



AGENDA
LAURENS COUNTY PLANNING COMMISSION
October 17, 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

October 17, 2023

1. Call to Order -Chairman Bobby Smith
2. Invocation- Commissioner Sylvester Grant
3. Pledge of Allegiance- Chairman Bobby Smith
4. Approval of Agenda- October 17, 2023
5. Approval of Minutes- September 19, 2023
6. Old Business-
 - A. **Trails to Paradise RV Park**- Map # 277-00-00-059/277-00-00-061
Application - For Review and Approval of the Preliminary Plan/Plat for the Proposed "Trails 2 Paradise RV Park" Tabled from the September 19, 2023, meeting.

The Applicant, Kristina Hipps, requests review and approval of the Preliminary Plan/Plat for the development of a new Recreational Vehicle Park located S.E. of Cressy Bridge Road and East of Wellington Way, on Cressy Bridge Road in Waterloo. County Staff has reviewed the Preliminary Plan/Plat for the proposed development and has found the plan to be in compliance with Ordinance #872, Article II, "Campgrounds and Recreational Vehicle Parks."
7. New Business-
 - A. **Reserve at Harris Springs**- Map #
Application - Variance Request #V-2023-02 for the "Reserve at Harris Springs" Proposed Development Site for Relief from the Strict Application of the Sidewalk Requirements under Ordinance 926, Appendix A, Section G.

The Applicant, Kelly Green, requests a variance from constructing sidewalks within a proposed residential subdivision located S.E. of U.S. Hwy. 221 South and N.W. of Nanaloo Avenue, on Harris Springs Road in Waterloo, due to the steep topography of the development site.

8. Public Comment-

9. Adjournment- Chairman Bobby Smith

DRAFT



MINUTES
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

Commissioners Present: Ed Burns, Tom Robertson, Michael Floyd. Sylvester Grant, Abney Smith

Commissioners Absent: Bobby Smith and Casey Robinson

Call to Order – Vice Chairman Ed Burns called the meeting to order at 5:30 PM.

Invocation- Commissioner Sylvester Grant

Pledge of Allegiance- Vice Chairman Ed Burns led the Pledge of Allegiance.

Approval of Agenda – September 19th, 2023- The agenda was amended to add “Public Comment” to each of the “New Business” items. The approval of the agenda for September 19th, 2023, was first motioned by Commissioner Abney Smith, with a second motion by Commissioner Sylvester Grant

Approved 5-0

Approval of Minutes – April 18th, 2023- The approval of minutes from April 18th, 2023, was motioned to approve by Commissioner Sylvester Grant and seconded by Commissioner Abney Smith.

Approved 5-0

County Administrator Briefing- The County Administrator, Thomas Higgs, briefed the commissioners on the Laurens County Comprehensive Plan and gave each commissioner their packet to review.

New Business-

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

Kristina Hipps requested a 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.

Building Codes Director Tor Ellstrom advised Laurens County staff's reason for approval with some exceptions.

Pam Satterfield expressed her concerns about the safety of neighbors, more traffic, and more trash coming into the community if the RV Park moves in.

John Hawkins was concerned about not being aware of the RV park ahead of time and wanted a sign posted sooner than it was.

Christie Satterfield expressed that she was upset that the developer did not respond to calls. She was also worried about safety, more cats, more trash, and the fact that they did not have lake access.

Mary Landford expressed her safety concerns about campfires, non-licensed or insured golf carts riding in the neighborhood, the grading that will take place, and runoff. She was also concerned about what kind of campers and security measures the RV Park will have.

Jeff Satterfield was worried about the safety of the RV Park and brought up the fact that they have no lake access and that it is not a good place to put a campground.

Edward Miller explained that he doesn't want the trash that the RV Park will bring.

Tracy Lanford is concerned about the runoff and the trash the campground will bring. She also wanted to know about the length of the stay.

Commissioner Sylvester Grant told the public that the Planning Commission cannot change the ordinances but must talk to the County Council to make changes.

Commissioner Michael Floyd expressed that the public needs to take these issues to the County Council.

Nancy Garrison expressed her concerns about the fact that the commissioners can deny or approve the variances, parks, or projects.

Joesph Dyches- Answered questions the public had about the RV park, the ordinance they followed for the RV Park, and the concerns of stormwater runoff with SCDOT.

Commissioner Tom Robertson motioned to table this discussion until later when Ms. Hipps could give the Planning Commission more information on how long the long-term stays would be. Commissioner Sylvester Grant seconded the motion.

Tabled- 5-0

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.

Joseph Dyches explained his variance request.

Building Codes Director Tor Ellstrom advised Laurens County staff's reason for approval.

Susan Stewart mentioned the illegal approval of variances and the use of the land use map. She states that the variance does not meet any of the hardships for approval of the variance. She also requested that the Planning Commissioners use their Laurens County email addresses.

Nancy Garrison

Commissioner Abney Smith motioned for approval. No second motions were provided. The variance request was denied due to not having a second motion. Vice Chairman Ed Burns and Commissioners Tom Robertson, Sylvester Grant, and Michael Floyd opposed.

Denied 1-4

Adjournment- Vice Chairman Ed Burns adjourned the meeting at 6:45 p.m. with a motion from Commissioner Michael Floyd and a second by Commissioner Tom Robertsons.

Approved 5-0

Respectfully Submitted,

Cortni Motes, Clerk 3
Laurens County Public Works



LAURENS COUNTY PLANNING COMMISSION

Tuesday, October 17, 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, OCTOBER 17, 2023 (Tabled from the Sept. 19th meeting)

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

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 fifty (50) foot natural wooded buffer along Cressy Bridge Road and Wellington Way, and a twenty-five (25) foot undisturbed, natural wooded buffer along the larger properties located to the South and East of the proposed development site, 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 during and after construction by the developer and property owner.
3. The property will only be used for temporary recreational use, as per the SC State Code of Laws definition for recreational vehicle use, Title 56 – Motor Vehicles, Chapter 14, Section 56-14-10 “Definitions,” which reads as follows:

“(12) ‘Recreational vehicle’ means a motorhome, travel trailer, fifth-wheel trailer, or folding camping trailer designed to provide temporary living quarters for recreational, camping, or travel use, as defined herein” and,

Laurens County Code Sec. 28-25, “Campground and recreational vehicle park requirements.

