



AGENDA

LAURENS COUNTY PLANNING COMMISSION MEETING

April 16, 2024 5:30 PM

TO BE HELD AT: The Ridge at Laurens

301 Exchange Road, Laurens, SC 29360

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

April 16, 2024

1. Call to Order -Chairman Bobby Smith
2. Invocation- Commissioner Michael Floyd
3. Pledge of Allegiance- Chairman Bobby Smith
4. Approval of Agenda- April 16, 2024
5. Approval of Minutes- February 20, 2024, and March 12, 2024
6. New Business-
 - a. The Applicant, **Bruce Parris**, is seeking approval of a Preliminary Plat/Plan for the development of a new **Tiny Home/Cottage Home community** named "**The Timbers**", using permanent, tiny home RV park models, located at 3315 Metric Road, Laurens County.
 - b. The Applicant, **A Thousand Hills Properties, LLC** through Agent Matthew Christian, is seeking approval of a Preliminary Plat/Plan for the development of a new **RV Park** named "**WaterOak RV Park**" and located on the northeast side of Highway 76 East, south of the City of Clinton in Laurens County.
7. Old Business/Discussion Item-
 - a. Review and Discussion of the Comprehensive Plan Draft
8. Adjournment- Chairman



MINUTES
LAURENS COUNTY PLANNING COMMISSION
February 20, 2024

5:30 pm
LAURENS COUNTY ADMINISTRATION BUILDING
CONFERENCE ROOM

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

February 20, 2024

Commissioners Present: Bobby Smith, Tom Robertson, Michael Floyd, and Ed Burns

Commissioners Absent: Abney Smith, Sylvester Grant, 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 led the Pledge of Allegiance.

Approval of Agenda –February 20, 2024 - The approval of the agenda for February 20, 2024, was first motioned by Commissioner Ed Burns, with a second motion by Commissioner Tom Robertson.

Approved 4-0

Approval of Minutes – January 16, 2024 - The approval of minutes from January 16, 2024, was motioned to approve by Commissioner Tom Robertson and seconded by Commissioner Michael Floyd.

Approved 4-0

Old Business-

a. Discussion Item- The Comprehensive Plan Status
Chairman Bobby Smith started to discuss the Comprehensive Plan with the Commissioners. It was mentioned that he would like all of the utilities, school districts, police, fire, EMS, and dispatch to have an open discussion about what they would like to see in the Comprehensive Plan. Chairman Smith decided to hold a meeting with these departments and entities on March 12, 2024, at 6:00 PM with Mr. Blake Sanders to go over any questions or concerns each party had with the Comprehensive Plan.

b. Public Commenting- No Comment

New Business-

a. **Discussion Item-** Training for Commissioners

The type of training and the number of hours per year for each commissioner were discussed.

Adjournment- Chairman Bobby Smith adjourned the meeting at 6:45 p.m. with a motion from Commissioner Tom Robertson and a second by Commissioner Michael Floyd.

Approved 4-0

Respectfully Submitted,

Cortni Motes

Cortni Motes, Clerk 3
Laurens County Public Works

DRAFT



MINUTES
LAURENS COUNTY PLANNING COMMISSION

March 12, 2024

6:00 PM

THE RIDGE AT LAURENS

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

March 12, 2024

Commissioners Present: Bobby Smith, Tom Robertson, Michael Floyd, Abney Smith, and Casey Robinson.

Commissioners Absent: Sylvester Grant and Ed Burns

Call to Order – Chairman Bobby Smith called the meeting to order at 6:02 PM.

Invocation- Commissioner Michael Floyd

Approval of Agenda –March 12, 2024—Commissioner Abney Smith first motioned to approve the agenda for March 12, 2024, with Commissioner Casey Robinson seconding.

Approved 5-0

Old Business-

a. Discussion Item- Stakeholder Input Regarding Comprehensive Plan. Chairman Bobby Smith discussed the Comprehensive Plan with the Commissioners and stakeholders. Several stakeholders offered up their thoughts on items they would like to see in the Comprehensive Plan. Mr. Blake Sanders took notes on ideas and suggestions, and he will bring the revised Comprehensive Plan to the Planning Commission on April 16th. The location of the April meeting is planned for The Ridge at 5:30 PM.

Adjournment- Chairman Bobby Smith adjourned the meeting at 7:37 p.m. with a motion from Commissioner Abney Smith and a second by Commissioner Tom Robertson.

Approved 5-0

Respectfully Submitted,

A handwritten signature in black ink that reads "Cortni Motes".

Cortni Motes, Clerk 3
Laurens County Public Works



LAURENS COUNTY PLANNING COMMISSION

Tuesday, April 16, 2024
5:30 PM

TO BE HELD AT: The Ridge at Laurens
301 Exchange Road, Laurens, SC 29360

**LAURENS COUNTY PLANNING COMMISSION MEETING
STAFF REPORT**

TO: LAURENS COUNTY PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

HEARING DATE: TUESDAY, APRIL 16, 2024

SUBJECT: REVIEW FOR THE APPROVAL OF THE **PRELIMINARY PLAN/PLAT**
FOR THE DEVELOPMENT OF **“THE TIMBERS”**, A NEW TINY
COTTAGE HOME COMMUNITY PARK

I. APPLICATION

A. Application: Preliminary Plat/Plan approval.

B. Owner: B Grady Properties, LLC

C. Applicant: Bruce Parris

D. Developer: TBD

E. Engineer: Canebrake Engineering

F. Agent: Bruce Parris

G. Request: The Applicant, Bruce Parris, is seeking **Preliminary Plat/Plan approval** for the development of a tiny Cottage Home Community Park named **“The Timbers”**.

II. PROPERTY INFORMATION

A. Property Tax ID: 349-00-00-007

B. Location: Approximately 2,500 feet West of U.S. Hwy. 385, at 3315 Metric Road, Laurens County.

C. Property Size: Approximately 16.49 acres.

D. Proposed Density: Forty (40) pad/lot spaces.

E. Current Land Uses: Vacant Rural land.

F. Surrounding Current Land Uses:

North: Agriculture

East: Timber lands

South: Vacant platted lots

West: Agriculture

G. Utilities: A LCWSC waterline is present along Metric Road. Sewer lines are not present, the Applicant proposes the use of a communal septic system.

III. PROJECT BACKGROUND

The Applicant is seeking approval of a Preliminary Plat/Plan for the development of a tiny home Cottage Home Community Park using RV park models designed for permanent residency, with transient uses not being permitted. The units will be individually owned, and a Homeowners Association with covenants will be established for the care of the park. A community center is proposed to be added to the park at a later date.

The park will consist of 40 pads for home units and the access to the park will be paved. The access within the park is proposed to be gravel.

The perimeter of the project will be buffered with a minimum fifty (50) foot undisturbed, natural buffer as a land use buffer.

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 the County's Code of Ordinances, provided the additional conditions set below are included.

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

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 Timbers**” tiny cottage home development, **with the following conditions:**

- 1) In accordance with Ord. #926, Appendix B, Sec. C (a), Prior to approval of a grading permit, silt fencing shall be established and entrenched along the land use buffer boundary (and the streetscape zone) inside the property lines to protect it from construction activities and prevent unnecessary disturbance and erosion of soils. The buffer shall remain undisturbed throughout the use of the park.
- 2) In accordance with Sec. 28-25 (j) of Chapter 28, Article II, “Areas of disturbed ground (during construction) shall be covered or protected with vegetative growth capable of preventing soil erosion and preserving natural features and landscape as much as possible (following construction).”
- 3) A Landscape Plan shall be submitted with the Construction Site Plan and all lot setbacks, perimeter buffers, and rights-of-way shall have their distance and widths detailed, labeled, and shown on the Construction Site Plan.
- 4) A grading permit will not be issued for the project until the Construction Site Plan is submitted for Staff review and all necessary approvals have been received by SCDOT, County Roads & Bridges Dept., and SCDHEC.

