



AGENDA

LAURENS COUNTY PLANNING COMMISSION

SPECIAL MEETING

LAURENS COUNTY ADMINISTRATION BUILDING CONFERENCE ROOM

100 Hillcrest Square, Laurens County, SC 29360

MONDAY, AUGUST 26, 2024 5:30 PM

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

1. Call to Order -Chairman Bobby Smith
2. Invocation- Commissioner Michael Floyd
3. Pledge of Allegiance- Chairman Bobby Smith
4. Approval of Agenda- Monday, August 26, 2024
5. Approval of Minutes- July 16, 2024
6. Old Business- N o n e
7. New Business-
 - a. The Applicant **Jeremy Burkett, Oakwood Homes**, is requesting an **Appeal** from Staff's decision to deny the placement of a manufactured home on a lot located within a designated subdivision, as prohibited by Division XIII, Sec I of Ordinance #934 "Mobile Home Ordinance."
 - b. The Applicant **Logan Satterfield, Oakwood Homes**, is requesting an **Appeal** from Staff's decision to deny the placement of a manufactured home on a lot located within a designated subdivision, as prohibited by Division XIII, Sec I of Ordinance #934 "Mobile Home Ordinance."
 - c. The Applicant **Jeremy Burkett, Oakwood Homes** is requesting an **Appeal** from Staff's decision to deny the placement of a manufactured home on a lot located within a designated subdivision, as prohibited by Division XIII, Sec I of Ordinance #934 "Mobile Home Ordinance."
 - d. The Applicant **Jeremy Burkett, Oakwood Homes** is requesting an **Appeal** from Staff's decision to deny the placement of a manufactured home on a lot located within a designated subdivision, as prohibited by Division XIII, Sec I of Ordinance #934 "Mobile Home Ordinance."
8. Discussion Item- Selection and Appointment of a new Secretary to the Commission
9. Adjournment- Chairman

- A. July 16, 2024 Minutes
 - B. Ordinance being reviewed.
 - C. Staff Reports
-



MINUTES
LAURENS COUNTY PLANNING COMMISSION
July 16, 2024
5:30 PM
LAURENS COUNTY ADMINISTRATION BUILDING
Bobby Smith, Chairman, Tom Robertson, Vice-Chairman
Commission Members: Sylvester Grant,
Casey Robinson, Duane Owens, Abney Smith, and Michael Floyd

July 16, 2024

Commissioners Present: Bobby Smith, Tom Robertson, Sylvester Grant, and Duane Owens.

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

Invocation- Chairman Bobby Smith

Approval of Agenda –July 16, 2024—Chairman Bobby Smith called for a vote to approve the agenda. Vice Chairman Tom Robertson first motioned to approve the July 16, 2024, agenda, with Commissioner Sylvester Grant seconding. The agenda was approved unanimously.

Approved 4-0

Approval of Minutes-May 28,2024. Vice Chairman Tom Robertson first motioned to approve, followed by a second by Commissioner Sylvester Grant. The motion was approved.

Approved 4-0

Old Business- The commission did not have any old business to discuss.

New Business-

- a. Applicant **Lee Sprayberry for KRL Investments**, is requesting an appeal from the staff's decision to deny the establishment of thirteen (13) manufactured homes within an established, platted, and designated subdivision within the Gray Court area based on the standard under Division XIII, Sec I of Ordinance #934 "Mobile Home Ordinance," and the definition of "Mobile Home Park" under Division III of the same ordinance.

Chairman Smith asked Mr. Sprayberry if he would like to say a few words about his appeal request. Mr. Sprayberry stood at the podium and explained that the subdivision currently has over fifty percent mobile homes and that he owns roughly forty percent of the rest of the property. He stated that the neighbors knew his plans and were excited to see the neighborhood grow. Mr. Sprayberry asked the commissioners to please approve his appeal so that he could move forward with his plans.

Chairman Smith motioned to approve, followed by Commissioner Grant with a second. The motion was approved. Commissioner Robertson abstained.

Approved 3-0-1

- b. Applicant **Gabe Waters, on behalf of Forest View LLC, requests an appeal from the Technical Review Committee's decision to deny the Forest View Manufactured Home Park, Parcel ID/Tax ID No.: 125-00-00-224.**

Mr. Waters spoke to the commissioners, asking for an appeal from the Technical Review Committee's decision to deny his project and for the Planning Commission to lift the stop work order on the site. He stated his reason for the appeal, but the commissioners decided not to take action on the appeal. Chairman Smith suggested to Mr. Waters that he start the Technical Review Process from the beginning and work with staff to get approval for his preliminary and construction plan.

Discussion Item-

- a. Updating Ordinance #934 "Mobile Home Ordinance"

County Attorney Meetze presented definition amendments to Ordinance #934 and Ordinance #926. The commissioners agreed to a resolution to recommend to county council to amend definitions of ordinances #934 and #926. Commissioner Grant first made the motion to approve, followed by a second by Commissioner Owens. The vote was unanimous.

Approved 4-0

Adjournment—Chairman Bobby Smith adjourned the meeting at 7:01 p.m. on a motion from Vice Chairman Robertson and a second from Commissioner Owens.

Approved 4-0

Respectfully Submitted,

Cortni Motes, Clerk 3
Laurens County Public Works

Exhibit B. APPLICABLE COUNTY CODES FOR REVIEW & DETERMINATION

Manufactured Home Ordinance #934 (updated December 13, 2022)

Division III. Definitions.

Designated Subdivision means a formally recognized parcel of land developed, subdivided, used, or set aside into two (2) or more lots.

Mobile Home means a housing unit defined as a manufactured home in South Carolina Code Reg. 79-1 certified to meet the June 1976 HUD standards for construction that is transportable in one (1) or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. The term "mobile home", as used in this Ordinance, shall not include modular, prefabricated, or unitized dwellings placed on a permanent foundation, nor shall it refer to campers or travel trailers not exceeding eight feet (8') in body width registered with DOT as a recreational vehicle and designed for recreation or short-term use.

Division XIII. PERFORMANCE STANDARDS FOR INDIVIDUAL MOBILE HOMES.

Sec. I. Mobile homes shall be restricted from being placed in established Designated Subdivisions.

Exhibit C

**7a. LAURENS COUNTY PLANNING COMMISSION
SPECIAL MEETING
STAFF REPORT**

TO: LAURENS COUNTY PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

HEARING DATE: MONDAY, AUGUST 26, 2024

SUBJECT: AN APPEAL FROM STAFF'S DECISION TO DENY THE ESTABLISHMENT OF A MANUFACTURED HOME WITHIN AN ESTABLISHED, PLATTED AND DESIGNATED SUBDIVISION, AS PROHIBITED BY DIVISION XIII, SECTION I OF ORDINANCE #934 "MOBILE HOME ORDINANCE."

I. APPLICATION

A. Applicant: Jeremy Burkett, Oakwood Homes

B. Owner: Peris Aaron Douglas

C. Request: The Applicant, **Jeremy Burkett on behalf of Peris Aaron Douglas**, is requesting an **appeal** from Staff's decision to deny the placement of a manufactured home on a lot located within a designated subdivision, as prohibited by Division XIII, Sec I of Ordinance #934 "Mobile Home Ordinance." The lot is located at 310 Greenpond Farms Road, being Lot 21B, Gray Court, SC 29645.

D. Property Tax ID: 101-00-00-038

E. Subdivision: Greenpond Farms

F. Percentage of subdivision in use by manufactured homes: 50% or more

G. Property Size: The lot consists of 1.01 acres.

H. Environmental Considerations: None

II. PLANNING COMMISSION RECOMMENDATION.

The Laurens County Planning Commission shall hear and decide appeals in matters as specified by Ordinance #934, and, in addition, when it is claimed that the true intent and meaning of this Ordinance have been misconstrued or wrongly interpreted.

