



AGENDA

LAURENS COUNTY PLANNING COMMISSION

December 19, 2023

5:30 PM

LAURENS COUNTY VOTER REGISTRATION AND ELECTIONS

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

1. Call to Order – Chairman Bobby Smith
2. Invocation – Commissioner Michael Floyd
3. Pledge of Allegiance – Chairman Bobby Smith
4. Approval of Agenda – December 19, 2023
5. Approval of Minutes – October 17, 2023, Regular Session
6. Old Business:
7. New Business:
 - a. Variance Request for relief from not having to pave the road due to the length of the private road, as required by Laurens County Code of Ordinances, specifically Ordinance #901, Sec. 32-190 (D), Sec. 32-162 (B), and Sec. 32-97 (A).
Applicant: Bruce Parris
Parcel#: 349-00-00-007, 3315 Metric Road.
 - 1) Staff Summary: Staff Recommends approval of the variance with the stated conditions. The road is over the Ordinance limit of 500 feet but due to public safety concerns, Metric Road traffic volume and 911 addressing, it is Staff's finding that the variance would allow for all of the parcels to be addressed and served by the private road and reduce the number of accesses off of Metric Road. Currently the parcels are listed as being in agricultural use and the Applicant requests the variance to allow for the additional length of the road without it having to be paved.
 - 2) Applicant's Introduction to the Project. (*Commissioners' Fact-Finding Questioning of*

- 3) Public Commenting Period- Limited to a twenty (20) minute period for each project being reviewed. *(Members of the Public wishing to speak are required to sign in prior to the Meeting. All comments made by the Public must pertain only to the project being reviewed. The members of the Public are restricted to 2 minutes each and are urged not to repeat comments already made by others. Members of the Public are urged to have one speaker represent their comments as a group. Although Commissioners are urged to refrain from answering public comments until the Commission Commenting period, the Chairman is permitted to interrupt a speaker's opportunity to comment if the speaker becomes abusive, or wanders off the subject of the project being reviewed. Once the public comment portion for a particular item has been closed, no additional public comments are permitted, unless requested by the Commission.)*
- 4) Applicant's Chance to Address Public Comments and Concerns *(Commissioners opportunity to question the Applicant on public concerns. The Public must refrain from any comments in the audience during the Applicant's address. Members of the public not respecting this process will be asked to leave the meeting.)*
- 5) Closure of the Fact-Finding Period.
- 6) Commission Member Deliberation & Discussion: *(Comments during this period are restricted to the Commissioners. The Commissioners may respond to comments made by the public at this time. This period is strictly for the Commissioners to discuss their findings and determine whether the project meets the State law requirements for approval of the Applicant's request. The public may not interrupt, make comments, or shout from the audience, or ask questions during this time unless specifically called upon by a Commissioner. Members of the public not respecting this process will be asked to leave the meeting.)*
 - i. Commission discussion.
 - ii. A motion for approval or denial, with or without Staff's recommendations, and stating any conditions in the motion, is made by a Commission member.
 - iii. Any discussion concerning the motion
 - iv. Vote.

b. Discussion: The Comprehensive Plan Status

8. Adjournment



MINUTES
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

Commissioners Present: Ed Burns, Tom Robertson, Michael Floyd. Casey Robinson, Abney Smith

Commissioners Absent: Bobby Smith and Sylvester Grant

Call to Order – Vice Chairman Ed Burns called the meeting to order at 5:32 PM.

Invocation- Commissioner Michael Floyd

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

Approval of Agenda – October 17, 2023- The approval of the agenda for October 17, 2023, was first motioned by Commissioner Abney Smith, with a second motion by Commissioner Casey Robinson

Approved 5-0

Approval of Minutes – September 19, 2023- The approval of minutes from September 19, 2023, was motioned to approve by Commissioner Michael Floyd and seconded by Commissioner Tom Robertson.

Approved 5-0

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" is 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."

Public Comment-

Joesph Dyches-Mr. Dyches answered the questions that the Commissioners had at September's Planning Commission meeting. He read the brochure of the campground and was open to answering any questions from the Commissioners.

John Wood- He voiced his concerns about the length of stay of the campers and expressed that he does not want the campground in that location and his worries about a manager always being on-site.

Cheryl Woods- She was concerned about the types of campers, if golf carts would be permitted, and the safety of the community.

