

APPLICANT RESPONSE
TO REVIEW COMMENTS

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.

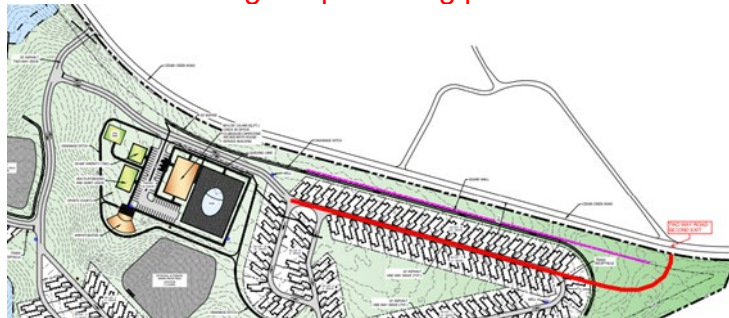
TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS:

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.

- Per NFPA 1194 Section 5.1.1.4.1 the AHJ has authority to request multiple entrances. If required one option would be per the sketch below (possible changes indicated in red). Final design/layout to be coordinated during the permitting process.



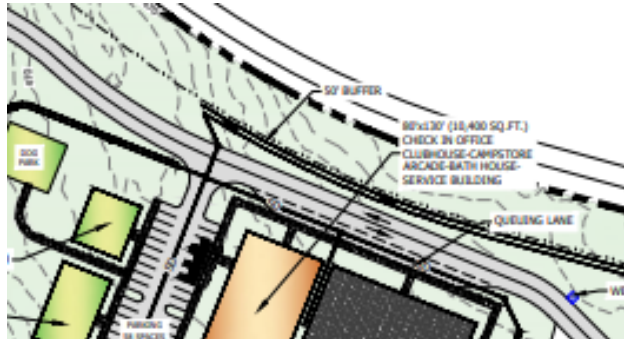
- A Traffic Impact Analysis (TIA) may be required for this project. If more than 50 peak hour trips are generated a TIA will be required. Off-site road and/or intersection improvements may be required.
 - The site will generate less than 50 peak hour trips.
- The plan given has no parcel(s) identified, no inset location map, or any cross-street locations, so the reviewer has no idea where exactly this is located based on the plan
 - The parcel number is indicated near the bottom left end of the site plan. However, a location map shall be provided on the sketch plan to be more clear.
- The “pond” is that existing? Proposed? It appears by the contours provided it is not in place, but we are assuming.
 - The pond will be proposed.
- 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 stormwater ponds have been sized according to Lancaster and DHEC regulations on a preliminarily basis from the proposed layout. The sites will maintain no more than 75% of occupied area based on NFPA 1194 Section 5.1.5. Sites will maintain gravel surfacing.
- 40' separation of campsite? The inset detail shows a 40' campsite width not separation.
 - You are correct, 40' is the campsite width, not separation. Separation will be 30' based on a 10' wide RV or tent. The wording will be changed in the Compliance Matrix.

Minimum Separation between Travel Trailers or Tents: 20'	Yes	RV campsites typically have a width of 40'. The resulting separation between RV's (travel trailers) or tents is 30' based on a 10' wide RV or tent. Campsites may vary slightly but will not have a separation of less than 20'.
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- The roads seem narrow and have tight radii for a RVs to travel and maneuver on
 - Per NFPA 1194 Section 5.1.2.4 the turning radii for RV campgrounds shall be

not less than 30'. Also, the provided road width is greater than the minimum required per NFPA 1194 Section 5.1.2.

- 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.
 - The one-way layout is typical of RV campgrounds.
- 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?
 - Queuing lane is indicated on the site plan adjacent to the Check-in Office. It is a third lane for approximately 230'. It is a little hard to see on the drawing.

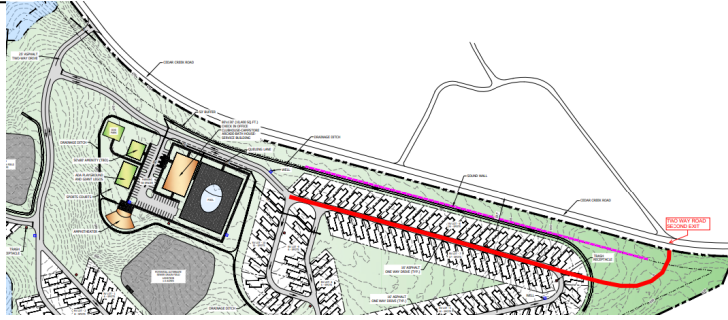


- The septic fields — does the location of the fields pass a perk test? SC DHEC will need to assess this and approve the proposed locations, design, and installation of these systems.
 - The test report from Alternative Septic Systems (registered soil classifier) is included in the application. The report conclusion is that the site has adequate capacity for the project. The SCDHEC application has been submitted and the SCDHEC Major Projects Director has visited the site.
- Please include the flood line, if there is one, on future plan submittals.
 - Site is located in FEMA Zone X. No floodplain adjacent to the property. We will add a note to the drawing.
- 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.
 - NFPA 1194 Section 5.1.2.2 states an accessory road to be 20'. If Lancaster AHJ requires 22', the sketch plan shall be revised in design.
- If no public water supply is available for firefighting an alternate means of water supply must be provided.
 - The site is planned to maintain well water supply. A fire supply water tank and pump will likely be designed to meet fire protection requirements.
- An approved fire apparatus access road must extend to within 150 feet of all sides of all buildings.
 - Fire apparatus access roads extend to within 150' of all buildings.
- More than one entrance/ egress point will be required for more than 100 units.
 - Per NFPA 1194 Section 5.1.1.4.1 the AHJ has authority to request multiple entrances. If required one option would be per the sketch below (possible changes indicated in red). Final design/layout to be coordinated during the permitting process.



- Provide an auto-turn movement model showing a firetruck is able to negotiate turns.
 - Auto-turn movement modelling will be completed during design.
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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;
 - We will provide an updated conceptual plan to address these comments.
2. That the overall maximum length of stay be 30 days; with a 60 day period required between stays;
 - We would request that the limit be a maximum length of stay be 60 days in lieu of 30 days to allow for some “snow birds” spending winter months in Lancaster County.
3. That the Domestic Water calculations provided be updated to reflect the Fire Marshal’s requirement for an alternate water supply.
 - See response to Fire Marshal’s Comments above.
4. That more information regarding the 11 “Rental RV sites” be provided for staff review.
 - The 11 Rental RV sites will be identical to the other 155 RV sites. The only difference is that the campground will own 11 RV’s that will be available for rental on these sites. These rental RV’s are a common amenity at RV campgrounds.

ATTACHMENTS:

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