

REQUEST: Special Exception pursuant to Unified Development Ordinance Section 9.2.13, to allow a Campground

PROPERTY LOCATION: Off of Cedar Creek Road across from Dry Branch Lane.

TAX MAP NUMBER: 0147-00-001.00

ZONING DISTRICT: Agricultural Residential (AR) District

OWNER: Mary Hellen Ghent

APPLICANT: Jeremy Scharpenburg

OVERVIEW:

The subject property is approximately 78 acres in size and is located on the south side of Cedar Creek Road across from Dry Branch Lane. The property is currently undeveloped.

The applicant is proposing a 166-site campground where each of the sites would be 40' x 70' (2,800 square feet). All of the sites would be accessed via either a 16' wide one-way paved drive aisle, or 25' wide, two-way paved drive aisle, and would have water, electric and septic hookups. The development will also include a hammock area, pier, a dog park, playground, sport court, amphitheater, pool, clubhouse, arcade, and bath house. There are three septic fields depicted (9.6 acres) and an estimated nine wells to serve the site with water and septic.



Summary of Adjacent Zoning and Uses

Adjacent Property	Municipality	Zoning District	Use
North	Lancaster County	AR	Single-Family Dwellings
South	Lancaster County	AR	Vacant
East	Lancaster County	AR	Vacant
West	Lancaster County	AR	Vacant

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

SECTION 2.4, DISTRICT DEVELOPMENT STANDARDS

STANDARD	Agricultural Residential (AR)
1. DEVELOPMENT STANDARDS	
A. District/Development Area (min)	n/a
B. Development/District Exterior Setback/Buffer	n/a
C. Density (max)	1 unit/acre
D. Open Space (min)	Exempt
E. Park Space (min)	Exempt
F. Building Floor Area (max)	n/a
G. Development Floor Area (max)	n/a
2. LOT STANDARDS	
A. Lot Area (min)	1.0 acre
B. Lot Width at Front Setback (min)	130 lf
C. Pervious Surface (min)	65%
3. PRINCIPAL BUILDING	
A. Principal Front Setback (min)	40 ft
B. Street Side/Secondary Front Setback (min) Corner	20 ft
C. Side (from adjacent lot) Setback (min)	20 ft
D. Rear Setback (min)	25 ft
E. Other Standards	n/a
4. ACCESSORY STRUCTURE	
A. Side Setback	5 ft
B. Rear Setback	5 ft
C. Other Standards	See Below (1, 2)
5. PARKING CONFIGURATION	
A. Parking Location per Section 7.2	See Chart 7.2.3
B. Parking in Exterior Setback	n/a
6. BUILDING HEIGHT	
A. Principal Building (max)	35 ft
B. Accessory Structure (max)	35 ft
C. Additional Height Permitted with Additional Setback	n/a

SECTION 2.5.3, USE TABLE

B. LODGING	AR	REF
Bed and Breakfast Homes (up to 8 rooms)	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	5.3.1
Boarding or Rooming House	-	5.3.2
Campground	SE	5.3.3
Dormitory	-	
Fraternity/Sorority House	-	
Hotel/Motel	-	

1. Accessory structures over 600 sf must comply with principal setback requirement.
2. No accessory structures may be located on corner lots between the street and wall line of the principal structure, unless front setback requirements are provided on both streets.
3. Manufactured/Mobile Home Parks have additional standards that apply to each designated manufactured/mobile home space as required in Chapter 5.
4. For any nonresidential structure which is located immediately adjacent to a single family residential use or district, the lot boundary line minimum distance shall be determined as follows: For every foot building height, the developer shall provide setbacks equal to the height of the building. At no time shall the setback be less than what is indicated in the above table.