Albert Jenkins-He expressed his concern about the length of stay and the extra traffic on the road.

Mary Lanford-Ms. Lanford is concerned about the length of stay, as well as who will be making sure that if the length of stay is an extended period, the owners of the campers are paying taxes. She also voiced her concern about the ATV trails.

Tracy Lanford- He is concerned about who is going to manage the campground when the manager is not onsite. He was also worried about the ATV trails and noise.

Edmond Miller- He is concerned about who will fix the road when the road gets messed up and the traffic of all of the vehicles on the road.

Vice Chairman Ed Burns called for a vote to approve. Commissioner Michael Floyd first motioned, and Commissioner Tom Robertson seconded the motion. The vote passed 4-1, with Vice Chairman Burns voting no.

Approved 4-1

New Business-

- A. **Reserve at Harris Springs- Map # 336-00-00-001**
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.

Public Comment-

Alex Green- Commissioners asked Alex Green about extending the road and marking it so that bikes and people walking will have a space that is out of the road.

Kelly Green- She spoke up about how the safety of the residence is her main priority and explained that they will have a lot of space for outdoor activities.

David Holmes- Mr. Holmes expressed his appreciation for the Planning Commissioners being present. He wants the commissioners to be aware of the type of tax revenue that is being brought in. He is also concerned about the loss of the peace and tranquility of living on his lake, as well as the silt that will be put into his lake when construction begins.

Nancy Garrison- She is concerned that the development is not abiding by the ordinance of having two entrances to the community. She also expressed the same sentiment as Mr. Holmes.

Susan Stewart- She is concerned if offering a variance request in an unzoned area is legal. She was worried about the topography and silt issue. She explained that she didn't think that the developer had an actual hardship to approve the variance.

Vice Chairman Ed Burns called for a vote to approve. Commissioner Casey Robinson first motioned, and Commissioner Michael Floyd seconded the motion. The vote passed 4-1, with Vice Chairman Burns voting no.

Approved 4-1

Adjournment- Vice Chairman Ed Burns adjourned the meeting at 6:30 p.m. with a motion from Commissioner Casey Robinson and a second by Vice Chairman Ed Burns.

Approved 5-0

Respectfully Submitted,



Cortni Motes, Clerk 3
Laurens County Public Works



LAURENS COUNTY PLANNING COMMISSION

Tuesday, December 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, DECEMBER 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 NOT HAVING TO PAVE THE ROAD DUE TO THE LENGTH OF THE PRIVATE ROAD, AND THE STRICT APPLICATION OF THE LAURENS COUNTY CODE OF ORDINANCES, SPECIFICALLY ORDINANCE #901, SEC. 32-190 (D), SEC. 32-162 (B), AND SEC. 32-97 (A).

I. APPLICATION

A. Application: Variance Request

B. Owner: Bruce Parris

C. Applicant: Bruce Parris

D. Developer: TBD

E. Engineer: TBD

F. Agent: Bruce Parris

G. Request: The Applicant, Bruce Parris is requesting a variance from having to pave 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. Staff Summary: Staff Recommends approval of the variance with the stated conditions. The road is over the Ordinance limit of 500 feet but due to public safety concerns, Metric Road traffic volume, and 911 addressing, it is Staff's finding that the variance would allow for all of the parcels to be addressed and served by the private road and reduce the number of accesses off of Metric Road. Currently the parcels are listed as being in agricultural use and the Applicant requests the variance to allow for the additional length of the road without having to pave it.

IV. 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 or that the hardship being presented is a financial hardship.

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.

V. 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 Ordinance #901, Sec. 32-190 (D), Sec. 32-162 (B), and Sec. 32-97 (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: 11-8-2023

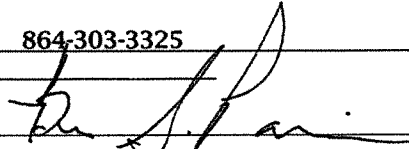
COMPANY NAME: B. Grady Properties, LLC

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: 

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

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 for addressing for five estate lots due to length of shared drive. These lots have been approved by The Planning Commission and E911, with notes that all of these lots have legal easement access to the shared drive, and has been recorded in Laurens County Register of Deeds office on 7-25-2023. Lots have been assigned tax map numbers. SCDOT has approved an encroachment for the shared drive.

