

**AN ORDINANCE
AMENDING SECTION 5-4 TO ESTABLISH CONDITIONS FOR CAMPGROUNDS
AND RECREATIONAL VEHICLE PARKS**

WHEREAS, the City of North Charleston is empowered to regulate land use to ensure orderly growth and harmony among neighboring uses; and

WHEREAS, conditions for the establishment of campgrounds and recreational vehicle parks are proposed; and

WHEREAS, pursuant to a duly advertised public meeting held on June 12, 2023, it has been recommended to the Mayor and Council by the Planning Commission that the zoning text should be amended to add conditions for the establishment of campgrounds and recreational vehicle parks.

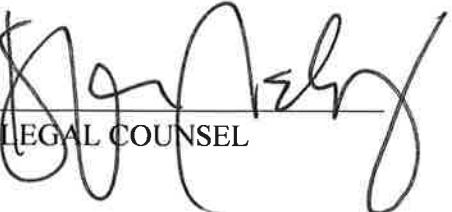
Now, therefore, be it ordained and enacted by the Mayor and Council that certain provisions of the Zoning Regulations, as amended, be further amended as follows in **EXHIBIT A** attached hereto and incorporated herein.

THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON ITS ADOPTION BY CITY COUNCIL.

Ordnained by City Council this 27th day of July, in the Year of Our Lord, 2023, in the 247th year of Independence of the United States of America.


R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:


LEGAL COUNSEL

ATTEST:


COURTNAY HEYWARD, MUNICIPAL CLERK

**NORTH CHARLESTON CITY COUNCIL
AGENDA ITEM**

Meeting of July 27, 2023

DATE: June 13, 2023

ITEM TITLE: An Ordinance Amending Section 5-4 to Establish Conditions for Campgrounds and Recreational Vehicle Parks

SUBMITTED BY: Planning Commission

CONTACT PERSON: Megan Clark, Planning Division Director, 843-740-2617

SUMMARY EXPLANATION:

Currently, campgrounds and recreational vehicle (RV) parks are considered transient housing and allowed as a permitted use in the B-2, General Business zoning district. Recognizing that all B-2-zoned properties might not be acceptable for this use, a text amendment to Section 5-4 is proposed to adopt conditions for the establishment of campgrounds and RV parks, as well as design criteria.

At the public hearing at the Planning Commission meeting, there were no speakers.

STAFF RECOMMENDATION:

Staff recommends approval.

BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:

The Planning Commission held a public hearing on June 12, 2023, and a motion to recommend approval of the text amendment carried unanimously (7-0-0).

COUNCIL COMMITTEE RECOMMENDATION:

July 20, 2023 The Public Safety Committee voted unanimously by voice vote to recommend approval of this Ordinance as presented. (6-0-0)

COUNCIL ACTION:

Mayor Summey stated that without objection, this item will be referred to the Public Safety Committee on July 20, 2023 for further review and a recommendation.

Resolution __ Ordinance X Contract Exhibits
Minutes Plan/Map Transfer of Funds Other

EXHIBIT A

Section 5-4. B-2, General business district:

The B-2 zoning district is established to provide the appropriate land reserved for general business purposes with particular consideration for general commercial development that supports city-wide as well as regional commerce located along major arterial corridors. The regulations that apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, and professional service uses which benefit from being in close proximity to each other. The mixing and stacking of uses shall be encouraged to foster an urban environment with dense, walkable nodes along the city's commercial corridors as designated on the future land use map:

(a) *Permitted uses:* The following uses shall be permitted in the B-2 zoning district:

...

3. Temporary or transient lodging such as: hotels, motels, inns, hostels, missions, homeless shelters, or other shelters, but excluding campgrounds and RV parks (provided, however, that missions, homeless shelters or other like facilities shall not be permitted in an area determined by city council, pursuant to ordinance and state law including the South Carolina Community Development Law and the South Carolina Tax Increment Finance Law, to be a blighted or conservation area);

...

(b) *Conditional uses:* The following uses shall be permitted in any B-2 zoning district subject to the stated conditions:

...

2. Outdoor commercial recreation facilities such as:

- a. Carnivals and circuses provided that no portion of a building, amusement device or ride, parking, or any other appurtenance affiliated with the carnival or circus may be located within one thousand (1,000) feet of a residential zoning district, excluding those hosted by the city on recreational facilities. Hours of operation must be limited to 9:00 a.m. to 10:00 p.m. Sunday through Thursday and 9:00 a.m. to 12:00 a.m. Friday and Saturday. In addition to meeting the current building code requirements for handicap bathroom facilities, the carnival or circus must also meet all other

requirements of the zoning district that the use is operating in, i.e., setbacks, screening, etc.

b. Other outdoor commercial recreation facilities such as paintball, go-karts, etc., subject to the following conditions:

- aj. The hours of operation shall be limited to 8:00 a.m. to 11:00 p.m. when adjacent to residentially used property;
- bjj. Noise-generating activities shall be oriented away from residential areas;
- eiii. Where such uses are located adjacent to residential properties, a twenty-foot setback and a full eight-foot masonry wall shall be required.

