



AGENDA
LAURENS COUNTY PLANNING COMMISSION
August 16th, 2022
LAURENS COUNTY HISTORIC COURTHOUSE

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

August 16th, 2022

1. Call to Order – Chairman Jim Royer
2. Invocation- Commissioner Sylvester Grant
3. Pledge of Allegiance-Chairman Jim Royer
4. Approval of Agenda –August 16th, 2022
5. Approval of Minutes – July 19th, 2022
6. New Business-

A. 579 Ritchie Road, Fountain Inn-#150-00-00-033

If variance/s is/are requested, please state the ordinance section for which you are seeking relief.

I am seeking relief from Ordinance 3.3a which requires a 50' width on the pole portion of a flag lot. I purchased 579 Ritchie Rd in Fountain Inn tax map #150-00-00-033 on July 22, 2022. This parcel has a house and 6.16 acres. I would like to parcel off 4.99 acres of the buildable lot on the back portion of the property which will be a flag lot and keep the house on 1.17 acres. I have buyers for both properties and have had them surveyed by John Black at Elevation Surveys. To maintain privacy and a nice front yard for the home, I would like to request that the pole portion of the flag lot be able to remain 27' wide as shown in the survey. This is more than adequate for a nice driveway to access the flag lot and will give both buyers the land they need. Both buyers have seen the survey, walked to property lines, and approve of the survey. The buyers of the back parcel plan to build a nice, large home which will be in keeping with my efforts on other parts of Ritchie Rd to raise property values and create a family-friendly neighborhood.

B. Stay Awhile Campground-3315 Metric Road, Laurens, SC Map # 349-00-00-007

Their goal is to develop a relatively high-end RV park that will attract people who are wanting to experience South Carolina from the upstate to the coast. The Laurens area is a great location for RV travelers to use as a base location as they visit our area and our state.

C. Lakelands RV Park LLC. - 14633 Hwy 72 West, Cross Hill, SC 29332-
Map # 429-00-00-01

The property was purchased and closed on March 3rd, 2022, however, due to the moratorium on RV Parks we are now at this time applying for permitting of the development and construction of the same. The address listed on the application is subject to change as we will be utilizing a different driveway than the one the current address is assigned.

7. Adjournment- Commissioner Jim Royer



AGENDA ITEM - REQUEST SHEET - PLANNING COMMISSION

ALL REQUESTS should be submitted by 5:00 P.M. on the last Friday of the month, no less than 21 days prior to the Tuesday meeting of Commission the following month. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of the Planning Commission

DATE OF REQUEST: _____

COMPANY NAME: Heather Osegueda

PERSON REQUESTING ACTIONS NAME: Heather Osegueda

ADDRESS: 579 Ritchie Rd

CITY: Fountain Inn STATE: SC ZIP: 29644

PHONE NUMBER: 570-809-0008 EMAIL: heathershu24@yahoo.com

SIGNATURE: Heather Osegueda

ACTION REQUESTED OF THE PLANNING COMMISSION (please be as specific as possible):

If variance/s is/are requested, please state the ordinance section for which you are seeking relief.

I am seeking relief from Ordinance 3.3a which requires a 50' width on the pole portion of a flag lot. I purchased 579 Ritchie Rd in Fountain Inn tax map #150-00-00-033 on July 22, 2022. This parcel has a house and 6.16 acres. I would like to parcel off a 4.99 acres buildable lot on the back portion of the property which will be a flag lot and keep the house on 1.17 acres. I have buyers for both properties and have had it surveyed by John Black at Elevation Surveys. To maintain privacy and a nice front yard for the home I would like to request that the pole portion of the flag lot be able to remain 27' wide as shown in the survey. This is more than adequate for a nice driveway to access the flag lot and will give both buyers the land they need. Both buyers have seen the survey, walked to property lines and approve of the survey. The buyers of the back parcel plan to build a nice, large home which will be in keeping with my efforts on other parts of Ritchie Rd to raise property values and create a family friendly neighborhood. I appreciate your consideration in this matter.

ADDITIONAL DETAILS OF REQUEST:

(PLEASE - attach subject matter document pages as necessary)

Laurens County Property Parcel



Parcel: GALLION BRANDON & MISTI

TMS	150-00-00-033
Name1	GALLION BRANDON & MISTI
Name2	
Owner	GALLION BRANDON & MISTI
Mailing Address	579 RITCHIE RD
Mailing City State ZIP	FOUNTAIN INN SC 29644
Sale Price	212,400
Sale Date	20190424
Deed Book	1444
Deed Page	155
Plat Book	A40
Plat Page	10
Property Address	579 RITCHIE ROAD
Neighborhood	

A Minor Subdivision of
TMS# 150-00-00-033
Heather Osegueda
Laurens County, South Carolina

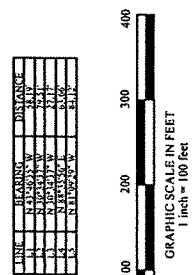
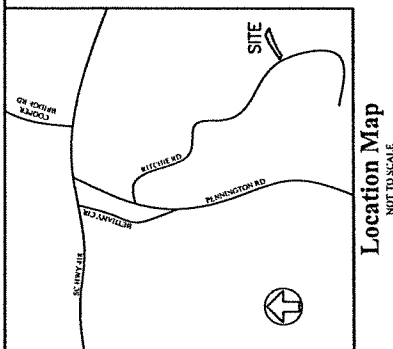
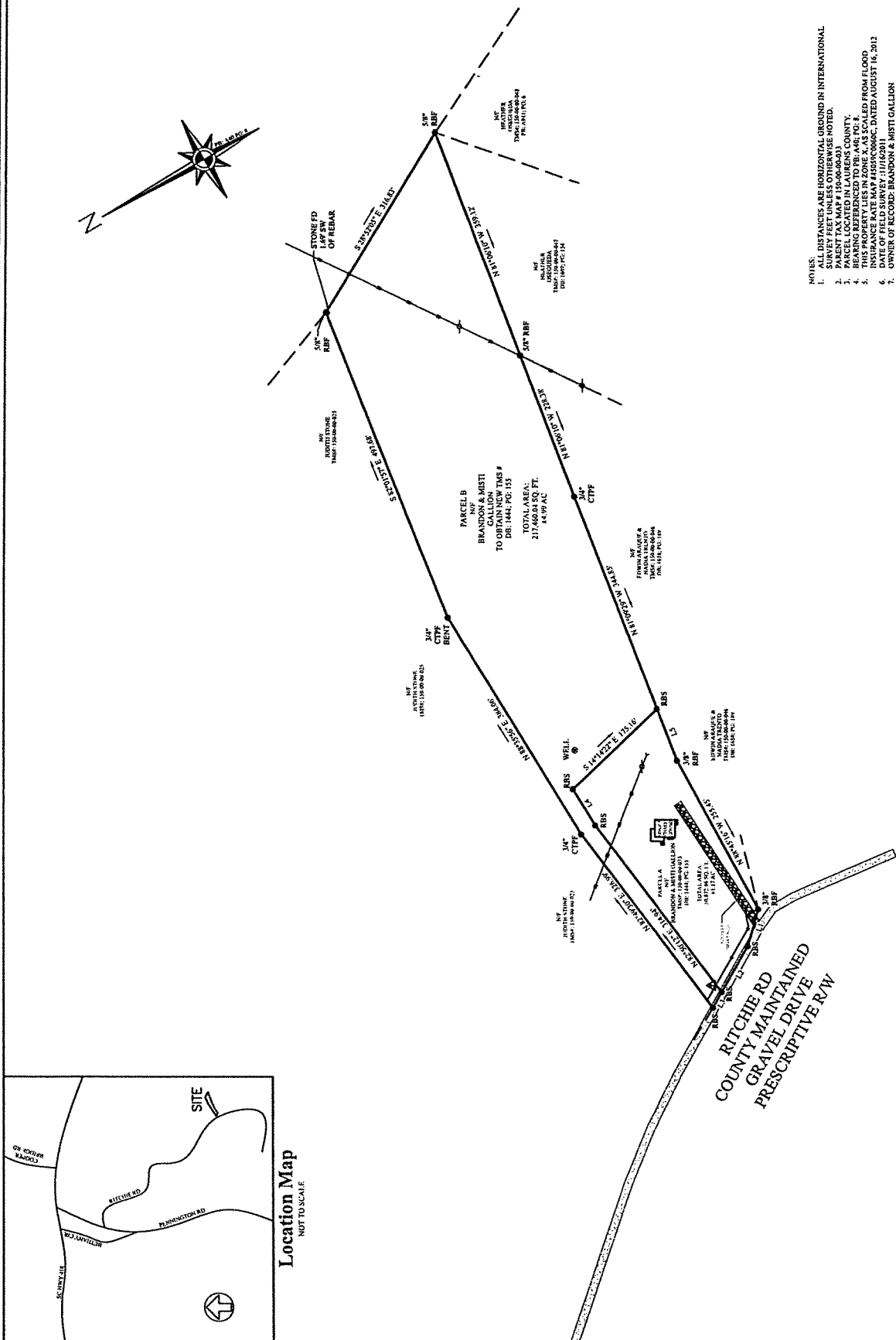
ELEVATION SURVEYING
476 Cresthaven Drive
Boiling Springs, SC 29316
843.385.2295
jblack@elevationssurveying.com



Certificate of Accuracy
I hereby state that to the best of my professional knowledge, information, and belief the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and except to the extent otherwise indicated by a note, such as indicated thereon, no errors or omissions have been made. I am not liable for any errors or omissions not so indicated.

