



AGENDA
ANDERSON COUNTY COUNCIL
SPECIAL CALLED MEETING
Monday, May 8, 2023, at 6:30 p.m.
101 S. Main Street
Anderson, South Carolina
Second Floor, Administrator's Conference Room
Chairman Tommy Dunn, Presiding

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Hon. John Wright, Jr.

3. DISCUSSION OF RV PARK ORDINANCE 2023-017

Mr. Tommy Dunn

- a. No votes will be taken information only.

4. CITIZENS COMMENTS

Agenda Matters Only

5. ADJOURNMENT

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures in order to participate in this program, service or activity please contact the office of the program, service or activity as soon as possible but no later than 24 hours before the scheduled event. For assistance, please contact the Clerk to Council at (864) 260-1036.

Tommy Dunn
Chairman, District Five

John B. Wright, Jr.
District One

Greg Elgin
District Three

M. Cindy Wilson
District Seven



Brett Sanders
V. Chairman, District Four

Glenn Davis
District Two

Jimmy Davis
District Six

Renee Watts
Clerk to Council

Rusty Burns
County Administrator

ORDINANCE NO. 2023-017

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, ANDERSON COUNTY, SOUTH CAROLINA, BY ADDING A NEW SECTION WITHIN CHAPTER 24, ARTICLE II, DIVISION 5 TO ADDRESS RV PARK DESIGN STANDARDS; AND OTHER MATTERS RELATED THERETO. (TITLE ONLY)

PROPOSED RV PARK DESIGN STANDARDS

DRAFT COPY-

Division 1.- GENERAL CONDITIONS

DEFINITIONS

The following words, terms, and phrases, when used in this article, shall have the meanings as described to them in this section. Unless specifically defined below, words and phrases used in this article shall be interpreted so as to give them the meaning they have in common usage and to give this article its most reasonable application.

- *Buffer* means a designated space inside and along RV park boundaries, in which no structures, parking areas, RV spaces or recreational equipment shall be constructed.
- *Commercial business means an individual or business, occupation, profession, or activity who provides a service, sells physical products, engages in with the object of financial gain, benefit, or advantage, either directly or indirectly.*
- *Motorhomes* are a type of recreational vehicle offering mobile living accommodation, which have their own motor power. They may also be designated as motor coaches, campers or camper vans.
- *Open Space* means any area within an RV park that is primarily intended for the common enjoyment and recreational use of RV park occupants. Open space is not to include park buffers, interior roads, parking areas, service buildings or park offices.
- *Park model RV* is a trailer type RV that is designed to provide temporary accommodation for recreation, camping or seasonal use. PMRVs are built on single chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet.
- *Park office* means any structure for the purpose of keeping and maintaining all records pertinent to the use, operation and maintenance of an RV park. This shall be the office of the park attendant.
- *Permanent habitation means occupying a RV space for a period of two (2) or more months.*
- *RV park* means a parcel of land in which RVs can stay overnight, or longer, in allotted spaces known as RV spaces. RV parks usually provide water, sewer, electricity, sanitary facilities and outdoor recreational facilities.
- *RV Space* means a space or area within an RV park designated for temporary occupancy by RV, tiny home, or tent campers. Also referred to as "site."
- *RV stands for Recreational Vehicles.* RVs can be motor vehicles or trailers that are designed with temporary living quarters for recreational, camping or travel use.
- *Service building* means any structure within an RV park which contains toilets, lavatories and bathing facilities. It may also include laundry facilities, a vending area or other service type facilities for park occupant use.
- *Trailers* are vehicles equipped with living accommodation that require to be mounted on or drawn by another vehicle. They may also be designated as caravans.

AUTHORITY

This chapter and the land use and development standards and subdivision regulations pertaining thereto are enacted under the authority of and pursuant to S.C. Code 1976, title 6, chapter 29, as amended.

(Code 2000, § 38-1; Ord. No. 99-006, § 1, 7-20-1999)

PURPOSE

The purpose of this chapter is to establish rules, regulations, and minimum design standards for RV parks in Anderson County in order to better accommodate RVs, and to provide for an orderly, safe and healthy environment for park occupants.

