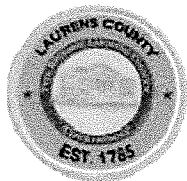


AGENDA – OCTOBER 19, 2021



AGENDA
LAURENS COUNTY PLANNING COMMISSION
OCTOBER 19, 2021
LAURENS COUNTY HISTORIC COURTHOUSE

Jim Royer, Chairman and Ed Burns, Vice-Chairman
Commission Members: George Austin, Sylvester Grant,
Casey Robinson, Bobby Smith and Abney Smith

1. Call to Order – Chairman Royer
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda – October 19, 2021
5. Approval of Minutes – September 21, 2021, Regular Session
October 5, 2021 – Training Session
6. Old Business:
 - b. Clear Creek RV Park - Approval to Develop Park
 - c. Bull Hill RV Park - Approval to Develop Park
7. New Business:
 - a. Variance Request for Division of property
Dianne Culbertson, Parcel #157-00-00-015
 - b. Variance Request – Hilltop Drive
 - c. Subdivision Approvals – No Variances Requested
 - i. Bolt Road Subdivision
 - ii. Barnes Road Subdivision
 - d. Review/Amend Nuisance Ordinance
8. Public Comments (15 minute period for public comments (requested sign up prior to meeting))
9. Commission Member Comments
10. Adjournment

MINUTES

SEPTEMBER 21, 2021, REGULAR SESSION
OCTOBER 5, 2021 – TRAINING SESSION



MINUTES
LAURENS COUNTY PLANNING COMMISSION
SEPTEMBER 21, 2021 – 5:30 P.M.
HISTORIC COURTHOUSE – COUNTY COUNCIL CHAMBERS

Jim Royer, Chairman and Ed Burns, Vice Chairman;
Commission Members - George Austin, Sylvester Grant,
Casey Robinson, Bobby Smith and Abney Smith

COMMISSIONERS PRESENT: Chairman Jim Royer; Vice-Chairman Ed Burns; Commission Members, Casey Robinson, Bobby Smith and Abney Smith.

COMMISSIONERS ABSENT: Commission Members George Austin and Sylvester Grant.

ADMINISTRATIVE STAFF: Dale Satterfield, Director of Public Works, Chuck Bobo, Codes Official and Betty C. Walsh, Clerk to Council.

AGENDA ITEMS : 1.) Call to Order – Chairman Royer; 2.) Invocation; 3.) Pledge of Allegiance; 4.) Approval of Agenda – September 21, 2021; 5.) Approval of Minutes August 16, 2021; 6.) New Business: a.) Grady Hudson Subdivide Parcel #214-00-00-048; b.) James Addy – Construction of Warehouses and water run off and permitting; 7.) Old Business: a.) Clear Creek RV Park - Approval to Develop Park; b.) Bull Hill RV Park - Approval to Develop Park; c.) Review of Subdivision Ordinance Updates; 8.) Public Comments; 9.) Planning Commission Comments; 10.) Adjournment.

CALL TO ORDER – Chairman Royer called the meeting to order at 5:30 P.M.

INVOCATION – Commissioner Bobby Smith led the invocation.

PLEDGE OF ALLEGIANCE – Chairman Jim Royer led the Pledge of Allegiance.

APPROVAL OF AGENDA – SEPTEMBER 21, 2021 – Chairman Royer stated that Public Comments would be moved up on the agenda and that new and old business discussions would be reversed from the order on the agenda.

COMMISSIONER BOBBY SMITH made the MOTION to approve with COMMISSIONER CASEY ROBINSON SECONDDING; VOTE 5-0.

APPROVAL OF MINUTES – AUGUST 16, 2021 – VICE CHAIRMAN ED BURNS made the MOTION to approve with COMMISSIONER ABNER SMITH SECONDDING; VOTE 5-0.

PUBLIC COMMENTS – Chairman Royer opened the floor for public comments at 5:38 P.M.

1.) Barry Woods – Mr. Woods approached the Planning Commission about property he owns on Highway #101 and that he wants to place power outlets – twelve or thirteen – for use by vendors for a couple of events a year. The average stay would be four nights. I am asking for a variance from to allow for the power poles.

Chairman Royer asked if this was for vendor stands only or did it include rv's. Mr. Wood stated that it would be twelve to fifteen poles with meters. Chairman Royer stated that for vendors is one thing and rv's is another. Mr. Wood stated that this area would not be open all the time and it is not an rv park.

Chairman Royer stated that a decision on this matter could not be upheld this afternoon but he will assign Mr. Satterfield and Mr. Bobo to look into the matter and to bring back to the next Planning Commission.

2.) Jenny Petenna – Mrs. Peteanna spoke of the proposed Clear Creek RV Park and how she was committed to support the protection of the land.... “Several years ago, my husband and I contacted the Upstate Forever Land Preservation to follow their guidelines in making our lands a sanctuary for wildlife and the land. There are many migratory species in the area and development will drive them away. The area being used by RVs will encourage those staying there to look for recreation as entertainment and use of the river and hunting. The existing community members will now be afraid to venture into the area with an rv situations near by. Fires, ATV;s and motorcycles will now enter into the picture. Our loss of safety and wildlife concerns us all”.

3.) Resident of Van Patton Community said, “We all are depending on the Planning Commission to help us protect. We welcome Mr. Berrious into the community but have major concerns with a proposed rv park. In this community, the homes are mostly high end homes and to put an rv park in to a residential area is insane. Rv Parks usually bring on transient workers, increased crime”.

4.) George Calwell – “I live just off of the 127 ByPass and have a situation where a I need to sale some land”. Chairman Royer asked if staff was aware of this. Both Mr. Satterfield and Mr. Bobo said that they were not aware of this request. Chairman Royer stated that this is not a workable situation and we can not just take on and approve certain things just off the cuff. Things of this nature need to go to the Codes Office and speak with Mr. Bobo. Mr. Calwell stated that he did go by the office and was told that the Planning Commission would need to approve first.

Mr. Calwell stated that he had another matter of concern that he wished to address where trees were cut and a four inch gas line was place on my property when no one came to me about utilities running through property that I own.

5.) Michael Morgan – “I live in the van Patton Community, just opposite of the proposed rv park and I oppose the placement of the rv park in this location largely due to safety hazards. There are many elevation changes as well as blind curves to deal with here. Accidents do happen here and pulling an rv will only compound the dangers. If allowed this is certainly an accident waiting to happen. Also, all have been misled as to the number of sites proposed. The website even declares different classes of campsite”.

6.) Kevin Williams – “The Van Patton community looks after each other and I live directly across from the proposed park”.

7.) Terry Savetco – “There is a four to six mile stretch of road that poses difficult navigation. Also, allowing this rv park will put the type of growth in this area in a bad situation. We ask for the County Council and the Planning Commission to help us with this unwillful development”.

8.) Grady Hudson – “My property backs up to this property and the creek. The creek is actually on my land and will certainly allow for trespassing of the rv park occupants. This is not good for the Van Patton community”.

9.) Dole Arnold – “Ive lived in this area for over twenty years. This is a heavy traffic area and is the worst place in the world to put an rv park. Property values will be affected and the highway would need modifications”.

Chairman Royer closed the public comments at 6:10 P.M.

OLD BUSINESS:

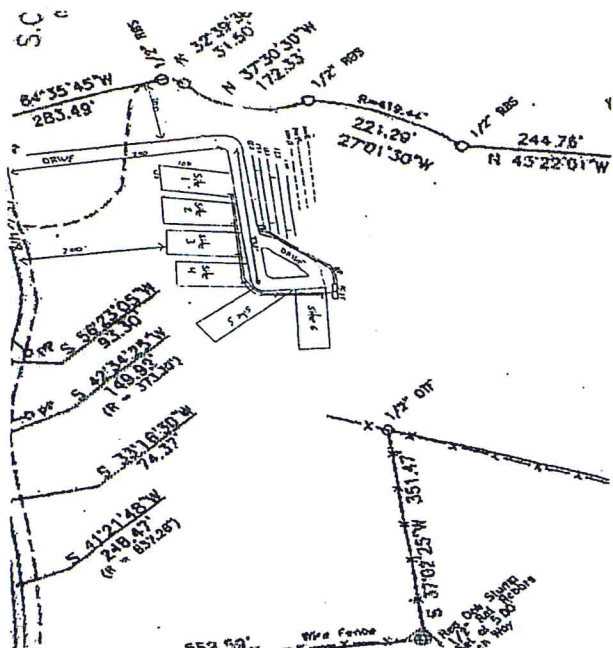
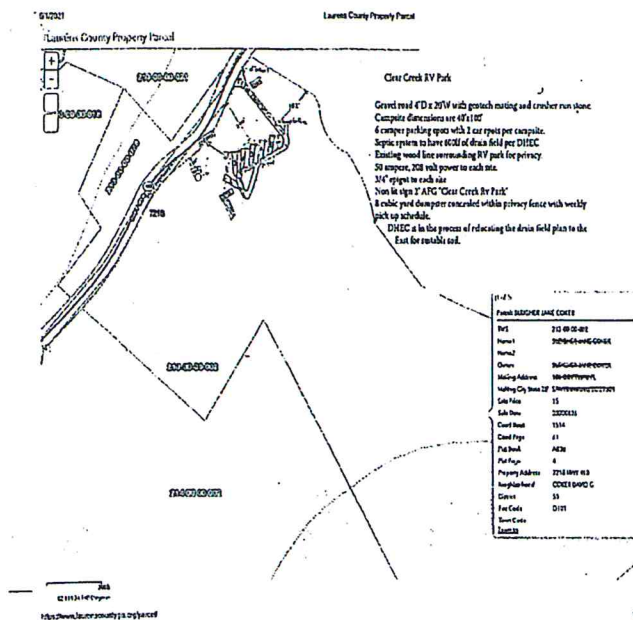
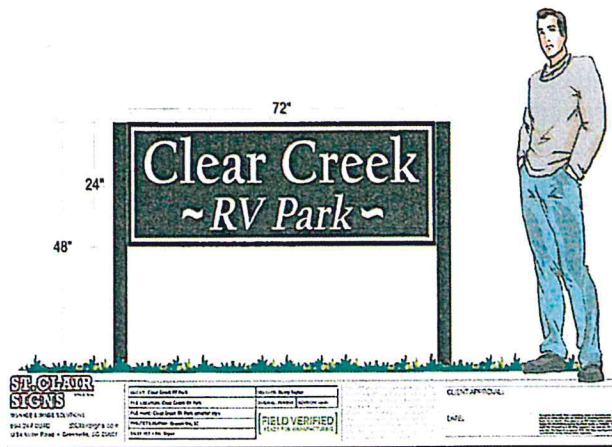
CLEAR CREEK RV PARK - APPROVAL TO DEVELOP PARK – Representing Attorney, Ken Dare, for Clear Creek RV Park approached the Commission saying, “You now have signage and landscape plan for this Park, does the Commission need anything else in order to proceed. This is for a six unit RV Park and is not, and does not have anything to do with the website that his son developed”?

Chairman Royer said, “I have a problem with this presentation tonight. All you are seeking is what is on the plan

EXTERIOR SIGN

Quantity (1) 24”H x 72”W x .75” thick MDO weatherply, double sided sign with black background and white copy

Quantity (2) primed and painted 4” x 4” x 8’ posts with 4’ out of the ground and 2’ direct burial



Codes Official bobo said, “I’ve heard all the comments concerning a possible encroachment permit with the SCDOT and that is a very curvy road and permission needs to be obtained for any county or state road”. Attorney Dare said, “That is understood and we are not trying to do something that may be dangerous and not trying to avoid doing what needs to be done. There is nothing in a Laurens County Ordinand, “nce that does not allow an RV park to be located there. There is nothing in the ordinance to deny us this use of this property”.

Steve Berrious said, “I have two guys there now that work Evans Construction Company that have said to save us two spots. These guys make one hundred fifty thousand dollars a year. Their mobile homes and travel trailers costs thousands of dollars”.

Chairman Royer asked Mr, Bobo that with seeing now that an encroachment permit is require, would there be any reason in it not being approved.” Mr. Bobo replied that with the traffic speeds in the area and the site radius, the plat does not show much room to move. I think it to be a serious contention”.

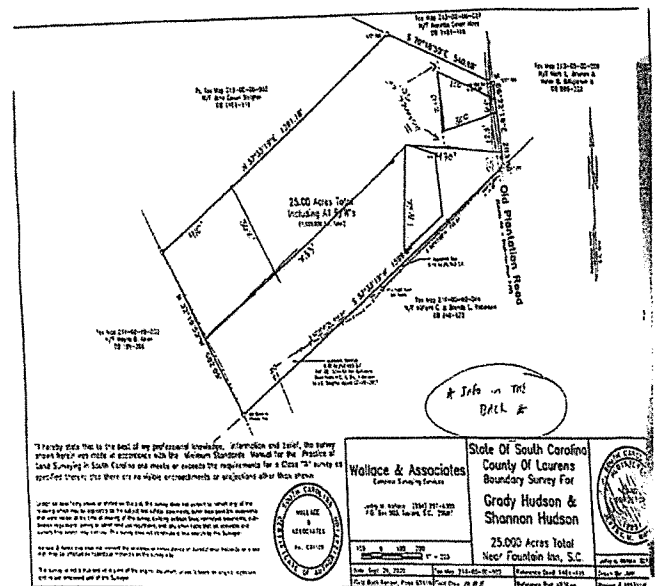
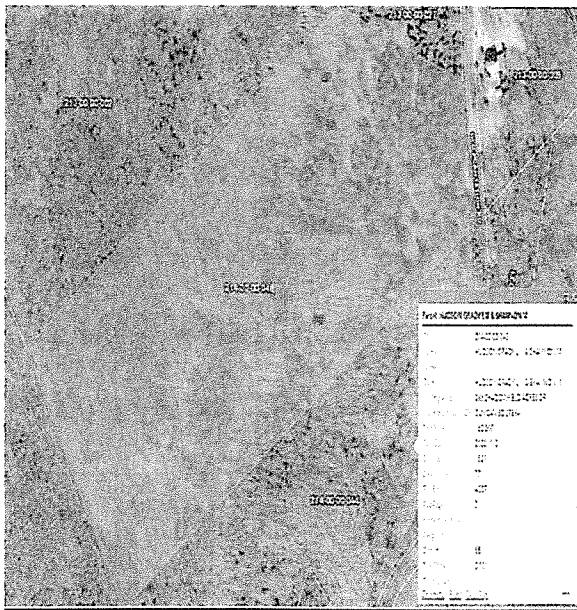
Chairman Royer declared that no decision would be made tonight until something is heard back from the SCDOT concerning encroachment permitting.

BULL HILL RV PARK - APPROVAL TO DEVELOP PARK – This was not discussed among the Planning Commission due to no one being available to address it.

NEW BUSINESS:

GRADY HUDSON SUBDIVIDE PARCEL #214-00-00-048 – Mr. Hudson approached the Planning Commission asking for a variance for property for a forty foot road frontage for his son to be able to acquire fourteen areas on the backside of his twenty five acres on Old Plantation Road in Fountain Inn.

Commissioner Bobby Smith stated that there should be no problems created for the neighbors and future land owners.



COMMISSIONER BOBBY SMITH made the MOTION to approve the variance to 39'-60'-50' with COMMISSIONER ROBINSON SECONDING for discussion.

Amending the motion VICE CHAIRMAN BURNS made the MOTION for the variance to be 39' to 50' with CHAIRMAN ROYER SECONDING; VOTE 2-3 with Commissioners Robinson, Bobby Smith and Abner Smith in opposition.

The original motion VOTES were 3-2 with Commissioners Royer and Burns in opposition.

JAMES ADDY – CONSTRUCTION OF WAREHOUSES AND WATER RUN OFF AND PERMITTING – Mr. Addy approached the Planning Commission with concerns of a project being constructed near his home and other neighbors. Mr. Addy said, “First of all, I do not have a problem with the business being placed there but I do have concerns with the necessary permitting being changed from what was initially approved by DHEC as it relates to runoff.”

Continuing Mr. Addy said, “The grading has changed from the initial DHEC certificate as to having two retention ponds to one. There is at least a twenty foot drop to the adjoining homes. We all have tried to terrace the lands due to the present conditions of the area. I ask for help from the Planning Commission with the concerns of runoff and to help with our property rights. Another concern is that I understand there will be stone and gravel placed now with paving later. Gravel is ok now and will allow the ground to absorb but with paving, it will be nothing but runoff”.

Commissioner Abner Smith asked if any of the properties were slopping away from the intended construction. Mr. Addy replied that it all slopes to my property.

Mr. Addy asked for consideration of a proposal to adhere to what the DHEC had already approved with a retention pond on the front end as well – two retention ponds as approved by DHEC.

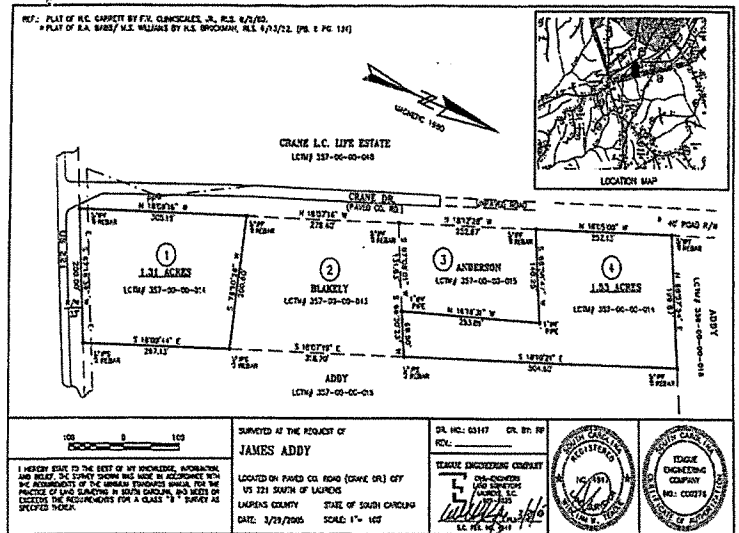
Chairman Royer spoke of the ditches to catch the run off. Mr. Addy replied that the ditches need to be cleaned out by the County with culverts attended to. Mr. Bobo said that Crain Road is a private road. Mr. Addy stated, “It is not; as it is a County road that the County needs to maintain. If I had not spoken up now, there were to be problems later. My cattle drink the water from the creeks that this runoff goes to”.

SUBJECT: PROPOSED STORAGE BUILDING CONSTRUCTION INTERSECTION OF
 HIGHWAY #221 SOUTH AND CRANE TRAILER PARK ROAD

DATE: SEPTEMBER 15, 2021

I wish to be placed on the agenda of the next Planning Commission meeting – September 21, 2021. My intent is to bring my concerns to the Planning Commission of the proposed storage building that is being built next to my personal home and pasture lands as well as other home fronts. I have spoken directly to the property owner of my concerns and that I was not against his project but only wanting to protect my property. He stated that DHEC had already approved the plan. With that said, I made several calls to sources I thought would be able to help. I called DHEC inquiring and, they indicated to me that no plans have changed since the original concept of two retention ponds – front and back. I have also spoken with the Supervisor of the Roads and Bridges Department because of it being a County road. I also spoke with the County Codes Office, because of construction permitting, and was told that they cannot help with the redirection of this project. With DHEC saying that no plans have been changed and no permitting from the County Codes Office has been placed, I am coming to the Planning Commission for help. I am prepared to hire legal services if this cannot be entertained and resolved by the Planning Commission. The points that are of great concern of this construction is as follows:

- 1.) Wastewater is/will be directed to culvert under the road;
- 2.) Only rip-rap stone is in place to slow water to culvert;
- 3.) All wastewater on front of site directed to culvert;
- 4.) Culvert is not capable of the amount of runoff;
- 5.) Wastewater will impact pasture land where terraces are at lower levels
- 6.) Wastewater will then pool in my backyard and eventually cause severe erosion;
- 7.) Wastewater will continue to runoff, impacting the Garrett property next door;
- 8.) Wastewater will runoff into our pastures and invade a creek which is a water source for cattle;
- 9.) Entrance to storage building site will be below site grade and will allow more runoff;
- 10.) DHEC has been contacted concerning permit change from retention pond to rip-rap culvert combo and they have not changed the permit
- 11.) The present design includes gravel. Per developer, paving will come later which will create more runoff;
- 12.) I am not against the proposed storage building but am concerned that the planning, approved by DHEC, are not being followed;
- 13.) Roadway was planned as access to the trailer park previously on the property. Will the existing roadway stand up to the commercial traffic? This roadway provides easement access to my property.



REVIEW OF SUBDIVISION ORDINANCE UPDATES – Chairman royer identified the changes made. A copy is attached and is to be considered as part of these minutes.

CHAIRMAN ROYER made the MOTION to approve as amended and to send on to the County Council. COMMISSIONER BOB VY SMITH SECONDING; VOTE 5-0.

COMMISSION MEMBER COMMENTS:

Commissioner Bobby Smith said, “This Planning Commission hears all the likes and dislikes of the people and property disputes all the while with no guidance to formulate a sound opinion because of no zoning. I would like to see this County come together with a common sense comprehensive land planning and move forward”.

Chairman Royer replied that tuff decision are forced to be made with no zoning. I have lived with and without zoning. Zoning is not as bad as what some people think. It helps to control junkyards and landfills”.

ADJOURNMENT – CHAIRMAN ROYER made the MOTION to adjourn at 7:17 P.M. with VICE CHAIRMAN BURNS SECONDING; VOTE 5-0.

Respectfully Submitted,


Betty C. Walsh
Laurens County Clerk to Council

ORDINANCE #831

STATE OF SOUTH CAROLINA)

COUNTY OF LAURENS) LAURENS COUNTY
RESIDENTIAL SUBDIVISION ORDINANCE

AN ORDINANCE TO REGULATE THE PLANNING, DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBDIVISIONS IN LAURENS COUNTY, SOUTH CAROLINA. SUCH REGULATION IS IN PURSUANCE OF THE GENERAL WELFARE, MORALS AND SAFETY OF THE CITIZENS OF LAURENS COUNTY.

SECTION 1 PURPOSE, AUTHORITY AND JURISDICTION..... 4

- 1.1 Purpose..... 4
- 1.2 Authority..... 4
- 1.3 Jurisdiction..... 4

SECTION 2 DEFINITIONS..... 5

SECTION 3 GENERAL SUBDIVISION REQUIREMENTS 7

- 3.1 Survey Requirement..... 7
- 3.2 Recording Requirement..... 7
- 3.3 Access Requirement..... 7
- 3.4 Subdivision Names 7
- 3.5 Inspection 7

- 3.6 ~~Signage Requirements..... 7~~
- 3.7 ~~Vehicle Parking Requirements..... 7~~
- 3.8 ~~Grass and Grubbing..... 7~~
- 3.9 ~~Street Landscape Buffer Strip..... 7~~
- 3.10 ~~Combining or Recombining Parcels..... 7~~

SECTION 4 MINOR SUBDIVISION PROCEDURES.....10

- 4.1 Plat Submittal 10
- 4.2 Combining Parcels 10
- 4.3 Commission Review 10

SECTION 5 MAJOR SUBDIVISION PROCEDURES10

- 5.1 Plan Submittal - Informational Content.....10

- 5.2 Plan Procedures.....11
- 5.3 Supplemental Information 12
- 5.4 Plat Approval and Recording 12
- 5.5 Performance Bond 13
- 5.6 Maintenance and Maintenance Bond 13

SECTION 6 DESIGN STANDARD – LOTS..... 15

- 6.1 Design..... 15
- 6.2 Access..... 15
- 6.3 Lot Lines..... 15
- 6.4 Set Back Lines..... 15
- 6.5 Lots in Flood Plains..... 15
- 6.6 Natural Waterways..... 15

SECTION 7 DESIGN STANDARDS - LOT DIMENSIONS..... 16

- 7.1 Lot with Public Water and Sewer..... 16
- 7.2 Lot with Well and Septic Tank..... 16
- 7.3 Lot with Public Water and Septic Tank..... 16

- 7.4 ~~Multiple Family (Public Water and Sewer)..... 17~~
- 7.5 ~~Open Space Residential Development (Public Water and Sewer)..... 19~~

SECTION 8 UTILITIES..... 21

- 8.1 Availability of Water and Sewer Service..... 21
- 8.2 Design of Water Supply Systems..... 21
- 8.3 Design of Sanitary Sewer Systems..... 21
- 8.4 Private Water or Sewer Systems..... 21
- 8.5 Utility Placement 21
- 8.6 Fire Protection and Hydrants..... 22

SECTION 9 OTHER IMPROVEMENTS..... 22

- 9.1 Street Trees..... 22
- 9.2 Lot Trees..... 22
- 9.3 Signage..... 22
- 9.4 ~~Landscaping..... 23~~

SECTION 10 MANUFACTURED HOME PARKS..... 23

10.1 Water and Sewer..... 23

10.2 Signage, Names..... 23

10.3 Refuse Disposal..... 23

10.4 Legal Owner and / or Operator Manufactured Home Park..... 23

10.5 Inspection of Manufactured Home Parks..... 23

10.6 Existing Manufactured Home Parks..... 23

10.7 Park Permits..... 24

SECTION 11 ENFORCEMENT..... 27

11.1 Enforcement..... 27

11.2 Designation of Offenses..... 27

11.3 Penalties and Violations..... 27

11.4 Appeals..... 27

SECTION 12 LEGAL..... 27

12.1 Authority 27

12.2 Validity..... 27

12.3 Conflict with Other Regulations..... 28

12.4 Separability 28

12.5 Amendments..... 28

12.6 Effective Date..... 28

SECTION 13 ADOPTION..... 28

SECTION 1 PURPOSE, AUTHORITY AND JURISDICTION

1.1 Purpose

- a) The process of converting raw land into building sites is one of the most important factors in the growth of Laurens County. There are few activities that have a more lasting effect upon our community's environment and appearance. Once land is developed, streets and buildings constructed, the basic character of this addition to the County has become firmly established. It is then virtually impossible to change its character without substantial expense, such as encountered in redevelopment projects.
- b) The people of the County, as a whole, have a legitimate interest in the development of subdivisions and these regulations should provide an instrument of control. The ultimate purpose of subdivision regulations is the same as that of all planning regulations, namely, the creation of better communities for its people. Specific objectives of these subdivision regulations are as follows:
 - 1.) To encourage well planned subdivisions by establishing adequate standards for construction and design;
 - 2.) To discourage inferior developments which might adversely affect the local tax base.
 - 3.) To secure the rights for the public with respect to streets and utilities;
 - 4.) To improve land records by establishing standards for surveys and plats;
 - 5.) To provide common grounds of understanding between the developer and local government agencies;
 - 6.) To safeguard the interests of the homeowners, the public, the Developer and the various local government agencies.

1.2 Authority

- a.) This regulation is enacted pursuant to the authority granted to the county under Title 4 and Title 6 of the South Carolina Code of Laws, 1976 as amended.
- b.) Hereafter, no plats of a subdivision of land within the area described herein shall be filed or recorded until submitted to and approved by the Laurens County Planning Commission or its Designated Official, and such approval is entered in writing on the plat.
- c.) Any existing subdivision plat not recorded in the Laurens County Clerk of Court Office at the time of the adoption of these regulations and containing undivided land whose owners desire to subdivide or re-subdivide must comply with these regulations unless specific variance is granted by the Laurens County Planning Commission.

1.3 Jurisdiction

The regulations herein shall apply to all of the unincorporated areas within Laurens County, and to the corporate limits of such municipalities in the County as may designate the County Planning Commission as the official planning commission of such municipality by the agreement specified in 6-29-320, Code of Laws of South Carolina 1976 as amended.

SECTION 2 **DEFINITIONS**

The following words are used throughout these regulations:

Block - The distance as measured along a street between intersecting streets from centerline to centerline; and, where context requires, it also means the enclosed area within the perimeter of the street or property line enclosing it.

Commission - The Laurens County Planning Commission

Designated Official - Employee of Laurens County designated by the Laurens County Administrator to perform certain duties on behalf of the Commission.

Drainage Course - A water course or indentation (ditch) for draining of surface water.

Easement - An easement is a grant by a property owner for the use of a strip of land for access to a parcel of land or for the purpose of constructing and maintaining certain public utilities. These can include, but are not limited to sanitary sewers, water mains, electric lines, telephone lines and cables, storm sewers or storm drainage courses and gas lines.

Engineer, Registered Professional - A person who is registered by the State of South Carolina, pursuant to Chapter 22, Title 40, Code of Laws of South Carolina, 1976, as amended.

Flag Lot - A lot which is connected by a private drive to a public, county, or private road, typically situated behind another lot that abuts the same public, county, or private road.

Individual Waste Disposal System - A system which will treat and dispose of domestic sewage from a single house or residence without creating a nuisance or a potential health hazard.

Lot - A portion of a subdivision or other parcel of land (fronting on or having access to a public road) that is intended as or may become a unit for transfer of ownership or for development or both. The word "lot" includes the words "tract" and "parcel".

Manufactured or Mobile Home Park - Any parcel of land where three or more mobile and/or manufactured homes are placed for a period of time exceeding 30 days; or where three or more lots are set aside for rental or lease basis and which may include buildings, structures, vehicles or enclosures used or intended for use as part of such Manufactured or Mobile Home Park.

Map - A drawing graphically indicating the location of one or more parcels of land.

Parcel, Landlocked - Any tract of land that does not border on a street.

Plat - A map showing a plan for the subdivision of land which is submitted for approval and is entered in final form for recording.

Recreational Vehicle - A motor vehicle designed for recreational use and/or temporary residence by an individual or family.

Re-subdivision - A combination or re-combination of previously recorded lots or tracts of contiguous land for the purpose of increasing or decreasing building sites.

Set back - Set back is the building set back line of distance measured from the nearest street or road, right-of-way, or water shore line.

Shall - Throughout this text, the word "shall" will be interpreted as mandatory, not directory.

Street - A public way set aside for vehicular traffic affording primary access to abutting property. This excludes private drives serving only one parcel of land.

Street, Arterial - A street designed to carry through traffic or to carry intra-county traffic. Arterials are characterized as having access control, channelized intersections, restricted parking and signalization. The concept of service to abutting land is subordinate to the provision of travel service.

Street, Collector - A public way designed primarily to connect arterials or to provide access from residential areas to major destination points such as shopping or employment centers and which may be expected to carry a significant volume of traffic having neither origin nor destination on the street, and which is designed as a collector street.

Street, Residential - A public or private way set aside for vehicular traffic affording primary access to abutting property. This excludes private drives serving only one parcel of land.

Surveyor, Registered Land - A person who is registered by the State of South Carolina as a registered Land Surveyor, pursuant to Chapter 22, Title 40, Code of Laws of South Carolina, as amended 1976.

Subdivider - Any person, firm, corporation or other legal entity subdividing land within the jurisdiction of this Ordinance.

Subdivision, Minor - All division of a tract or parcel of land into two (2) or more but less than ten (10) lots, building sites, or other division for the purpose, whether immediate or future, of sale, lease or building development, and does not involve a new street or a change in existing streets.

Subdivision, Major - All division of a tract or parcel of land into ten (10) or more lots, building sites, or other division for the purpose, whether immediate or future, of sale, lease or building development, or any division of a tract or parcel of land involving a new street or a change in existing streets. Provided, however, that if within a period of five (5) years from the date of recording the plat, any adjoining and/or contiguous property is developed pursuant to a general scheme and plan of improvement which is intended to enhance the value of each lot, such shall constitute a "major subdivision" under these regulations, notwithstanding the fact that the lots are sold by reference to individual plats.