- NOTES
1. ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED.
 2. SURVEY FEET UNLESS OTHERWISE NOTED.
 3. PAYMENT TAX MAP # 150-00-00-033.
 4. THIS PROPERTY LIES IN ZONE X, AS SCALED FROM FLOOD ELEVATION SURVEYING, LAURENS COUNTY.
 5. THIS PROPERTY LIES IN ZONE X, AS SCALED FROM FLOOD ELEVATION SURVEYING, LAURENS COUNTY.
 6. DATE OF FIELD SURVEY: 11/18/2021, DATED AUGUST 16, 2012.
 7. OWNER OF RECORD: BRANDON & MISTI GALLION
 8. TOTAL AREA: 46.116 ACRES INVESTIGATION OR INDEPENDENT SURVEY.
 9. RESTRICTIVE COVENANTS OF RECORD, ENCUMBRANCES, SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, MAY BE OBTAINED FROM AN ACCURATE AND CURRENT TITLE SEARCH FROM AN APPROPRIATE TITLE INSURANCE COMPANY.
 10. NO S.C. GEODETIC CONTROL FOUND WITHIN 200' UNLESS OTHERWISE SHOWN. ADJUSTMENTS, HEIGHT OF WAYS, AND/OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

- REFERENCES:
1. JOE E. MITCHELL, 609, BRENDA & GRADY KITCHIE DATED AUGUST 2, 1993 (PB: 449, PG: 8)
 2. MAP BY C.L. WARD, P.L.S. FOR ROBERT BROWN DATED MARCH 1, 2002 (PB: 4044, PG: 10)
 3. T.S. S. FOR BRANTON & MISTY GALLION DATED APRIL 24, 2010 (PB: 4443, PG: 1)



LEGEND:

IP	IRON PIPE SET
IF	IRON ROD SET
IR	IRON ROD SET
IRB	IRON ROD SET
RS	REBAR SET
RFB	REBAR FOUND
PK	PK - NAIL SET
CP	COMPUTED POINT
R/S	RAILROAD SPIKE SET
R/F	RAILROAD SPIKE FOUND
CMF	CONCRETE MONUMENT SET
CMF	CONCRETE MONUMENT FOUND
LWS	LIGHTWOOD STAKE FOUND

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:

More Detailed Description:

(PLEASE – attach subject matter document pages as necessary)

Stay Awhile Campground

Purpose: Campsite Proposal



Laurens County, SC

8/1/2022

Table of Contents

- Signage Proposal
- Exhibit A – General Location
- Exhibit B – Location and Size Detail
- Exhibit C – Campground Detail
- Exhibit D – Road Detail/Garbage
Containment
- Exhibit E – Individual Spots Detail

Signage Proposal

- Sign approximately 5' wide and 5' tall
- Large enough to identify entrance
- Subdued to not make area look commercial



Exhibit A

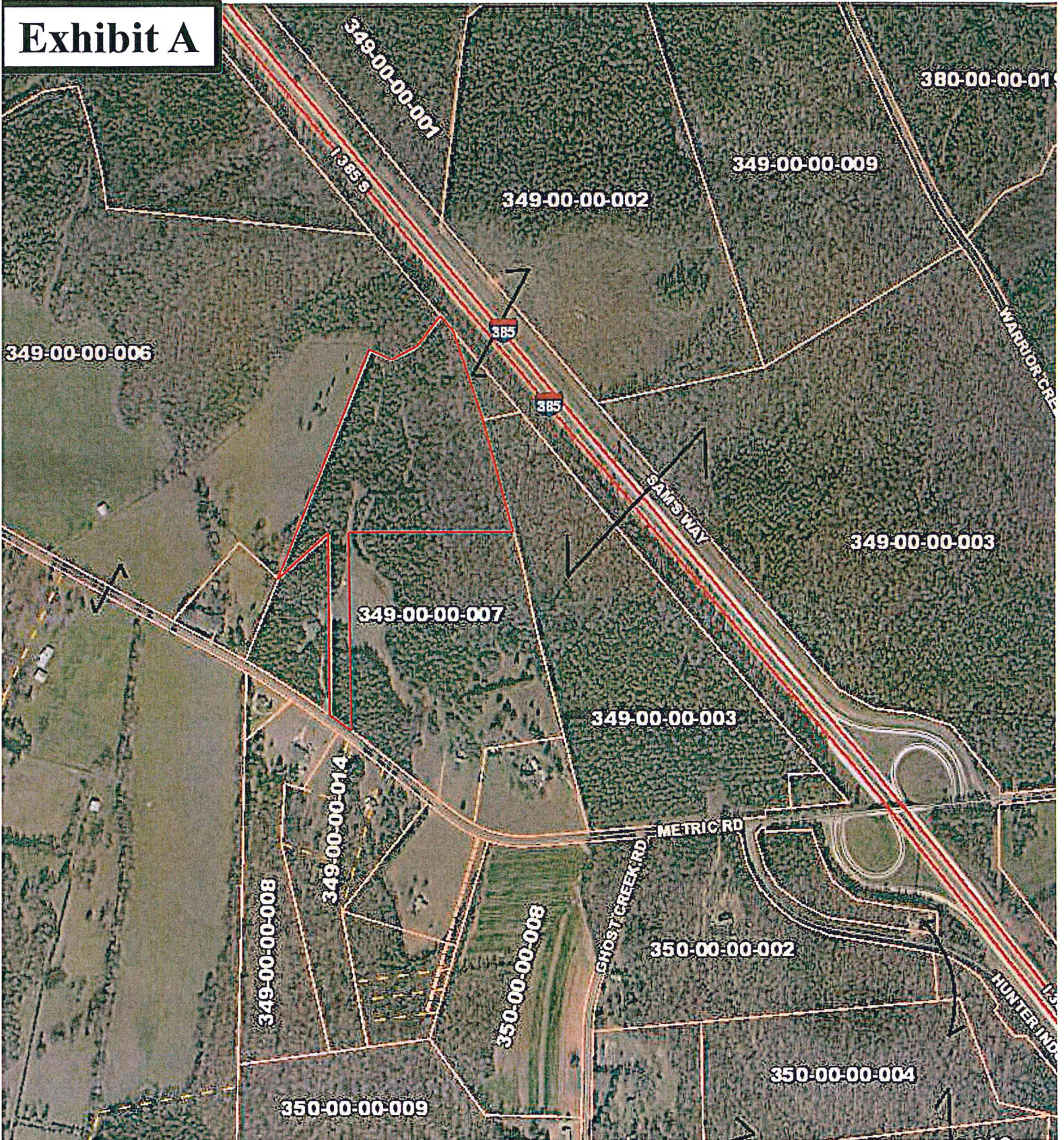
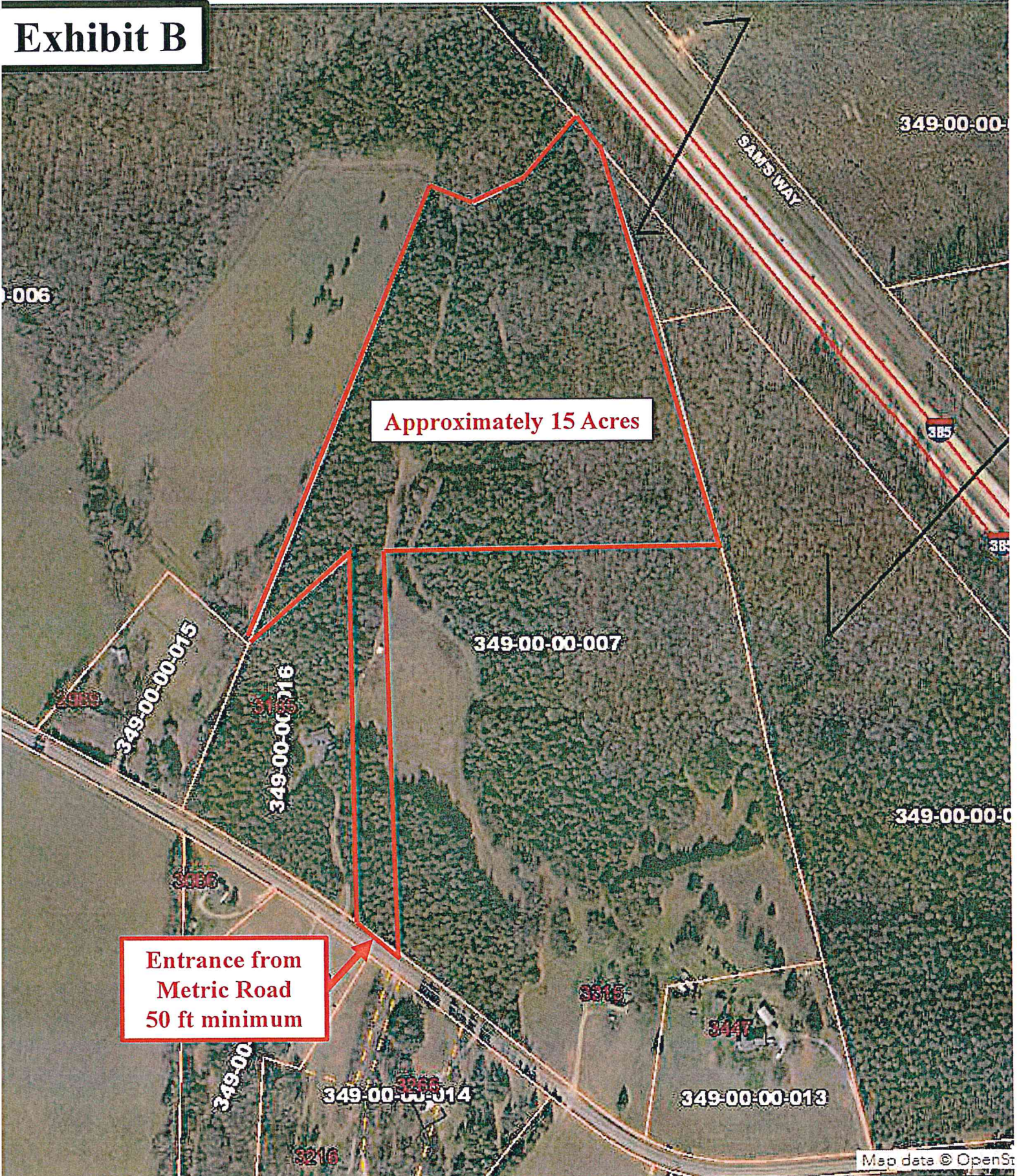