III. STAFF RECOMMENDATION

Staff recuses itself from any recommendation.



Laurens County
Planning Department

100 Hillcrest Square Laurens, SC 29360 Phone: (864) 681-3178

Planning Commission Appeal Application

Date Applied: 7-22-24 Appellate Case #:
Project Name: Oakwood Homes - Peris
Project Address: 310 Greenpond Farms Rd, Gray Court, SC 29645
Tax Map #: 101-00-00-038 Subdivision: Greenpond Farms Lot #: 21

Information for: [] Owner [] Contact Person [x] Applicant (Person to be Notified of Meeting)

Name: Jeremy Burkett
Address: 2904 Laurens Rd
Greenville, SC 29607
Phone: (864) 286-6888
Signature(s): [Handwritten Signature]

NOTE: We accept original signatures only - no faxed copies. The owner/developer must have submitted a project with all required documentation fees before variance application will be accepted.

FACTORS RELEVANT TO GRANTING A APPEAL

The Laurens County Planning Commission as formed by Laurens County Council shall hear and decide appeals and requests for variances from the requirements of Ordinance #934.

The Laurens County Planning Commission shall hear and decide appeals in matters as specified by Ordinance #934, and, in addition, when it is claimed that the true intent and meaning of this Ordinance have been misconstrued or wrongly interpreted.

Notice of such appeal shall be in writing and shall be filed within ninety (90) days of the time that the decision being appealed is rendered.

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 with the Planning Commission and shall be open to public inspection. A certified copy shall be sent by mail to the appellant and a copy shall be made publicly available in the Office of the Laurens County Planning Commission.

A. Under the South Carolina Local Government Comprehensive Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is this tract or parcel restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with or prohibits the proposed activity?

Yes [] No [x] Explain:

Please provide the facts as you intend present them to make the case that true intent and meaning of Ordinance #934 have been misconstrued or wrongly interpreted. Please complete all the questions fully in order to give the Planning Commission and staff an accurate account of the situation. (Attach a separate sheet, if necessary). This application will be made available to the Planning Commission members prior to the hearing.

1. Is the Manufactured Home to be placed in an Established, Designated Subdivision as defined by Laurens County Ordinance #934? If Yes, are 50% or more of the existing structures Manufactured Homes?

Yes, there are more than 50% manufactured homes
in Greenpond Farms subdivision

2. Is the Mobile Home certified to meet the June 1976 HUD standards for construction that is transportable in one (1) or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities.

Yes

3. Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Will the character of the area be harmed by the granting of the variance? Please explain each answer thoroughly. An application will not be accepted with "yes" or "no" only responses.

No. After reviewing the other homes in this subdivision,
the new multi-section manufactured home we will be building
will be inline or nicer than the other homes. It will
be placed on a permanent brick foundation with great curb appeal.

4. Please state any other facts or arguments which support your position that Ordinance #934 has been misconstrued or wrongly interpreted.

This subdivision is almost entirely manufactured homes.

I hereby certify and agree that all the information provided in this application is true and correct. I understand that falsifying any information on this application will result in the automatic denial of this application and nullification of any action applied herein.

I hereby petition the Laurens County Planning Commission for an appeal from the terms of the County's Mobile Home Ordinance #934 on the grounds I believe the Ordinance has been misconstrued and/ or wrongly interpreted.

Jeremy Burkett
Applicant's Printed Name

J. Burkett
Applicant's Signature

7-22-24
Date

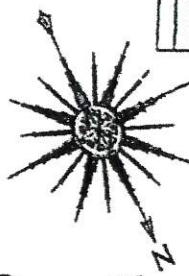
For Staff Use Only:	
Date Plat/Site Plan/Sketch Plan submitted: _____	Date Project Application Completed: _____
Appeal Hearing Date: _____	Appeal Granted: <input type="checkbox"/> YES <input type="checkbox"/> NO

SC Grid North
NAD 1983 (2011)

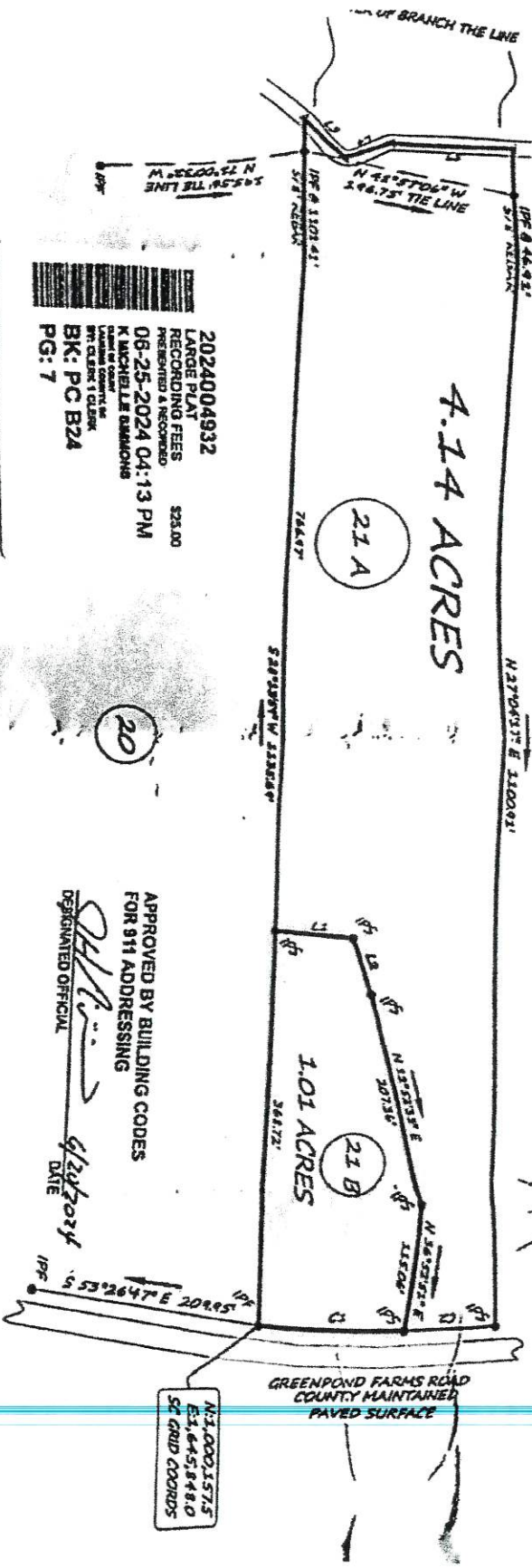
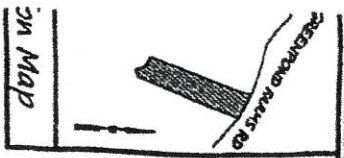
LINE	BEARING	DISTANCE
11	N 17°04'12" W	24.37
12	N 83°12'32" E	24.25
13	N 72°21'37" W	24.21
14	N 72°21'37" W	27.20
15	N 72°21'37" W	21.35

CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18.17	N 70°23' W	18.72
C2	18.17	N 70°23' W	18.72

NOTE
JERRY & SARAH HILL
DB 114-403 PG 41-72
TIG 103-00-00-0413



0.25 MILES TO
TOL AMH 101

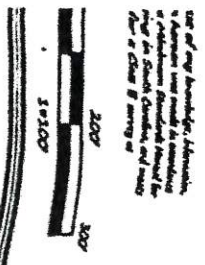


2024004932
LARGE PLAT
RECORDING FEES
PRESENTED & RECORDED
08-25-2024 04:13 PM
K. MACHIBILE BARNUM
COUNTY CLERK
BK: PC B24
PG: 7

APPROVED BY BUILDING CODES
FOR 9TH ADDRESSING
DENUNCIATED OFFICIAL
DATE 6/20/2024

N:1,000,157.5
E:1,645,848.0
SC GRID COORDS

POND FARMS SUBDIVISION



REFERENCE PLAT BY ADTECH SURVEY INC, ENTITLED
"RETRACEMENT SURVEY FOR AARON FARMS" DATED
6 NOVEMBER 2023.

