



AGENDA

LAURENS COUNTY PLANNING COMMISSION

MEETING

LAURENS COUNTY ADMINISTRATION BUILDING CONFERENCE ROOM

100 Hillcrest Square, Laurens County, SC 29360

September 17, 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- September 17, 2024
5. Approval of Minutes-
6. Old Business- N o n e
7. New Business-
 - a. The Applicant **James Cothran, Clayton Homes**, on behalf of **Elin Flores and Noel Garcia**, 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 **Kyle Hughes**, 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 Applicants **Aubree & John McKinnon, Mobile Home Exchange LLC**, on behalf of **Marcia Young** are 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. Two-part appeal:
 - i. The Applicant, **Ross Sanders, Clayton Homes**, on behalf of **Jessie Najera Ceja**, 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."**

- ii. The Applicant, **Ross Sanders, Clayton Homes**, on behalf of **Jessie Najera Ceja** is requesting an **Appeal** from Staff's decision to deny the placement of a single-family home on a lot located within a subdivision, due to the lot not meeting the minimum lot acreage, lot width, and possibly the side yard setbacks, required for the residential use requested and as required by **Ordinance #926, Division 10, Sec. A.6, Table 10.A.6**

8. Discussion Item- None

9. Adjournment- Chairman

A. Ordinances being reviewed.

B. Staff Reports

Exhibit A. 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.

ORD. #910 SECTION 7 DESIGN STANDARDS - LOT DIMENSIONS

7.1 Lot with Public Water and Sewer

- a) **Minimum lot area shall be eight thousand (8,000) square feet.**
- b) **Minimum lot width shall be seventy-five (75) feet between side lot lines measured at the front setback line. Corner lots shall have additional width to accommodate the side street setback line required as specified herein. Lots on the circular right of way of a cul-de-sac street shall have a minimum (30) foot width at the road right of way.**
- c) **Minimum lot depth shall be as required to meet minimum area requirements as specified in 7.1.a.**
- d) **No residence (primary building) shall be placed within ten (10) feet of side lot line.**
- e) **Open Space Residential Development (OSRD) has a separate category.**
- f) **Additional setback requirements under 6.4**

7.2 Lot with Well and Septic Tank

- a) **Minimum lot area shall be one (1) acre.**
- b) **Minimum lot width shall be one hundred twenty (120) feet between side lot lines measured at the front setback line. Corner lots shall have additional width to accommodate the side street setback line required as specified herein. Lots on the circular right of way of a cul-de-sac street shall have a minimum thirty (30) foot width at the road right of way.**
- c) **Minimum lot depth shall be as required to meet minimum area requirement as specified in 7.2.a.**
- d) **No residence (primary building) shall be placed within ten (10) feet of side lot line.**
- e) **Lots less than two (2) acres shall require approval from the South Carolina Department of Health and Environmental Control (SCDHEC) for well and septic tank installation prior to subdividing.**
- f.) **Additional setback requirements under 6.4**

7.3 Lot with Public Water and Septic Tank

- a) **Minimum lot area shall be twenty-five thousand (25,000) square feet. This shall be exclusive of road right-of-way.**
- b) **Minimum lot width shall be one hundred (100) feet between side lot lines measured from the front setback line. Corner lots shall have additional width to accommodate the side street setback line required as specified herein. Lots on the circular right of way of a cul-de-sac street shall have a minimum (30) foot width at the road right of way.**



- c) **Minimum lot depth shall be as required to meet minimum area requirements as specified in Section 7.3.a.**
- d) **No residence (primary building) shall be placed within ten (10) feet of side lot line.**
- e) **Lots less than two (2) acres shall require approval from the South Carolina Department of Health and Environmental Control (SCDHEC) for septic tank installation prior to subdividing.**
- f) **Additional setback requirements under 6.4**

between the developer and the engineer on such costs, the Designated Official will make the final determination of the amount of the bond. After one (1) year and after two (2) years, the developer may request a roadway inspection by the Designated Official Director. The Designated Official may reduce the bond amount by up to one-third (1/3) after one (1) year if the roadway shows no signs of failures or construction damage and may reduce the bond an additional one-third after the second year if the roadway continues to show no sign of failure or damage. In the event that minor repairs or damages are present, the Designated Official may elect to reduce the bond by lesser amounts or not reduce the bond.