- (a) RV's used for permanent residential, use where domicile is established must comply with Laurens County Mobile Home Regulations.”

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: [] Gas [] Electric [] Wood

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

Power Company: LAURENS ELEC Gas Company: PNG 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

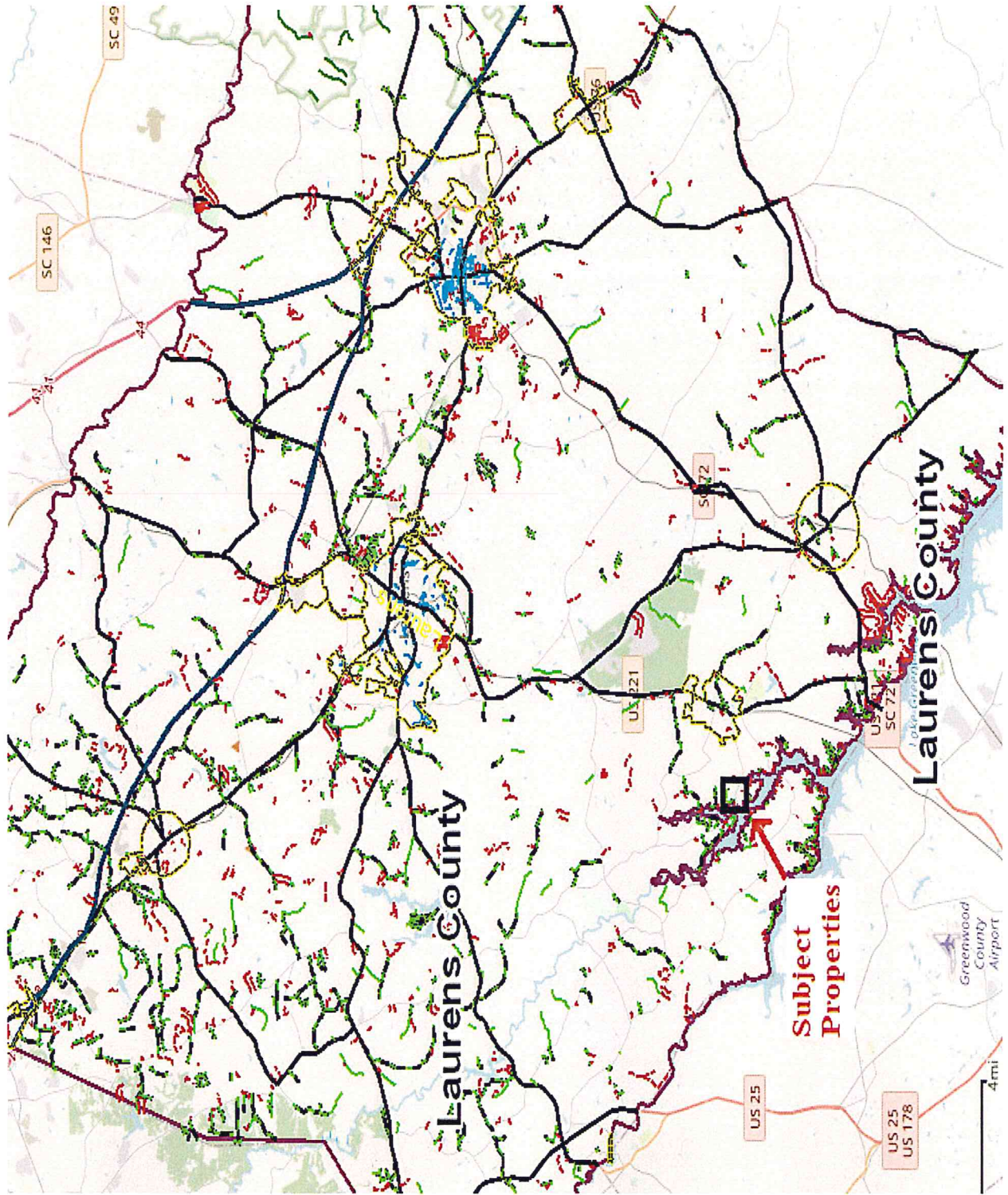


EXHIBIT C



Subject Properties

300ft



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,

A handwritten signature in black ink that reads 'K.C. Price'.

K.C. Price, P.E.

