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STATE OF SOUTH CAROLINA)

COUNTY OF LAURENS)

ORDINANCE #872

**AN ORDINANCE ESTABLISHING REGULATIONS FOR
CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS.**

SEE THE ATTACHED ORDINANCE, DATED OCTOBER 13, 2020.

ORDINANCE 872
AN ORDINANCE ESTABLISHING REGULATIONS
FOR CAMPGROUNDS AND
RECREATIONAL VEHICLE PARKS

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SECTION 1 PURPOSE AND AUTHORITY

1.1 Purpose

The purpose of this Ordinance is to better accommodate Campgrounds and Recreational Vehicle Parks within the unincorporated areas of Laurens County; to minimize any adverse effects of said properties, both physically and psychologically; to provide a sound, orderly and healthy environment sufficient to meet the needs of property inhabitants; to establish rules and regulations for the development of said recreational properties. It is the intent of the Laurens County Council to encourage economic growth, therefore county officials, departments and agencies shall give all due consideration to the proper and fair enforcement of this ordinance.

1.2 Authority

The Legislature of the State of South Carolina has in Title 4 of the Code of Laws of South Carolina, 1976, as amended, delegated the responsibility to local governmental units to adopt regulations and policies for the public health, safety, convenience, order, prosperity and general welfare of its citizenry. Further, the responsibility of general planning functions is delegated to the Laurens County Planning Commission.

1.3 General Requirements / Applicability

All Campgrounds and Recreational Vehicle Parks sited within Laurens County for the first time must comply with the following regulations. Existing campgrounds and recreation vehicle parks in operation at the time of the adoption of this Ordinance shall be exempt for the life of the business, provided, however, such existing park shall not be expanded or extended except in conformance with this Ordinance; and must be permitted and inspected by the Laurens County Building Codes Department. Compliance with this Ordinance will only effect new growth of an existing park or campground. These regulations shall apply to the unincorporated areas in Laurens County. However, where sections conflict or overlap, whichever imposes the most stringent restrictions shall prevail.

SECTION 2 DEFINITIONS

- 1) Appeals Committee - The Appeals Committee (i.e. The Laurens County Planning Commission) considers and decides appeals as requested concerning this Ordinance.
- 2) Bathhouse - a permanent structure containing water closets, hand lavatories, showers, and other similar fixtures.
- 3) Buffer - means a portion of a yard, which contains fences, walls, berms and plantings located along the perimeter of a parcel of land to lessen the impact of noise, land use intensity and light on adjoining property. The area used in the buffer must be a portion of the property under development and may be a portion of the rear, side or front yard setback requirement.
- 4) Camp - land and facilities of camp character intended to provide a temporary outdoor living experience for individuals or groups. For the purpose of this regulation, "camp" shall refer to Family Campground and Resident Camp.
- 5) Campground and Recreational Vehicle (RV) Parks – Any parcel or tract of land under the control of any person, organization, or the governmental entity wherein three or more recreational vehicle, recreational park trailer, and / or other camping unit sites are offered for use by the public or members of an organization.
- 6) Campground, recreational – Private property that is used for recreational sport and provides two or less campsites. Such properties may include hunting, fishing, horse riding, and motor sports operations.
- 7) Campsite- A specific area within a recreational vehicle park or campground that is set aside for use by a camping unit.
- 8) Camping Unit – A portable Structure, shelter, or vehicle designed and intended for occupancy by persons engaged in RVing or camping.
- 9) DHEC / Department - the South Carolina Department of Health and Environmental Control and its authorized representatives.
- 10) Domicile - Place where a person has his or her fixed or legal address, or permanent residence (home), and to which he or she intends to return if currently residing elsewhere. Verified by driver's license, voter registration, or receiving mail address.
- 11) Exposed surface - Ground area composed of barren soil without any vegetation or other means to prevent soil erosion.
- 12) Permit - a written document issued by the Codes Department authorizing a person to operate a Campground pursuant to this regulation.

- 13) Legal Resident – shall mean the permanent home or dwelling place owned by a person and occupied by the owner thereof and where he/she is domiciled.
- 14) Person - any individual, firm, company, corporation, association, government entity, or similar organization.
- 15) Recreational Vehicle (RV) - A vehicle or slide-in camper that is primarily designed as temporary living quarters for recreational, camping, or seasonal use; has its own motive power or is mounted on or towed by another vehicle; is regulated by the National Highway Traffic Safety Administration as a vehicle or vehicle equipment; does not require a special highway use permit for operation on the highways; and can be easily transported and set up on a daily basis by an individual (NFPA 1192).
- 16) Sewage - liquid and solid human body wastes and the liquids generated by water-using fixtures and appliances (toilets, sinks, tubs, showers, and washing machines, etc.) from any residence, place of business, or place of public assembly. For purpose of this regulation, sewage shall not be construed to include industrial process wastewater.

