



**AGENDA**  
**LAURENS COUNTY PLANNING COMMISSION**  
**September 19th, 2023**  
**5:30 PM**

**LAURENS COUNTY VOTER REGISTRATION AND ELECTIONS**  
Bobby Smith, Chairman, Ed Burns, Vice-Chairman  
Commission Members: Sylvester Grant,  
Casey Robinson, Tom Robertson, Abney Smith, and Michael Floyd

September 19th, 2023

1. Call to Order -Vice Chairman Ed Burns
2. Invocation- Commissioner Sylvester Grant
3. Pledge of Allegiance- Vice Chairman Ed Burns
4. Approval of Agenda- September 19th, 2023
5. Approval of Minutes- April 18th, 2023
6. County Administrator Briefing-
7. New Business-

**A. Trails to Paradise RV Park- Map # 277-00-00-059/277-00-00-061**

Kristina Hipps request Planning Commission review of the RV Park proposed on the subject property along Cressy Bridge Road near Wellington Way in Waterloo. The Schematic Plan for the development has been submitted and is undergoing review by staff for compliance with the applicable ordinance.

**B. 3315 Metric Road- 349-00-00-007, 349-00-00-021, and 349-00-00-00-020**

Bruce Parris respectfully requests a variance from Ordinance 926 (Subdivision), Appendix A, Section E "Site Access and Driveways), leading to the county's Public Works ordinance Sec 32-63 "Minimum Standards of County Roads," specifically section (d) "Manner of Paving". Per the current Subdivision Ordinance (926), all roads are to be constructed to the minimum requirements outlined in section 32, and by naming the driveway per the requirements of E911, he would thus be subject to constructing a road requiring to be paved and requiring to be constructed before the sale of lots. He feels that representative situations throughout the county show this situation, and constructing a county-standard road would be an undue hardship on the development. Upon approval, a road name will be coordinated with E911, and a sign meeting the county standard will be placed at the Metric Road right-of-way.

8. Adjournment- Vice Chairman Ed Burns



MINUTES  
LAURENS COUNTY PLANNING COMMISSION  
April 18th, 2023  
LAURENS COUNTY ADMINISTRATION BUILDING  
CONFERENCE ROOM

Commission Members: Ed Burns, Sylvester Grant, Casey Robinson  
Bobby Smith, Abney Smith, Michael Floyd, Vacant Seat

April 18th, 2023

Commissioners Present: Bobby Smith, Ed Burns, Tom Robertson, and Michael Floyd.  
Sylvester Grant joined the meeting later.

Commissioners Absent: Abney Smith and Casey Robinson

Call to Order – Chairman Bobby Smith called the meeting to order at 5:30 PM.

Invocation- Commissioner Michael Floyd

Pledge of Allegiance- Chairman Bobby Smith lead the Pledge of Allegiance.

Approval of Agenda – April 18th, 2023- The approval of the agenda for April 21st, 2023, was first motioned by Vice Chairman Ed Burns, with a second motion by Commissioner Michael Floyd.

**Approved 5-0**

Approval of Minutes –February 21st, 2023- The approval of minutes from February 21st, 2023, was motioned to approve by Commissioner Tom Robertson and seconded by Vice Chairman Ed Burns.

**Approved 5-0**

Training Session- Public Works Director Dale Satterfield and Lisa Wargo led the session.

Adjournment- Chairman Bobby Smith adjourned the meeting at 6:28 pm with a motion from Commissioner Tom Robertson and a second by Commissioner Ed Burns.

**Approved 5-0**

Respectfully Submitted,

Cortni Motes, Clerk 3  
Laurens County Public Works



**LAURENS COUNTY PLANNING COMMISSION**

**Tuesday, September 19, 2023**

**5:30 PM**

**LAURENS COUNTY ADMINISTRATION BUILDING  
CONFERENCE ROOM**

**LAURENS COUNTY PLANNING COMMISSION MEETING  
STAFF REPORT**

**TO: LAURENS COUNTY PLANNING COMMISSION**

**FROM: PLANNING DEPARTMENT**

**HEARING DATE: TUESDAY, SEPTEMBER 19, 2023**

**SUBJECT: REVIEW FOR THE APPROVAL OF THE PRELIMINARY PLAN/PLAT  
FOR THE ESTABLISHMENT OF A NEW CAMPGROUND, "TRAILS 2  
PARADISE."**

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**I. APPLICATION**

- A. Application: Preliminary Plat/Plan approval.
- B. Owner: Kristina Hipps et al
- C. Applicant: Kristina Hipps
- D. Developer: TBD
- E. Engineer: Joseph Dykes, Corbett Miller
- F. Agent: Kristina Hipps and Joseph Dykes
- G. Request: The Applicant, Kristina Hipps, is seeking Preliminary Plat/Plan approval for the development of a new campground.

**II. PROPERTY INFORMATION**

- A. Property Tax ID: 277-00-00-059, 277-00-00-061
- B. Location: Approximately 614 feet S.W. of Todd Quarter Road, S.W. of the Waterloo city limits, on Cressy Bridge Road, Laurens County.

- C. Property Size: Approximately 20.07 acres total.
  - D. Proposed Density: Seventy-four (74) parking spaces.
  - E. Current Land Uses: Vacant Rural land.
  - F. Surrounding Current Land Uses:
    - North: Lee Simpson No. 2 Single-family subdivision
    - East: Residential Estate
    - South: Residential Estate and Vacant Rural land.
    - West: Single family
  - G. Utilities: A LCWSC waterline is present along Cressy Bridge Road and Wellington Way. Sewer lines are not present. The Applicant has stated that the recreational vehicles permitted onsite will all be self-contained.
- 

### **III. PROJECT BACKGROUND**

The Applicant is seeking approval of a Preliminary Plat/Plan for the development of a new campground in the Waterloo area consisting of seventy-four (74) recreational vehicle spaces. The Applicant proposes to limit the recreational uses to self-contained models, therefore negating the need for bath houses, as per Chapter 28 Parks and Recreation, Article II, Section 28-25(p) of the County's Code of Ordinances.

The perimeter of the project will be buffered with a twenty-five (25) foot undisturbed, natural buffer in accordance with Chapter 28 Parks and Recreation, Article II, Section 28-25(h).

The project proposes additional features, including a camp office, playground, laundry services, picnic areas, fenced pet relief and run area, and a boat storage area. The site will consist of two access drives and internal gravel roads.

### **IV. STAFF REVIEW**

The Applicants met with Staff for a Pre-Application meeting to discuss the preliminary plans. As a commercial project, the submitted application was reviewed by the County's Building Department Staff. Staff finds that the Preliminary Plat/Plan is in accordance with Chapter 28 Parks and Recreation, Article II, provided the additional conditions set below are included.

### **V. REQUIREMENTS FOR APPROVAL OF THE APPLICANT'S REQUEST BY THE COUNTY PLANNING COMMISSION**

In accordance with Title 6, Chapter 29 of State of South Carolina Code of Laws, 1976 as amended, and the Laurens County Chapter 28 Parks and Recreation, Article II,

Section 28-27(b) the Planning Commission must find that all of the following factors have been met to recommend approval of the Preliminary Plan:

**Section 28-27(b)** Campsite plans that will accommodate more than two individual units must be approved by the Laurens County Planning Commission and designed with the following provisions on a site plan:

- (1) All individual campsite layouts, property lines, buffers, and setbacks; and  
*Staff's Findings: Provided.*
- (2) Landscape plan and signage plan; and  
*Staff's Findings: Will be required at the Construction Site Plan stage.*
- (3) Road provisions for access to each developed site; and  
*Staff's Findings: Construction details will be required at the Construction Site Plan stage.*
- (4) All water, sewer/septic and electrical amenities; and  
*Staff's Findings: Will be required on the utilities plan during the Construction Site Plan stage*
- (5) DHEC approvals for septic/sewer systems, soil erosion and sediment control; and  
*Staff's Findings: Approval letters will be required during the Construction Site Plan stage.*
- (6) Location and layout of bathhouses; and  
*Staff's Findings: Not applicable since all RV units will be self-contained.*
- (7) Trash disposal/containment plan that includes the type of containers and a schedule for trash pick-up; and  
*Staff's Findings: The locations of which shall be required on the Construction Site Plan submittal as a condition of approval.*
- (8) Any other structures associated with the property development (i.e. picnic shelters, swimming pools, boat ramps, piers, club houses).  
*Staff's Findings: Provided.*

The Planning Commission has the following options in the recommendation of the Preliminary Plan/Plat approval request:

1. Approve Staff's recommendation.
2. Approve Staff's recommendation with conditions.
3. Approve Staff's recommendation with additional or changed conditions recommended by the Commission.
4. Recommend denial of the Applicant's request.

## **VI. STAFF RECOMMENDATION**

Staff recommends **approval** of the **Preliminary Plan/Plat** for the **Trails 2 Paradise** campground **with the following conditions**:

1. The locations of the items listed and mentioned by Staff in Section V above will be included on drawings and in the submittal of the Construction Site Plan application.
2. Perimeter buffers shall be protected and maintained by the property owner.

### **Exhibit Attachments:**

- A. Applicant's Preliminary Plat/Plan Application
- B. Vicinity Map
- C. Property Location Aerial Map
- D. LCWSC Service Letter
- E. Applicant's approved Minor Subdivision Plat
- F. Laurens County Codes Subdivision Ordinance #926 and the Public Works Code of Ordinances Sec 32-63.



