

BZA 10/4/2022 Powerpoint

Board of Zoning Appeals Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approve Minutes
 - a. July 5, 2022 (Regular Meeting)
5. Public Items
 - a. SE-2022- 1556 Scharpenburg Campground
6. New Business
 - a. Overview of Next Month's Agenda
 - b. Other
7. Adjourn

5. Public Items

a. Sharpenburg Campground

Application by Jeremy Scharpenberg, requesting a Special Exception pursuant to Unified Development Ordinance Section 2.5.3 and 5.5.3, to allow a Campground on a parcel of land located on Cedar Creek Road, approximately 2 miles south of intersection with Great Falls Hwy (TM#0147-00-001.00) in the Agricultural Residential (AR) District

Overview

Proposal

- Special Exception pursuant to Unified Development Ordinance Section 9.2.13, to allow a 166 site Campground

Zoning District

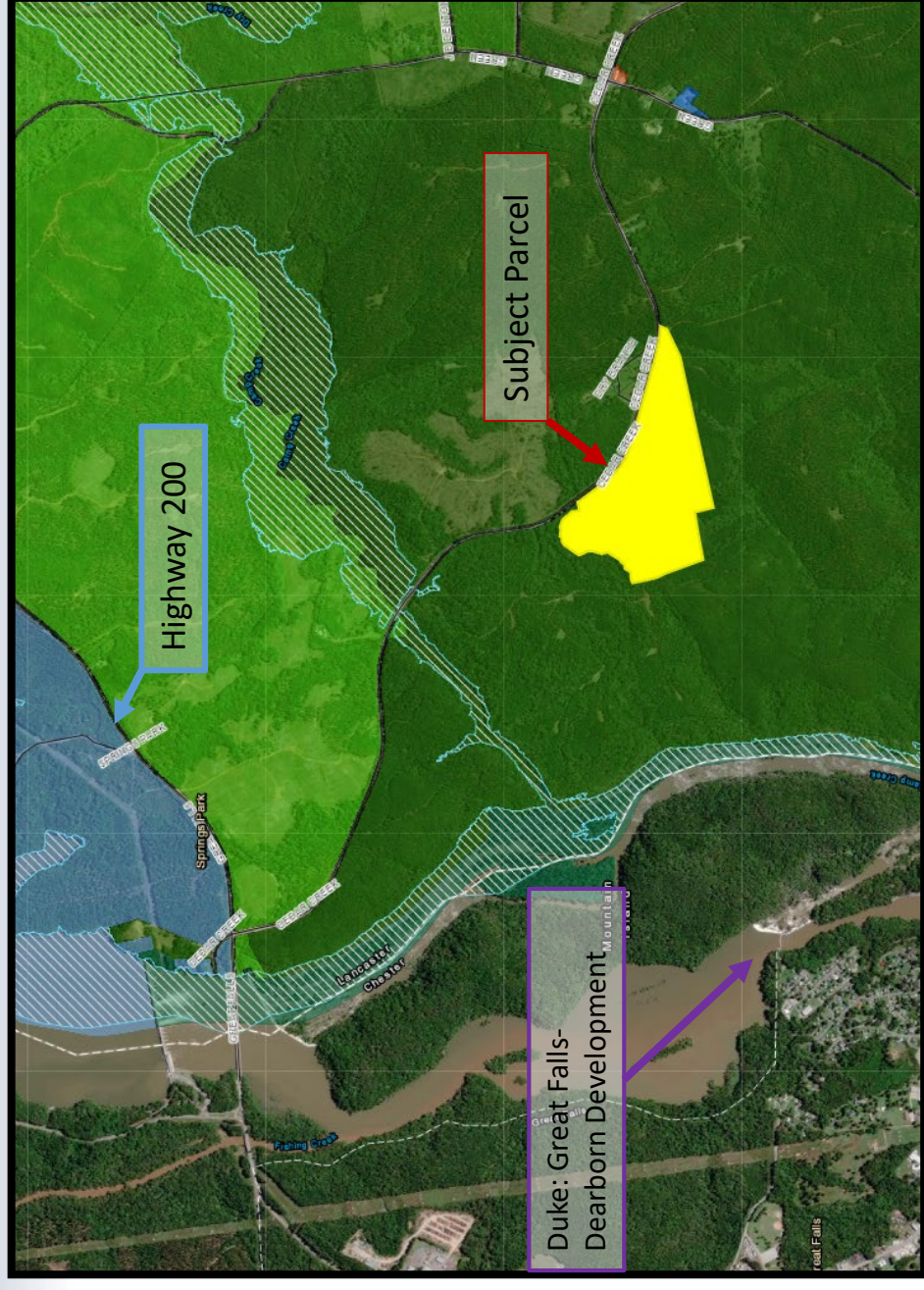
- Agricultural Residential

Applicant

- Jeremy Scharpenburg

Property Owner

- Mary Helen Ghent



Seven Criteria Used to Evaluate

- 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.

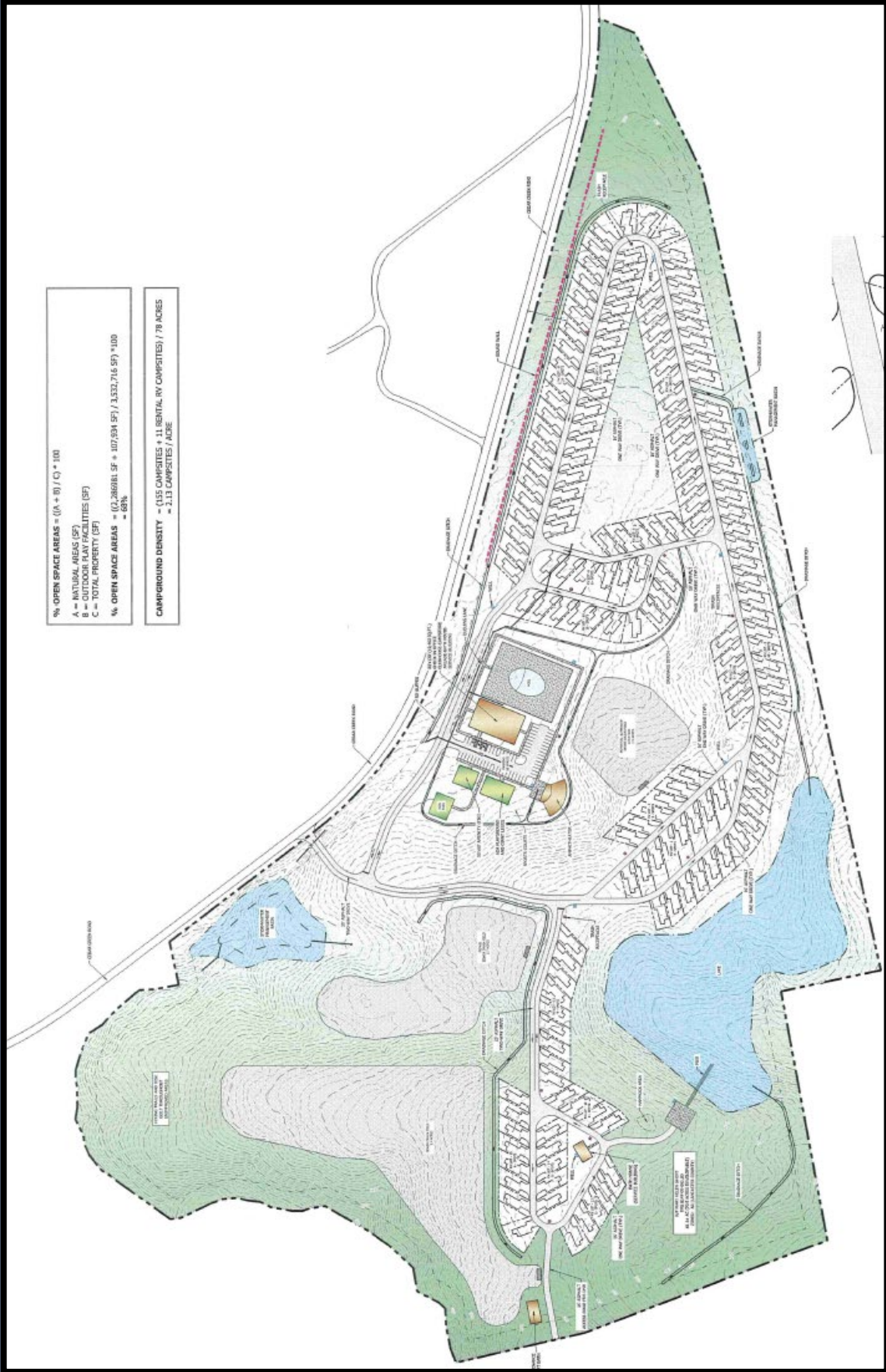
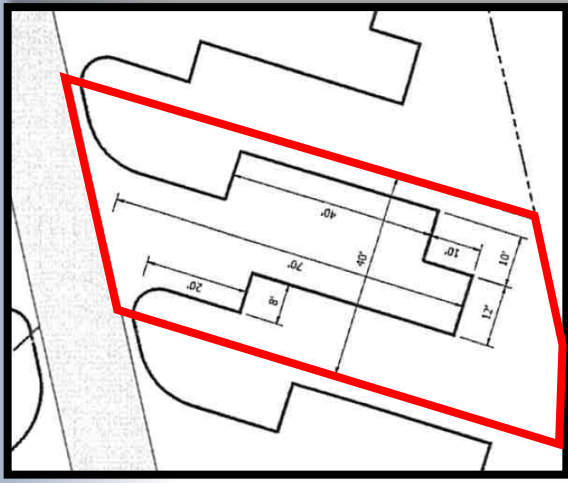
Concept Plan