Exhibit Attachments:

- A. Applicant’s Preliminary Plat/Plan Application
- B. Applicant’s introduction to the project
- C. Property Location Aerial Map
- D. Site Plan/Plat



LAURENS COUNTY BUILDING AND CODES
 P.O. BOX 815, LAURENS, SC 29630
 PHONE (864) 984-8659 FAX (864) 984-1502

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 Recreational Vehicle Park Telecommunications Tower
 Modular Other (Park Models Only)

Project Name: The Timbers **Project 911 Address:** 3315 Metric Road
City: Laurens **State:** SC **Zip Code:** 29360 **Tax/Property ID#:** 369-00-00-007
Property Owner's Name: B. Grady Partridge **Address:** 2130 Warrior Creek Church Rd
City: Crook Court **State:** SC **Zip Code:** 29625 **Phone:** 864-305-3325 **Email:** bruce.parris@k@gmail.com
Agent's Name: Bruce Parris **Company:** same **Phone:** same
Contractor's Name: Joseph Rychan **Company:** Conebrale **Phone:** 864-233-4757
Address: 202 Main Street **City:** Clinton **State:** SC **SC License #:** _____
Email Address: Joseph@ConebraleCivil.com

PROJECT DESCRIPTION

Construction Type: New Addition Interior Reno Occupancy Permit **Change in Use?** Yes No

Description of Project: Cottage Home Community

Occupancy Classification: _____ **Construction Type:** _____ **Total Building Sq. Ft.:** _____

Finished Stories: _____ **Basements:** Yes No **# of Buildings Proposed onsite:** _____

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

Of Existing Lots/Pads: _____ **# Of Dumpsters:** 2 **# 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 No

Total # Acres Onsite: 25 **Total Acres Proposed for Development:** 16

Road Classification(s): Arterial Collector Residential County State **Speed Limit(s):** 5 to 10
 MPH

UTILITIES

Electrical Service: New Existing **Total Amps:** 2000 **Source of Heat:** Gas Electric Wood

Sewer System: Public Septic Tank Onsite Dump Station(s) **Sewer Provider:** None

Power Company: Duke Energy **Gas Company:** N/A **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. 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. Yes No

Print Name: Bruce G. Parris **Signature:** [Signature] **Date:** 4/2/24
 REV DATE: 3/09/2023

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

April 2024 Laurens County Planning Commission meeting (4/16th 5pm)

As I have attended your Planning Commission meetings, I have listened to the same arguments many times over against R.V. Parks. Some of these include:

- Attracts wrong kind of people
- Large rigs coming in and out
- Loud
- People not committed to the community
- Developers ruining our small community way of life

It would be nice to purchase a large piece of property and just leave it like it is, but that is not normally realistic for most people. We had to come up with a plan to develop our 40 acres. So we went to work trying to figure out the best use for our new property. Presently, our plan is to break up and sell off the front 24 acres of the property into four large “Homestead” parcels that will fit very nicely with the surrounding homes on Metric Road. We want to build a Tiny Home Community on the remaining 16 acres at the rear of the property. The only thing you will see from Metric Rd of our project will be an attractive gated entrance with stone columns, rustic fencing, and landscaping. After going through our gated entrance, you will continue down a 1400’ paved country drive through big oaks and cedars as you approach the Tiny Home Community.





Let me try to define a "Tiny Home". A Tiny Home is a manufactured, movable, 399 sq ft or less home. They are built to high standards and hold their value like a stick-built house. They are inspected at the plant as an R.V. Park Model, ANSI Park Model Section 119.5. Park Models are designed and built to be used as permanent residences. They are set up on concrete block piers, tied-down, and under-pinned.



A Tiny Home Community normally attracts a certain type of person. Typically, they are a little bit older and many single women like these communities. They are normally down-sizing from nice homes, in nice communities and are usually looking to simplify their lives. They still want a nice, well built home in a nice, secure neighborhood. The Tiny Home that we will sell our residents, will be built in a state of the art facility with upper-end building materials, and will cost them around \$300/ sq ft.. Only new homes will be allowed in our community. These

people are used to living in developments with HOA rules and regulations. They expect rules to live under and want those rules enforced if and when they are broken. The residents will sign a strict contract in order to be allowed to live in our community and we will have a resident manager that will watch over the community and enforce the rules.



The residents will own their homes, but will rent the space from us. We will maintain all of the grounds of the community and provide utilities and security. The residents will be responsible

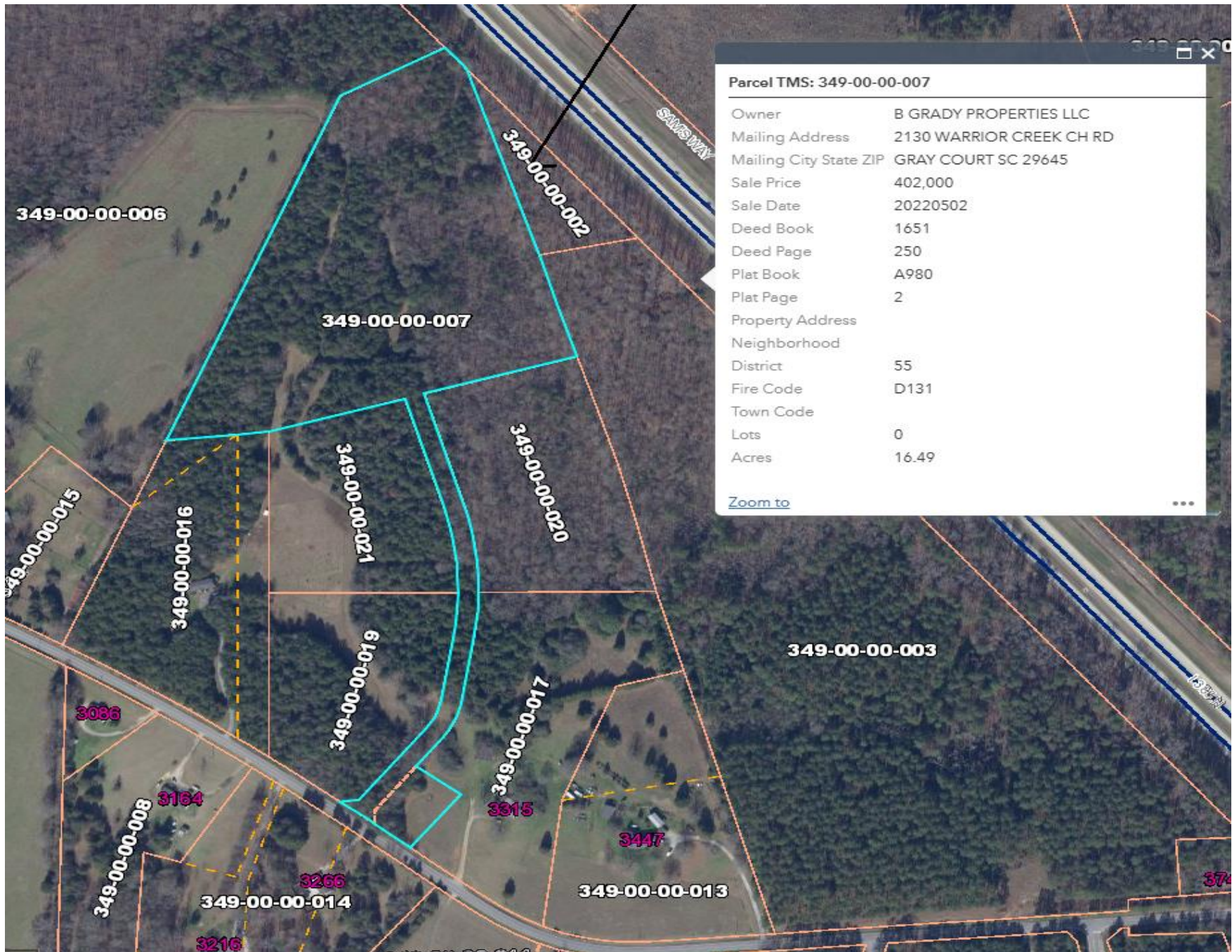
for the maintenance of their homes, but to our standards. We will assist in that effort by keeping an approved list of subcontractors for the residents to choose from.

