



MEMORANDUM

To: Beaufort County Planning Commission
From: Tony Criscitiello, Planning Director *TC*
Subject: Amendment to the ZDSO
Date: June 29, 2011

ZDSO Section – Table 106-1098 (General Use Table – Manufactured Home Communities)

Summary of Proposed Amendment – This amendment would permit RVs as an accessory use in manufactured home communities.

Justification – A wide variety of RVs have evolved into very substantial and luxurious living accommodations. Many retirees have adopted RVs as part of their mobile and adventurous life style. The attributes and qualities of Beaufort County offer RV owners reasons to come to Beaufort County to enjoy the beaches, play golf, fish, even to attend graduation ceremonies at the Marine Corp Training Depot at Parris Island. For this reason, the opportunity to broaden the scope of a manufactured home community park to accommodate the potential for RVs is viewed as a positive economic incentive. The management of the RV opportunity by the park owner is essentially self regulating; thus, setting time limits and other restrictions beyond those shown in Sec. 106-2409 is viewed as unnecessary and unwise.

TABLE 106-1098. GENERAL USE TABLE

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
RESIDENTIAL													
Manufactured home community	L	L	N	N	N	N	N	L	N	N	N	106-2409	A parcel of land planned and improved for the placement of three or more manufactured homes for use as residential dwellings where home sites within the development are leased to individuals who retain customary leasehold rights. Subdivision of land as a single-family detached, single-family cluster, family compound, planned community or small single-family affordable land