3 11/14/23

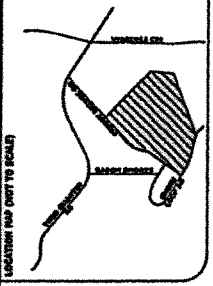
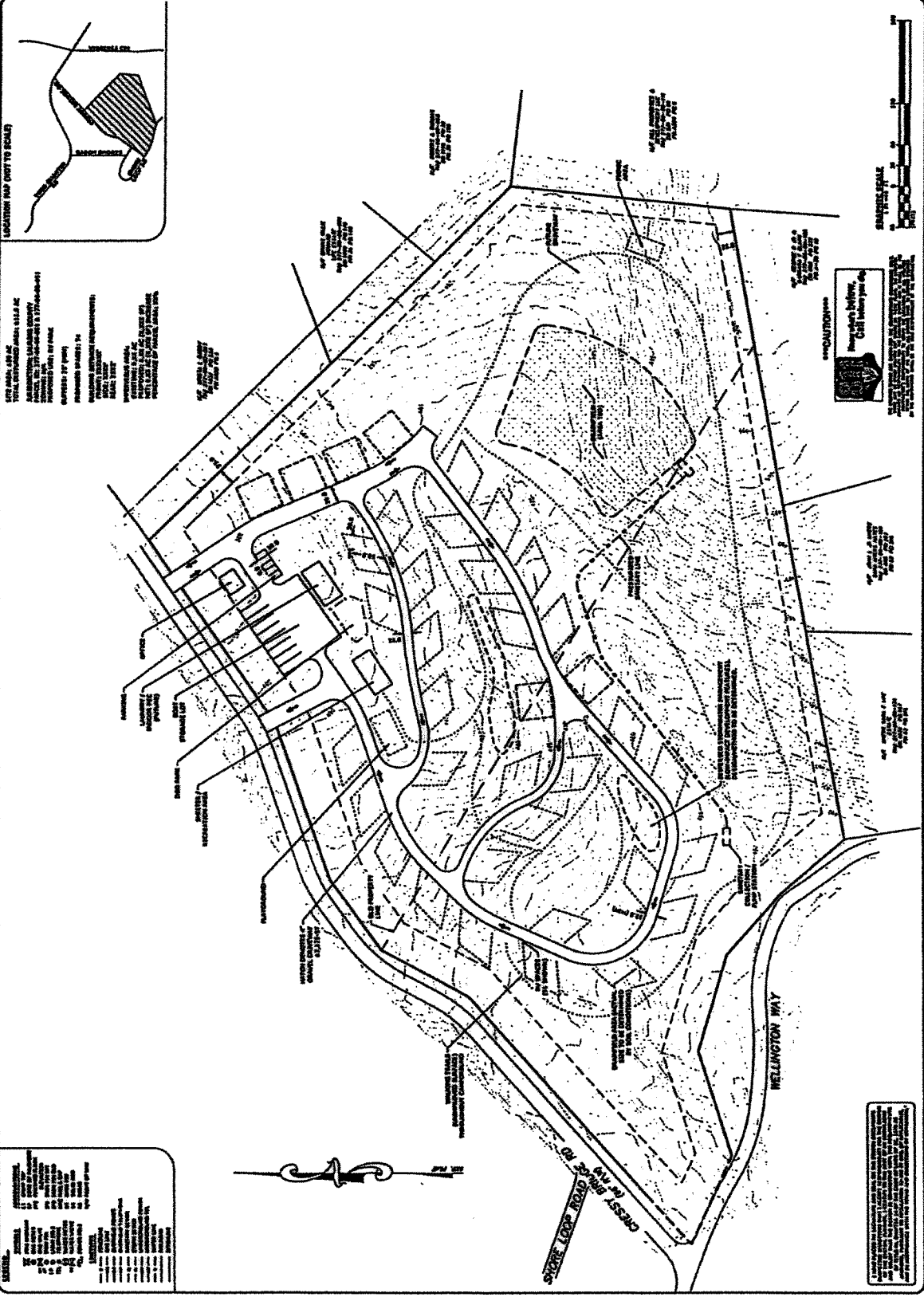
CANE BRAKE
ENGINEERING + SURVEYING
208 W MAIN STREET, CLAYTON, NC 28020
704-437-0717 JOESTRICK@CANEBRAKE.COM



PROJECT: TRAILS - 2 - PARADISE
APPROVED BY: KRISTINA HIPPS
DATE: 11/14/23
CITY: SOUTH CAROLINA
COUNTY: LAURENS
SHEET NO. 12 OF 23

SCHEMATIC SITE PLAN
SHEET 12 OF 23

SITE



SEE SHEET 11 OF 23 FOR
PROPOSED IMPROVEMENTS TO THE
EXISTING TRAILS - 2 - PARADISE
PROJECT. THE PROPOSED IMPROVEMENTS
SHOWN ON THIS SHEET ARE
BASED ON THE 2023 DATA.
PROPOSED IMPROVEMENTS TO
THE TRAILS - 2 - PARADISE
PROJECT ARE:
PROPOSED LOT LINES
PROPOSED IMPROVEMENTS
PROPOSED EASEMENTS
PROPOSED UTILITY LOCATIONS
PROPOSED DRIVEWAYS
PROPOSED WALKWAYS
PROPOSED FENCING
PROPOSED SIGNAGE
PROPOSED LIGHTING
PROPOSED LANDSCAPING
PROPOSED PAVING
PROPOSED CURBS
PROPOSED GUTTERS
PROPOSED DRAINAGE
PROPOSED RETAINMENT WALLS
PROPOSED BRIDGES
PROPOSED STRUCTURES
PROPOSED UTILITIES
PROPOSED ACCESSORIES
PROPOSED FURNITURE
PROPOSED PLANTING
PROPOSED ANIMALS
PROPOSED PEOPLE
PROPOSED VEHICLES
PROPOSED EQUIPMENT
PROPOSED MATERIALS
PROPOSED TOOLS
PROPOSED SUPPLIES
PROPOSED SERVICES
PROPOSED CONTRACTORS
PROPOSED SUBCONTRACTORS
PROPOSED VENDORS
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CAUTION
Please don't Drive,
Call before you dig



THIS PLAN IS A SCHEMATIC SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AGREEMENTS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DOCUMENTS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TOOLS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPLIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUBCONTRACTORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY VENDORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPLIERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MANUFACTURERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DISTRIBUTORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RETAILERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WHOLESALE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EXPORTERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY IMPORTERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AGENTS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BROKERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INTERMEDIARIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FACILITATORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COORDINATORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPERVISORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MANAGERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EXECUTIVES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OFFICIALS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MEMBERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ASSOCIATES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PARTNERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EMPLOYEES.

GENERAL
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH CODE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL COMMUNICATIONS CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CODE.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACOUSTICS CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL VIBRATION CODE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL OPTICS CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL THERMODYNAMICS CODE.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CHEMISTRY CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL PHYSICS CODE.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BIOLOGY CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL MEDICINE CODE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL AGRICULTURE CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL FORESTRY CODE.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FISHERIES CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL HUNTING CODE.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RECREATION CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL TOURISM CODE.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CULTURE CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL ARTS CODE.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SCIENCE CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL TECHNOLOGY CODE.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SPACE CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL OUTER SPACE CODE.