Tiny Homes - are defined as single family units that have a maximum size of 400 square feet. They must be on a permanent foundations and not attached to a frame/chassis and shall meet the requirements and lot size as outlined in this ordinance.

SECTION 3 GENERAL SUBDIVISION REQUIREMENTS

- 3.1 **Survey Requirements**
All subdivision of a tract or parcel of land into two (2) or more lots, building sites, or other division for the purpose, whether immediate or future, of sale, lease or building development, must have a survey performed by a Registered Land Surveyor and the resultant plat submitted to the Designated Official. Plats should meet the minimum "Standards of Practice Manual for Surveying in South Carolina" as approved by the S.C. Department of Labor, Licensing and Regulation.
- 3.2 **Recording Requirement**
Once approved, a plat shall be recorded by the subdivider in the office of the Clerk of Court for Laurens County within a period of twelve (12) months from the date that approval is granted. After the expiration of twelve (12) months, said approval shall be void.
- 3.3 **Access Requirement**
All newly created parcels of land must be situated on or have direct access to a road meeting the provisions of the current Laurens County Road Standards Ordinance.

a) **Access Easement**
Any (1/4" = 10' scale) created shall be at a minimum 20 feet of continuous usable dimensions of the 50 foot access shall not be included in fractional lot calculation.

b) **Spacing**
No more than two road access points will be allowed within 200 feet.

3.4 **Subdivision Names**
Proposed subdivision names shall not be similar, phonetically or by spelling to any existing subdivision, nor historic homes, monuments or sites as listed on the State and National Historic Register.

3.5 **Inspection**
All new land developments are subject to periodic inspection to ensure that the minimum design standards in these regulations are complied with. Inspection personnel shall be employed or retained by the County.

50 Sidewalk Requirements
Sidewalks will be required on any subdivision with 10 lots or more or where the Planning Commission deems required for safety, i.e. safety of pedestrians, access from residential areas to recreational and educational facilities. In areas where alternative pedestrian systems are provided or subdivisions with large tracts/Lots and road frontage, the elimination of any sidewalks must be approved by the Planning Commission.

At a minimum, sidewalks will be required on at least one side of the street where homes are on both sides, and required when homes are on one side of the street.

Design Specifications:
Sidewalks shall be not less than 4 feet wide and placed parallel to streets, with exceptions permitted to preserve natural features or to provide visual interest where required for pedestrian safety.

Construction Specifications:
Sidewalks shall be installed in accord with the Standard Specifications for Highway Construction Manual, latest edition, as amended. Graded areas shall be planted with grass or treated with other suitable ground cover.

- Except in unusual circumstances, sidewalks must be located outside of the road right-o-way

- and contained within the platted lot:
- Curb and Gutter - a minimum of 2 feet from the back of curb.
- No Curb and Gutter - a minimum of 2 feet from the edge of pavement/street or right of way, whichever is greater.
- No mailboxes or other structures may be located within the sidewalk.

Note: If approved by the county, subdivisions that have internal roadway curb and gutter installation may be granted a 35 foot ROW.

7 - Vehicle Parking

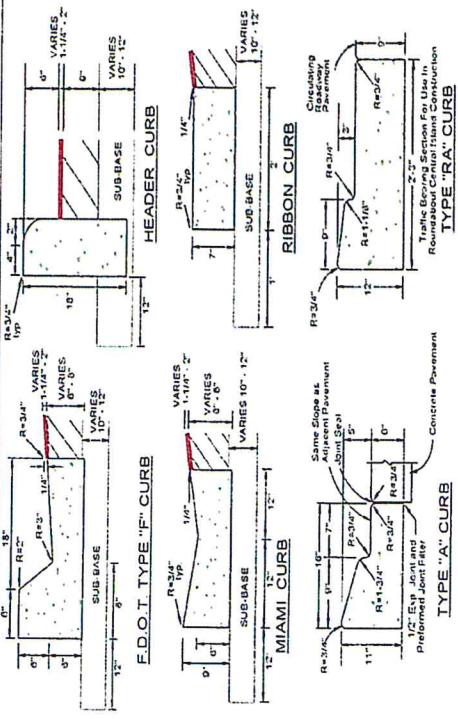
Each constructed resident shall have at a minimum, parking for at least two vehicles. Parking areas will be constructed from either asphalt or concrete.

8 - Curbside Curb

Requirement
Curbs and gutters shall be required and installed along both sides of all streets unless a feasible plan is used and approved in shoulder drainage and swales is adequate to properly remove water.

Design Specifications
Acceptable curb types are illustrated as follows next page:

PUBLIC WORKS & UTILITIES ENGINEERING & DESIGN STANDARDS



NOTES:

- 1 ALL CURBS TO BE CONSTRUCTED OF 30 DAY, 3000 P.S.I. CONCRETE
- 2 1/2" PRECAST EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED EVERY 100' (MINIMUM)
- 3 1/2" PRECAST EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED EVERY 100' (MINIMUM)
- 4 CURB AND GUTTER SHALL BE CONSTRUCTED AND SET TO PROTECT THE CURB AND GUTTER FROM DAMAGE BY TRAFFIC. CURB AND GUTTER SHALL BE CONSTRUCTED AND SET TO PROTECT THE CURB AND GUTTER FROM DAMAGE BY TRAFFIC.
- 5 EXPANSION JOINT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB

SECTION 4 MINOR SUBDIVISION PROCEDURES

- A parcel of land located adjacent to a county/state street of a planned subdivision.
- The buffer strip may contain specified types and amounts of live plantings for the use in enhancing appearance of the neighborhood.
 - The Landscape Buffer shall be maintained by the developer/HOA.
 - The Landscape Buffer shall start at the road right-of-way and shall be a minimum of 40 feet in depth. The Landscape Buffer shall be of the measurement/depth to not interfere with utility easements. Landscape Buffer shall be of the measurement/depth as to not allow mature trees to interfere with overhead powerlines. The landscape buffer shall be required along any part of the subdivision that is adjacent to exterior roads.

4.1 Plat Submittal
Any subdivider of a parcel that meets the definition of a minor subdivision shall submit a valid plat as described in Section 3.1, to the Designated Official for their review. The Designated Official may approve the plat without the review of the Commission if the subdivision meets the standards set forth in Sections 3, 6, 7, 8, and 9.

4.2 Combining Parcels
Any intended combining of parcels, whether immediate or future must be clearly stated on the submitted plat for the review and approval of the Designated Official.

4.3 Commission Review
The Designated Official may, at their discretion, require the sub divider to submit the plat of a minor subdivision to the Commission for their review and approval regardless if the subdivision meets the standards set forth in Sections 3, 6, 7, 8, and 9.

SECTION 5 MAJOR SUBDIVISION PROCEDURES

5.1 Plan Submittal - Informational Content
Prior to making any physical improvements on the potential major subdivision site, the developer shall submit a plan conforming to the design standards here in and additional information to include:

- Location of subdivision on a map indicating surrounding area at an appropriate engineer's scale sufficient to locate the subdivision.
- Map of development at a scale of not less than 1 inch = 200 feet and not more than 1 inch = 50 feet.
- Name of subdivision, name and address of owners, the engineer or surveyor and the owner of abutting property and/or properties.
- Boundaries of area to be subdivided with bearings and distances.
- Land use of land to be subdivided plus that of the abutting property and/or properties.
- Acreage of land to be subdivided.
- Contour maps, if deemed necessary by the Commission, shall be submitted, provided the existing contour maps are available from which to secure this information.
- The location of existing and proposed easements with their location width and distances.
- Location of existing water courses, culverts, railroads, streets, bridges, etc.
- Utilities on and adjacent to the tract showing proposed connections to existing utility systems.
- Proposed lot lines, lot numbers, dimensions, road easements, and lot acreage.
- North Arrow.
- A drainage plan showing proposed structures, pipe sizes, drainage easements, pipe locations where water will be taken off street and drainage calculations to substantiate the drainage plan. (See Laurens County Erosion and Sediment Control and Stormwater Management Ordinance). Plan to be designed and inspected by properly licensed engineer commissioned by the subdivider.

Construction:

- The county prefers the use of earthen berms and planting material over fencing materials.
- When using earthen berm and planting material, a combination of the earthen berm and planting material height shall be a minimum height of 8 feet above the exterior road surface that the Landscape Buffer is intended for. The minimum height of mature trees used within the landscape buffer shall be 35 feet.
- If fencing material are used in combination with planting materials, any fencing located along the exterior of the subdivision and visible from the street shall be of the same material, color and construction as to have a common aesthetic appearance and a height of not less than 6 feet. Lots that are located behind landscaped berms and the fencing that will not be visible from the street shall not be held to this fencing requirement unless covered by the HOA rules and regulations. Planting material height shall be a minimum height of 8 feet above the exterior road surface that the Landscape Buffer is intended for. The minimum height of mature trees used within the landscape buffer shall be 35 feet.

All landscape buffer plans and materials used shall be approved prior to installation.

*Note: Street landscape buffers are not required for homes that front exterior streets.

7.10. Combining of Neighboring Parcels (Exception from Ordinance 854)

Exemption 1: "The combination or recombination of portions of previously platted lots where the total number of lots is not increased and resultant lots are equal to the standard of this chapter." The combination of existing parcels or recombination of existing parcels that are already recorded allows land owners to clean up parcels of land that may have been subdivided in such a way that is no longer appropriate. This does not increase the number of parcels, but allows for owners to have better lot configurations that meet their needs. This also allows parcel owners to purchase parts of adjacent lands and combine them with their own.

Exemption 2: "A parcel of land that is divided into five (5) or fewer parcels, each parcel being of sufficient size to meet the requirements of the health department, and each parcel is deeded to a member of the owner's immediate family. For the purpose of this paragraph, immediate family is defined as the owner's spouse, mother, father, sister, brother, children, or grandchildren." This allows for families to give land to other immediate family members. We have generational land owners in Laurens County, and it is a part of our community fabric that families desire to stay intact on land owned by families for several generations. This allows that to happen.

- n) Any deed restriction or restrictive covenants.

1) Landscaping concept plan that shows all entry ways and landscaping along exterior of the subdivision and exterior roads.

2) Current Traffic Study. Unless denied by the SC DOT, a current traffic study shall be required and include any intersections that will be impacted by subdivision traffic.

3) Section B detail the proposed subdivision is located (all grades).

4) Open Space, Reservoir, Development, (OSDR) is the percentage of each open space equivalent (unimproved, forest, development).

5) Information submitted to the Designated Official (see below) Planning Commission shall be the overall project planned and changes to the approved design may require review and approval by one of all county parties.

5.2 Plan Procedures

- a) Copies of the plan of the proposed development shall be presented to the Designated Official at least twenty (20) working days prior to the next scheduled Laurens County Planning Commission meeting. All projects shall be submitted as one package to refer to streamline the process for county officials.

6) Prior to the review of the plan by the Commission, the Designated Official shall review all fees and submit with appropriate comments indicating recommendations of approval or disapproval, and if recommending disapproval, shall express reasons in writing. The Designated Official shall make every attempt to submit the corrected and all associated normal fees to the Commission members 7 days prior to the scheduled meeting date.

- c) The action of the Commission and the date of notification to the subdivision shall be recorded in the minutes of the Commission meeting.

d) A copy of this decision shall be forwarded to the subdivision by mail, with specific changes required, if any. A copy of the corrected plan shall be resubmitted to the Designated Official for approval.

- e) Any interested party may appear and be heard at the Commission meeting. The Commission may require Public Notice be given by the subdivision prior to the scheduled Commission meeting on the proposed subdivision.

f) Approval of the plan shall be noted and certified by the Designated Official on the authorization of the Commission. The date of the Commission's action shall also be recorded on the plat and the subdivision shall be notified within ten (10) days of the Commission's actions.

- g) Approval of the plan constitutes general approval of the street alignments, dimensions, layout, shape of lots and proposed road right-of-way. Review of appropriate governmental agencies having jurisdiction and subsequent approvals must be obtained. Any changes made to the plat as a result of this process shall be submitted to the Designated Official for approval. The Designated Official may require the subdivision to resubmit the plat to the Commission for any changes deemed significant by the official.

5.3 Supplemental Information

The following information shall be submitted with all preliminary subdivision plans unless specifically waived by the Designated Official or Commission.

- a.) Where the plan for the subdivision includes a lake or pond existing or to be constructed in connection with the development, the plan shall also be accompanied by a profile of the proposed dam structure including all appurtenances thereto.
- b.) The plan shall be accompanied by a tentative centerline profile for each street if deemed necessary by the Designated Official.
- c.) A plan for the surface drainage of the tract proposed to be subdivided shall be submitted prior to commencement of grading if deemed necessary by the Designated Official. (See Laurens County Erosion and Sediment Control and Stormwater Management Ordinance).

5.4 Plat Approval and Recording

- a.) After the plan has been corrected with regard to any revision or corrections deemed necessary by the Commission or regulatory agency, the subdivision shall prepare a plat for recording. The plat shall be drawn at a scale of 1" = 200' or larger and provide the following:
 - 1) Lot numbers
 - 2) Block numbers, if applicable
 - 3) Phase or section number of subdivision
 - 4) North Arrow.
 - 5) Street names and right-of-way width.
 - 6) Easements for storm drainage, designating location and width.
 - 7) Natural drainage systems shall be included as a private drainage easement.
 - 8) Easements for water mains and sanitary sewers not located in street right of way and serving more than one user. Such easements shall show location, width and conditions.
 - 9) Dimensions and locations of any existing easements or right-of-way with special conditions crossing the property and not located in the right-of-way of a street.
 - 10) A statement clarifying whether the property line is in the center of the stream or creek of the traverse line on lots abutting a stream or creek.
 - 11) Title block containing the following information: Subdivision name, name of owner, address, registration number and seal of the engineer or surveyor registered in South Carolina and the date that the survey was made.

12) Landscaping concept plan that shows all entry ways and landscaping along exterior of the subdivision and exterior roads.

13) Current Traffic Study. Unless denied by the SC DOT, a current traffic study shall be required and include any intersections that will be impacted by subdivision traffic.

14) A subdivision drainage concept plan shall be submitted with the final subdivision information packet.

15) Section B detail the proposed subdivision is located (all grades).

- b.) The Designated Official will approve the plat on the authority of the Commission. The approved plat may constitute only a portion of the subdivision plan in the proposed development; however, said portion shall conform to and meet all necessary requirements as set forth herein or by the Commission.

- c.) Once approved, the plat shall be recorded by the subdivision in the office of the Clerk of Court for Laurens County within a period of twelve (12) months from the date that approval is granted. After the expiration of twelve (12) months, said approval shall be void.

5.5

Performance Bond

Prior to completion of any or all required improvements by the subdivider, the subdivider shall post a performance bond with Laurens County or an irrevocable letter of credit guaranteeing the completion of the improvements in compliance with the requirements in this chapter.

a) The County shall have the right to refuse a performance bond for any or all required improvements and require construction and installation thereof by the subdivision developer.

b) Where accepted the performance bond shall:

- 1) Run to the County.
- 2) Be in an amount equal to ~~100~~ percent of the costs as estimated by the governing authority, of any improvements which have not been constructed, installed and completed in compliance with the requirements of this chapter prior to the posting of the bond and for which sufficient certification has been furnished.
- 3) Be with surety as approved by the County.
- 4) Specify that all such required improvements shall be completed in accordance with the requirements of this chapter within a period not to exceed one year from the date of posting the bond; provided, however, that the governing body may, by proper application, for good cause shown, extend the time of completion of all or a part of such improvements for such period of time as it deems is in the public interest.

5) Run until and terminate 90 days after filing of the certification of completion and acceptance, unless the Laurens County Planning Commission or County determines that the requirements, standards, and specifications of this chapter applicable to the construction, installation, and completion of such improvements have not been met and notifies the applicant of such determination by certified mail, in which event the bond shall continue to run until the filing of acceptable proof that such standards, requirements, and specifications have been met.

e) If any or all of the required improvements are not completed within the time specified in the bond, the governing body may let or re-let the contract, and the subdivision developer and performance bond or irrevocable letter of credit shall be severally and jointly liable for the costs thereof to the amount specified for such improvements in the bond.

5.6

Maintenance and Maintenance Bond

a) The Laurens County Planning Commission shall require the posting of a bond by each subdivider to insure proper maintenance of all roadway improvements for a period of three years after the date of the acceptance of the improvements by the governing authority. Such bond shall be either in cash, be made by a surety company approved by the Laurens County Planning Commission and authorized to do business in the state, or be in the form an irrevocable letter of credit by a banking institution licensed to do business in the state and approved by the Laurens County Planning Commission, and shall be payable to the governing authority of the County. The amount of the bond shall be determined by the Designated Official and shall not exceed the estimated market costs of repaving the roadway surface based on similar projects in the area. In the event of a

dispute between the developer and the engineer on such costs, the Designated Official will make the final determination of the amount of the bond. After one year and after two years, the developer may request a roadway inspection by the Designated Official Director. The Designated Official may reduce the bond amount by up to one-third after one year if the roadway shows no signs of failures or construction damage, and may reduce the bond an additional one-third after the second year if the roadway continues to show no sign of failure or damage. In the event that minor repairs or damages are present, the Designated Official may elect to reduce the bond by lesser amounts or not reduce the bond.

b) The subdivider shall maintain all street improvements and all settlements due to utility installations for a period of three years from the time of acceptance of such improvements by the governing authority. Should the subdivider choose to use the alternate binder as a temporary surface during the development, the required three year bond on the final acceptance may be reduced by one-half of the time from the installation of the binder to the date of the final acceptance after final surface course if the binder shows no areas of deterioration or failure.

c) The subdivider shall make such adequate provisions as shall be approved by the Designated Official for the perpetual maintenance of all sewer and water facilities in the subdivision until such obligations have been assumed by a government entity.

SECTION 6 DESIGN STANDARDS - LOTS

6.1 Design

The size, shape and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated.

All newly developed lots in Laurens County must be situated on or have direct access to a road meeting the provisions of the current Laurens County Road Standards Ordinance, or a road maintained by a public entity. For new subdivisions with 50 or more lots or subdivision expansions that increase to 50 or more lots, all non-emergency ingress and egress points that access county roads shall meet current Laurens County Road Standards.

6.3 Lot Lines

Side lot lines shall be approximately at right angles to the right-of-way of the street on which the lot fronts.

6.4 Set Back Lines

All minimum set back lines shall be measured from the street edge of pavement to the right-of-way setback line. If setbacks are indicated by set back measurements from the edge of the sidewalk on the side closest to the front of the lot, the side closest to the front of the lot shall be responsible to classify each street as Residential, Collector or Arterial.

Open Space Residential Developments (OSRD) shall have the same set back requirements as specified in 7.1.a.

a) Residential Streets

- 1.) The front setback shall be thirty (30) feet.
- 2.) The side yard setback shall be thirty (30) feet adjacent to the street (corner lots only).
- 3.) The principle building setback shall be ten (10) feet side and rear.

b) Collector Streets

- 1.) The front setback shall be forty (40) feet.
- 2.) The side yard setback shall be thirty (30) feet adjacent to the street (corner lots only).
- 3.) The principle building setback shall be ten (10) feet side and rear.

c) Arterial Streets

- 1.) The front setback shall be fifty (50) feet.
- 2.) The side yard setback shall be thirty (30) feet adjacent to the street (corner lots only)
- 3.) The principle building setback shall be ten (10) feet side and rear.

6.5 Lots in Flood Plains

Open Space Residential Developments (OSRD) shall have the same set back requirements as specified in 7.1.a.

6.6 Natural Waterways

In any subdivision, natural waterways shall be kept clear of obstruction. Natural drainage systems shall include a platted private drainage easement.

SECTION 7 DESIGN STANDARDS - LOT DIMENSIONS

7.1 Lot with Public Water and Sewer

- a) Minimum lot area shall be eight thousand (8,000) square feet.
- b) Minimum lot width shall be seventy five (75) feet between side lot lines measured at the front setback line. Corner lots shall have additional width to accommodate the side street setback line required as specified herein. Lots on the circular right of way of a Cul-de-sac street shall have a minimum (30) foot width at the road right of way.
- c) Minimum lot depth shall be as required to meet minimum area requirements as specified in 7.1.a.
- d) No residence (primary building) shall be placed within ten (10) feet of side lot line.

Open Space Residential Developments (OSRD) shall have the same set back requirements as specified in 7.1.a.

Additional setbacks requirements under 6.4

7.2 Lot with Well and Septic Tank

- a) Minimum lot area shall be one (1) acre.
- b) Minimum lot width shall be one hundred twenty (120) feet between side lot lines measured at the front set back line. Corner lots shall have additional width to accommodate the side street set back line required as specified herein. Lots on the circular right of way of a Cul-de-sac street shall have a minimum (30) foot width at the road right of way.
- c) Minimum lot depth shall be as required to meet minimum area requirement as specified in 7.2.a.
- d) No residence (primary building) shall be placed within ten (10) feet of side lot line.
- e) Lots less than two (2) acres shall require approval from the South Carolina Department of Health and Environmental Control (SCDHEC) for well and septic tank installation prior to subdividing.

Additional setbacks requirements under 6.4

7.3 Lot with Public Water and Septic Tank

- a) Minimum lot area shall be twenty-five thousand (25,000) square feet. This shall be exclusive of road right-of-way.
- b) Minimum lot width shall be one hundred (100) feet between side lot lines measured from the front set back line. Corner lots shall have additional width to accommodate the side street set back line required as specified herein. Lots on the circular right of way of a Cul-de-sac street shall have a minimum (30) foot width at the road right of way.
- c) Minimum lot depth shall be as required to meet minimum area requirements as specified in Section 7.3.a.
- d) No residence (primary building) shall be placed within ten (10) feet of side lot line.
- e) Lots less than two (2) acres shall require approval from the South Carolina Department of Health and Environmental Control (SCDHEC) for septic tank installation prior to subdividing.
- f) Additional setbacks requirements under 6.4

7.4

Multiple-Family Attached (Duplex, Triplex, and Rowed)

Multifamily/Attached Single Family Homes (SFH)/Apartments
 This section is for use for Multiple-family residential development such as apartments, townhomes and duplexes, etc.

Attached Single Family Homes (SFH) (Townhomes, duplexes, etc)

- a) **Max Height:** No structure shall exceed a height of 45 feet. (see Max Building Height figure)
- b) Minimum lot area shall be six thousand (6,000) square feet
- c) Minimum lot width shall be thirty feet (30) feet between side lot lines measured at the front setback line. Corner lots shall have additional width to accommodate the side street setback line required as specified in this ordinance. Lots on the circular right of way of a Cul-de-sac street shall have a minimum (30) foot width at the road right of way.
- d) **Tip-Over shall be prohibited for all units in any one structure.**
- e) Minimum lot depth shall be as required to meet minimum area requirements of 6000 SF.
- f) No minimum distance for side lot line for interior units. When multiple units are together the end units shall have a side lot line distance of 10 feet.
- g) Additional setback requirements under 6.4, if required.
- h) Accessory Building Setback. Accessory buildings may be located in the rear yard, provided they are set back not less than four feet from any lot line and occupy not more than 20 percent of the rear yard.

Apartments

Maximum Density:

Size of Development	Maximum Density
Less than 1 acre	8 units/acre
1 to 5 acres	12 units/acre
More than 5 acres	14 units/acre

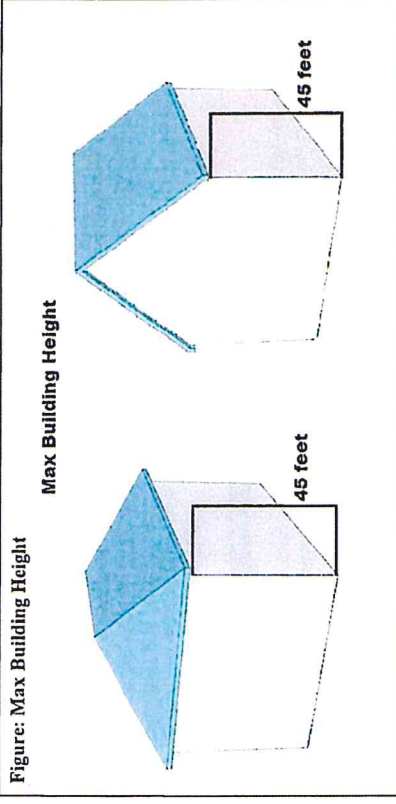
Note: Maximum density may also be limited by other site regulations such as parking standards, buffer requirements, and other dimensional standards. The County makes no guarantee that the indicated maximum density is attainable after accounting for those other provisions.

Setback:

- a) **Max Height:** No structure shall exceed a height of 45 feet (see Max Building Height figure)
- b) **Minimum Square Foot (SF)** for lot area, use Maximum Density chart.
- c) No minimum distance for side lot line for interior units. When multiple units are together the end units shall have a side lot line distance of 10 feet.

Setback: (cont):

- d) **Minimum Front Setback** ---- 15 feet
- e) **Minimum Rear** ----- 15 Feet
- f) **Additional setback requirements** under 6.4, if required
- g) **Accessory Building Setback.** Accessory buildings may be located in the rear yard, provided they are set back not less than four feet from any lot line and occupy not more than 20 percent of the rear yard.



7.5

- a) Minimum Lot Area - The minimum lot area for Open Space Residential Development shall be 7000 SF. The minimum tract area for an OSRD shall be five acres. The minimum tract area shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable body of water.
- b) Minimum Lot Width - Minimum width shall be Fifty (50) feet between side lot lines measured at the front setback line. Corner lots shall have additional width to accommodate the side street setback line required as specified herein. Lots on the circular right of way of a Cul-de-sac street shall have a minimum (30) foot width at the road right of way.
- c) Minimum depth of the lot shall be as required to meet the 7,000 SF requirements.
- d) No residence (primary building) shall be placed within Six (6) feet of side lot line.
- f) Additional setback requirements under 6.4

Intent

An open space residential development is a residential subdivision in which dwellings are situated on the most developable portion of the site in exchange for the preservation of substantial amounts of open space for environmental and ecological reasons. Open space can be designated for recreational purposes, the availability of recreation areas, active or passive, is conducive to a higher quality of life among residents. By the county allowing the reduction in lot sizes, the developer in turn is providing recreational space for the residents to use to improve their quality of life. Such items include but not limited to are: open space land for recreational purposes, walking trails, playgrounds, BBQ areas, pools, pavilions and clubhouses.

By clustering homes together, public services become more efficient as they require less infrastructure. Building fewer roads, water and sewer lines, and other infrastructure helps keep the construction and maintenance of these services associated with them down.

The purpose of open space development is to provide a method of land development that permits variation in lot sizes without an increase in the overall density of population or development. This allows the subdivision of land into lots of varying sizes which will provide home buyers a choice of lot sizes according to their needs, while at the same time, preserving open space, tree cover, scenic vistas, natural drainage ways, and outstanding natural topography. Such measures prevent soil erosion and flooding by allowing development to occur according to the nature of the terrain; provide larger open areas with greater utility for rest and recreation; and encourage the development of more attractive and economical site design.

Required Open Space

In order for a subdivision to be eligible for OSRD, land must be set aside as open space. All undevelopable land must remain undeveloped.

Undevelopable land includes the following:

- 1. Areas of steep slopes (30% or greater).
- 2. Areas within the 100-year floodplain as designated by FEMA.

- 3. Areas that are designated as wetlands.
- 4. Areas that are within twenty-five (25) feet of the edge of a waterbody, intermittent or otherwise.
- 5. Areas that contain existing utility easements or rights of way with explicit restrictions on development.

For each OSRD subdivision, a minimum of twenty-five (25) percent of the total acreage must be set aside as Open Space. In the OSRD, there must be a minimum of 10% of the total acres of the project designated for Altered Open Space and/or Developed Common Areas, for use by the residents as recreational areas. To qualify as Altered or Developed spaces the land must be such that the topography of the land would be suitable for the intended purpose. These areas must be maintained by the Developer and/or HOA.

*No subdivision will be approved without either Altered Open Space and/or Developed Common Areas. Areas designated for use by the residents for recreational purposes shall be maintained by the Developer and/or HOA. The commission has the responsibility to determine if the developer has proposed the adequate combination of recreational areas.

In order for any area to be included as either undisturbed open space, altered open space, or developed common area, it must meet the following requirements:

All open space shall be of meaningful proportions and dimensions so as to be consistent with the intent and purpose of this section. All designated Altered and Developed open space areas shall be accessible to all lots. Accessibility may be established by adjacency to a lot or by a pedestrian walkway (i.e. a sidewalk or footpath). To qualify as Altered or Developed spaces the land must be such that the topography of the land would be suitable for the intended purpose.

Undisturbed Open Space

Undisturbed open space includes areas where no alteration to the physical landscape or vegetation will take place. During the development process, it may be deemed necessary to replace and/or improve vegetation in undisturbed open areas. Such an alteration is acceptable in undisturbed open spaces. Examples of undisturbed open space include wetlands, forested areas, and shrubbery.

Altered Open Space

Altered open space includes areas where the physical landscape and/or vegetation is altered for the benefit of the community. Although not as beneficial to the environment as undisturbed open space, it often provides more active kinds of recreation for the community. Examples of altered open space include playgrounds, ball fields, and cleared fields.

Developed Common Area

Developed common areas include locations where community oriented development/recreation takes place. Although developed common areas are not as beneficial to the environment as undisturbed or altered open space, these areas provide places for active community oriented recreational areas that are important components of a residential neighborhood. Examples of developed common areas include community pools, clubhouses, and pavilions.

SECTION 8 UTILITIES

- 8.1 Availability of Water and Sewer Services
 - a.) All subdivisions constructed under the provision of these regulations shall be required, if feasible, to install water and sewer lines and connect to public operated utilities. Where any part of the property boundary a subdivision is located within 1,000 feet of a public water system or 300 feet of a public sewer system, the developer must obtain approval from the water or sewer system provider prior to plat review and approval by the Laurens County Planning Commission.
 - b.) If water service is not available, the Developer must provide documentation from the water provider that service is not available.
 - c.) If sewer service is not available, the Developer must provide documentation from the sewer provider that service is not available. Septic Tank permits from SCDHEC must also be obtained prior to subdividing.
 - d.) A public water or sewer system is not obligated to extend or supply service if capacity is not available. If capacity is available, the extension of services shall be by and at the expense of the developer. The water or sewer extensions, both off-site and on-site, must be in accordance with the water or sewer system's requirements and are subject to review, approval, permitting and inspection by the water or sewer provider. Compliance with the water or sewer provider does not relieve the developer from the responsibility to also comply with all local, state and federal regulations.
 - e.) Unless guaranteed by bond, escrow account or other approved financial instrument, all water and sewer improvements must be complete, in operation and accepted by the water or sewer provider before the final plat will be approved for recording by the Laurens County Planning Commission.
- 8.2 Design of Water Supply Systems

The developer shall be required to install a water distribution system, including fire protection, in accordance with the standards, procedures, and policies of the water service provider, state drinking water regulations and applicable fire code provision where service is available. The extent of the extension/upgrading of water lines to be installed within a new subdivision will be determined by the water service provider.
- 8.3 Design of Sanitary Sewer Systems

The developer shall be required to provide public sewage disposal systems in accordance with the standards, procedures, and policies of the sewer service provider and state wastewater regulations. The extent of the extension/upgrading of gravity sewer, lift stations and force mains will be determined by the sewer service provider.
- 8.4 Private Water or Sewer Systems

Privately owned water or sewer systems that serve more than one residence shall not be considered for approval without the express written consent of the existing water or sewer provider that has an established territory at the proposed location and a Permit to Construct from SCDHEC. The Developer must also provide documentation to the Laurens County Planning Commission that the system will be viable, self-sustaining and that no other feasible alternative to provide water or sewer service exists.
- 8.5 Utility Placement and Easements

Utility utilities owned and maintained by a public utility company may locate their utilities and equipment within the right of way of a street. All privately owned utilities and equipment shall be placed outside of the street right of way.

adequate areas of suitable size and location shall be delineated by utility easements. The location and size of such easements shall be coordinated with the public works director. The developer will provide a detailed placement of all utilities.