c. Campgrounds (including tent and cabins) and recreational vehicle parks. subject to the following conditions:

- i. Stays at such locations are limited to 29 days or fewer.
- ii. A minimum lot size of three acres is required.
- iii. No portion of the parcel is located within a Mixed-Use Corridor as identified by the comprehensive plan.
- iv. Landscaping meeting Type-B Buffer requirements, and a full eight-foot masonry wall shall be provided along the perimeter.
- v. All internal park roads:
 - (a) Shall be privately owned and maintained. They shall be constructed to all-weather standards. Park roads shall have a minimum improved width as follows (does not include parking):
 - (1) One-way road: 12 feet.
 - (2) Two-way road: 24 feet.
 - (b) Shall provide a continuous path of travel throughout all recreational vehicle parks. No roadway shall dead-end.
 - (c) To maintain unobstructed vehicle travel through the interior of the park, no parking along the roadways shall be allowed.
 - (d) No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached.

vi. Individual lots within the Campground/RV:

- (a) May not be established within twenty feet of the parcel line.
- (b) May not be established in special flood hazard areas.
- (c) Shall be provided with the following hookups:
 - (1) Electrical;
 - (2) Water; and
 - (3) Sewer.
- (d) Shall be provided with a low-intensity light at the roadway, internal illuminated site numbers, and Section 4-17 site lighting requirements.
- (e) Shall include a minimum of one 9' x 19' parking space, shall be provided per campground/RV lot. (An RV parking pad may satisfy this requirement.) If RVs are to be accommodated, the RV parking pad shall be a minimum of 20 feet wide by 40 feet long with a minimum five-foot-wide setback on each side, or otherwise able to accommodate both the RV unit and the tow vehicle.

vii. A minimum of 20 percent of the property shall be set aside and maintained as open space for the recreational use of park guests. Such space and location shall be accessible and usable by all guests of the park for passive or active recreation. Required buffer areas, outdoor recreational facilities, such as open picnic structures, swimming pools, hot tubs, tennis courts, playground equipment, horseshoe pits, dog parks, etc., may be counted toward this requirement. Parking spaces, driveways, access roads, and parking pads are not considered to be usable open space.

viii. In addition to the individual campground/RV lots, there shall be a minimum of four parking spaces available at the main office, two designated for staff and two designated for visitors. Additional visitor parking spaces shall be provided at a ratio of one parking space per each increment of five campground/RV lots. All parking must include designs for both standard and ADA parking.

ix. All utility lines in the park shall be underground and shall be approved by the agency or jurisdiction providing the service and other applicable permitting authorities.

x. Separate men's and women's restroom facilities shall be provided for use of park patrons as follows: a minimum of one standard toilet stall and one ADA accessible stall, with hand washing sinks available, as appropriate.

xi. If pets are permitted in the campground or RV park, each park shall have a designated, clearly marked pet relief area that is to be maintained regularly to ensure exceptional sanitary conditions. Designated pet waste receptacles shall also be provided.

xii. Site plan required: A site plan showing the above required data, and in all other respects meeting the minimum requirements for a building permit shall accompany all applications to establish a campground or recreational vehicle park.

xiii. Campground/park management:

(a) A business license is required to operate the park, and the owner of the RV park shall be responsible for the development and maintenance of the park in strict conformity with the building site plan, and all applicable laws, codes, and ordinances.

(b) An RV park with 10 or fewer pads shall have a park manager that is accessible 24 hours per day, seven days per week, whose contact information is clearly marked and available to park patrons. RV parks with 11 or more pads will be required to maintain on-site management headquarters.

ix. The zoning administrator may (but shall not be required to) administratively permit a reasonable modification of these requirements without the necessity of a variance being obtained:

(a) Where the requirements of this subsection conflict with the requirements, conditions, or permits of other regulatory agencies; or

(b) For campground lots not designated for RVs.

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(Ord. No. 1987-19, 4-9-87; Ord. No. 1990-34, 6-28-90; Ord. No. 1992-47, 11-5-92; Ord. No. 1993-7, 3-11-93; Ord. No. 1993-8, 3-25-93; Ord. No. 1998-72, 8-13-98; Ord. No. 2002-38, 5-23-02; Ord. No. 2002-39, 5-23-02; Ord. No. 2002-079, 10-24-02; Ord. No. 2002-090, 11-26-02; Ord. No. 2007-61, 8-23-07; Ord. No. 2009-49, 9-24-09; Ord. No. 2012-041, 9-27-2012; Ord. No. 2014-055, 9-25-2014; Ord. No. 2016-008, 2-25-2016; Ord. No. 2018-064, 10-25-2018; Ord. No. 2020-050, Exh. A, 10-22-2020; Ord. No. 2021-009, Exh. A, 2-25-2021; Ord. No. 2021-077, Exh. A, 11-23-2021; Ord. No. 2022-020, Exh. A, 3-24-2022)