2. The subdivider shall maintain all street improvements and all settlements due to utility installations for a period of three years from the time of acceptance of such improvements by the governing authority. Should the subdivider choose to use the alternate binder as a temporary surface during the development, the required three (3) year bond on the final acceptance may be reduced by one-half of the time from the installation of the binder to the date of the final acceptance after final surface course if the binder shows no areas of deterioration or failure.
3. The subdivider shall make such adequate provisions as shall be approved by the Designated Official for the perpetual maintenance of all sewer and water facilities in the subdivision until such obligations have been assumed by a government entity.

DIVISION 10. CONVENTIONAL SINGLE-FAMILY SUBDIVISIONS

A. **General Standards.** The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated.

1. If sidewalks are installed the setback measurement is from the edge of the sidewalk on the side closest to the building/home.
2. The subdivider will place within restrictive covenants the setback lines applicable to the property in question. The Laurens County Public Works Department will be responsible to classify each street as Residential, Collector or Arterial.
3. Interior side lot lines shall be approximately at right angles to the right-of-way of the street on which the lot fronts.
4. It shall be the subdivider's responsibility to consult with the South Carolina Department of Health and Environmental Control (SCDHEC) to determine whether adequate land exists for the future installation of well and septic tank services on lot divisions resulting in less than two (2) acres.
5. The Conventional Single-family development concept shall be exempt from having to provide any open space within the project boundaries.
6. The lot dimensions for the development of a Conventional Single-Family Detached Subdivision shall be as outlined under Table 10.A.6 below.

Table 10.A.6

Conventional Single-Family Detached Subdivision Standards			
Development Standard	Lots with Public Water & Sewer	Lots with Public Water & Septic Tank	Lots with Well Water & Septic Tank
Min. Lot Area	21,780 sq. ft. (1/2 acre)	25,000 sq. ft. (.57 acres)	43,560 sq. ft. (1 Acre)
Max. Density	(Maximum density is dependent upon the buildable area following the provision of any required buffers, and the maximum impervious coverage limit below)	(Maximum density is dependent upon the buildable area following the provision of any required buffers, and the maximum impervious coverage limit below)	(Maximum density is dependent upon the buildable area following the provision of any required buffers, and the maximum impervious coverage limit below)
Max. Impervious Surface (of gross acreage)	50% of the site	50% of the site	50% of the site
Min. Lot Width	75' at front setback line	100' at front setback line	120' at front setback line
Cul-de-sac Min. Lot Width	30' at the right-of-way edge	30' at the right-of-way edge	30' at right-of-way edge
Setback Yards	Residential Streets	Collector Streets	Arterial Streets
Min. Front (Street) Yard	30'	40'	50'
Min. Side Yard Corner Lots	30' for all street classifications		
Min. Side Yard (primary building)	10' for all street classifications		
Min. Rear Yard	10' for all street classifications		

DIVISION 11. MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT

A. *General Standards.* The standards outlined under this Division pertain to all multiple-family development within the unincorporated areas of Laurens County.

1. The maximum density of multiple family homes may be limited by the additional design features under Appendix A, and the additional appendices as part of this Ordinance such as parking standards, buffer requirements, and other dimensional standards. The County makes no guarantee that the indicated maximum density is attainable after accounting for those other provisions.
2. The Open Space requirements and standards for multiple-family development are provided under Table 11.A.4 and Appendix B as part of this Ordinance.
3. All proposed multiple-family development consisting of greater than fifteen (15) dwelling units must be served by public water.
4. The standards for lot dimensions and required setbacks and yards are outlined in Table 11.A.4 below.

Exhibit B

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

TO: LAURENS COUNTY PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

HEARING DATE: TUESDAY, SEPTEMBER 17, 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: James Cothran, Clayton Homes, on behalf of Elin Flores and Noel Garcia

B. Owner: Elin Flores and Noel Garcia

C. Request: The Applicant, **James Cothran, Clayton Homes**, on behalf of **Elin Flores and Noel Garcia**, 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 6552 Greenpond Road in Gray Court, SC.

D. Property Tax ID: 102-00-00-054

E. Subdivision: Greenpond Acres

F. Percentage of subdivision in use by manufactured homes: Greater than 50%

G. Property Size: The lot consists of .68 acre.

H. Environmental Considerations: None

II. STAFF RECOMMENDATION

Staff recuses itself from any recommendation.