8.6 Fire Protection and Hydrants

- a) The developer shall be required to install fire protection and hydrants where capacity/flow of the water supply is sufficient for such service as determined by the existing water provider.
- b) All fire hydrants shall meet the specifications of the most current ordinance on Fire Hydrant Standards for Laurens County.

SECTION 9 OTHER IMPROVEMENTS

- 9.1 Street Trees

Any trees or shrubs to be installed on the street right-of-way by the subdivider shall be approved for type and placement by the Designated Official.
- 9.2 Lot Trees

The developer shall make every effort to preserve as many trees as possible and remove only those trees necessary for the development of the lot. This stipulation shall not be a subjective basis for the withholding of approval.
- 9.3 Signage

All signage must be located outside of any county, state or federal right-of-way. Signs shall not interfere with sight distance over and the proposed right-of-way of the new utility easement. A subdivision signage concept plan shall be submitted with the final subdivision instrument and logo.

All signage noting the name or other information about the subdivision shall be reviewed by the Commission for placement, relevance, safety and design. All signage placed for the direction of vehicular traffic does not need review but is the responsibility of the subdivider to ensure that it conforms to the latest edition of the Federal Highway Administration's Manual of Uniform Traffic Control Devices (MUTCD) as well as the South Carolina Department of Transportation (SCDOT) supplement to the MUTCD.

At a minimum, landscape plans shall be located on subdivision easement, utility and storm water easements. A landscaping concept plan shall be submitted with the final subdivision information and plan (also see Section 5 for Street Landscape Buffer Strip).

SECTION 10 MANUFACTURED HOME PARKS

Generally, all manufactured home parks constructed, altered or extended after the effective date of the ordinance from which this article is derived shall conform to the regulations of this section. The establishment or expansion of a manufactured home park shall be considered a major subdivision and comply with regulations and procedures set forth in Sections 5, 6, 7, 8, and 9 as well as the following:

10.1 Water and Sewer

All proposed parks shall be served by public water and sewer system or other systems, plans of which shall be approved by the South Carolina Department of Health and Environmental Control (SCDHEC) and reviewed by the Commission.

10.2 Signage Names

All manufactured home parks containing five (5) or more units must provide a sign of at least six (6) square feet indicating the name of the park. Park names shall not be similar, phonetically or by spelling to any existing subdivision, nor historic homes, monuments or sites as listed on the State and National Historic Register.

10.3 Refuse Disposal

Each lot of a manufactured home park must be provided with a refuse container or have access to a centralized refuse container on site, either of which is collected on a weekly basis. Centralized containers must be buffered from sight on three sides with a six (6) foot tall privacy fence constructed of wood or other materials approved by the Designated Official.

10.4 Legal Owner and/or Operator Manufactured Home Park

The legal owner and / or operator of the Manufactured Home Park shall at all times operate the park in compliance with the regulations of this ordinance.

10.5 Inspection of Manufactured Home Parks

All of the park requirements stated in this ordinance must be inspected and approved by the Designated Official prior to any installation of homes. These requirements must also be maintained as long as the park is in operation. The Building Codes and Inspection Office are hereby authorized to make periodic inspections to review the condition and operation of Manufactured Home Parks located within the jurisdiction of this Ordinance in order that they may perform their duties of safeguarding the health and safety of occupants of Manufactured Home Parks and of the general public.

10.6 Existing Manufactured Home Parks

All manufactured home parks in existence at the time of the adoption of this ordinance can continue to operate at its current capacity. Existing, nonconforming, parks cannot increase their size or number of lots without meeting the requirements of this ordinance.

10.7 Park Permit

It shall be unlawful for any person to construct, alter or extend any manufactured home park within the county unless that person or entity holds a valid park permit issued by the county.

a) All mobile homes within a park must have set up permits and annual decal license as required by Laurens County.

b) No public utility shall connect service to any mobile home within a park in the county without proof of a set up permit and annual decal license.

c) Site Plan Approval Required

All manufactured home park owners must submit a site plan of any proposed manufactured home park to the Designated Official, and such plan must have approval by the Laurens County Planning Commission before any permits can be issued. All applications for manufactured home park permits shall contain the following information:

- 1) Name and address of the applicant.
- 2) Interest of the applicant in the development.
- 3) Location and legal description of the property.
- 4) Complete engineering plans and specifications of the proposed park showing the following:
 - a) The area and dimensions of the tract of land, including screening between park and adjoining residences or businesses.
 - b) The number, location and size of all lots;
 - c) The location and width of roadways and walkways;
 - d) The location of service buildings and other proposed structures;
 - e) The location of all utility installations.
 - f) The location of septic tanks, field lines and sewer lines;
 - g) Specifications of all buildings to be constructed;
 - h) The location and details of all lighting and electrical systems.

- i) Landscape concept plan that shows if entry ways and landscaping along exterior of the subdivision and exterior walls.
- j) Current Traffic Study. Traffic along by the site for a proposed traffic study shall be required and include any measurements that will be approved by subdivision traffic.
- k) School District (the proposed subdivision is located in) address.
- l) A subdivision sewage concept plan shall be submitted with the final subdivision application package.

Notes: All material submitted to the Designated Official prior to the Planning Commission should be the overall project planned and changes to the approved design may require review and approval by one or all county parties.

- d.) Fees As required by the county.

- e.) Location and Frontage
A manufactured home park shall be located on property with a minimum frontage of 200 feet on a public street or road.
- f.) Street Requirement
Interior roads serving the park shall meet the specifications stated in current Laurens County Road Standard Ordinance.
- g.) Lot Area and Width
A manufactured home park shall have a minimum area of three (3) contiguous acres and a maximum of twenty-five (25) contiguous acres and a width of at least 200 feet. Each lot space within the park shall meet the specification of Sections 6 and 7 of this ordinance.
- h.) Installation and Safety Standards
All installation shall conform to the current Laurens County Manufactured Home Ordinance.
- i.) Setbacks
No manufactured home or other building or structure shall be located closer than 60 feet to any park outer perimeter property boundary. All other setbacks shall meet specifications as stated in Section 6 of this ordinance.
- j.) Screening
All new manufactured home parks shall provide screening on any perimeter property boundary if the adjacent property has residential homes or commercial businesses. Screening shall consist of existing vegetation, nursery stock, or both as well as fences, walls, earth berms, or grade changes. The type of screening and placement shall be approved by the Designated Official.
- k.) Service Buildings
Accessory structures for the convenience and well-being of park residents are permitted provided they comply with all applicable county ordinances. Such structures may include but are not limited to park management offices, community laundry facilities, community postal facilities, etc.
- l.) Listing of Manufactured Home Park
Every person owning or operating a manufactured home park, and each person engaged in the sale or rental of manufactured homes or lots upon which to place manufactured homes, shall furnish to the tax assessor of the county by January 1 of each year parcel identification and number of lots/rental spaces.
- m.) Register of Park Residents
Park management/operators must maintain at all times an up-to-date register of all park residents. This register must be made available to any authorized person.
- n.) Park Manager
Manufactured home parks with five (5) or more manufactured homes shall have a park manager responsible for maintenance of the park and its manufactured homes, including ensuring compliance with the requirements of this ordinance.

- o.) Vehicle Parking
Two off-street parking spaces shall be provided for each manufactured home lot.

SECTION 11 ENFORCEMENT

11.1 Enforcement

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.

11.2 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 Summary Court for Laurens County. Any bond amount for violations shall be prescribed, set and held by the presiding Magistrate.

11.3 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) or by imprisonment for not more than thirty (30) days. Each day any violation of this Ordinance continues shall constitute a separate offense.

11.4 Appeals

The Laurens County Planning Commission shall hear and decide appeals in matters as specified by this Ordinance. Whenever in the opinion of the Commission, the strict application of the requirements contained in these regulations would result in substantial or excessive difficulties and hardships or injustices, the Commission may modify such requirements, providing that the public interests of the County and its citizens are protected and the general intent and spirit of these regulations are preserved. Any person aggrieved by a decision of the Commission may appeal that decision before the Court of Common Pleas

SECTION 12 LEGAL

12.1 Authority

This Ordinance is adopted pursuant to authority conferred by the South Carolina Code of Laws. This ordinance repeals and replaces Ordinance 418, 509, 553 & 655 in toto.

12.2 Validity

Should any section or provision of this Ordinance or application of a provision of the Ordinance be declared invalid or unconstitutional by any court of a competent jurisdiction, such declarations shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part or application so declared to be unconstitutional or invalid.

12.3 Conflict with Other Regulations

These regulations shall apply to the unincorporated areas of the county after the adoption of this chapter. However, where sections of this chapter conflict with or overlap one another, or where this chapter conflicts with other county ordinances and/or regulations, whichever imposes the most stringent restrictions shall prevail. State and federal standards shall prevail wherever they conflict with provisions of this chapter.

12.4 Separability

If any section, clause or portion of this Ordinance shall be held by a Court of competent jurisdiction to be invalid or unconstitutional, such finding shall not affect any other section, clause or portion of this Ordinance.

12.5 Amendments

This Ordinance may be amended in the same manner as prescribed by law for its original adoption.

12.6 Effective Date

All provisions of this section and other relevant sections of this Ordinance shall take effect upon enactment by the Laurens County Council according to law.

SECTION 13 ADOPTION

13.1 NOW THEREFORE, BE IT ORDAINED, that Laurens County Council adopts the Residential Subdivision Ordinance.

Signature Page



MINUTES
TRAINING SESSION
LAURENS COUNTY PLANNING COMMISSION
OCTOBER 5, 2021 – 5:00 P.M.
HILLCREST SQUARE – ADMINISTRATION BUILDING

Jim Royer, Chairman and Ed Burns, Vice Chairman;
Commission Members - George Austin, Sylvester Grant,
Casey Robinson, Bobby Smith and Abney Smith

COMMISSIONERS PRESENT: Chairman Jim Royer; Vice-Chairman Ed Burns; Commission Members Sylvester Grant, Bobby Smith and Abney Smith.

COMMISSIONERS ABSENT: Commission Members George Austin and Casey Robinson.

ADMINISTRATIVE STAFF: Dale Satterfield, Director of Public Works, Chuck Bobo, Codes Official and Betty C. Walsh, Clerk to Council.

INVITED GUESTS: Rick Green, Director of Government Services, Upper Savannah Council of Governments.

AGENDA ITEMS : 1. Call to Order – Chairman Royer; 2. Invocation; 3. Pledge of Allegiance; 4. Approval of Agenda – October 5, 2021; 5. Overview: a.) What is the Planning Commission?; b.) Who is the Planning Commission; c.) What is the role and responsibilities of the Planning Commission; d.) Educational requirements and training; e.) Associated Parties of the Planning Commission; i.) Planning Tools: ii.) Documents and Structures; iii.) Comprehensive Plan; - Overview of the Comprehensive Plan; The ten Comprehensive Plan Elements; iv.) Zoning Ordinance:-Development and adoption; - Enforcement Personnel; - Board of Zoning Appeals; v.)Development Regulations: 6.) Planning Commission Questions / Comments; 7.) Adjournment.

CALL TO ORDER – Chairman Royer called the meeting to order at 5:04 P.M.

INVOCATION – Commissioner Sylvester Grant led the invocation.

PLEDGE OF ALLEGIANCE – Chairman Jim Royer led the Pledge of Allegiance.

APPROVAL OF AGENDA – OCTOBER 5, 2021 – COMMISSIONER BOBBY SMITH made the MOTION to approve with COMMISSIONER ABNEY SMITH SECONDING; VOTE 5-0.

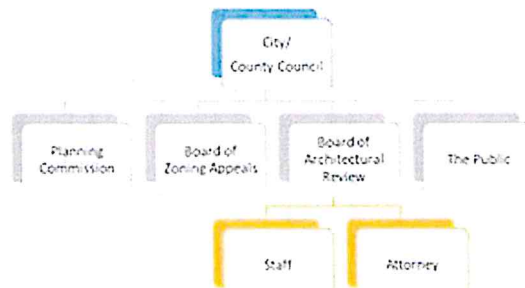
Public Works Director Dale Satterfield introduced everyone to Rick Green, Director of Government Services, Upper Savannah Council of Governments.

OVERVIEW:

Referring to a recent meeting of the Development Corporation, Commissioner Smith

Mr. Green replied that the discussion was about how to plan, not zoning.

DEVELOPING A PROGRAM OF PLANNING AND ZONING FOR GOVERNMENT OFFICIALS



The Planning Commission is an advisory body to Council that is appointed by Council charged with developing the Comprehensive Plan, Zoning and Land Development Ordinances. Also, provides recommendations on ordinances amendments, reviews subdivision plats and undertakes special studies at the request of Council. The membership is between five to twelve members with their terms of office staggered as established by Council; No dual offices held meaning that one cannot hold another public office and serve on the Planning Commission; A simple majority of the members must be present to have a quorum; established with organization to keep records of minutes, hearings and resolutions. Communication between Council and the Commission is needed for successful planning by holding Joint Workshops; Reports at Council Meetings and having a Council Member Assigned to Planning Commission. Educational requirements and training is required with certification.

The associated parts of the Planning Commission consists of Planning Tools: A Comprehensive Plan; Zoning Ordinance; Development Regulations such as Subdivision Regulations; Architectural Guidelines and Landscaping Ordinances.

COMPREHENSIVE PLAN ELEMENTS

Population - This element examines population characteristics and their affect on the community and the future of the area. It might include the following:

Number, size and characteristics of households	Historic trends and projections
Income characteristics and trends	Educational levels and trends
	Race, sex, age, etc

Economic - This element explores workforce trends and projections, and answers questions such as:

Where do people who live here work?	Where do people who work here live?
What is our economic base? Diversity?	What impact does tourism have?
What impact does manufacturing/industry have?	What are our strategies

Natural Resources - Prime agricultural and forest lands Unique park and recreation areas
Unique scenic views and sites Wetlands and flood plains
Plant and animal habitats Air quality, etc.

Cultural Resources: Historic buildings, structures and facilities Resources for historic information
Unique commercial or residential areas Educational or religious resources
Entertainment facilities Archaeological sites
Other cultural aspects Arts

Community Facilities - This element includes activities and facilities essential to community growth, development, and redevelopment:

Sewage System & Wastewater Treatment	Water Supply, Treatment and Distribution
General Government Facilities	Solid Waste Collection and Disposal
Fire Protection	Educational and Recreational Facilities
	Emergency Medical Services

Housing - This element examines housing characteristics and their affect on the community and the future of the area. It might include the following:

Age and Condition of Housing	Affordability of Housing
Owner/Renter Occupancy	Location and Type of Housing
	Other Housing Needs and Issues

Land Use - The Land Use Element addresses policy issues: The findings, projections and conclusions from each of the previous six elements influence the amount of land needed for various uses. This element should be developed to serve the interests of the community by addressing needs identified in the plan though the planning and development process. Base land use decisions on tangible information obtained through development of the plan and plan elements. Existing and Future Land Use by Categories such as: Residential; Commercial; Industrial; Agricultural/Forestry; Public and Quasi-Public Parks and Recreation; Open Space; Vacant or Undeveloped Land.

Transportation - Element must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development. Considers transportation facilities such as:

Major road improvements	New road construction	Transit projects
-------------------------	-----------------------	------------------

Pedestrian/Bicycle projects

Other elements of transportation system

Resiliency - This element, added in 2020, considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety and welfare.

Priority Investment - The priority investment element analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools.

The Plan should be developed to serve the community and make it useful and easy to understand by keeping the following in mind: The Plan should accurately reflect existing conditions; The Plan should identify strengths, weaknesses, opportunities and threats; The Plan should outline attainable goals and list recommendations that can be implemented; The Plan can assign responsibilities and time-frames to promote implementation of recommendations. It can be used to apply for grants.

ZONING

Zoning Ordinance - The Zoning Ordinance is adopted for the general purposes of guiding development in accordance with existing and future needs of the community. It is traditionally segregated land uses in order to separate incompatible land uses and to protect property values. Current ordinances will often allow some mixing of uses through overlay districts, mixed use zoning, and planned unit developments. And is guided by the Comprehensive Plan to prevent or reduce overcrowding; promoting quality of life issues; protect resources; regulate density and land use; ensure adequate public services and utilities are provided and to further the public welfare.

Elements of Zoning Ordinance consist of two major components - Map – designates areas for types of land use activities and text – addresses regulations and development specifications. The regulations can address: Uses by Districts; Setbacks; Buffers; Parking; Signs; Landscape Requirements; and other areas.

To adopt and amend zoning ordinances, there needs to be a Public Hearing held by Planning Commission or Council with notification published at least fifteen days prior to Public Hearing in the Newspaper of General Circulation. The adopting by Ordinance: Municipalities must have two readings and counties having three readings. Zoning Map Amendments Require: Posting Notices on property in question that is visible from each street and notification of adjacent property owners.

Zoning is developed by the Planning Commission and adopted by Council, enforced by Zoning Administrator. Any appeals and variances and uses by Special Exceptions is addressed by Board of Zoning Appeals. This is a Quasi Judicial Body responsible for settling administrative appeals and requests for variances from ordinance application and is appointed by Council but independent decision maker. The Board of Zoning Appeals should have a membership of three to nine members and all procedures should follow a judicial process with decisions based on facts of case. Members cannot accept evidence outside of the input process adopted in the Zoning Ordinance. Any Board decisions may be further appealed to Circuit Court – No review by Council. An accurate record of proceedings is critical because court will base its decision on the transcripts of the Board. The roles and responsibilities include reviewing appeals of alleged administrative errors; Review of requests for variances for relief from an unreasonable hardship; Review uses by Special Exceptions, as defined in local ordinances. An appeals process resolves disputes over administrative decisions or interpretations made in application of the zoning ordinance with any decisions based on facts.

Variances consists of relief from strict application of an Ordinance; an unreasonable hardship due to unique physical characteristics of the property; minimum relief necessary to overcome hardship and allow a

reasonable use of property; can not allow use not permitted by zoning ordinance or expand existing non-conforming use.

Special Exceptions contain discretionary uses may be allowed within a zoning category; Board reviews requests for special exceptions to determine if they meet criteria included in the zoning ordinance; special exception reviews are conducted as prescribed by ordinance through a public hearing process.

Training - All Planning Commissioners, Building Zoning members, and staff are required by state law to have an introductory class (6 hours) and a continuing education class (3 hours) every year during service. Those that are considered exceptions are Attorneys, Graduates of City Planning Programs, American Institute of Certified Planners.

COMMISSION MEMBER DISCUSSION / COMMENTS – There was an array of comments with discussions from the Planning Commission Members as follows:

Commissioner Bobby Smith questioned if the upcoming Comprehensive Plan was a five year upgrade or a ten year redo? Mrs. Walsh replied, “The last Plan was in 2013 and was an overall new plan. One way it was reviewed and created was various agencies such as the Water/ Sewer Commission, the Cities of Laurens and Clinton were all invited to a meeting to provide an overview of their planning process. From these presentations, it was incorporated in to the County Comprehensive Plan”.

Mrs. Walsh said that she would provide the members with an electronic copy of the plan for them to see how it was all pulled together.

Commissioner Abney Smith brought up the subject of zoning and if the County was still intending to hire a Planner with staff. Mr. Green replied that he understood that the County will be hiring a Planner for the County.

Commissioner Bobby Smith referenced a previous discussion concerning using the fire districts and zoning districts and asked for clarification as to the County Council having put into effect a binding ordinance that stated if the Council ever considered zoning again that it would have to go out to the public as a referendum again. Mr. Green replied that that was possible and the one modeled here for Laurens County was what Anderson County had implemented and a petition was required from those fire districts. But before anything could be done, the resolution would need to be rescinded. As to considering zoning again Mrs. Walsh replied that that was true and that she remembered it being in the form of a Resolution and that she would provide copies of it along with the Comprehensive Plan copies.

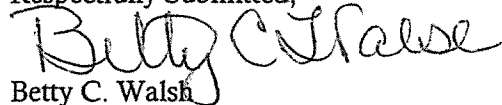
Commissioner Smith asked if there were specific areas that voted down the zoning options. Mr. Green replied that he did not know that answer.

Commissioner Grant referenced a situation on Lick Creek Circle where a landowner has allowed utility buildings to be placed on their property and used as housing. Some without utilities and some with power cords run to them.

Mr. Green replied, “What is allowed to happen, does impact a community”.

ADJOURNMENT – There was a Commission CONSENSUS to adjourn at 6:30. P.M.

Respectfully Submitted,



Betty C. Walsh
Laurens County Clerk to Council

OLD BUSINESS:

CLEAR CREEK RV PARK
APPROVAL TO DEVELOP RV PARK

6/a



AGENDA ITEM – REQUEST SHEET – PLANNING COMMISSION

ALL REQUESTS should be submitted by 1:00 P.M. on the Wednesday prior to the Tuesday meeting of Commission. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of the Commission

DATE OF REQUEST: 07/07/2021

DEPARTMENT / AGENCY: _____

NAME: Damian Berrios

ADDRESS: 339 Amberleaf Way

CITY: Simpsonville STATE: SC ZIP: 29681

PHONE NUMBER: 864-436-8822 EMAIL: Reidberrios@gmail.com

SIGNATURE:

SUBJECT MATTER REQUESTED (please be as specific as possible): I would like to build an RV Park at 7218 Hwy 418. The RV Park will have up to (6) RV/Camper spots. The entire park will be behind an existing wood-line and not visible from the road.

Clear Creek RV Park will be gated, have video surveillance and have stringent RV/Camper requirements to ensure that our guests are safe and secure. No public bath house or laundry services will be provided as all RV/Campers will be required to have their own facilities. An on-site garbage dumpster of (8) cu yd. will be concealed within the park and have a (10ft) high privacy fence.

- Attached
- 1) - Plan ~ Parcels (2)
 - 2) - Signage
 - 3) - LANDSCAPING
 - 4) - Solid Waste
 - 5) - Encroachment (Misc.)

ACTION REQUESTED: Approval

SOURCE OF FUNDING: Personal income

(PLEASE – attach subject matter document pages as necessary)

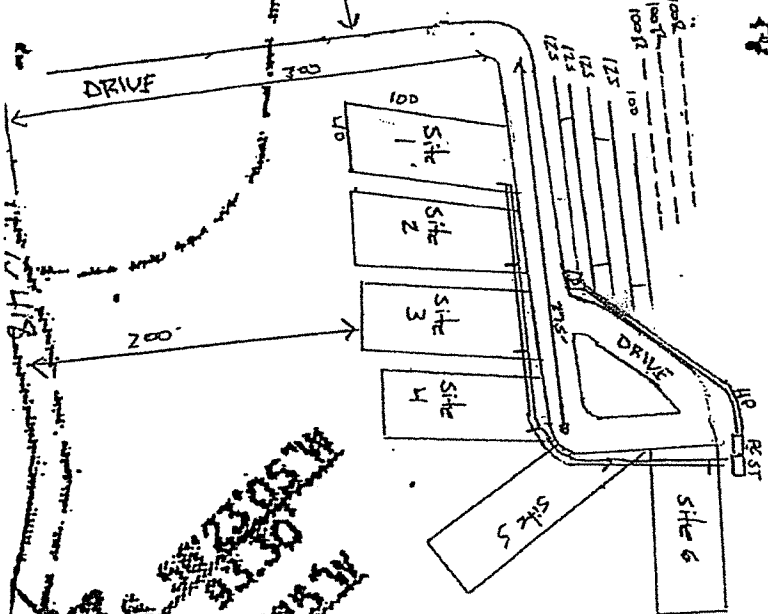
S.C.C

N 35° 45' W
283.49'

N 57° 30' 30" W
172.51'

R=419.44'
221.28'
2701'30"W

244.75'
N 45° 22' 00" W



S 30° 30' W
190.00'

S 23° 30' W
170.00'

S 41° 21' 48" W
248.43'

1/2" DIA

351.47'

S 70° 25' W

1/2" DIA
S 41° 21' 48" W
248.43'

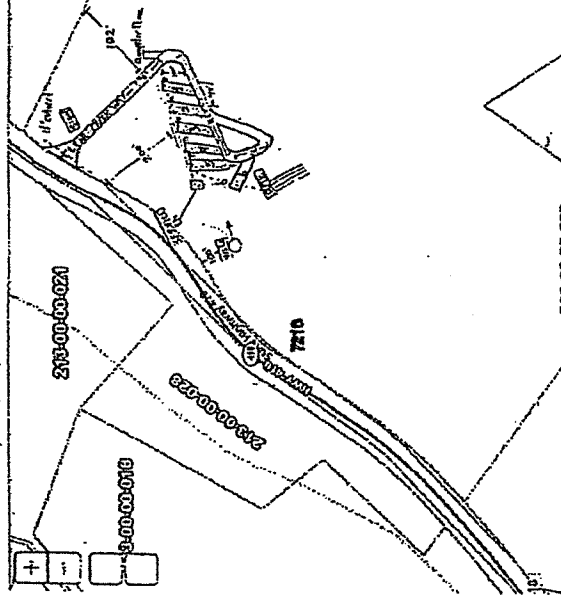
the fence

100' 100' 100' 100' 100' 100'

6/1/2021

Laurens County Property Parcel

Laurens County Property Parcel



Clear Creek RV Park

- Gravel road 4'D x 20'W with geotech matting and crusher run stone.
- Campsite dimensions are 40'x100'
- 6 camper parking spots with 2 car spots per campsite.
- Septic system to have 600lf of drain field per DHEC.
- Existing wood line surrounding RV park for privacy.
- 50 ampere, 208 volt power to each site.
- 3/4" spigot to each site
- Non lit sign 2' AFG "Clear Creek Rv Park"
- 8 cubic yard dumpster concealed within privacy fence with weekly pick up schedule.
- DHEC is in the process of relocating the drain field plan to the East for suitable soil.

(1 of 3)

Parcel: SLEIGHER JANE COCKER

TMS	213-00-00-002
Name1	SLEIGHER-JANE-COCKER
Name2	
Owner	SLEIGHER-JANE-COCKER
Mailing Address	104-5811111111111111
Mailing City State Zip	SPARTANBURG SC 29571
Sale Price	15
Sale Date	20200526
Deed Book	1514
Deed Page	41
Plat Page	4
Plat Page	4
Property Address	7210 HWY 418
Neighborhood	COCKER DAVID G
District	55
Fire Code	D101
Town Code	
Zoning	

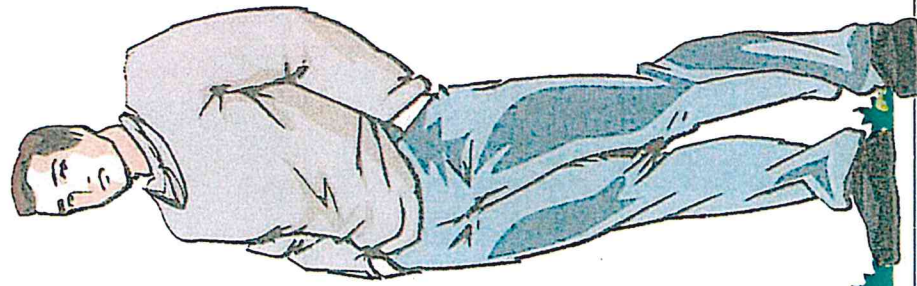
200ft
82.110.33.740 Engineer

<https://www.laurenscountysis.org/parcel/>

EXTERIOR SIGN

Quantity (1) 24"H x 72"W x .75" thick MDO weatherply, double sided sign with black background and white copy

Quantity (2) primed and painted 4" x 4" x 8' posts with 4' out of the ground and 2' direct burial



SIGNAGE & IMAGE SOLUTIONS
864.244.0040 SIClairSigns.com
1334 Miller Road • Greenville, SC 29607

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CLIENT APPROVAL:

DATE:

CLIENT: Clear Creek RV Park	DESIGNER: Dusty Taylor
FILE LOCATION: Clear Creek RV Park	ORIGINAL: 09/01/12
FILE NAME: Clear Creek RV Park exterior sign	REVISION: -/1-
PROJECT LOCATION: Greenville, SC	FIELD VERIFIED READY FOR MANUFACTURING
SALES REP: P. Bryan	

418

EMERALD
GAIETY

Yellow
JASMINE

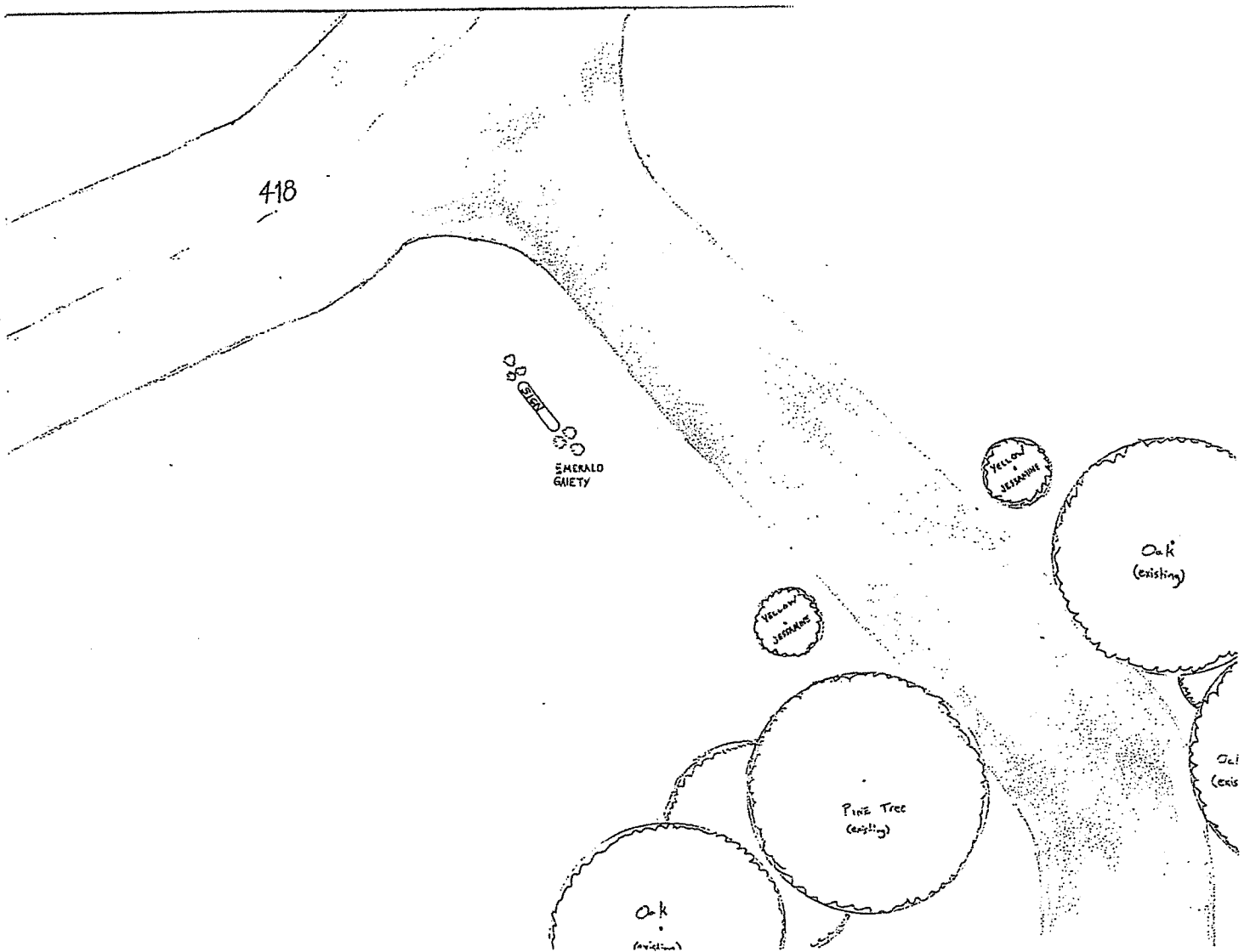
Oak
(existing)

Yellow
JASMINE

Pine Tree
(existing)

Gai
(exist)

oak
(existing)



A-1 Transfer & Recycling, Inc.
220 E. Victor Hill Rd.
Duncan, SC 29334
+1 8644339425
ellie@a1transferinc.com



Transfer &
Recycling INC.
Waste Management Specialists

12 CU. YARD DUMPSTER
MONTHLY PICK-UP



PERMIT TO CONSTRUCT
Onsite Wastewater System

File Nbr: **2021060002**
County: **Laurens**

Name: **STEVEN BERRIOS**

Program Code: **360**

Type Facility: **RV PARK**

Address: **279 BLUE SKY DR**
SUNSET, SC 29685

System Code: **819**

Subdivision:

Site: **7218 418 HWY**

TM No.: **213-00-00-002**

Block:

Lot:

FOUNTAIN INN, SC

Water Supply: **PRIVATE**

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): **720**

Tank Sizes (gal): Septic Tank: **1500** Pump Chamber: **1000** Grease Trap:

LTAR: **.30**

Trenches: Length (ft): **600** Width (in): **36** Max. Depth (in): **36** Agg. Depth (in): **12"**

Min Pump Capacity: **15**

gpm at **16** ft. of head Alternative Product: **BIODIFFUSER ARC36**

SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

Installers must contact the local Environmental Affairs office by 10:00 AM on the day prior to installation in order to schedule a time for the final inspection. If a Department representative does not arrive within 30 minutes of the scheduled time, the installer may conduct the final inspection.

