

In support of our position, please note the following:

Zoning Ordinance.

Pursuant to Section 28-25 of the County's Zoning Ordinance, a campground is defined as:

A plot of ground that includes, but is not limited to, a travel trailer camp¹, recreation camp, family campground, camping resort, camping community, or any other area, place, parcel or tract of land, by whatever name called, on which two (2) or more campsites² are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units³ for periods of overnight or longer, whether the use of the campsites and facilities is granted gratuitously, or by rental fee, lease, or conditional sale, or by covenants, restrictions and easements.

A campground does not include a facility for the parking or keeping of recreational vehicles⁴, summer camp, [. . .], storage area for unoccupied camping units, or land upon which the landowner may choose to camp and not be prohibited or encumbered by covenants, restrictions, and conditions from providing his sanitary facilities within his property lines. (**emphasis added**).

Analysis.

At this juncture, the Applicant submitted a second draft of the proposed project's major site plan on or about March 26, 2024, which continues to include sixty-two (62) proposed "gravel camping sites" with proposed dimensions of 25'x30' and connections to water/sanitary/electrical at each

¹ County Zoning Ordinance Section 28-25: *Travel trailer*. A vehicle designed to provide temporary living quarters of such size or weight as not to require special highway movement permits when towed by a motor vehicle and having a gross trailer area less than three hundred twenty (320) square feet.

² County Zoning Ordinance Section 28-25: *Campsite*. Any plot of ground within a campground intended for the exclusive occupancy by a camping unit or units under the control of a camper.

³ County Zoning Ordinance Section 28-25: *Camping unit*. Any tent, pop-up trailer, cabin, lean-to, or similar structure established or maintained and operated as temporary living quarters for recreation, education, or vacation purposes.

⁴ County Zoning Ordinance Section 28-25: *Recreational Vehicle* as a "portable structure built on a chassis, designed as a temporary dwelling for travel, recreation and vacation, licensed by the department of motor vehicles"; Section 46.2-1500 of the Virginia Code states that "'Recreational vehicle' or 'RV' means a vehicle that (i) is either self-propelled or towed by a consumer-owned tow vehicle, (ii) is primarily designed to provide temporary living quarters for recreational, camping, or travel use; and (iii) complies with all applicable federal vehicle regulations and does not require a special movement permit to legally use the highways. Recreational vehicle includes motor homes, travel trailers, and camping trailers."