

STATE OF SOUTH CAROLINA)
)
COUNTY OF KERSHAW)

ORDINANCE NO. 403.2023

AN ORDINANCE

TO AMEND THE KERSHAW COUNTY, SOUTH CAROLINA UNIFIED CODE OF ZONING AND LAND DEVELOPMENT REGULATIONS, TO AMEND SECTION 3:3.5 TO ALLOW THE MAXIMUM PERMITTED TIME OF STAY FOR RECREATIONAL VEHICLES OR TRAILERS IN CAMPS AND RECREATIONAL VEHICLE PARKS TO BE NON-PERMANENT STAYS AND PROVIDE PROCEDURES FOR OPERATORS TO MAINTAIN GUEST REGISTRIES.

Be it ordained by the Council of Kershaw County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

- (a) Campground and recreational vehicle park operators in Kershaw County are losing business to adjacent counties which have more permissive length of stay restrictions.
- (b) Individuals who stay at campgrounds and recreational vehicle parks contribute to the local economy by buying goods and services in the surrounding areas of Kershaw County during their stay.
- (c) The Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR) currently allows stays of three (3) months in campgrounds and recreational vehicle parks, allowing non-permanent stays without an express timeframe will be beneficial to local businesses and will increase the tax base of Kershaw County.
- (d) Enforcement of length of stay restrictions is burdensome on Kershaw County resources and it will be more efficient and effective for operators of campgrounds and recreational vehicle parks to maintain guest registries to facilitate enforcement.

Section 1. Amendment of the Kershaw County, South Carolina Unified Code of Zoning and Land Development Regulations (ZLDR)

Section 3:3.5, Camps and Recreational Vehicle Parks, is amended as set forth in "Exhibit 1" attached hereto and incorporated herein by reference.

Section 3. Severability.

If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

FILED FOR RECORD
OCT 16 PM 1:53
JANET C. HASTY
CLERK OF COURT
KERSHAW COUNTY, S.C.

Section 4. **Conflicting Provisions.**

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Kershaw County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

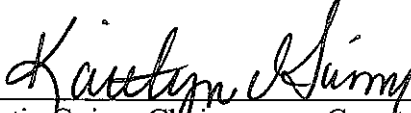
Section 5. **Effective Date.**

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

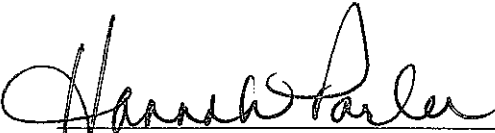
Dated this 26th day of September, 2023.

KERSHAW COUNTY, SOUTH CAROLINA



Katie Guinn, Chairwoman, County Council

ATTEST:



Hannah Parler, Clerk to Council



First Reading: August 22, 2023
Second Reading: September 12, 2023
Public Hearing: September 12, 2023
Third Reading: September 26, 2023

Exhibit 1
Ordinance No. 403.2023

3:3.5 Camps and Recreational Vehicle Parks

A. Use and Standards - Camps and recreational vehicle (RV) parks, where conditionally permitted by Table 3-3, shall comply with the following site and design standards listed below. Such parks are considered temporary occupancy, therefore no occupied recreational vehicle or trailer will be allowed to remain in a park on a permanent basis.

1. The site shall be at least two (2) acres in size.
2. The site shall be developed in a manner that preserves natural features and landscape.
3. The following dimensional requirements shall serve as parameters beyond which development shall not exceed.
 - a. Maximum impervious surface ration shall not exceed fifteen (15) percent of the project site.
 - b. Minimum setbacks for all structures and recreational vehicles shall be:
 - i. Street frontage: Fifty (50) feet
 - ii. All other property lines: Twenty-five (25) feet
4. Maximum density shall not exceed twelve (12) recreational vehicles per acre.
5. Buffering, screening, open space, and landscaping shall be as specified by provisions of this Ordinance.
6. Camping and RV park facilities shall be physically separated from public streets by channeling facility access to reverse frontage roads or single ingress and egress points. All drives shall be located at least 150 feet from any street intersection and shall be designated in a manner conducive to safe ingress and egress.
7. All streets and driveways within RV Parks shall be private and not public.
8. Each park site shall be serviced by public water and sewer systems approved by SCDHEC and the Kershaw County Utilities Department.
9. Two (2) parking spaces shall be provided at each campsite plus an additional common parking area to accommodate one (1) parking space per campsite.

B. Registration of Occupants and Guests - Every owner or manager of a camp or RV park shall maintain a register containing a record of all campsite or RV occupants (guests). Such register shall be maintained for two years and made available for inspection by law enforcement and code enforcement officials. Such register shall contain:

1. Names of all campsite or RV occupants (guests).
2. Make and license number of the RV.
3. Dates of arrival and departure of RV or occupants of a campsite.

