

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
TOWN OF LYMAN

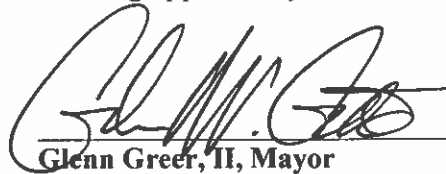
ORDINANCE NO. 04112022 A

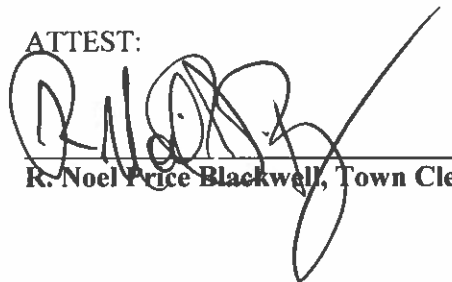
**AN ORDINANCE AMENDING TOWN OF LYMAN, SOUTH CAROLINA, ZONING
ORDINANCE:
SECTION 408.4 CONDITIONAL USES, REMOVE SECTION "M" RV PARKS**

WHEREAS, the Town Council has determined that it is in the interest of the Town, for the benefit of the health, order, safety, general welfare and convenience of the Town and its residents, to amend the Town of Lyman, South Carolina, Zoning Ordinance, Section 408.4, Conditional Uses, GBD-1, General Business District 1, Section "M", Numbers 1-8.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF THE TOWN OF LYMAN IN COUNCIL ASSEMBLED, that Section 408.4, Conditional Uses, GBD-1, General Business District 1, Section "M", Numbers 1-8, shall be revised to remove Section "M" numbers 1-8 pertaining to RV Parks as a conditional use.

This Ordinance shall take effect upon second reading approval by the Town Council.


Glenn Greer, II, Mayor

ATTEST:

R. Noel Price Blackwell, Town Clerk

First Reading: April 11, 2022

Second Reading: May 9, 2022

Heard by the Town of Lyman Planning Commission on March 22, 2022 and amendment is recommended for approval to the Town Council



Planning Commission Meeting March 22, 2022

Staff Report

Docket Number: TXT 2022-09
Applicant: Town of Lyman
Request: Revision to Zoning Ordinance to Remove Section "M", RV Parks, Numbers 1-8, from Section 408.04, Conditional Uses, within Section 408, GBD-1, General Business District 1

Factual Dates:

- a. Planning Commission Meeting: March 22, 2022
- b. Public Hearing and 1st Reading: April 11, 2022

Staff Analysis and Recommendation(s):

Remove the following Section in its entirety from the Zoning Ordinance:

Section 408.4 CONDITIONAL USES IN THE ZONING CLASSIFICATION GBD-1 (General Business District), Section "M" numbers 1 through 8 as follows:

Recreations Vehicle Parks can be considered as a conditional use of the GBD-1 zoning classification with the following conditions:

1. Each park must have minimum direct frontage of one hundred and fifty (150) feet on a public street and access to a collector or arterial street. Access to each individual site and other provided structures shall be from internal streets. Individual sites shall not be accessed directly from a public road. All one-way drives shall be twelve (12) feet wide, and two-way drives shall be twenty (20) feet wide and shall be located at least one hundred and fifty (150) feet from any street intersection. They shall be private and not public and shall be constructed with a 4" compacted stone travel-way with street grades not exceeding 12 percent and capable of supporting the weight of fire fighting vehicles.
2. No site shall be used as a permanent residence and shall only be for the use of travel trailers, pickup campers, coaches, motor homes, camping trailers, other vehicular accommodations, park model units and on-site rental cabins. Time limits for individual site occupancy shall not exceed 180 days.

3. Overall density of the park shall be limited to no more than eight (8) sites per acre and shall be situated on a parcel of at least five contiguous acres that are undivided by road rights-of-way or public dedication.
4. Each site in the park shall have a minimum area of eight hundred (800) square feet in area and at least twenty-five (25) feet wide and have a stabilized and compacted vehicular parking pad or packed gravel, paving, or other suitable material. No part of any travel trailer, motor home, camping trailer or other unit shall be placed closer than fifteen (15) feet from another unit or park building. At least one (1) site must be ADA accessible. When permanent units (cabins) are provided, at least one (1) unit must be ADA accessible.
5. Minimum setbacks for rv park: Front yard, where park abuts a public street, shall be thirty (30) feet. Side yard, where park abuts adjoining properties, shall be twenty (20) feet. Rear yard, where park abuts adjoining property, shall be twenty (20) feet.
6. Each park site shall be serviced by public water and sewer or other systems approved by DHEC.
7. Bufferyard shall be required where abutting residential zoned properties.
8. 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 site or picnic site. Refuse containers shall be provided at a rate of eight cubic feet or 60 gallons for each five sites or 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.

Planning Commission Recommendation(s): Approval 4 to 0

Action: Mrs. Karas made a motion to recommend approval of TXT 2022-09 to Remove Section "M", RV Parks, Numbers 1-8, from Section 408.04, Conditional Uses, within Section 408, GBD-1, General Business District 1, from the Town of Lyman Zoning Ordinance to Town Council. Mr. Todd seconded the motion. The motion carried with a vote of 4 to 0.