COMMERCIAL DEVELOPMENT APPLICATION

Note: An Agent filing an application for the Owner must fill out and submit an Acting Agent Authorization Form

Project Type: [ ] Commercial [ ] Tenant Occupancy [X] Recreational Vehicle Park [ ] Telecommunications Tower
[ ] Modular [ ] Other

Project Name: TRAILS 2 PARADISE Project 911 Address: N/A

City: N/A State: SC Zip Code: Tax/Property ID#:

Property Owner's Name: Address:

City: State: Zip Code: Phone: Email:

Agent's Name: Company: Phone:

Contractor's Name: Company: Phone:

Address: City: State: SC License #:

Email Address:

PROJECT DESCRIPTION

Construction Type: [X] New [ ] Addition [ ] Interior Reno [ ] Occupancy Permit Change in Use? [ ] Yes [X] No

Description of Project: RV PARK

Occupancy Classification: N/A Construction Type: Total Building Sq. Ft.:

# Finished Stories: Basements: [ ] Yes [X] No # of Buildings Proposed onsite:

Total Project Cost: Cost Less Trades: # Of Proposed Lots/Pads:

# Of Existing Lots/Pads: # Of Dumpsters: # Bathrooms: # Kitchens:

Roof Type: Foundation: [ ] Slab [ ] Crawl Space # of Bath Houses:

Exterior: [ ] Brick [ ] Vinyl [ ] Block [ ] Masonry [ ] Timber Frame [ ] Pre-Cast [ ] Other

PROPOSED SITE INFORMATION

The proposed project may be subject to additional design standards and Ordinance requirements, not limited to, Land Use and/or Environmental Buffers, Tree Surveys, Pre-Application meeting(s), and Staff review for approval.

Flood Plain, Flood Hazard Zones, Wetlands/Rivers/Streams Onsite? [ ] Yes [X] No

Total # Acres Onsite: Total Acres Proposed for Development:

Road Classification(s): [ ] Arterial [ ] Collector [X] Residential [X] County [ ] State Speed Limit(s): 45

UTILITIES

Electrical Service: [X] New [ ] Existing Total Amps: TBD Source of Heat: N/A [ ] Gas [ ] Electric [ ] Wood

Sewer System: [ ] Public [X] Septic Tank [ ] Onsite Dump Station(s) Sewer Provider: N/A

Power Company: LAURENS ELEC Gas Company: PNC Water Provider: LCWS

I hereby certify and agree that I am authorized to make this application and that the above information is true and correct. I hereby authorize the staff of the Planning & Development Department to inspect the premises of the above-described property. [X] Yes [ ] No

I hereby certify that the development proposed will meet the requirements of the Laurens County Code of Ordinances, Building Codes, and all approvals granted by County Staff, County Planning Commission, and Laurens County Council. [X] Yes [ ] No

Print Name: Kristina Higgs

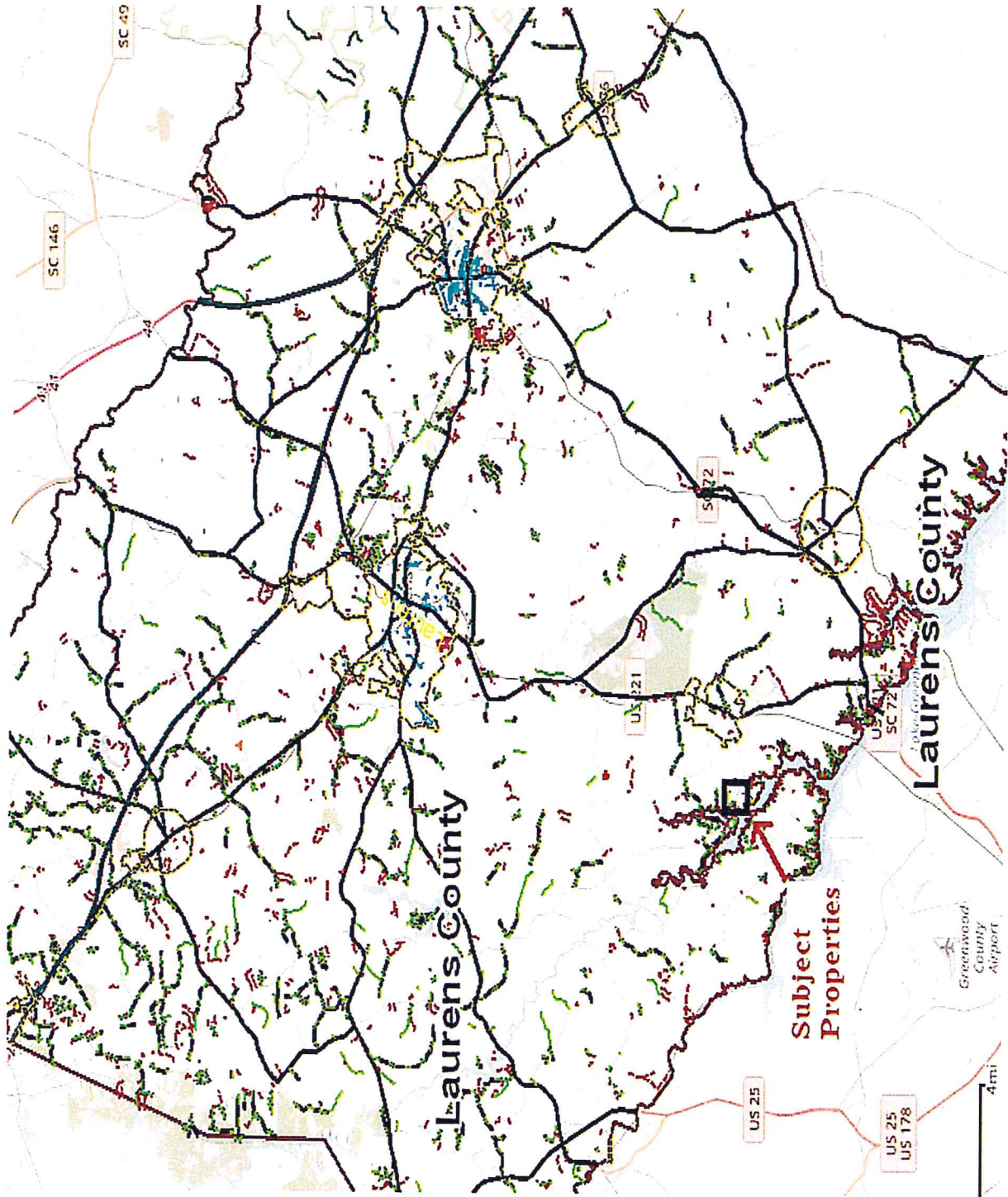
Signature: Kristina Higgs

Date: 8.30.23

REV DATE: 3/09/2023

SCDOT ENCROACHMENT PERMIT MUST BE OBTAINED BEFORE MAKING DRIVEWAYS ON STATE ROADS.

**EXHIBIT B**









POST OFFICE BOX 1006  
LAURENS, SOUTH CAROLINA 29360

(864) 682-3250  
FAX (864) 682-3260

WWW.LCWSC.COM

August 3, 2023

Mr. Joseph Dyches  
Canebrake Engineering and Surveying  
202 W. Main Street  
Clinton, SC 29325

Re: Water and Sewer Availability for Laurens County TMS 277-00-00-059/277-00-00-061

Dear Mr. Dyches:

Laurens County Water and Sewer Commission (LCWSC) has reviewed your request for water service to serve approximately 74 recreational vehicles and supporting facilities at Laurens County TMS 277-00-00-059 and TMS 277-00-00-061. LCWSC does have water service available that could be used to serve the proposed development with proper engineering design, permitting, construction, and Engineer's Certification.

Any and all developmental costs would be the responsibility of the developer. Furthermore, LCWSC will accept ownership and operation and maintenance responsibility for the permitted and constructed potable water development and associated appurtenances.

Please contact this office at 864-682-6519 to further discuss this project.

Sincerely,

K.C. Price, P.E.