ADMINISTRATION AND ENFORCEMENT

- *Applicability to all lands in unincorporated areas subject to Anderson County Code of Ordinance Chapter 24 Land Use and Development Standards Ordinance.* No land shall be used, occupied, or developed, for recreational vehicle park purposes except in conformity with the regulations as herein established.
- *Permits.* No development permit shall be issued for any parcel or plat of land for the development of a recreational vehicle park after the effective date of, and not in conformance with, the provisions of this article; and no excavation of land or construction of any public or private improvements shall occur or be commenced except in conformity with the provisions of this article.
- *Amendments.* The Planning Commission or County Council may, from time to time, propose amendments for adoption by the Anderson County Council to alter the provisions imposed by these recreational vehicle park regulations. Public hearings on all proposed amendments shall be held by the planning commission in the manner as prescribed by state law.
- ~~Conditions. Regulations for the development of a recreational vehicle park must have reasonable conditions. The developer has the duty of compliance with reasonable conditions laid down by the planning commission for the design, dedication, improvements, and use of the land within the development.~~
- ~~Restrictions RV spaces within an RV park, as defined under this article, shall not be sold.~~

DIVISION 2.-RV PARK STANDARDS AND REQUIREMENTS

After the effective date of this article, no RV park within the jurisdiction of unincorporated areas subject to Anderson County Code of Ordinance Chapter 24 Land Use and Development Standards Ordinance shall be established or expanded to cover more land or add additional spaces until provisions of this article have been satisfied. This chapter shall apply to all RV Parks as defined as defined below. Facilities provided in existing RV Parks may be continued in use providing such facilities do not constitute a recognized health or safety hazard.

APPLICATION PROCEDURES

Whenever a new recreational vehicle park or the extension of an existing park is proposed, before any contract is made for the construction, and before any permit shall be granted, the owner/developer of the proposed RV park shall apply for and secure approval of such proposed RV park in accordance with the following procedure, which includes the following steps:

DIVISION 3.-REVIEW, SUBMISSION, AND APPROVAL OF PLANS

Preliminary Park Plan

The planning department shall advise the developer of general compliance with the requirements of this article. The Sketch Park plan shall contain such information as:

Name of park

- owner's name and address,
- boundaries of the property and total acreage of the property and area to be developed,
- conceptual space layout, street layout and cross sections,
- utility easements, streams, boundary of flood hazard areas, wetlands, watershed,
- type and location of water and sewer facilities,
- proposed uses on the property other than Park Model RV.,
- general location and types of buildings,
- and proposed open space.

The preliminary park plan will be needed to acquire health department and SCDHEC approval.

Submission

Following the preliminary park plan review and prior to the construction or alteration of RV park, the developer shall make application with the planning department for a permit to construct or expand a park. The developer shall present two copies of the development plans containing the required information explained above, to the land use office which shall determine that the site plan is in conformity with the requirements of this article. The county planning office shall enlist the advice of applicable agencies and within 30 days after submission of the development plans, approve the plans, disapprove the plans, or approve the plans subject to changes required by the permit office.

~~• IF the development plans are disapproved or changes are required with which the developer does not concur, the developer may submit the development plans to the planning commission.~~

The deadline for the application to be reviewed by the planning commission is the 1st day of the month. The application will be received and integrated to the regularly scheduled meeting of the county planning commission in which it would take place the following month.

- The owner of the RV park shall provide documentation identifying how the park will provide adequate facilities for solid waste storage, collection and disposal.

Approval

The Anderson County Planning Commission staff shall review all final RV park plans to determine if the proposed plan is in accordance with the design standards set forth in this article. All RV parks that are reviewed by the planning department shall have recourse to the planning commission, if applicable.

The planning commission at its regularly stated meeting shall review variance of developers, or parks under their direct review, and shall approve, conditionally approve, or disapprove the plan.

If approved conditionally the conditions and reasons therefore shall be stated and if necessary, the planning commission shall require the developer to submit a revised plan. If the planning commission should disapprove the plan the reasons for such action shall be stated and recommendations made for plan approval. The developer shall submit a revised plan.

Approval of the plan by the planning commission is authorization for land use and the building and codes officer to issue a construction permit to the developer.

The granting of final development approval on a proposed recreational vehicle park is limited to a period of one year from the date approval is granted by the planning commission. The Land Development Administrator shall have the authority to grant (2) 6 months extensions to this requirement upon exigent circumstances to warrant such extension. Failure to begin within the one-year approval time frame and any granted extension, preliminary approval is revoked and will necessitate complete reapplication to the planning commission.

DIVISION 4.- INSPECTION OF RV PARKS

Before occupancy of the RV park may occur, a final inspection of the RV park for conformance with the approval plan shall be conducted by the state health authority and by the county land use office.

The permit office is hereby authorized to make periodic inspections to determine the condition of the RVs and RV parks located within the jurisdiction of this article in order that they may perform their duties of safeguarding the health and safety of occupants of RV parks and of the general public.

DIVISION 5.- NOTICES, HEARINGS, AND ORDERS

Whenever the permit office determines that there are reasonable grounds to believe that there has been a violation of any provision of this article, notice of such alleged violation shall be given to the owner or agent of the park, as hereinafter provided.