EXHIBIT B

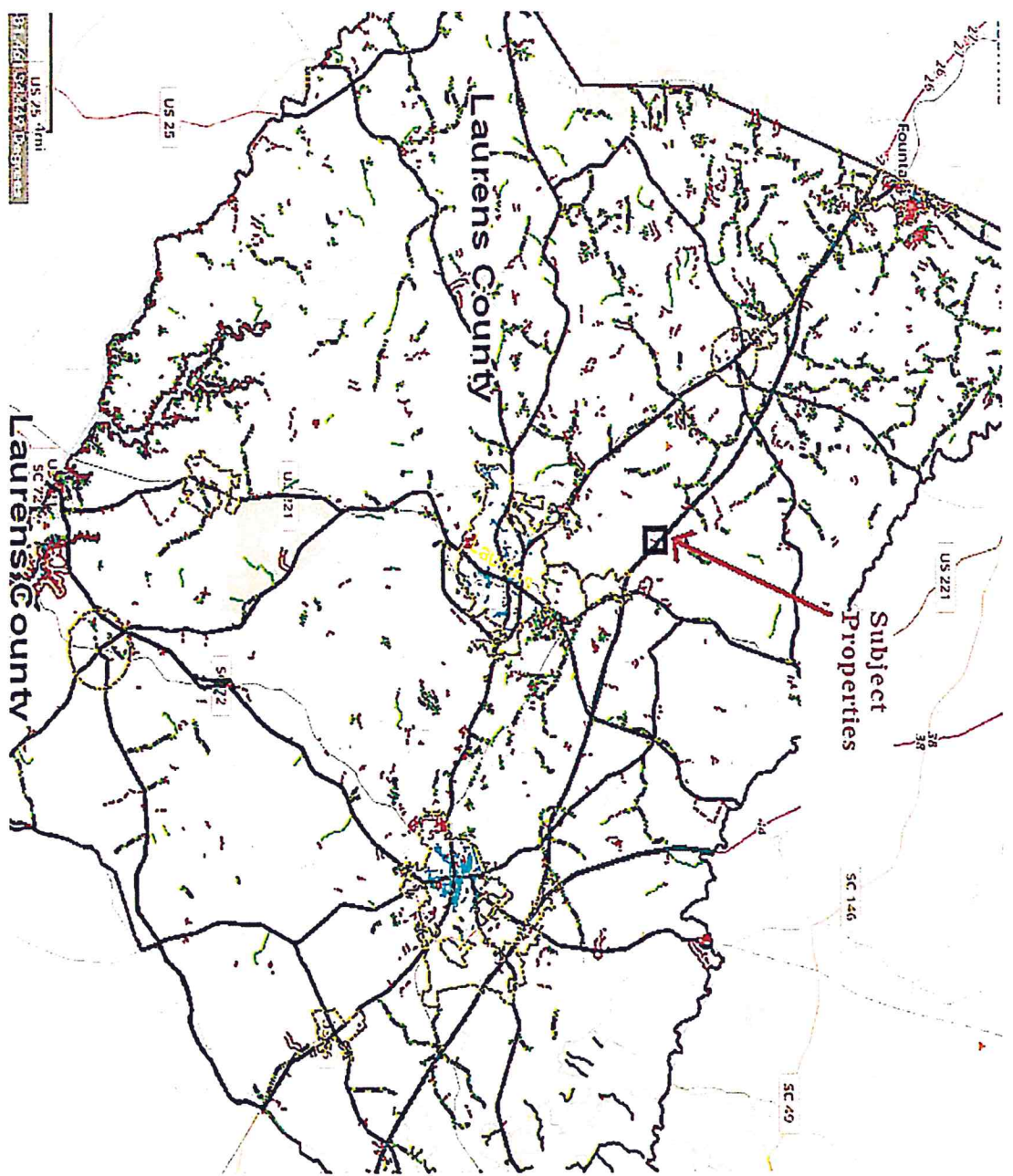