**Kershaw County,
South Carolina Unified Code
of
ZONING AND
LAND DEVELOPMENT
REGULATIONS**

**KERSHAW COUNTY PLANNING AND ZONING
COMMISSION**

**REQUEST FOR TEXT AMENDMENT BY
KERSHAW COUNTY (CASE 23-16)**

PROPOSAL: To amend the Kershaw County, South Carolina Unified Code of Zoning and Land Development Regulations, to amend Section 3:3.5 to allow the maximum permitted time of stay for recreational vehicles or trailers in camps and recreational vehicles parks to be nine (9) cumulative or consecutive months per year and provide procedures for operators to maintain guest registries.

August 14, 2023 (See page 4 for Planning and Zoning Commission Action Summary)

STAFF REPORT

KERSHAW COUNTY PLANNING AND ZONING COMMISSION (August 14, 2023 Meeting)

Request #: 23-16

Applicant: Kershaw County

Proposal: To amend the Kershaw County, South Carolina Unified Code of Zoning and Land Development Regulations, to amend Section 3:3.5 to allow the maximum permitted time of stay for recreational vehicles or trailers in camps and recreational vehicles parks to be nine (9) cumulative or consecutive months per year and provide procedures for operators to maintain guest registries.

Background Summary:

- By affirmative vote of Kershaw County Council at its meeting of July 11, 2023, Kershaw County staff was directed to expand the time of recreational vehicle occupancy within RV parks and camps to nine months or to remove all together, and add record keeping of the time limits of occupancy.
- Campground and recreational vehicle park operators in Kershaw County are losing business to adjacent counties which have more permissive length of stay restrictions.
- Individuals who stay at campgrounds and recreational vehicle parks contribute to the local economy by buying goods and services in the surrounding areas of Kershaw County during their stay.
- The Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR) currently allows stays of three (3) months in campgrounds and recreational vehicle parks, allowing a nine (9) month length of stay in campgrounds and recreational vehicle parks will be beneficial to local businesses and will increase the tax base of Kershaw County.

- Enforcement of length of stay restrictions is burdensome on Kershaw County resources and it will be more efficient and effective for operators of campgrounds and recreational vehicle parks to maintain guest registries to facilitate enforcement.

Planning Commission Options:

Reviewing a request for a text amendment the Planning and Zoning Commission may:

1. Forward a favorable recommendation to the Kershaw County Council
2. Forward an unfavorable recommendation to the Kershaw County Council
3. Continue to the review to the next Planning Commission Meeting

The Kershaw County Council makes all final decisions regarding text amendment applications. Kershaw County Council must also hold a public hearing for this text amendment prior to third reading of the amendment ordinance.

Planning and Zoning Commission Action Summary

On August 14, 2023 at the regular Planning and Zoning Commission meeting, members present were Chairman Claude Eichelberger, Libby Davis, Fiona Martin, and Robert Horton. Absent were members Robert Andrews, Kevin Scharf, and George Harkins.

After the staff presentation, Libby Davis made a motion that the Planning and Zoning Commission recommend approval of the text amendment, with a second by Ms. Martin.

After discussion, the vote on the motion to recommend approval of the text amendment was unanimous (4-0) and therefore the matter has been referred to the Kershaw County Council with recommendation for approval.

Attachments:

- Petition for Text Amendment
- Exhibit 1: Text amendment language, 3:3.5 Camps and RV Parks
- Draft County Council Ordinance for reference

MANUFACTURED HOME PARK APPLICATION

Kershaw County Planning and Zoning Department
 515 Walnut Street, Room 160, Camden, SC 29020 803-425-7233



**PETITION TO PLANNING AND ZONING COMMISSION FOR
 A TEXT AMENDMENT TO THE UNIFIED CODE OF ZONING AND LAND
 DEVELOPMENT REGULATIONS**

DATE: 6/28/23	REQUEST NO. Z-23
---------------	------------------

APPLICANT

NAME: Darry Temple, County Administrator		E-MAIL: darry.temple@kershaw.sc.gov	
MAILING ADDRESS: 515 Walnut Street		CITY: Camden	STATE: SC ZIP: 29020
TELEPHONE: (803) 425-1501	CELL:	FAX: (803) 425-1546	

PURPOSE OF PROPOSED AMENDMENT: This application is made on behalf of, and at the direction of, Kershaw County Council. To amend minimum manufactured home units per acre from six (6) units to three (3) units and to correct a scrivener's error in Section 3:1.3 Table 3-3 listing manufacture home park as a permitted, "P", instead of as a conditional use "C" Section 3:3.8 established manufactured home parks as a conditional use in all districts. The scrivener's error was discovered while furnishing Kershaw County Council's directive to amend the minimum lot size for residential development to 15,000 sq. ft. that passed by motion made at the June 13, 2023 Kershaw County Council meeting.

PROPOSED TEXT AMENDMENT: The applicant requests that Section 3:1.3, Table 3-3 and Section 3:3.8 of the Zoning and Land Development Regulations be amended to read as follows: (If more space is needed, use a separate sheet).

See attached draft text amendment

SIGNATURE: <i>Darry Temple</i>	DATE: 6/28/23
--------------------------------	---------------

City Attachment Application 12.15.10

