

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: March 21, 2019

SUBJECT: Land Development Code (LDC) Text Amendment (TX-2018-04) –
RV Parks and Park Model RV Parks

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS: 1. Draft Text Amendments

SUMMARY OF REQUEST:

The Board of Commissioners (BOC) directed the Planning Board to review the requirements for RV (Recreational Vehicle) Parks which include park model parks. The Planning Board sent forth draft amendments last fall. The BOC tabled its discussion of the amendments and asked for the Technical Review Committee (TRC) and Planning Board to review the State standards and requirements for central holding tanks to make sure that was allowed, and to determine the appropriate density for these types of parks.

Staff has attached the draft text amendments previously recommended by the Board with options for the above-mentioned items for the TRC and Planning Board to discuss. The proposed text amendment includes:

- Amendments to the existing RV Park requirements such as: duration, density, buffer requirements, permanent structures such as storage buildings, porches or decks would not be permitted (covered picnic areas are allowed), requires a 50 foot setback from perennial streams, minimum road standards, and limits permanently placed park models to no more than 10% of the park. The amendment also clarifies allowed sewage disposal systems, standards for the park model spaces, and requires that RV's have a current tag, no underpinning and tires must be operational.
- The proposed Park Model RV Park use requires similar restrictions as those found in the traditional RV Park, but includes allowances for covered porches, decks and storage buildings, a minimum of 5 contiguous acres, a separation of 20 feet for fire safety, provide 2 parking spaces, 25% open space, and does not allow traditional RV's in these parks. The amendment also limits the allowed density for both RV Parks and Park Model RV Parks to no more than 10 sites per acre.

The Technical Review Committee (TRC) reviewed the draft amendments at its meeting on March 19th and forward the amendments with modifications to the Planning Board.

BOARD ACTION REQUESTED:

The Land Development Code requires the Planning Board to make a recommendation on the proposed amendments.

Suggested Motion:

I move that the Planning Board recommend the Commissioners (approve, deny or approve with modification) the proposed LDC Text Amendment (TX- 2018-04) as discussed and that this amendment is consistent with the County Comprehensive Plan.

Draft Text Amendments: Recreational Vehicle (RV) Parks and Park Model Recreational Vehicle (RV) Parks

Recommended changes are highlighted in red.

Amendment Options to discuss by Planning Board are in blue.

Issue: Questions and concerns have been raised with recent applications for new RV Parks as to the current standards. The Board of Commissioners directed the Planning Board to review these issues. The Planning Board discussed the draft amendments over several meetings and recommended the following changes.

Text Amendment A: RV (Recreation Vehicle) Park

Recommendation: Amend the SR standards for RV Parks.

SR 4.15. Recreational Vehicle Park

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Perimeter Setback. Fifty (50) feet.
- (4) Buffer. A B2 buffer is required per Table 5.2 Buffer Width and Plant Material Requirements.
- (5) Recreational Vehicle Spaces. *Recreational vehicle* spaces shall be a minimum of 2,000 square feet and shall have dimensions no less than 40 feet by 50 feet. A *recreational vehicle* space may contain up to two (2) ~~four (4)~~ campsites for tent set-up. No *recreational vehicle* space is permitted in the ~~100-year floodplain~~ floodway and in accordance with §42-235.2 (F).
- (6) Common Area. A *common area* shall be provided, that is equivalent in square footage to 25 percent the total square footage in: *recreational vehicle/park model home* spaces, *structures* on site, parking areas and *driveways*. *Common area* shall be accessible for the use and enjoyment of *recreational vehicle park* occupants, located as to be free of traffic hazards and maintained in good condition by the *applicant*.
- (7) Operations. The *recreational vehicle park*:
 - a. Shall provide rental spaces:
 1. For the location of *recreational vehicles*, ~~park model homes~~ and/or tent set-up,
 2. Which may contain an open or covered ~~porch~~ picnic area not exceeding 15 feet in height and not to exceed ~~400~~ 100 square feet in area, and
 3. Which have no point of direct access not indicated on the *site plan*, and
 4. Which have no accessory storage structures, porches, or decks,
 5. Which are setback fifty (50) feet from perennial streams;
 - b. May contain *structures* ancillary to the ~~use~~ RV Park;
 - c. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs; and
 - d. Shall provide, at the time of application, an evacuation plan for a natural disaster event.
 - e. Shall be permitted one (1) designated fire pit.
- (8) Recreational Vehicles. All recreational vehicles, excluding park models, must have a current tag, have no underpinning, and tires must be operational.