When a contractor self-inspection occurs, the installer must complete the DHEC form 3978, Approval to Operate Contractor Self-Inspection.

The installer must submit DHEC form 3978 within 2 business days of the completion of the installation.

THIS SYSTEM IS DESIGNED TO SERVE 6 RV'S. NO GRADING CUTS > 2' WITHIN 15' DOWNSLOPE OF SYSTEM OR ITS REPAIR AREA. NO GRADING IN DRAINFIELD AREA. INSTALL DRAINLINES 10' ON CENTER @ 0% SLOPE. USE STEP DOWN OR DROP BOX AS NEEDED. DO NOT PARK OR DRIVE ON SYSTEM. ALL DETAILS ON PUMP SYSTEM PER SC DHEC PUMP STANDARD.

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

(NTS)

See attached...

- Not to scale
- ST = septic tank
- R = Repair
- PC = Pump Chamber
- HP = Hard pipe
- D = Distribution Box

Revised By: _____

Date: 8/11/21

This Permit is Appealable Under the Administrative Procedures Act.

This permit will expire and become null and void five (5) years from the issuance date.

There may be an Additional Fee for Changes in this Permit that Require a Site Reevaluation.

DHEC 1781 (02/2020)

Personal information provided on this form is subject to public scrutiny or release.

**SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
Encroachment Permit**

Permit No : 249013
Permit Decision Date :
10/14/2021
Expiration Date : 10/14/2022

Type

Permit : DRIVEWAY -
COMMERCIAL

Location:

<u>District</u>	<u>Work County</u>	<u>Type</u>	<u>Route</u>	<u>Aux</u>	<u>Begin MP</u>	<u>End MP</u>
2	Laurens, SC	SC	418	None	6.604	6.723

Contact Information

Applicant: SteveBerrios	Phone:
Contact: Steve Berrios	
Address: 279 Blue Sky Dr.,	
City: Sunset	State: SC Zip: 29685

Comments

Near 7218 on Hwy 418 Fountain Inn SC 29644

Special Provisions:

9999 - See Attached for Additional Special Provisions



South Carolina
Department of Transportation

Abbeville County
Anderson County
Edgefield County
Greenwood County
Laurens County
McCormick County
Newberry County
Saluda County

Special Provisions

Encroachment Permit Number: 249013

Provision Number	Special Provision
0	SCDOT must inspect the site once grading and clearing is completed to verify sight distance. This permit approval is contingent upon achieving the required sight distance. Once SCDOT has verified sight distance, you will be allowed to install the driveway.
0	Pavement markings must be thermoplastic material.
0	The permittee shall be responsible for repairing any damage to the catch basin, sidewalk, roadway, or any other SCDOT facilities as a result of this work.
0	This permit only authorizes work to be performed within SCDOT rights-of-way. Any other permissions and/or approvals needed by other agencies are the responsibility of the applicant.
0	This permit is contingent upon Laurens County approval. If Laurens County approval is not obtained, this permit will no longer be valid.
4	SCDOT shall be notified when work defined in the permit starts, as well as when the work is completed.
5	Applicant shall provide to the Department the opportunity of attending any pre-construction meetings prior to the beginning of work.
201	Driveways are to consist of a minimum of 6" stabilized aggregate base, 4" asphaltic base course, and 2" asphalt concrete surface course.
202	Pavement design shall be as shown on attached documentation.
206	Driveways to be constructed of Class 2500 concrete, 6" thick, and in accordance with SCDOT details for street intersections and driveways.
207	Pipe used in this installation shall be in accordance with SCDOT specification SC-M-714 and comply with current SCDOT policy.
209	Disturbed vegetation shall be reseeded according to the Specification for Highway Construction
301	The ditches and/or shoulders disturbed during installation shall be re-established to proper grades, original cross section, stabilized, and all drain pipes cleared.
302	No excavation shall be left open along the roadway.
304	Pavement markings altered or damaged during this installation shall be restored by the applicant.
306	Traffic control, lights, signs, and flagmen will be furnished by the applicant and will conform to Part VI of the Manual of Uniform Traffic Control Devices (MUTCD).
310	Field changes, if necessary, must be approved in writing before actual construction of the proposed changes.
311	Sediment and erosion control devices shall be used to minimize the movement of sediment.

**Provision
Number**

Special Provision

- 312 The permittee shall hold the Department harmless for damages to both upstream and downstream properties.
- 318 The applicant shall be responsible for immediate removal of such traffic hazards as mud, debris, loose stone, and trash that may be washed or spilled onto the traveled roadway as a result of the proposed work.
- 320 All debris to be cleared from the rights-of-way within ten (10) days.
- 322 All trees and/or undergrowth to be cut to ground level and removed from the right-of-way.
- 323 SCDOT will not be responsible for the replacing of the sod if we have to do any work along the shoulder or in the ditch.

Application for Encroachment Permit

S.C. Department of Transportation
Form 637 (Rev 09/2015)

Contact Information

Applicant: STEVE BERRIOS
Street: 279 BLUE SKY DR
City: SUNSET
State: SC ✓ Zip Code: 29685
Phone: 864.293.5486 Fax:
Email: SBERRIOS@SMITHENCO.COM
Contact:

Project Location

Primary County: ✓

County	Road Name
LAURENS	SC 418

1. Type of Encroachment: DW - COMMERCIAL

Proposed commercial driveway for RV Park with approximately 6 available spots.

(CONTINUED ON ADDENDUM)

2. Description of Location:

NEAR 7218 ON HWY 418 FOUNTAIN INN S.C. 29644

(CONTINUED ON ADDENDUM)

(Attach sketch indicating roadway features such as: pavement width, shoulder width, sidewalk and curb and gutter location, significant drainage structure, north arrow, right of way width, and location of the proposed encroachment with respect to the roadway centerline and the nearest intersecting road on the State system.)

3. The undersigned applicant hereby requests the SCDOT to permit encroachment on the SCDOT right of way as described herein. It is expressly understood that the encroachment, if and when constructed, shall be installed in accordance with the sketch attached hereto and made a part hereof. The applicant agrees to comply with and be bound by the SCDOT's "A Policy for Accommodating Utilities on Highways Rights of way", "Standard Specifications for Highway Construction", the "General Provisions" and "Special Provisions", attached hereto or made a part hereof by reference, during the installation, operation and maintenance of said encroachment within the SCDOT's Right of Way. **DISCHARGES OF STORM WATER AND NON-STORM WATER:** Work within State Highway right-of-way shall be conducted in compliance with all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit(s) issued to the Department of Transportation (Department), to govern the discharge of storm water and non-storm water from its properties. Work shall also be in compliance with all other applicable Federal, State and Local laws and regulations, and with the Department's Encroachment Permits Manual and encroachment permit. The encroachment permit will not be issued until the applicant has received an NPDES construction permit from SC Department of Health and Environmental Control.

The applicant agrees to comply with all current SCDOT Standards Specifications for Highway Construction including all Supplemental Technical Specifications. The applicant hereby further agrees, and binds his/her/its heirs, personal representatives, successors, assigns, to assume any and all liability for accidents or injuries to persons, or damage to property, including the highway, that may be caused by the construction, maintenance, use, moving or removing of the physical appurtenances contemplated herein, and the applicant agrees to indemnify and hold SCDOT harmless from and against any and all claims for personal injury and/or property damage which may be sustained by reason of the construction, maintenance or existence of said encroachment on the SCDOT's right of way.

Applicant's Name: STEVEN BERRIOS

Date: 10.13.21

(Please print or type)

Applicant's Sig: Steven Berrios

Title: OWNER

For Office Use Only

For Office Use Only

In accordance with your request and subject to all the provisions, terms, conditions, and restrictions stated in the application and the general and special provisions attached hereto, the SCDOT hereby approves your application for an encroachment permit. This permit shall become null and void unless the work contemplated herein shall have been completed prior to:

See Attached Special Provision and/or Permit Requirements

NPDES Permit
Nbr:

(Date received by res. Maint. Engr.)

DRB
SCDOT Approval

10/14/2021
(Date)

Project Location/Type of Encroachment/Description of Location, addendum

1. Project Location:

LAURENS County	Road Name
	CLEAR CREEK WAY

2. Type of Encroachment:

3. Description of Location: 7218 HWY 418

Application for Encroachment Permit
General Provisions

1. **DEFINITIONS:** The word "Permittee" used herein shall mean the name of the person, firm, or corporation to whom this permit is addressed, his, her, its, heirs, personal representatives, successors and assigns. The word "DEPARTMENT" shall mean the South Carolina Department of Transportation.
2. **NOTICE PRIOR TO STARTING WORK:** Before starting the work contemplated herein within the limits of the highway right of way, the Department's Resident Maintenance Engineer in the county in which the proposed work is located shall be notified 24 hours in advance so that he may be present while the work is under way.
3. **PERMIT SUBJECT TO INSPECTION:** This permit shall be kept at the site of the work at all times while said work is under way and must be shown to any representative of the Department or law enforcement officer on demand.
4. **PROTECTION OF HIGHWAY TRAFFIC:** The applicant shall be responsible for the protection of the highway traffic at all times during the construction, maintenance, removing or moving of the encroachment permitted herein. Detours, barricades, warning signs and flagmen, as necessary, shall be provided by and at the expense of the Permittee and shall be in accordance with the "Manual on Uniform Traffic Control Devices" (MUTCD). The work shall be planned and carried out so that there will be the least possible inconvenience to the motoring public. The Permittee agrees to observe all rules and regulations of the Department while carrying on the work contemplated herein and take all other precautions that circumstances warrant.
5. **STANDARDS OF CONSTRUCTION:** All work shall conform to the Department's standards of construction and shall be performed in a workman-like manner. The applicant shall make adequate provisions for maintaining the proper drainage of the highway as it may be affected by the encroachment permitted herein. All work shall be subject to the supervision and satisfaction of the Department.
6. **FUTURE MOVING OF PHYSICAL APPURTENANCES:** If, in the opinion of the State Highway Engineer, it should ever become necessary to move or remove the physical appurtenances, or any part thereof contemplated herein, on account of change in location of the highway, widening of the highway, or for any other sufficient reason, such moving shall be done on demand of the Department at the expense of the Permittee.
7. **RESTORATION OF HIGHWAY FACILITIES UPON MOVING OR REMOVING OF PHYSICAL APPURTENANCES:** If, and when, the physical appurtenances contemplated herein shall be moved or removed, either on the demand of the Department or at the option of the Permittee, the highway and facilities shall immediately be restored to their original condition at the expense of the Permittee.
8. **COSTS:** All work in connection with the construction, maintenance, moving or removing of the physical appurtenances contemplated herein shall be done by and at the expense of the Permittee.
9. **ADDITIONAL PERMISSIONS:**
 - (a) It is distinctly understood that this permit does not in any way grant or release any rights lawfully possessed by the abutting property owners. The Permittee shall secure any such rights, as necessary, from said abutting property owners.
 - (b) The Permittee shall be responsible for obtaining all other approvals or permits necessary for installation of the encroachment from other government entities.

(c) There shall be no excavation of soil nearer than two feet to any public utility line or appurtenant facility except with the consent of the owner thereof, or except upon special permission of this Department after an opportunity to be heard is given the owner of such line or appurtenant facility.

10. **ADDITIONAL WORK PERFORMANCE:**

(a) All crossings over the highway shall be constructed in accordance with "Specifications for Overhead Crossings of Light and Power Transmission Lines and Telegraph Lines over each other and over Highway Rights of Way in South Carolina," as approved by the Public Service Commission of South Carolina and effective as of date of this permit.

(b) All tunneling, boring, or jacking shall be done in such a way as not to disturb the highway surfacing.

(c) No pavement shall be cut unless specifically authorized herein.

(d) No excavation shall be nearer than three feet to the edge of pavement unless specifically authorized herein.

(e) Underground facilities will be located at minimum depths as defined in the "Utility Accommodations Manual" for the transmittant, generally as follows: 4 feet minimum for hazardous or dangerous transmittant, 3 feet minimum for other lines. The Department may approve shallower depths if adequate protection is provided. Such approval must be obtained in writing.

(f) Service and other small diameter pipes shall be jacked, driven, or otherwise forced underneath the pavements on any surfaced road without disturbing the pavement. The section under the highway pavement and within a distance of three (3) feet on either side shall be continuous without joints.

11. **ACCESS:**

(a) Permittee is responsible for maintaining reasonable access to private driveways during construction.

(b) It is expressly provided that, with respect to any limited access highway, the Permittee shall not have or gain access from the main traveled way of the highway, or the on or off ramps to such facility, except upon approval by the Department.

12. **DRIVEWAYS:**

(a) The existing crown of the highway shall be continued to the outside shoulder line of the highway.

(b) If the driveway or approach is concrete pavement, the pavement shall be constructed at least 6 inches thick and with a minimum of class 2500 concrete. There shall be a bituminous expansion joint, not less than 3/4 inches in thickness, placed between the highway paving and the paving of the approach for the full width of the approach.

13. **BEAUTIFICATION:**

(a) All trees, plants, flowers, etc. shall be placed in accordance with the provisions specifically stipulated herein.

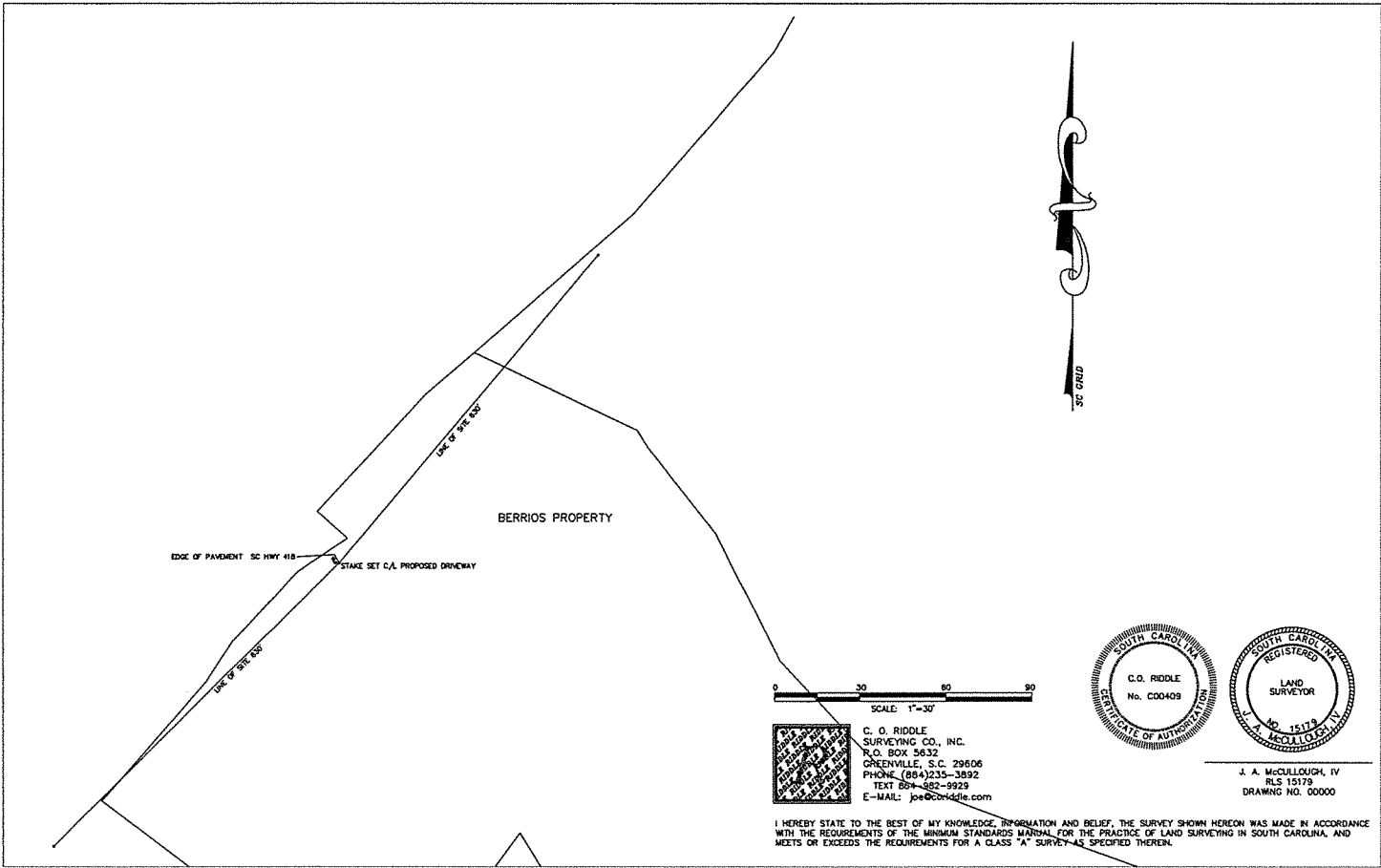
(b) All trees, plants, flowers, etc. shall be maintained by, and at the expense of, the Permittee and the provisions of this permit shall become null and void, if and when said Permittee ceases to maintain aid trees, plants, flowers, etc.

14. **AS-BUILT PLANS:**

(a) The applicant shall provide the Department with survey-quality as-built plans in accordance with the requirements set forth in the Department's "A Policy for Accommodating Utilities on Highway Rights of Way".

Guidelines for Asphalt Pavement Design for Driveways and Turning Lanes for Permit Applications

Traffic Classes		Subgrade	Pavement Courses and Thicknesses (inches)			Comments
			Surface	Intermediate	Base	
Class 1	≤ 5 trucks/day	Good	2" Surface C	3" Int. C/Base A or B	-	<ul style="list-style-type: none"> Subgrade good – retains a substantial amount of load-supporting capacity when wet or California bearing ratio (CBR) >10. Predominately well compacted sand, or silty/clayey sand. Subgrade poor – becomes soft and plastic when wet or CBR < 6. Predominately clay or silt. Undercut, modify and or replace unstable soils as necessary.
			2" Surface C	-	6" GAB	
		Poor	2" Surface C	2" Int. C/Surface C	3" Base A/B	
			2" Surface C	2" Int. C/Surface C	6" GAB	
Class 2	≤ 200 trucks/day	Good	2" Surface C/B	3" Int. C	4" Base A/B	<ul style="list-style-type: none"> Surface B – recommended for heavy traffic applications
			2" Surface C/B	3" Int. C	8" GAB	<ul style="list-style-type: none"> See notes above for good soils.
		Poor	2" Surface C/B	3" Int. C	6" Base A/B*	<ul style="list-style-type: none"> Surface B – recommended for heavy traffic applications
			2" Surface C/B	2" Int. C/Surface C	3" Base B and 8" GAB	<ul style="list-style-type: none"> See notes above for poor soils.
			2" Surface C/B	4" Int. C*	8" GAB	<ul style="list-style-type: none"> * Two lifts application
Class 3	≥ 200 trucks/day	It is recommended to consult with Pavement Design Engineers at OMR. Typical applications include interstate truck stops, major industrial development, mining and landfill operations.				
Notation <ul style="list-style-type: none"> Surface C : Type C Asphalt Surface Course Surface C/B : Type C or Type B Asphalt Surface Course Int. C : Type C Asphalt Intermediate Course Base B : Type B Asphalt Base Course GAB : Graded Aggregate Base 						
Notes <ul style="list-style-type: none"> Subgrade should be proofrolled if accessible by equipment. Remove and replace safety widening if present and not full depth. Resurface adjacent travel way. Conduct full depth patching or other rehabilitation on adjacent travel way if adding significant traffic. Consult OMR if necessary. A minimum of 8 inches mix in place soil cement or synthetic CMRB may be substituted for Class 1 Base. A minimum of 10 inches mix in place soil cement or synthetic CMRB may be substituted for Class 2 Base. Soil-cement maximum cement content 6% and compressive strength 300 – 450 psi. Designer shall confirm suitability of soil modification. Synthetic CMRB shall consist of 50% - 75% thickness GABC or RAP. 450 – 600 psi mixture design. Maximum cement content 6%. Designer shall confirm suitability of soil modification. 						

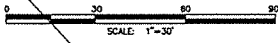


BERRIOS PROPERTY

EDGE OF PAVEMENT SC HWY 418
STAKE SET C/A PROPOSED DRIVEWAY

LINE OF THE 250'

LINE OF THE 400'



C. O. RIDDLE
SURVEYING CO., INC.
P.O. BOX 5632
GREENVILLE, S.C. 29606
PHONE (864)235-3892
TEXT 864-682-9929
E-MAIL: joe@cor41e.com

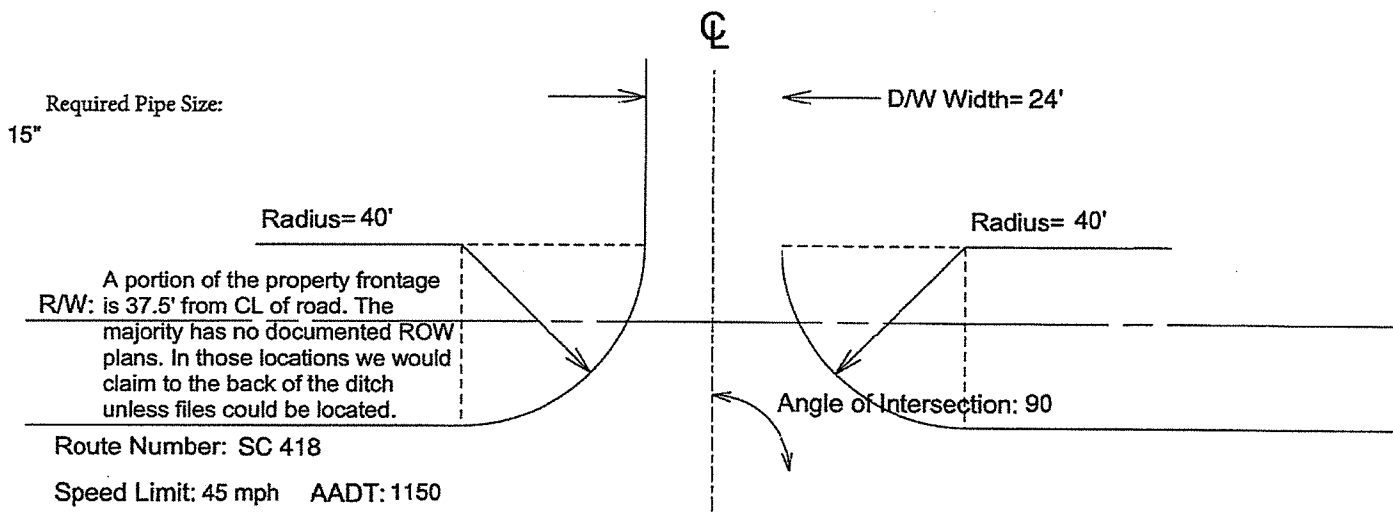


J. A. McCULLOUGH, IV
RLS 15179
DRAWING NO. 00000

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

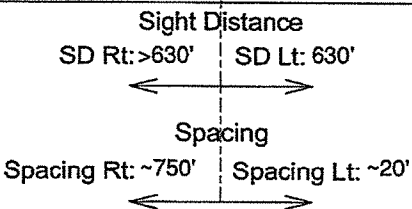
Residential/Small Commercial Driveway Sketch

Two Lane - Two Way Roadway



Other Notes:

- Driveway should consist of a minimum of 6" stone base and be paved within SCDOT R/W with 2" of asphalt.
- Sight triangles must be cleared before driveway can be installed. This includes 500' for passenger vehicle sight distance measured at 3.5' from proposed driveway grade.
- Two current driveways along frontage will need to be removed.



NOT TO SCALE

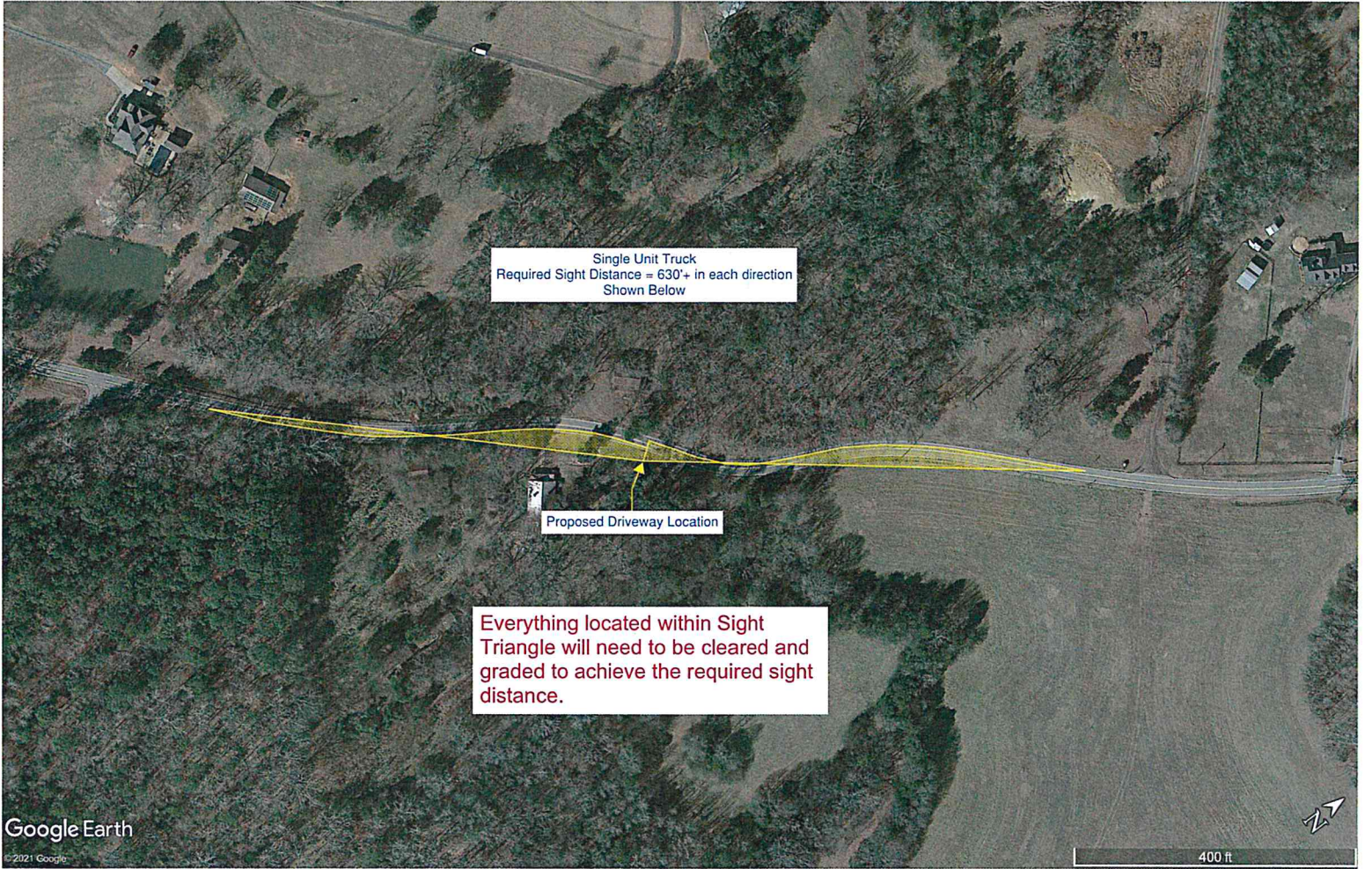
Permit Application Number: _____
 Applicant Signature: Steve Berrios
 Date: 10.14.21

Single Unit Truck
Required Sight Distance = 630'+ in each direction
Shown Below

Proposed Driveway Location

Everything located within Sight
Triangle will need to be cleared and
graded to achieve the required sight
distance.





Single Unit Truck
Required Sight Distance = 630'+ in each direction
Shown Below

Proposed Driveway Location

Everything located within Sight
Triangle will need to be cleared and
graded to achieve the required sight
distance.

Berrios DW Removal

Legend

7218 SC-418



Approximate location of existing driveway to be removed.

Approximate location of existing driveway to be removed.