THIS PLAN IS A SCHEMATIC SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AGREEMENTS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DOCUMENTS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TOOLS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPLIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUBCONTRACTORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY VENDORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPLIERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MANUFACTURERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DISTRIBUTORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RETAILERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WHOLESALE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EXPORTERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY IMPORTERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AGENTS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BROKERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INTERMEDIARIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FACILITATORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COORDINATORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPERVISORS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MANAGERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EXECUTIVES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OFFICIALS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MEMBERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ASSOCIATES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PARTNERS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EMPLOYEES.

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

ARTICLE II. CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS¹

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.

¹Ord. 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.

-
- (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.

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(Supp. No. 6)

(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

(Supp. No. 6)

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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 Country. 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, October 17, 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, OCTOBER 17, 2023

SUBJECT: VARIANCE REQUEST #V-2023-02, FOR THE “RESERVE AT HARRIS SPRINGS” PROPOSED DEVELOPMENT SITE FOR RELIEF FROM THE STRICT APPLICATION OF THE **SIDEWALK REQUIREMENTS** UNDER ORDINANCE #926, APPENDIX A, SECTION G.

I. APPLICATION

- A. Application:** Variance Request for the proposed conventional residential subdivision, “The Reserve at Harris Springs.”
- B. Owner:** Tim Helton
- C. Applicant:** Kelly Green, Kelly Green Development
- D. Developer:** Kelly Green, Kelly Green Development
- E. Engineer:** Charlie Deep, 4D Engineering
- F. Agent:** Kelly Green, Kelly Green Development
- G. Request:** Due to the steep topography of the proposed development site, the Applicant is requesting relief from having to install sidewalks within the project boundaries.

II. PROPERTY INFORMATION

A. Property Tax ID: 336-00-00-001

B. Location: Approximately 2,100 feet S.E. of U.S. Hwy. 221 South, and 1,800 feet N.W. of Nanaloo Avenue, at 520 Harris Springs Road, Waterloo, SC.

C. Property Size: 159.94 acres

D. Proposed Density: Two (2) units per acre.

E. Current Land Use: Non-functioning golf course.

F. Surrounding Current Land Uses:

North: Agriculture and single-family manufactured housing

East: Primarily single-family manufactured housing

South: Vacant agriculture

West: Primarily vacant rural lands

G. Utilities: A LCWSC waterline is present along Harris Springs Road. Sewer lines are not present, the Applicant proposes the use of septic systems.

III. PROJECT BACKGROUND

The Applicants are proposing the construction of an eighty (80) lot conventional residential subdivision consisting of eighty (80) single family homes on an existing golf course. The development is proposed on a property that previously served as a public golf course but was closed in January of 2023 due to the increased costs in maintaining the business. The Applicant's Engineer was concerned that the slopes on the proposed development site were too steep to safely construct sidewalks within the project and are requesting a variance from the sidewalk requirements of the County's Subdivision Ordinance #926.

IV. STAFF REVIEW

Staff calculated the slope percentages and determined that the slopes ranged from 2.5% to 10% across the entire parcel, and 5% to 10% within the building footprint. According to the AASHTO (American Association of Highway and Transportation Officials) and ADA (Americans with Disabilities Act) guidelines, the maximum slope suggested for the construction of safe sidewalks is 5%. The Applicant will be required to provide streetlights within the development to promote the safety of the homeowners, in accordance with Appendix A, Section M of the County's Subdivision Ordinance #926 during the Construction Site Plan submittal stage.

The Variance is being requested in conjunction with an application for Preliminary Plat/Plan approval from the County's Technical Review Committee as project #2023-2. The project was reviewed by the County's Technical Review Committee the week of

August 14, 2023, and the Committee had no objections to the variance request. The Applicant and the Preliminary Plan/Plat has met the requirements of the Laurens County Code of Ordinances except for the sidewalk requirements and the TRC Staff members have no objections to the Applicant's Variance request. Staff is prepared to approve the plan/plat upon approval of the variance request by the County's Planning Commission.

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 9, Section B, 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: The proposed building footprint consists of slopes from 5% to 10% which are considered unsafe by AASHTO (American Association of Highway and Transportation Officials) and ADA (Americans with Disabilities Act) standards.

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

Staff findings: The slopes do occur on properties within the vicinity, primarily to the east and south of the property. However, since this is an issue of safety that affects the future homeowners, Staff is concerned about the impact of the sidewalk requirements on the proposed development site and will be required to be diligent in the review of future projects in the surrounding area.

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: Sidewalks constructed within the development could be detrimental to the safety of citizens utilizing wheelchairs and needing assistance, and the use of some toys used by children and strollers.

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: Staff does not believe that the variance would be detrimental to the adjacent property, the public good, nor the character of the district if approved.

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 option of the following in making their decision:

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.

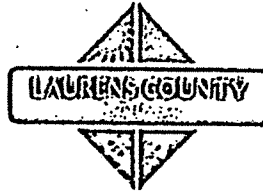
VI. STAFF RECOMMENDATION

Staff recommends **approval** of the Applicant's request for a variance and relief from the strict application of the sidewalk requirements of Ordinance #926, Appendix A, Section G, due to the steep topography of the site within the building footprint.

Exhibit Attachments:

- A. Applicant's Variance Application
- B. Vicinity Map
- C. Property Location Aerial Map
- D. Applicant's submitted Preliminary Plan
- E. Property Topographic Maps
- F. Applicant's Engineer's Email
- G. Laurens County Sidewalk Code

EXHIBIT A



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: 9-29-2023
COMPANY NAME: Kelly Green Development
PERSON REQUESTING ACTIONS NAME: Kelly Green
ADDRESS OF PROPERTY: 520 Harris Springs Road
CITY: WATERLOO STATE: SC ZIP: 29384
PHONE NUMBER: 803-522-5468 EMAIL: Kellygreendevelopment@gmail.com
SIGNATURE: [Signature]
Tax Map # of parcel(s) (if applicable): 336-06-00-001

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.

Variance requested as the topography on the 70 acres will not accommodate. Please see engineer's letter.