We want to create a community environment for our residents so, we plan to use the 50' setback around the perimeter of our property to provide a half-mile walking trail. There will be firepits scattered around the community. Tentative plans are to build a community building for larger gatherings, exercise, and T.V. get togethers as the community grows.

Our residents will pay taxes into Laurens County and will want to be a part of all that Laurens County and Upstate South Carolina has to offer.

As I am sure you have gathered by now, this is not like any R.V. Park you have approved in Laurens County. Many of the counties in South Carolina have already approved Tiny Home Communities and they are thriving.

Hopefully, you will all see this as a great addition to Laurens County that does not come with some of the problems that people have experienced with R.V. Parks. I ask you to support and approve our project.

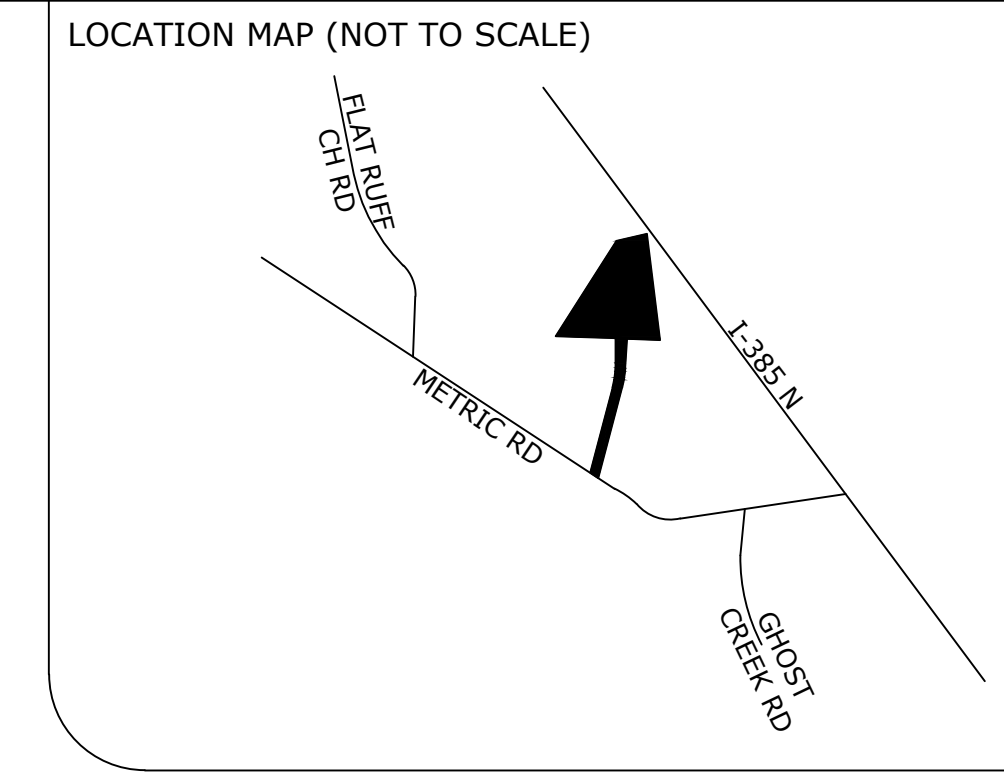


Parcel TMS: 349-00-00-007

Owner	B GRADY PROPERTIES LLC
Mailing Address	2130 WARRIOR CREEK CH RD
Mailing City State ZIP	GRAY COURT SC 29645
Sale Price	402,000
Sale Date	20220502
Deed Book	1651
Deed Page	250
Plat Book	A980
Plat Page	2
Property Address	
Neighborhood	
District	55
Fire Code	D131
Town Code	
Lots	0
Acres	16.49

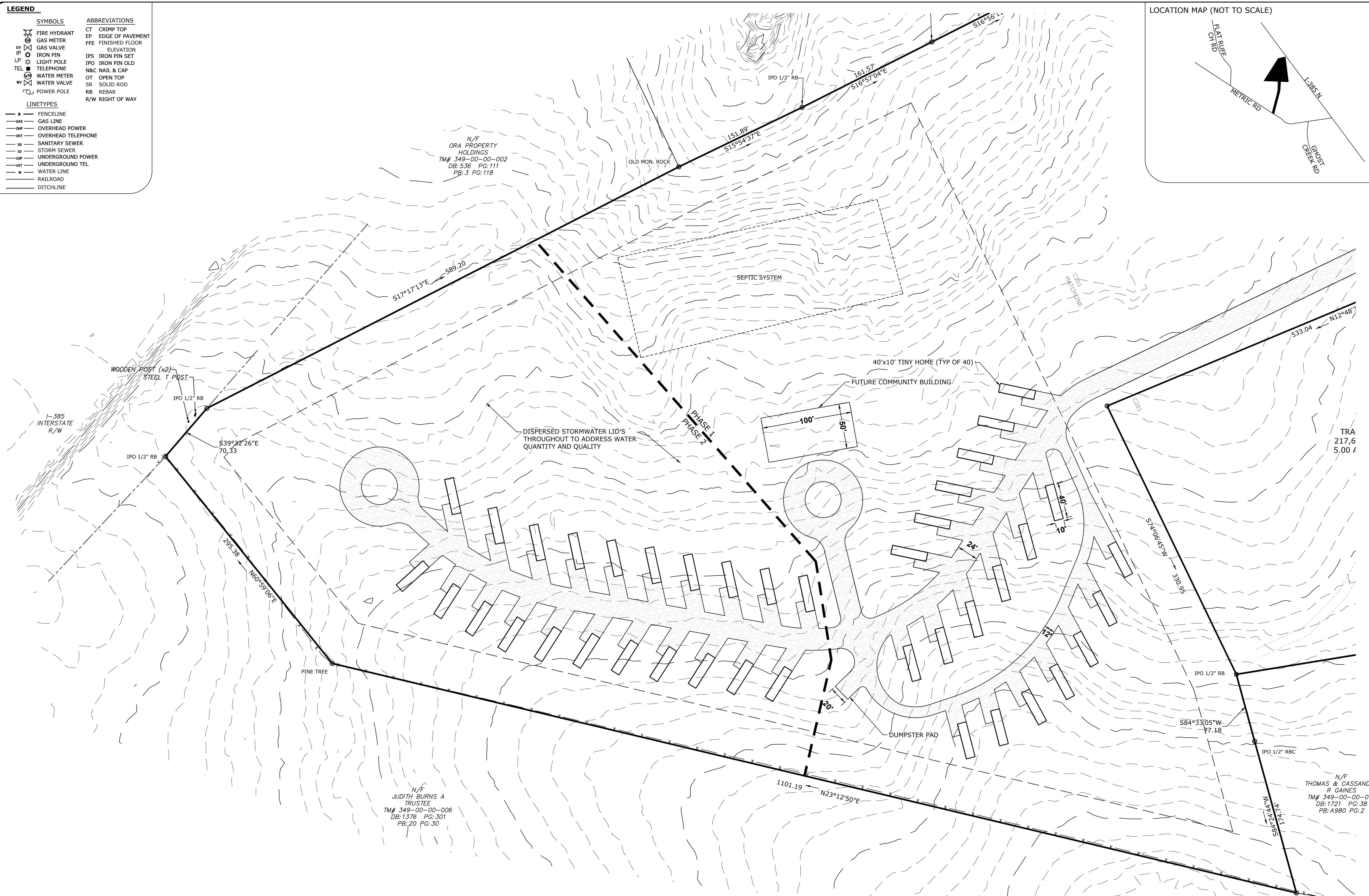
[Zoom to](#) ...

