not exceeding 400 square feet in the set-up mode.
- (3) Certified by the manufacturer as complying with ANSI A119.5.

(h) *Travel trailer.* A recreational vehicle designed to be towed by a motorized vehicle containing a towing mechanism that is mounted behind the tow vehicle's bumper.

(i) *Truck camper.* A recreational vehicle consisting of a roof, floor, and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

(j) *Recreational vehicle/dependent.* A recreational vehicle not containing sanitary facilities and devices for connecting said facilities to a community waste disposal system.

(k) *Recreational vehicle/independent.* A recreational vehicle containing sanitary facilities and devices for connecting said facilities to a community waste disposal system. This type of RV is also referred to as a self-contained recreational vehicle.

(l) *Recreational vehicle/gross trailer area.* The total plan area measured to the maximum horizontal projections of exterior walls in the set-up mode. Measurements shall be taken on the exterior floor plan. Square footage includes all siding, corner trim, moldings, storage spaces, areas enclosed by windows but not the roof overhangs (ref: HUD Interpretive Bulletin A-1-88). Expandable room sections, regardless of height shall be included. Storage lofts contained within the basic unit, which have ceiling heights less than five feet at the peak of the roof would not constitute additional square footage.

(m) *Recreational vehicle/ park.* Any parcel or tract of land under the control of any person, organization, or governmental entity wherein two or more camping unit sites are offered for the use of the public or members of an organization by rent or lease, including park-owned recreational vehicles held out for rent. RV parks are primarily designed to accommodate recreational vehicles.

*Under Chapter 38, Murray County Manufactured Housing Regulations, Article 1, In General, Sec 38-39.2 Permit, Design and Operation, shall be added and shall read as follows:*

The developer of a proposed or expansion of a RV Park or Campground, shall submit detailed Site Plans, which shall be drawn at a scale not smaller than 100 feet to one inch. However, where the size of the proposed development exceeds 100 acres, the scale may be no smaller than 200 feet to one inch. The plans shall be drawn in permanent ink upon reproducible material and unless specifically waived, in whole or in part by the Murray County Land Development Officer. The Plans must be submitted for review 30 days prior to filing for a rezone or permit and shall include:

(a) All recreational vehicle parks must be located with direct access to a paved city, county, state or federal highway. It is the responsibility of the applicant to provide the necessary access where there is no

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(4) Operational plans shall be provided, detailing an Emergency Evacuation Plan, Trash Management, Shower and Toilet Facilities, Power Provider, Source Water and whether the site will have Public Sewer or an On-Site Septic System.

(5) The structures housing such facilities shall not be located closer than one hundred (100) feet to any public street and shall not be directly accessible from any public street but shall be accessible only from a street within the park.

(l) Open Space and Recreational Areas. A minimum of eight percent (8%) of the gross site area for the RV Park shall be set aside and developed as common use areas for open or enclosed recreation facilities.

(j) Buffer. Each RV Park shall have a landscaped perimeter buffer, which shall be landscaped used for other purpose:

(k) Landscaping. When needed to enhance aesthetics or to ensure public safety, the RV Park shall be enclosed by a fence, wall, landscape screening, earth mounds, or by other designs approved by the Murray County Land Use Planning Commission which will complement the landscape and assure compatibility with the adjacent environment.

(l) Streets in RV Parks. Streets in RV parks shall be private, all-weather roadway, constructed with appropriate stabilized material (marble, shell, paving, or other suitable material) and shall be of sufficient width to accommodate one way or two-way traffic as per the designated plans.

(m) 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 RV Park.

(n) Recreational Vehicle Parks shall have a maximum length of stay of 14 days.

Sec. 39.3 Certificates of Approval.

Each RV Park or Campground Site Plan submitted, shall carry Certificates of Approval, signed by the appropriate governmental authorities for Murray County. The following certificates may apply; if not, then statements appropriate to the development may be prepared after consultation with the Murray County Land Development Officer:

**Certificate of Approval of Water and or Sewer Supply System**  
I hereby certify that the water supply system as designed, is approved and is in accordance with the requirements for RV Parks and/or Campgrounds.

of \_\_\_\_\_  
Name of Utility \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

**Certificate of Approval of On-Site Septic System**

I hereby certify that the On-Site Septic System as designed, is approved and is in accordance with the requirements of the Murray County Environmental Health Department for RV Parks and/or Campgrounds.

By: \_\_\_\_\_ Date: \_\_\_\_\_

**Certificate of Approval Proposed Site Plan**

I hereby certify that the RV Park/Campground Site Plan shown hereon has been reviewed by the Murray County Land Use Planning Commission and the Murray County Land Development Officer and has been found to comply with the Murray County Land Use Requirements for RV Parks and/or Campgrounds, with the exception of such variances, if any, as are noted upon this Site Plan

Murray County Land Development Officer \_\_\_\_\_ Date \_\_\_\_\_

Murray County Land Use Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

**SO ORDAINED AND EFFECTIVE**, the 2nd day of November, 2021.

By: Greg Hedges,  
Greg Hedges, Sole Commissioner

Attest: Tommy Parker,  
Tommy Parker, Clerk

**C. Amendment: Chapter 26, Article II Noise Control, Re muffle requirements and use of engine brakes prohibited – 1<sup>st</sup> Reading (documents are stored in the 2021 Auxiliary Files)**

AMENDMENT  
TO  
THE CODE OF MURRAY COUNTY

STATE OF GEORGIA

COUNTY OF MURRAY

**WHEREAS**, the Commissioner of Murray County has determined that it is in the best interest of the public to amend the Murray County Code, and

**WHEREAS** the Commissioner of Murray County finds such amendments to be useful, necessary, and proper, and protective of the environment, and the health, welfare, and safety of the public, and

**NOW THEREFORE BE IT SO RESOLVED**, by the Murray County Commissioner, that the Murray County Code be amended as follows:

*Under Chapter 26, Article II Noise Control, Sec. 26-35. Exhausts, shall be amended to read as follows:*

**Sec. 26-35. Exhausts.**

The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motorboat, or motor vehicle except through a muffler or other device that will effectively prevent loud or explosive noises shall be a violation of this article. The use of a compression release engine brake, compression brake, or decompression brake, shall be a violation of this article.

**FIRST READING**, this the 2nd day of November, 2021

**SECOND READING**, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021

**SO ORDAINED AND EFFECTIVE**, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021

By: \_\_\_\_\_  
Greg E. Hogan, Sole Commissioner

Attest: Tommy Parker  
Tommy Parker, Clerk to the Commissioner

**ADJOURNMENT:**

Executed this 2nd day of November 2021

**ATTEST:**

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**Tommy Parker, County Clerk**

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**Greg Hogan, Commissioner**

**In Attendance: Greg Hogan, Tommy Parker, Anthony Noles, Jimmy Esnt, Barry Gentry, Eli Falls**