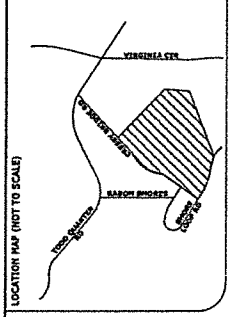
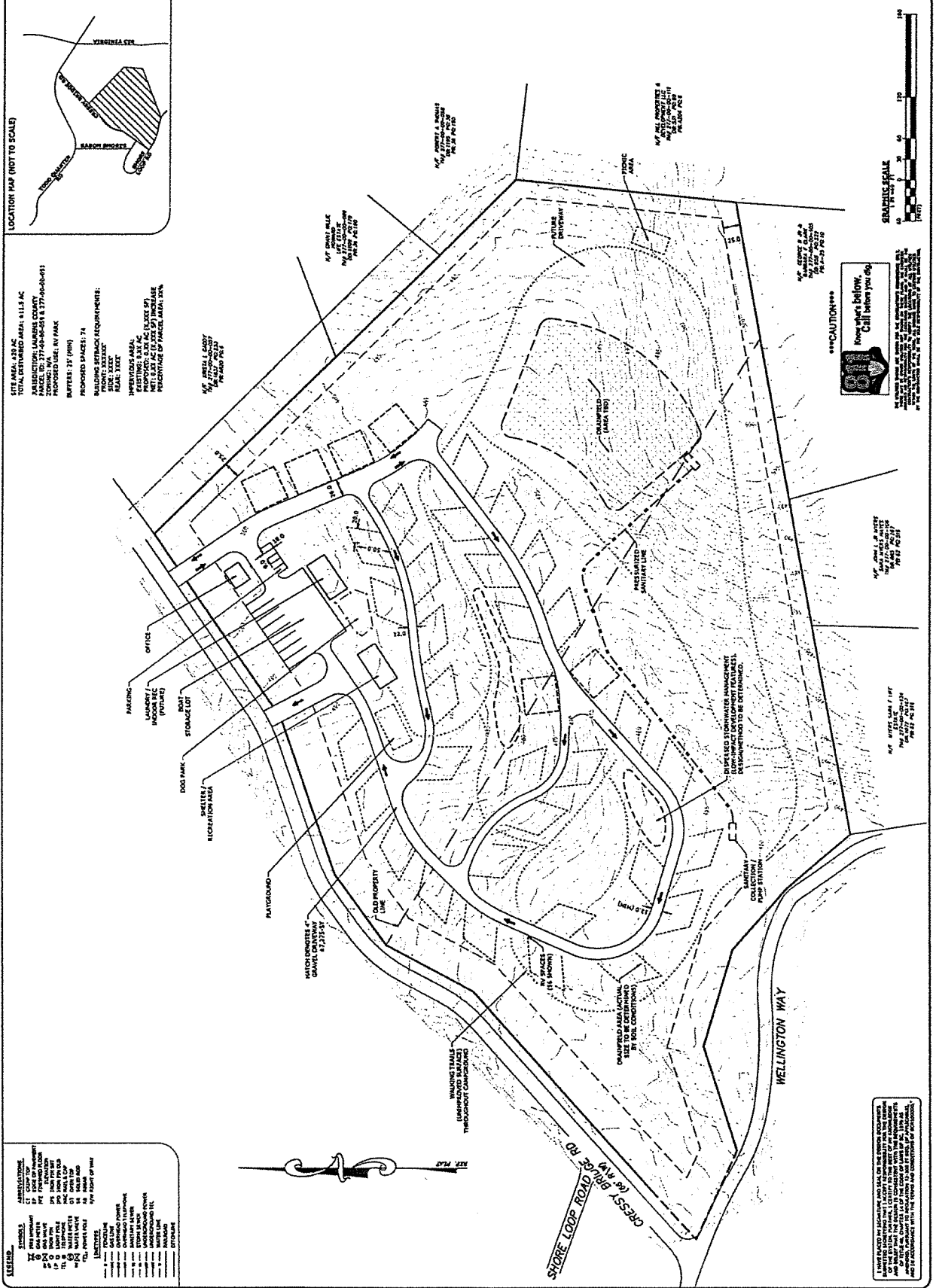
3 11/14/23

**CANEBRAKE**  
ENGINEERING & SURVEYING  
202 W MAIN STREET, CLAYTON, SC 29525  
854-233-4757    JOSEPH@CANEBRAKEENGINEERING.COM

PROJECT: TRAILS - 2 - PARADISE  
OWNER/CITY: KRISTINA HIPPS  
CITY: LAURENS  
COUNTY: SOUTH CAROLINA  
DATE: 11/14/23  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
REVIEWED / APPROVED: [Name]

SCHEMATIC SITE PLAN  
SHEET 2X OF 2X

GRAPHIC SCALE  
0 20 40 60 80 100 120 140 160 180  
FEET



**SITE AREA: 132 AC**  
TOTAL DISTURBED AREA: 811.5 AC  
JURISDICTION: LAURENS COUNTY  
ZONING: R-1  
PROPOSED USE: RV PARK  
BUFFERS: 35' (MIN)  
PROPOSED SPACES: 74  
BUILDING SETBACK REQUIREMENTS:  
FRONT: 10' MIN  
SIDE: 5' MIN  
REAR: 5' MIN  
IMPROVEMENT AREA:  
TOTAL IMPROVEMENT AREA: 1,000,000 SQ FT  
NET: 8.33 AC (1,000,000 SQ FT) INCREASE  
PERCENTAGE OF IMPROVEMENT AREA

**LEGEND**

**BOUNDARIES**  
 - - - - - ADJACENT PROPERTY  
 - - - - - ADJACENT TRAIL  
 - - - - - ADJACENT ROAD  
 - - - - - ADJACENT WATERWAY  
 - - - - - ADJACENT UTILITIES  
 - - - - - ADJACENT POWER  
 - - - - - ADJACENT TELEPHONE  
 - - - - - ADJACENT CABLE  
 - - - - - ADJACENT FENCE  
 - - - - - ADJACENT WALL  
 - - - - - ADJACENT CURB  
 - - - - - ADJACENT DRIVEWAY  
 - - - - - ADJACENT SIDEWALK  
 - - - - - ADJACENT BIKEWAY  
 - - - - - ADJACENT PLAYGROUND  
 - - - - - ADJACENT RECREATION AREA  
 - - - - - ADJACENT BOAT STORAGE LOT  
 - - - - - ADJACENT OFFICE  
 - - - - - ADJACENT PARKING  
 - - - - - ADJACENT WALKING TRAIL

**NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

2. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE LAURENS COUNTY BOARD OF ZONING AND PLANNING.

3. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE LAURENS COUNTY BOARD OF HEALTH.

4. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE LAURENS COUNTY BOARD OF WATER AND UTILITIES.

5. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE LAURENS COUNTY BOARD OF TRANSPORTATION.

**CAUTION**

Know what's below. Call before you dig.

**DISCLAIMER**

THIS PLAN IS A SCHEMATIC SITE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LAURENS COUNTY BOARD OF ZONING AND PLANNING.

- CODE OF ORDINANCES  
Chapter 28 - PARKS AND RECREATION  
ARTICLE II. CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS

## **ARTICLE II. CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS<sup>1</sup>**

### **Sec. 28-23. Purpose and authority.**

- (a) *Purpose.* The purpose of this article is to better accommodate campgrounds and recreational vehicle parks within the unincorporated areas of Laurens County; to minimize any adverse effects of said properties, both physically and psychologically; to provide a sound, orderly and healthy environment sufficient to meet the needs of property inhabitants; to establish rules and regulations for the development of said recreational properties. It is the intent of the Laurens County Council to encourage economic growth, therefore county officials, departments and agencies shall give all due consideration to the proper and fair enforcement of this ordinance.
- (b) *Authority.* The Legislature of the State of South Carolina has in Title 4 of the Code of Laws of South Carolina, 1976, as amended, delegated the responsibility to local governmental units to adopt regulations and policies for the public health, safety, convenience, order, prosperity and general welfare of its citizenry. Further, the responsibility of general planning functions is delegated to the Laurens County Planning Commission.
- (c) *General requirements/applicability.* All campgrounds and recreational vehicle parks sited within Laurens County for the first time must comply with the following regulations. Existing campgrounds and recreation vehicle parks in operation at the time of the adoption of this article shall be exempt for the life of the business, provided, however, such existing park shall not be expanded or extended except in conformance with this article; and must be permitted and inspected by the Laurens County Building Codes Department. Compliance with this article will only effect new growth of an existing park or campground. These regulations shall apply to the unincorporated areas in Laurens County. However, where sections conflict or overlap, whichever imposes the most stringent restrictions shall prevail.

( Ord. No. 872 , § 1, 10-13-2020)

### **Sec. 28-24. Definitions.**

[The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

*Appeals committee.* The appeals committee (i.e. The Laurens County Planning Commission) considers and decides appeals as requested concerning this article.

*Bathroom* means a permanent structure containing water closets, hand lavatories, showers, and other similar fixtures.

*Buffer* means a portion of a yard, which contains fences, walls, berms and plantings located along the perimeter of a parcel of land to lessen the impact of noise, land use intensity and light on adjoining property. The area used in the buffer must be a portion of the property under development and may be a portion of the rear, side or front yard setback requirement.

<sup>1</sup>Ord. No. 872 , §§ 1—7, adopted Oct. 13, 2020, amended Art. II in its entirety to read as herein set out. Former Art. II, §§ 28-23—28-31, pertained to camps and recreational properties regulations, and derived from Ord. No. 705, §§ 1—9, 9-14-2010.

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*Camp* means land and facilities of camp character intended to provide a temporary outdoor living experience for individuals or groups. For the purpose of this regulation, "camp" shall refer to family campground and resident camp.

*Campground and recreational vehicle (RV) parks* means any parcel or tract of land under the control of any person, organization, or the governmental entity wherein three or more recreational vehicle, recreational park trailer, and / or other camping unit sites are offered for use by the public or members of an organization.

*Campground, recreational* means private property that is used for recreational sport and provides two or less campsites. Such properties may include hunting, fishing, horse riding, and motor sports operations.

*Camping unit* means a portable structure, shelter, or vehicle designed and intended for occupancy by persons engaged in RVing or camping.

*Campsite* means a specific area within a recreational vehicle park or campground that is set aside for use by a camping unit.

*DHEC / Department* means the South Carolina Department of Health and Environmental Control and its authorized representatives.

*Domicile* means place where a person has his or her fixed or legal address, or permanent residence (home), and to which he or she intends to return if currently residing elsewhere. Verified by driver's license, voter registration, or receiving mail address.

*Exposed surface* means ground area composed of barren soil without any vegetation or other means to prevent soil erosion.

*Legal resident* means shall mean the permanent home or dwelling place owned by a person and occupied by the owner thereof and where he/she is domiciled.

*Permit* means a written document issued by the Codes Department authorizing a person to operate a campground pursuant to this regulation.

*Person* means any individual, firm, company, corporation, association, government entity, or similar organization.

*Recreational vehicle (RV)* means a vehicle or slide-in camper that is primarily designed as temporary living quarters for recreational, camping, or seasonal use; has its own motive power or is mounted on or towed by another vehicle; is regulated by the National Highway Traffic Safety Administration as a vehicle or vehicle equipment; does not require a special highway use permit for operation on the highways; and can be easily transported and set up on a daily basis by an individual (NFPA 1192).