Exhibit B



Approximately 15 Acres

Entrance from
Metric Road
50 ft minimum

Exhibit C

- Legend**
- Dumpster Area
 - 45'x 80' RV Site
 - Evergreen
 - Mixture
 - Street Light
 - 50' Property Line Offset
 - Road/Shoulder
 - 34'

See Exhibit E

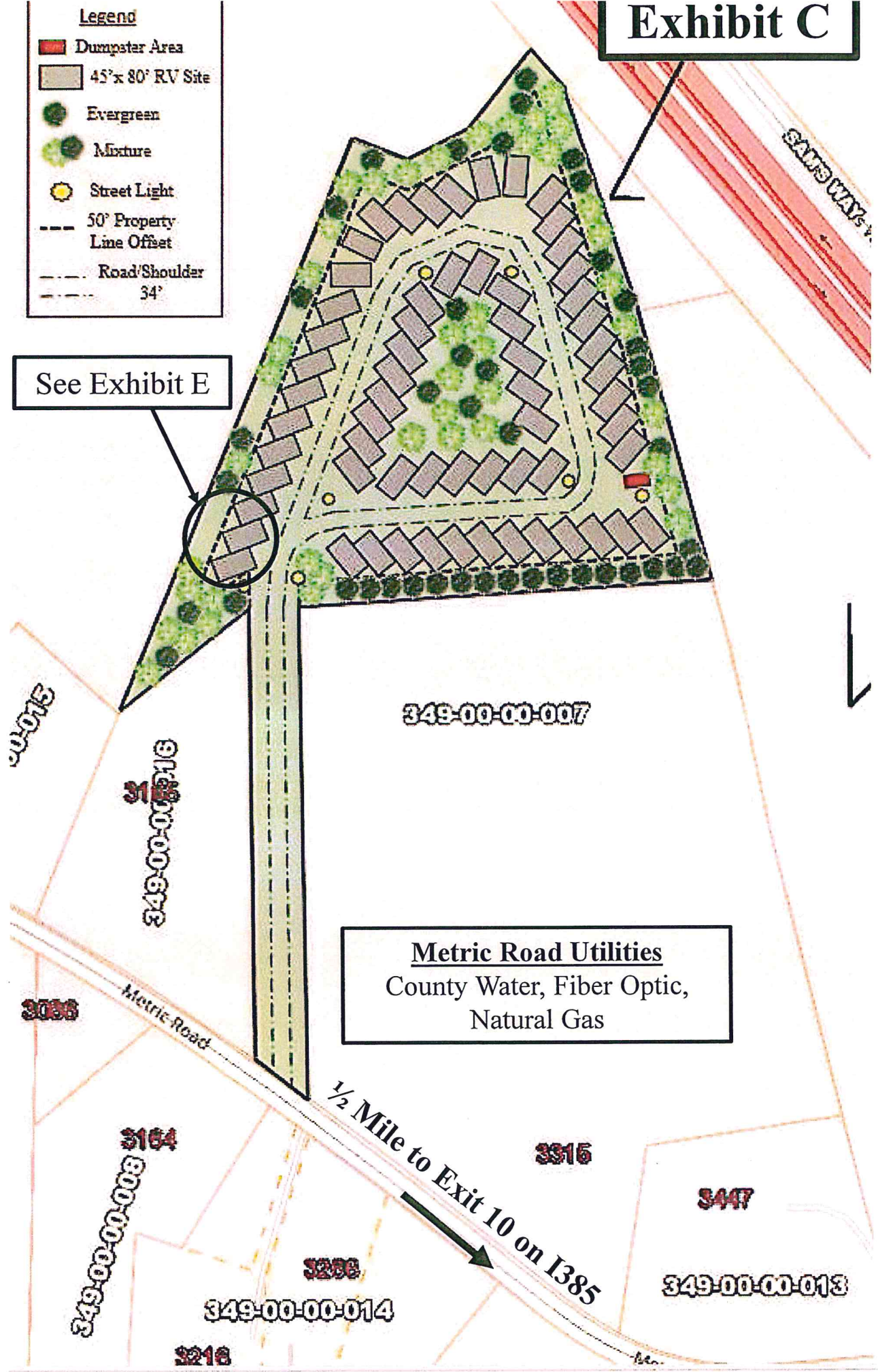


Exhibit D

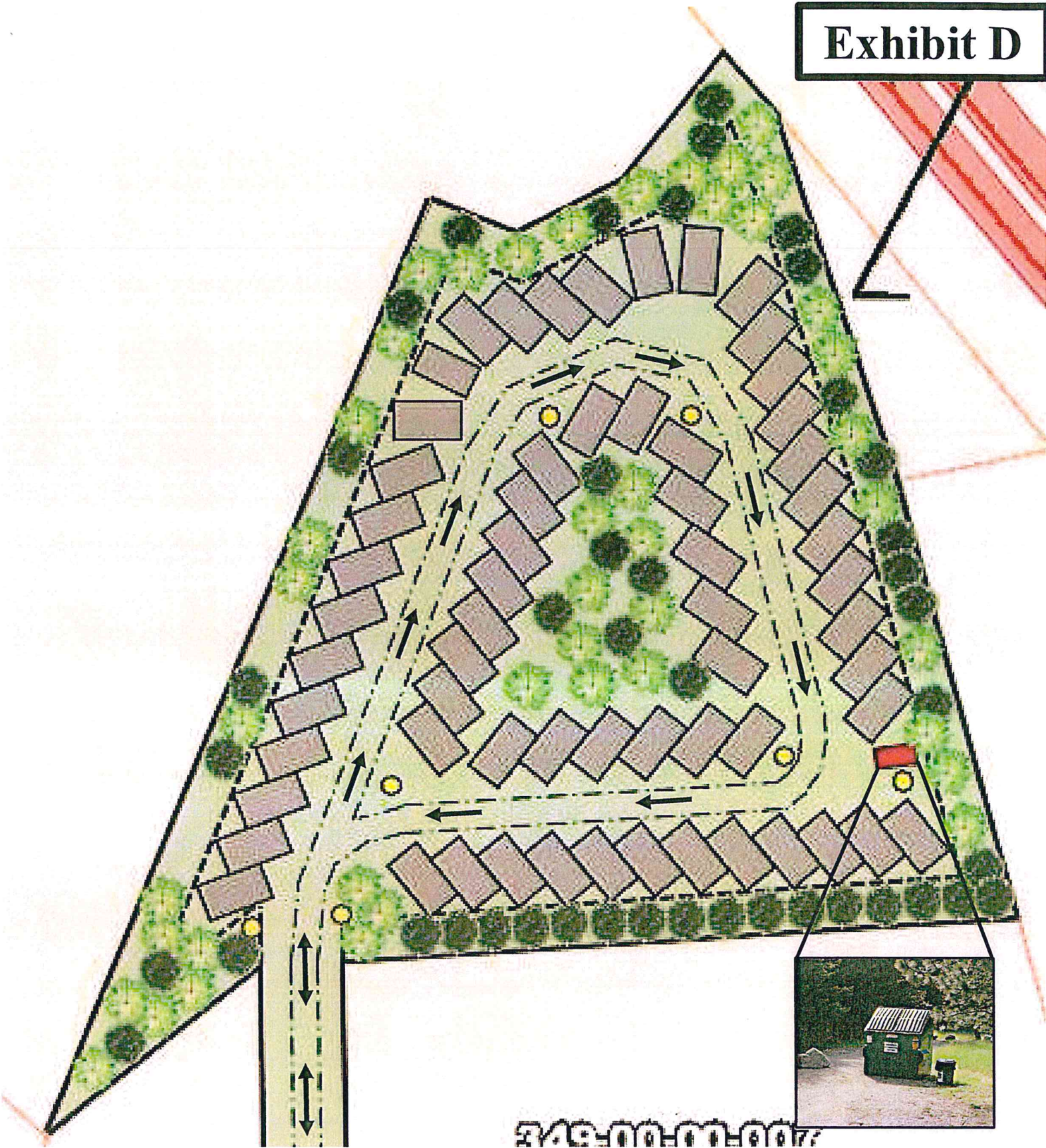
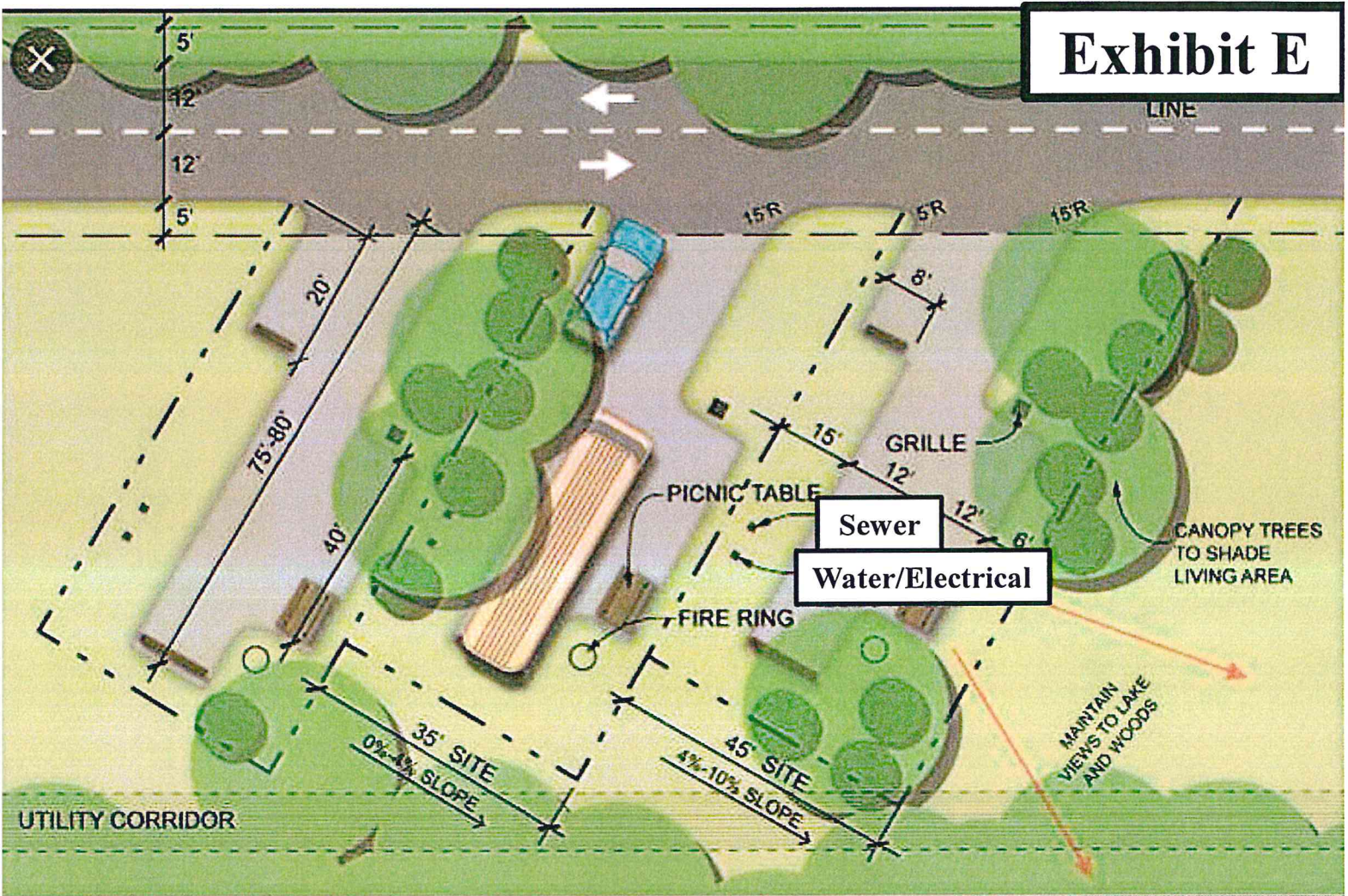


Exhibit E



Utility Details (See Exhibit E for Locations)

- Electrical – 50 amp service
- Water – County Water from Metric Road
- Sewer – Septic System (To be Determined by DHEC)



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: 7/2/22

DEPARTMENT / AGENCY: Laurens County Building Dept.

NAME: BRIAN AND KRISINA ROBERTS DBA LAKELANDS RV PARK LLC

ADDRESS: 5416 HWY 39

CITY: MOUNTVILLE STATE: SC ZIP: 29370

PHONE NUMBER: 864-941-6054 EMAIL: brian@briantroberts.com

SIGNATURE: Brian Roberts

SUBJECT MATTER REQUESTED (please be as specific as possible): We request an approval for the construction/development of an rv park located at 14633 Hwy 72 w., Cross Hill, SC, 29332. Parcel ID# 429-00-00-001. We currently own/operate an RV park in Cross Hill, Liberty Springs RV Park.

I have attached a preliminary design with this application.

This project will be completed in phases as funding/demand dicate.

