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JANET C. HASTY
CLERK OF COURT
KERSHAW COUNTY, S.C.



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**FILED FOR RECORD AT CLERK OF COURT
FOR
ORDINANCE NO. 114.2024
BY CLERK TO COUNTY COUNCIL
HANNAH PARLER**

FILED FOR RECORD
2024 AUG 14 PM 3:45

JANET C. HASTY
CLERK OF COURT
KERSHAW COUNTY, S.C.

STATE OF SOUTH CAROLINA)
)
COUNTY OF KERSHAW)

ORDINANCE NO. 114.2024

AN ORDINANCE

TO AMEND THE KERSHAW COUNTY, SOUTH CAROLINA UNIFIED CODE OF ZONING AND LAND DEVELOPMENT REGULATIONS, SECTION 3:3.5 CAMPS AND RECREATIONAL VEHICLE PARKS, TO MODIFY THE DIMENSIONAL REQUIREMENTS FOR MAXIMUM IMPERVIOUS SERVICE RATIOS TO ALLOW FOR AN IMPERVIOUS SURFACE RATIO OF THIRTY-FIVE (35) PERCENT OF THE PROJECT SITE.

Be it ordained by the Council of Kershaw County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

- (a) Christopher Renfroe submitted a petition to the Kershaw County Planning and Zoning Commission seeking an amendment to the Kershaw County, South Carolina Unified Code of Zoning and Land Development Regulations (ZLDR), Section 3:3.5 Camps and Recreational Vehicle Parks, to modify the dimensional requirements for maximum impervious service ratios to allow for an impervious surface ratio of thirty-five (35%) percent of the project site.
- (b) Increasing the maximum allowed impervious surface ratio to thirty-five (35%) percent for Camps and Recreational Vehicle Parks is consistent with Kershaw County’s allowance of a maximum impervious surface ratio of forty (40%) percent for other property uses in Kershaw County that are commercial in nature.
- (c) Other local governments in the region allow for impervious surface ratios of thirty-five (35%) percent for the Camps and Recreational Vehicle Parks property use type.
- (d) The proposed amendment will allow Camp and Recreational Vehicle Park owners in Kershaw County to be economically competitive with similar businesses in nearby communities by conforming the maximum allowed impervious surface ratio for Camps and Recreational Vehicle Parks in Kershaw County to match the maximum allowed impervious surface regulations of those nearby communities.
- (e) The Kershaw County Planning Commission considered the proposed text amendment at its meeting on June 10, 2024, and by a 5:0 vote recommended approval of the proposed text amendment.

Section 2. Amendment of the Kershaw County, South Carolina Unified Code of Zoning and Land Development Regulations (ZLDR)

Section 3:3.5 Camps and Recreational Vehicle Parks, Uses and Standards is amended as set forth on Exhibit 1 attached hereto and incorporated herein by reference.

Section 3. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Kershaw County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this 23rd day of July, 2024.

KERSHAW COUNTY, SOUTH CAROLINA


Jimmy Jones, Vice Chair, County Council

ATTEST:


Hannah Parler, Clerk to Council

First Reading: June 25, 2024
Second Reading: July 9, 2024
Public Hearing: July 23, 2024
Third Reading: July 23, 2024



Ordinance 114.2024

**Kershaw County,
South Carolina Unified Code
of
ZONING AND
LAND DEVELOPMENT
REGULATIONS**

KERSHAW COUNTY PLANNING AND ZONING COMMISSION

REQUEST FOR TEXT AMENDMENT BY CHRISTOPHER RENFROW (CASE 24-19)

PROPOSAL: TO AMEND THE KERSHAW COUNTY, SOUTH CAROLINA UNIFIED CODE OF ZONING AND LAND DEVELOPMENT REGULATIONS, SECTION 3:3.5 CAMPS AND RECREATIONAL VEHICLE PARKS, TO MODIFY THE DIMENSIONAL REQUIREMENTS FOR MAXIMUM IMPERVIOUS SERVICE RATIOS TO ALLOW FOR AN IMPERVIOUS SURFACE RATIO OF THIRTY-FIVE (35) PERCENT OF THE PROJECT SITE.

STAFF REPORT
KERSHAW COUNTY PLANNING AND ZONING COMMISSION
(June 10, 2024 Meeting)

Request #: 24-19

Applicant: Christopher Renfrow

Proposal: TO AMEND THE KERSHAW COUNTY, SOUTH CAROLINA UNIFIED CODE OF ZONING AND LAND DEVELOPMENT REGULATIONS, SECTION 3:3.5 CAMPS AND RECREATIONAL VEHICLE PARKS, TO MODIFY THE DIMENSIONAL REQUIREMENTS FOR MAXIMUM IMPERVIOUS SERVICE RATIOS TO ALLOW FOR AN IMPERVIOUS SURFACE RATIO OF THIRTY-FIVE (35) PERCENT OF THE PROJECT SITE.

Background Summary:

(a) Christopher Renfroe submitted a petition to the Kershaw County Planning and Zoning Commission seeking an amendment to the Kershaw County, South Carolina Unified Code of Zoning and Land Development Regulations (ZLDR), Section 3:3.5 Camps and Recreational Vehicle Parks, to modify the dimensional requirements for maximum impervious service ratios to allow for an impervious surface ratio of thirty-five (35%) percent of the project site.