Laurens County Planning Department

RECEIVED 8/23/2024 JTL

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

Planning Commission Appeal Application

Date Applied: 8/22/2024 Appellate Case #:
Project Name: Elin Noel i Garcia Flores
Project Address: 6552 Granpond Rd Gray Ct SC 29645
Tax Map #: 102-00-00-054 Subdivision: Granpond Acres Lot #:

Information for: [] Owner [X] Contact Person [] Applicant (Person to be Notified of Meeting)
Name: James Cothran Clayton Homes Easley general manager
Address: 5232 Calhoun Mem Hwy Easley SC 29640
Phone: (864) 855-0030
Signature: [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 and yes

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

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

We are being negatively affected by being misplaced out of a home due to this ordinance and having to wait for this process due to our area already having over 75% mobile homes.

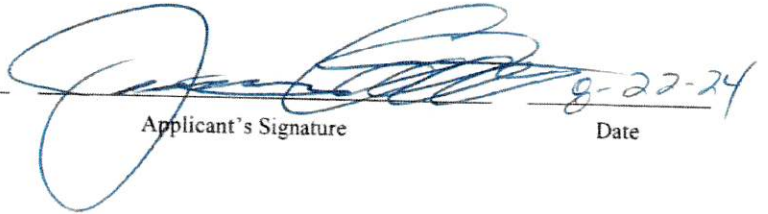
Clayton Homes putting this brand new house in this area will only help Laurens County with appearances.

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.

