

**AN ORDINANCE  
AMENDING SECTION 5-5 TO EXCLUDE CAMPGROUNDS AND RECREATIONAL  
VEHICLE PARKS FROM THE M-1, LIGHT INDUSTRIAL, PERMITTED USES**

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

WHEREAS, excluding campgrounds and recreational vehicle parks from the permitted uses in the M-1 zoning district is proposed; and

WHEREAS, pursuant to a duly advertised public meeting held on December 11, 2023, it has been recommended to the Mayor and Council by the Planning Commission that the zoning text should be amended to exclude campgrounds and recreational vehicle parks from the permitted uses in the M-1, Light Industrial, zoning district.

**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.

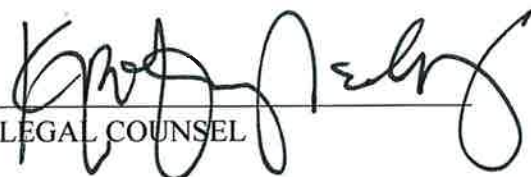
THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON ITS ADOPTION BY CITY COUNCIL.

Ordated by City Council this 25th day of  
Janaury, in the Year of Our Lord, 2024, in  
the 247<sup>th</sup> year of Independence of the United  
States of America.

  
REGINALD L. BURGESS, MAYOR

APPROVED AS TO FORM:

ATTEST:

  
LEGAL COUNSEL

  
COURTNAY HEYWARD, MUNICIPAL CLERK

**NORTH CHARLESTON CITY COUNCIL  
AGENDA ITEM**

Meeting of January 25, 2024

**DATE:** December 11, 2023

**ITEM TITLE:** An Ordinance Amending Section 5-5 to Exclude Campgrounds and Recreational Vehicle Parks from the M-1, Light Industrial, Permitted Uses

**SUBMITTED BY:** Planning Staff

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

**SUMMARY EXPLANATION:**

The Zoning Regulations were recently amended to adopt conditions for the establishment of campgrounds and recreational vehicle (RV) parks, as well as design criteria for these uses, within the B-2, General Business, zoning district. (Generally, the requirements are: minimum lot size of three acres; the property is not located along a Mixed-Use Corridor as identified in the Comprehensive Plan; landscaping requirements; traffic circulation design criteria; and open space, parking, utility, and site plan submittal requirements.)

Currently, campgrounds and RV parks can be established in the M-1 district (without the above conditions) because Section 5-5(a)(5) identifies all uses in the B-2 zoning district, other than residential uses, as permitted uses in the M-1 zoning district. Upon further review, staff believes the uses allowed in M-1 may be incompatible with campgrounds and RV parks, and thus recommends these uses be excluded from the M-1 district along with the residential uses already excluded.

**STAFF RECOMMENDATION:**

Approval.

**BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:**

The Planning Commission held a public hearing on December 11, 2023, and a motion to recommend approval carried unanimously (7-0-0).

**COUNCIL COMMITTEE RECOMMENDATION:**

January 18, 2024 the Public Safety Committee voted unanimously by voice vote to recommend approval of this Ordinance. (8-0-0)

**COUNCIL ACTION:**

January 25, 2024 City Council voted unanimously by roll call vote to approve this Ordinance as presented. (11-0-0)

## EXHIBIT A

### Section 5-5. M-1, Light industrial district:

It is the intent of the M-1 zoning district to provide areas for commercial, warehousing, transportation, and certain light manufacturing activities that provide the backbone for economic development and job creation and are appropriate along established transportation corridors with separation and buffering from residential areas.

(a) *Permitted uses:* The following uses shall be permitted in the M-1 zoning district:

...

5. Uses permitted in the B-2 zoning district, excluding single-family dwellings, multi-dwellings, townhomes or row houses, manufactured homes, ~~and~~ manufactured home parks, campgrounds, and recreational vehicle parks.

...