LEGEND	
SYMBOLS	ABBREVIATIONS
	CT CRIMP TOP
	EP EDGE OF PAVEMENT
	GAS METER
	GAS VALVE
	IPS IRON PIN SET
	IPO IRON PIN OLD
	N&C NAIL & CAP
	OT OPEN TOP
	SR SOLID ROD
	RB REBAR
	R/W RIGHT OF WAY
LINETYPES	
	FENCELINE
	GAS LINE
	OVERHEAD POWER
	OVERHEAD TELEPHONE
	SANITARY SEWER
	STORM SEWER
	UNDERGROUND POWER
	UNDERGROUND TEL
	WATER LINE
	RAILROAD
	DITCHLINE

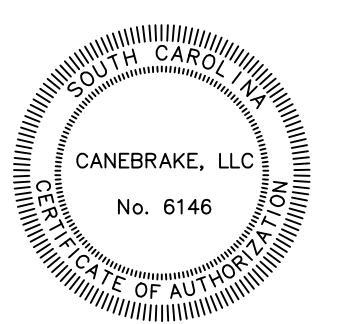


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CANE BRAKE
ENGINEERING + SURVEYING
202 W MAIN STREET, CLINTON, SC 29325
864-833-4757 JOSEPH@CANEBRAKECIVIL.COM



REGISTRATION:



PROJECT:

LAURENS COUNTY TINY HOMES

OWNER / CLIENT:

BRUCE PARRIS

CITY:

COUNTY: **LAURENS**

STATE: **SOUTH CAROLINA**

FIELD: XXXX

DRAFTED: XXXX

REVIEWED: XXXX

REVISED / ISSUED:

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: N/A

PRELIMINARY SITE PLAN

SHEET XX OF XX

C200

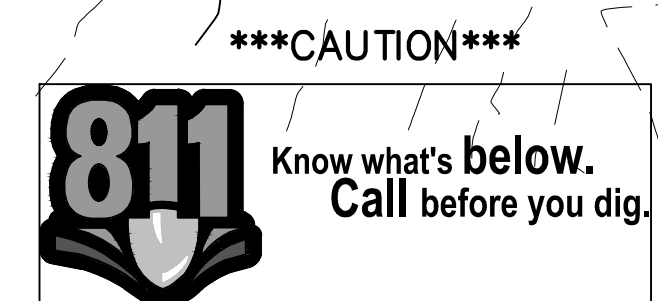
I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

BOUNDARY SURVEY & BASE DRAWING INFORMATION BY CANE BRAKE, LLC. CONTOURS BY PUBLIC LIDAR SOURCES

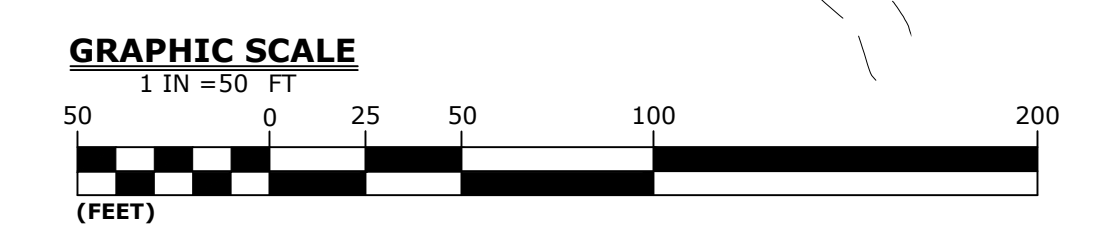
N/F
JUDITH BURNS A TRUSTEE
TM# 349-00-00-006
DB: 1376 PG: 301
PB: 20 PG: 30

N/F
ORA PROPERTY HOLDINGS
TM# 349-00-00-002
DB: 536 PG: 111
PB: 3 PG: 118

N/F
THOMAS & CASSANDRA R GAINES
TM# 349-00-00-016
DB: 1721 PG: 38
PB: A980 PG: 2



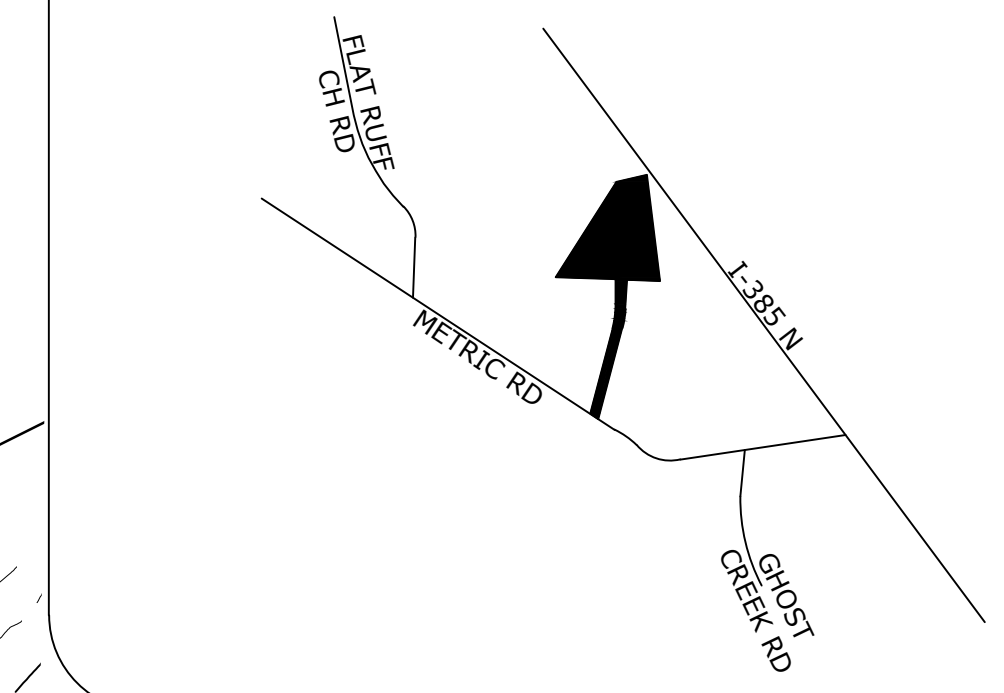
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



LEGEND

SYMBOLS		ABBREVIATIONS	
	FIRE HYDRANT	CT	CRIMP TOP
	GAS METER	EP	EDGE OF PAVEMENT
	GAS VALVE	FFE	FINISHED FLOOR
	IRON PIN	IPS	IRON PIN SET
	LIGHT POLE	IPO	IRON PIN OLD
	TELEPHONE	N&C	NAIL & CAP
	WATER METER	OT	OPEN TOP
	WATER VALVE	SR	SOLID ROD
	POWER POLE	RB	REBAR
		R/W	RIGHT OF WAY
LINETYPES			
	FENCELINE		
	GAS LINE		
	OVERHEAD POWER		
	OVERHEAD TELEPHONE		
	SANITARY SEWER		
	STORM SEWER		
	UNDERGROUND POWER		
	UNDERGROUND TEL		
	WATER LINE		
	RAILROAD		
	DITCHLINE		