- LEGEND
- HP IRON PIN FOUND
 - NS SPUR
 - WC WALK & CUP
 - CM CONK MARKMENT
 - AW MAGNETIC NAIL
 - OR OVERHEAD UTILITIES
 - PK POINT



Survey for: **AARON PERIS**

State of South Carolina County: **LAUREN**

DATE: **6/20/2024**

ADTECH SURVEYING, INC. Professional Surveyors
1774-180
1774-180
1774-180

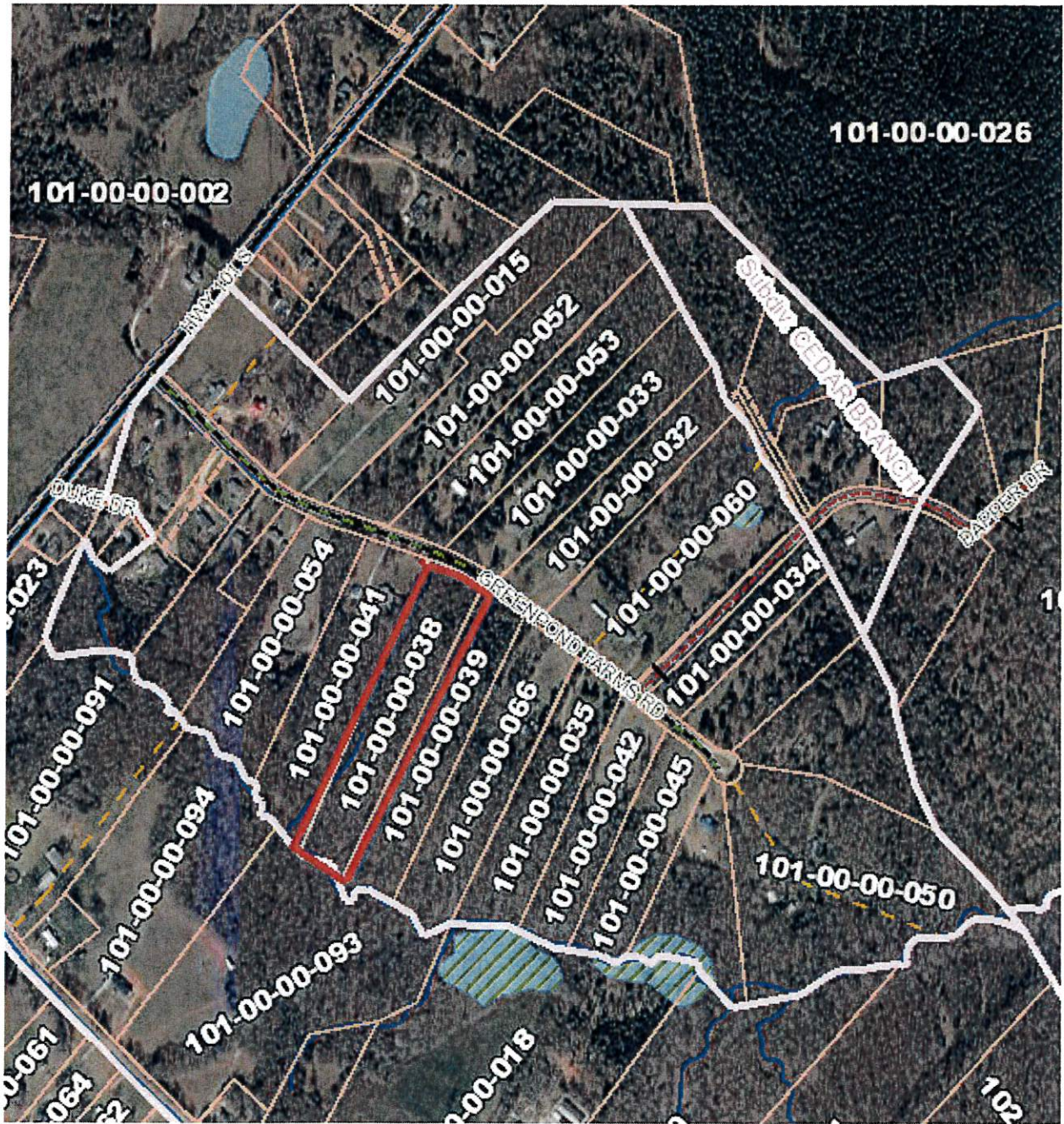




Exhibit C

**7b. LAURENS COUNTY PLANNING COMMISSION
SPECIAL MEETING
STAFF REPORT**

TO: LAURENS COUNTY PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

HEARING DATE: MONDAY, AUGUST 26, 2024

SUBJECT: AN APPEAL FROM STAFF'S DECISION TO DENY THE ESTABLISHMENT OF A MANUFACTURED HOME WITHIN AN ESTABLISHED, PLATTED AND DESIGNATED SUBDIVISION, AS PROHIBITED BY DIVISION XIII, SECTION I OF ORDINANCE #934 "MOBILE HOME ORDINANCE."

I. APPLICATION

- A. Applicant:** Logan Satterfield, Oakwood Homes
 - B. Owner:** Commercial Gateway LLC/Oakwood Homes for Enrique Cuadra
 - C. Request:** The Applicant, **Logan Satterfield on behalf of Oakwood Homes**, is requesting an **appeal** from Staff's decision to deny the placement of a manufactured home on a lot located within a designated subdivision, as prohibited by Division XIII, Sec I of Ordinance #934 "Mobile Home Ordinance." The lot is located on Fairview Road, being Lot 9B, approximately 157 feet north of Marler Road, SW of the City of Gray Court.
 - D. Property Tax ID:** 033-00-00-033
 - E. Subdivision:** Fairview Acres
 - F. Percentage of subdivision in use by manufactured homes:** 50% or more
 - G. Property Size:** The lot consists of .71 acre.
 - H. Environmental Considerations:** None
-

II. PLANNING COMMISSION RECOMMENDATION.

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III. STAFF RECOMMENDATION

Staff recuses itself from any recommendation.



Laurens County
Planning Department

01516
RECEIVED
7/22/24
SAL

100 Hillcrest Square Laurens, SC 29360 Phone: (864) 681-3178

Planning Commission Appeal Application

Date Applied: 7/22/24 Appellate Case #: _____
Project Name: Oakwood homes/Enrique Cuadra
Project Address: TBD
Tax Map #: 033-00-00-033 Subdivision: Fairview acres Lot #: 9B

Information for: Owner Contact Person Applicant (Person to be Notified of Meeting)

Name: LOGAN SATTERFIELD

Address: 2904 LAURENS RD, GREENVILLE SC
29607

Phone: (804) 286-6888

Signature(s): Logan Satterfield

NOTE: We accept original signatures only - no faxed copies. The owner/developer must have submitted a project with all required documentation fees before variance application will be accepted.