James Cochran

Applicant's Printed Name



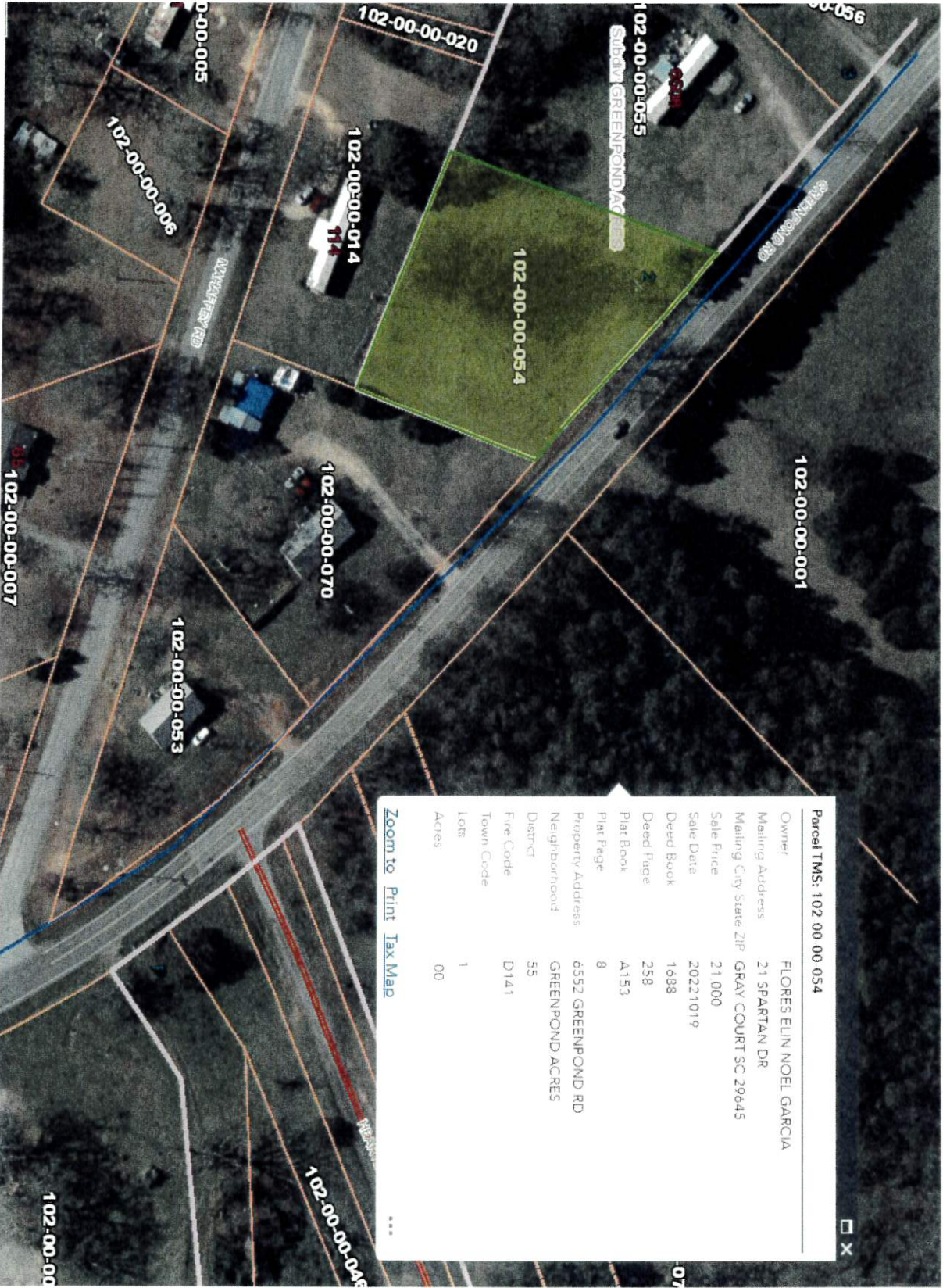
Applicant's Signature

8-22-24
Date

For Staff Use Only:

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

Appeal Hearing Date: _____ Appeal Granted: YES NO



Parcel TMS: 102-00-00-054

Owner	FLORES ELIN NOEL GARCIA
Mailing Address	21 SPARTAN DR
Mailing City/State/ZIP	GRAY COURT SC 29645
Sale Price	21,000
Sale Date	2022:10:19
Deed Book	1688
Deed Page	258
Plat Book	A153
Plat Page	8
Property Address	6552 GREENPOND RD
Neighborhood	GREENPOND ACRES
District	55
Fire Code	D141
Town Code	
Lot	1
Acres	00

[Zoom to](#) [Print](#) [Tax Map](#)



...



GREENPONS ACRES	
102-00-00-054	VACANT
102-00-00-055	MANUFACTURED HOME
102-00-00-056	PERM ST MANUFACUTRED HOME
102-00-00-057	MANUFACTURED HOME
102-00-00-058	MANUFACTURED HOME
102-00-00-060	MANUFACTURED HOME
102-00-00-061	STICK BUILT
102-00-00-062	MANUFACTURED HOME
102-00-00-063	MANUFACTURED HOME
102-00-00-064	MANUFACTURED HOME
102-00-00-065	VACANT
102-00-00-066	STICK BUILT
102-00-00-067	MANUFACTURED HOME(2)
102-00-00-068	MANUFACTURED HOME
102-00-00-069	VACANT

Exhibit B

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

TO: LAURENS COUNTY PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

HEARING DATE: TUESDAY, SEPTEMBER 17, 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: Kyle Hughes
- B. Owner: Kyle Hughes
- C. Request: The Applicant, **Kyle Hughes**, 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 124 Quail Road, Gray Court, SC.
- D. Property Tax ID: 221-00-00-082
- E. Subdivision: Greentree
- F. Percentage of subdivision in use by manufactured homes: 35% of the subdivision (35% site-built, 26% vacant)
- G. Property Size: The lot consists of 1.00 acre.
- H. Environmental Considerations: None

II. 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: 8-6-24 Appellate Case # _____
Project Name: Hughes Family Home
Project Address: 124 Quail Rd Gray Court, SC 29645
Tax Map #: 221-00-00-082 Subdivision: Greentree Lot #: 2+tractA

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

Name: Kyle Hughes

Address: 357 Cross Creek Rd APTA
Central, SC 29630

Phone: (~~864~~) 906-4593

Signature(s): Kyle Hughes

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?

14 mobile homes
3 houses
4 duplexes

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, it is a new manufactured home on an FHA Foundation

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, the home will be placed far back off of the road and will be nicer than most homes in the neighborhood. No, the appraisal of this home + property will increase the value of the homes in the neighborhood. (Appraisal \$303,000)

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

I understand what the county is trying to prevent with the ordinance to keep from putting a trailer park in the middle of a subdivision. Our intent is to place a home that will be our forever home on the property that neighbors my grandmother's property. Our home has already been ordered based on a conversation that was had in May where we were under the impression that we were approved to place the home on the property.

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.