Lancaster
County

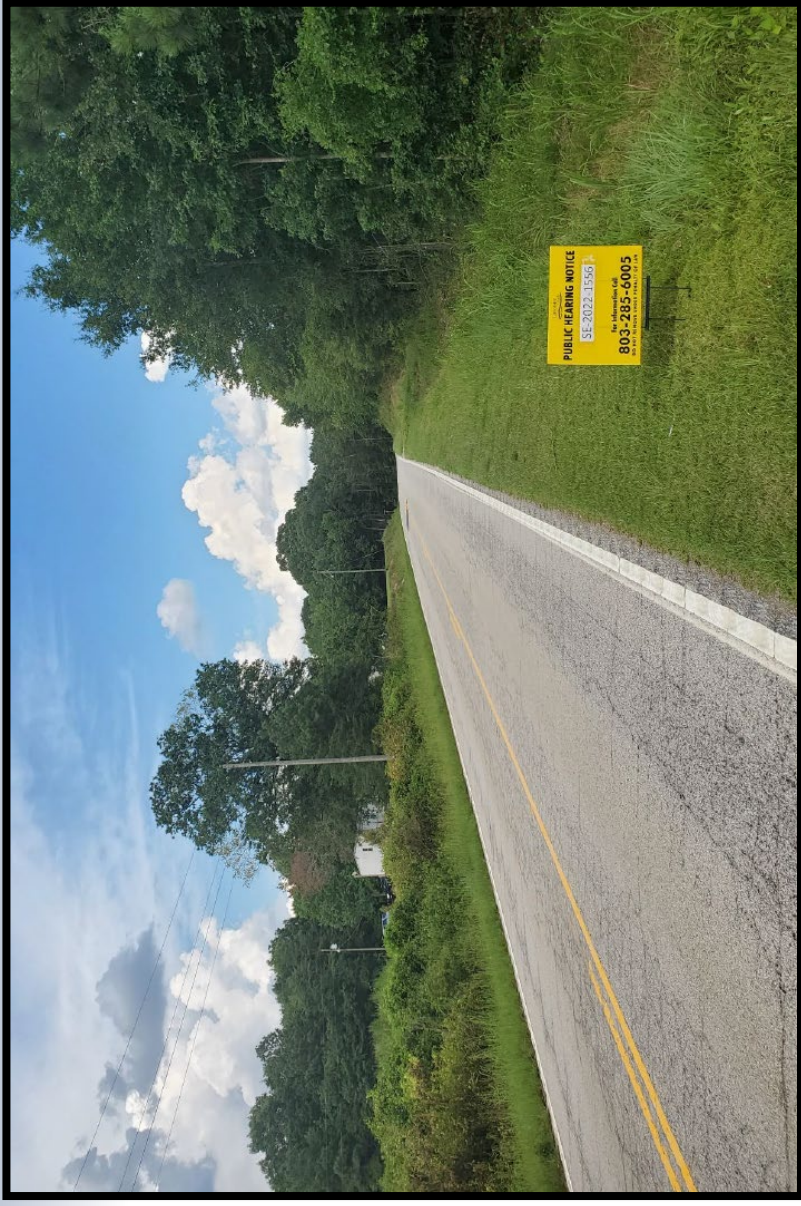