We purchased and closed on this property on March 3rd, 2022, however due to the moratorium on RV parks we are now at this time applying for permitting of the development and construction of the same.

The address listed on this application is subject to change as we will be utilizing a different driveway than the one the current address is assigned.

ACTION REQUESTED: Approval of our RV Park

SOURCE OF FUNDING: In house funding/future bank financing

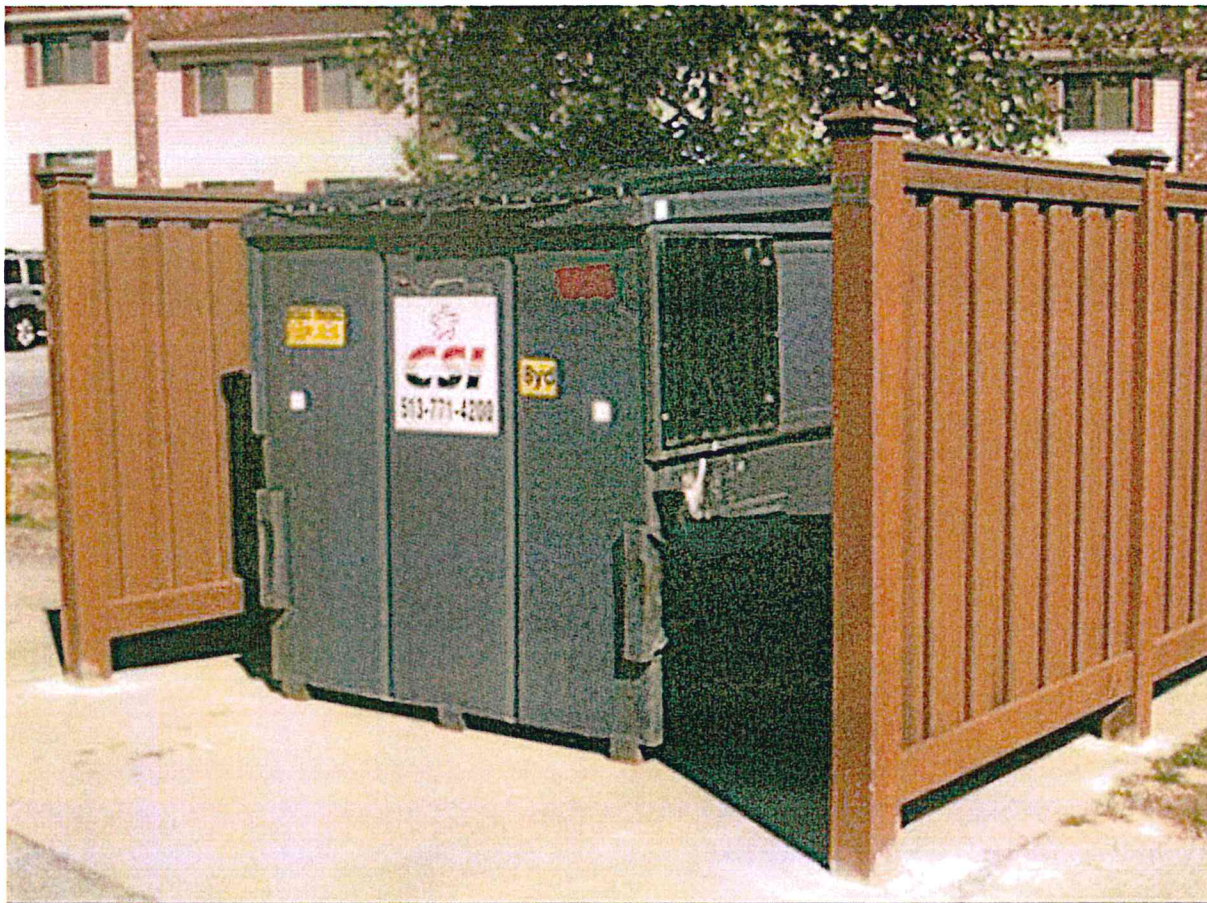
(PLEASE – attach subject matter document pages as necessary)

TRASH CONTAINMENT AND HANDLING PLAN

LAKELANDS RV PARK LLC

Lakelands RV Park LLC will sub contract out all trash hauling through through a commercial dumpster company and will utilize standard 8 yard dumpsters for the containment of such. Our current campground consist of 18 spaces and stays at 90-100% occupancy and one 8 yard dumpster is approximately half full on Mondays when it is emptied. Most likely 1 dumpster per 25 sites will be more than sufficient, however, if it is not we will utilize more dumpsters. We will have cans throughout the park which tenants can place their trash in if they choose not to take it to the dumpster and we will have daily trash pickups from these cans which will be transported to our 8 yard dumpsters.