*Sewage* means liquid and solid human body wastes and the liquids generated by water-using fixtures and appliances (toilets, sinks, tubs, showers, and washing machines, etc.) from any residence, place of business, or place of public assembly. For purpose of this regulation, sewage shall not be construed to include industrial process wastewater.

( Ord. No. 872 , § 2, 10-13-2020)

## **Sec. 28-25. Campground and recreational vehical park requirements.**

- (a) RV's used for permanent residential, use where domicile is established must comply with Laurens County Mobile Home Regulations. Transient, temporary, non-residential applications continue to apply to this regulation. Note: RV's used for permanent residential purposes need to be classified as homes for the purposes of safety, taxes, paying for county services to include schools, hospital, emergency services, trash and landfill, elections.

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- (b) The minimum acreage for an RV park/campground shall be three contiguous acres not separated by highways. (Note - the same as a mobile home park because of the interchangeability of parks reverting to permanent campers having domicile.)
  - (c) Mixed use of mobile home park and campgrounds is acceptable where the higher standard, mobile home park, applies.
  - (d) Adopt NFPA 1194 standard for recreational vehicle parks and campgrounds as a reference to assist any area not covered by ordinance or building codes.
  - (e) All construction, i.e.: porches, decks, steps, additions, awnings, covers, requires a building permit, inspection, and approval of Laurens County Building Codes office. All RV parks and campgrounds must comply with all applicable codes adopted by South Carolina and Laurens County. RV/Camp sites not in compliance with the codes will not be occupied.
  - (f) RV's, cabins, tiny homes must be built to the residential building code or the NFPA 1192 recreational vehicle construction standard. Utility buildings are not constructed to either standard and are not permitted for temporary occupancy.
  - (g) RV parks and campgrounds are commercial designations in accordance with the Laurens County Assessor's office and must have an operational issued by Laurens County Building codes. Their utility use should accordingly be designated as a commercial use. Commercial parks are required to file with the SCDOR for accommodations tax and sales tax all transient stays of 90 days or less. Failure to comply will require notification of the offending facility to SCDOR by county authorities.
  - (h) All new RV park construction as of the date of this regulation shall provide for 50 feet of set back from adjoining neighboring properties or twenty-five (25) feet of set back from adjoining neighboring properties with an approved buffer (existing vegetation or structures may qualify for the buffer).

Modifications of existing RV parks that are made after the date of this regulation shall meet the same requirements as set forth above.

- (i) RV parks and campgrounds shall comply with the Americans with Disability Act, (ADA). Level, accessible sites of the appropriate size in accordance with the NFPA 1194 are a requirement.
- (j) Areas of disturbed ground shall be covered or protected with vegetative growth capable of preventing soil erosion, and preserving natural features and landscape as much as possible.
- (k) Areas designated for parking and loading or for circulation shall be physically separated from public streets. All one-way drives shall be 12 feet wide, and two-way drives shall be 20 feet wide, and shall be located at least 50 feet from any street intersection. All interior streets shall be private and not public, and shall be constructed with a four inch compacted stone travel-way approved by the county engineer. Street grades shall not exceed 12 percent (note: max 15 percent in county road standards, but 12 percent is standard).
- (l) Each campsite shall be serviced by public water and sewer or other systems approved by DHEC or shall not be located less than 150 feet from drinking water supply or 500 feet from a bathhouse.
- (m) Durable, watertight, refuse containers, with fly-tight covers sufficient to contain all refuse, shall be provided at each service building and sanitary waste station, or at a central storage area readily accessible and located not more than 500 feet from any camp or picnic site unless provided at the campsite. Refuse containers shall be provided at the rate of eight cubic feet or 60 gallons for each five campsites or the equivalent thereof if containers are provided at individual sites. All camp trash and debris must be disposed of by a private qualified third-party provider.
- (n) No structure or addition can be attached to or supported by a recreational vehicle that would render the vehicle immobile. All structures and construction associated with campgrounds or recreational vehicle parks must be permitted and inspected by the Laurens County Building Codes Department.

- (o) All recreational vehicles located in camps within the unincorporated areas of Laurens County must have current department of motor vehicle tags or be registered with the county as an untagged vehicle.
- (p) Bathhouse requirements:
- (1) If every campsite within a camp is provided with pressurized drinking water and a sewer connection or dump station and only recreational vehicles containing self-contained bathing facilities are allowed use of the campsites, then this section's requirement can be omitted.
  - (2) All campgrounds shall have adequate toilet and bathing facilities.
  - (3) No campsite shall be located more than 500 feet from an approved bathhouse.
  - (4) The following chart shall be used to determine the number of water closets, urinals, lavatories and showers to be provided in bathhouses.

Number of Campsites	Water Closets Men	Water Closets Women	Urinals Men	Lavatories Men	Lavatories Women	Showers Men	Showers Women
1—25	1	2	1	1	1	1	1
26—50	2	3	1	2	2	1	1
51—75	3	4	2	3	3	2	2
76—100	4	5	2	4	4	3	3

**\*\*For properties with more than 100 sites, there shall be one additional toilet and lavatory per sex for each 25 sites and one additional shower per sex for each additional 40 sites. \*\***

- (5) Bathhouses and other toilet and bathing facilities shall be constructed of durable materials and shall be kept in good repair.
  - a. Structures must be made handicap accessible in accordance with the current adopted building codes; and
  - b. Floors, walls, and ceilings shall be constructed of durable, easily cleanable materials and shall be kept clean and in good repair; and
  - c. Adequate ventilation shall be provided to control odors and help prevent the accumulation of condensation; and
  - d. Adequate interior lighting shall be provided to facilitate cleaning operations; and
  - e. Toilet tissue shall be provided at each toilet; and
  - f. All showers and other bathing facilities shall be supplied with hot and cold water under pressure; and
  - g. Hand lavatories shall provide water.
- (q) The owner of the property or the operating agent shall be responsible for maintaining the camp in compliance with these regulations.
- (r) Campsite requirements:
  - (1) Each campsite shall be plainly marked and identified by a numbering system approved by the Laurens County E-911 Office.

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(s) Electrical services - All electrical services supplying power for camping units must meet the following requirements:

- (1) Maximum service size of 100 amps or be designed and approved by the building official.
- (2) All campers must be cord and plug connected to their service.
- (3) Electrical outlets must be provided in accordance with the most current state adopted National Electrical Code.

( Ord. No. 872 , § 3, 10-13-2020)

#### **Sec. 28-26. Water and sewer requirements.**

- (a) Campgrounds shall be provided with safe public drinking water systems. Such systems shall be sized, installed and maintained in accordance with latest State and Laurens County adopted International Plumbing code and DHEC regulations.
- (b) Sewage shall discharge into an approved public collection, treatment and disposal system, if available. Where the use of onsite wastewater treatment and disposal systems is necessary, the systems shall be installed and operated in accordance with applicable regulations and standards of DHEC.
- (c) Each campsite which serves recreational vehicles having self-contained toilet and/or bathing facilities must be provided either with an individual sewer riser, or with an approved sanitary dump station at a convenient location within the camp.
  - (1) For those campsites where sewer risers are provided, the risers must be part of an approved sewage collection system and be equipped with removable, tight-fitting covers.
  - (2) If sewer risers are not provided, sanitary dump stations are required at the ratio of one dump station for each 100 sites or fraction thereof.
    - a. A dump station shall consist of one or more trapped four-inch sewer risers surrounded by a concrete apron having a diameter of at least two feet, and sloped to the drain. Risers must be equipped with removable, tight-fitting covers; and
    - b. Each dump station shall be equipped with an adequate water outlet for the washdown of the immediate area. The outlet shall be protected by a vacuum breaker or a check valve installed at its highest point, or by other approved means; and
    - c. A sign shall be placed near the water outlet indicating: "DANGER - THIS WATER NOT TO BE FOR DRINKING OR DOMESTIC PURPOSES".

( Ord. No. 872 , § 4, 10-13-2020)

#### **Sec. 28-27. Plan review and application process.**

- (a) Campsite plans must be presented to the Laurens County Building Codes Department for approval.
- (b) Campsite plans that will accommodate more than two individual units must be approved by the Laurens County Planning Commission and designed with the following provisions on a site plan:
  - (1) All individual campsite layouts, property lines, buffers, and setbacks; and
  - (2) Landscape plan and signage plan; and
  - (3) Road provisions for access to each developed site; and



- 
- (4) All water, sewer/septic and electrical amenities; and
  - (5) DHEC approvals for septic/sewer systems, soil erosion and sediment control; and
  - (6) Location and layout of bathhouses; and
  - (7) Trash disposal/containment plan that includes the type of containers and a schedule for trash pick-up; and
  - (8) Any other structures associated with the property development (i.e. picnic shelters, swimming pools, boat ramps, piers, club houses).