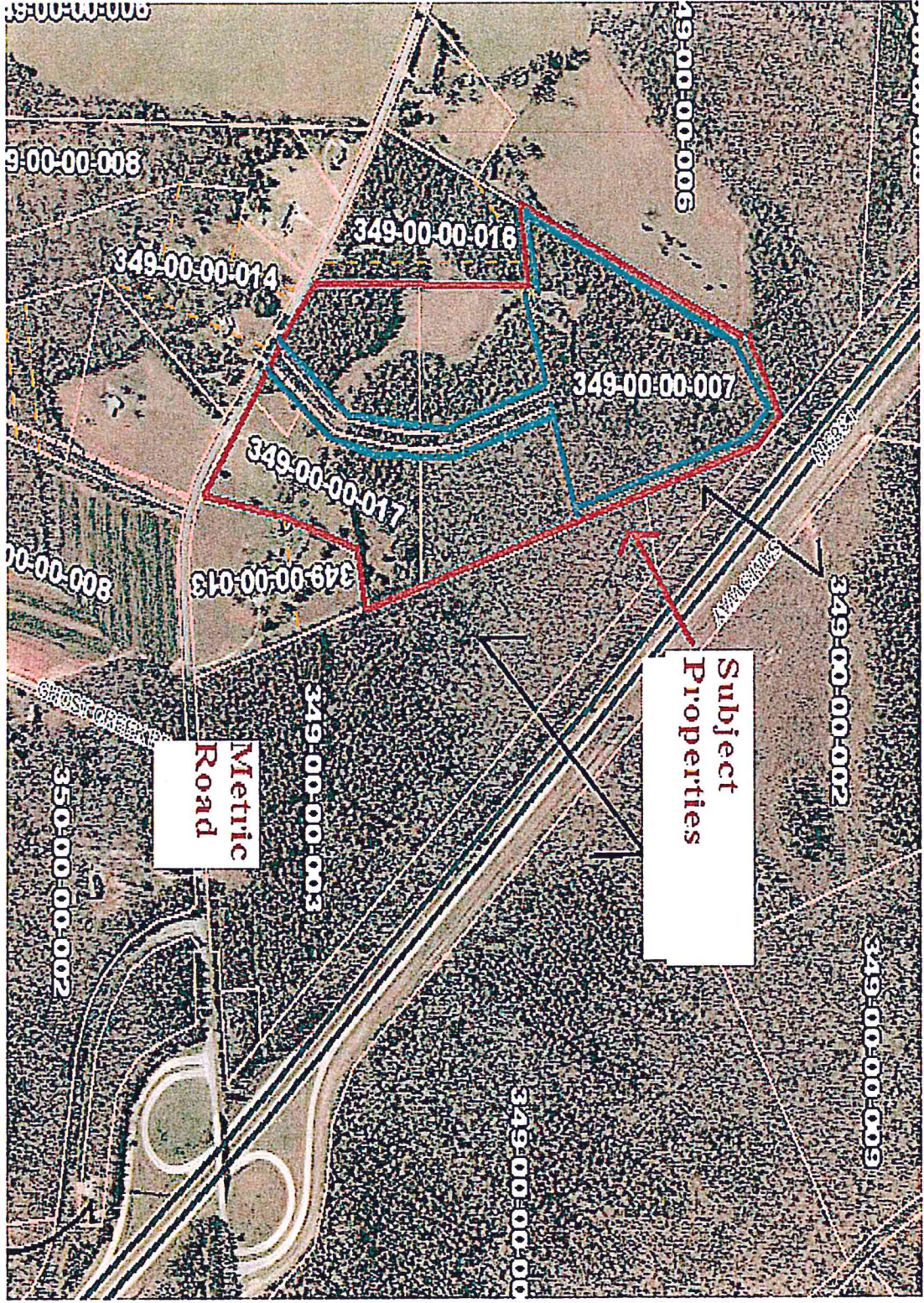