We will have enclosures similar in construction and appearance to the one depicted below for our 8 yard dumpsters.



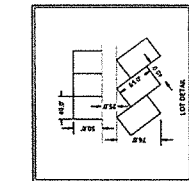
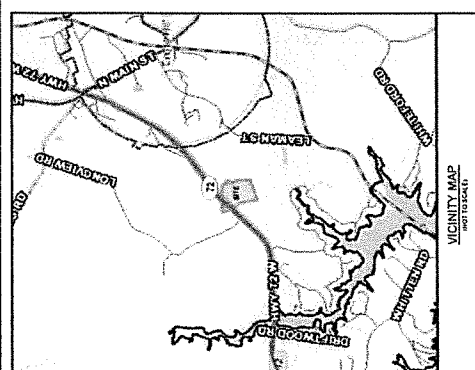
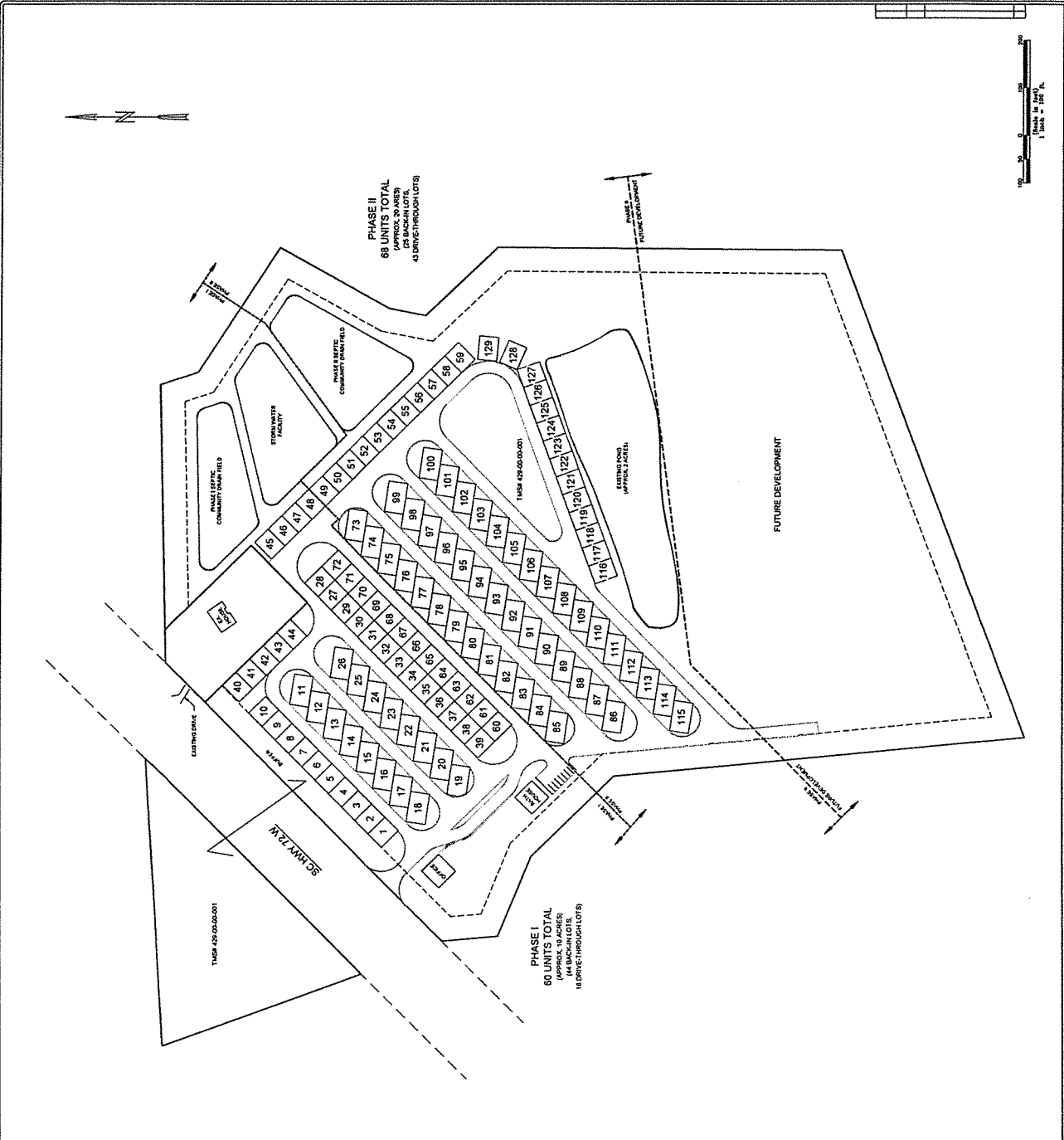


HEANER
DESIGN GROUP
118 BEATY DRIVE • P.O. BOX 2627 • CHEROKEE, NC 28818
PHONE: (828) 251-8222 • FAX: (828) 251-8000
WWW.HEANERDESIGN.COM

CROSS HILL, SOUTH CAROLINA
BRIAN ROBERTS
FOR
RECREATIONAL VEHICLE PARK

CIVIL
PRELIMINARY
SITE LAYOUT

DESIGNED BY	DATE
CHECKED BY	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE



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LANDSCAPE AND GRADING PLAN LETTER OF EXPLANATION
LAKELANDS RV PARK LLC

I was requested to provide a landscape and grading plan to this planning commission for the project herein known as Lakelands RV Park.

I wish to provide the following landscape/grading plan which is not a conventional depiction of a landscape/grading plan however, hopefully will be sufficient to explain the lack of a conventional landscape/grading plan.

We closed on this property in March of this year. We were under contract to purchase the property in November 2021, however, with a contingency that we be permitted to build an RV Park on the property. The county had a moratorium in place that remained for several months, therefore we were in a position that if we did not proceed to closing the seller was going to sell the property to a backup buyer, this being the case, we proceeded to take the gamble and close on the property.

We have spent several thousand dollars in engineering cost, as well as preliminary land clearing so that the property can be viewed and traversed on, not to mention carrying cost of owning this 43 acre parcel of real estate, that at time of writing of this plan/explanation, we still do not know for certain that we are going to be permitted to develop an RV Park on this property. All of this being said, I have not felt comfortable in investing significantly more funds in further engineering and site planning until we are certain that we can proceed with construction as further design work would consist of a full blown landscape and grading plan.

However, what I can state for a general grading plan and landscape plan is this. Our existing RV Park, Liberty Springs is less than 4 acres. On this property there are many shrubs we have planted, and over 60 holly and crepe myrtle trees that we procured from Dale Taylor Farms (who happens to be our neighbor). As for Lakelands RV Park, we will be procuring several hundred crepe myrtle trees, jolly green giant trees, holly trees, cryptomeria trees, Japanese maple and multiple other varieties of trees to plant in this park from Dale Taylor Farms. There will be multiple rose gardens and other assorted flower beds scattered throughout the park. We are seasoned property owners with multiple properties and we understand that aesthetics are very important to the success of an RV Park. It only benefits us to have a park that is attractive, and also this benefits the county as this park will be an asset to the county. We ask that you consider the aesthetics of our existing park and know that this park will be similar in landscape and appearance to our existing park, however there will be more landscaping and larger lots in this proposed park.

As for grading, the property is fairly well suited for an RV Park as it sits with gently rolling hills. We do not anticipate doing much grading to this property, only touch up grading for the individual lots. The overall grade of this property will not be changed. Also, we do not want to perform excessive grading as we want to preserve as many existing trees as possible and extensive grading will render existing trees injured/dead.

As for lighting, the common areas and entrance/exit will have LED lighting. Individual campsites will not have lighting as it is not preferred by tenants. They prefer the sites to be dark when lights are turned off in the RV.

As for the driveway, we will be widening the existing driveway, all roads will be 2 way roads of sufficient width which makes entrance and exit from the park much simpler.

We will have a natural vegetative buffer of existing mature trees/planted trees bordering the entire property. Most campsites will be hundreds of feet from the property line, the closest a campsite is anticipated to be to a property line would be a minimum of 50ft.

