

TOWN OF YEMASSEE

Ordinance No. 23-18

AN ORDINANCE AMENDING THE TOWN OF YEMASSEE'S ZONING ORDINANCE, ARTICLE V, REQUIREMENTS BY DISTRICT, SECTION 5.8, titled "LIGHT INDUSTRIAL DISTRICT (LID)", AND SECTION 5.12 titled "REGIONAL COMMERCIAL DISTRICT" TO AMEND THE CAMPGROUNDS AND RECREATIONAL VEHICLE PARK REGULATIONS AS THEY APPEAR IN BOTH SECTIONS.

WHEREAS, THE Town of Yemassee desires to periodically improve its Zoning Ordinance and to identify areas for potential modifications; and

WHEREAS, to establish the necessary provisions to accomplish the above, the Town of Yemassee has the authority to enact resolutions, ordinances, regulations, and procedures pursuant to South Carolina Code of Laws 1976, Section 5-7-30; and,

WHEREAS, the Town of Yemassee Town Code and the Town of Yemassee Zoning Ordinance provides a framework for development within the Town of Yemassee through regulations set forth to protect and promote the interests of all in the Town of Yemassee and as authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994; and,

WHEREAS, the Town of Yemassee Town Council adopted its zoning ordinance, known as the Town of Yemassee Zoning Ordinance, on March 9, 2007; and,

WHEREAS, the Zoning Ordinance establishes zoning districts that serves as a regulatory tool identifying specific areas for land use; and,

WHEREAS, the Zoning Ordinance establishes a Light Industrial District (LID) to dictate appropriate development of Industrial properties within the Town limits and a Regional Commercial District (RCD) to develop commercial operations of a regional scale; and

WHEREAS, revisions are desired to amend the existing regulations for Campgrounds and Recreational Vehicle Parks; and

WHEREAS, the Zoning Ordinance currently only allows the development of Campgrounds and Recreational Vehicle (RV) parks within the Light Industrial District and Regional Commercial District as a Conditional Use, meaning that permission must be obtained by the Planning Commission for the use; and

WHEREAS, no changes are proposed to the zoning districts in which a Campground or Recreational Vehicle Park can be operated but changes are proposed to the zoning ordinance pertaining to the regulations that govern such development; and

WHEREAS, the Planning Commission conducted a review of the proposed text amendment at their June 6, 2023, Planning Commission Meeting and recommended forwarding the proposed amendment to the Town Council for consideration; and

WHEREAS, a Public Hearing shall be conducted by the Town Council prior to second reading; and

WHEREAS, the Town of Yemassee Town Council desires to amend the Zoning Ordinance to adopt the amendments listed below in Section 1, Amendments.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF YEMASSEE, SOUTH CAROLINA, in accordance with the foregoing, the Town hereby amends the Zoning Ordinance of the Town of Yemassee as follows:

Section 1. AMENDMENTS. The Town of Yemassee hereby amends the Zoning Ordinance of the Town of Yemassee, South Carolina by adopting and incorporating amendments to the Town of Yemassee Zoning Ordinance, Article V, Section 5.8, Light Industrial District, Section 5.8.5.3(h 1-8) Campground and Recreational Vehicle Parks and Article V, Section 5.12, Regional Commercial District, Section 5.12.3 (h- 1-8) as follows:

Campgrounds and Recreational Vehicle Parks provided that:

1. No site or structure shall be continuously occupied for more than fourteen (14) days. Any tent, camper, or recreational vehicle shall be physically removed on or before the expiration of fourteen (14) days;
2. No overflow camping shall be allowed. When a campground/RV park is full, no more campers or vehicles shall be permitted on the grounds;
3. The campground shall have a minimum size of three (3) acres and shall not exceed fifty (50) acres on any single parcel;
4. All permanent structures including cabins in a campground shall be limited to single-story structures in height;
5. No more than eight (8) campsites or camping structures, including pitched tents and cabins, shall be permitted per net acre in any campground. No more than thirteen (13) Recreational Vehicle parking pads with hookups shall be permitted per net acre in any campground.
6. Not less than thirty (30) percent of all campgrounds/RV Parks shall consist of open space, which shall contain no camp/RV sites and/or structures;
7. All campgrounds and recreational vehicle parks in the Town of Yemassee shall conform with the Rules and Regulations Governing Camps of the South Carolina Department of Health and Environmental Control and have a valid permit from same for operation; and
8. All campground facilities shall be served by public water and sewer.

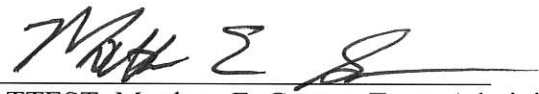
Section 2. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. ORDINANCE IN FULL FORCE AND EFFECT. This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED THIS 11 DAY OF July, 2023.

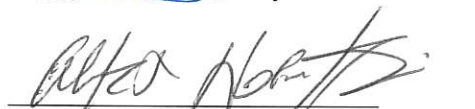
This Ordinance was read and passed at First Reading on: 6/13/23



Colin J. Moore, Mayor


ATTEST: Matthew E. Garnes, Town Administrator



Peggy O'Banner, Mayor Pro Tem


David Paul Murray, Councilmember


Alfred Washington, Council Member



Stacy Pinckney, Councilmember

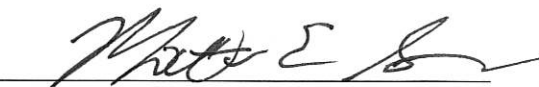
A Public Hearing on this Ordinance was held on: 7/11/23


Colin J. Moore, Mayor


ATTEST: Matthew E. Garnes, Town Administrator

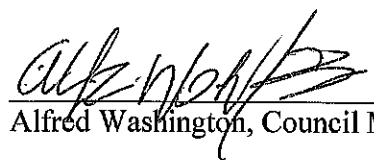
This Ordinance was read and passed at Second and Final Reading held on: 7/11/23

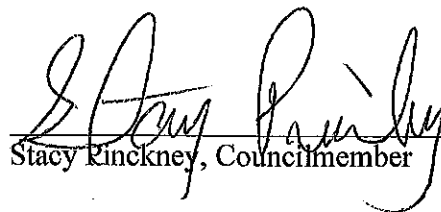

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(seal)