FACTORS RELEVANT TO GRANTING A APPEAL

The Laurens County Planning Commission as formed by Laurens County Council shall hear and decide appeals and requests for variances from the requirements of Ordinance #934.

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Notice of such appeal shall be in writing and shall be filed within ninety (90) days of the time that the decision being appealed is rendered.

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 with the Planning Commission and shall be open to public inspection. A certified copy shall be sent by mail to the appellant and a copy shall be made publicly available in the Office of the Laurens County Planning Commission.

A. Under the South Carolina Local Government Comprehensive Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is this tract or parcel restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with or prohibits the proposed activity?

Yes No Explain: _____

Please provide the facts as you intend present them to make the case that true intent and meaning of Ordinance #934 have been misconstrued or wrongly interpreted. Please complete all the questions fully in order to give the Planning Commission and staff an accurate account of the situation. (Attach a separate sheet, if necessary). This application will be made available to the Planning Commission members prior to the hearing.

1. Is the Manufactured Home to be placed in an Established, Designated Subdivision as defined by Laurens County Ordinance #934? If Yes, are 50% or more of the existing structures Manufactured Homes?
Yes, more than 50% of the existing Structures are manufactured homes.
2. Is the Mobile Home certified to meet the June 1976 HUD standards for construction that is transportable in one (1) or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities.
Yes
3. Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Will the character of the area be harmed by the granting of the variance? Please explain each answer thoroughly. An application will not be accepted with "yes" or "no" only responses.
NO, after reviewing this neighborhood, we feel this house will be in line with other homes in the area. New DW with brick skirting.
4. Please state any other facts or arguments which support your position that Ordinance #934 has been misconstrued or wrongly interpreted.
This subdivison is made up of almost entirely manufactured homes and meets my customers housing budgett.

I hereby certify and agree that all the information provided in this application is true and correct. I understand that falsifying any information on this application will result in the automatic denial of this application and nullification of any action applied herein.

I hereby petition the **Laurens County Planning Commission** for an appeal from the terms of the County's Mobile Home Ordinance #934 on the grounds I believe the Ordinance has been misconstrued and/ or wrongly interpreted.

Logan Satterfield

Applicant's Printed Name

Logan Satterfield

Applicant's Signature

7-22-24

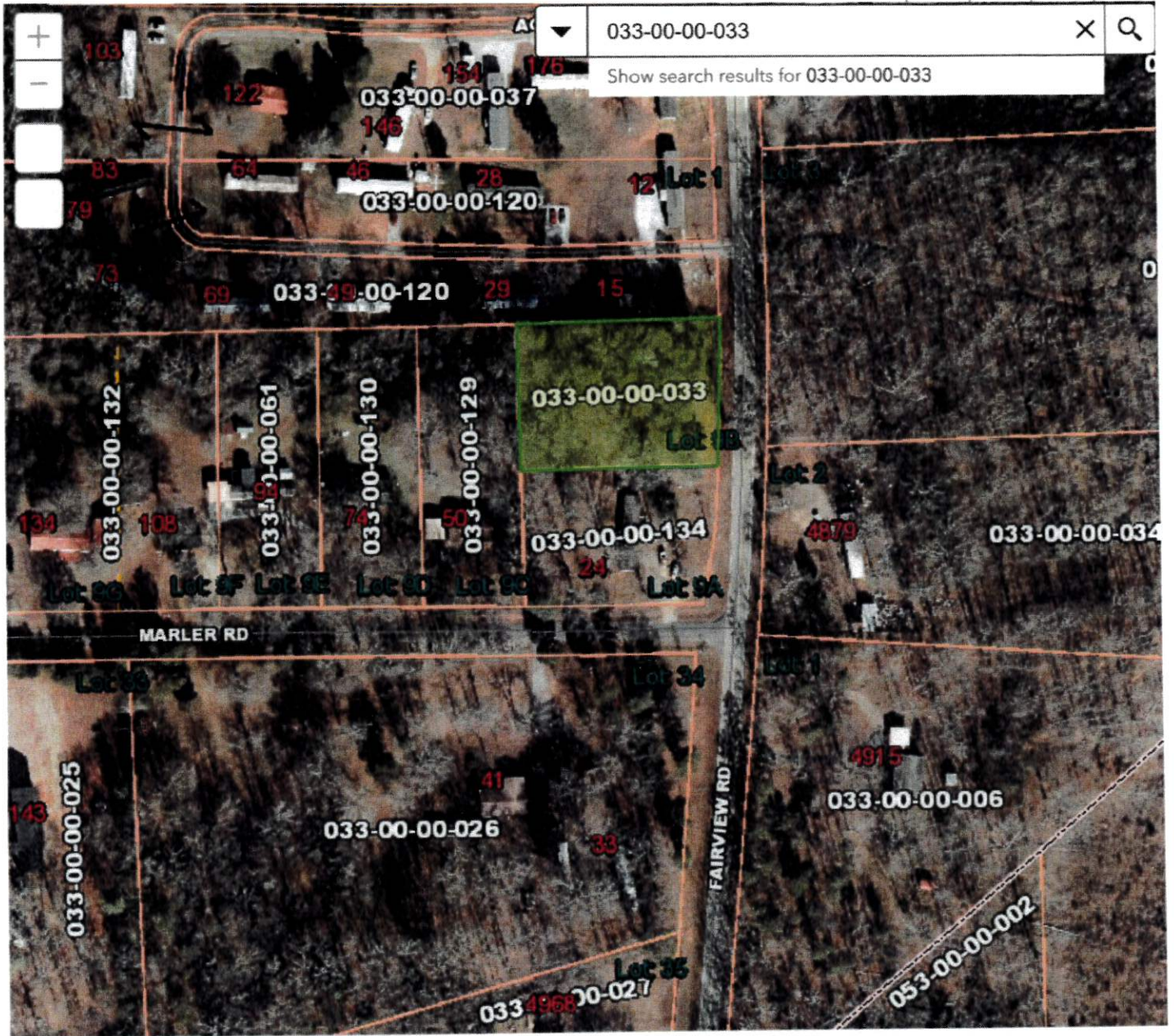
Date

For Staff Use Only:

Date Plat/Site Plan/Sketch Plan submitted: 7/22/24 Date Project Application Completed: _____

Appeal Hearing Date: _____ Appeal Granted: YES NO

Laurens County Property Parcel



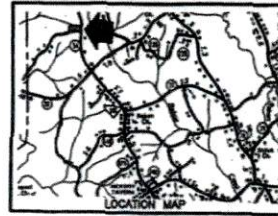
REF.: PLAT OF FAIRVIEW ACRES BY T.H. WALKER RLS. 10/12/78.

NOTE: THIS IS A SUBDIVISION OF LOT 9 OF ABOVE REF. PLAT.