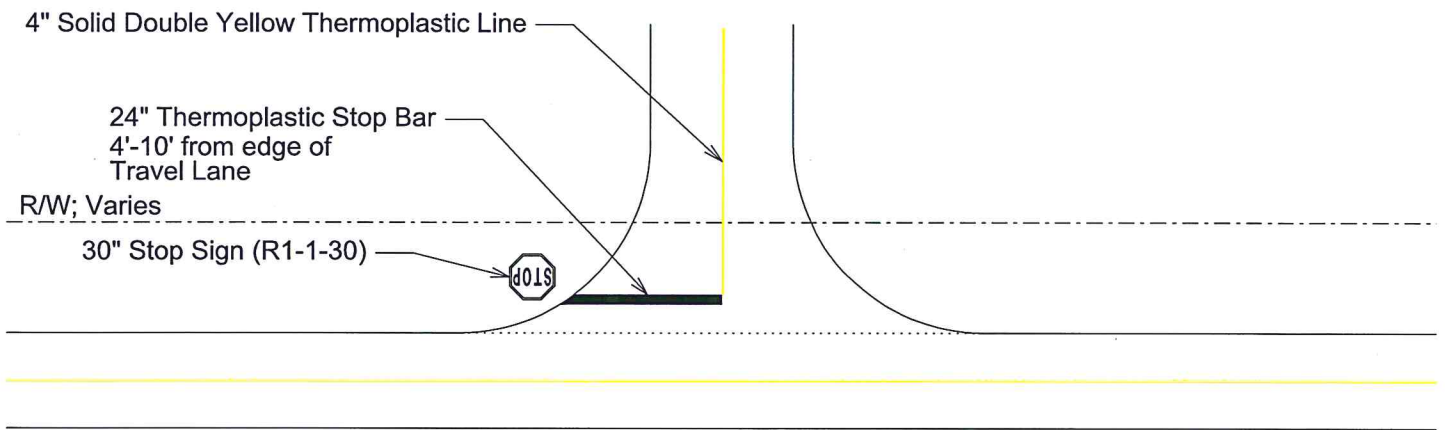
Google Earth

© 2021 Google

800 ft



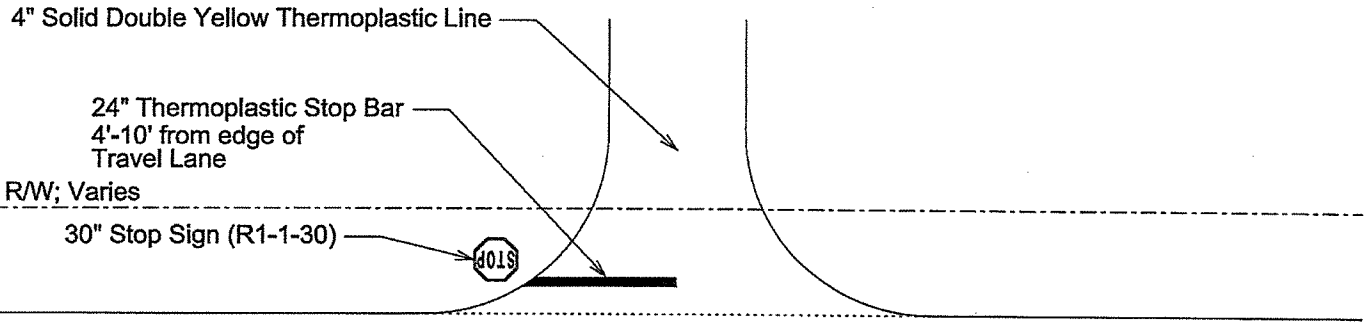
Small Commercial Driveway Pavement Markings Sketch



Other Notes:

NOT TO SCALE

Small Commercial Driveway Pavement Markings Sketch



Other Notes:

Permit Application Number: _____

Applicant Signature: Steve Dennis

Date: 10.14.21

NOT TO SCALE

REFERENCES

WORK ZONE TRAFFIC CONTROL ENGINEER



DATE: 8/2/12

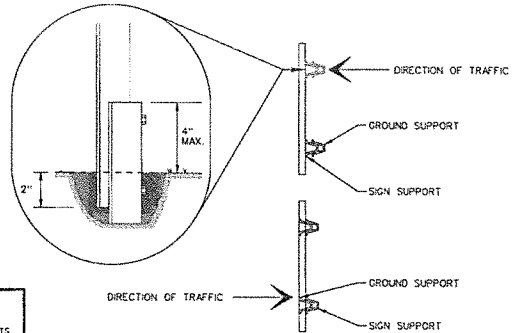
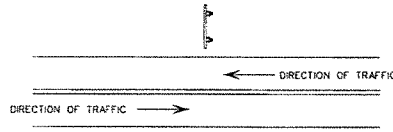
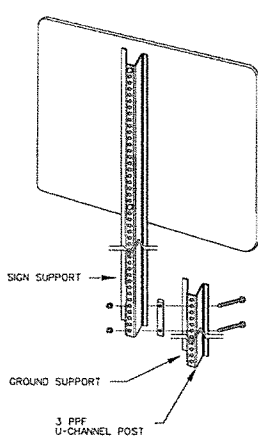
1	1-5-12	JES	GENERAL UPDATE
2	7-1-10	JES	4" NOTE UPDATE
3	8-13-07	JES	DRAWING INC. UPDATE
4			

SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
985 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING
CONSTRUCTION SIGNING
GROUND MOUNTED ASSEMBLY
U-CHANNEL POSTS - BREAKAWAY INSTALLATION

605-005-01

EXPIRES: THIS DRAWING IS NOT TO SCALE

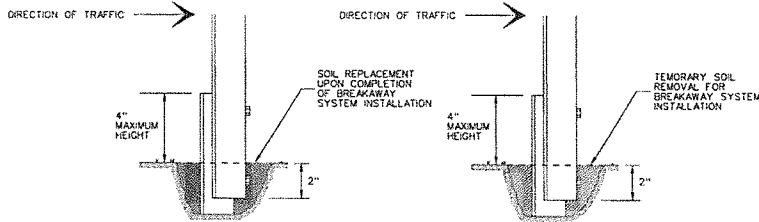


GENERAL NOTES

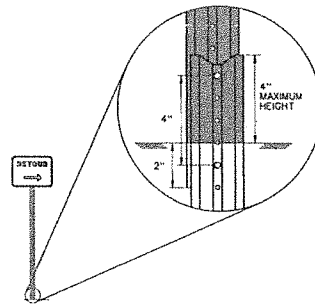
1. ALL TRAFFIC CONTROL DEVICES, INCLUDING BREAKAWAY SYSTEMS FOR GROUND MOUNTED U-CHANNEL SIGN SUPPORTS, SHALL COMPLY WITH ALL NCHRP REPORT 350 REQUIREMENTS AND SHALL REQUIRE APPROVAL BY THE DEPARTMENT. ONLY THOSE TRAFFIC CONTROL DEVICES INCLUDED ON THE "APPROVED PRODUCTS LIST FOR TRAFFIC CONTROL DEVICES IN WORK ZONES" ARE CONSIDERED ACCEPTABLE FOR USE. THIS LIST MAY BE ACCESSSED ON THE DEPARTMENT'S WEB SITE AT: www.scdot.org.
2. ALL BREAKAWAY SYSTEMS FOR GROUND MOUNTED U-CHANNEL SIGN SUPPORTS SHALL COMPLY WITH THE AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS", LATEST EDITION INCLUDING THE LATEST INTERIM REVISIONS, IN ACCORDANCE WITH THE REQUIREMENTS OF NCHRP REPORT 350.
3. ALL BREAKAWAY SYSTEM HARDWARE, INCLUDING BOLTS, NUTS, WASHERS AND SPACERS, ILLUSTRATED ON THIS TYPICAL TRAFFIC CONTROL STANDARD DRAWING ARE TYPICAL AND MAY VARY IN SIZE, NUMBER, CONFIGURATION AND OVERALL DESIGN IN ACCORDANCE WITH EACH MANUFACTURER'S SPECIFIC DESIGN.
4. THESE ILLUSTRATIONS ARE INTENDED FOR INFORMATION ONLY. SIMILARITY BETWEEN THESE ILLUSTRATIONS AND ANY SPECIFIC DEVICE OR SYSTEM IS COINCIDENTAL AND IS NOT INTENDED AS EITHER A RECOMMENDATION OR AN ENDORSEMENT OF A SPECIFIC DEVICE OR DESIGN.

INSTALL THE BREAKAWAY SYSTEM TO FUNCTION IN ACCORDANCE WITH THE DIRECTION OF TRAFFIC IN THE ADJACENT TRAVEL LANE. ATTACH THE SIGN SUPPORT TO THE SIDE OF THE GROUND SUPPORT (STUD) THAT WILL LOCATE THE GROUND SUPPORT (STUD) BETWEEN THE SIGN SUPPORT AND THE APPROACHING TRAFFIC IN THE ADJACENT TRAVEL LANE.

BOLTS MUST BE 4" APART. THE GROUND SUPPORT (STUD) SHALL NOT EXTEND HIGHER THAN 4" ABOVE THE GROUND. ATTACH THE SIGN SUPPORT TO THE GROUND SUPPORT (STUD) WITH THE APPROPRIATE HARDWARE PROVIDED BY THE MANUFACTURER OF THE BREAKAWAY SYSTEM. OVERALL LENGTH OF THE BREAKAWAY SYSTEM IS APPROXIMATELY 6".



DRIVE THE GROUND SUPPORT (STUD) APPROXIMATELY 30" TO 36" INTO THE GROUND AS SPECIFIED BY THE MANUFACTURER OF THE BREAKAWAY SYSTEM SO THAT NO MORE THAN 4" OF THE GROUND SUPPORT (STUD) EXTENDS ABOVE THE GROUND. REMOVE ENOUGH SOIL FROM AROUND THE GROUND SUPPORT (STUD) TO PERMIT ACCESS TO THE HOLES FOR THE INSERTION AND TIGHTENING OF THE LOWER BOLT OF THE BREAKAWAY SYSTEM. UPON COMPLETING THE INSTALLATION OF THE BREAKAWAY SYSTEM, REPLACE THE SOIL AND TAMP.



REFERENCES

1	1-17-13	JCS	GEN. NOTE & REVISION
2	2-21-13	JCS	NEW DRAWING
3			
4			
5			
6			

WORK ZONE TRAFFIC CONTROL ENGINEER

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
NO. 24242
WILLIE E. MCCONNELL

Willie E. McConnell
SIGNATURE
2/21/2013
DATE

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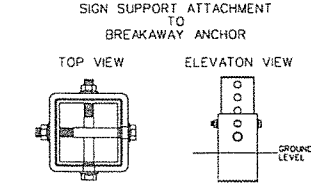
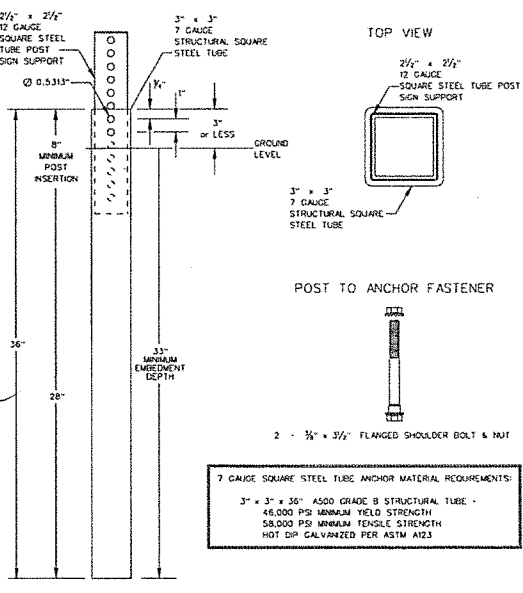
SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
295 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING

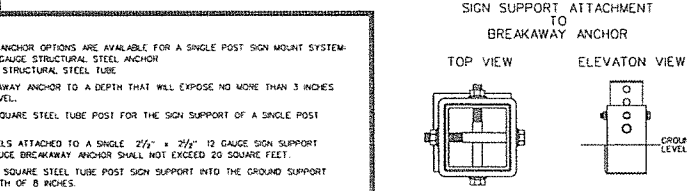
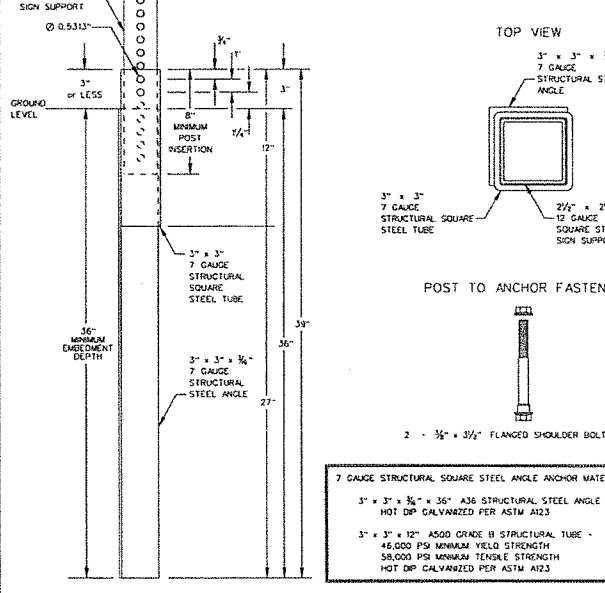
WORK ZONE SIGNING
SQUARE TUBE POSTS
SINGLE POST
12 GA. SIGN SUPPORT
7 GA. BREAKAWAY
ANCHORS

605-005-05
EFFECTIVE TESTING DATE: APRIL 2013
THIS DRAWING IS NOT TO SCALE

SINGLE POST SIGN ASSEMBLY
BREAKAWAY ANCHOR
3" x 3"
7 GAUGE STRUCTURAL SQUARE STEEL TUBE



SINGLE POST SIGN ASSEMBLY
BREAKAWAY ANCHOR
3" x 3" x 3/16"
7 GAUGE STRUCTURAL STEEL ANGLE



- GENERAL NOTES**
- TWO GROUND SUPPORT BREAKAWAY ANCHOR OPTIONS ARE AVAILABLE FOR A SINGLE POST SIGN MOUNT SYSTEM:
 - A) 3" x 3" x 3/16" 7 GAUGE STRUCTURAL STEEL ANCHOR
 - B) 3" x 3" x 3/8" 7 GAUGE STRUCTURAL STEEL TUBE
 - DRIVE THE GROUND SUPPORT BREAKAWAY ANCHOR TO A DEPTH THAT WILL EXPOSE NO MORE THAN 3 INCHES OF THE ANCHOR ABOVE GROUND LEVEL.
 - UTILIZE A 2 1/2" x 2 1/2" 12 GAUGE SQUARE STEEL TUBE POST FOR THE SIGN SUPPORT OF A SINGLE POST SIGN MOUNT SYSTEM.
 - THE SQUARE FOOTAGE OF SIGN PANELS ATTACHED TO A SINGLE 2 1/2" x 2 1/2" 12 GAUGE SIGN SUPPORT SECURED TO A 3" x 3" 7 GAUGE BREAKAWAY ANCHOR SHALL NOT EXCEED 20 SQUARE FEET.
 - INSERT THE 2 1/2" x 2 1/2" 12 GAUGE SQUARE STEEL TUBE POST SIGN SUPPORT INTO THE GROUND SUPPORT BREAKAWAY ANCHOR A MINIMUM DEPTH OF 8 INCHES.

Without guidance, typical drivers will position themselves in the center of the drive, which causes conflicts with entering vehicles. The SCDOT recommends that all two-way driveways be marked to guide the driver to the correct portion of the drive, however; if the width of a driveway is 24 feet or larger pavement markings may be required at the Department's discretion. Driveways 36 feet or larger may require channelization.

Detailed design drawings for driveways with drop curb and for driveways with curb returns are given in *SCDOT Standard Drawings* Numbers 720-405-00, 720-410-00, and 720-415-00. These drawings can be accessed via the SCDOT website at the following address: <http://www.scdot.org/doing/sddisclaimer.asp>.

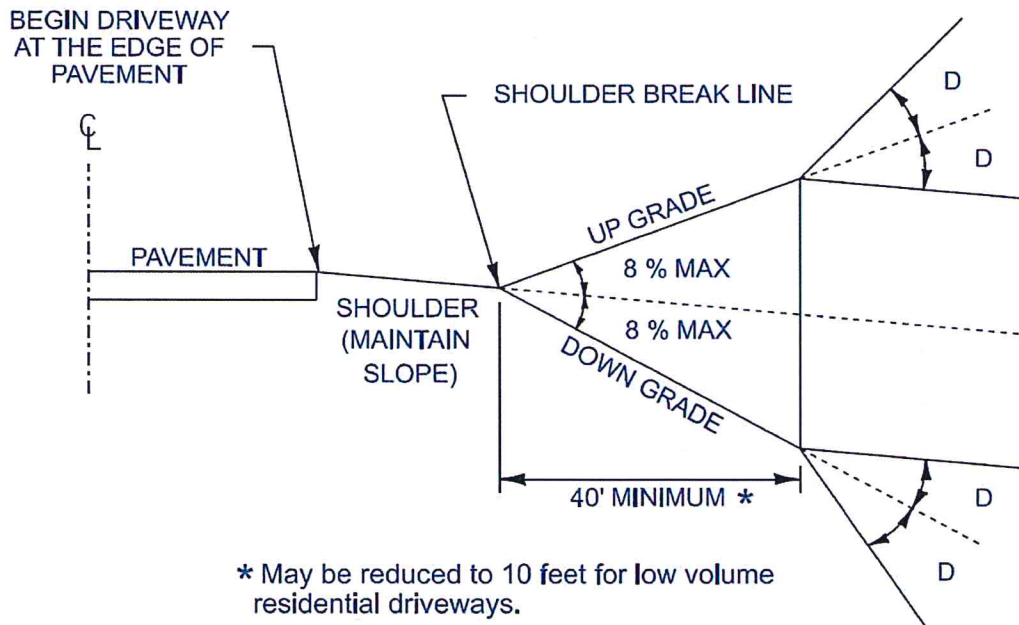
3B-3 Approach Grade and Side Slope for Low/Medium Volume Drives

Where a shoulder exists, the profile grade of the approach from the edge of the pavement shall slope at the same rate as the highway shoulder for the full width of the shoulder. As shown in

Figure 3-4, a difference in grade, not to exceed plus or minus 8 percent, shall be maintained from the edge of the shoulder for a minimum distance of 40 feet. Low-volume drives can have an additional grade change at this point not to exceed 14 percent total grade change from the shoulder grade. Also, driveways shall have a maximum side slope ratio of 4:1. These items should be clearly labeled on the driveway profile in the encroachment permit application.

High and major volume drives should be designed in accordance with Chapter 5 of this manual and Chapter 15 of the *SCHDM*.

Figure 3-4: Medium Volume Driveway Approach Grade

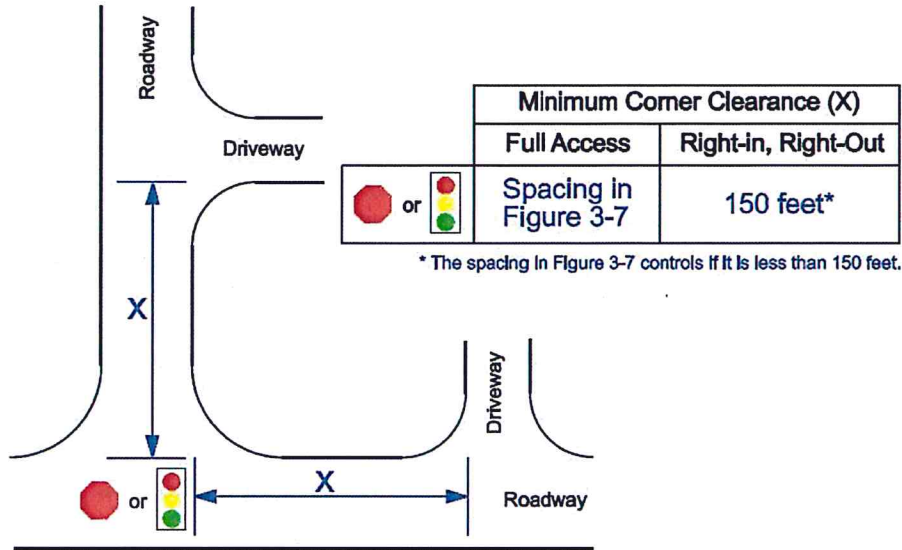


* May be reduced to 10 feet for low volume residential driveways.

D = Maximum 6 percent grade change for low volume driveways. D for all other driveways should be 0 percent.

lanes exist at an intersection, driveways should not be located where exiting vehicles will enter the right turn lane.

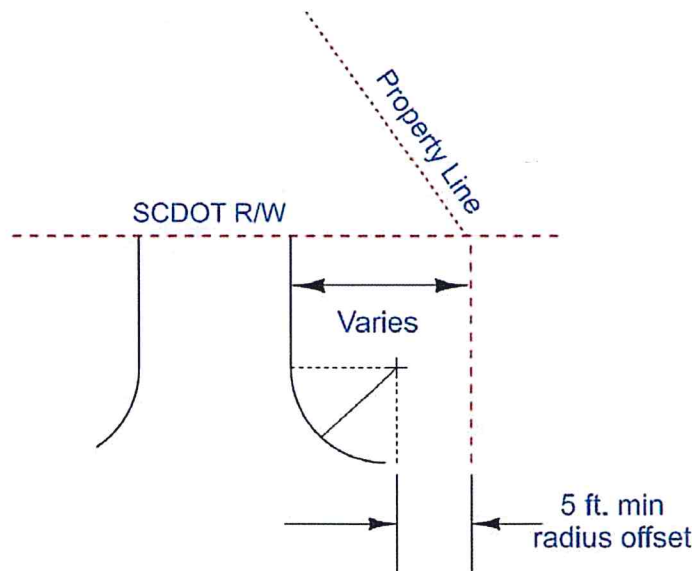
Figure 3-9: Corner Clearances



3C-3 Driveway Radius Offset

With the exception of residential driveways, driveways shall have a minimum radius offset of 5 feet, as measured parallel to the driveway, from the intersection of the right-of-way and property lines (Shown in Figure 3-10). If this is not feasible and the radius encroaches into the adjacent property's frontage located along the roadway, then it will be necessary for the permit applicant to obtain a letter of permission from the adjacent property owner(s).

Figure 3-10: Minimum Radius Offset Requirements



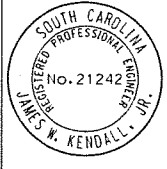
REFERENCES

NATIONAL DOCUMENTS

SCOT DOCUMENTS
SC-4815-10

RELATED DRAWINGS & RECORDS

PRE CONSTRUCTION
SUPPORT ENGINEER



SIGNATURE
11/09/2016
DATE

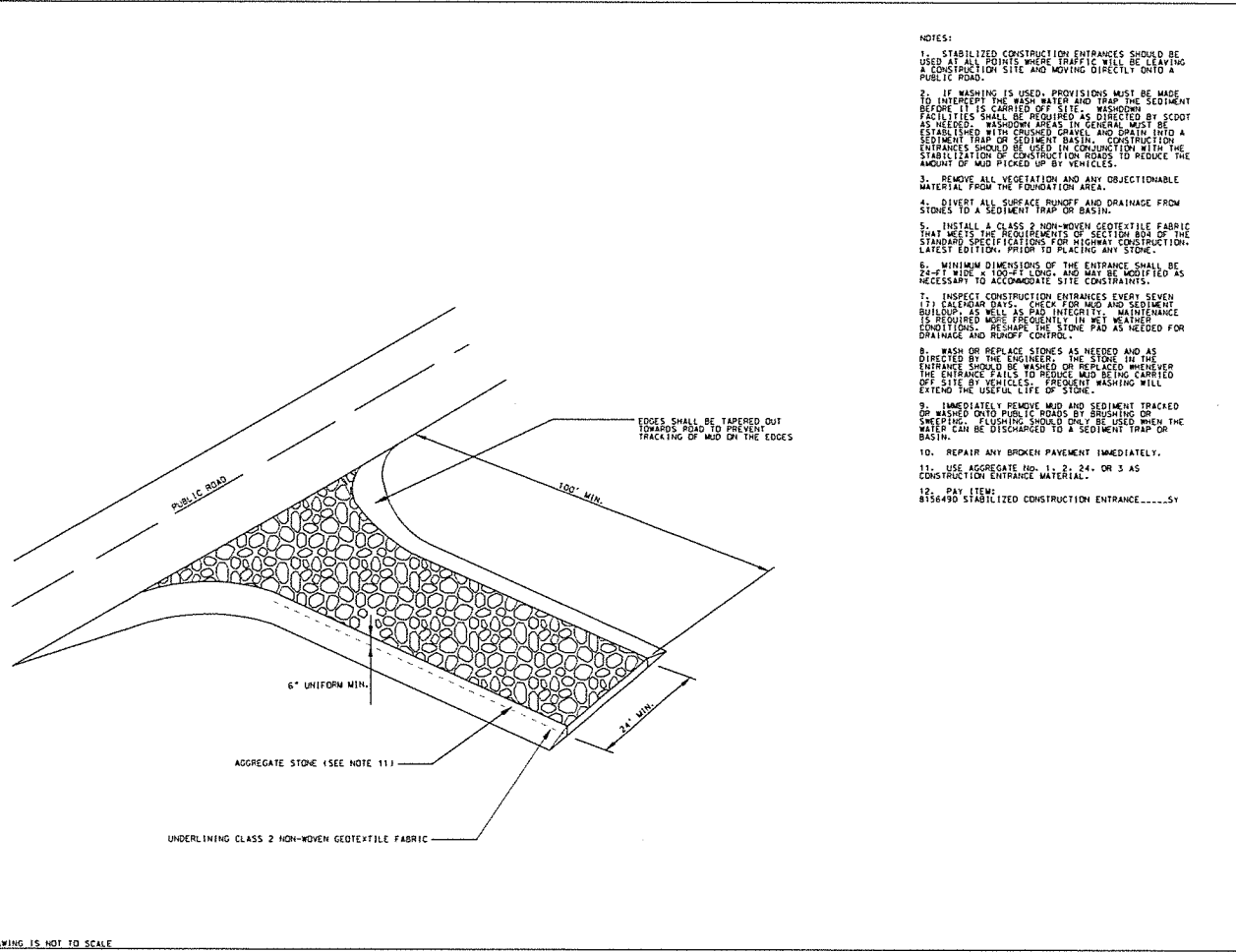
#	DATE	CHK	DESCRIPTION
1			
2			
3	11/2016	DDO	GENERAL REVISIONS
4	2/2016	DDO	GENERAL REVISIONS
5	11/2015	DDO	ADDS DRAIN 815-505
6	3/2008	DDO	GENERAL REVISIONS

SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING
STABILIZED
CONSTRUCTION
ENTRANCE

815-505-00

EFFECTIVE LISTING DATE JUN 2011 THIS DRAWING IS NOT TO SCALE



- NOTES:
1. STABILIZED CONSTRUCTION ENTRANCES SHOULD BE USED AT ALL POINTS WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD.
 2. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE. WASHDOWN FACILITIES SHALL BE REQUIRED AS DIRECTED BY SCOT AS NEEDED. WASHDOWN AREAS IN GENERAL MUST BE ESTABLISHED WITH CRUSHED GRAVEL AND SPRAIN LIVED & SEDIMENT TRAP OR SEDIMENT BASIN. CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY VEHICLES.
 3. REMOVE ALL VEGETATION AND ANY OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.
 4. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM STONES TO A SEDIMENT TRAP OR BASIN.
 5. INSTALL A CLASS 2 NON-WOVEN GEOTEXTILE FABRIC THAT MEETS THE REQUIREMENTS OF SECTION 804 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, PRIOR TO PLACING ANY STONE.
 6. MINIMUM DIMENSIONS OF THE ENTRANCE SHALL BE 24" FT WIDE x 100" FT LONG, AND MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE SITE CONSTRAINTS.
 7. INSPECT CONSTRUCTION ENTRANCES EVERY SEVEN (7) CALENDAR DAYS. CHECK FOR MUD AND SEDIMENT BUILDUP, AS WELL AS PAD INTEGRITY. MAINTENANCE IS REQUIRED MORE FREQUENTLY IN WET WEATHER CONDITIONS. RESHAPE THE STONE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
 8. WASH OR REPLACE STONES AS NEEDED AND AS DIRECTED BY THE ENGINEER. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE.
 9. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.
 10. REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.
 11. USE AGGREGATE NO. 1, 2, 24, OR 3 AS CONSTRUCTION ENTRANCE MATERIAL.
 12. PAY ITEM: 8156490 STABILIZED CONSTRUCTION ENTRANCE.....SY

TABLE 1: PERRENIALS * Months shaded in gray represent applicable planting dates.

COMMON NAME ⁶	BOTANICAL NAME	APPROVED SITE(S)	PLANTING RATE (lbs/acre)	PLANTING LOCATION	Planting Dates*											
					JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TURF-TYPE GRASSES (SELECT ONE)																
Bahagrass ¹	Paspalum notatum	Shoulders, Slopes, or Medians	30	Upper State												
				Lower State												
Common Bermudagrass ² (hulled = hull absent)	Cynodon dactylon	Shoulders, Slopes, or Medians	50	Upper State												
				Lower State												
Common Bermudagrass ² (unhulled = hull present)	Cynodon dactylon	Shoulders, Slopes, or Medians	60	Upper State												
				Lower State												
Carpet Grass / Centipedegrass Combo	Axonopus affinis Eremochloa ophiuroides	Shoulders, Slopes or Medians	15 10	Upper State												
				Lower State												
Tall Fescue (KY-31) ³	Festuca arundinacea	Shoulders, Slopes, or Medians	75	Upper State												
				Lower State												
GRASSES																
Weeping Lovegrass	Erograstis curvula	Slopes	10	Upper State												
				Lower State												
Indiangrass	Sorghastrum nutans	Slopes	10	Upper State												
				Lower State												
Little Bluestem	Andropogon scoparius	Slopes	10	Upper State												
				Lower State												
Coastal Panicgrass	Panicum amarum	Slopes	20	Upper State												
				Lower State												
Switchgrass	Panicum virgatum	Slopes	10	Upper State												
				Lower State												
Perennial Rye Grass ⁴	Lolium perrene	Shoulders, Slopes, or Medians	15	Upper State												
				Lower State												
Virginia Wild Rye	Elymus virginicus	Shoulders, Slopes, or Medians	6	Upper State												
				Lower State												
LEGUMES⁵																
White Clover	Trifolium repens	Shoulders, Slopes, or Medians	5	Upper State												
				Lower State												
Crownvetch	Coronilla varia	Slopes	25	Upper State												
				Lower State												
Sericea Lespedeza (Scarified seed)	Lespedeza cuneata	Slopes	50	Upper State												
				Lower State												
Sericea Lespedeza (Unscarified seed)	Lespedeza cuneata	Slopes	80	Upper State												
				Lower State												

* Months shaded in gray represent applicable planting dates.

¹Bahagrass: Use at discretion of RCE based on project location.

²Common Bermudagrass: *Do not use Giant Bermudagrass (NK-37).*

³Tall Fescue (KY-31): *Do not use Tall Fescue (Lolium arundinacea).*

⁴Perennial Rye Grass: Do not use Annual Italian Rye grass (Lolium multiflorum).

⁵Only use pre-inoculated legumes or use an appropriate inoculant with the seed at plant

⁶If Common Name of seed is not available, use seed with the listed Botanical Name.

TABLE 2: ANNUALS

* Months shaded in gray represent applicable planting dates.