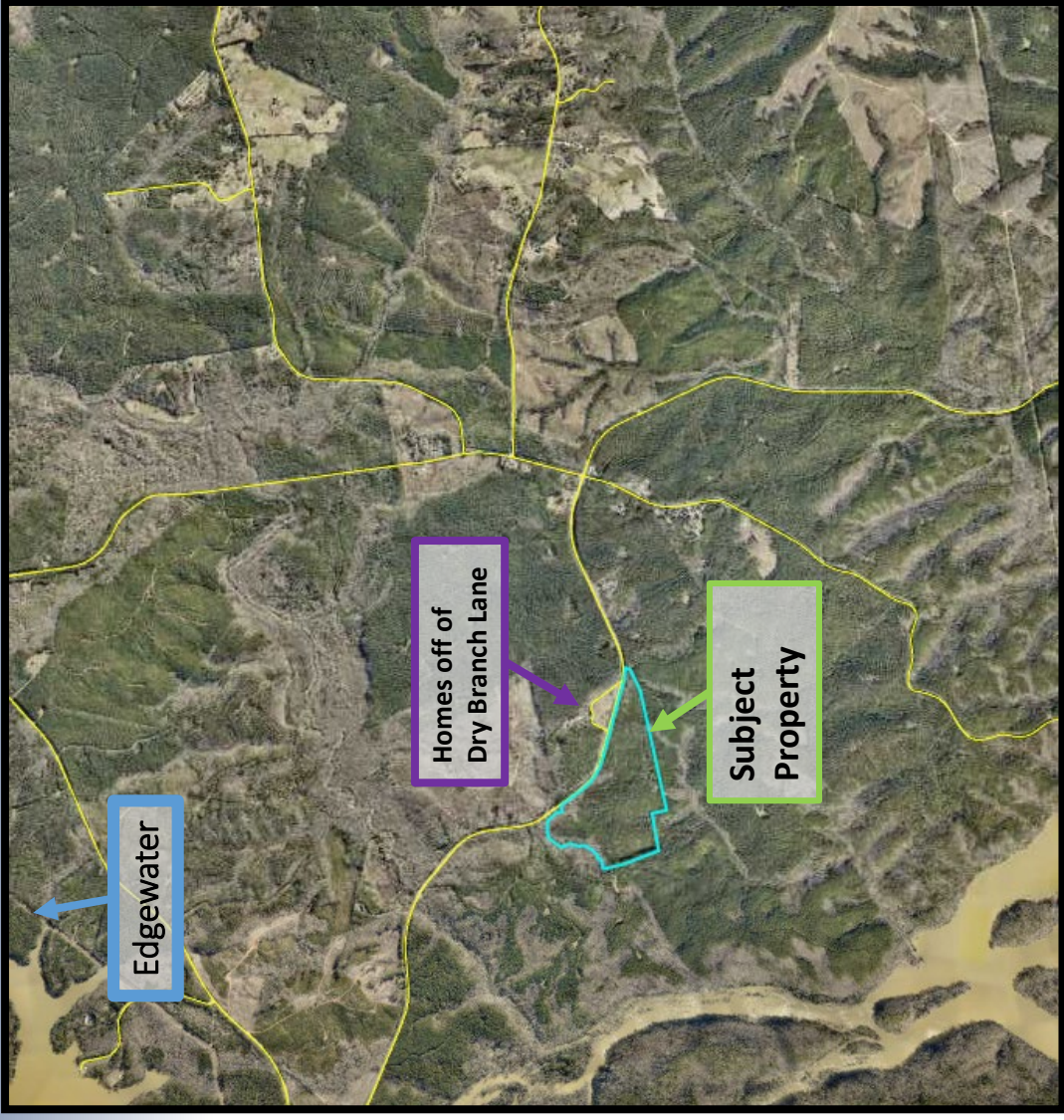
South Carolina