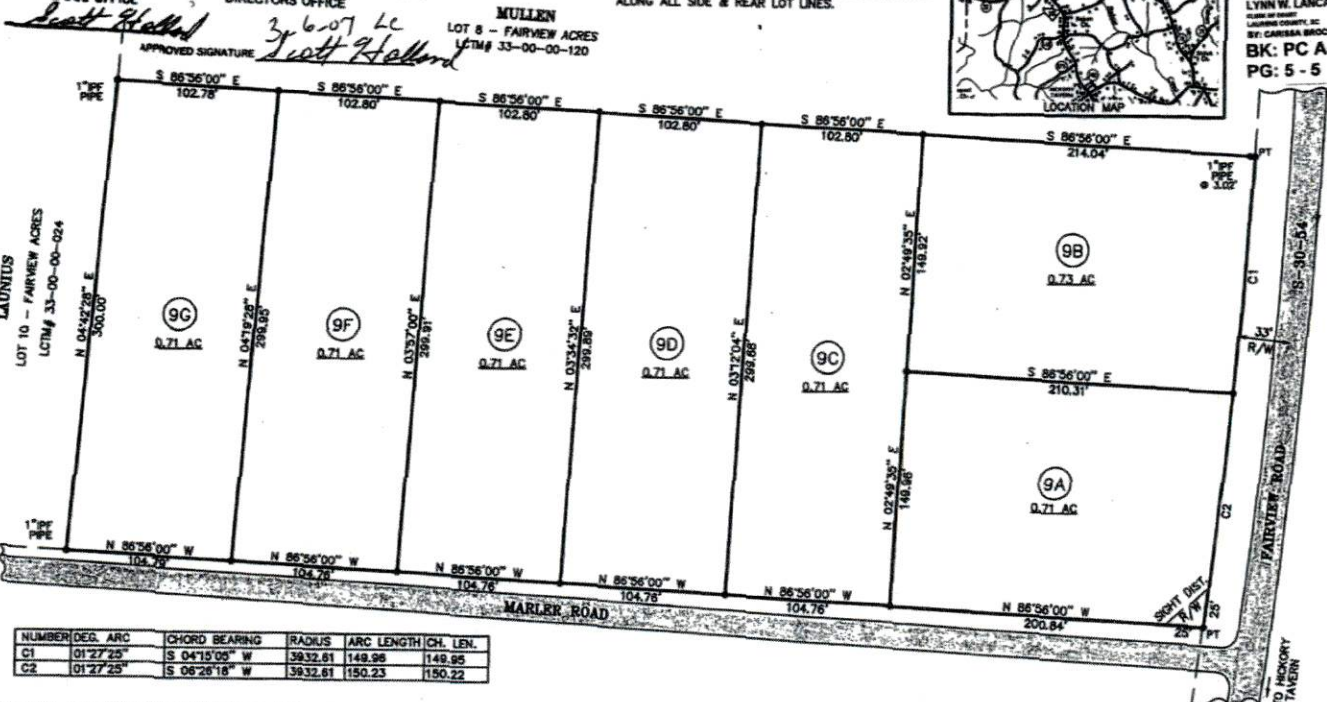
APPROVED BY: **Laurens County Dept. of Public Works**
 E 911 OFFICE DIRECTORS OFFICE

NOTE: 1/2" IRON REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

A 5' DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL SIDE & REAR LOT LINES.



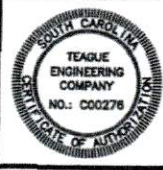
2007002765
 LARGE PLAT
 RECORDING FEES
 PREPARED & RECORDED \$10.00
 03-06-2007 03:33 PM
 LYNN W. LANCASTER
 CLERK OF COURSE
 LAURENS COUNTY, SC
 BY: CAMERON BROOKS CLERK
 BK: PC A534
 PG: 5 - 5



NUMBER	DEG. ARC	CHORD BEARING	RADIUS	ARC LENGTH	CH. LEN.
C1	01°27'25"	S 04°15'00" W	3932.61	148.98	148.98
C2	01°27'25"	S 06°26'18" W	3932.61	150.23	150.22



PLAT OF
MARLER POINT
 LOCATED AT INTERSEC. OF FAIRVIEW ROAD &
 MARLER ROAD NORTH OF HICKORY TAVERN
 LAURENS COUNTY STATE OF SOUTH CAROLINA
 DATE: 7/20/2000 SCALE: 1" = 60'
 DR. BY: RP DR. NO.: 00178
 REV.: _____



APPROVED BY: *[Signature]* RLS. 7/20/00
 S.C. REG. NO. 4947
TEAGUE ENGINEERING COMPANY
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAURENS, SOUTH CAROLINA
 884-2035



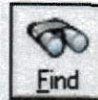


Next Year (2025) Changes - Taxable Values



Search Options

Map Number Real History Year
 Name



Alerts

**Current Year Record Exists
Has Additional Comments**

Action/Location

Post Initials Reason for Change Activity Date
 Location Street Number Street Name Suffix Dir

Class Information

Class Code Lots Acres
 Land Value Buildings Building Value

Class	Code	Lots	Acres	Land Value	Assessed	Buildings	Buildings Value	Assessed	Total Assessed
RN		1		6800	410				410
Tax Value	1		.00	6800	410				410
Mkt Value	1		.00	6800					

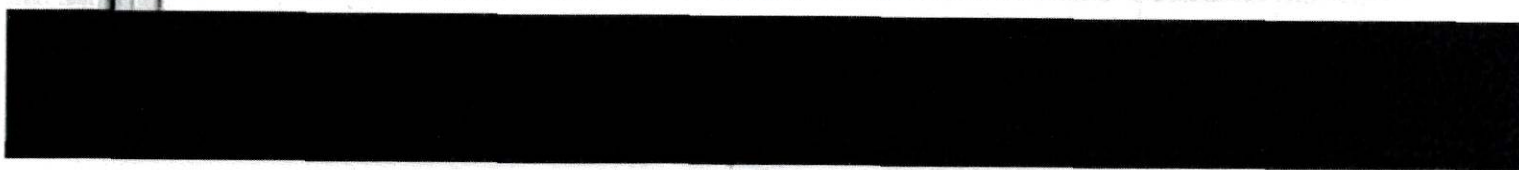
New

Remove

Property Details

Total Tax Value Consideration Homestead Code Percentage
 Total Market Value Ratio Homestead Number

Other Information



	A	B
1	FAIRVIEW ACRES	
2	033-00-00-004	MANUFACTURED HOME
3	033-00-00-006	STICK BUILT
4	033-00-00-007	STICK BUILT
5	033-00-00-008	STICK BUILT
6	033-00-00-009	MANUFACTURED HOME
7	033-00-00-010	VACANT
8	033-00-00-011	STICK BUILT
9	033-00-00-012	MANUFACTURED HOME
10	033-00-00-013	COMMERICAL
11	033-00-00-016	MANUFACTURED HOME (2)
12	033-00-00-017	MANUFACTURED HOME
13	033-00-00-018	VACANT
14	033-00-00-019	MANUFACTURED HOME
15	033-00-00-020	MANUFACTURED HOME (2)
16	033-00-00-021	MANUFACTURED HOME
17	033-00-00-022	VACANT
18	033-00-00-023	MANUFACTURED HOME (2)
19	033-00-00-024	STICK BUILT
20	033-00-00-025	STICK BUILT
21	033-00-00-026	MANUFACTURED HOME (2)
22	033-00-00-027	MANUFACTURED HOME
23	033-00-00-030	MANUFACTURED HOME
24	033-00-00-031	PERM ST. MANUFACTURED HOME
25	033-00-00-032	MANUFACTURED HOME
26	033-00-00-033	VACANT
27	033-00-00-034	MANUFACTURED HOME
28	033-00-00-037	MANUFACTURED HOME PARK (5)
29	033-00-00-045	PERM ST. MANUFACTURED HOME
30	033-00-00-046	VACANT
31	033-00-00-051	STICK BUILT
32	033-00-00-059	MANUFACTURED HOME (3)
33	033-00-00-060	STICK BUILT
34	033-00-00-061	MANUFACTURED HOME
35	033-00-00-064	MANUFACTURED HOME
36	033-00-00-090	MANUFACTURED HOME
37	033-00-00-092	VACANT
38	033-00-00-096	VACANT
39	033-00-00-109	PERM ST. MANUFACTURED HOME
40	033-00-00-110	PERM ST. MANUFACTURED HOME
41	033-00-00-119	MANUFACTURED HOME (2)
42	033-00-00-120	MANUFACTURED HOME PARK (10)
43	033-00-00-121	VACANT