COMMON NAME ⁵	BOTANICAL NAME	APPROVED SITE(S)	NURSE CROP RATE (lbs/acre)	TEMP COVER RATE (lbs/acre)	PLANTING LOCATION	Planting Dates*											
						JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Crimson Clover ¹	Trifolium incarnatum	Shoulders, Slopes, or Medians	20	20	Upper State												
					Lower State												
Lespedeza ¹ Kobe / Korean	Lespedeza striata / stipulacea	Shoulders, Slopes	15	60	Upper State												
					Lower State												
Browntop Millet ²	Panicum ramosum	Shoulders, Slopes, or Medians	10	40	Upper State												
					Lower State												
German Millet ² (Foxtail Millet)	Setaria italica	Shoulders, Slopes, or Medians	10	40	Upper State												
					Lower State												
Japanese Millet ²	Echinochloa crusgalli	Slopes	10	50	Upper State												
					Lower State												
Oats	Avena sativa	Slopes	40	110	Upper State												
					Lower State												
Hairy Vetch ¹	Vicia villosa	Slopes	15	50	Upper State												
					Lower State												
Pearl Millet	Pennisetum glaucum	Slopes	15	50	Upper State												
					Lower State												
Sudangrass	Sorghum bicolor	Slopes, Buffers	20	60	Upper State												
					Lower State												
Barley	Hordeum vulgare	Slopes	55	110	Upper State												
					Lower State												
Wheat ⁴	Triticum spp.	Slopes, Buffers	35	110	Upper State												
					Lower State												
Rye Grain ^{3,4}	Secale cereale	Shoulders, Slopes, or Medians	40	110	Upper State												
					Lower State												

¹ Only use pre-inoculated legumes or an appropriate inoculant with the seed at planting.

* Months shaded in gray represent applicable planting dates.

² Mow Millet (no lower than 3 inches) once it reaches a height of 18 - 24 inches or at the discretion of the RCE to reduce competitiveness with permanent vegetation.

³ Rye Grain: Do not use Annual Italian Rye Grass (Lolium multiflorum).

⁴ Mow Wheat and Rye Grain (no lower than 3 inches) once they reach a height of 18 - 24 inches or at the discretion of the RCE to reduce competitiveness with permanent vegetation.

⁵ If the Common Name of the seed listed is not available, use seed with the listed Botanical Name. Do not use Wild Bird, Wild Animal, or Domestic Feed Seed.

1.6.5 Mulch

Apply mulch according to Table 4.

TABLE 4: MULCH

Mulch ^{1,5}	Applicable Slopes ²	Minimum Application Rate (lbs/acre -dry) ³	Min Slope Length (ft)
Straw or Hay with Tackifier	≤ 4:1	2,000	N/A
HECP Type 1 - Tracer under RECP	Per RECP	1,000	N/A
HECP Type 1	≤ 4:1	2,000	N/A
HECP Type 2	4:1 < S ≤ 3:1	2,500	N/A
HECP Type 3	3:1 < S ≤ 2:1	3,000	N/A
HECP Type 4	2:1 < S ≤ 1:1	3,500	N/A
	> 1:1	4,000 (temp cover only) ⁴	
Compost Mulch	≤ 2:1	200 CY/acre	N/A
When site constraints exceed the acceptable application for mulch, use Rolled Erosion Control Products (RECPs); Erosion Control Blankets (ECB) or Turf Reinforcement Matting (TRM)			
Temporary ECB ² or Type 1 TRM	≤ 2:1	N/A	5
Type 2 TRM	≤ 1.5:1	N/A	5
Type 3 TRM	≤ 1:1	N/A	5

- 1 A higher level of mulch may be applied than as specified on the Plans, Specifications, and other terms of the Contract. In this situation, the higher level mulch is applied at the specified mulch rate for the actual slope conditions of the site in accordance with the mulch tables. Payment is made for the mulch specified not the higher level mulch.
- 2 The maximum allowable continuous slope length for all straw and hay mulch, HECP, compost mulch, and ECB applications is 50 feet. *Slope interruption devices or TRMs are required for continuous slope length longer than 50 feet. At the discretion of the RCE, use slope interruption devices on slope lengths less than 50 feet when slope erosion is observed.*
- 3 Strictly comply with the manufacturer’s mixing recommendations and installation instructions for the actual slope steepness and the actual continuous slope length of the application.
- 4 HECP Type 4 may be used for permanent cover applications on slopes 1:1 or greater at a minimum rate of 4,500 pounds per acre as directed by the RCE only when proper TRM installation is not practicable due to site constraints. *Slope interruption devices or TRMs are required for continuous slope length longer than 50 feet. At the discretion of the RCE, use slope interruption devices on slope lengths less than 50 feet when slope erosion is observed.*
- 5 Wood chips or shredded woody materials generated during the clearing stage when trees are shredded using large tub grinders is an acceptable temporary mulch. At the discretion of the RCE, place wood chip mulch on slopes ≤ 3:1. Wood chip mulch *is not* acceptable for temporary seeding or permanent seeding applications.

1.6.5.1 Straw or Hay Mulch with Tackifier

Uniformly apply straw or hay mulch material at the rate of 2,000 pounds per acre. Straw mulch may be spread either by hand, by appropriate mechanical spreaders, or by blowers. Apply straw mulch to allow sunlight penetration, air circulation, partial shading of the ground, and conservation of soil moisture. Secure newly laid straw mulch with an approved tackifier. Replace all straw mulch displaced during the tackifier application process.

1.6.5.1.1 Organic or Chemical Tackifier

Consist of guar gum, plantago, polysaccharides, polymer synthetic resin, polypectate, liquid latex, or other material that will give adhesive properties when sprayed on straw mulches. Applications should be heavier

REFERENCES

WORK ZONE TRAFFIC CONTROL ENGINEER



Signature: *W. McConnell*
 Date: 4/8/2013

6-13-13	JCS	TRA UPDATE	CONTRACT
5-11-11	JCS	TRA UPDATE	
4-13-11	JCS	SDH NUMBER UPDATE	
3-12-09	JCS	IC DEVICES NOTE REV	
2-8-08	JCS	IC DEVICES UPDATE	
1-27-04	JCS	FLAGGER STATION REV	
8-20-02	JCS	DRAWING NO. UPDATE	
8	BAT	REV	DESCRIPTION



STANDARD DRAWING

**FLAGGING OPERATIONS
 TWO-LANE TWO-WAY
 PRIMARY &
 SECONDARY ROUTES**

610-005-00
 EFFECTIVE LETTERING DATE: 1/16, 2013

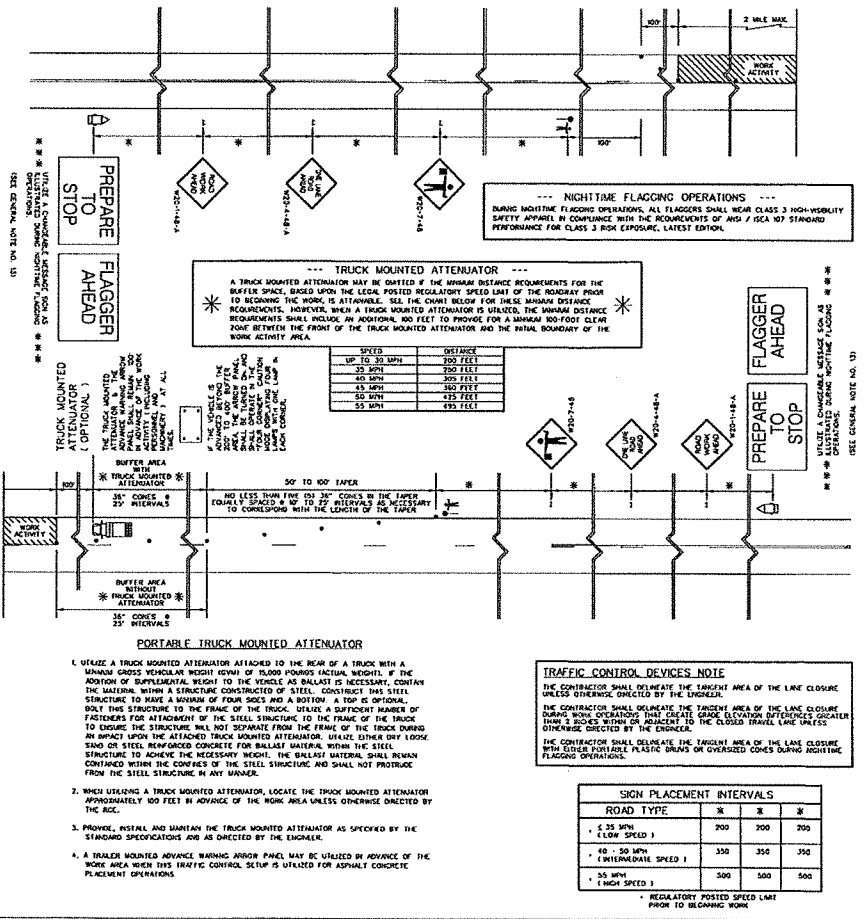
GENERAL NOTES

- ALL SIGN LOCATIONS ARE TO BE SECURED FROM THE WORK AREA. WORK LIMITS FOR THE PROJECT WILL BE DETERMINED BY THE ENGINEER AND AS INDICATED IN THE CONTRACT.
- INSTALL ADVANCE WARNING SIGNS SPACED AT POSSIBLE SIGN SUPPORTS NO LESS THAN 4 FEET FROM THE NEAR EDGE OF THE SIGN TO THE NEAR EDGE OF AN ADJACENT TRAVEL LANE OR SHOULDER. WITH EARTH SHOULDERS AND NO LESS THAN 6 FEET FROM THE NEAR EDGE OF THE SIGN TO THE NEAR EDGE OF AN ADJACENT TRAVEL LANE ON ROADWAYS WITH PORTLAND CEMENT CONCRETE OR BITUMEN PAVEMENT, INSTALL THE SIGN NO LESS THAN 6 FEET FROM THE NEAR EDGE OF THE SIGN TO THE FACE OF THE CURB.
- SPACINGS INDICATED ARE FOR NORMAL CONDITIONS. ADJUSTMENTS MAY BE REQUIRED DUE TO HORIZONTAL AND/OR VERTICAL ALIGNMENTS OR OTHER SIGN DISTANCE RESTRICTIONS.
- ALL SIGNS MOUNTED ON PORTABLE SIGN SUPPORTS SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET FROM THE GROUND TO THE BOTTOM OF THE SIGN. ALL SIGNS MOUNTED ON CONCRETE TOWER-SHAPED POSTS OR SIGNAGE STEEL TUBE POSTS SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 7 FEET FROM THE GRADE ELEVATION OF THE NEAR EDGE OF THE ADJACENT TRAVEL LANE TO THE BOTTOM OF THE SIGN. SIGNS OTHERWISE DIRECTED BY THE DEPARTMENT. MOUNT ALL SIGNS STRAIGHT AND LEVEL AND WITH THE FACE OF THE SIGN PERPENDICULAR TO THE SURFACE OF THE ROADWAY.
- REFLECTIVE ORANGE ADVANCE WARNING SIGNS AND ANY ORANGE AREAS OF A MULTI-COLORED ADVANCE WARNING SIGN WITH A FLUORESCENT ORANGE COLORED PRISMATIC RETROREFLECTIVE SHEETING, REFLECTIVE WHITE REGULARITY SIGNS AND ANY WHITE AREAS OF A MULTI-COLORED ADVANCE WARNING SIGN WITH A WHITE COLORED PRISMATIC RETROREFLECTIVE SHEETING.
- ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH ALL MOUNT REPORT 350 REQUIREMENTS AND SHALL RECEIVE APPROVAL BY THE DEPARTMENT. ONLY THOSE TRAFFIC CONTROL DEVICES INCLUDED ON THE "APPROVED PRODUCTS LIST FOR TRAFFIC CONTROL DEVICES IN WORK ZONES" ARE CONSIDERED ACCEPTABLE FOR USE. THIS LIST MAY BE ACCESSIBLE ON THE DEPARTMENT'S WEB SITE AT: www.scdot.gov.
- REFLECTORIZED OR 36" TRAFFIC CONES USED DURING DAYLIGHT HOURS IS NOT REQUIRED. THIS TRAFFIC CONTROL SETUP EXTENDING INTO THE NIGHTTIME HOURS, REPLACE ALL 36" TRAFFIC CONES WITH EITHER PORTABLE PLASTIC CONES OR 42" OVERSIZED TRAFFIC CONES WITH TYPE B FLUORESCENT PRISMATIC RETROREFLECTIVE SHEETING UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT.
- LANE CLOSURES ARE RESTRICTED TO A MAXIMUM DISTANCE OF 3 MILES UNLESS OTHERWISE DIRECTED BY THE SPECIAL PROVISIONS, THE PLANS AND/OR THE DIRECTOR OF TRAFFIC ENGINEERING.
- INSTALL, CONDUCT AND MAINTAIN FLAGGING OPERATIONS IN ACCORDANCE WITH THIS STANDARD DRAWING AND THE LATEST EDITIONS OF THE STANDARD OPERATIONS FOR HIGHWAY CONSTRUCTION, THE SAFETY AND THE "SOUTH CAROLINA FLAGGERS HANDBOOK", UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT. ERECT ALL SIGNS RELATIVE TO A FLAGGING OPERATION PRIOR TO INITIATION OF THE OPERATION AND REMOVE OR COVER ALL SIGNS IMMEDIATELY UPON TERMINATION OF THE OPERATION. LOOP EACH FLAGGER WITH A 24" x 24" STOP/PAUSE HANDLE MOUNTED ON A ROD HANDLE WITH A MINIMUM LENGTH OF 7 FEET. THE DEPARTMENT PROVIDES THE USE OF FLAGS EXCEPT DURING EMERGENCY SITUATIONS.
- INSTALL AND MAINTAIN THE PROPER ARRAY OF ADVANCE WARNING SIGNS FOR EACH APPROACH WHEN A FLAGGING OPERATION IS IN PLACE AND ACTIVE. WHEN NECESSARY TO RELOCATE THE FLAGGER STATION WHILE ACTIVELY MAINTAINING THE FLAGGING OPERATION, RELOCATE AN ADDITIONAL ARRAY OF ADVANCE WARNING SIGNS AT THE NEW LOCATION FOR THE FLAGGER STATION AND COMPLETE THE RELOCATION OF THE FLAGGER STATION PRIOR TO RELOCATING THE ORIGINAL ARRAY OF ADVANCE WARNING SIGNS.
- DURING NIGHTTIME FLAGGING OPERATIONS, ILLUMINATE EACH FLAGGER STATION WITH ANY COMBINATION OF PORTABLE LIGHTS, STANDARD ELECTRIC LIGHTS, EXISTING STREET LIGHTS, ETC. THAT PROVIDE A MINIMUM ILLUMINATION LEVEL OF 0.08 Lx OR 10 fc.
- DURING NIGHTTIME FLAGGING OPERATIONS, FLAGGERS SHALL WEAR SAFETY APPAREL THAT MEETS THE REQUIREMENTS OF MICHIGAN 407, STANDARD PERFORMANCE FOR CLASS 3 RISK EXPOSURE, LATEST REVISION, AND A FLUORESCENT HARBINIAN.
- DURING NIGHTTIME FLAGGING OPERATIONS, SUPPLEMENT EACH ARRAY OF ADVANCE WARNING SIGNS ON EACH APPROACH WITH A TRAILER MOUNTED CHANGEABLE MESSAGE SIGN. THESE CHANGEABLE MESSAGE SIGNS ARE NOT REQUIRED DURING DAYTIME FLAGGING OPERATIONS. INSTALL THE CHANGEABLE MESSAGE SIGNS IN ADVANCE OF THE ADVANCE WARNING SIGN ARRAYS. THE MESSAGES SHOULD BE "PREPARE TO STOP", "FLAGGER AHEAD", A TRUCK MOUNTED CHANGEABLE MESSAGE SIGN IS NOT AN ACCEPTABLE ALTERNATIVE TO A TRAILER MOUNTED CHANGEABLE MESSAGE SIGN DURING FLAGGING OPERATIONS.
- CONDUCT THE WORK IN SUCH A MANNER SO AS NOT TO ENCROACH UPON THE ADJACENT TRAVEL LANE UPON TO TRAFFIC. INSTALL, MAINTAIN AND ADJUST THE TRAFFIC CONTROL DEVICES AS NECESSARY TO MAINTAIN PROPER DELINEATION OF THE WORK AREA.
- IF WORK IS BEING CONDUCTED AT TWO DIFFERENT LOCATIONS AT THE SAME TIME, THE TWO LOCATIONS ARE TO BE SEPARATED BY NO LESS THAN 2 MILES FROM THE END OF THE FIRST LANE CLOSURE TO THE BEGINNING OF THE SECOND LANE CLOSURE.
- THE DEPARTMENT RESERVES THE RIGHT TO RESTRICT WORK OPERATIONS AND/OR WITHHOLD THE MOUNTAIN ESTIMATE IF THE TRAFFIC CONTROL IS NOT PROPERLY INSTALLED AND MAINTAINED AS DIRECTED BY THE STANDARD SPECIFICATIONS, THE SPECIAL PROVISIONS, THE STANDARD DRAWINGS, THE PLANS AND/OR THE ENGINEER.

ADVANCE WARNING ARROW PANEL

DURING FLAGGING OPERATIONS, AN ADVANCE WARNING ARROW PANEL SHALL OPERATE IN THE "YOUR COURSE" POSITION. CHANGE MODE ONLY, DISPLAY OF AN ARROW OR CHURN OPERATING MODE OR ANY OTHER TYPE OF CAUTION MODE OTHER THAN THE "YOUR COURSE" IS PROHIBITED DURING FLAGGING OPERATIONS.

ALL ADVANCE WARNING ARROW PANELS SHALL BE 48" x 80" WITH A MINIMUM CLEARANCE DISTANCE OF 1 MILE. PLACEMENT OF AN ADVANCE WARNING ARROW PANEL MAY REQUIRE ADJUSTMENTS DUE TO HORIZONTAL AND/OR VERTICAL ALIGNMENT OR OTHER SIGN DISTANCE RESTRICTIONS. THE PANEL FACE SHALL BE NONREFLECTIVE BLACK. ALL ADVANCE WARNING ARROW PANELS SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.



TRAFFIC CONTROL DEVICES NOTE

THE CONTRACTOR SHALL REVEAL THE LENGTH AREA OF THE LANE CLOSURE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 THE CONTRACTOR SHALL DELINEATE THE LENGTH AREA OF THE LANE CLOSURE WITH PORTABLE PLASTIC CONES OR OVERSIZED CONES DURING NIGHTTIME FLAGGING OPERATIONS.
 THE CONTRACTOR SHALL DELINEATE THE LENGTH AREA OF THE LANE CLOSURE WITH EITHER PORTABLE PLASTIC CONES OR OVERSIZED CONES DURING NIGHTTIME FLAGGING OPERATIONS.

THIS DRAWING IS NOT TO SCALE

REFERENCES

1. AASHTO TRITC-100

2. AASHTO TRITC-100

3. AASHTO TRITC-100

4. AASHTO TRITC-100

5. AASHTO TRITC-100

6. AASHTO TRITC-100

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47. AASHTO TRITC-100

48. AASHTO TRITC-100

GENERAL NOTES

- ALL SIGN LOCATIONS ARE TO BE MEASURED FROM THE WORK AREA. WORK LIMITS FOR THE PROJECT WILL BE DETERMINED BY THE ENGINEER AND AS SPECIFIED IN THE CONTRACT.
- INSTALL ADVANCE WARNING SIGNS MOUNTED ON PORTABLE SIGN SUPPORTS NO LESS THAN 4 FEET FROM THE NEAR EDGE OF THE SIGN TO THE NEAR EDGE OF AN ADJACENT TRAVEL LANE ON ROADWAYS WITH EARTH SHOULDERS AND NO LESS THAN 7 FEET FROM THE NEAR EDGE OF THE SIGN TO THE NEAR EDGE OF AN ADJACENT TRAVEL LANE ON ROADWAYS WITH PAVED SHOULDERS. WHEN CLAS B CUTTER IS PRESENT, INSTALL THE SIGN NO LESS THAN 7 FEET FROM THE NEAR EDGE OF THE SIGN TO THE FACE OF THE CURB.
- SIGNAGES INDICATED ARE FOR NORMAL CONDITIONS. ADJUSTMENTS MAY BE REQUIRED DUE TO HORIZONTAL AND/OR VERTICAL ALIGNMENTS OR OTHER SIGN DISTANCE RESTRICTIONS.
- ALL SIGNS MOUNTED ON PORTABLE SIGN SUPPORTS SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET FROM THE GROUND TO THE BOTTOM OF THE SIGN. ALL SIGNS MOUNTED ON CONCRETE MOUNTED SIGNPOSTS OR STAKE SIGNS, SIGN POSTS SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 7 FEET FROM THE GRADE ELEVATION OF THE NEAR EDGE OF THE ADJACENT TRAVEL LANE TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT. MOUNT ALL SIGNS STRAIGHT AND LEVEL AND WITH THE FACE OF THE SIGNS PERPENDICULAR TO THE SURFACE OF THE ROADWAY.
- REFLECTORIZED ORANGE ADVANCE WARNING SIGNS AND ANY ORANGE AREAS OF A MULTI-COLORED ADVANCE WARNING SIGN WITH A FLUORESCENT ORANGE COLORED PRISMATIC RETROREFLECTIVE SHEETING. REFLECTORIZED WHITE REGULATORY SIGNS AND ANY WHITE AREAS OF A MULTI-COLORED ADVANCE WARNING SIGN WITH A WHITE COLORED PRISMATIC RETROREFLECTIVE SHEETING.
- ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH ALL MDPHP REPORT 350 REQUIREMENTS AND SHALL REQUIRE APPROVAL BY THE DEPARTMENT. ONLY THOSE TRAFFIC CONTROL DEVICES LISTED ON THE "APPROVED PRODUCTS LIST FOR TRAFFIC CONTROL DEVICES IN WORK ZONES" ARE CONSIDERED ACCEPTABLE FOR USE. THIS LIST MAY BE ACCESSED ON THE DEPARTMENT'S WEB SITE AT: www.mdot.org.
- THE CONTRACTOR SHALL PROVIDE AND UTILIZE ANY SPECIAL SIGN MOUNTING ADAPTIVES AND HARDWARE THAT MAY BE NECESSARY FOR INSTALLING AND MOUNTING SIGNS IN AREAS OF CONCRETE MOUNT BARRIERS, BRIDGE PARAPET WALLS OR DOORFACED GUARDRAIL.
- THE PRIMARY TRAFFIC CONTROL DEVICES UTILIZED FOR DAYTIME SHOULDER CLOSURES ARE 36" CONES. THE PRIMARY TRAFFIC CONTROL DEVICES UTILIZED FOR NIGHTTIME SHOULDER CLOSURES ARE PORTABLE PLASTIC CONES. DURING DAYTIME SHOULDER CLOSURES, 42" OVERSEER CONES MAY BE SUBSTITUTED FOR 36" CONES. DURING NIGHTTIME SHOULDER CLOSURES, 42" OVERSEER CONES ARE PROHIBITED FOR USE. IF THIS TRAFFIC CONTROL SETUP EXTENDS INTO THE HOURS OF DARKNESS, REPLACE ALL CONES, 36" OR 42" OVERSEER, WITH PORTABLE PLASTIC CONES.
- THE 36" CONES UTILIZED DURING DAYLIGHT HOURS ARE NOT REQUIRED TO BE REFLECTORIZED. REFLECTORIZED 42" OVERSEER CONES UTILIZED DURING DAYTIME SHOULDER CLOSURES WITH TYPE B FLEXIBLE PRISMATIC RETROREFLECTIVE SHEETING UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT. REFLECTORIZED ALL PORTABLE PLASTIC CONES WITH TYPE B FLEXIBLE PRISMATIC RETROREFLECTIVE SHEETING UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT.
- THE DEPARTMENT PROHIBITS CONDUCTING WORK ON PRIMARY AND SECONDARY ROUTES WITHIN 7' OF THE NEAR EDGE OF THE ADJACENT TRAVEL LANE UNDER A SHOULDER CLOSURE. ALL WORK THAT MAY REQUIRE THE PRESENCE OF EQUIPMENT, PERSONNEL, MATERIALS OR WORK VEHICLES WITHIN 7' OF THE NEAR EDGE OF THE ADJACENT TRAVEL LANE SHALL BE CONDUCTED UNDER A LANE CLOSURE.
- CASE I: WHENEVER ANY PORTION OF THE SHOULDER AREA WITHIN 15' BUT NOT CLOSER THAN 7' OF THE NEAR EDGE OF THE ADJACENT TRAVEL LANE MUST BE OCCUPIED BY EQUIPMENT, PERSONNEL, MATERIALS OR WORK VEHICLES TO CONDUCT THE WORK, INSTALL AND MAINTAIN THE SIGNING AND TRAFFIC CONTROL DEVICES AS ILLUSTRATED.
- CASE II: WHENEVER THE WORK IS CONDUCTED BEYOND 15' BUT WITHIN 30' OF THE NEAR EDGE OF THE ADJACENT TRAVEL LANE, INCLUDING THE PRESENCE OF EQUIPMENT, PERSONNEL, MATERIALS OR WORK VEHICLES, INSTALL AND MAINTAIN THE SIGNING AND TRAFFIC CONTROL AS ILLUSTRATED.
- CONDUCT THE WORK IN SUCH A MANNER THAT WILL NOT REQUIRE ENCROACHMENT OF TRAFFIC CONTROL DEVICES, EQUIPMENT, PERSONNEL, MATERIALS OR WORK RELATED VEHICLES WITHIN 7' OF THE NEAR EDGE OF THE ADJACENT TRAVEL LANE.
- PLACE THE TRUCK MOUNTED ATTENUATOR AT A LOCATION 300' IN ADVANCE OF THE WORK AREA AND NO CLOSER THAN 7' FROM THE NEAR EDGE OF THE ADJACENT TRAVEL LANE.
- FOR A CASE I SCENARIO IN THE RIGHT SHOULDER AREA, ADJUST THE TAPER AS NECESSARY TO FIT THE WIDTH OF THE SHOULDER WHILE MAINTAINING THE REQUIRED 250' TAPER LENGTH.
- IF WORK IS BEING CONDUCTED SIMULTANEOUSLY AT TWO DIFFERENT LOCATIONS AT THE SAME THE UNDER CASE I SHOULDER CLOSURE, SEPARATE THE TWO LOCATIONS BY NO LESS THAN 1 MILE FROM THE END OF THE FIRST CASE I CLOSURE THAT A MOTORIST WILL ENCOUNTER TO THE BEGINNING OF THE TAPER OF THE SECOND CASE I CLOSURE. A MINIMUM SEPARATION DISTANCE OF ONE-HALF MILE IS RECOMMENDED BETWEEN SHOULDER CLOSURES WHEN ONE OR BOTH SHOULDER CLOSURES IS A CASE I CLOSURE.
- THE DEPARTMENT RESERVES THE RIGHT TO RESTRICT WORK OPERATIONS AND/OR WITHHOLD THE MONTHLY ESTIMATE IF THE TRAFFIC CONTROL IS NOT PROPERLY INSTALLED AND MAINTAINED AS DIRECTED BY THE STANDARD SPECIFICATIONS, THE SPECIAL PROVISIONS, THE STANDARD DRAWINGS, THE PLANS AND/OR THE ENGINEER.
- THE TYPICAL TRAFFIC CONTROL SETUP APPLIES TO THE INSTALLATION OF SHOULDER CLOSURES IN THE RIGHT SHOULDER AREAS OF PRIMARY AND SECONDARY ROADWAYS.

WORK ZONE TRAFFIC CONTROL ENGINEER

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
NO. 24242

WILLIE E. MCCONNELL, III

SIGNATURE
Willie E. McConnell, III
DATE

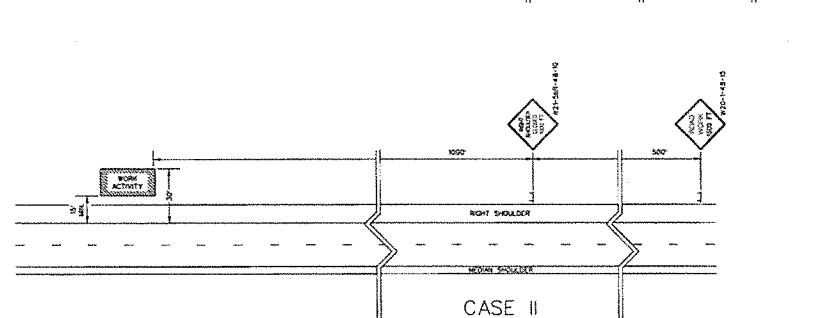
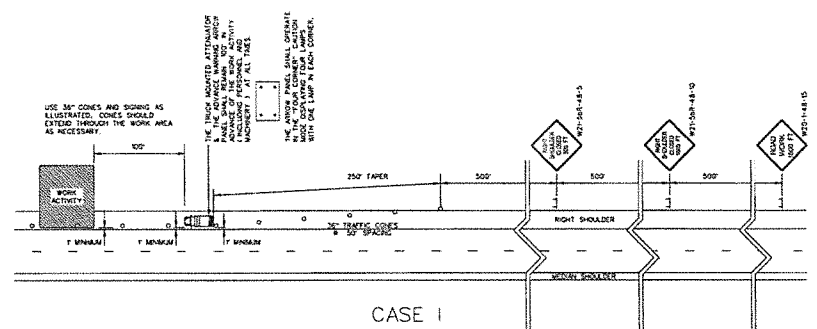
SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING

RIGHT SHOULDER CLOSURE (CASE I / CASE II) PRIMARY ROUTES

610-205-00

EFFECTIVE LISTS: 01/15/2013 THIS DRAWING IS NOT TO SCALE



PORTABLE TRUCK MOUNTED ATTENUATOR

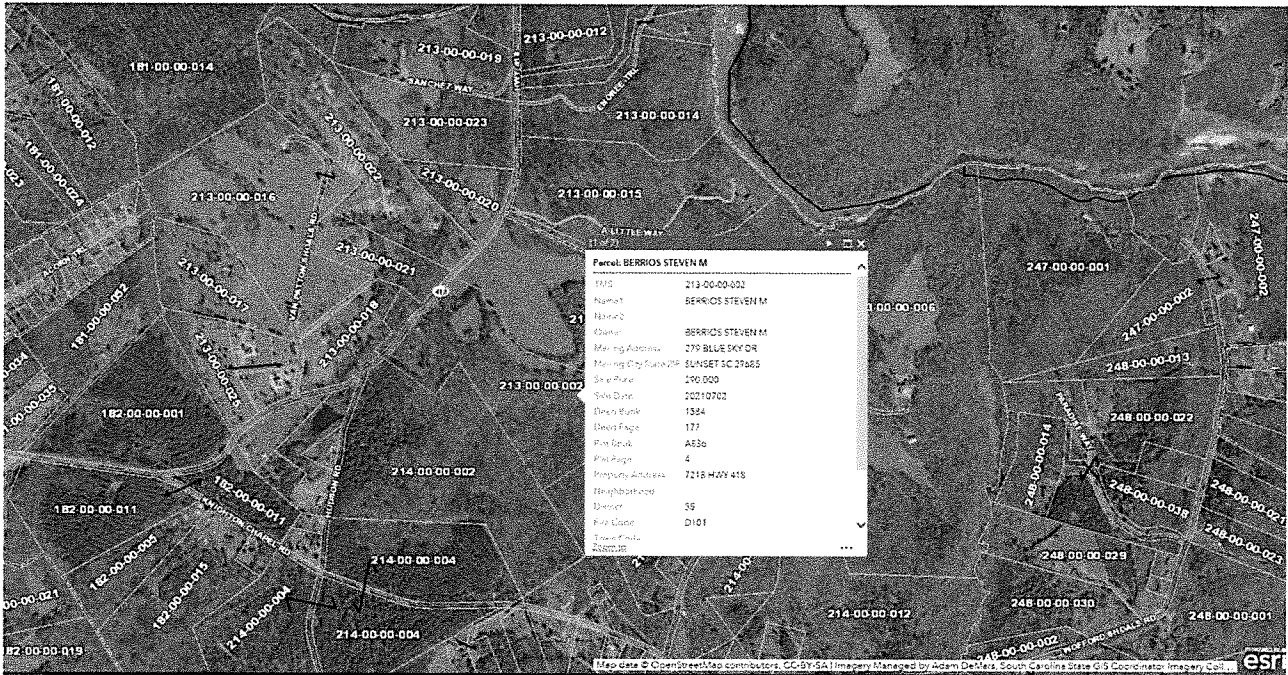
- UTILIZE A TRUCK MOUNTED ATTENUATOR ATTACHED TO THE REAR OF A TRUCK WITH A MINIMUM GROSS VEHICULAR WEIGHT (GVW) OF 30,000 POUNDS (FACTORY WEIGHT). IF THE ADDITION OF SUPPLEMENTAL WEIGHT TO THE VEHICLE AS BALLAST IS NECESSARY, CONTAIN THE BALLAST WITHIN A STRUCTURE CONSTRUCTED OF STEEL. CONSTRUCT THIS STEEL STRUCTURE TO HAVE A MINIMUM OF FOUR SIDES AND A BOTTOM. A TOP IS OPTIONAL. BOLT THIS STRUCTURE TO THE FRAME OF THE TRUCK. UTILIZE A SUFFICIENT NUMBER OF FASTENERS FOR ATTACHMENT OF THE STEEL STRUCTURE TO THE FRAME OF THE TRUCK TO ENSURE THE STRUCTURE WILL NOT SEPARATE FROM THE FRAME OF THE TRUCK DURING AN IMPACT UPON THE ATTACHED TRUCK MOUNTED ATTENUATOR. UTILIZE EITHER DRY LOOSE SAND OR STEEL REINFORCED CONCRETE FOR BALLAST MATERIAL WITHIN THE STEEL STRUCTURE TO ACHIEVE THE NECESSARY WEIGHT. THE BALLAST MATERIAL SHALL REMAIN CONTAINED WITHIN THE CONCRETE OF THE STEEL STRUCTURE AND SHALL NOT PROTRUDE FROM THE STEEL STRUCTURE IN ANY MANNER.
- LOCATE THE TRUCK MOUNTED ATTENUATOR 300 FEET IN ADVANCE OF THE WORK AREA UNLESS OTHERWISE SPECIFIED.
- PROVIDE, INSTALL AND MAINTAIN THE TRUCK MOUNTED ATTENUATOR AS SPECIFIED BY THE STANDARD SPECIFICATIONS AND AS DIRECTED BY THE ENGINEER.