Kyle D Hughes

Applicant's Printed Name



Applicant's Signature

8-6-24

Date

For Staff Use Only

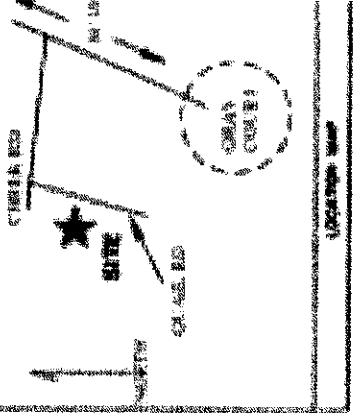
Date Plat/Site Plan/Sketch Plan submitted: _____ Date Project Application Completed: _____

Appeal Hearing Date: _____ Appeal Granted: YES NO

Line	Length	Bearing
1.1	287.23	S68° 40' 00" W
1.2	192.34	S84° 30' 00" W
1.4	287.23	N24° 25' 30" W
1.5	200.28	N25° 25' 30" W
1.6	148.71	N65° 34' 00" E
1.7	201.12	S28° 40' 00" E
1.8	191.08	S84° 30' 00" W
1.10	230.37	S65° 30' 30" W
1.11	20.00	S84° 30' 00" W
1.12	333.50	S88° 25' 30" E

LEGEND:

- 8/11
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- 8/30
- 8/31



STATE ST & CROWN RD



SCALE 1" = 100'

SEE PURPOSE OF SURVEY

TRACT A 1.00 ACRES

TRACT B 1.00 ACRES

SCALE 1" = 100'

SEE PURPOSE OF SURVEY

TRACT A 1.00 ACRES

TRACT B 1.00 ACRES

SCALE 1" = 100'

SEE PURPOSE OF SURVEY

TRACT A 1.00 ACRES

TRACT B 1.00 ACRES

SCALE 1" = 100'

SEE PURPOSE OF SURVEY

TRACT A 1.00 ACRES

TRACT B 1.00 ACRES

SCALE 1" = 100'

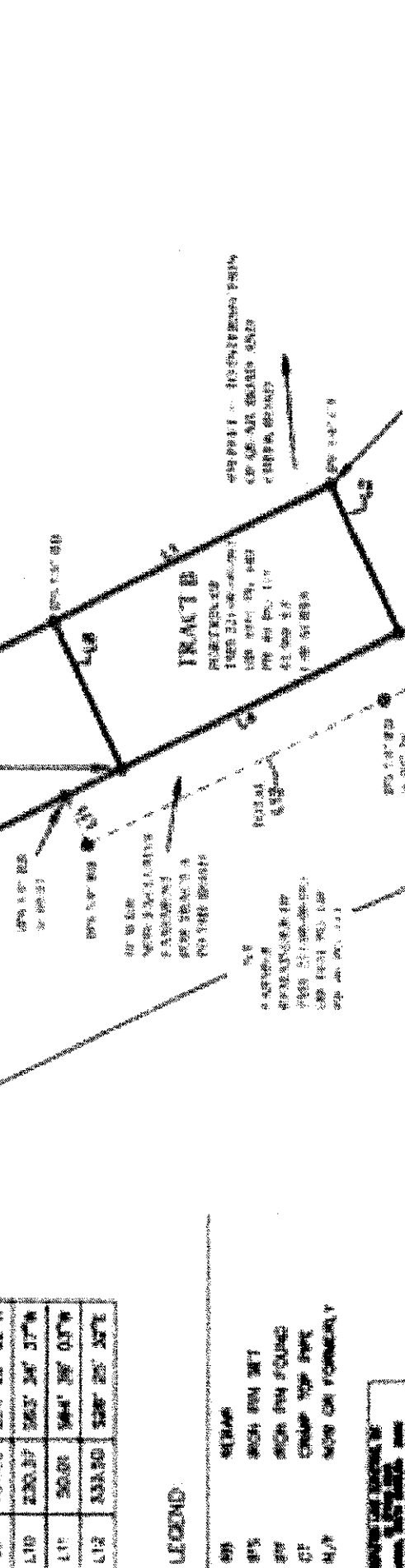
SEE PURPOSE OF SURVEY

TRACT A 1.00 ACRES

TRACT B 1.00 ACRES

SCALE 1" = 100'

