

RV Park Conditions

November 12, 2019

1. There shall be no stacking of vehicles for the RV Park onto Magnolia Drive
2. The entrance drive (guest stacking area to the looped road) shall be paved with cement or asphalt.
3. The outside loop drive shall consist of a stone/all-weather surface.
4. A 50-foot, opaque landscape buffer shall be provided with an opaque fence between the properties of Pine Acres subdivision and the RV Park comprised of new plantings and existing trees and shrubs when available to be maintained by the RV Park Operator.
5. The existing drainage ditch shall be maintained by the RV park operator.
6. The applicant agrees to comply with the RV Park Requirements in the Town's current Unified Development Ordinance.
7. A maximum of fifteen (15) percent of total park spaces are allowed to be used for long term renters longer than twelve months.
8. The RV park operator shall provide on-site, 24-hour human staff that can summon law enforcement or emergency services, should the need arise.
9. The RV Park operator shall install and maintain fire hydrants as directed by the local Fire Marshal.
10. Ingress and egress to the RV Park will be routed through the existing roadways known as Venture Drive and Magnolia Drive. No access to the RV Park will be provided through the adjacent Pine Acres subdivision. Traffic through the adjacent Pine Acres subdivision shall be limited to public utilities and emergency services. The RV Park operator shall install a knock down gate in the buffer fence to accommodate ingress and egress for emergency use and public utility access only. The RV park operator shall maintain the emergency access drive free from obstructions.
11. The RV Park Operator shall enforce quiet hours between the hours of 10:00 pm and 8:00 am each day of the week.
12. The perimeter of the RV property adjacent to the residential properties of Pine Acres shall have an opaque black chain link fence of a six-foot, design, that is located approximately 15 feet off the Pine Acres property line. The fence will be of a design to provide spatial buffering between adjoining residential uses and discourage pedestrian travel between the RV Park and the adjoining Pine Acres subdivision.
13. Vehicular parking shall be allowed only in areas designated as such on the approved site plan.