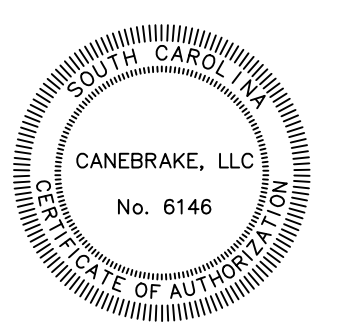
LOCATION MAP (NOT TO SCALE)



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CANE BRAKE
ENGINEERING + SURVEYING
202 W MAIN STREET, CLINTON, SC 29325
864-833-4757
JOSEPH@CANE BRAKE CIVIL.COM

REGISTRATION:



PROJECT:

LAURENS COUNTY TINY HOMES

OWNER/CLIENT:

BRUCE PARRIS

CITY:

COUNTY:

LAURENS

STATE:

SOUTH CAROLINA

FIELD: XXXX

DRAFTED: XXXX

REVIEWED: XXXX

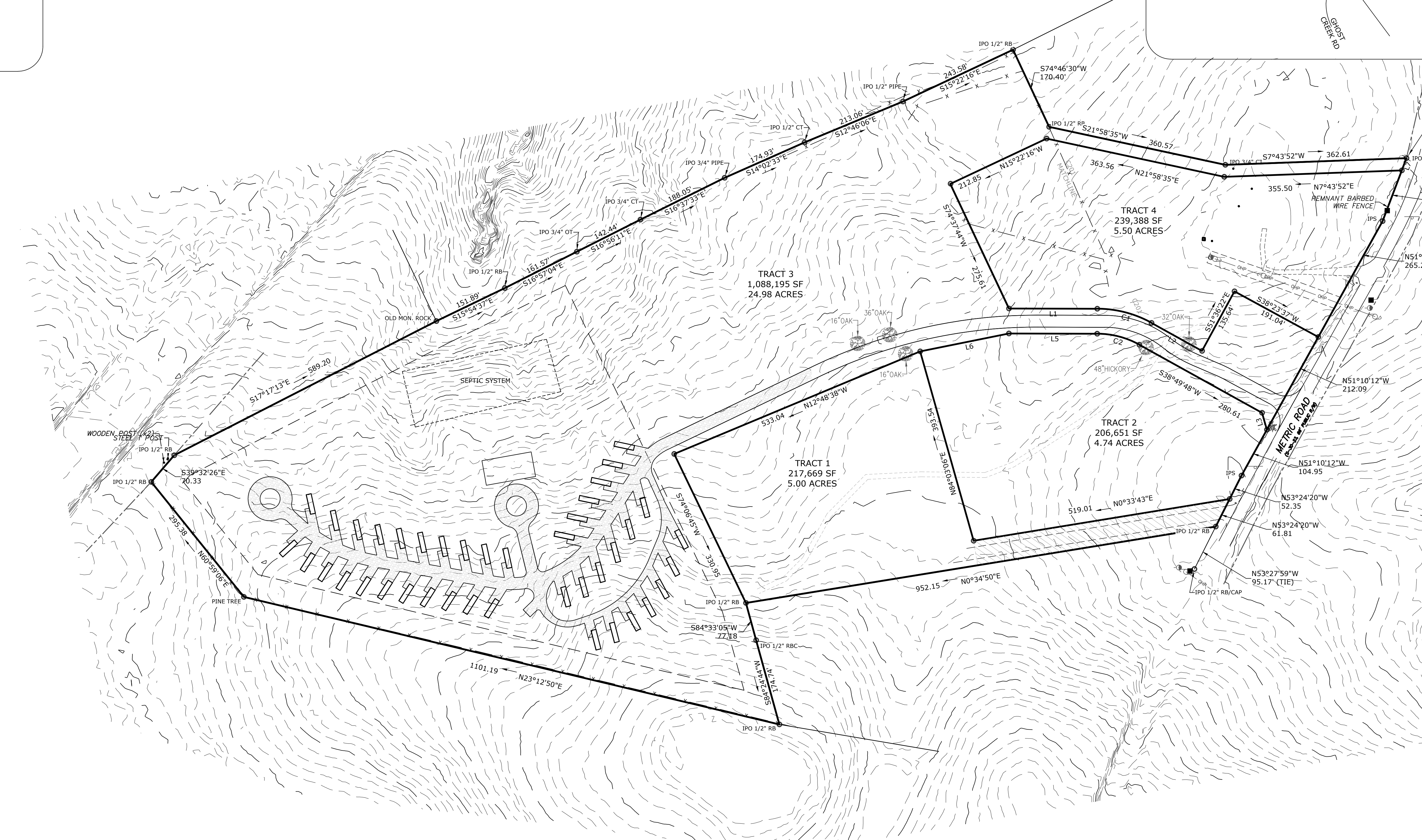
REVISED / ISSUED:

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: N/A

PRELIMINARY SITE PLAN

SHEET XX OF XX

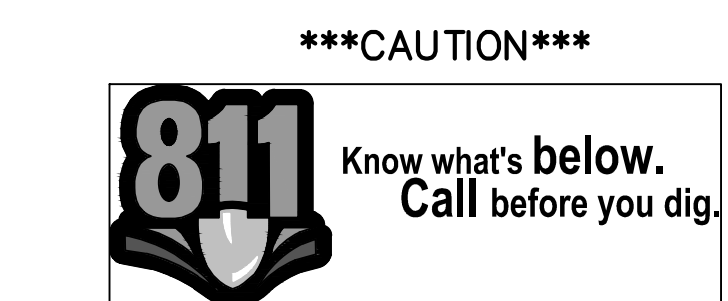
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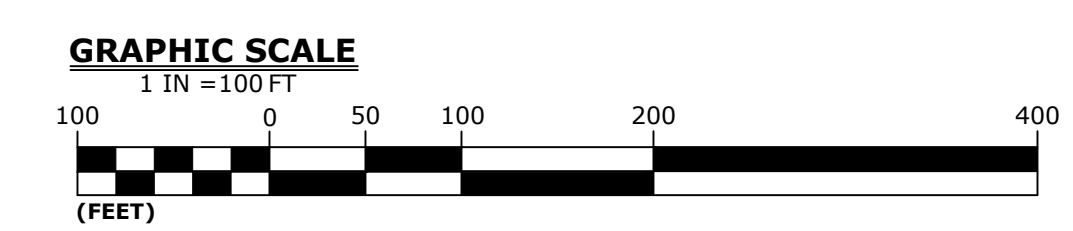
I-385 INTERSTATE R/W

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

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LAURENS COUNTY PLANNING COMMISSION

Tuesday, April 16, 2024
5:30 PM

TO BE HELD AT: The Ridge at Laurens
301 Exchange Road, Laurens, SC 29360

**LAURENS COUNTY PLANNING COMMISSION MEETING
STAFF REPORT**

TO: LAURENS COUNTY PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

HEARING DATE: TUESDAY, APRIL 16, 2024

SUBJECT: REVIEW FOR THE APPROVAL OF THE PRELIMINARY PLAN/PLAT FOR THE ESTABLISHMENT OF A NEW RECREATIONAL VEHICLE PARK, THE “**WATEROAK RV PARK.**”

I. APPLICATION

- A. **Application:** Preliminary Plat/Plan approval.
- B. **Owner:** A Thousand Hills Properties, LLC
- C. **Applicant:** A Thousand Hills Properties, LLC
- D. **Developer:** TBD
- E. **Engineer:** Matthew Christian, Gray Engineering
- F. **Agent:** Matthew Christian
- G. **Request:** The Applicant, **A Thousand Hills Properties, LLC**, is seeking Preliminary Plat/Plan approval for the development of a new Recreational Vehicle Park, named “**WaterOak RV Park**”.