Such notice shall:

- be in writing.
- include a statement of the reasons for its issuance.
- allow 15 days for the performance of any act it requires.
- contain necessary language to effect compliance with the provisions of these regulations.

Upon receipt of such petition, the permit office shall set a time and place within ten days for such hearing and shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard, and to show why such notice should be modified or withdrawn, provided that upon application of the petitioner, the inspector may postpone the date of the hearing for a reasonable time.

When a permit to operate a RV park has been revoked, the property owner is responsible to notify all occupants of the revocation and give notice that they must vacate the park within 30 days

DIVISION 6.- GENERAL OPERATION AND MAINTENANCE REQUIREMENTS

General Operation

A park attendant must be on duty within the park at all times. An administrative park office within the RV park is required. Registration records must be kept on the occupancy of all RV parks. As a minimum, the registration form must have space for name, date, and permanent mailing address.

Permanent habitation is not permitted. **Permanent habitation means occupying a space for a period of two (2) or more months as defined in Division 1 Definitions.** Recreation vehicles are not designed for such purpose. RV park operators shall provide proof of the temporary nature of users upon request from the enforcement officer. RVs shall be fully licensed and must be ready for highway use. To be ready for highway use, the RV shall be on wheels or a jacking system, be attached to the RV space only by quick disconnect type utilities.

Operator shall provide for continued maintenance of landscaping and buildings and shall comply with all SCDHEC rules and regulations governing the sanitation and operation of RV parks. Service buildings shall be maintained in a sanitary condition at all times. Park areas shall be kept free of litter at all times. The operator shall be responsible for the control of nuisances within the park and will ensure that rules of order are posted and enforced. The operator will ensure provisions of this code are followed.

Accessory uses and amenities.

Uses permitted within an RV park may include RV spaces, recreational facilities, common facilities (laundry, dining, parking, etc.) and bathhouses, administrative or management park offices. **These shall be placed no closer than 150 feet from any exterior park boundary.**

RV parks ~~may~~ are allowed to have one caretaker to reside within the park. This will be the only permanent residential structure within the RV park.

Grounds maintenance and solid waste

The storage, collections, and disposal of solid waste in the RV park shall be so conducted as to create no health hazards or pollution.

All solid waste shall be stored in standard fly tight, watertight, rodent proof containers, with a capacity of not more than ~~fifty (50) gallons~~ **change to ninety (95) gallons** and be located not more than one hundred fifty (150) feet from any RV space. In the alternative, a commercially acceptable green box collection container may be used.

All solid waste shall be collected at least weekly. Where suitable collection service is not available from municipal or private agencies, the RV park operator shall provide this service. All solid waste shall be collected in covered vehicles and disposed of in accordance with the county solid waste ordinance.

DIVISION 7.-TRAFFIC CIRCULATION AND STREET DESIGN

RV Park streets and roadways shall be designed to provide safe and convenient access to all spaces and park facilities.

Parking shall not be allowed on park

streets. Interior roads ~~shall~~ must

- Be privately owned by the RV park and designed to accommodate all types of RVs.
- Have a minimum width of 24 feet for a two-way road or ~~20~~ 12 feet for a one-way road. Have a turning radius of 45 feet on **all** curves.
- Be either paved or graveled to a width of at least twenty (20) feet.
 - o If streets are to be graveled, a minimum of four (4) inches of aggregated base course (ABC) No. 7 stone shall be used.
- Be a continuous path of travel throughout the park. No roadway shall dead-end.
- Meet the design standards of public street line if they are connected to the latter, for a distance of 40 feet from the property.
- Have speed limits coherent with their surroundings. Vehicle speeds must be kept slow due to the pedestrian nature of parks and local wildlife. Speed reduction humps or dips are permissible in the roadway, but they must be painted with appropriate signs indicating the hump or dip along the roadway.
- Each RV Park ~~shall~~ must have only one (1) entrance with the exception for emergency vehicles or if traffic conditions require a second entrance based upon a traffic study.
- Safe pedestrian access ~~shall~~ must be offered throughout the park.
- Provide a parking pad for each RV and must not be smaller than 10' in width by 35' length.

Roads are to be maintained by the owner or operator of the park in a manner to be free from potholes, breaks in the pavement, ponding of water during rainy periods, excessive washing of drainage ditches, and other associated problems which would impede or cause hazards to motor vehicles.

DIVISION 8.- RV PARKS NAME, ROADNAMES, AND ADDRESSES.

The names of RV parks and roads within such parks shall not duplicate or be phonetically similar to the names of existing mobile home parks, RV parks and road names in the county.