ADDITIONAL DETAILS OF REQUEST:

(PLEASE - attach subject matter document pages as necessary)

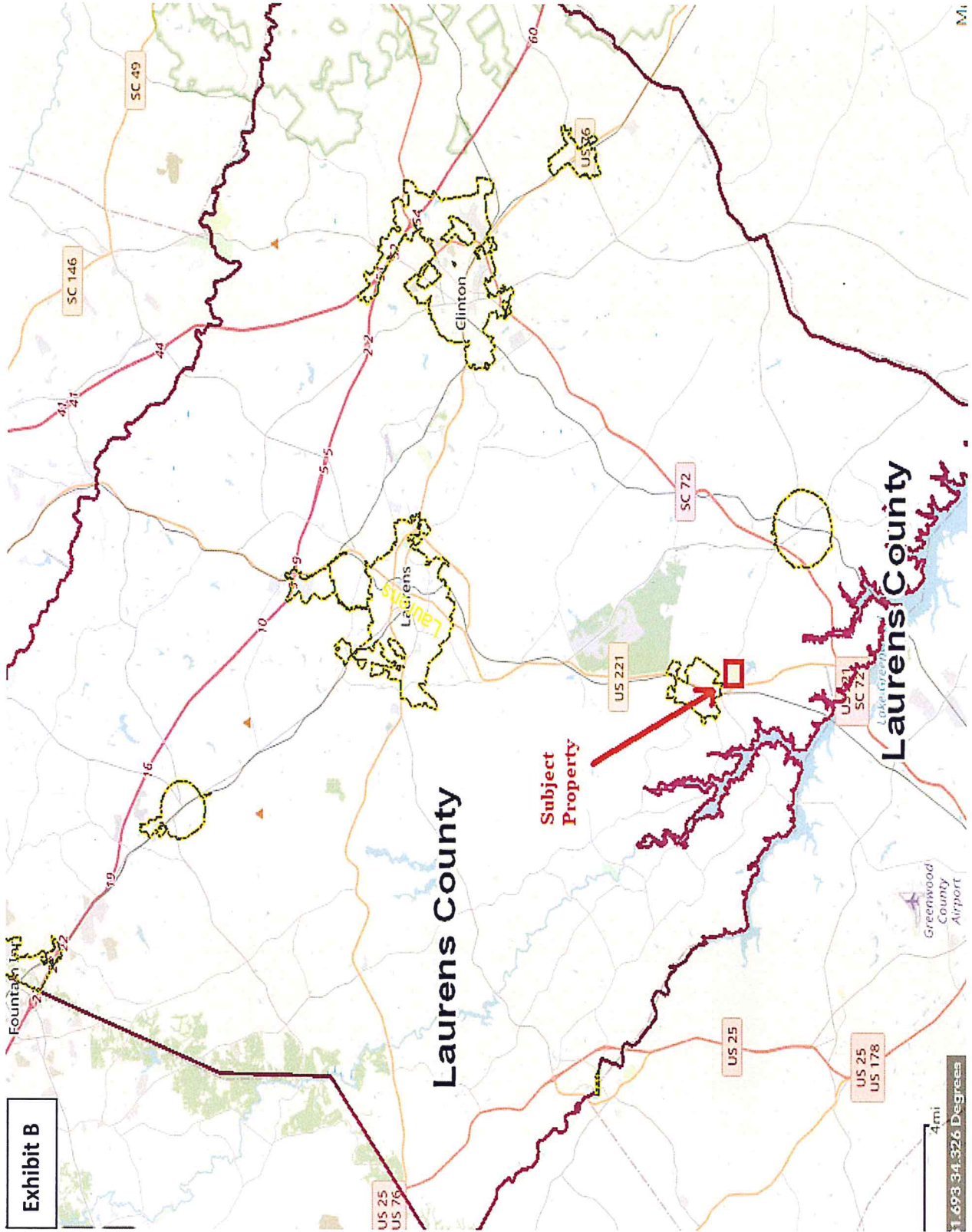