- (9) **Park Models.** A recreational vehicle park may contain park model RV's that are for overnight or seasonal accommodations. Only 10% of the RV Park spaces may contain a park model unit. Park models may contain an open or covered porch not to exceed 150 square feet. Park models shall not be located in the 100-year floodplain and must have a minimum separation of twenty (20) feet between units.
- (10) **Roads.** Roads located in the RV Park shall be a minimum of sixteen (16) feet wide for two-way roads or twelve (12) feet wide for one-way roads.
- (11) **Duration.** Recreational vehicles shall not be located in the RV Park longer than 180 consecutive days. The owner of the RV Park shall maintain the approved site plan of the park spaces and provide the County with a report to confirm duration requirement. Such report shall be submitted to the County annually or as requested to determine a violation status. A temporary use permit may be issued by the zoning administrator allowing for a longer duration period of select RV vehicles for the purpose of; FEMA related projects or other natural disaster relief, or for workforce housing related to a specific construction project.
- (12) **Solid Waste Collection.** The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual *uses* or the *use* of dumpsters (installed and/or operated to meet all local and state statutes, ordinances and regulations (including Chapter 165 of the Henderson County Code, *Solid Waste*) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §42-182 (Screen Classification).
- (13) **Sewage System.** ~~Recreational vehicle/park model home spaces shall not be provided individual hookups to a septic tank, approved public or community sewage disposal system or municipal sewage disposal system; instead, a central dump station shall be provided for the use of all occupants. A recreational vehicle park shall connect to a municipal sewage disposal system when the system is located within a distance equal to the product of 50 feet multiplied by the number of spaces proposed for the recreational vehicle park. If a park is located more than 2,500 feet from an existing municipal sewage disposal system, such connection shall not be required.~~ A recreational vehicle park shall provide a sewage disposal system. All sewage systems must be approved by the applicable review agency.
- (14) **Common Area Recreation and Service Facilities.** Those facilities within the *recreational vehicle park* shall be for the sole purpose of serving the overnight guests in the *park*, and shall adhere to the development standards established in SR 4.6 (*Common Area Recreation and Service Facilities*).
- (15) **Density.** Recreational vehicle parks shall be allowed at density of ten (10) spaces per acre.

Text Amendment B: Park Model Recreational Vehicle Park

Recommendation: Add a new use to the LDC to allow Park Model Recreational Vehicle Parks. Add Park Model RV Parks to the permitted use table and add a new SR standard for Park Model RV Parks.

USE TYPE	GENERAL USE DISTRICT											
	P=Permitted; S=Special Use Permit											
	R1	R2	R2R	R3	R4	OI	MU	LC	CC	RC	I	SR
1. RECREATIONAL USES												
<i>Recreational Vehicle Park</i>	S	S	S	S	S		P	P	P			4.15
<i>Recreational Vehicle Park, Park Model</i>	S	S	S	S	S		S	S				4.16

SR 4.16 Park Model Recreational Vehicle Park

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Perimeter Setback. Fifty (50) feet.
- (4) Minimum Size. A park model RV park must be a minimum of five (5) contiguous acres.
- (5) Buffer. A B2 buffer is required per Table 5.2 Buffer Width and Plant Material Requirements.
- (6) Park Model Spaces. *Park model home* space shall be a minimum of 2,000 square feet and shall have dimensions no less than 40 feet by 50 feet, and have a minimum separation of twenty (20) feet between units. No *park model home* space is permitted in the 100-year floodplain or floodway.
- (7) Open Space. A minimum of twenty-five (25) percent of the project area must be designated as open space or *common area*. *Common area* shall be accessible for the use and enjoyment of *park* occupants, located as to be free of traffic hazards and maintained in good condition by the *applicant*.
- (8) Park Model Units. Each individual park model unit:
 - a. May contain one (1) accessory storage structure not to exceed to 144 square feet;
 - b. May contain an open or covered porch or deck, which may be screened but not enclosed, and not exceeding 15 feet in height and not to exceed 400 square feet in area;
 - c. May provide underpinning;
 - d. Shall clearly display the space number as shown on the approved site plan for the park; and
 - e. Shall not contain other types of recreational vehicles other than park models.
- (9) Layout. Park model spaces shall be arranged to allow a minimum of two (2) parking spaces for each unit, and must be oriented in a uniform manner along roads either parallel, horizontal or angled so long as all units on a single road are positioned in a like fashion.
- (10) Roads. Roads located in the Park shall be a minimum of sixteen (16) feet wide for two-way roads or twelve (12) feet wide for one-way roads.
- (11) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual *uses* or the *use* of dumpsters (installed and/or operated to meet all local and state statutes,

- ordinances and regulations (including Chapter 165 of the Henderson County Code, *Solid Waste*) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §42-182 (Screen Classification).
- (12) Sewage System. The park shall provide one of the following; individual hookups to a septic tank(s), or approved *public, community or municipal sewage disposal system*. The park shall connect to a *municipal sewage disposal system* when the system is located within a distance equal to the product of 50 feet multiplied by the number of spaces. If a park is located more than 2,500 feet from an existing *municipal sewage disposal system*, such connection shall not be required. All sewage systems must be approved by the applicable review agency.
- (13) *Common Area Recreation and Service Facilities*. Those facilities within the Park shall be for the park owners or their guests, and shall adhere to the development standards established in SR 4.6 (*Common Area Recreation and Service Facilities*).
- (14) Density. Park model recreational vehicle parks shall be allowed at a density of ten (10) spaces per acre.