EXHIBIT C



LEGEND

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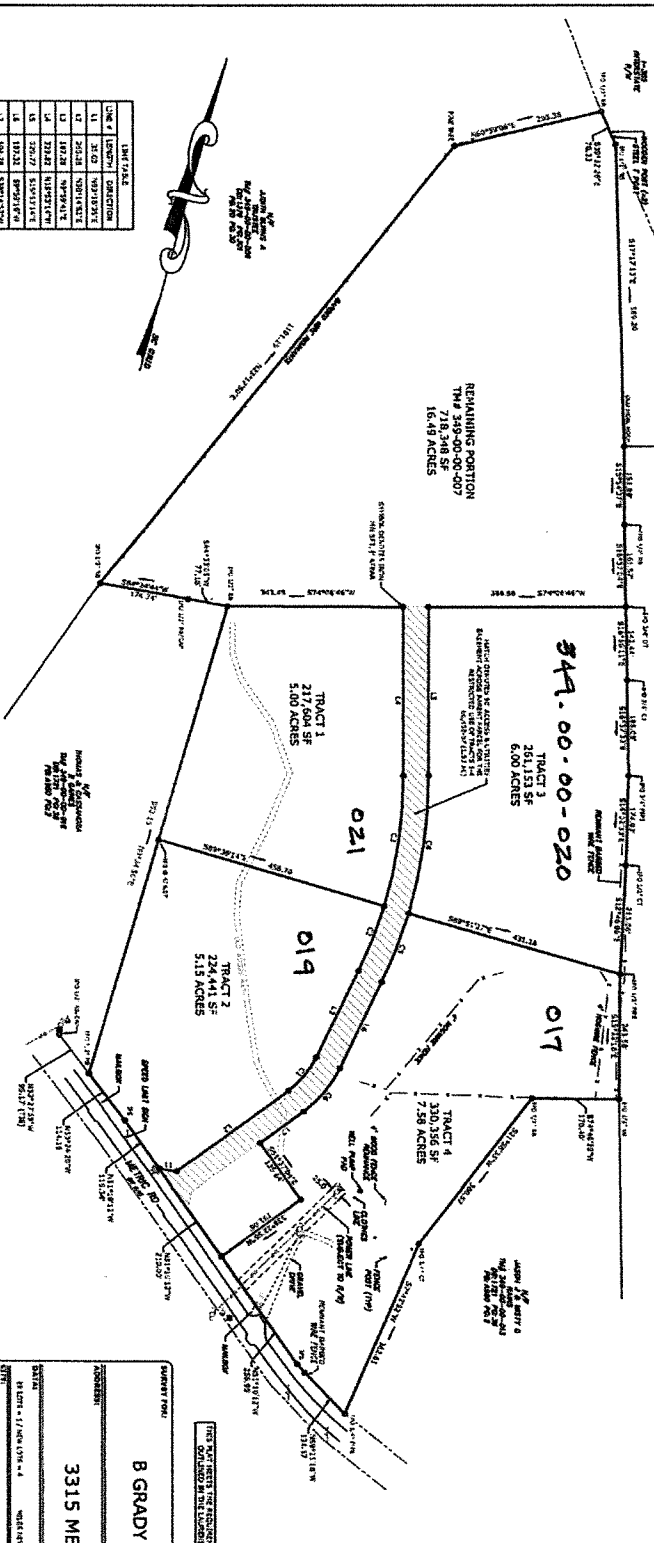
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REMAINING PORTION
 T#4 349-00-00-007
 7,181,708 SF
 16.43 ACRES



OWNER TABLE

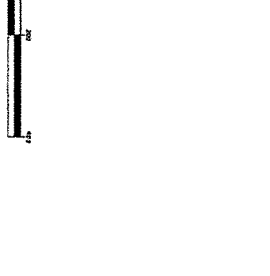
OWNER	TRACT	ACRES	AREA (SF)
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CAUTION

Read with care below.

Check before you dig.

THE INFORMATION ON THIS MAP IS THE PROPERTY OF THE ENGINEERING FIRM AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEERING FIRM.



NOTICE

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315 METRIC ROAD

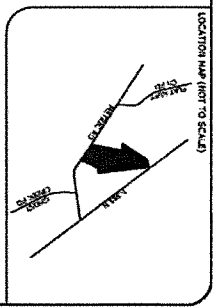
B GRADY PROPERTIES

LAURENS

SOUTH CAROLINA

JANE BRAKE ENGINEERING + SURVEYING

201 W. MAIN STREET, COLUMBIA, SC 29205
 804-732-1919



JAMES T. GRADY, P.E.
 10000
 SOUTH CAROLINA

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.
- (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. 32-162. Exceptions.

- (a) All street and/or roadways as shown on plats of record in the office of the clerk of court for the county or as are under construction on the date of the adoption of the ordinance from which these regulations are derived are exempt from the requirements of these regulations. However, the requirements of division 3 of this article shall be met.
- (b) Private roads constructed for the sole purpose of agricultural, forestry or temporary construction site uses are exempt from the provisions of this division. However, should such roads later be converted to uses governed by this division, all provisions would apply.

(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

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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 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)