Dver

	A	B
44	033-00-00-123	MANUFACTURED HOME
45	033-00-00-124	VACANT
46	033-00-00-126	VACANT
47	033-00-00-129	MANUFACTURED HOME
48	033-00-00-130	MANUFACTURED HOME
49	033-00-00-132	MANUFACTURED HOME (2)
50	033-00-00-134	MANUFACTURED HOME
51	033-00-00-135	VACANT
52	033-00-00-136	VACANT
53	033-00-00-137	VACANT

Exhibit C

**7c. LAURENS COUNTY PLANNING COMMISSION
SPECIAL MEETING
STAFF REPORT**

TO: LAURENS COUNTY PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

HEARING DATE: MONDAY, AUGUST 26, 2024

SUBJECT: AN APPEAL FROM STAFF'S DECISION TO DENY THE ESTABLISHMENT OF A MANUFACTURED HOME WITHIN AN ESTABLISHED, PLATTED AND DESIGNATED SUBDIVISION, AS PROHIBITED BY DIVISION XIII, SECTION I OF ORDINANCE #934 "MOBILE HOME ORDINANCE."

I. APPLICATION

A. Applicant: Jeremy Burkett, Oakwood Homes

B. Owner: Barbara Vich

C. Request: The Applicant, **Jeremy Burkett, on behalf of Barbara Vich**, is requesting an **appeal** from Staff's decision to deny the placement of a manufactured home on a lot located within a designated subdivision, as prohibited by Division XIII, Sec I of Ordinance #934 "Mobile Home Ordinance." The lot is located at 135 Edisto Road, Gray Court, SC.

D. Property Tax ID: 219-00-00-029

E. Subdivision: Mordeici Mountain Farms

F. Percentage of subdivision in use by manufactured homes: 50% or more

G. Property Size: The lot consists of one acre.

H. Environmental Considerations: None

II. PLANNING COMMISSION RECOMMENDATION.

The Laurens County Planning Commission shall hear and decide appeals in matters as specified by Ordinance #934, and, in addition, when it is claimed that the true intent and meaning of this Ordinance have been misconstrued or wrongly interpreted.

III. STAFF RECOMMENDATION

Staff recuses itself from any recommendation.



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: 8/15/2024

I, Barbara Vich, am the owner or purchaser of property in Laurens County, located at address 135 Edisto Rd, Gray Court, SC 29645 and having Tax Map # 219-00-00-029.

I hereby authorize:

Jeremy Burkett, Builder's Agent (Relationship)
(Relationship)
(Relationship)
(Relationship)

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

Signed by:

[Handwritten Signature]

(Authorizers Signature)

Barbara Vich 864-682-0537

(Printed Name and Telephone Number)

Witness

Witness

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

RECEIVED
7/22/24
SAL



**Laurens County
Planning Department**

100 Hillcrest Square Laurens, SC 29360 Phone: (864) 681-3178

Planning Commission Appeal Application

Date Applied: 7/22/24 Appellate Case #: _____
Project Name: Oakwood Homes - Vich
Project Address: 135 Edisto Rd, Gray Court, SC 29645
Tax Map #: 219-00-00-029 Subdivision: Mordeici Mountain Farms Lot #: 16

Information for: Owner Contact Person Applicant (Person to be Notified of Meeting)

Name: Jeremy Burkett
Address: 2904 Laurens Rd
Greenville, SC 29607
Phone: (864) 286-6888
Signature(s): [Signature]

NOTE: We accept original signatures only - no faxed copies. The owner/developer must have submitted a project with all required documentation fees before variance application will be accepted.

FACTORS RELEVANT TO GRANTING A APPEAL

The Laurens County Planning Commission as formed by Laurens County Council shall hear and decide appeals and requests for variances from the requirements of Ordinance #934.

The Laurens County Planning Commission shall hear and decide appeals in matters as specified by Ordinance #934, and, in addition, when it is claimed that the true intent and meaning of this Ordinance have been misconstrued or wrongly interpreted.

Notice of such appeal shall be in writing and shall be filed within ninety (90) days of the time that the decision being appealed is rendered.

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 with the Planning Commission and shall be open to public inspection. A certified copy shall be sent by mail to the appellant and a copy shall be made publicly available in the Office of the Laurens County Planning Commission.

A. Under the South Carolina Local Government Comprehensive Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is this tract or parcel restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with or prohibits the proposed activity?

Yes No Explain: _____

Please provide the facts as you intend present them to make the case that true intent and meaning of Ordinance #934 have been misconstrued or wrongly interpreted. Please complete all the questions fully in order to give the Planning Commission and staff an accurate account of the situation. (Attach a separate sheet, if necessary). This application will be made available to the Planning Commission members prior to the hearing.

1. Is the Manufactured Home to be placed in an Established, Designated Subdivision as defined by Laurens County Ordinance #934? If Yes, are 50% or more of the existing structures Manufactured Homes?

Yes. There are more than 50% manufactured homes in this subdivision

2. Is the Mobile Home certified to meet the June 1976 HUD standards for construction that is transportable in one (1) or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities.

Yes

3. Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Will the character of the area be harmed by the granting of the variance? Please explain each answer thoroughly. **An application will not be accepted with "yes" or "no" only responses.**

No. We are replacing an old single wide with a brand new single wide that is inline or nicer than other homes in this subdivision.

4. Please state any other facts or arguments which support your position that Ordinance #934 has been misconstrued or wrongly interpreted.

This subdivision is almost entirely manufactured homes

I hereby certify and agree that all the information provided in this application is true and correct. I understand that falsifying any information on this application will result in the automatic denial of this application and nullification of any action applied herein.

I hereby petition the **Laurens County Planning Commission** for an appeal from the terms of the County's Mobile Home Ordinance #934 on the grounds I believe the Ordinance has been misconstrued and/ or wrongly interpreted.

Jeremy Burkett
Applicant's Printed Name

JABH
Applicant's Signature

7/22/24
Date



Next Year (2025) Changes - Taxable Values



Search Options

219-00-00-029
 Real
 01139995
 History Year
 Name

Alerts

Has Additional Comments

Action/Location

Post Initials
 Reason for Change
 Activity Date 09/14/2022
 Location Street Number 135
 Street Name EDISTO ROAD
 Suffix
 Dir

Class Information

Class R
 Code
 Lots 1
 Acres
 Land Value 19500
 Buildings
 Building Value

Class	Code	Lots	Acres	Land Value	Assessed	Buildings	Buildings Value	Assessed	Total Assessed
R		1	1	19500	780				780
Tax Value	1	.00	19500	780					780
Mkt Value	1	.00	19500						

Property Details

Total Tax Value 19,500
 Consideration 15
 Total Market Value 19,500
 Ratio 9999.99