LDC Text Amendment TX-2018-04 RV Parks and Park Model RV Parks

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Land Development Code Text Amendments

Background:

- Questions and concerns were raised with recent applications for new RV Parks
- BOC directed the Planning Board to review these issues and concerns
- Planning Board discussed the draft amendments over several meetings and recommended draft text amendments to the LDC
- BOC reviewed the draft and directed TRC and Planning Board to review the central holding tank requirements and the allowed density
- TRC reviewed the draft amendment at its meeting on 3-19-19 and forward the request to the Planning Board with modifications

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Central Holding Tank

- Central holding tank (dump station) is used in most federal or state campground facilities such as:
 - Davidson River Campground
 - Lake Powhatan Campground
- The central holding tank is permitted and regulated by the state

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Central Holding Tank

- A sewage disposal system is required and is permitted by the applicable review agency for an RV Park
- Park Model RV Park is required to have either an individual connection to a septic tank or approved public, community or municipal sewage disposal system

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Density Allocation Example

Simple Life Park Model RV Park Development:

- R1 zoning district
- Permitted with a special use permit (approved by ZBA on November 28, 2018))
- Located off Orchard Road
- 25.91 Acres
- 141 Lots (2,000 sqft min.)
- Average density of 5.6 units per acre
- 15.39 Acres of Open Space (59.3%)
- Min. of 20 ft two-way roads, min. 12 ft one-way roads
- Several amenities including: pool, community building, fitness and yoga studio, walking trails, and a dog walk park
- Park model units are not allowed in the floodplain

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Density Allocation Example



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Density Allocation Example

Based on the Simple Life RV Park example the recommended density allocation for both RV Parks and Park Model RV Parks is:

- 10 units per acre

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LDC Text Amendment A: RV (Recreation Vehicle) Park

Proposed changes to the existing RV Park regulations:

- B2 buffer required (30 ft planted buffer)
- Only 2 campsites per RV space
- No recreational vehicle permitted in the floodway
- Covered porch, deck or accessory structure is not allowed (covered picnic area and fire pit is allowed)
- RV space must be 50 feet from perennial streams
- RV's shall:
 - Not be located in the park longer than 180 consecutive days (temporary use permit may apply)
 - Have a current tag, no underpinning, and tires must be operational
- Minimum of 16 ft wide roads for 2-way streets and 12 ft wide for 1-way streets

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LDC Text Amendment A: RV (Recreation Vehicle) Park

Proposed changes to the existing RV Park regulations continued:

- Provide a sewage disposal system that is permitted by the applicable review agency.
- Allowed density is 10 spaces per acre
- 10% of the RV Park may contain a park model provided:
 - It is not located in the 100 yr. floodplain
 - May contain a covered porch or deck not to exceed 150 sq. Ft.
 - Have a minimum separation of 20 ft between units
 - Must be for overnight or seasonal accommodations

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LDC Text Amendment B: Park Model RV Parks

Add Park Model RV Parks to the permitted use table.

USE TYPE	GENERAL USE DISTRICT												SR
	P=Permitted; S=Special Use Permit												
	R1	R2	R2R	R3	R4	OI	MU	LC	CC	RC	I		
<i>Recreational Vehicle Park</i>	S	S	S	S	S		P	P	P				4.15
<i>Recreational Vehicle Park, Park Model</i>	S	S	S	S	S		S	S					4.16

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LDC Text Amendment B: Park Model RV Parks

Proposed regulations for Park Model RV Parks are similar to RV Parks with the following exceptions:

- Each park model unit:
 - Shall a minimum of 2 parking spaces and be positioned in a like fashion
 - Shall clearly display the space number as shown on the approved site plan
 - May contain an open or covered porch that may be screened but not enclosed, not more than 15 ft in height or 400 sq. ft. in area
 - May provide underpinning
 - May contain an 1 accessory storage structure not to exceed 144 sq. ft. (12 x 12)
 - Must have a minimum separation of 20 ft. between units

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LDC Text Amendment B: Park Model RV Parks continued

- Park must have a minimum of 5 contiguous acres
- Contain a minimum of 25% open space
- Provide a sewage disposal system as one of the following types: septic system, or approved public, community or municipal sewage disposal system
- Park shall not contain other recreational vehicles other than park models
- Allowed density is 10 spaces per acre

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Questions or Discussion

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