SECTION 3 CAMPGROUND AND RECREATIONAL VEHICAL PARK REQUIREMENTS

- 1) RV's used for permanent residential, use where domicile is established must comply with Laurens County Mobile Home Regulations. Transient, temporary, Non-residential applications continue to apply to this regulation. Note: RV's used for permanent residential purposes need to be classified as homes for the purposes of safety, taxes, paying for county services to include schools, hospital, emergency services, trash and landfill, elections.
- 2) The minimum acreage for an RV Park/Campground shall be three (3) contiguous acres not separated by highways. (Note - the same as a mobile home park because of the interchangeability of parks reverting to permanent campers having domicile.)
- 3) Mixed use of Mobile Home Park and Campgrounds is acceptable where the higher standard, Mobile Home Park, applies.
- 4) Adopt NFPA 1194 Standard for Recreational vehicle parks and campgrounds as a reference to assist any area not covered by ordinance or building codes
- 5) All construction, i.e.: porches, decks, steps, additions, awnings, covers, requires a building permit, inspection, and approval of Laurens County Building Codes office. All RV Parks and Campgrounds must comply with all applicable codes adopted by South Carolina and Laurens County. RV/Camp sites not in compliance with the codes will not be occupied.
- 6) RV's, Cabins, Tiny Homes must be built to the Residential building code or the NFPA 1192 Recreational Vehicle construction standard. Utility buildings are not constructed to either standard and are not permitted for temporary occupancy.
- 7) RV Parks and Campgrounds are commercial designations in accordance with the Laurens County Assessor's office and must have an operational issued by Laurens County Building codes. Their utility use should accordingly be designated as a commercial use. Commercial parks are required to file with the SCDOR for accommodations tax and sales tax all transient stays of 90 days or less. Failure to comply will require notification of the offending facility to SCDOR by county authorities.
- 8) All new RV Park construction as of the date of this regulation shall provide for fifty (50) feet of set back from adjoining neighboring properties or twenty-five (25) feet of set back from adjoining neighboring properties with an approved buffer (existing vegetation or structures may qualify for the buffer).

Modifications of existing RV Parks that are made after the date of this regulation shall meet the same requirements as set forth above.

- 9) RV parks and Campgrounds shall comply with the Americans with Disability Act, (ADA). Level, accessible sites of the appropriate size in accordance with the NFPA 1194 are a

requirement.

- 10) Areas of disturbed ground shall be covered or protected with vegetative growth capable of preventing soil erosion, and preserving natural features and landscape as much as possible.
- 11) Areas designated for parking and loading or for circulation shall be physically separated from public streets. All one-way drives shall be twelve feet (12') wide, and two-way drives shall be twenty feet (20') wide, and shall be located at least fifty (50) feet from any street intersection. All interior streets shall be private and not public, and shall be constructed with a four inch (4") compacted stone travel-way approved by the County Engineer. Street grades shall not exceed twelve percent (12%) (note: max 15% in county road standards, but 12% is standard).
- 12) Each Campsite shall be serviced by public water and sewer or other systems approved by DHEC or shall not be located less than one hundred fifty feet (150') from drinking water supply or five hundred feet (500') from a bathhouse.
- 13) Durable, watertight, refuse containers, with fly-tight covers sufficient to contain all refuse, shall be provided at each service building and sanitary waste station, or at a central storage area readily accessible and located not more than five hundred (500) feet from any camp or picnic site unless provided at the campsite. Refuse containers shall be provided at the rate of eight (8) cubic feet or sixty (60) gallons for each five (5) campsites or the equivalent thereof if containers are provided at individual sites. All camp trash and debris must be disposed of by a private qualified third-party provider.
- 14) No structure or addition can be attached to or supported by a recreational vehicle that would render the vehicle immobile. All structures and construction associated with Campgrounds or Recreational Vehicle Parks must be permitted and inspected by the Laurens County Building Codes Department.
- 15) All recreational vehicles located in camps within the unincorporated areas of Laurens County must have current Department of Motor Vehicle tags or be registered with the County as an untagged vehicle.
- 16) Bathhouse Requirements:
 - a) If every campsite within a camp is provided with pressurized drinking water and a sewer connection or dump station and only recreational vehicles containing self-contained bathing facilities are allowed use of the campsites, then this section's requirement can be omitted.
 - b) All Campgrounds shall have adequate toilet and bathing facilities.
 - c) No campsite shall be located more than five hundred feet (500') from an approved bathhouse.