Homestead

Code
 Percentage
 Number

Other Information



Laurens County Property Parcel



300ft

	A	B
1	MORDECI MTN FARMS	
2	219-00-00-001	STICK BUILT
3	219-00-00-013	MANUFACTURED HOME
4	219-00-00-014	MANUFACTURED HOME
5	219-00-00-015	STICK BUILT
6	219-00-00-016	PERMT ST MANUFACTURED HOME
7	219-00-00-017	PERMT ST MANUFACTURED HOME
8	219-00-00-018	MANUFACTURED HOME
9	219-00-00-019	VACANT
10	219-00-00-021	MANUFACTURED HOME
11	219-00-00-022	PERMT ST MANUFACTURED HOME
12	219-00-00-023	MANUFACTURED HOME
13	219-00-00-024	MANUFACTURED HOME
14	219-00-00-025	STICK BUILT
15	219-00-00-026	VACANT
16	219-00-00-027	VACANT
17	219-00-00-028	MANUFACTURED HOME
18	219-00-00-029	MANUFACTURED HOME
19	219-00-00-030	MANUFACTURED HOME
20	219-00-00-031	VACANT
21	219-00-00-032	PERMT ST MANUFACTURED HOME
22	219-00-00-033	PERMT ST MANUFACTURED HOME
23	219-00-00-034	MANUFACTURED HOME
24	219-00-00-035	VACANT
25	219-00-00-036	MANUFACTURED HOME
26	219-00-00-037	PERMT ST MANUFACTURED HOME
27	219-00-00-039	MANUFACTURED HOME
28	219-00-00-040	MANUFACTURED HOME
29	219-00-00-041	MANUFACTURED HOME
30	219-00-00-042	VACANT
31	219-00-00-044	VACANT
32	219-00-00-045	MANUFACTURED HOME
33	219-00-00-046	VACANT
34	219-00-00-047	VACANT
35	219-00-00-049	MANUFACTURED HOME
36	219-00-00-050	STICK BUILT
37	219-00-00-051	MANUFACTURED HOME
38	219-00-00-052	MANUFACTURED HOME

Exhibit C

**7d. LAURENS COUNTY PLANNING COMMISSION
SPECIAL MEETING
STAFF REPORT**

TO: LAURENS COUNTY PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

HEARING DATE: MONDAY, AUGUST 26, 2024

SUBJECT: AN APPEAL FROM STAFF'S DECISION TO DENY THE ESTABLISHMENT OF A MANUFACTURED HOME WITHIN AN ESTABLISHED, PLATTED AND DESIGNATED SUBDIVISION, AS PROHIBITED BY DIVISION XIII, SECTION I OF ORDINANCE #934 "MOBILE HOME ORDINANCE."

I. APPLICATION

A. Applicant: Jeremy Burkett, Oakwood Homes

B. Owner: Justin Daye Eubanks

C. Request: The Applicant, **Jeremy Burkett, on behalf of Justin Daye Eubanks**, is requesting an **appeal** from Staff's decision to deny the placement of a manufactured home on a lot located within a designated subdivision, as prohibited by Division XIII, Sec I of Ordinance #934 "Mobile Home Ordinance." The lot is located at 4015 Georgia Road, being lot 24, in Gray Court, SC.

D. Property Tax ID: 193-00-00-014

E. Subdivision: Gray Court Farms Phase II

F. Percentage of subdivision in use by manufactured homes:

G. Property Size: The lot consists of 1.90 acres.

H. Environmental Considerations: none

II. PLANNING COMMISSION RECOMMENDATION.

The Laurens County Planning Commission shall hear and decide appeals in matters as specified by Ordinance #934, and, in addition, when it is claimed that the true intent and meaning of this Ordinance have been misconstrued or wrongly interpreted.

III. STAFF RECOMMENDATION

Staff recuses itself from any recommendation.



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: 8/15/24

I, Joshua Eubanks, am the owner or purchaser of property in Laurens County,

located at address 4015 Geogia Rd, Gray Court, SC 29645

and having Tax Map # 193-00-00-014.

I hereby authorize:

Jeremy Burkett, Builder's agent,
(Relationship)

_____, _____,
(Relationship)

_____, _____,
(Relationship)

_____, _____,
(Relationship)

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

Signed by:

(Authorizers Signature)

Joshua Eubanks 864-361-7108

(Printed Name and Telephone Number)

Witness

Witness

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



Laurens County
Planning Department

RECEIVED
7/22/24
SAL

100 Hillcrest Square Laurens, SC 29360 Phone: (864) 681-3178

Planning Commission Appeal Application

Date Applied: 7/22/24 Appellate Case #:
Project Name: Oakwood Homes - Eubanks
Project Address: 4015 Georgia Rd, Gray Court, SC 29645
Tax Map #: 193-00-00-014 Subdivision: Gray Court Farms Phase 2 Lot #: 24

Information for: [] Owner [] Contact Person [x] Applicant (Person to be Notified of Meeting)

Name: Jeremy Burkett
Address: 2904 Laurens Rd
Greenville, SC 29607
Phone: (864) 286-6888
Signature(s): [Handwritten Signature]

NOTE: We accept original signatures only - no faxed copies. The owner/developer must have submitted a project with all required documentation fees before variance application will be accepted.

FACTORS RELEVANT TO GRANTING A APPEAL

The Laurens County Planning Commission as formed by Laurens County Council shall hear and decide appeals and requests for variances from the requirements of Ordinance #934.

The Laurens County Planning Commission shall hear and decide appeals in matters as specified by Ordinance #934, and, in addition, when it is claimed that the true intent and meaning of this Ordinance have been misconstrued or wrongly interpreted.

Notice of such appeal shall be in writing and shall be filed within ninety (90) days of the time that the decision being appealed is rendered.

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 with the Planning Commission and shall be open to public inspection. A certified copy shall be sent by mail to the appellant and a copy shall be made publicly available in the Office of the Laurens County Planning Commission.

A. Under the South Carolina Local Government Comprehensive Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is this tract or parcel restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with or prohibits the proposed activity?

Yes [] No [x] Explain:

Please provide the facts as you intend present them to make the case that true intent and meaning of Ordinance #934 have been misconstrued or wrongly interpreted. Please complete all the questions fully in order to give the Planning Commission and staff an accurate account of the situation. (Attach a separate sheet, if necessary). This application will be made available to the Planning Commission members prior to the hearing.

1. Is the Manufactured Home to be placed in an Established, Designated Subdivision as defined by Laurens County Ordinance #934? If Yes, are 50% or more of the existing structures Manufactured Homes?

Yes, more than 50% of the existing structures are manufactured homes.

2. Is the Mobile Home certified to meet the June 1976 HUD standards for construction that is transportable in one (1) or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities.

Yes

3. Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Will the character of the area be harmed by the granting of the variance? Please explain each answer thoroughly. **An application will not be accepted with "yes" or "no" only responses.**

No. We will be replacing an old single-section manufactured home with a brand new multi-section manufactured home. This will only make this property and adjacent properties nicer.

4. Please state any other facts or arguments which support your position that Ordinance #934 has been misconstrued or wrongly interpreted.

This subdivision is almost entirely manufactured homes and replacing an old single-section with a brand new multi-section manufactured home will only help this subdivision.

I hereby certify and agree that all the information provided in this application is true and correct. I understand that falsifying any information on this application will result in the automatic denial of this application and nullification of any action applied herein.

I hereby petition the Laurens County Planning Commission for an appeal from the terms of the County's Mobile Home Ordinance #934 on the grounds I believe the Ordinance has been misconstrued and/ or wrongly interpreted.