( Ord. No. 872 , § 5, 10-13-2020)

### **Sec. 28-28. Appeals.**

- (a) The Laurens County Planning Commission shall hear and decide all variances of matters specified by this article. Notice of such variance request shall be in writing and shall be filed within 90 days of the time that the decision being appealed is rendered.
- (b) Variances:
  - (1) The planning commission, when so appealed to and after a hearing, may vary the application of any provision of this article to any particular case when in its opinion, the enforcement thereof would do manifest injustice.
  - (2) A variance shall be issued upon (i) a showing of good and sufficient cause; (ii) a determination that failure to grant the relief would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a relief will not result in additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public or conflict with existing local laws or ordinances.
- (c) A decision of the planning commission to vary the application of any provision of this article or to modify an order of the Laurens County Building Codes shall specify in what manner such relief or modification is made, the conditions upon which it is made, and the reasons thereof.
- (d) Any person aggrieved by the decision of the planning commission or any taxpayer may appeal such decision to the Laurens County Council.
- (e) Decisions:
  - (1) The Laurens County Planning Commission shall, in every case, reach a decision as to the variance request at or before the next meeting or within 20 business days, whichever comes first.
  - (2) If a decision of the Laurens County Planning Commission reverses or modifies a refusal, order or disallowance of the Laurens County Building Codes and Inspections Office, or varies the application of any provision of this article, the Laurens County Codes Office shall take action within ten business days in accordance with such decision by the planning commission.
  - (3) Every decision of the Laurens County Planning Commission shall be final, subject, however, to such remedy as any aggrieved party might have at law or in equity. It shall be in writing and shall indicate the vote upon the decision. Every decision shall be promptly filed in the Laurens County Codes Office and shall be open to public inspection; a certified copy shall be sent by mail or otherwise to the appellant and a copy shall be made publicly available in the Laurens County Codes Office.

( Ord. No. 872 , § 6, 10-13-2020)

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**Sec. 28-29. Enforcement.**

- (a) 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 article, as may be deemed proper for the welfare, safety, and health of the citizens of Laurens County, within the unincorporated areas.
- (b) 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 article. Any act, action, failure to act or violation of the codes adopted herein is prohibited and declared to be unlawful. Violation of this article shall constitute a misdemeanor. All violations charged pursuant to a uniform ordinance summons, shall vest in the jurisdiction of the Magistrate Court for Laurens County. Any bond amount for violations shall be prescribed, set and held by the presiding magistrate.
- (c) Penalties and violations. The penalty for each violation of this article shall be punishable by a fine of not more than \$200.00. Each day any violation of this article continues shall constitute a separate offense.

( Ord. No. 872 , § 7, 10-13-2020)



**LAURENS COUNTY PLANNING COMMISSION**

**Tuesday, September 19, 2023**

**5:30 PM**

**LAURENS COUNTY ADMINISTRATION BUILDING  
CONFERENCE ROOM**

**LAURENS COUNTY PLANNING COMMISSION MEETING  
STAFF REPORT**

**TO: LAURENS COUNTY PLANNING COMMISSION**

**FROM: PLANNING DEPARTMENT**

**HEARING DATE: TUESDAY, SEPTEMBER 19, 2023**

**SUBJECT: VARIANCE REQUEST FOR PROPERTIES "349-00-00-007, 349-00-00-021,  
and 349-00-00-00-020" MINOR SUBDIVISION APPLICATION FOR  
RELIEF FROM THE STRICT APPLICATION OF THE LAURENS  
COUNTY SUBDIVISION ORDINANCE #926, DIVISION 5, SECTION C,  
AND APPENDIX A, SECTION E, "SITE ACCESS AND DRIVEWAYS,"  
AND PUBLIC WORKS ORDINANCE SEC 32-63(D) "MINIMUM  
STANDARDS OF COUNTY ROADS, MANNER OF PAVING."**

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**I. APPLICATION**

**A. Application: Variance Request**

**B. Owner: Bruce Parris**

**C. Applicant: Bruce Parris**

**D. Developer: TBD**

**E. Engineer: TBD**

**F. Agent: Joseph Dykes**

**G. Request: The Applicant, Bruce Parris is requesting a variance from having to construct the access to the newly created parcels in an approved Minor Subdivision, and in accordance with the County's codes, solely for the sale of the parcels.**

## II. PROPERTY INFORMATION

- A. Property Tax ID: 349-00-00-007, 349-00-00-021, 349-00-00-00-020, 349-00-00-019, 349-00-00-017
  - B. Location: Approximately 2,500 feet West of U.S. Hwy. 385, at 3315 Metric Road, Laurens County.
  - C. Property Size: Approximately 32.64 acres total.
  - D. Proposed Density: TBD
  - E. Current Land Uses: Vacant Rural and Vacant Agriculture.
  - F. Surrounding Current Land Uses:
    - North: Agriculture
    - East: Timber lands
    - South: Rural Estate and Agriculture
    - West: Agriculture
  - G. Utilities: A LCWSC waterline is present along Metric Road. Sewer lines are not present, the Applicant proposes the use of septic systems.
- 

## III. PROJECT BACKGROUND

The Applicant is requesting a variance from having to construct the access to an approved Minor Subdivision in accordance with the Laurens County Subdivision Ordinance #926 and the Public Works Code of Ordinances Sec 32-63. The Ordinances require all roads to be constructed to the minimum requirements outlined in Public Works code, section 32, and the naming of the Drive, in order to facilitate the addressing of the newly created parcels by the County's E-911 Department prior to the sale of lots. The Applicant has stated that the same situation exists throughout the County and the County codes requirements of having to construct a county-standard road prior to the sale of the lot would be an undue hardship on the development. Upon approval, the Applicants are willing to name the drive and coordinate the addressing with E-911, and a sign meeting the county standard would be placed at the Metric Road right-of-way.

## IV. STAFF REVIEW

Staff from the Technical Review Committee met with the Agent on August 29<sup>th</sup>, 2023 to discuss the Applicant's options. The Applicant submitted his request for the variance through the County's Building Department on September 8<sup>th</sup>, 2023.

## V. REQUIREMENTS FOR APPROVAL OF A VARIANCE BY THE PLANNING COMMISSION

In accordance with Title 6, Chapter 29 of State of South Carolina Code of Laws, 1976 as amended, and the Laurens County Subdivision Ordinance #926, Division 5, Section A(3), the Planning Commission must find that all of the following factors have been met to recommend approval of the variance:

1. There are extraordinary and exceptional conditions pertaining to the piece of property.

*Staff's findings: There are not any extraordinary or exceptional conditions on the site that provide a hardship in the development of the access to the properties; However, at the present time the Owner and Applicant have not proposed any development on the parcels and have subdivided the properties solely for the sale of the properties.*

2. These conditions do not generally apply to other property in the vicinity.

*Staff findings: The County's code requirements apply across the County under similar situations.*

3. Because of these conditions, the application of the ordinance to the piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

*Staff findings: The application of the County's codes due not unreasonably restrict the use of any of the parcels in question.*

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

*Staff findings: The Applicant's request can be detrimental to the internal parcels of the approved minor subdivision (#349-00-00-021 and 349-00-00-020) if developed prior to the flag lot (349-00-00-007) since they would have no access, and particularly due to the County codes prohibiting the creation of land-locked properties.*

### **The following does not constitute grounds for granting a variance:**

1. The fact that land may be utilized more profitably should a variance be granted.

The Planning Commission has the following options in the recommendation of the variance request:

1. Approve Staff's recommendation.
2. Approve Staff's recommendation with conditions.
3. Approve Staff's recommendation with additional or changed conditions recommended by the Commission.
4. Recommend denial of the Applicant's request.

## VI. STAFF RECOMMENDATION

Staff recommends **approval** of the Applicant's request for a variance and relief from the strict application of the requirements of County Ordinance #926 and Public Works Code of Ordinances Sec 32-63, **with the following conditions:**

1. Upon the development or construction on parcel #349-00-00-021, #349-00-00-020, or #349-00-00-007, or any subsequent parcels created out of further subdivision of parcel #349-00-00-07, the owner(s) of parcel #349-00-00-007 or parcels that are further divided out of it, will be required to construct a fifty (50) foot wide non-exclusive access to the properties in accordance with Ordinance #926, Division 5, Section C and Public Works Code of Ordinances Sec 32-63 prior to the approval of any development onsite.
2. Prior to any land clearing permits approved for parcels 349-00-00-007, 349-00-00-020, 349-00-00-021, 349-00-00-019, and 349-00-00-017, a hold will be placed on the lots until a tree survey and tree removal permit has been submitted to the County as per the requirements of Ordinance #926, Appendix C, Section E(1) for a Minor Subdivision consisting of five (5) lots or more.
3. Depending on the type of development proposed on the parcels listed in (2) above, a land use buffer in accordance with Ordinance #926, Appendix B, Section C(2) may be required prior to the approval of any land clearing or development onsite.
4. Prior to any development on parcels #349-00-00-021, #349-00-00-020, or #349-00-00-007, the Owner will contact the County's E-911 Department to facilitate the addressing of the parcels.
5. Any permit for clearing or land disturbance performed on or near the parcels shall only be approved for the construction of the access prior to any permits for the parcels themselves, and only after plans for development on the parcels have been received, reviewed, and approved by the County Building and Codes Department and SCDHEC.

### **Exhibit Attachments:**

- A. Applicant's Variance Application
- B. Vicinity Map
- C. Property Location Aerial Map
- D. Applicant's approved Minor Subdivision Plat
- E. Laurens County Codes Subdivision Ordinance #926 and the Public Works Code of Ordinances Sec 32-63.



**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 the Commission the following month. All other requests not submitted by the deadline will be retained and scheduled for the Planning Commission's next meeting.

DATE OF REQUEST: 9/8/2023

COMPANY NAME: B Grady Properties, LLC

PERSON REQUESTING ACTIONS NAME: Bruce Parris

ADDRESS OF PROPERTY: 3315 Metric Road

CITY: Laurens STATE: SC ZIP: 29360

PHONE NUMBER: 864-303-3325 EMAIL: bruceparris01@gmail.com

SIGNATURE: *Bruce Parris*

Tax Map # of parcel(s) (if applicable): 349-00-00-007, 349-00-00-021, 349-00-00-020

ACTION REQUESTED OF THE PLANNING COMMISSION (please be as specific as possible):  
If variance/s is/are requested, please include the reasoning behind the variance request and the specifics of what variance(s) are being requested. Also, state the ordinance section for which you seek relief.