II. PROPERTY INFORMATION

- A. **Property Tax ID:** 679-00-00-011
- B. **Location:** Located approximately 1,465 feet S.E. of Hurricane Church Road, S.E. of the Clinton city limits, on the northeast side of Highway 76 East, Laurens County.

- C. **Property Size:** Approximately 11.81 acres total.
 - D. **Proposed Density:** Forty-eight (48) parking pad spaces.
 - E. **Current Land Uses:** Vacant Rural land.
 - F. **Surrounding Current Land Uses:**
 - North:** Light Industrial (CCL Label Plant)
 - East:** Railroad tracks and Agricultural
 - South:** Vacant Rural land.
 - West:** Rural Land, Single family
 - G. **Utilities:** A LCWSC waterline is present along Hwy 76 East. Sewer lines are not present. The Park will utilize a communal-style septic system.
-

III. PROJECT BACKGROUND

The Applicant is seeking approval of a Preliminary Plat/Plan for the development of a new recreational vehicle park in the Clinton area consisting of forty-eight (48) recreational vehicle pad/spaces. The Applicant proposes only to allow self-contained RVs, so bath houses will not be required, as per Chapter 28 Parks and Recreation, Article II, Section 28-25(p) of the County's Code of Ordinances. The site will consist of a circular, one-way gravel drive with an asphalt apron to access the RV pads.

The perimeter of the project will be buffered with a twenty-five (25) foot undisturbed, natural buffer in the rear of the property in addition to a fence to protect campers and animals from the railroad tracks, and 50-foot buffers around the remainder of the property. A landscape plan detailing the landscaped streetscape zone along Hwy 76 East shall be required at the time of Construction Site Plan submittal. Both detention ponds will be protected by fencing.

A graveyard exists onsite consisting of the graves of several Civil War soldiers. As per the SC State law, Title 27, Article III, Section 27-43-310, the Applicant will provide access to the site for those that fit the requirements of Section A of that Article. The graveyard will be fenced and will have a gate.

Each RV pad will have access to solid waste risers for hook-up to each vehicle. The Applicant will be installing three, 1500 gallon (communal) septic tanks onsite for the waste.

The Applicant will be providing two large dumpsters for additional solid waste disposal.

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;

Staff's Findings: Provided.

- (2) Landscape plan and signage plan;

Staff's Findings: Will be required at the Construction Site Plan stage.

- (3) Road provisions for access to each developed site;

Staff's Findings: Provided. Specific construction details will be required at the Construction Site Plan stage.

- (4) All water, sewer/septic and electrical amenities;

Staff's Findings: Will be required on the utilities plan during the Construction Site Plan stage. The Applicant has shown the location of a dedicated communal sanitary waste dump site on the plan, and each parking pad will provide sewer line risers for each vehicle.

- (5) DHEC approvals for septic/sewer systems, soil erosion and sediment control;

Staff's Findings: Approval letters will be required during the Construction Site Plan stage.

- (6) Location and layout of bathhouses;

Staff's Findings: The RV park will not be required to provide bathhouses 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;

Staff's Findings: The locations of the two dumpsters are shown on the site plan and the sizes meet the minimum requirements for the development type.

- (8) Any other structures associated with the property development (i.e. picnic shelters, swimming pools, boat ramps, piers, club houses).

Staff's Findings: An office will be provided onsite.

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 **WaterOak** RV Park **with the following conditions:**

- 1) In accordance with Chapter 28, Article II, Sec. 28-5 (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.
- 2) Since recreational vehicle parks are considered a commercial, "temporary living quarters for recreational, camping, or seasonal use" by County code definition, should the park become a park used for permanent, year-round use, the park and campers must be redesigned to comply with the Laurens County Manufactured Home Park Ordinance. (Laurens County Code of Ordinances, Chapter 28, Article II, Sec. 28-4 Definitions and Sec. 28-25. (a))
- 3) In addition, as a temporary recreational use, "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." (Chapter 28, Article II, Sec. 28-5 (h))
- 4) Should the Recreational Vehicle Park propose to allow for inclusion of manufactured homes, the mixed use is only permitted "where the higher standard, mobile home park, applies" and must be redesigned in accordance with the County's Manufactured Home Park Ordinance. (Chapter 28, Article II, Sec. 28-25. (c))
- 5) The owner of the property or the operating agent shall be responsible for maintaining the camp in compliance with these regulations. (Chapter 28, Article II , Sec. 28-5 (g))
- 6) In accordance with Ord. #926, Appendix B, Sec. C (a), "Prior to approval of a grading permit, silt fencing shall be established and entrenched along the landward land use buffer boundary (and the streetscape zone) to protect it from construction activities and prevent unnecessary disturbance and erosion of soils." The buffer shall remain undisturbed throughout the use of the park.
- 7) In accordance with Sec. 28-25 (j) of Chapter 28, Article II, "Areas of disturbed ground (during construction) shall be covered or protected with vegetative growth capable of preventing soil

erosion and preserving natural features and landscape as much as possible (following construction).”

- 8) The Recreational Vehicle Park and owner shall be in compliance with Chapter 28, Article II throughout the duration of the park’s existence. Any change in ownership or use shall be in compliance with Chapter 28, Article II and/or Ordinance # 934.
- 9) Details for the landscaped streetscape and/or berm shall be provided in a Landscaped Plan, submitted with the Construction Site Plan.

Exhibit Attachments:

- A. Applicant’s Preliminary Plat/Plan Application
- B. Acting Agent form
- C. Property Location Aerial Maps
- D. Project Conceptual Plan/Plat
- E. Laurens County Public Works Code of Ordinances Chapter 28, Article II



LAURENS COUNTY BUILDING AND CODES
P.O. BOX 815, LAURENS, SC 29630
PHONE (864) 984-6659 FAX (864) 984-1502

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: WATEROAK CAMPGROUND Project 911 Address:

City: State: Zip Code: Tax/Property ID#: 679-00-00-011

Property Owner's Name: A THOUSAND HILLS PROPERTIES LLC Address: 402 NEW TALETON WAY

City: GREER State: SC Zip Code: 29650 Phone: 864-735-3712 Email: onealjosh92@gmail.com

Agent's Name: Matthew Christian Company: Gray Engineering Phone: 864-297-3027

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 [] No

Description of Project: 48 RV Lots on 11.81 Acres

Occupancy Classification: Construction Type: Total Building Sq. Ft.: 0

Finished Stories: Basements: [] Yes [x] No # of Buildings Proposed onsite: 0

Total Project Cost: Cost Less Trades: # Of Proposed Lots/Pads: 48

Of Existing Lots/Pads: 0 # Of Dumpsters: 2 # Bathrooms: 0 # Kitchens: 0

Roof Type: N/A Foundation: [] Slab [] Crawl Space # of Bath Houses: 0

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: 11.81 Total Acres Proposed for Development: 11.81

Road Classification(s): [] Arterial [x] Collector [] Residential [] County [x] State Speed Limit(s): 55

UTILITIES

Electrical Service: [x] New [] Existing Total Amps: Source of Heat: [] Gas [x] Electric [] Wood

Sewer System: [] Public [x] Septic Tank [] Onsite Dump Station(s) Sewer Provider:

Power Company: Gas Company: Water Provider: LCWSC

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: Matthew Christian

Signature: Matthew Christian

Date: 04/01/2024

REV DATE: 3/09/2023

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



Laurens County Planning & Public Works Departments

Acting Agent Authorization Form

If you are the acting agent for the property owner or purchaser, we need written documentation granting you the authority to do so. Please fill out the following form.