SECTION 5.3.3, CAMPGROUND [AR, RR, OSP]

- A. Campground Use:** Campgrounds are limited to temporary occupancy by travel trailers, tents, and recreational vehicles (RVs) used by campers, vacationers, tourists, visitors, or the traveling public. Auxiliary uses, including retail store for guests, laundry, recreational facilities, snack shop, office, and security watchmen structure are also permitted. One office modular or site built office building may be allowed within the campground to be used as an office for the persons responsible for the operation and maintenance of the campground.
- B. Access:** No campsite shall be located so as to allow direct vehicular access to a road. A 25-foot wide safe, convenient private drive shall be provided to each camp site, except in the case of one-way drives which shall not be less than 12 feet in width. Such drives shall be maintained at all times the campground is open to provide a smooth, all weather, well-drained surface, free of objectionable dust. Cul-de-sacs shall not exceed 1,000 feet in length and shall have an improved turn-around radius of 90 feet.
- C. Registration of Occupants and Guests:** Every owner or manager of a campground shall maintain a register containing a record of all campsite or travel trailer occupants (guests). Such register shall be made available for inspection by law enforcement officials. Such register shall contain:
1. Names of all campsite or trailer occupants (guests).
 2. Make and license number of the travel trailer.
 3. Dates of arrival and departure of travel trailer or occupants of a campsite.
- D. Dimensional Standards:**

Minimum Size	20 acres
Minimum Open Space ¹	40% of total property
Minimum Street Frontage	350 feet
Maximum Density	15 campsites/acre
Minimum Campsite Size	900 square feet/travel trailer; 500 square feet/tent
Minimum Campsite Setback	50 feet from property lines
Minimum Separation between Travel Trailers or Tents	20 feet
Maximum Primitive Campsites ²	25% of the total number of tent campsites
Minimum Water Facilities	1 per 15 campsites
Minimum Sewer Hook Ups	1 per 15 trailer campsites
Minimum Garbage Containers	1 per 15 campsites
Minimum Service Buildings ³	1 per 15 campsites without individual hook-ups. At least 1 per campground use.

1. Open space areas shall be maintained in a natural state, including trees and open grassed areas. Site amenities, including streams, ponds, other natural areas, and open play areas are encouraged and may be included in the required percentage. Outdoor play facilities may also be counted in required percentage.
2. Primitive tent campsites are those campsites without electrical, water, or sewer hook-ups.
3. Service buildings must include lighted public restrooms and shower facilities. Such buildings shall be located no more than 350 feet to any primitive tent campsite. Such service buildings shall be maintained in a clean and sanitary condition and in good repair at all times.

SECTION 7.1.5.A.1, REQUIRED YARDS BY DISTRICT:

- 1. Required Yards by District:** Buffer yards shall be required in accordance with the table below, and the buffer yard types defined Section 7.1.5.B.

		Adjacent Zoning District					
		AR, RR, RM, OSP, MH, LDR, MDR, HDR	UR, RMX, INS	NC, GB	MX, IMX, PB, NB, GB	RB	LI, HI, M
District of Proposed Development	AR, RR, RN, OSP, MH, LDR, MDR, HDR	X	X	X	X	C*	C*
	UR, RMX, INS**	A	X	X	X	X	X
	NB, GB**	B	A	X	X	X	X
	MX, IMX, PB, NB, GB	A	A	X	X	X	X
	RB	C	C	B	A	X	X
	LI, HI, M	C	C	C	C	B	X
	* Only required where adjacent, more intense use is pre-existing and no equivalent buffer is provided on the adjacent property ** Only multifamily and non-residential uses shall provide buffers between adjacent single family uses in detached homes						X = No Buffer Required

SECTION 7.2.4, OFF-STREET PARKING AND LOADING REQUIREMENTS

A. Parking Requirements By Use Table

The following table details the required minimum and maximum (where applicable) parking ratios by major land use. All area calculations use gross leasable area (GLA). For uses not covered in this table, the parking requirements shall be those of the most similar use as determined by the Administrator.

Use Category	Minimum Required Auto Spaces
Lodging – All Uses	1 per room

SECTION 9.2.13.B.5, FINDINGS OF FACT

- 1. Findings of Fact:** *In addition to determining that the application meets all other requirements of this ordinance (no variances are permitted), the Board of Zoning Appeals must find the following:*
 - a. That the proposed special exception conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site;*
 - b. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;*
 - c. That adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use;*
 - d. That the proposed use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas;*
 - e. That the establishment of the proposed use will not impede the orderly development and improvement of surrounding property for uses permitted within the land development district;*
 - f. That the establishment, maintenance and/or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare; and*
 - g. That the establishment will be operated in compliance with all local, state and federal laws and will not become a nuisance by creating criminal activity or public disturbance.*

SECTION 10.3, DEFINITIONS, USE TYPE

CAMPGROUND *A lot, tract, or parcel of land upon which campsites for trailers, tents, or RV's are permitted for the purpose of temporary habitation for the travelling or vacationing public.*

STAFF ANALYSIS:

Pursuant to UDO Section 2.5.3, within the AR District, a Campground is a permissible use subject to approval of a Special Exception permit by the Board of Zoning Appeals (BZA), and the proposal meets the applicable criteria for a Campground as set forth in UDO Section 5.3.3.