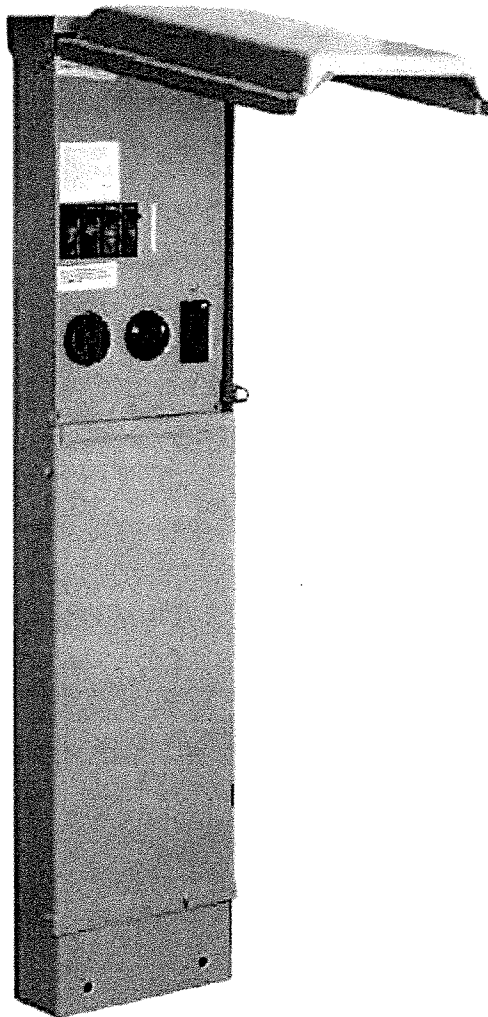
I hope that this letter is of sufficient explanation as to our grading/site plan. At this juncture in this project if I were to provide a detailed landscape plan it would be very likely to undergo changes as construction proceeds in order to take full advantage of the space that this property provides and therefore would not be accurate.

Brian T. Roberts

LAKELANDS RV PARK ELECTRICAL CONNECTION DEPICTION FOR RV SITES

All electrical connections at individual campsites will be of commercial manufacturer, GE or equivalent. All sites will have 20, 30 and 50 amp electrical connections. We utilized these type of power pedestals at our other RV Park, Liberty Springs, and prefer them due to the ease of installation, and the fact that they utilize universal connections that accommodate all campers of various shapes and sizes. The largest manufactured RV's utilize 50 amp connections, however, most are 30 amp.

Utilizing a demand factor of .47 which is standard per 20 sites according to the NFPA, 17 sites can be safely operated per 320 amp meterbase. We plan to utilize 400 amp service per 15 RV campsites with disconnects per 10 sites for isolation for maintenance and repair services. See depiction below of RV Power Pedestal that we plan to utilize.



SIGNAGE PLAN
LAKELANDS RV PARK

We intent to utilize a sign similar in design and size as the sign depicted below, including the gooseneck lights. This sign will be approximately 10' in overall width and 10' in height.



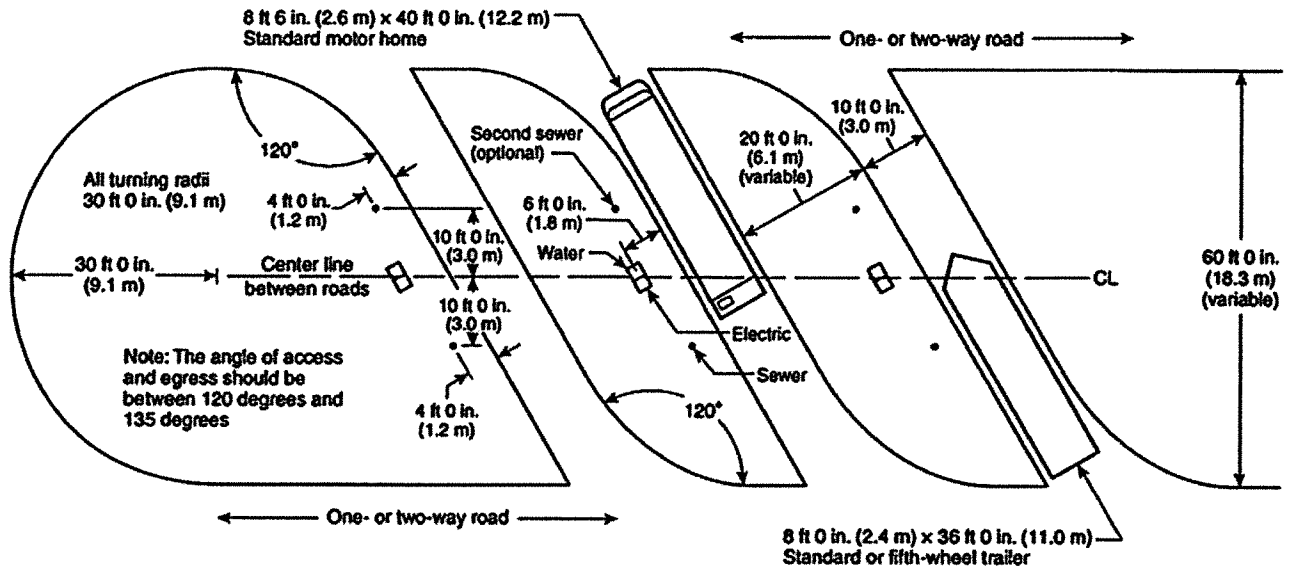


FIGURE B.1(b) Optional Arrangement for a Recreational Vehicle Park or Campground Reverse Pull-Through Site Showing Water, Sewer, and Electrical Utility Connection Points.

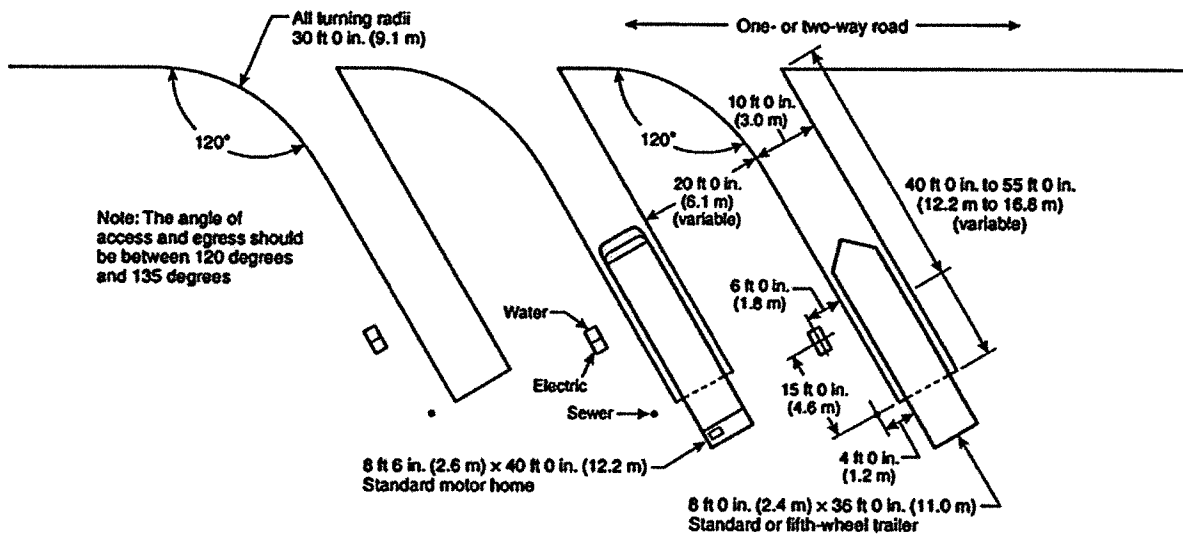
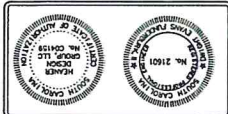
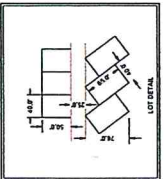
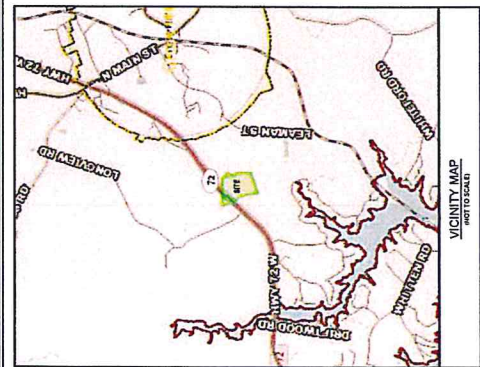
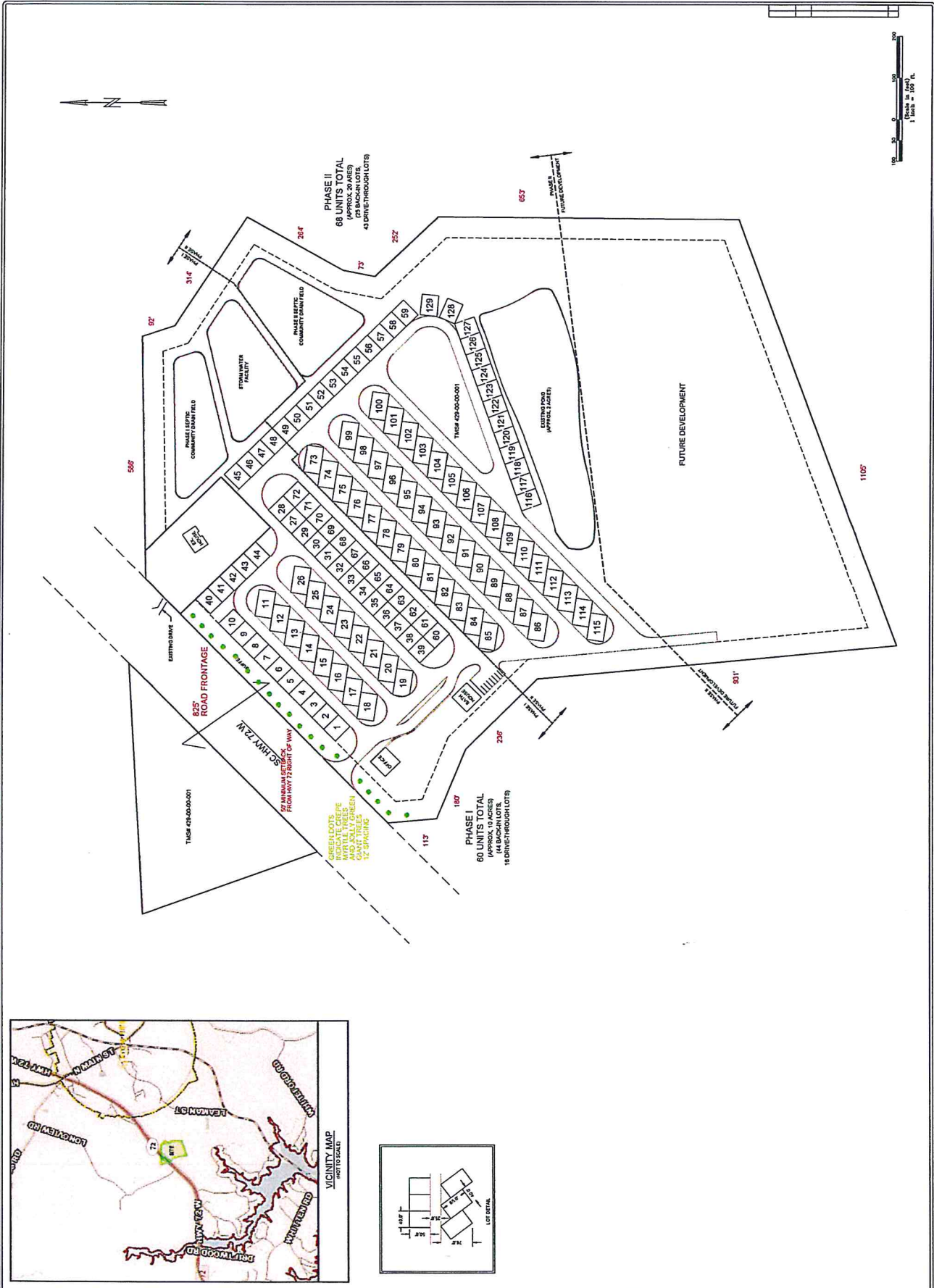