ADVANCE WARNING ARROW PANEL

ALL ADVANCE WARNING ARROW PANELS SHALL BE 45" x 36" WITH A MINIMUM LEGIBILITY DISTANCE OF 1 MILE. PLACEMENT OF AN ADVANCE WARNING ARROW PANEL MAY REQUIRE ADJUSTMENTS DUE TO HORIZONTAL AND/OR VERTICAL ALIGNMENT OR OTHER SIGN DISTANCE RESTRICTIONS. THE PANEL FACE SHALL BE NONREFLECTIVE BLACK. ALL ADVANCE WARNING ARROW PANELS SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

WHEN AN ADVANCE WARNING ARROW PANEL IS REQUIRED TO OPERATE IN THE CAUTION MODE, THE ADVANCE WARNING ARROW PANEL SHALL DISPLAY THE "RIGHT CORNER" CAUTION MODE. WITH ONE LAMP IN EACH CORNER, DISPLAY OF ANY OTHER TYPE OF CAUTION MODE OTHER THAN THE "FOUR CORNER" CAUTION MODE SUCH AS THE "FLASHING BAR" OR THE "ALTERNATING DIAMOND" CAUTION MODES ARE UNACCEPTABLE AND PROHIBITED.

LEGEND
O 36" TRAFFIC CONES



OLD BUSINESS:

BULL HILL RV PARK
- APPROVAL TO DEVELOP RV PARK

6/b



AGENDA ITEM – REQUEST SHEET – PLANNING COMMISSION

ALL REQUESTS should be submitted by 1:00 P.M. on the Wednesday prior to the Tuesday meeting of Commission. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of the Commission

DATE OF REQUEST: 8/11/21

DEPARTMENT / AGENCY: _____

NAME: Dakota General Contracting - Victor Caponey

ADDRESS: 2318 Bull Hill Road

CITY: Gray Court STATE: SC ZIP: 29645

PHONE NUMBER: 864-303-9777 EMAIL: dakotagc@gmail.com

SIGNATURE: J. D. M. Catokey on behalf of Victor Caponey

SUBJECT MATTER REQUESTED (please be as specific as possible): Preliminary Plan approval for proposed RV Park to be located on TMS # 095-00-00-005. Preliminary Plan attached.

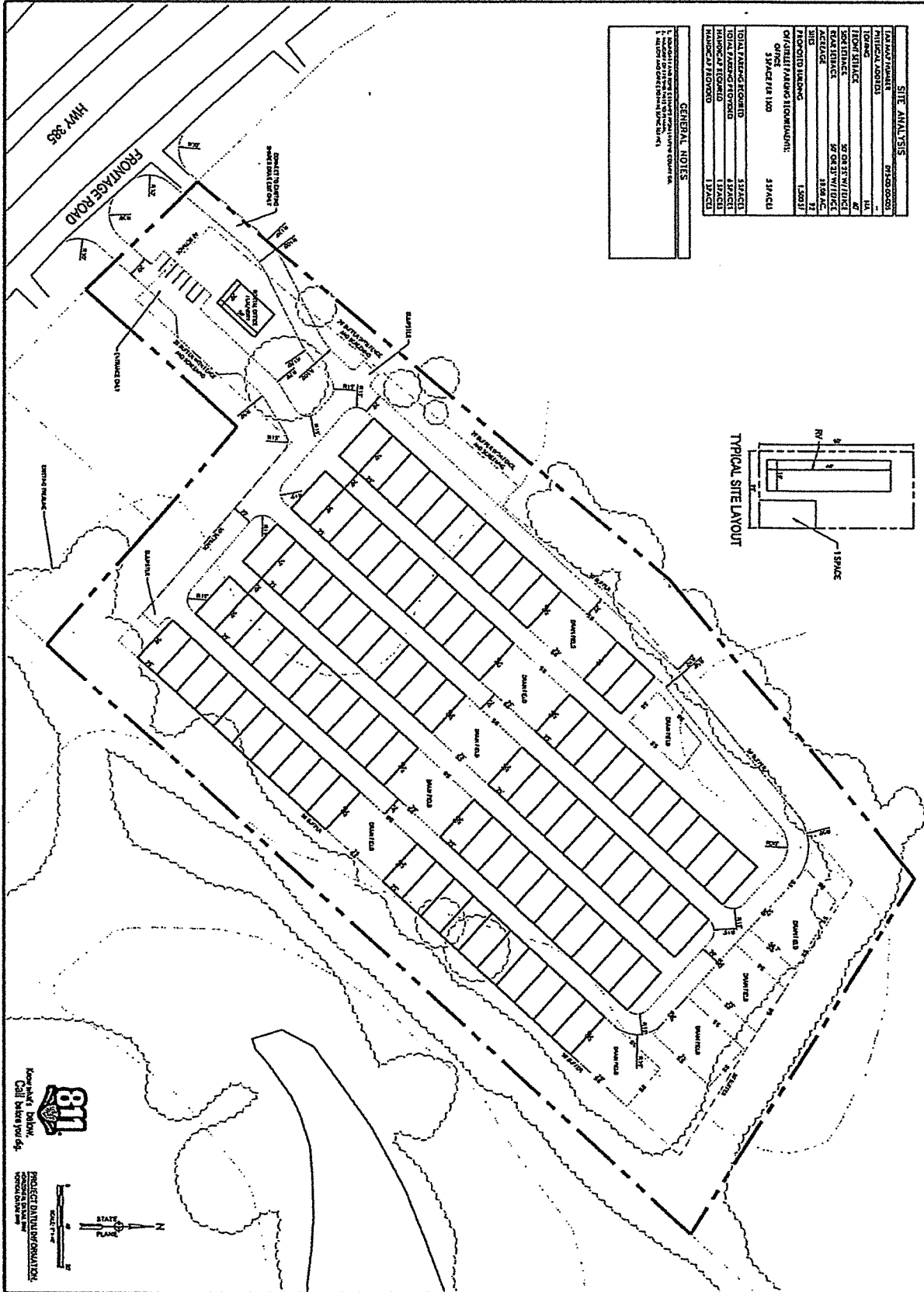
- 1) - DHEC PERMIT
- 2) - PLAN
- 3) - LANDSCAPING

ACTION REQUESTED: _____

SOURCE OF FUNDING: _____

(PLEASE – attach subject matter document pages as necessary)

North Dakota General Contracting, Inc. is a professional engineering firm. The design and the construction of this project is the responsibility of North Dakota General Contracting, Inc. and will be held in whole or in part in whole with the consent of the client. No part of this document may be reproduced without the written consent of the client.



SITE ANALYSIS	
LOT AREA (ACRES)	11.2500 ACRES
TOTAL PAVED AREA	11.25 AC
TOTAL UNPAVED AREA	46 AC
TOTAL LOT AREA	57.50 AC (TOTAL LOT AREA)
TOTAL PAVED PERCENTAGE	19.56%
TOTAL UNPAVED PERCENTAGE	80.44%
PERCENTAGE PAVED	19.56%
PERCENTAGE UNPAVED	80.44%
TOTAL PAVED PERCENTAGE	19.56%
TOTAL UNPAVED PERCENTAGE	80.44%
TOTAL PAVED PERCENTAGE	19.56%
TOTAL UNPAVED PERCENTAGE	80.44%

GENERAL NOTES

1. This site plan is based on the information provided by the client.
2. The client is responsible for all utility lines and easements.
3. The client is responsible for all zoning and permit requirements.
4. The client is responsible for all environmental and regulatory requirements.
5. The client is responsible for all construction and maintenance costs.

811
Call Before You Dig

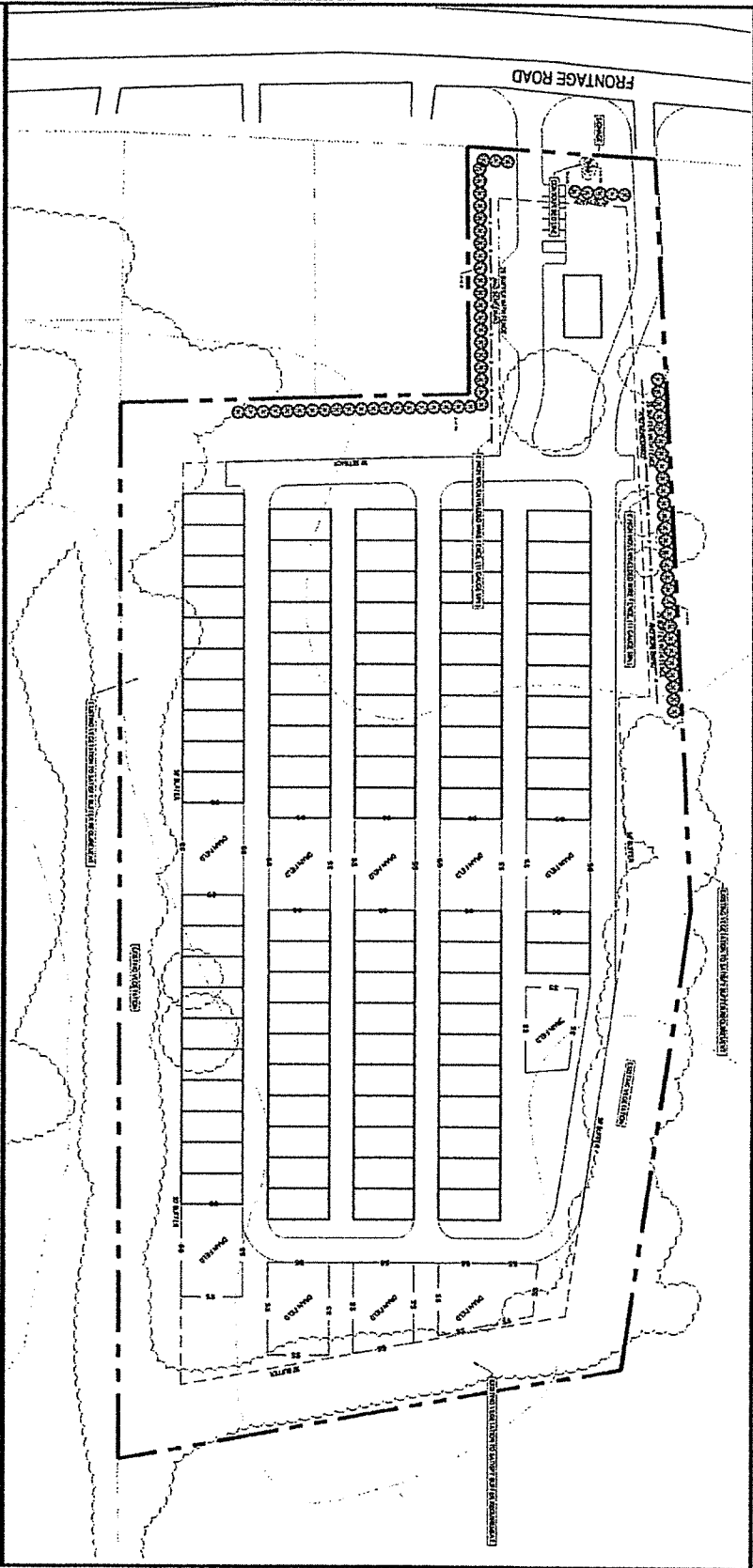
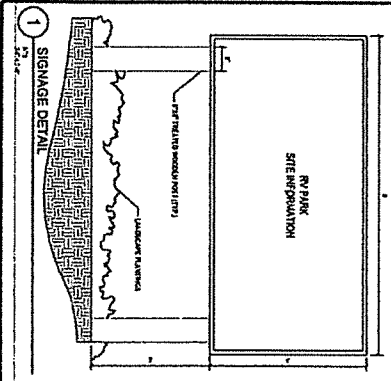
PROJECT DATA INFORMATION
PROJECT NO. 12345
DATE: 10/26/2024

SCALE: 1" = 100'

N
STATE
PLAN

CONCEPTUAL SITE PLAN DAKOTA GENERAL CONTRACTING LINDSEY M. REGISTERED PROFESSIONAL ENGINEER NO. 12345 BISMARCK, ND 58103	DAVIS & FLOYD SINCE 1884 14 W. HURON ST., SUITE 200 BISMARCK, ND 58103 (701) 779-1234	NOT FOR CONSTRUCTION

THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND WILL NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER (LICENSED) AND ANY AGREEMENT WILL BE SUBJECT TO LEGAL ACTION.



Know what's below.
Call before you dig.

PROJECT DATA INFORMATION
SCALE: 1" = 10'

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LANDSCAPE PLAN

DAKOTA GENERAL CONTRACTING
LAUREL, NC

RV PARK

DAVIS & FLOYD
SINCE 1934

1700 HWY. 7202 EAST
COLUMBIA, SC 29204
803-724-2111



NEW BUSINESS:

VARIANCE REQUEST FOR
DIVISION OF PROPERTY

DIANNE CULBERTSON, PARCEL
#157-00-00-015

7/a

AGENDA ITEM – REQUEST SHEET – Laurens County Planning Commission

ALL REQUESTS should be submitted by 12:00 P.M. on the Wednesday prior to the Tuesday meeting of the Commission (3rd Tuesday each Month). All other requests not submitted by the deadline will be retained and scheduled for the next meeting of Council. Please email word document to dalesatterfield@co.laurens.sc.us

Agenda Item #: _____ XX _____ (to be filled in by Staff)

Tax Map # of parcel(s) (if applicable): 157-00-00-015

COMMISSION ACTION REQUESTED (if variance(s) is requested please list specific part of the ordinance that variance is requested from, the reasoning behind the variance request, and the specifics of what variance(s) are being requested:

8-635

Request variance from 8-635 :-

Historic store building being used as a museum
Want to subdivide this from the other part of
tax map # 157-00-00-015

More Detailed Description:

Explanation attached.

(PLEASE – attach subject matter document pages as necessary)

I own tax map # 157-00-00-015 in Owings. I transformed a historic home into a restaurant on the property. I now want to sell that property. I want to keep a historic building which is on the property. It is brick and I have made it into a farm museum and a hat shop museum. It is at the corner of Quarry Rd. and N. Old Laurens Rd. All the buildings in this area are historic and eligible for the National Register of Historic Places. The building is 24 ½ ft. wide x 54 ft. long and the lot of land it sits on that I want to keep is 88 ft. wide and 128 ft. long (11,264 sq. ft). There is no sewer or water to the building (although there is city water available and I believe sewer will be available). I also own the other buildings south of this one. The next two buildings south of this building (tax map # 189 -00-00-001 and 003) are museums also and do not have sewer or water. I simply want to keep this store building as it is and sell the other portion of the property which has a restaurant on it. I respectfully request a variance so that I may divide this old store building off from tax map #157-00-00-015.

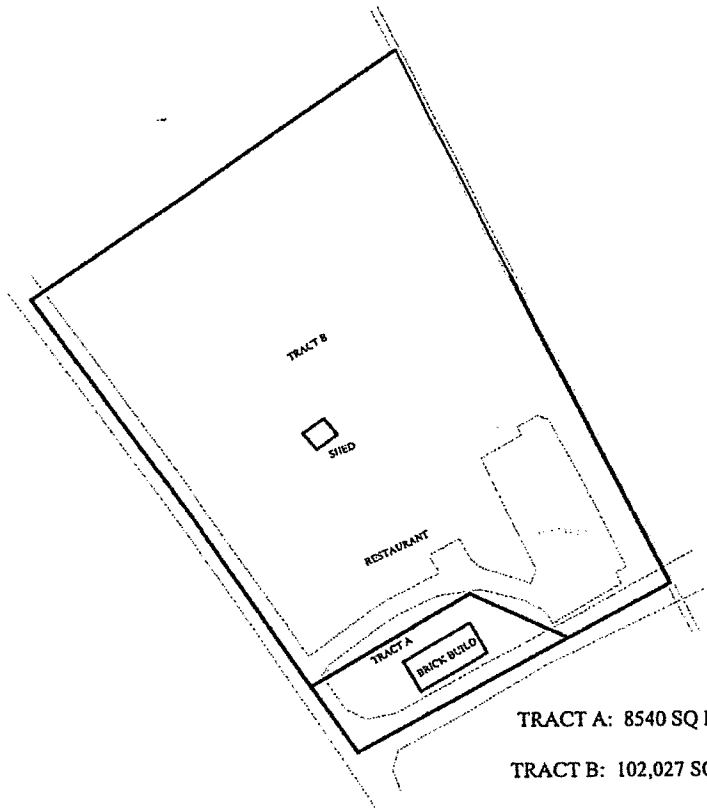
Dianne Culbertson, President

Gray Court-Owings Historical Society

944 Hwy 92, Gray Court, SC 29645

864 876 2667 or 864 230 3440

culbertsondianne@gmail.com



TRACT A: 8540 SQ FEET 0.20 ACRES

TRACT B: 102,027 SQ FEET 2.34 ACRES

PRELIMINARY DRAWING CULBERTSON PROPERTY



Map data © OpenStreetMap contributors, CC-BY-SA | Imagery

Templeton Land Surveying Inc
52 Spring Road
Laurens, SC 29360
Phone 864-871-0919
E-mail: bob.templeton@gmail.com

2 Oct 21

Dianne Culbertson

Re: Culbertson property; TMS 157-00-00-015

See preliminary drawing included with this Email

Proposed division of the property into track A and B

Tract B includes all of the asphalt that adjoins the restaurant.

Tract A and B acreage is listed

Let me know when you have approval from the Planning Commission.

Bob Templeton

NEW BUSINESS:

VARIANCE REQUEST
HILLTOP DRIVE

AGENDA ITEM – REQUEST SHEET – Laurens County Planning Commission

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Agenda Item #: _____XX_____ (to be filled in by Staff)

Tax Map # of parcel(s) (if applicable): 425-00-00-054_____

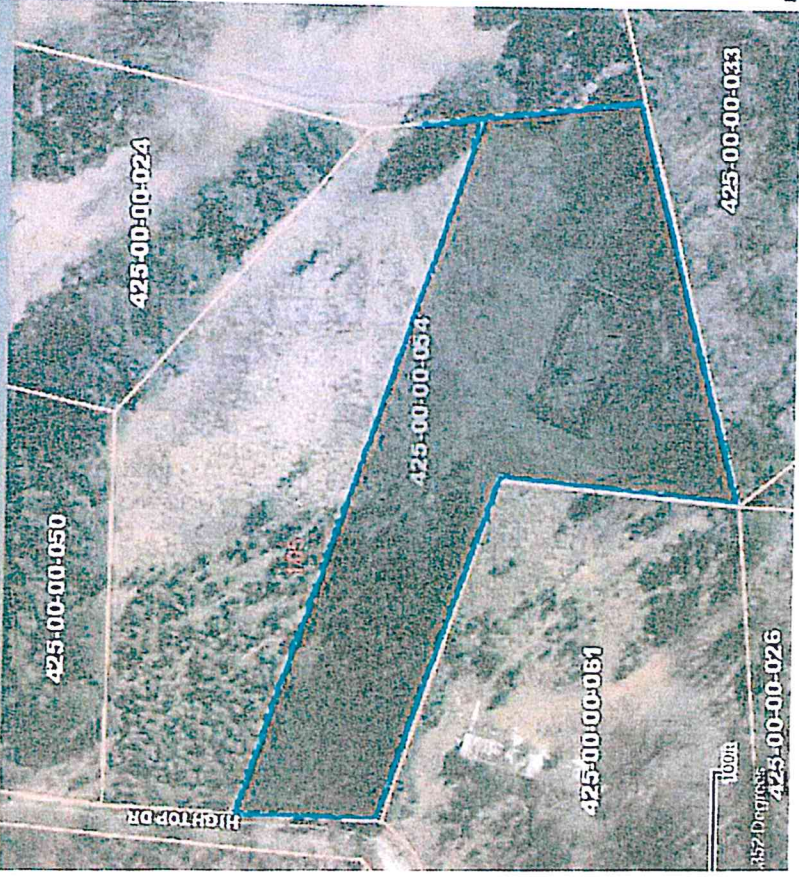
COMMISSION ACTION REQUESTED (if variance(s) is requested please list specific part of the ordinance that variance is requested from, the reasoning behind the variance request, and the specifics of what variance(s) are being requested:

We are requesting a variance to Ordinance 831, Division 6, Section 8-636 to allow a property subdivision with the resulting two parcels each having less than the required 120 feet of road frontage. The reason for this request is the property owner wishes to give a portion of the property to her son, but, because it is family land, she does not want to give the whole piece of property to only one child. He would like to put a manufactured home on his portion of the property. The parcel is over two acres and is therefore large enough to split, however, the total road frontage is only 150 feet. The proposed split would leave each parcel with approximately 75 feet of road frontage. Please see attachment for drawing of proposed split. We request a variance to allow a split for the parcel that will result in two parcels having 75 feet of road frontage each. Thank you for considering this request.

More Detailed Description:

(PLEASE – attach subject matter document pages as necessary)

ans County Property Parcel



Measurement

1 Acres

Measurement Result

1.01 Acres

Clear

Press CTRL to enable snapping



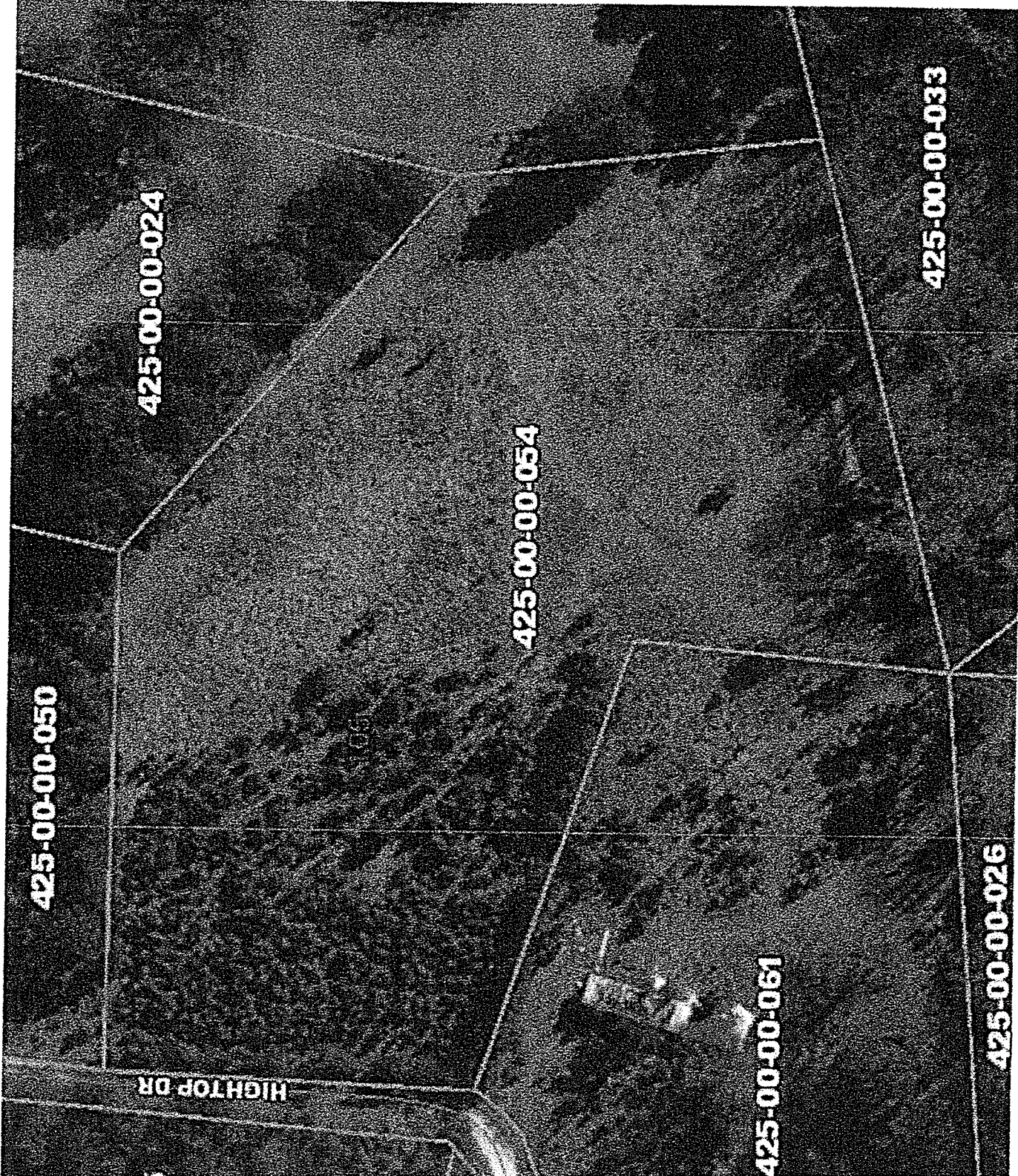
Measurement

Feet

Measurement Result

150.9 Feet

Clear



425-00-00-050

425-00-00-024

425-00-00-054

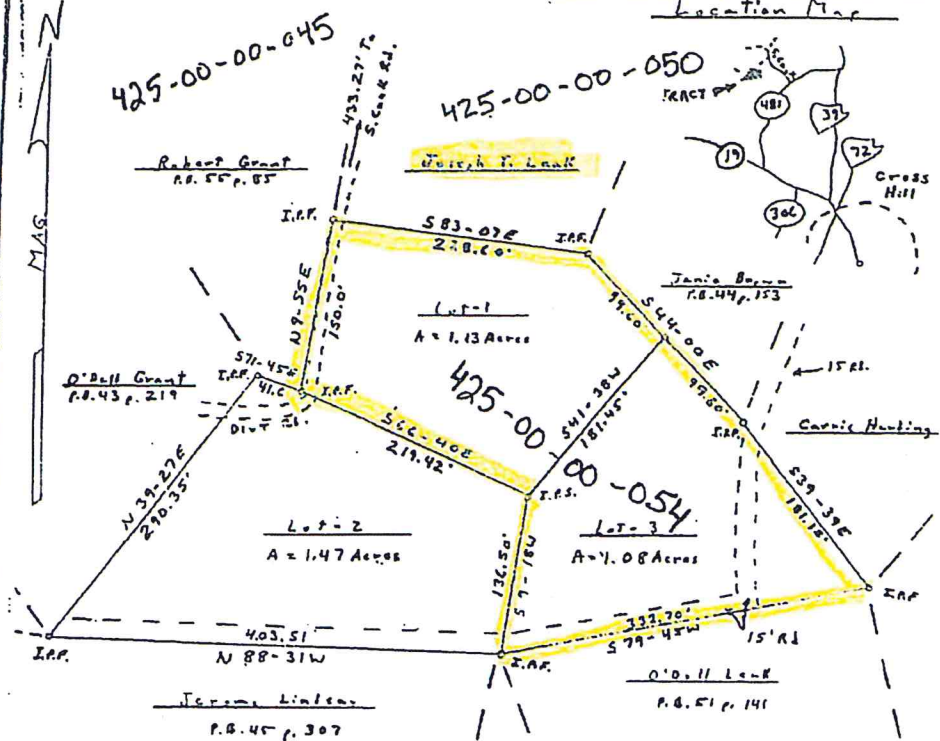
425-00-00-061

425-00-00-026

425-00-00-033

HIGHTOP DR

97004787 05/19/1997 B64 P559
 TIME: 11:57A LAURENS COUNTY SC
 Location Map



APPROVED BY:
 E 911 OFFICE
 5-16-97 03

Laurens County Dept. of Public Works
 Division of O'Dell & Margaret DIRECTORS OFFICE
 Located In Laurens South Carolina
 Surveyed April 30, 1993, Scale 1" = 100'
 #Ref. - Plat By S. J. B. Hill, Jr., June 12, 1970.

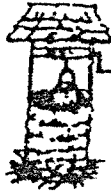


I Hereby Certify That The Ratio Of Precision Is 1/5,000, And Area Determined By D.M.R Method

S. J. B. Hill, Jr.

Samuel J. B. Hill, Jr.
 Samuel J. B. Hill, Jr., L.S. 4724
 P.O. Box 603, Greenwood, S.C. 29642
 Ph. - 223-6236

APPROVED SIGNATURE
 5-16-97 03
 Approved for
 Only



Rodgers Well Drilling, Inc.