Date: 4/1/2024

I, A THOUSAND HILLS PROPERTIES LLC, am the owner or purchaser of property in Laurens County,

located at address US-76, Clinton, SC 29325

and having Tax Map # 679-00-00-011.

I hereby authorize:

Matthew Christian, Project Engineer,
(Relationship)

_____, _____,
(Relationship)

_____, _____,
(Relationship)

_____, _____,
(Relationship)

to act as my agent for the subdivision, permitting, variance/exeption requests, and/or development of the above mentioned property.

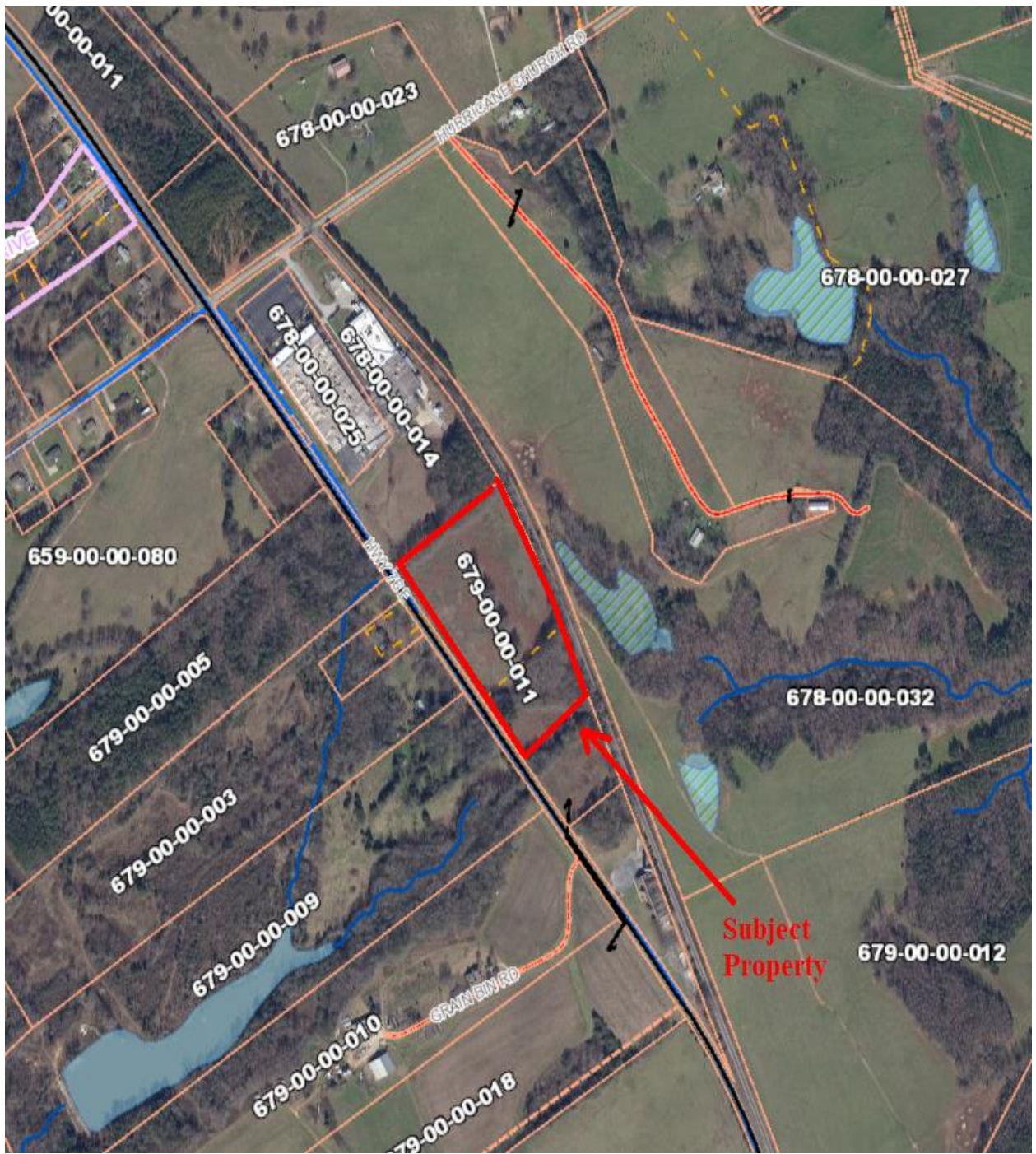

(Authorizers Signature)

Jason O'Neil 864 735 3712
(Printed Name and Telephone Number)


Witness


Witness

**If submitting as the Purchaser, please include a copy of accepted contract by property owner.*



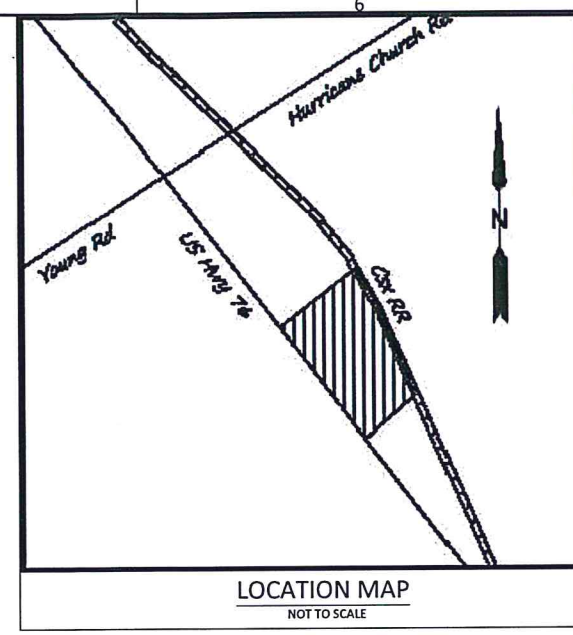


CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	429.43'	3150.29'	S 26°58'54" E	429.10'

LEGEND	
	PROPERTY BOUNDARY
	R/W
	ROAD CENTERLINE
	SETBACK

SCOT NOTES

- NO LANDSCAPING TO BE INSTALLED WITHIN SCOT ROW.
- NO IRRIGATION TO BE INSTALLED WITHIN SCOT ROW.
- ALL WORK COMPLETED UNDER ENCROACHMENT PERMIT SHALL ADHERE TO AND FALL UNDER SECTION 11-35-420 OF SC LAW. BENCHMARK DEFECTS SHALL BE IN EFFECT FOR WARRANTY FOR A PERIOD OF 3 YEARS BEYOND ACCEPTANCE OF THE PROJECT AND BOND RELEASE.
- NOTIFY SCOT WHEN THE WORK HAS BEEN COMPLETED AND THE PERMIT IS READY FOR A FINAL INSPECTION. THE PERMIT WILL NOT BE CLOSED OUT AND THE BOND RELEASED UNTIL A FINAL INSPECTION IS COMPLETE (ACCEPTED BY SCOT). VERIFY ALL WORK RELATED TO THE SCOT PERMIT HAS BEEN COMPLETED BEFORE REQUESTING A FINAL.
- SAVE OFF ANY EXISTING PAVEMENT TYPES (ASPHALT, CONCRETE) TO BE REMOVED TO COMPLETE THE PROPOSED WORK. IF THE EXISTING PAVEMENT TYPE IS DAMAGED, THE DAMAGED SECTION WILL BE REPLACED BY SOFTWALK ASPHALT. THE CONTRACTOR WILL MILE 2" DEPTH FOR A WIDTH OF 4.5' FOR THE LENGTH OF THE DAMAGE FOR A PATCH.
- ANY WORK BUILT WITHIN THE SCOT ROW THAT IS NOT BUILT PER THE SCOT APPROVED PERMIT AND PLANS IS SUBJECT TO REMOVAL AND REPLACEMENT PER APPROVED PERMIT AND PLANS AFTER INSPECTION.