FIGURE B.1(c) Optional Arrangement in a Recreational Vehicle Park or Campground Reverse Pull-Through Site for a Recreational Vehicle or Park Trailer Showing Water, Sewer, and Electrical Utility Connection Points.

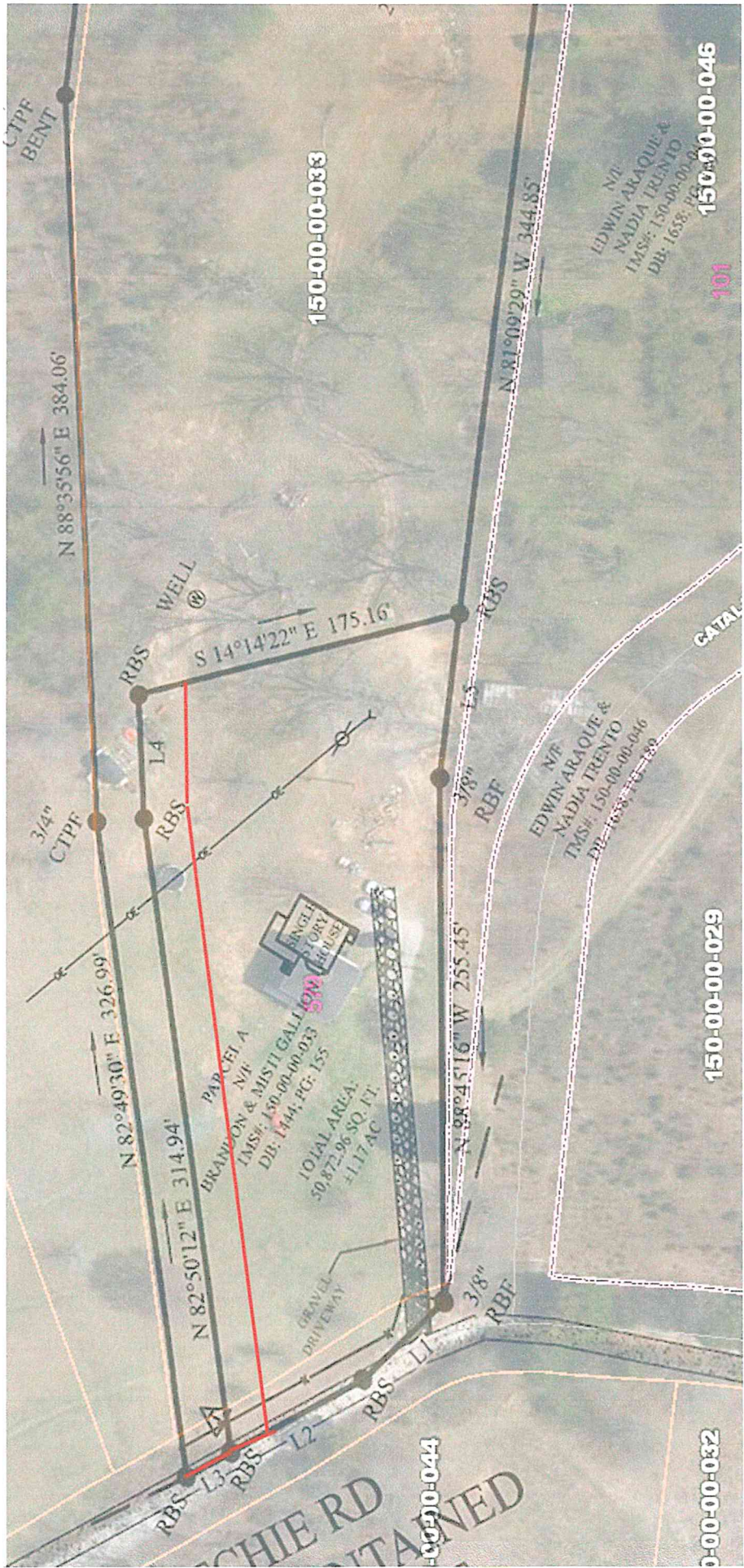


RECREATIONAL VEHICLE PARK
FOR
BRIAN ROBERTS
CROSS HILL, SOUTH CAROLINA

CIVIL		PRELIMINARY	
SITE LAYOUT			
DATE	2/11/10	DRAWN BY	WJ
DATE	12/28/2009	CHECKED BY	WJ
DATE		APPROVED BY	
DATE		DESIGNED BY	
DATE		PROJECT	
DATE		SCALE	



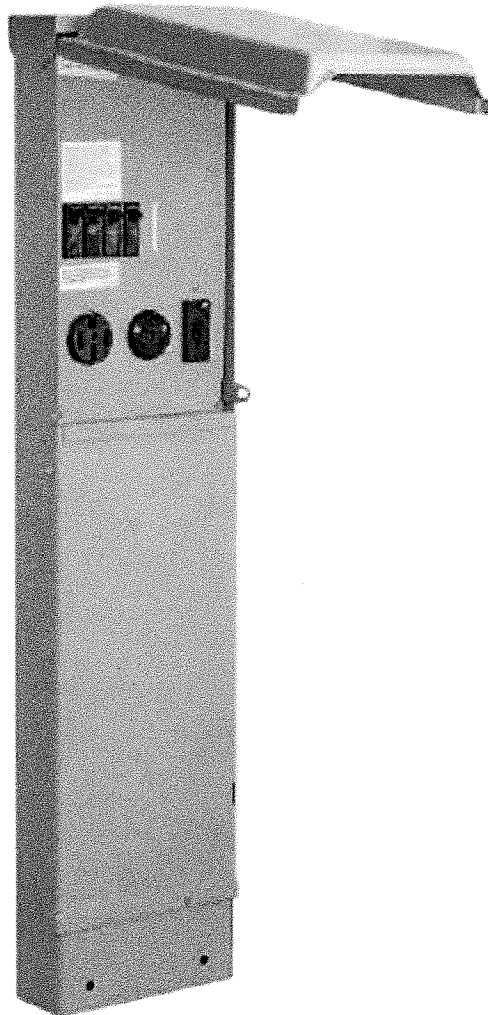
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LAKELANDS RV PARK ELECTRICAL CONNECTION DEPICTION FOR RV SITES

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SIGNAGE PLAN
LAKELANDS RV PARK