We respectfully request a variance from Ordinance 926 (Subdivision), Appendix A, Section E "Site Access and Driveways), leading to the county's Public Works ordinance Sec 32-63 "Minimum Standards of County Roads", specifically section (d) "Manner of Paving".

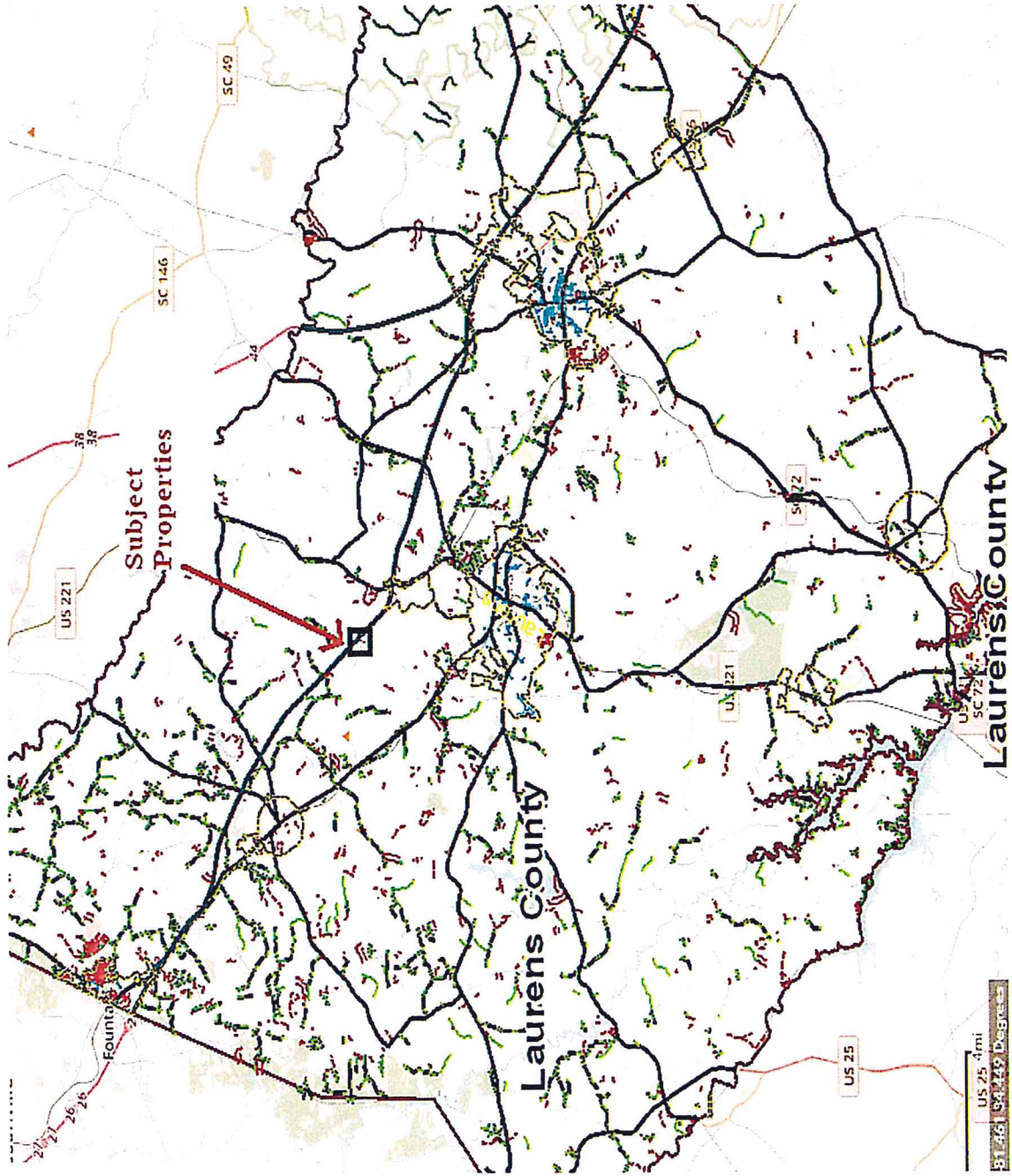
Per the current Subdivision Ordinance (926) all roads are to be constructed to the minimum requirements outlined in section 32, and by naming the driveway per the requirements of E911 we would thus be subject to constructing a road requiring to be paved and requiring to be constructed prior to the sale of lots. We feel that there are representative situations throughout the county showing this situation and the construction of a county-standard road would be undue hardship on the development. Upon approval, a road name will be coordinated with E911 and a sign meeting the county standard will be placed at the Metric Road right-of-way.

Attached is the approved / recorded plat.

ADDITIONAL DETAILS OF REQUEST:

(PLEASE - attach subject matter document pages as necessary)

**EXHIBIT B**





**EXHIBIT C**

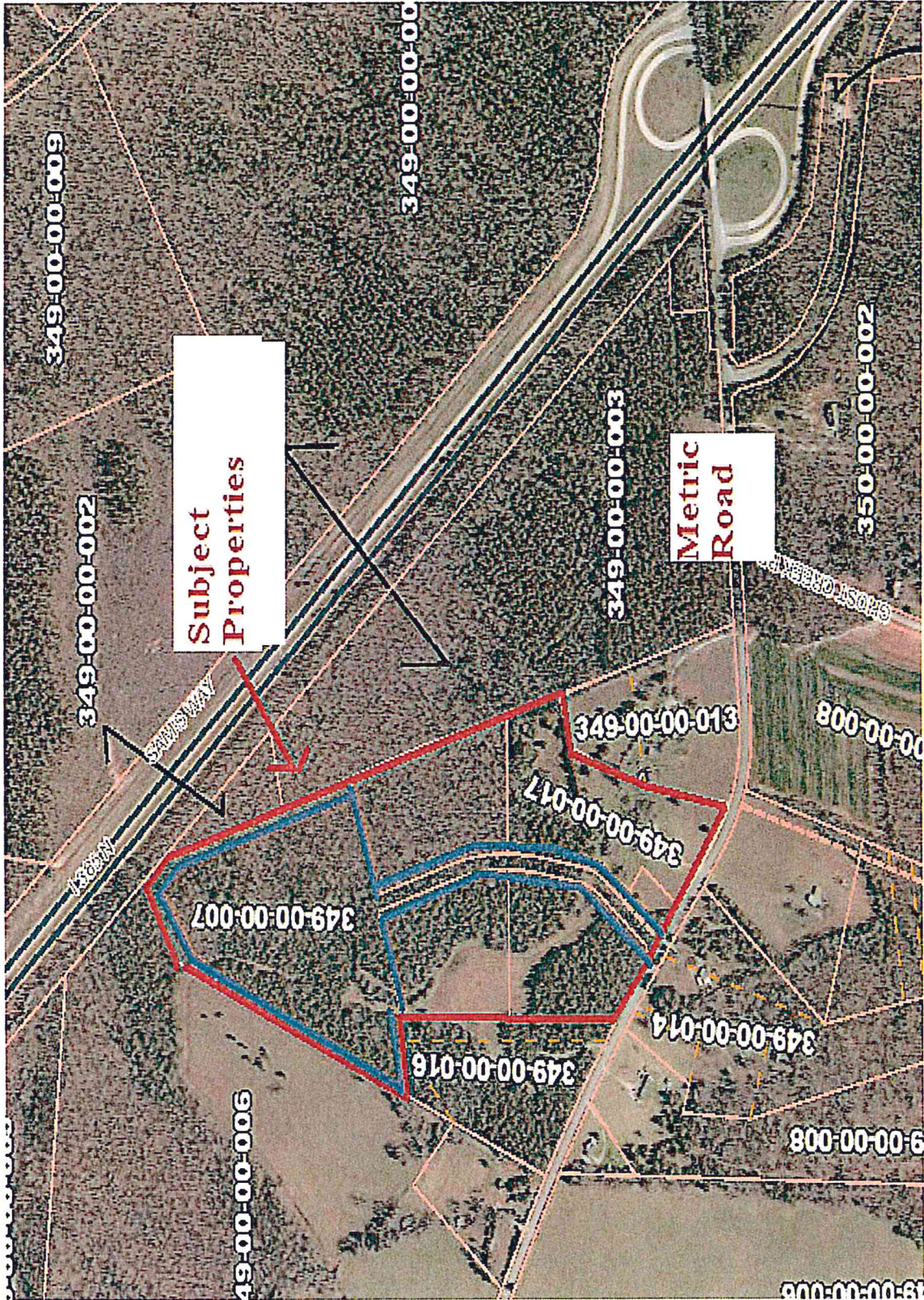
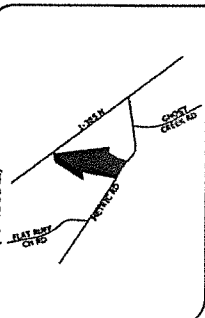


EXHIBIT D.

LOCATION MAP (NOT TO SCALE)



**NOTICE:** THIS PLAN IS A PART OF A SURVEY OF THE LANDS OF THE STATE OF SOUTH CAROLINA, AND IS SUBJECT TO THE REVISIONS AND AMENDMENTS TO BE MADE BY THE SURVEYOR AS NECESSARY TO CORRECT ANY MISTAKES OR OMISSIONS. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY MISTAKES OR OMISSIONS MADE BY ANY OTHER PARTY.

