

STATE OF SOUTH CAROLINA)
)
COUNTY OF EDGEFIELD)

ORDINANCE NO: 21-22-790

AN ORDINANCE TO REVOKE CURRENT CHAPTER 24-79 OF THE EDGEFIELD COUNTY LAND ORDINANCE AND REPLACE WITH NEW CHAPTERS 24-79 AND 24-91 OF THE EDGEFIELD COUNTY LAND ORDINANCE

WHEREAS, the Edgefield County Planning Commission at its meeting on September 8, 2022, reviewed proposed changes to Chapters 24-79 of the Edgefield County Land Development Ordinance, and;

WHEREAS, the Edgefield County Planning Commission adopted by unanimous vote on September 8, 2022 a motion to recommend that the County Council approve revoking Chapter 24-79 (Camps and Recreational Vehicles) of the Edgefield County Land Development Ordinance and replace the chapter with two new chapters, to wit, revised Chapter 24-79 (Recreational Vehicle Parks) and Chapter 24-91 (Camp Grounds) [See Exhibit C]; and;

WHEREAS, the Edgefield County Planning Commission hereby submits two proposals for Chapter 24-79 [See Exhibits A and B] and requests Council decide on the appropriate language for the Ordinance

WHEREAS, Council agrees that it is in the best interest of the citizens of Edgefield County due to the difference in long term and short-term rental uses those regulations for Recreational Vehicles need to be separate for regulations of Camp Grounds,

NOW THEREFORE BE IT ENACTED BY THE EDGEFIELD COUNTY COUNCIL THAT:

1. Chapter 24, Article III, Sections 24-79 of the Edgefield County Land Development Ordinance is hereby deleted and replaced with Exhibit ____ as a new Section 24-79 of the Edgefield County Code of Ordinances.
2. New Chapter 24-91, which is attached as Exhibit C, shall be added to the Edgefield County Code of Ordinances.
3. Under the pending ordinance doctrine, this ordinance will be effective after advertisement for the public hearing.
3. All provisions in other County Ordinances in conflict with this Ordinance are hereby repealed.
4. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid

provision or application and to this end, the provisions of this Ordinance are severable.

5. This Ordinance shall be become effective upon adoption on third reading by Council.

Edgefield County Council

Dean Campbell, Chair

ATTEST:

Aretha Eubanks, Clerk to Council

First Reading: _____

Second Reading: _____

Third Reading: _____

Public Hearing: _____

Exhibit B

Sec 24-79 Recreational vehicle parks

Recreational vehicle parks, where permitted by table 1, [section 24-31](#), shall comply with the following site and design standards.

- (1) The site shall be at least five acres and shall not exceed fifteen acres.
- (2) The site shall be developed in a manner that preserves natural features and landscape.
- (3) The site and vehicle parking areas shall be designed in a uniform and orderly manner.
- (4) A trash convenience center(s) is required and shall include the following:
 - a) Adequate for the total number of vehicles and the users thereof
 - b) Shall be located on site with weekly trash removal service for receptacles.
 - c) Screening around trash receptacles shall be designed as specified by [section 24-108](#) and as depicted under “Dumpster Screening”.
- (5) The following dimensional requirements shall serve as parameters beyond which development shall not exceed:
 - a. Maximum impervious surface ratio shall not exceed 15 percent of the project site.
 - b. Minimum setbacks for all structures and recreational vehicles shall be:
 1. Street frontage: 150 feet.
 2. All other property lines: 50 feet
 - c. Maximum density shall not exceed seven vehicles per acre.
 - d. Bufferyards shall be as specified by [section 24-107](#).
- (6) Deleted
- (7) Areas designated for parking and loading or for trafficways shall be physically separated from public streets by suitable barriers against unchanneled motor vehicle ingress and egress. All drives shall be located at least 150 feet from any street intersection and shall be designated in a manner conducive to safe ingress and egress.
- (8) All streets within RV parks shall be:
 - a) private and not public.
 - b) gravel or paved
 - c) regularly and properly maintained.
- (9) Each park site shall be serviced by public water and sewer or other systems approved by DHEC.
- (10) There shall be a minimum spacing between recreational vehicles of 25 feet
- (11) No bath house or laundry facilities shall be permitted on the property.
- (12) No outside storage shall be allowing including but not limited to inoperable or unused Vehicles and recreational vehicles.

Exhibit C

Sec. 24-91 – Camp grounds

Camps, where permitted by table 1, [section 24-31](#), shall comply with the following site and design standards:

- (1) The site shall be at least **fifteen** acres.
- (2) The site shall be developed in a manner that preserves natural features and landscape.
- (3) The following dimensional requirements shall serve as parameters beyond which development shall not exceed:
 - a. Maximum impervious surface ratio shall not exceed 15 percent of the project site.
 - b. Minimum setbacks for all structures and recreational vehicles shall be:
 1. Street frontage: 100 feet.
 2. All other property lines: 50 feet.
 - c. Maximum density shall not exceed five camp sites per acre.
 - d. Bufferyards shall be as specified by [section 24-107](#).
- (4) Areas designated for parking and loading or for trafficways shall be physically separated from public streets by suitable barriers against unchanneled motor vehicle ingress and egress. All drives shall be located at least 150 feet from any street intersection and shall be designated in a manner conducive to safe ingress and egress.
- (5) All streets within Camp Grounds shall be:
 - a) private and not public.
 - b) gravel or paved
 - c) regularly and properly maintained.
- (6) Each park site shall be serviced by public water and sewer or other systems approved by DHEC.
- (7) There shall be a minimum spacing between sites of 50 feet.
- (8) Sites in camp grounds shall not be occupied longer than 30 consecutive days by the same tenant.
- (9) Laundry facilities shall not be provided at camp ground facilities.
- (10) A trash convenience center(s) is required and shall include the following:
 - a.) Adequate for the total number of vehicles and the users thereof
 - b.) Shall be located on site with weekly trash removal service for receptacles.
 - c.) Screening around trash receptacles shall be designed as specified by [section 24-108](#) and as depicted under “Dumpster Screening”.