Exhibit B

4mi
83.326 Degrees
34.693 Degrees

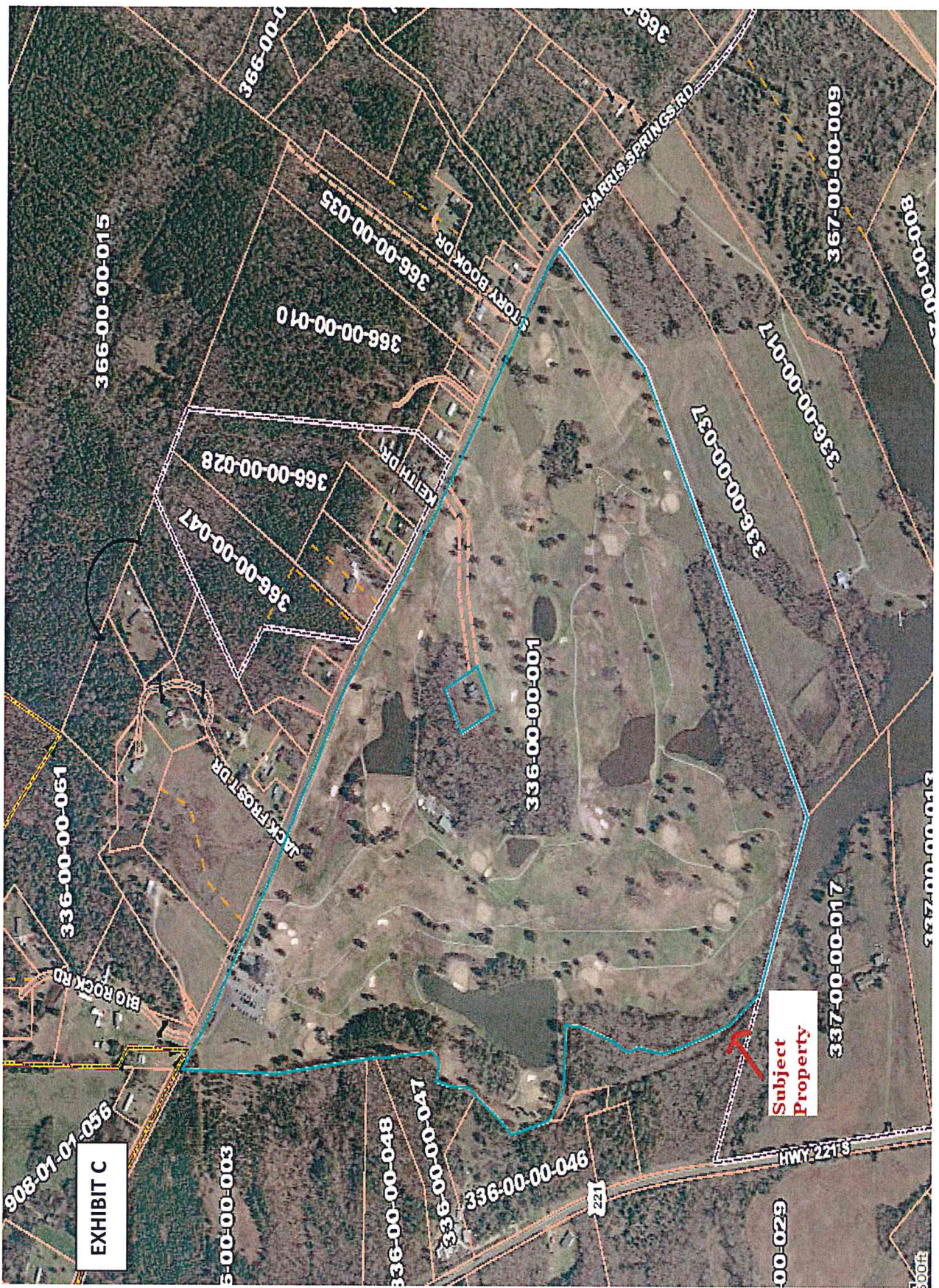
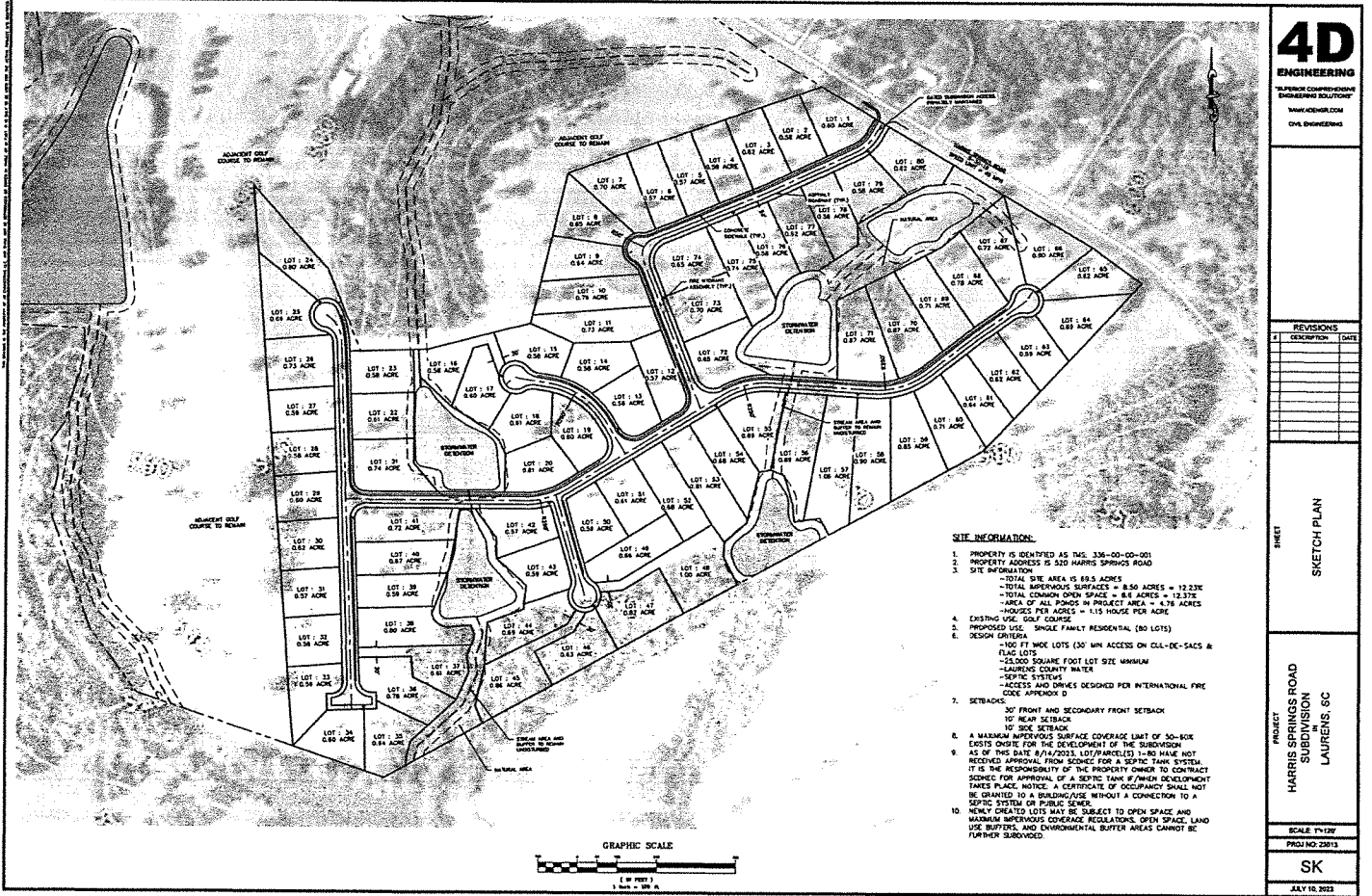