Pursuant to UDO Section 10.3, the definition of Campground states that the use is for “temporary habitation for the travelling or vacationing public.” Currently no formal rules or covenants have been submitted detailing the maximum length of stay allowed at this facility. Staff would recommend that, if the BZA chooses to approve this application, the reservation increments overall maximum length of stay be reduced so as to be consistent with the County’s established definition to an overall maximum length of stay of 30 days and a minimum of 60 days be required between stays.

Pursuant to UDO Section 7.2.4, all lodging uses (which includes Campgrounds) require the provision of one off-street parking space per room/unit/site. The proposed typical camper site layout indicates the provision of one space in addition to the camper pad. Accordingly, the proposal would meet this requirement.

The BZA has seven specific Findings of Fact, as set forth in UDO Section 9.2.13.B.5, that they must determine the development proposal meets. It is the opinion of staff that the proposed campground does to the character of the neighborhood, which along this stretch of Cedar Creek Road is predominantly vacant. That said, the board should take in to consideration the following comments received from members of the Technical Review Committee.

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS:

County Engineer

We realize this is for the Special Exception for the Board of Zoning Appeals. We have prepared preliminary comments as we would on a Sketch Plan to make the owner aware of any general concerns we have. The one-page Conceptual Site Plan does not provide adequate detail to formally comment, but the following are general items of note from the information given.

- There are 166 camper sites in this proposed project with one way in and one way out. This does not seem safe or efficient.
- A Traffic Impact Analysis (TIA) may be required for this project. If more than 50 peak hour trips are generated a TIA will be required. Off-site road and or intersection improvements may be required.
- The plan given has no parcel(s) identified, no inset location map, or any cross-street locations, so the reviewer has no idea where exactly this is located based on the plan alone.
- The "pond" is that existing? Proposed? It appears by the contours provided it is not in place, but we are assuming.
- This is a challenging site from a Stormwater perspective. The Stormwater management basins seem too small for the proposed development. We are unclear as to if the camping sites will have impervious surface, pervious surface, or a mix?
- 40' separation of campsite? The inset detail shows a 40' campsite width not separation.
- The roads seem narrow and have tight radii for a RVs to travel and maneuver on them.
- The one-way road system could be laid out in a better way to keep vehicles from traveling around long loops to access. For example- a camper checks in at the office and must circle the entire loop on plan east to get back to the areas plans west or south of the amenity.
- There doesn't appear to be an area for RV parking at check in office. How will traffic work when someone in an RV is checking in?
- The septic fields – does the location of the fields pass a perk test? SC DHEC will need to assess this and approve the proposed locations, design, and installation of these systems.
- Please include the flood line, if there is one, on future plan submittals.
- SCDHEC will regulate the Stormwater in this area.

Fire Marshal

This is a preliminary review, a more detailed review will be done at civil submission.

- All roads serving a fire apparatus access roads must be 22 feet in width.
 - If no public water supply is available for firefighting and alternate means of water supply must be provided.
 - An approved fire apparatus access road must extend to within 150 feet of all sides of all buildings.
 - More than one entrance/ egress point will be required for more than 100 units.
 - Provide an auto-turn movement model showing a firetruck is able to negotiate turns.
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RECOMMENDED CONDITIONS OF APPROVAL:

1. That a revised conceptual plan be prepared and submitted to the Planning Department which addresses all of the outstanding Technical Review Committee comments;
 2. That the overall maximum length of stay be 30 days; with a 60 day period required between stays;
 3. That the Domestic Water calculations provided be updated to reflect the Fire Marshal's requirement for an alternate water supply.
 4. That more information regarding the 11 "Rental RV sites" be provided for staff review.
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ATTACHMENTS:

1. Variance Application
 2. Location / Zoning Map
 3. Proposed Plan
 4. Additional information from the applicant
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STAFF CONTACT:

Ashley Davis, Senior Planner
adavis@lancastersc.net | 803-416-9433