- d) The following chart shall be used to determine the number of water closets, urinals, lavatories and showers to be provided in bathhouses.

Number of Campsites	Water Closets Men	Water Closets Women	Urinals Men	Lavatories Men	Lavatories Women	Showers Men	Showers Women
1-25	1	2	1	1	1	1	1
26-50	2	3	1	2	2	1	1
51-75	3	4	2	3	3	2	2
76-100	4	5	2	4	4	3	3

**For properties with more than one hundred (100) sites, there shall be one (1) additional toilet and lavatory per sex for each twenty-five (25) sites and one (1) additional shower per sex for each additional forty (40) sites. **

- e) Bathhouses and other toilet and bathing facilities shall be constructed of durable materials and shall be kept in good repair.

- 1) Structures must be made handicap accessible in accordance with the current adopted building codes; and
- 2) Floors, walls, and ceilings shall be constructed of durable, easily cleanable materials and shall be kept clean and in good repair; and
- 3) Adequate ventilation shall be provided to control odors and help prevent the accumulation of condensation; and
- 4) Adequate interior lighting shall be provided to facilitate cleaning operations; and
- 5) Toilet tissue shall be provided at each toilet; and
- 6) All showers and other bathing facilities shall be supplied with hot and cold water under pressure; and
- 7) Hand lavatories shall provide water.

- 17) The owner of the property or the operating agent shall be responsible for maintaining the camp in compliance with these regulations.

18) Campsite requirements:

- a) Each campsite shall be plainly marked and identified by a numbering system approved by the Laurens County E-911 Office.

19) Electrical services - All electrical services supplying power for camping units must meet the following requirements:

- a) Maximum service size of 100 amps or be designed and approved by the Building Official.
- b) All campers must be cord and plug connected to their service.
- c) Electrical outlets must be provided in accordance with the most current state adopted National Electrical Code.

SECTION 4 WATER AND SEWER REQUIREMENTS

- 1) Campgrounds shall be provided with safe public drinking water systems. Such systems shall be sized, installed and maintained in accordance with latest State and Laurens County adopted International Plumbing code and DHEC regulations.
- 2) Sewage shall discharge into an approved public collection, treatment and disposal system, if available. Where the use of onsite wastewater treatment and disposal systems is necessary, the systems shall be installed and operated in accordance with applicable regulations and standards of DHEC.
- 3) Each campsite which serves recreational vehicles having self-contained toilet and/or bathing facilities must be provided either with an individual sewer riser, or with an approved sanitary dump station at a convenient location within the camp.
 - a) For those campsites where sewer risers are provided, the risers must be part of an approved sewage collection system and be equipped with removable, tight-fitting covers.
 - b) If sewer risers are not provided, sanitary dump stations are required at the ratio of one dump station for each one hundred (100) sites or fraction thereof.
 - i) A dump station shall consist of one or more trapped four-inch sewer risers surrounded by a concrete apron having a diameter of at least two (2) feet, and sloped to the drain. Risers must be equipped with removable, tight-fitting covers; and
 - ii) Each dump station shall be equipped with an adequate water outlet for the washdown of the immediate area. The outlet shall be protected by a vacuum breaker or a check valve installed at its highest point, or by other approved means; and
 - iii) A sign shall be placed near the water outlet indicating: "DANGER - THIS WATER NOT TO BE FOR DRINKING OR DOMESTIC PURPOSES".

SECTION 5 PLAN REVIEW AND APPLICATION PROCESS

- 1) Campsite plans must be presented to the Laurens County Building Codes Department for approval.
- 2) Campsite plans that will accommodate more than (2) two individual units must be approved by the Laurens County Planning Commission and designed with the following provisions on a site plan:
 - a) All individual campsite layouts, property lines, buffers, and setbacks; and
 - b) Landscape plan and signage plan; and
 - c) Road provisions for access to each developed site; and
 - d) All water, sewer/septic and electrical amenities; and
 - e) DHEC approvals for septic/sewer systems, soil erosion and sediment control; and
 - f) Location and layout of bathhouses; and
 - g) Trash disposal/containment plan that includes the type of containers and a schedule for trash pick-up; and
 - h) Any other structures associated with the property development (i.e. picnic shelters, swimming pools, boat ramps, piers, club houses); and