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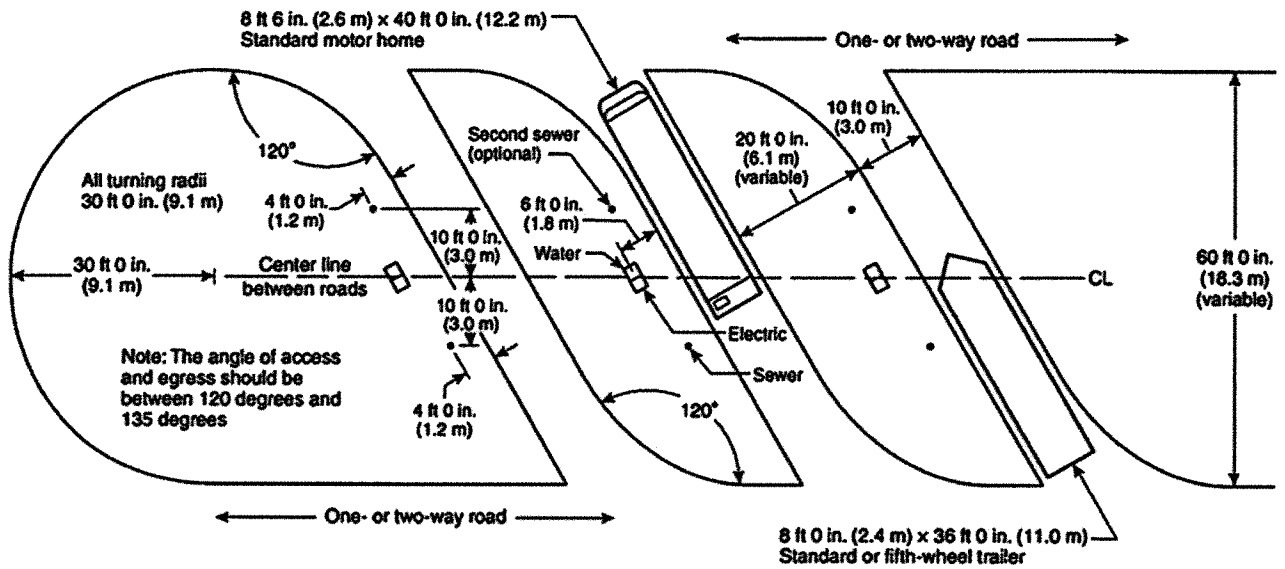


FIGURE B.1(b) Optional Arrangement for a Recreational Vehicle Park or Campground Reverse Pull-Through Site Showing Water, Sewer, and Electrical Utility Connection Points.

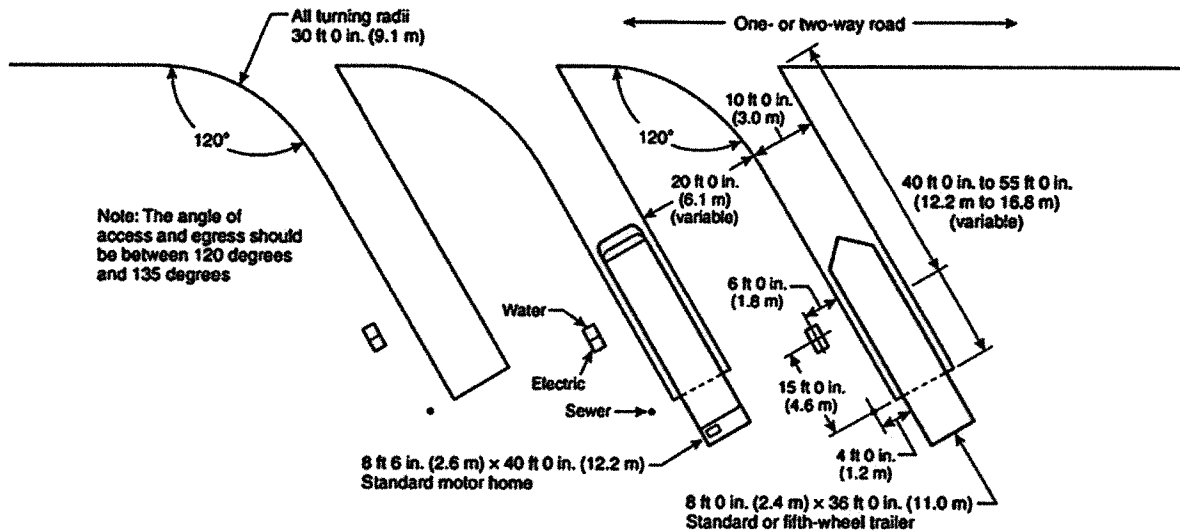
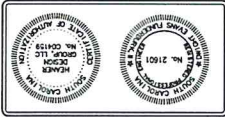
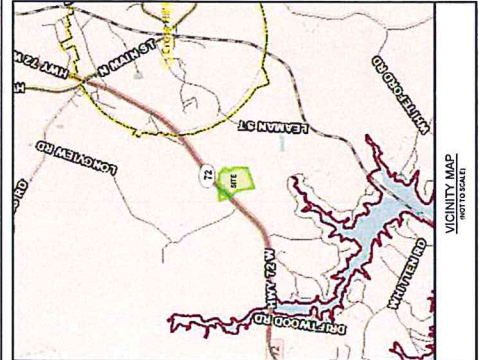
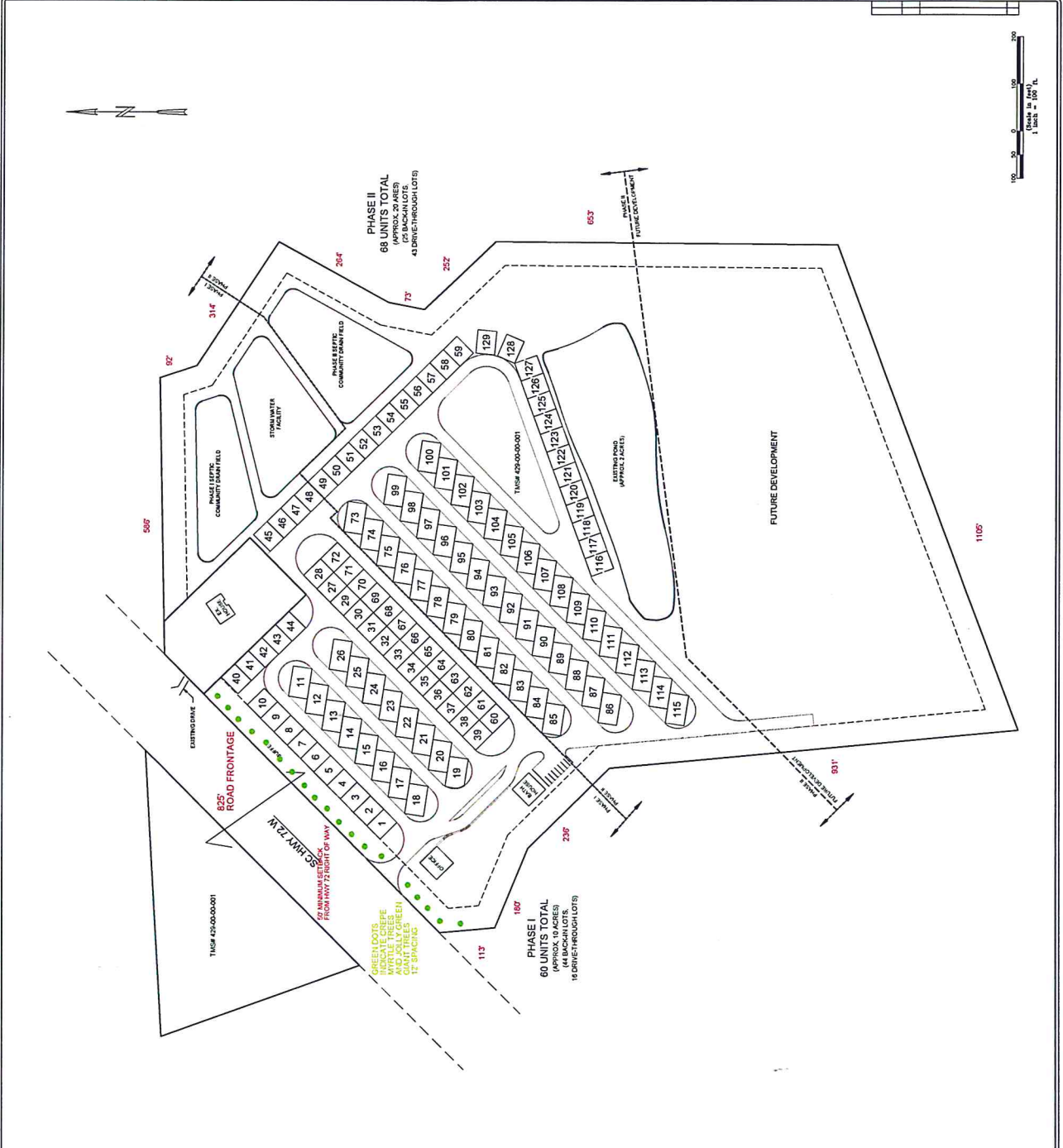


FIGURE B.1(c) Optional Arrangement in a Recreational Vehicle Park or Campground Reverse Pull-Through Site for a Recreational Vehicle or Park Trailer Showing Water, Sewer, and Electrical Utility Connection Points.



**RECREATIONAL VEHICLE PARK
FOR
BRIAN ROBERTS
CROSS HILL, SOUTH CAROLINA**

NO.	REVISION	DATE
1	PRELIMINARY SITE LAYOUT	12/20/21
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