PO Box 2358
Greenwood, SC 29646

Office: (864) 223-5489
Shop: (864) 227-9180
Fax: (864) 229-5666
1-800-828-6542

Well Drilling • Pump Sales & Service • Crane Service

October 5, 2021

After reviewing SCDHEC septic permit for 105 Hightop Dr A and B. Rodgers Well Drilling believes we can drill wells on these lots.

Authorized Signature:

James Rodgers Jr.
SC Well Driller License #260

Emailed 7/20/2021

Need Price



PERMIT TO CONSTRUCT
Onsite Wastewater System

File Nbr: **2021060026**
County: Laurens

Name: RAYMOND DAVIS

Type Facility: MOBILE HOME

Subdivision:

Block: Lot:

Address: 391 SMITH RD
LAURENS, SC 29360

Site: 105 HIGHTOP DR
CROSS HILL, SC

Program Code: 360

System Code: 818

TM No.: 425-00-00-054

Water Supply: PRIVATE

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 600

LTAR: .30

Min Pump Capacity:

Tank Sizes (gal): Septic Tank: 1250 Pump Chamber: Grease Trap:
Trenches: Length (ft): 500 Width (in): 36 Max. Depth (in): 48 Agg. Depth (in): 12
gpm at ft. of head Alternative Product: BIODIFFUSER ARC36

SPECIAL INSTRUCTIONS/CONDITIONS

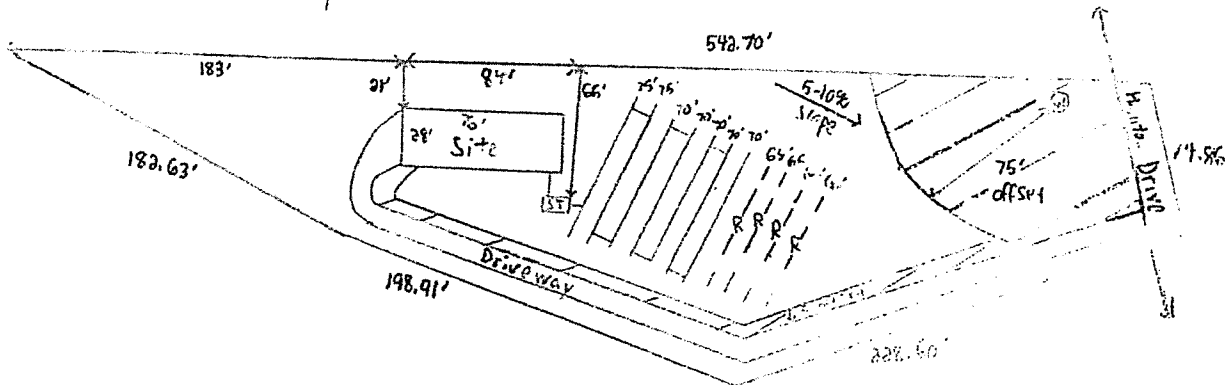
THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.
Installers must contact the local Environmental Affairs office by 10:00 AM on the day prior to installation in order to schedule a time for the final inspection.
If a Department representative does not arrive within 30 minutes of the scheduled time, the installer may conduct the final inspection.
When a contractor self-inspection occurs, the installer must complete the DHEC form 3978, Approval to Operate Contractor Self-Inspection.
The installer must submit DHEC form 3978 within 2 business days of the completion of the installation.

MAINTAIN A 75' OFFSET TO ANY PRIVATE WELL LOCATIONS (EXISTING OR PROPOSED).
Applicant has requested the use of Arc 36 alternative product. No grading cuts >2' within 15' downslope of system or its repair area. Install drain lines 10' on center. Use step down or drop box as needed. Do not park or drive on system. Install drain lines on contour.

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

(NTS)

Not to scale ST= septic tank ⊙= proposed private well
R= future repair lines



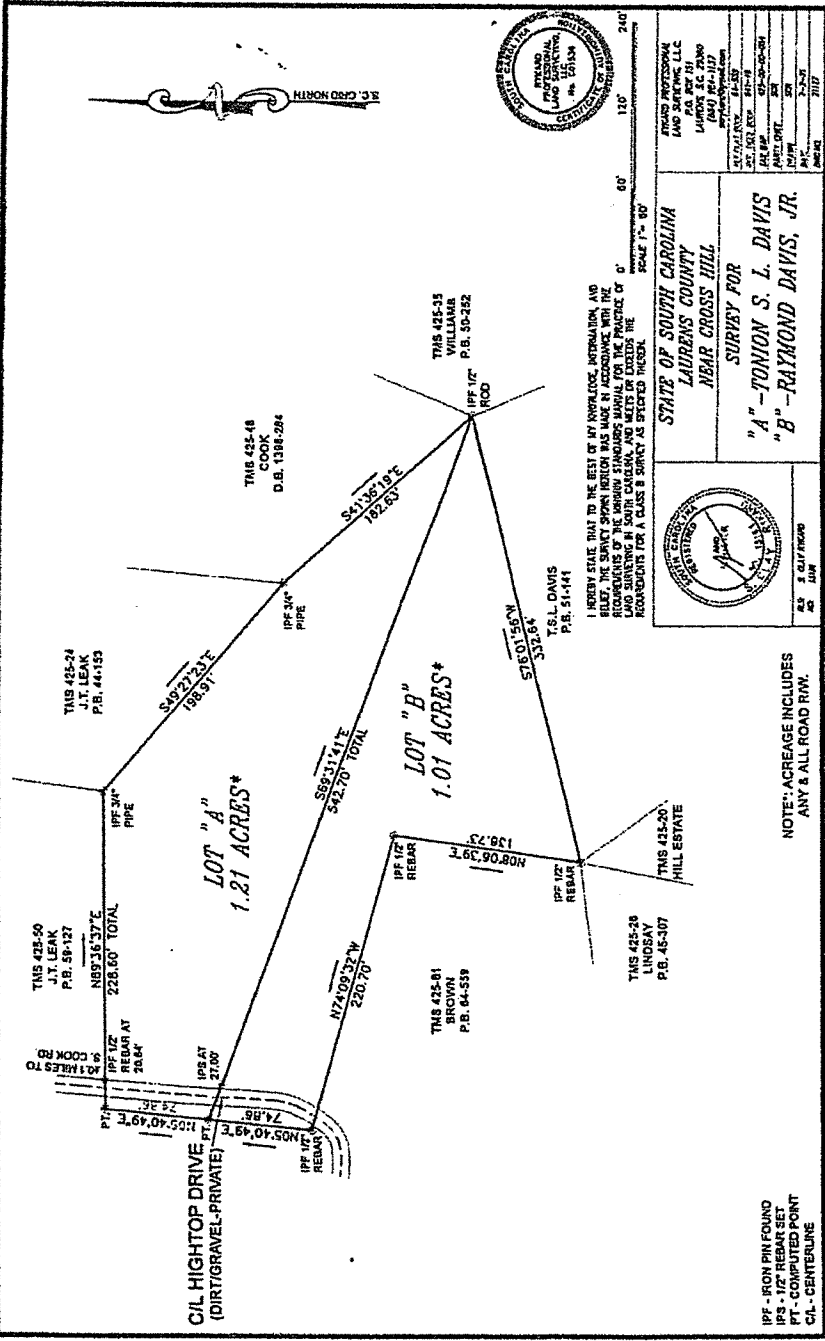
Issued/Revised By: Conrad Pennington

Date: 7/20/2021

DHEC 1781 (02/2020)

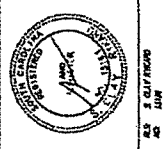
This Permit is Appealable Under the Administrative Procedures Act.
This permit will expire and become null and void five (5) years from the issuance date.
There may be an Additional Fee for Changes in this Permit that Require a Site Reevaluation.

Personal Information provided on this form is subject to public scrutiny or release.



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SPONSORED HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MAPPING STANDARDS MANUAL FOR THE PRACTICE OF SURVEYING IN THE STATE OF SOUTH CAROLINA AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF SOUTH CAROLINA.

STATE OF SOUTH CAROLINA
 LAURENS COUNTY
 NEAR CROSS HILL
 SURVEY FOR
 "A" - TONION S. L. DAVIS
 "B" - RAYMOND DAVIS, JR.



NOTE: ACREAGE INCLUDES ANY & ALL ROAD R/W.

IPF - IRON PIN FOUND
 IPFS - 1/2\"/>

PROF. ENGINEER	07/2017
LAND SURVEYOR	07/2017
STATE OF SOUTH CAROLINA	07/2017
LAURENS COUNTY	07/2017
NEAR CROSS HILL	07/2017
SURVEY FOR	07/2017
"A" - TONION S. L. DAVIS	07/2017
"B" - RAYMOND DAVIS, JR.	07/2017
DATE	07/2017
BY	07/2017
FOR	07/2017
BY	07/2017
FOR	07/2017

SUBDIVISION APPROVALS
NO VARIANCES REQUESTED

BOLT ROAD SUBDIVISION

7/6/1



PLANNING COMMISSION

LAURENS COUNTY

AGENDA ITEM – REQUEST FORM

ALL REQUESTS should be submitted by 1:00 P.M. on the Wednesday prior to the Tuesday meeting of the Commission (3rd Tuesday each Month). All other requests not submitted by the deadline will be retained and scheduled for the next meeting of Council. Please email word document to dalesatterfield@co.laurens.sc.us

Agenda Item #: 7/6/1 XX (to be filled in by Staff)

Gaudermulb

Tax Map # of parcel(s) (if applicable): 055-00-00-010

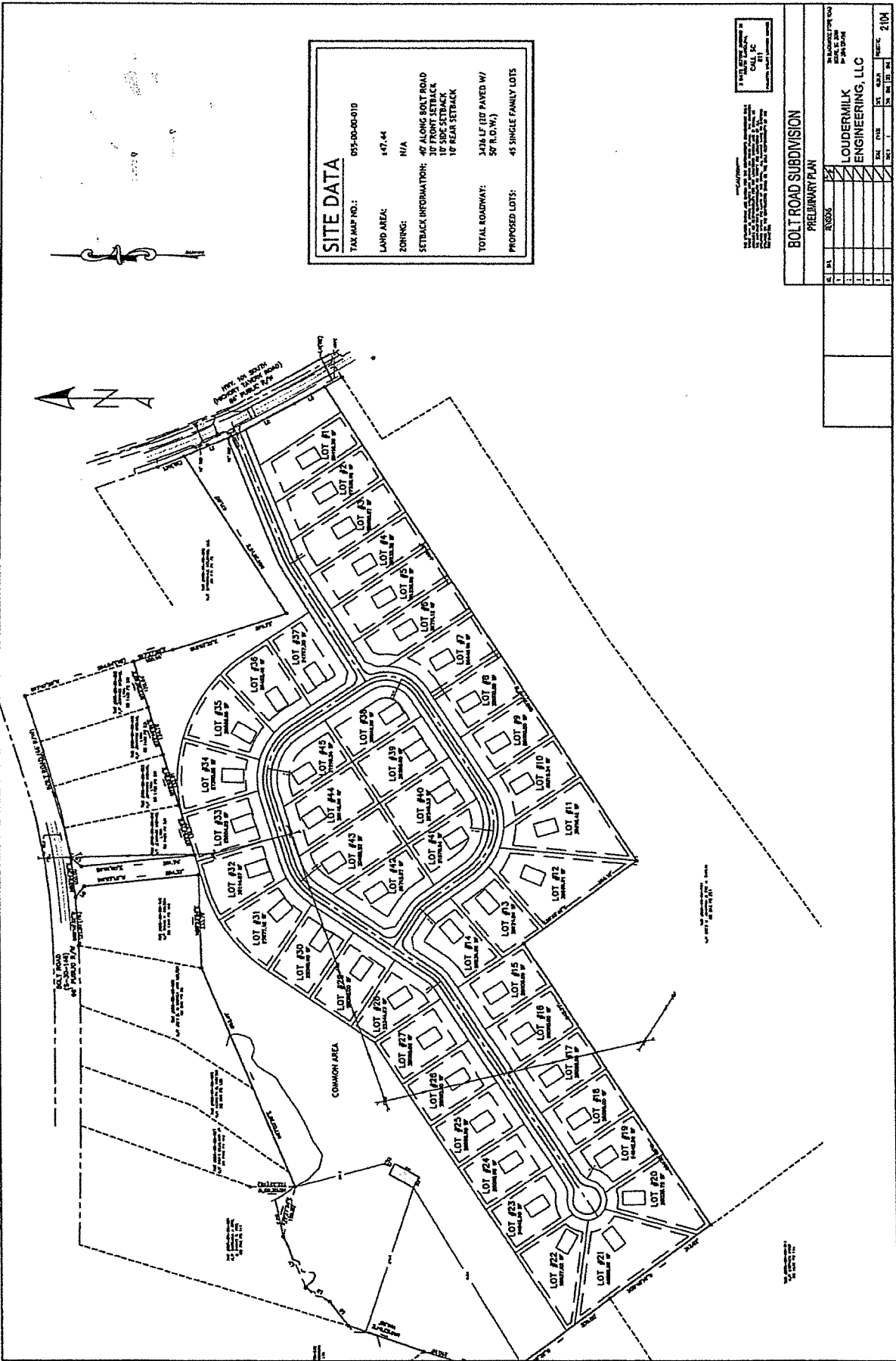
COMMISSION ACTION REQUESTED (if variance(s) is requested please list specific part of the ordinance that variance is requested from, the reasoning behind the variance request, and the specifics of what variance(s) are being requested:

We are not requesting a variance for this subdivision development.

a- Bolt Road

More Detailed Description:

(PLEASE – attach subject matter document pages as necessary)

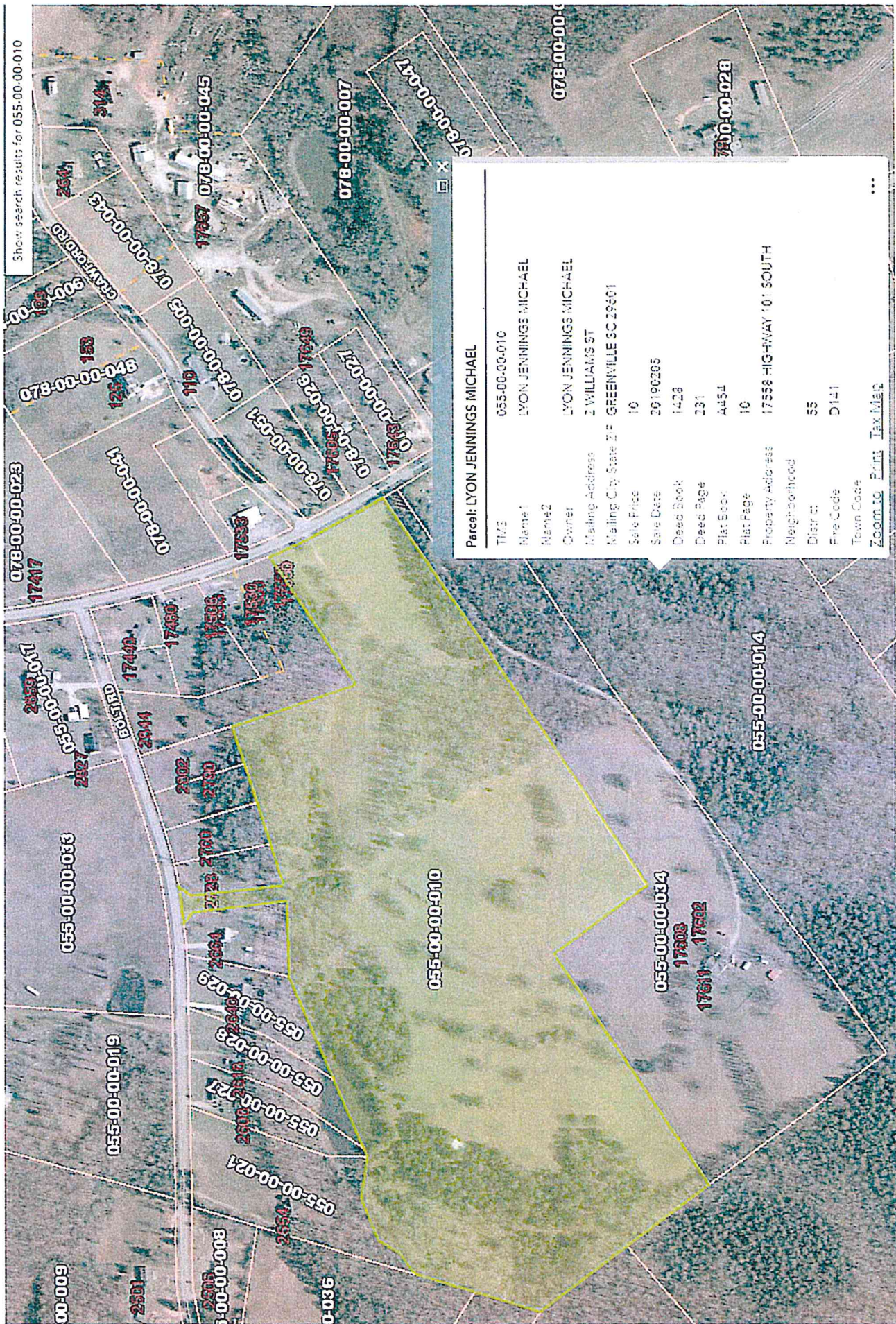


THESE PLANS, SPECIFICATIONS, AND CONDITIONS SHALL BE READ IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.

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Parcel: LYON JENNINGS MICHAEL

TID	055-00-00-010
Name1	LYON JENNINGS MICHAEL
Name2	LYON JENNINGS MICHAEL
Owner	LYON JENNINGS MICHAEL
Mailing Address	2 WILLIAMS ST
Mailing City/State/Zip	GREENVILLE SC 29601
Salv Price	10
Salv Date	20190205
Dead Book	1428
Dead Page	231
Flat Book	A454
Flat Page	10
Property Address	17558 HIGHWAY 101 SOUTH
Neighborhood	
Dist #	55
Fire Code	D141
Town Code	
Zoom to	Print Tax Map

SUBDIVISION APPROVALS
NO VARIANCES REQUESTED

BARNES ROAD SUBDIVISION



AGENDA ITEM – REQUEST SHEET – PLANNING COMMISSION

ALL REQUESTS should be submitted by 1:00 P.M. on the Wednesday prior to the Tuesday meeting of Commission. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of the Commission

7/16/11

DATE OF REQUEST: _____

DEPARTMENT / AGENCY: Ridgewater

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____ EMAIL: _____

SIGNATURE: _____

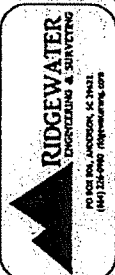
SUBJECT MATTER REQUESTED (please be as specific as possible): _____

Barnes Road

ACTION REQUESTED: _____

SOURCE OF FUNDING: _____

(PLEASE – attach subject matter document pages as necessary)



PRELIMINARY PLAT

OWNERS CERTIFICATION
I, the undersigned, as the owner of the land shown on this preliminary plat, do hereby certify that the same is being offered for sale in accordance with the provisions of the Act, and that the same is being offered for sale in accordance with the provisions of the Act, and that the same is being offered for sale in accordance with the provisions of the Act.

DESIGN PROFESSIONAL CERTIFICATION
I, the undersigned, as the design professional, do hereby certify that I am a duly licensed professional engineer in the State of South Carolina, and that I am duly qualified to prepare and certify this preliminary plat, and that I am duly qualified to prepare and certify this preliminary plat, and that I am duly qualified to prepare and certify this preliminary plat.

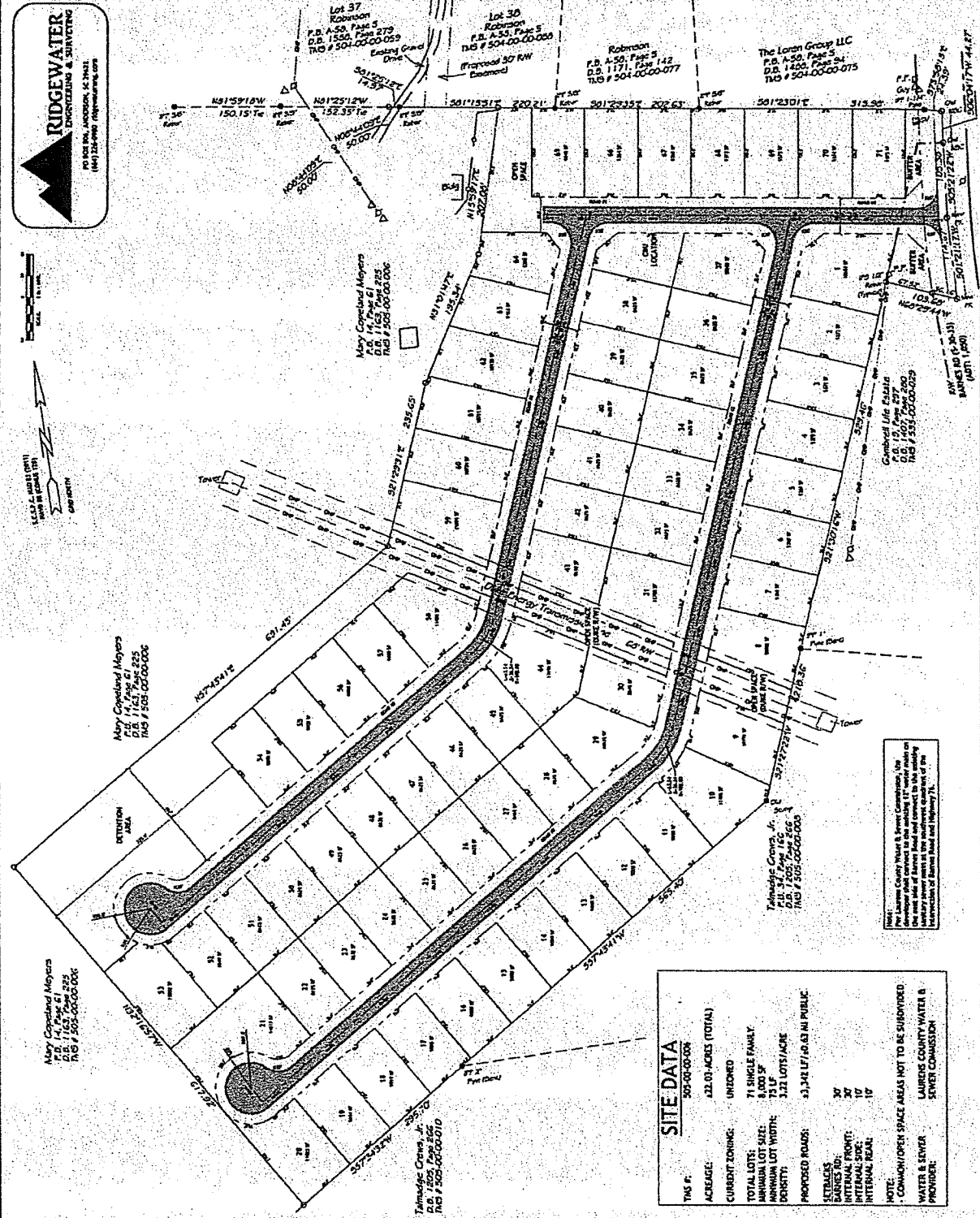
CERTIFICATE OF PROJECT APPROVAL
I, the undersigned, as the design professional, do hereby certify that I am a duly licensed professional engineer in the State of South Carolina, and that I am duly qualified to prepare and certify this preliminary plat, and that I am duly qualified to prepare and certify this preliminary plat, and that I am duly qualified to prepare and certify this preliminary plat.

BARNES ROAD SUBDIVISION
THIS 305-00-0008

NO. OF ACRES: 32.01 AREA OF NEW ROAD: 0.45
NO. OF LOTS: 71 ZONING: UNZONED

DATE: 01/11/2011
CHECKED BY: JMM
DESIGNED BY: JMM
PROJECT NUMBER: 1000000000

THESE DRAWINGS AND THE DESIGN HEREON THEREAS ARE THE PROPERTY OF RIDGEWATER ENGINEERING & SURVEYING, LLC. THE INFORMATION CONTAINED HEREON IS FOR THE EXCLUSIVE USE OF THE CLIENT. NO PART OF THESE DRAWINGS OR ANY INFORMATION HEREON SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RIDGEWATER ENGINEERING & SURVEYING, LLC.



SITE DATA

TMS #: 305-00-0008
ACREAGE: 32.01 ACRES (TOTAL)

CURRENT ZONING: UNZONED

TOTAL LOTS: 71 SINGLE FAMILY
MINIMUM LOT SIZE: 8,000 SF
MINIMUM LOT WIDTH: 75 LF
DENSITY: 3.22 LOTS/ACRE

PROPOSED ROADS: 0.45 ACRES LEV. TO 61 IN PUBLIC

SETBACKS:
BARNES RD: 30'
INTERNAL FRONT: 30'
INTERNAL SIDE: 10'
INTERNAL REAR: 10'

NOTE:
- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED.
- WATER & SEWER: LAURENS COUNTY WATER & SEWER COMMISSION

NOTE:
The Laurens County Water & Sewer Commission, the only authority having jurisdiction over the water side of Barnes Road and adjacent to the existing water main in the southwest quadrant of the tract shown on Barnes Road and Highway 71.



505-00-00-006

Show search

Lot 16 Lot 15 Lot 14 Lot 13 Lot 12 Lot 11

Lot 39 Lot 40 Lot 41

Lot 36 Lot 37

Lot 35 Lot 34 Lot 33

Lot 32 Lot 31

Lot 30 Lot 29 Lot 28

Lot 27 Lot 26 Lot 25

Lot 24 Lot 23 Lot 22

Lot 21 Lot 20 Lot 19

Lot 18 Lot 17 Lot 16

Lot 15 Lot 14 Lot 13

Lot 12 Lot 11 Lot 10

Lot 9 Lot 8 Lot 7

Lot 6 Lot 5 Lot 4

Lot 3 Lot 2 Lot 1

Lot 0

(6 of 2)

Parcel: MYERS MARY COPELAND

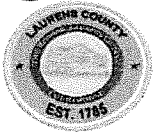
TIME	505-00-00-006
Name 1	MYERS MARY COPELAND
Name 2	MYERS MARY COPELAND
Owner	MYERS MARY COPELAND
Mailing Address	97 RAMAGE RD
Mailing City State Zip	LAURENS SC 29360
Sale Price	10
Sale Date	20140614
Deed Book	1163
Deed Page	225
Plot Book	14
Plot Page	61
Property Address	
Neighborhood	
District	55
Fire Code	D125
Town Code	

Zoom to Print Tax Map

NEW BUSINESS

REVIEW/AMEND NUISANCE
ORDINANCE

7/c



AGENDA ITEM – REQUEST SHEET – PLANNING COMMISSION

ALL REQUESTS should be submitted by 1:00 P.M. on the Wednesday prior to the Tuesday meeting of Commission. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of the Commission

DATE OF REQUEST: _____

DEPARTMENT / AGENCY: _____

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____ EMAIL: _____

SIGNATURE: _____

SUBJECT MATTER REQUESTED (please be as specific as possible): _____

Review / Amend
Nuisance Ord.

ACTION REQUESTED: _____

SOURCE OF FUNDING: _____

(PLEASE – attach subject matter document pages as necessary)

ARTICLE VI. - NUISANCES⁽⁶⁾

Footnotes:

--- (6) ---

State Law reference— Abatement of nuisances, S.C. Code 1976, § 15-43-10 et seq.

Sec. 8-518. - Determination of nuisance.

Upon receiving a written complaint, it shall be declared a nuisance and hereby declared unlawful to place, deposit, leave or dump any manmade broken article; garbage; junk, including, but not limited to, vehicles or parts of vehicles not in condition for normal use; waste material, including, but not limited to, tires; or any object which shall constitute a hazard within the county except a duly authorized landfill. In addition, any building or structure so deteriorated or abandoned as to constitute a hazard to the public safety or health or constitute an attractive nuisance shall be deemed a nuisance for the purpose of this article.

(Ord. No. 475, § 3, 9-22-1998)

Sec. 8-519. - Accumulation and storage.

Within the unincorporated areas of the county, no person shall permit the accumulation of any type of waste materials, trash, rubbish, refuse or litter of any kind upon any land or inside or under any building or structure which may provide harborage or breeding places for mosquitoes, vermin or rats. No person shall permit the accumulation on his property of barrels, containers, old appliances, furniture, abandoned motor vehicles, or other similar objects and materials which may provide harborage or breeding places for mosquitoes, vermin or rats. Useful items such as firewood and building material may be stored, provided they are stored in a manner that will not create any danger or threat to public health.

(Ord. No. 475, § 4, 9-22-1998)

Sec. 8-520. - Notice of violation.

It shall be the duty of the permits, inspections and codes department or its designee to serve or cause to be served a notice upon the owner or occupant of any property who has permitted such nuisance to occur in violation of the provisions of this article. Such notice shall detail the violation alleged and shall demand abatement of the nuisance ~~within 60 days after service.~~ as outlined below:

High Grass -15 days

Clean property & junk cars -30 days

Renovations for dilapidated structures completed - 6 months

Demolition - 60 days

(Ord. No. 475, § 5, 9-22-1998)

Sec. 8-521. - Enforcement of notice.

If a person served as provided in section 8-520 does not abate the nuisance ~~within 60 days~~ the time frames set in Sec. 8-520 after service, the county may seek a court order to compel the owner or

occupant to abate the nuisance, or it may proceed with its own resources or by contracting with another to abate such nuisance, keeping account of the expenses of the abatement, and such expense including, but not limited to, cost of removal, preparing, recording and satisfying a lien, reasonable attorney's fees and costs shall be charged and paid by the owner or occupant of the property.

(Ord. No. 475, § 6, 9-22-1998)

Sec. 8-522. - Lien imposed.

The charge for compelling the owner or occupant to abate the nuisance or for the county's abatement of the nuisance shall constitute a lien upon the property. The county administrator or his designee shall send or cause to be sent a bill for such charges to the owner or occupant of the property. The county administrator or his designee shall also file a statement of the lien against the owner of the property in the office of the county clerk of court. Such lien shall be indexed in the mortgage books, as maintained from time to time for the county and the statement shall contain a legal description of the property; a statement that a nuisance was abated in conformity with this article; the date the nuisance was abated; the expense and costs incurred for the abatement; a statement that such amount incurred for expenses and costs shall bear interest at the legal rate.

(Ord. No. 475, § 7, 9-22-1998)

Sec. 8-523. - Conflicting ordinances.

Where any provision of this article conflicts with any ordinance or statute, the more restrictive requirement shall apply.

(Ord. No. 475, § 9, 9-22-1998)

Sec. 8-524. - Enforcement procedure and fee structure.

- (a) The county office of building codes is the enforcing agency. Upon a valid, written complaint, the building official will visit the site and offer a letter of compliance. This warning will allow the individual time to abate the violation based on Section 8-520 to clean up the site. During the initial stages of the warning time, the property owner may request a hearing before the building official at which time he will determine if an extension of time is just. If not approved, ~~the 60 days~~ the time frames set in Sec. 8-520 ~~is~~ are still enforced.
- (b) After the ~~60 days~~ time frames set in Sec. 8-520, the property owner will be issued a summons and fined \$200.00 per day until the site is cleaned up. Also the property owner will be summoned to appear in magistrate court if compliance is not met.

(Ord. No. 475, 9-22-1998)

Secs. 8-525—8-541. - Reserved.