SECTION 6 APPEALS

- 1) The Laurens County Planning Commission shall hear and decide all variances of matters specified by this Ordinance. Notice of such variance request shall be in writing and shall be filed within ninety (90) days of the time that the decision being appealed is rendered.
- 2) Variances:
 - a) The Planning Commission, when so appealed to and after a hearing, may vary the application of any provision of this Ordinance to any particular case when in its opinion, the enforcement thereof would do manifest injustice.
 - b) A variance shall be issued upon (i) a showing of good and sufficient cause; (ii) a determination that failure to grant the relief would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a relief will not result in additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public or conflict with existing local laws or ordinances.
- 3) A decision of the Planning Commission to vary the application of any provision of this Ordinance or to modify an order of the Laurens County Building Codes shall specify in what manner such relief or modification is made, the conditions upon which it is made, and the reasons thereof.
- 4) Any person aggrieved by the decision of the Planning Commission or any taxpayer may appeal such decision to the Laurens County Council.
- 5) Decisions:
 - a) The Laurens County Planning Commission shall, in every case, reach a decision as to the variance request at or before the next meeting or within twenty (20) business days, whichever comes first.
 - b) If a decision of the Laurens County Planning Commission reverses or modifies a refusal, order or disallowance of the Laurens County Building Codes and Inspections Office, or varies the application of any provision of this Ordinance, the Laurens County Codes Office shall take action within ten (10) business days in accordance with such decision by the Planning Commission.
 - c) Every decision of the Laurens County Planning Commission shall be final, subject, however, to such remedy as any aggrieved party might have at law or in equity. It shall be in writing and shall indicate the vote upon the decision. Every decision shall be promptly filed in the Laurens County Codes Office and shall be open to public inspection; a certified copy shall be sent by mail or otherwise to the appellant and a copy shall be made publicly available in the Laurens County Codes Office.

SECTION 7 ENFORCEMENT

- 1) Laurens County Council, by and through its designated official, shall have the duty and responsibility to enforce all provisions of the codes adopted by this Ordinance, as may be deemed proper for the welfare, safety, and health of the citizens of Laurens County, within the unincorporated areas.
- 2) Designation of Offenses: Any person, entity or its representative or agent whose acts, actions or failure to act causes a violation of the codes adopted herein shall be issued a Uniform Ordinance Summons, citing said violation. A Uniform Ordinance Summons may be issued by any county official or employee designated as a code enforcement officer and shall not be used to perform any custodial arrest for violations of this ordinance. Any act, action, failure to act or violation of the codes adopted herein is prohibited and declared to be unlawful. Violation of this Ordinance shall constitute a misdemeanor. All violations charged pursuant to a Uniform Ordinance Summons, shall vest in the jurisdiction of the Magistrate Court for Laurens Country. Any bond amount for violations shall be prescribed, set and held by the presiding Magistrate.
- 3) Penalties and Violations - The penalty for each violation of this Ordinance shall be punishable by a fine of not more than two hundred dollars (\$200). Each day any violation of this Ordinance continues shall constitute a separate offense.

SECTION 8 GENERAL

- 1) Should any portion, section or subsection of this Ordinance be declared null and void, all remaining portions, sections or subsections shall remain in full force and effect.
- 2) This Ordinance may be amended or modified from time to time, provided, however, such amendments or modifications shall be accomplished in the same manner as the original enactment to this Ordinance.
- 3) This Ordinance shall become effective and enforceable upon three (3) readings and a public hearing.

(SIGNATURE PAGE FOLLOWS)

AND IT IS SO ORDANED this 13th day of October, 2020.

LAURENS COUNTY COUNCIL:

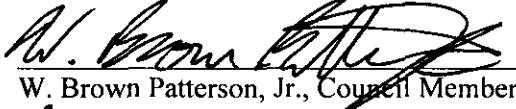

David A. Pitts, Chairman

- ABSTAINED -

Joseph E. Wood, Jr., Vice Chairman


- OPPOSED -

Diane B. Anderson, Council Member

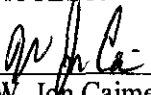

W. Brown Patterson, Jr., Council Member



Garrett C. McDaniel, Council Member


Kemp Younts, Council Member


Jeffrey Carroll, Council Member

ATTEST:


W. John Caime, Administrator
Laurens County, South Carolina


Betty C. Walsh, Clerk
Laurens County Council
Laurens County, South Carolina

First Reading: February 25, 2020
Second Reading: March 10, 2020
Third Reading: October 13, 2020
Public Hearing: October 13, 2020

VOTE: 5-1-1

	FOR	AGAINST	ABSTAIN	ABSENT
Pitts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Anderson	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patterson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
McDaniel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Younts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carroll	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED AS TO FORM:


A. "Sandy" Cruickshanks, IV
Laurens County Attorney