**LAURENS COUNTY PLANNING COMMISSION**  
422 SOUTH MAIN STREET  
LAURENS, SC 29556  
716-2400



Laurens County Planning Commission  
& Engineer J. B. Hill, III  
202 W. Main Street, Laurens, SC 29556  
716-2400

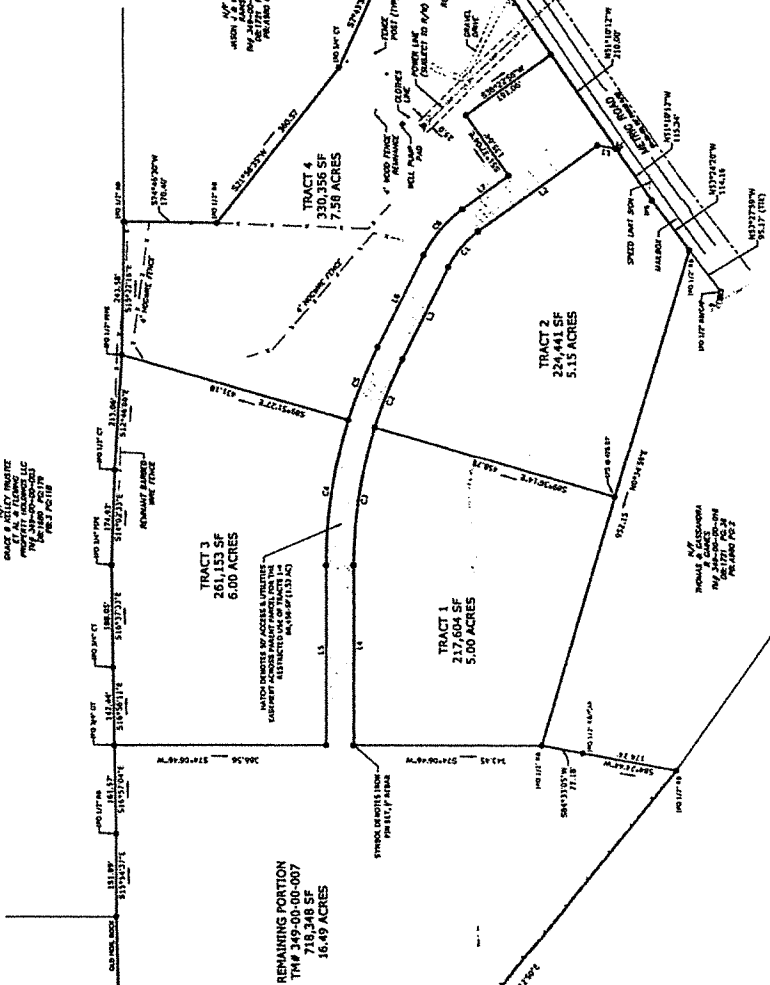
THIS PLAN IS A PART OF A SURVEY OF THE LANDS OF THE STATE OF SOUTH CAROLINA, AND IS SUBJECT TO THE REVISIONS AND AMENDMENTS TO BE MADE BY THE SURVEYOR AS NECESSARY TO CORRECT ANY MISTAKES OR OMISSIONS.

PROPERTY MAIL  
B GRADY PROPERTIES

ADDRESS:  
3315 METRIC ROAD

DATE: 06/10/10  
DRAWN BY: J. B. HILL, III  
CHECKED BY: J. B. HILL, III  
DATE: 06/10/10  
COUNTY: LAURENS  
STATE: SOUTH CAROLINA  
SCALE: 1" = 100'

**CANE BRAKE**  
ENGINEERING + SURVEYING  
202 W. MAIN STREET, LAURENS, SC 29556  
716-2400



TOTAL ACRES: 40.22 ACRES  
(INCLUDES TRACT 4 & A.I.W.P.)

- THIS SURVEY WAS PREPARED BY THE SURVEYOR AT THE REQUEST OF THE CLIENT FOR SALE OF LOTS.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACTS AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM BY THE CLIENT IS TRUE AND CORRECT.
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THE CLIENT HAS REPRESENTED TO THE SURVEYOR THAT THE INFORMATION PROVIDED TO HIM BY THE CLIENT IS TRUE AND CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACTS AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM BY THE CLIENT IS TRUE AND CORRECT.

**LEGEND:**

SYMBOL	DESCRIPTION
[Symbol]	EXISTING LOT OR TRACT
[Symbol]	NEW LOT OR TRACT
[Symbol]	PROPOSED LOT OR TRACT
[Symbol]	PROPOSED EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	PROPOSED EASEMENT
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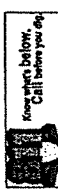
**LINE TABLE:**

LINE #	LENGTH	DIRECTION
L1	35.83	N 89°15'27" E
L2	248.28	N 89°15'27" E
L3	107.28	N 89°15'27" E
L4	278.83	N 89°15'27" E
L5	278.27	N 89°15'27" E
L6	107.22	N 89°15'27" E
L7	184.78	N 89°15'27" E

**CURVE TABLE:**

CURVE #	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	86.27	171.34	S 14°01'08" E	86.41
C2	106.56	212.09	S 17°31'42" E	106.51
C3	296.16	578.09	S 21°26'07" E	296.12
C4	544.64	1080.64	S 25°25'28" E	544.61
C5	1102.96	2205.91	S 29°07'37" E	1102.92

\*\*\*CAUTION\*\*\*



Scale: 1" = 100'

THE CLIENT HAS REPRESENTED TO THE SURVEYOR THAT THE INFORMATION PROVIDED TO HIM BY THE CLIENT IS TRUE AND CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACTS AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM BY THE CLIENT IS TRUE AND CORRECT.

## **EXHIBIT F**

### **Ordinance #926**

#### **Div. 4(B)**

Each lot not abutting a publicly maintained and/or dedicated road shall front on a paved private road or an access easement and shall meet the minimum driveway spacing and dimensional requirements established in the County Code. The easement shall:

1. Be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility, and drainage purposes
2. Connect to a publicly maintained road meeting driveway spacing requirements. The easement shall be paved a minimum of 20 feet beyond the public right-of-way.

#### **Div. 5(C)(1), (4), (5), & (8)**

- C.1. Any Flag Lot access ("pole") created shall be a minimum of fifty (50) continuous feet in width along the length of the pole from the right-of-way to the lot.
4. A flag lot pole/access must provide access, or be permitted to be extended, to all the existing platted lots located adjacent to, and/or abutting the pole access through a non-exclusive easement dedication, so that no lot becomes land locked.
5. The non-exclusive access serving more than one parcel shall be constructed having a fifty (50) foot continuous width along the length of the pole from the public right-of-way to serve all of the lots abutting and/or adjacent to the flagpole access.
8. The maintenance of the non-exclusive access easement shall be the responsibility of the owners of the lots utilizing the easement unless other arrangements have been agreed upon and provided in writing and documented on the plat.

#### **Appendix A, Section E, (1) – (4)**

##### **E. Site Access and Driveways.**

1. 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.
2. All newly developed lots in Laurens County shall meet the additional road standards outlined under Chapter 32, Article III of the County Code of Ordinances.
3. All new and updated accesses, parking lots, and rights-of-way shall meet the most recently adopted South Carolina State Fire Codes in their construction.
4. Street design and location shall provide access to all lots within the subdivision.

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**Sec. 32-57. Applicability of rural road policy.**

- (a) The adoption of the rural road policy by the county allows the county to uniformly supervise and inspect the construction of new roads, and the maintenance or extension to existing county roads. This division provides the construction standards required of developers for the acceptance of dedication and maintenance of roads.
  - (b) Roads that have previously met the residence and construction specification requirements and have been accepted and maintained by the county will not be affected with the adoption of such policy. Any extension to existing county roads must adhere to and satisfy all requirements of this division.
  - (c) Roads constructed in subdivisions that have remained inactive or have lots unsold must meet all new construction specifications and requirements as prescribed by this division.
  - (d) The official list of county roads is attached hereto and made a part hereof as Exhibit A.
- ( Ord. No. 901 , 6-22-2021)

***DIVISION 3. PRIVATE ROADS***

**Sec. 32-96. Notice of private road.**

- (a) Any person purchasing property upon a private road is entitled to notice of the fact that the road is not a public road and will not be maintained by public funds.
- (b) Any person selling a lot or tract of real estate which does not front upon a public road or highway has a duty to and shall give notice of this fact to the purchaser.
- (c) Any person selling a lot or tract of real estate upon a private road shall post and maintain such posting at his own expense at the entrance to said road from a public road, a sign to be purchased from the director of public works, which shall read substantially as follows:

NOTICE

PRIVATE ROAD

NOT MAINTAINED BY LAURENS COUNTY

Said sign shall be made of durable materials, have a white background, with the word NOTICE to be in red lettering and the remainder of the sign in black lettering. Said sign shall be placed where it may be easily read by anyone entering the private road without obstruction to view, such as bushes or trees.

- (d) Any agency of the county and any public utility operating in the county which may have knowledge of the sale of lots or other property which does not front upon a public road shall give this information to the director of public works.

( Ord. No. 901 , 6-22-2021)

**Sec. 32-97. Subdivision plats and signs.**

- (a) Any person who shall hereafter sell or contract to sell lots on a private road of more than 500 feet in length shall before selling or contracting to sell any additional lots bring said road up to the standards provided in division 2 of this article.

(Supp. No. 6)

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- (b) No plat of subdivision or engineering drawing showing any streets or roads connecting to a public highway may be recorded in the public records of the county without being approved by the director of public works as indicated thereon by his signature and official seal.
  - (c) Any roads or streets shown on said plat or engineering drawing shall be named by the owner of said property or preparer of said plat or engineering drawings in consultation with interested public officials, including the director of emergency services, in order that such names shall not cause confusion to postal authorities and emergency services.
  - (d) The names of such roads or streets shall be shown by erecting adequate and appropriate signs as approved by the director of public works, such signs to be erected by the owner or developer of such roads or streets at the expense of such owner or developer.