EXHIBIT C

Subject
Property

EXHIBIT D



4D
ENGINEERING
"SUPERIOR COMPREHENSIVE
ENGINEERING SOLUTIONS"
WWW.4DENR.COM
CIVIL ENGINEERING

NO.	REVISIONS	DATE

SHEET
SKETCH PLAN

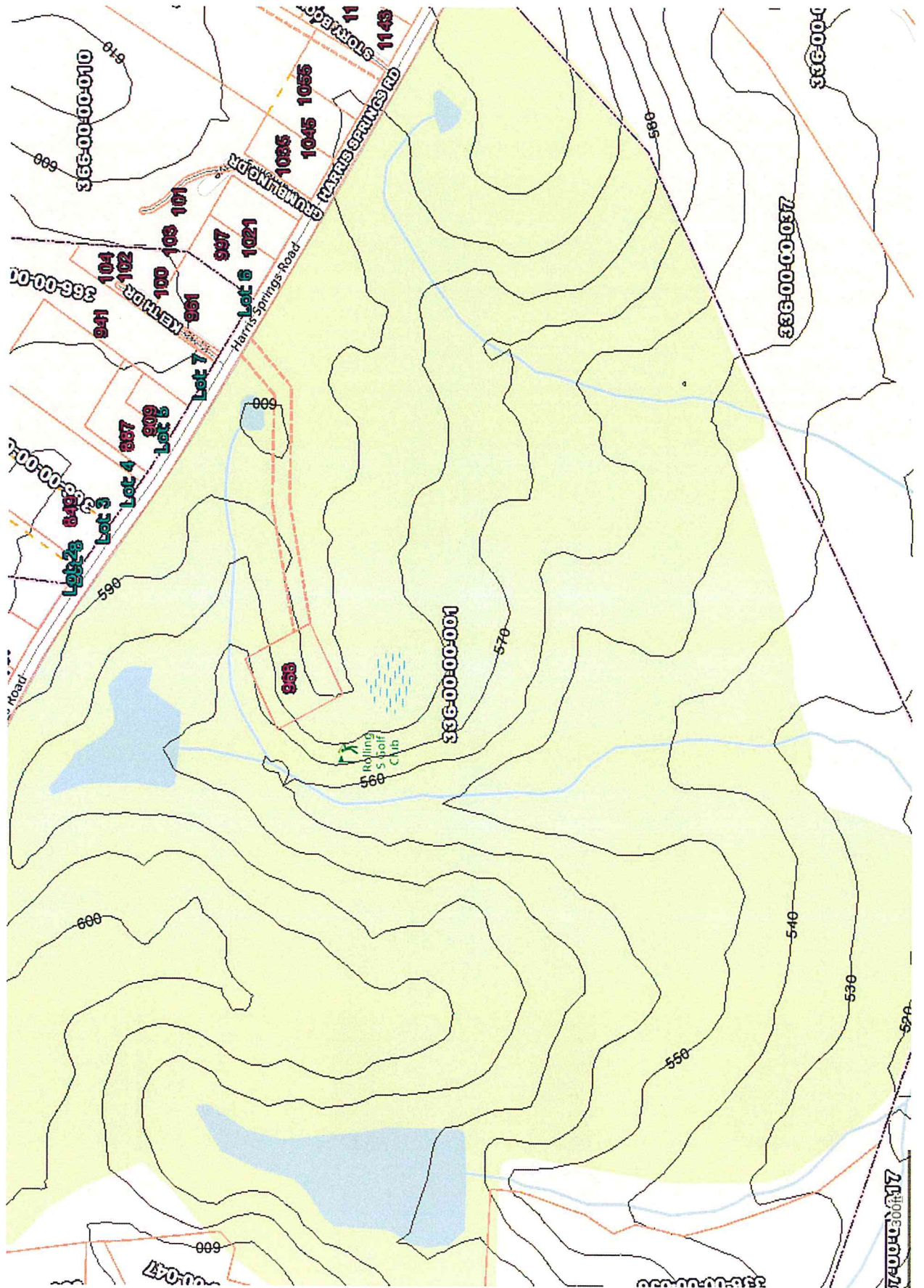
PROJECT
HARRIS SPRINGS ROAD
SUBDIVISION
LAURENS, SC

SCALE 1"=100'
PROJ NO 22813
SK
JULY 10, 2022

- SITE INFORMATION:**
- PROPERTY IS IDENTIFIED AS TRS. 336-00-001
 - PROPERTY ADDRESS IS 520 HARRIS SPRINGS ROAD
 - SITE INFORMATION:**
 - TOTAL SITE AREA IS 89.5 ACRES
 - TOTAL IMPERVIOUS SURFACES = 8.50 ACRES = 12.23%
 - TOTAL COMMON OPEN SPACE = 8.8 ACRES = 12.37%
 - AREA OF ALL PONDS IN PROJECT AREA = 4.78 ACRES
 - HOUSES PER ACRE = 1.15 HOUSE PER ACRE
 - PROPOSED USE: SINGLE FAMILY RESIDENTIAL (80 LOTS)
 - DESIGN CRITERIA:
 - EXISTING USE: GOLF COURSE
 - 100 FT WIDE LOTS (30 MIN ACCESS ON CUL-DE-SACS & FLAG LOTS)
 - 25,000 SQUARE FOOT LOT SIZE MINIMUM
 - LAURENS COUNTY WATER
 - SEPTIC SYSTEMS
 - ACCESS AND DRIVES DESIGNED PER INTERNATIONAL FIRE CODE, APPROX D
 - SETBACKS:**
 - 30' FRONT AND SECONDARY FRONT SETBACK
 - 10' REAR SETBACK
 - 10' SIDE SETBACK
 - A MAXIMUM IMPERVIOUS SURFACE COVERAGE LIMIT OF 50-60% EXISTS ON SITE FOR THE DEVELOPMENT OF THE SUBDIVISION
 - AS OF THIS DATE 8/14/2022, LOT/PARCELS 1-80 HAVE NOT RECEIVED APPROVAL FROM SOFREC FOR A SEPTIC TANK SYSTEM. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTRACT SOFREC FOR APPROVAL OF A SEPTIC TANK #/WHEN DEVELOPMENT TAKES PLACE. HOWEVER, A CERTIFICATE OF OCCUPANCY SHALL NOT BE GRANTED TO A BUILDING/USE WITHOUT A CONNECTION TO A SEPTIC SYSTEM OR PUBLIC SEWER.
 - NEWLY CREATED LOTS MAY BE SUBJECT TO OPEN SPACE AND MAXIMUM IMPERVIOUS COVERAGE REGULATIONS. OPEN SPACE, LAND USE BUFFERS, AND ENVIRONMENTAL BUFFER AREAS CANNOT BE FURTHER SUBDIVIDED.