Jeremy Burkett

Applicant's Printed Name



Applicant's Signature

7/22/24

Date

For Staff Use Only:

Date Plat/Site Plan/Sketch Plan submitted: 7/22/24 Date Project Application Completed: _____

Appeal Hearing Date: _____ Appeal Granted: YES NO



Current Year (2024) Changes - Taxable Values



Search Options

Map Number: 193-00-00-014 Real 95457289 History Year: End

Name: EUBANKS JUSTIN DAYE

Alerts

Has Additional Comments

Action/Location

Post Initials: AB Reason for Change: 22 ATI Activity Date: 04/18/2023

Location: Street Number: 4015 Street Name: GEORGIA RD Suffix: Dir:

Class Information

Class: RN Code: Lots: Acres: 1.90

Land Value: 17200 Buildings: Building Value:

Class	Code	Lots	Acres	Land Value	Assessed	Buildings	Buildings Value	Assessed	Total Assessed
RN			1.90	17200	1030				1,030
Tax Value			1.90	17200	1030				1,030
Mkt Value			1.90	17200					

Property Details

Total Tax Value: 17,200 Consideration: 15

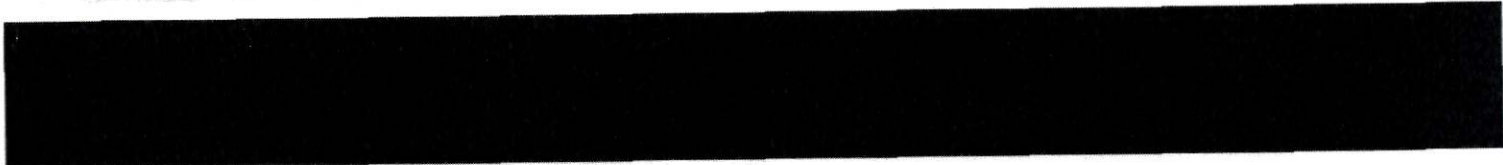
Total Market Value: 17,200 Ratio: 9999.99

Homestead

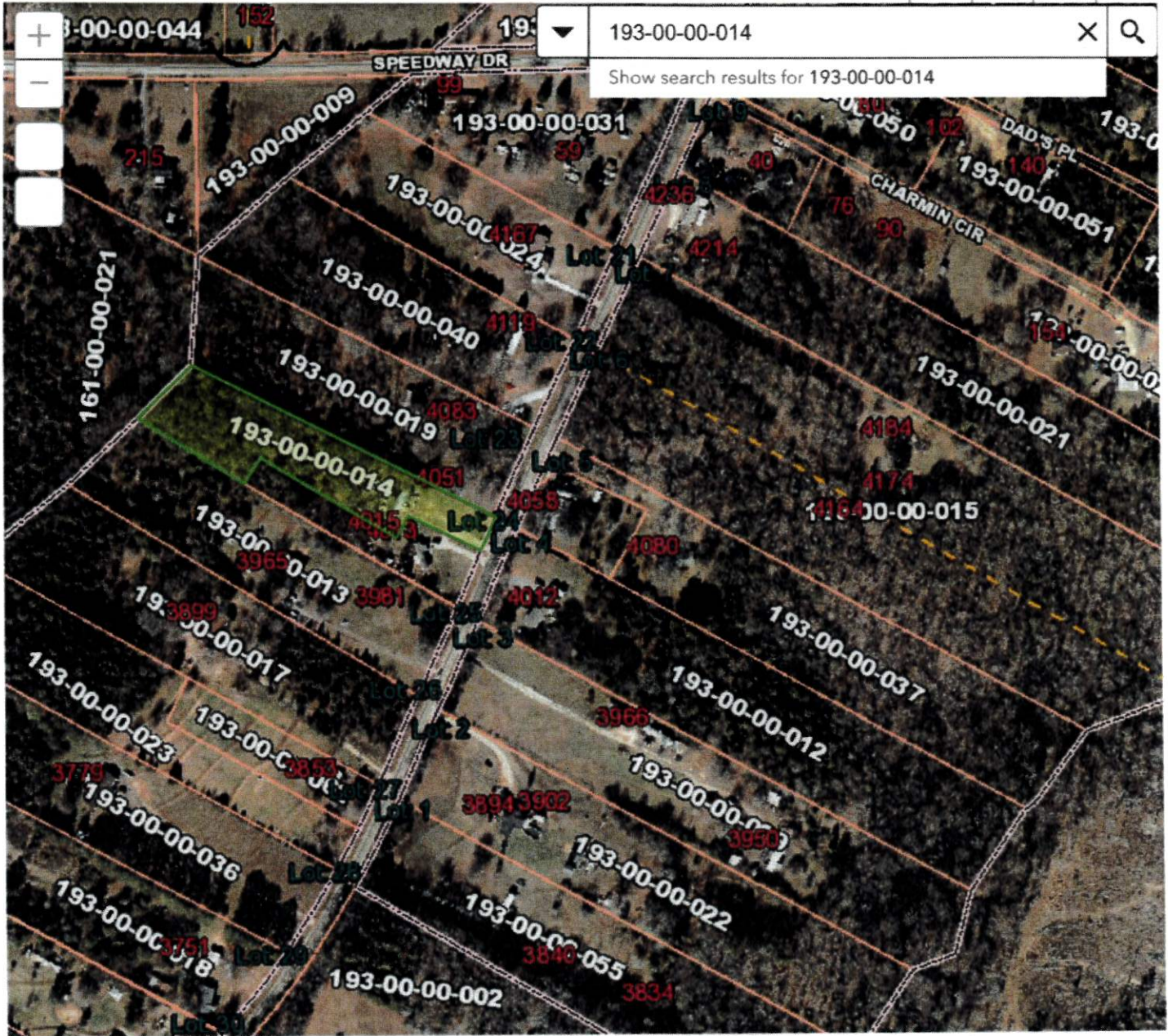
Code: Percentage:

Number:

Other Information



Laurens County Property Parcel



300ft

42 177 34 577 01/24/2024

	A	B
1	GRAY COURT FARMS	
2	PHASE 2	
3	193-00-00-031	MANUFACTURED HOME
4	193-00-00-024	STICKBUILT HOME
5	193-00-00-040	MANUFACTURED HOME
6	193-00-00-019	STICKBUILT HOME
7	193-00-00-014	VACANT
8	193-00-00-027	MANUFACTURED HOME
9	193-00-00-013	MANUFACTURED HOME
10	193-00-00-017	MANUFACTURED HOME
11	193-00-00-062	VACANT
12	193-00-00-023	VACANT
13	193-00-00-036	PERM ST MANUFACTURED HOME
14	193-00-00-018	MANUFACTURED HOME
15	193-00-00-026	2 MANUFACTURED HOMES
16	162-00-00-057	MANUFACTURED HOME
17	162-00-00-067	3 MANUFACTURED HOMES
18		
19	PHASE 1	
20	193-00-00-058	MANUFACTURED HOMES
21	193-00-00-033	PERM ST MANUFACTURED HOME
22	193-00-00-049	VACANT
23	193-00-00-038	MANUFACTURED HOMES
24	193-00-00-039	PERM ST MANUFACTURED HOME
25	193-00-00-028	MANUFACTURED HOMES
26	193-00-00-003	3 MANUFACTURED HOMES
27	193-00-00-030	3 MANUFACTURED HOMES
28	193-00-00-020	MANUFACTURED HOMES
29	193-00-00-050	MANUFACTURED HOMES
30	193-00-00-051	MANUFACTURED HOMES
31	193-00-00-041	VACANT
32	193-00-00-052	VACANT
33	193-00-00-034	PERM ST MANUFACTURED HOME
34	193-00-00-025	MANUFACTURED HOMES
35	193-00-00-021	MANUFACTURED HOMES
36	193-00-00-015	MANUFACTURED HOMES
37	193-00-00-037	MANUFACTURED HOMES
38	193-00-00-056	MANUFACTURED HOMES
39	193-00-00-012	PERM ST MANUFACTURED HOME
40	193-00-00-029	MANUFACTURED HOMES
41	193-00-00-022	MANUFACTURED HOMES
42	193-00-00-055	MANUFACTURED HOMES