(b) Increasing the maximum allowed impervious surface ratio to thirty-five (35%) percent for Camps and Recreational Vehicle Parks is consistent with Kershaw County's allowance of a maximum impervious surface ratio of forty (40%) percent for other property uses in Kershaw County that are commercial in nature.

(c) Other local governments in the region allow for impervious surface ratios of thirty-five (35%) percent for the Camps and Recreational Vehicle Parks property use type.

(d) The proposed amendment will allow Camp and Recreational Vehicle Park owners in Kershaw County to be economically competitive with similar businesses in nearby communities by conforming the maximum allowed impervious surface ratio for Camps and

Recreational Vehicle Parks in Kershaw County to match the maximum allowed impervious surface regulations of those nearby communities.

For reference: Definitions of Impervious Surface and Impervious Surface Ratio:

Impervious Surface - Impervious surfaces are those that do not absorb water. All buildings, paved parking areas, driveways, roads, sidewalks, and any areas in concrete or asphalt shall be considered impervious surfaces within this definition unless constructed of specified pervious material. In addition, other areas determined by the Planning Official to be impervious within the meaning of this definition also will be classed as impervious surfaces.

Impervious Surface Ratio - The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within a site by the total site area.

Planning Commission Options:

Reviewing a request for a text amendment the Planning and Zoning Commission may:

1. Forward a favorable recommendation to the Kershaw County Council
2. Forward an unfavorable recommendation to the Kershaw County Council
3. Continue to the review to the next Planning Commission Meeting

The Kershaw County Council makes all final decisions regarding text amendment applications. Kershaw County Council must also hold a public hearing for this text amendment prior to third reading of the amendment ordinance.

Attachments:

- Petition for Text Amendment
- Exhibit 1: Text amendment language, 3:3.5 Camps and RV Parks
- Draft County Council Ordinance for reference

Planning and Zoning Commission Action Summary

On June 10, 2024 at the regularly scheduled Planning and Zoning Commission meeting, members present were Fiona Martin, Libby Davis, Clifton Emmons, Ned Towell, and Robert Horton. Heather Dykes and Lanny Gunter were absent.

After the staff presentation and hearing from the applicant, Chris Renfrow, Ned Towell made a motion that the Planning and Zoning Commission recommend approval of the text

amendment, with a second by Mr. Horton. There was general discussion among the commission members to clarify the proposed text amendment.

The vote on the motion to recommend approval of the text amendment carried unanimously 5:0, and therefore the matter has been referred to the Kershaw County Council with a recommendation for approval.

Kershaw County Planning and Zoning Department
 515 Walnut Street, Room 160, Camden, SC 29020 803-425-7233



rec'd 4/18/24

PETITION TO PLANNING AND ZONING COMMISSION FOR
 A TEXT AMENDMENT TO THE UNIFIED CODE OF ZONING AND LAND
 DEVELOPMENT REGULATIONS

DATE: 4/17/2024	REQUEST NO.: 24-19
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APPLICANT

NAME: Christopher Renfroe	E-MAIL renfroeentertainment@kshco.com		
MAILING ADDRESS: 1529 Fort Jackson	CITY: Lugoff	STATE: SC	ZIP: 29078
TELEPHONE: 803-599-0025	CELL: 611	FAX: these still exist?	

PURPOSE OF PROPOSED AMENDMENT:

Florence county Allows 35%

most other realstate projects Allow up to 40%

PROPOSED TEXT AMENDMENT: The applicant requests that Section 3:3.3-3A of the Kershaw County Zoning and Land Development Regulations be amended to read as follows: (If more space is needed, use a separate sheet.)

Maximum impervious surface ration shall not exceed 35% of the project site.

SIGNATURE: Chris Renfroe DATE: 4/17/2024



~~Indicates Matter Stricken~~
Indicates New Matter

3:3.5 Camps and Recreational Vehicle Parks

- A. **Use and Standards** - Camps and recreational vehicle (RV) parks, where conditionally permitted by Table 3-3, shall comply with the following site and design standards listed below. Such parks are considered temporary occupancy, therefore no occupied recreational vehicle or trailer will be allowed to remain in a park on a permanent basis.
1. The site shall be at least two (2) acres in size.
 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 ~~fifteen (15)~~ thirty-five (35) percent of the project site.
 - b. Minimum setbacks for all structures and recreational vehicles shall be:
 - i. Street frontage: Fifty (50) feet
 - ii. All other property lines: Twenty-five (25) feet
 4. Maximum density shall not exceed twelve (12) recreational vehicles per acre.
 5. Buffering, screening, open space, and landscaping shall be as specified by provisions of this ordinance.
 6. Camping and RV park facilities shall be physically separated from public streets by channeling facility access to reverse frontage roads or single ingress and egress points. 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.
 7. All streets and driveways within RV Parks shall be private and not public.
 8. Each park site shall be serviced by public water and sewer systems approved by SCDHEC and the Kershaw County Utilities Department.
 9. Two (2) parking spaces shall be provided at each campsite plus an additional common parking area to accommodate one (1) parking space per campsite.
- B. **Registration of Occupants and Guests** - Every owner or manager of a camp or RV park shall maintain a register containing a record of all campsite or RV occupants (guests). Such register shall be maintained for two years and made available for inspection by law enforcement and code enforcement officials. Such register shall contain:
1. Names of all campsite or RV occupants (guests).
 2. Make and license number of the RV.
 3. Dates of arrival and departure of RV or occupants of a campsite.