EXHIBIT E



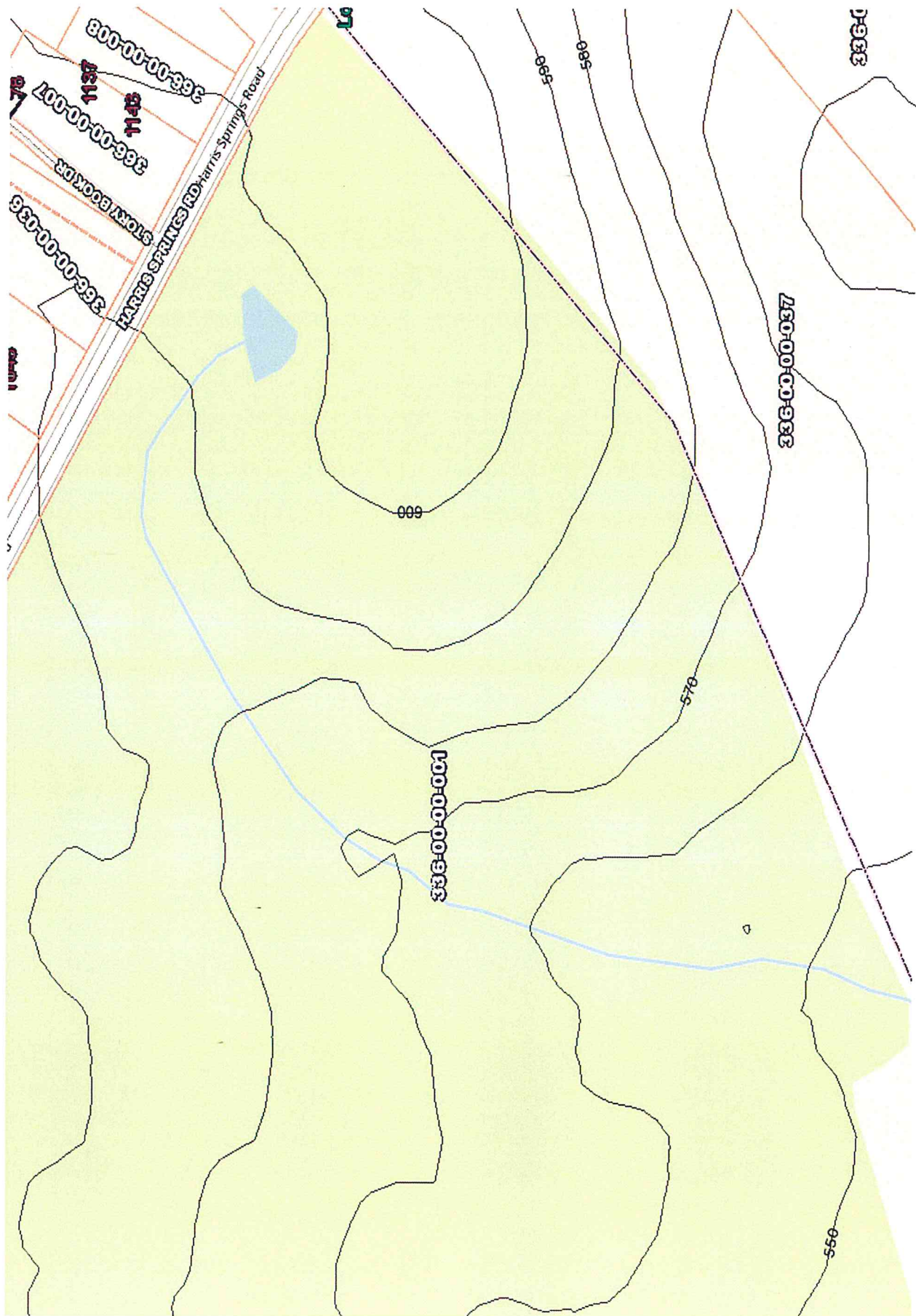


EXHIBIT F

From: Charlie Deep <charlie@4dengr.com>
Sent: Thursday, September 28, 2023 3:41 PM
To: Lisa Wargo <LisaWargo@co.laurens.sc.us>
Cc: Kellygreendevlopment@gmail.com; kellygreendevlopment@gmail.com
Subject: RE: Reserve at Harris Springs

Ms. Wargo,

There are significant grade changes internal to the project site and ADA compliant sidewalks would not be easily achievable. From what I understand, the owner's intent is to limit grading and disturbance with this project. That combined with the large lot size makes sidewalks impractical. Let me know if you need anything else on this. I just talked to Kelly also and she'll be working on the paperwork to get that back to you as soon as possible.

Charlie
4D Engineering
(O) 803-356-0909
(C) 803-917-2903

EXHIBIT G.

Ordinance #926, Appendix A, Section G. Sidewalk Requirements.

- 1) Sidewalks will be required on any subdivision with ten (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.
- 2) 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.
- 3) At a minimum, sidewalks will be required on at least one side of the street where homes are on both sides and will terminate at the entrance of a cul-de-sac.
- 4) *Sidewalk Design Specifications.*
 - a) Sidewalks shall be installed in accord with the Standard Specifications for Highway Construction Manual, latest edition, as amended.
 - b) Sidewalks shall be not less than four (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.
- 5) Except in unusual circumstances, sidewalks must be located outside of the road right-of-way and contained within the platted lot as follows:
 - a) With Curb and Gutter-the sidewalk shall be located a minimum of two (2) feet from the back of curb.
 - b) No Curb and Gutter - the sidewalk shall be located a minimum of two (2) feet from the edge of pavement/street or right of way, whichever is greater.
- 6) No mailboxes or other structures may be located within the sidewalk.