( Ord. No. 901 , 6-22-2021)

#### **Sec. 32-98. Penalty.**

- (a) Any violation of the provisions of this division shall constitute a misdemeanor and subject the offender to a fine of \$500.00 for each week such violation shall continue after written notice from the director of public works of such violation.
- (b) Such notice may be served upon the offender by registered or certified mail, addressed to the address furnished by the offender to the county tax assessor and/or auditor for tax purposes, by personal service, or by publication as for summons in the court of common pleas.

( Ord. No. 901 , 6-22-2021)

#### **Secs. 32-99—32-125. Reserved.**

#### **Sec. 32-126. New roads, names, plats and signs.**

- (a) No plat or engineering drawing showing any streets or roads connecting to a public road shall be accepted for recording in the public records of the county unless it shall be endorsed and approved by:
  - (1) The director of public works in accordance with divisions 2 and 3 of this article; and
  - (2) The E-911 coordinator has approved the roads or streets shown thereon as being named in accordance with this division.
- (b) The clerk of court shall not accept for recording any plat which shows a road or street which is required to be addressed by this division unless a proper number and street address has been assigned to the structure. Any person developing property, subdividing property or otherwise dividing land into lots, or spaces for residences or living purposes, shall provide five copies of a plat of said property at time of recording. Copies shall be delivered as follows: two to the clerk of court; one each to the tax assessor's office, public works director and the E-911 coordinator. In addition, no building permits, moving permits, utility services or septic tank permits shall be issued without compliance with the provisions of subsection (a) of this section.
- (c) Signage fees.
  - (1) Any person creating or opening a new road or street shall obtain approval of the names to be used from the E-911 coordinator and shall pay a reasonable signage fee to the public works department prior to opening such road or street. The public works director shall cause standard road name signs to be installed and maintained as provided for herein. Such signage fee shall be as determined from time to time by the director public works or county council. The public works director shall annually review

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(Supp. No. 6)

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said fee, and if it should be insufficient to cover the cost of installing standard signage, he shall report such to county council which may from time to time adjust and adopt new fee structures. Such fees shall go into effect the day following the third reading of the ordinance from which this division is derived and upon such report and or recording as required by county council.

- (2) In the event a person shall open a road or street and fail to comply with the terms of this division, the E-911 coordinator shall notify, in writing, the owner of the property as shown on the tax record of the county at the address shown in said record and demand that said owner comply within ten days of receipt of the notice. If the owner should fail to do so within ten days, the E-911 coordinator shall assign names to the road or street, and shall cause standard signs to be installed. The owner shall be liable for the signage fee and a civil penalty of \$100.00, plus the costs of the action including specific or reasonable fees for the services of the county attorney incurred in obtaining and enrolling a judgment.

( Ord. No. 901 , 6-22-2021)

### **Sec. 32-128. Road naming policy.**

- (a) The primary objective of the county's road naming policy shall be to obtain a unique and distinct name for each road or street with two or more sites requiring addresses within the county. Therefore, the E-911 coordinator shall not approve the use of a name already in use, or so similar to an in-use name as to cause confusion.
- (b) The E-911 coordinator shall coordinate the assignment of names with the municipal governments within the county. Said municipalities shall notify the E-911 coordinator of any address change and new address assignments within 15 days of such changes or proposed changes.
- (c) Exhibit 1 to the ordinance from which this division is derived, "Road Naming Guidelines for Enhanced 911 Emergency Telephone Service," shall be used as a general guide.
- (d) Naming of unnamed roads and elimination of duplicate names.
- (1) The E-911 coordinator shall be responsible for implementing the naming of unnamed roads or streets and for the elimination of duplications of some.
- (2) If the E-911 coordinator discovers duplicate road names, he shall determine which road name shall be changed, giving preference to the change which would affect the least number of addresses, with due consideration to the longest use of the name and other relevant factors as he may deem appropriate.
- (3) When the E-911 coordinator proposes a name for a road, he shall publish a notice in the Laurens County Advertiser or Clinton Chronicle, whichever is more applicable, listing the former name and location of the road and the proposed name. Said notice shall run for two publications.
- (4) Any person owning property on the road may protest the proposed name by delivering to the coordinator a written protest within ten days of the publication of notice of the proposed name. Any proposed names not protested within that time shall be final.
- (5) Protests shall be heard and determined by the road emergency services commission and its decision shall be final.

( Ord. No. 901 , 6-22-2021)

Editor's note(s)—The exhibit referenced in this section is not included herein but is on file in the county administrative offices.

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(Supp. No. 6)

**Sec. 32-131. Addressing.**

- (a) The E-911 coordinator shall assign each house, building or other occupied structure outside a municipality a separate number. A number, or alphabetical letter, shall be assigned for each occupancy within a structure. Such numbers shall be assigned on the basis of one number per ten feet. Structures on the right side of the road (from the perspective of a person facing the higher numbers) shall have even numbers; those on the left, odd numbers.
- (b) When a complete address has been assigned, the E-911 coordinator shall deliver written notice of the address to the owner, his agent or occupant. Such notice shall be given even if the address is unchanged. Such notice shall advise such owner, agent or occupant of the duty imposed to display the number and the penalty therefor.
- (c) The owner, occupant or agent of each house, building or other structure assigned a number under a uniform numbering system shall place or cause to be placed the number on the house, building or other structure within 21 days after receiving notification of the proper number assignment.
- (d) Costs and installation of the number must be paid for by the property owner or occupant. Residential numbers must not be less than three inches in height. Business numbers must not be less than four inches in height. All numbers must be made of a durable, clearly visible material and must contrast with the color of the house, building or other structure.
- (e) Numbers must be conspicuously placed immediately above, on or at the side of the appropriate door so that the number is visible clearly from the street. In cases where the building is situated more than 100 feet from the street or road, the building number also must be placed on a sign erected to the right of the entrance as viewed from the roadway. The sign shall be placed no more than ten feet from the entrance edge and no more than 20 feet from the roadway edge. The standard size of the sign shall be six inches in height and shall not exceed 24 inches in length. Lettering shall be with four-inch reflective numbers. The sign background and numbers shall be of contrasting colors so as to be clearly visible during daylight and darkness.

( Ord. No. 901 , 6-22-2021)

**Sec. 32-187. Dimensions.**

- (a) *Rights-of-way and road widths.*

<b>Arterial streets:</b>	
Rights-of-way	75 to 120 feet as determined by the county
Road widths	Standard I or II: widths as may be required
<b>Collector streets:</b>	
Rights-of-way	50 feet
Road widths	Standard I or II: widths as may be required
<b>Local and/or service streets:</b>	
Rights-of-way	50 feet
Road widths	Standard I or II: widths as may be required
<b>Rights-of-way Subdivider's cost:</b>	
Developer shall not be required to designate more than the appropriate feet of right-of-way without due compensation from the governing authorities for collector or arterial streets.	

- (b) *Road grades.* No road shall have a grade less than 0.5 percent or greater than 15 percent. Grades in excess of 12 percent are to be constructed only after specific approval of the designated authority.

Arterial streets	4% maximum
Collector streets	6% maximum
Local and/or service streets	15% maximum

- (c) *Horizontal (circular) curves.* Where a deflection angle of more than ten degrees in the alignment of the street occurs, the right-of-way shall be curved. The minimum horizontal radius of curvature at the centerline of a proposed street right-of-way shall not be less than the following:

Arterial streets	800 feet
Collector streets	300 feet
Local and/or service streets	100 feet

- (d) *Reverse curves.* Where practical, a tangent of at least the following dimensions shall be provided between reverse curves in opposite directions:

Arterial streets	200 feet
Collector streets	150 feet

( Ord. No. 901 , 6-22-2021)

**Sec. 32-190. Private development.**

- (a) The county shall not accept, lay out, open, improve, grade, pave or light any street:
- (1) Unless such street has been accepted or has received the legal status of a public street prior to the adoption of these regulations; or
  - (2) Unless such street corresponds in its location and construction with a street shown on a plat approved by the public works director, and meeting the requirements of all county ordinances in effect at the time construction began.
- (b) No development shall be granted final (record) approval until the designated county authority has received a statement duly acknowledged before some officer authorized to take acknowledgment of deeds and signed by each owner of the property to the effect that:
- (1) The road and street plan as shown on any plat being submitted is made with his or their consent and in accordance with their desires; and
  - (2) The dedication of streets or roads shown on the plat is freely suitable for recording in the office of the clerk of court for the county prior to the roadways being accepted into the county system. Deeds or other instruments in suitable form as required by the county attorney shall be submitted suitable for recording prior to the acceptance of any streets and/or roadways into the public domain.
- (c) No new street or roadway, whether publicly or privately owned, shall be constructed, authorized or plat of same recorded in their political jurisdiction of the county until the location, character and extent thereof have been submitted to the public works director for review and approved as meeting the requirements of this division.
- (d) Private roads.
- (1) Design drawings of privately owned roads shall be required to be submitted to the public works director. If a private road is to be built, it must be so designated as "private," and such designation



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must appear in bold letters on the plat and deed that is recorded in the office of the clerk of court for the county and the following language included, to wit: "Roadways are private ways and Laurens County will not be responsible for operation and/or maintenance of this development."

- (2) Notwithstanding the foregoing provision, all private roads not approved by the public works director shall be built to the same standards as those roads which are built by private developers wishing to dedicate roads to the county road system. Exempted from these requirements are private driveways serving single-family homes.

(Ord. No. 901 , 6-22-2021)