$\% \text{ OPEN SPACE AREAS} = ((A + B) / C) \times 100$
 A = NATURAL AREAS (SF)
 B = OUTDOOR RAY FACILITIES (SF)
 C = TOTAL PROPERTY (SF)
 $\% \text{ OPEN SPACE AREAS} = (0.265861 \text{ SF} + 107,594 \text{ SF}) / 3,332,716 \text{ SF} \times 100$
 = 6.01%

CAMPGROUND DENSITY = (135 CAMPSITES + 11 RENTAL RV CAMPSITES) / 78 ACRES
 = 2.13 CAMPSITES / ACRE

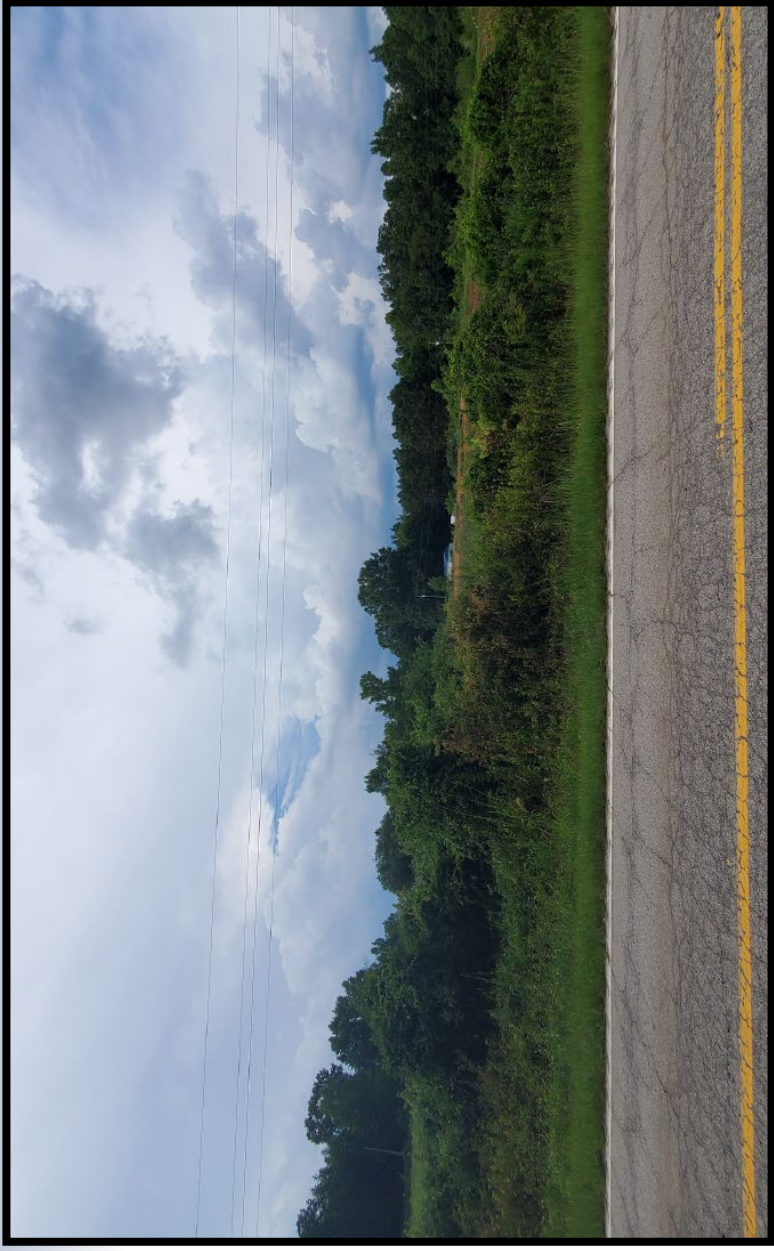


Location Photos



Looking East on Cedar Creek Road
(Subject parcel on the right)

Location Photos



Directly across from the subject parcel



Looking at the subject parcel
across Cedar Creek Road.

Review Comments: County Engineer

- There are 166 camper sites in this proposed project with one way in and one way out. This does not seem safe or efficient.
- 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?
- 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?

Review Comments: Fire Marshal

- 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

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 to determine if these are allowed under the current code.

6. New Business

- a. Overview of Next Month's Agenda**
- b. Other**

7. Adjourn