- Where proposed streets are continuations of existing streets; the existing road names shall be used.
- Property address numbers shall conform to the street naming and house numbering ordinance and shall be assigned by the E-911 addressing department.
- An application "ANDERSON COUNTY E911 ADDRESSING REQUEST FORM" must be submitted, according to the development plans.

DIVISION 9.- OPEN SPACE

The developer preserves open space, tree cover, scenic vistas, natural drainageways, and outstanding natural topography, whenever possible. RV spaces, accessory structures, administrative park offices,

among other structures may be clustered to protect sensitive areas, such as wetlands, historic sites/cemeteries, endangered species habitat, or prime agricultural land. In these cases, the developer and the general public would not have access to these preserved areas. The following requirements shall be met:

- All property designated as open space shall be delineated on the preliminary plan.
 - A breakdown of open space in floodplain and on steep slopes should be shown on the preliminary plan in total acres and percentages of gross acres.
 - The open space on the preliminary plan should have meaningful dimensions, proportions, and placement.
- The required open space must be directly accessible to the largest practical number of lots within the development.
- A minimum of 20 percent of the total RV park area shall be set aside and maintained as landscaped open space for the recreational use of park occupants.
- Outdoor recreational facilities, such as open picnic structures, swimming pools, tennis courts, shuffleboard, volleyball courts, walking trails, playground equipment, horseshoe pits, etc., may be permitted in the landscaped open spaces.
- Parking spaces, driveways, buffers, access roads, RV spaces or any area required for setbacks as set forth in this chapter, are not considered to be usable open space.

The owner or developer shall be responsible for its continuing upkeep and proper maintenance of the open space.

DIVISION 10.- BUFFERS, SCREENING, AND SETBACKS

A minimum of 25-foot landscape buffer shall separate the RV park and a public road. The landscape buffer shall be maintained by the developer at all times. The landscape buffer shall include permanent structures, fences, or gates.

DIVISION 11.- RV PARK SIZE AND DENSITY RESTRICTIONS

The site shall be at least 2 acres. A maximum of six (6) RV spaces per acre shall be allowed **if serviced by a septic tank by SCDHEC guidelines. If serviced by sewer, the sewer provider will determine the maximum number of spaces per acre based upon sewer capacity.**

RV space Design Standards

- A minimum net space of ~~six hundred ninety (690)~~ five hundred **540** square feet is required for each RV space.
- In the location and spacing of RV spaces, there shall be a minimum of at least ten (10) feet between RV and/or structures.
- All grading activities for RV spaces must follow the county's land disturbance ordinance if the site disturbs one (1) acre or more and or SCDHEC where applicable to prevent runoff.
- Each RV space shall be located on ground not within the one hundred (100) year flood plain or

meet requirement of Anderson County Flood Damage Prevention Ordinance.

- Bathhouses facilities shall be located within 400 feet of any RV space. Handicapped access to restroom facilities is required.

DIVISION 12.- UTILITIES, SIGNAGE, NAMES, AND INDICATION

RV park shall be supplied by water and sewer systems approved by the SCDHEC for septic tanks. All plans and specifications shall be submitted with the request.

Water supply

An accessible, adequate, safe and potable supply of water under pressure shall be provided in every RV Park. Potable water supply from a public utility or a distributor holding a valid permit from the state shall be made available for each RV site. Water supplies from other sources shall be approved by the DHEC.

Fire flow requirements as required by the NFPA must be met. Fire hydrants shall be installed throughout all RV Parks as described in the FIRE PROTECTION ORDINANCE if proper size water main is available.

Sewage disposal

Adequate and safe sewerage collection systems shall be provided in all RV parks for the conveyance and disposal of all sewage. Sewer hookup through the county's wastewater utility or private provider shall be made available for each RV space. All plumbing in the RV Park shall comply with state and local regulations. Sewerage facilities shall be placed at a minimum of 20 feet from adjacent property line. If sewer is not available then, SCDHEC may approve for a septic system.

Electricity

Each RV space shall be equipped with an electrical outlet supplying at least 110 volts up to 220 volts, installed in accordance with applicable state electrical codes. Adequate electric system shall be provided at all times.

SAFETY

Fire protection

Fires shall be made only in equipment intended for such purposes and placed in safe and convenient locations, where they will not constitute fire hazards to vegetation and RVs. No ground fires are allowed. Portable fire extinguishers shall be kept in service buildings and maintained in operating condition. Fire flow requirements as described by the NFPA must be met when setting up the park's water supply system where proper sizeable water mains are available.

Lighting

All roadways, walkways, parking areas, sanitary facilities, storage areas, and recreational facilities within the park shall be adequately lighted at night, to provide safe access. Light shall be non-glaring, energy efficient, so arranged as to confine direct lighting downward and not leave the site.