LOCATION MAP
NOT TO SCALE

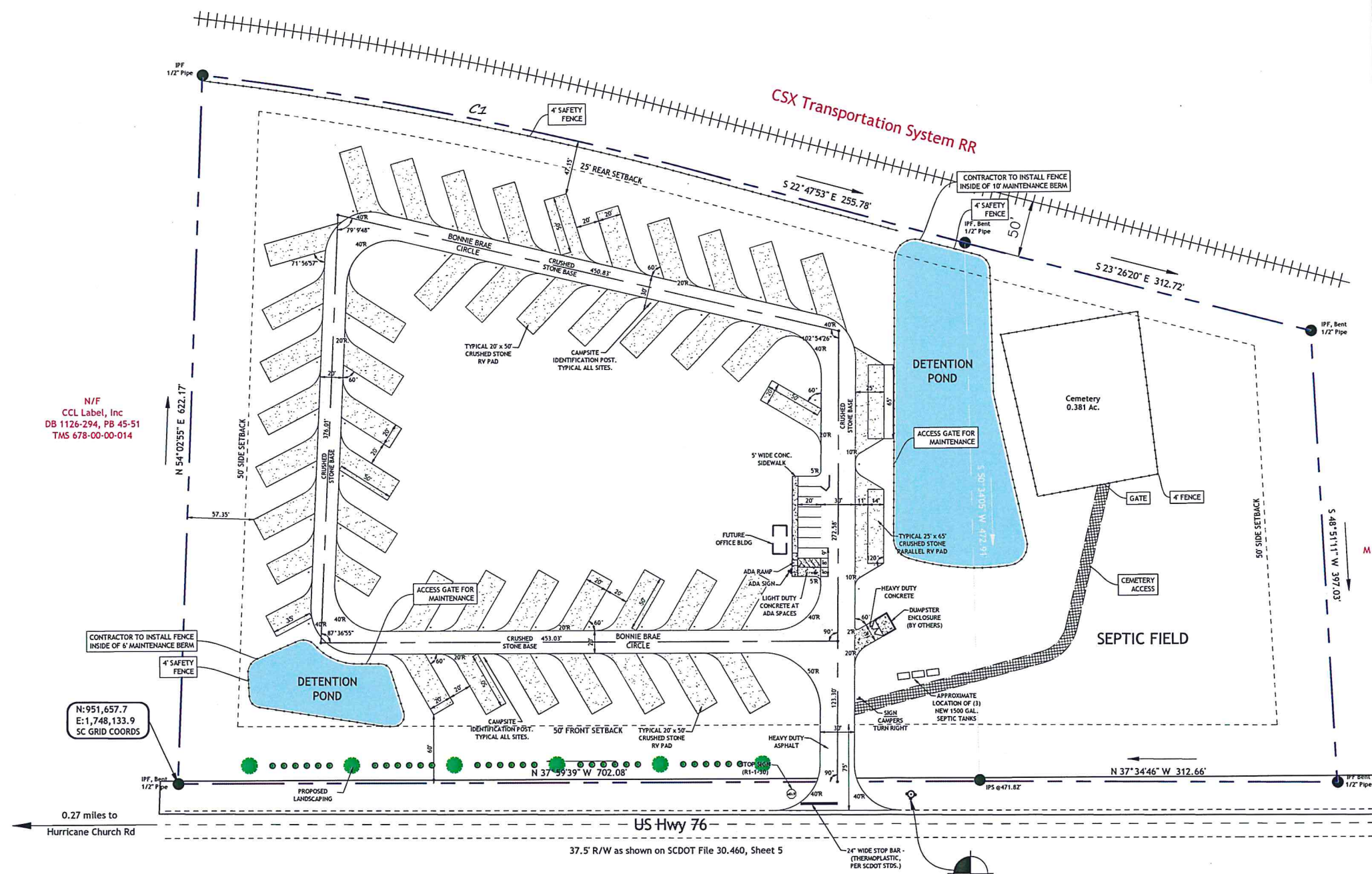
SITE DATA:

TAX MAP #s: 679-00-00-011

MUNICIPALITY: LAURENS CO.
SITE ACREAGE: 11.81 ACRES
CURRENT ZONING: UNZONED

DEVELOPMENT DATA:

20' X 35':	3 UNITS
20' X 50':	43 UNITS
25' X 65':	2 UNITS
TOTAL:	48 UNITS



N/F
CCL Label, Inc
DB 1126-294, PB 45-51
TMS 678-00-00-014

N/F
M Calvin # Melanie P Young
DB 575-244, PB 44-113
TMS 679-00-00-018

N: 951,657.7
E: 1,748,133.9
SC GRID COORDS

TBM
TOP OF HYDRANT
ELEV = 626.7

UTILITY NOTE TO CONTRACTOR

THE CONTRACTOR SHALL SHIELD TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR

THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THOUSAND HILLS RV PARK

TAX MAP #'S: 679-00-00-011

DEVELOPER/APPLICANT A THOUSAND HILLS PROPERTIES LLC Josh & Jason O'Neal 402 NEW TALENTON WAY GREENVILLE, SC 29650 864-735-3712	ENGINEER GRAY ENGINEERING JOSH BAKER, P.E. 132 PLEGRAN ROAD GREENVILLE, SC 29607 864-297-3027	SURVEYOR ADTECK SURVEYING, INC. FORARD H. TARBERT, JR. 27440 HWY 76 EAST CLINTON, SC 29325 864-833-0263
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NO. OF ACRES: +/- 11.81 ACRES DISTURBED AREA: 10.9 ACRES
NO. OF LOTS/UNITS: 48 DATE: 2/21/2023

NO.	DATE	BY	REVISION
1			

132 PLEGRAN ROAD - GREENVILLE, SC 29607
PH: 864-297-3027
WWW.GRAYENGINEERING.COM

STAKEOUT PLAN
PROPOSED THOUSAND HILLS RV PARK
LAURENS COUNTY SOUTH CAROLINA
US HIGHWAY 76

ROTATED: 52°0'21"

SCALE: 1" = 50'
PROJECT MANAGER: ZDI
DRAWN BY: MSG
PROJECT DATE: 2/21/2023
JOB No.: 2023009
PLOT DATE: 4/1/24
SHEET
CV-1

- NOTE:**
STAY LIMITED TO 90 DAYS. SIGNS TO BE POSTED.
- NOTE:**
RECREATIONAL VEHICLES REQUIRED TO HAVE SHOWERS. SIGNS TO BE POSTED.
- NOTE:**
PRIVATE ROAD IS ONE-WAY, ASIDE FROM ENTRANCE. SIGNS TO BE POSTED.
- NOTE:**
SEPTIC PERMIT TO CONSTRUCT APPROVED BY DHEC ON 2-20-24.
- NOTE:**
STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WAS APPROVED BY DHEC ON 12-20-23.

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.

¹Editor's note(s)—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.

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 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.

-
- (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.

(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. 5)

Created: 2022-02-23 11:53:22 [EST]

-
- (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)

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)