SEE PURPOSE OF SURVEY



SURVEY FOR KYLE HUGHES

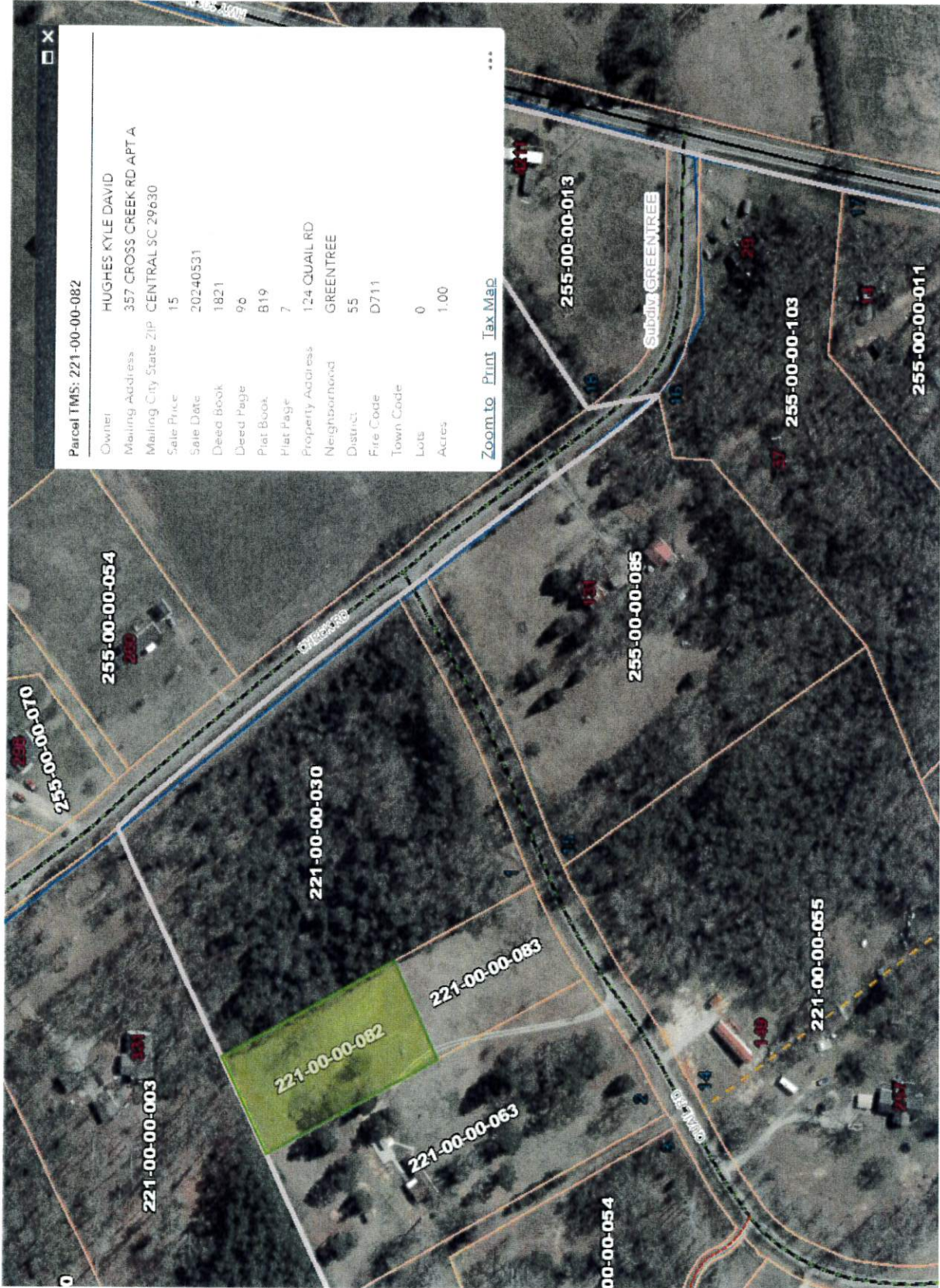
SEE PURPOSE OF SURVEY
NORTHWEST OF GRAY COUNTY
LAURENS COUNTY

SCALE 1" = 100'

SEE PURPOSE OF SURVEY

TRACT A 1.00 ACRES

TRACT B 1.00 ACRES



Parcel TMS: 221-00-00-082

Owner	HUGHES KYLE DAVID
Mailing Address	357 CROSS CREEK RD APT A
Mailing City State ZIP	CENTRAL SC 29630
Sale Price	15
Sale Date	20240531
Deed Book	1821
Deed Page	96
Plat Book	819
Plat Page	7
Property Address	124 QUAIL RD
Neighborhood	GREENTREE
District	55
Fire Code	D711
Town Code	
Lots	0
Acres	1.00

[Zoom to](#) [Print](#) [Tax Map](#)



	A	B
1	GREENTREE	
2	221-00-00-021	STICK BUILT
3	221-00-00-030	VACANT
4	221-00-00-048	VACANT SITE BUILT
5	221-00-00-054	STICK BUILT
6	221-00-00-055	MANUFACTURED HOME
7	221-00-00-056	STICK BUILT
8	221-00-00-058	STICK BUILT
9	221-00-00-061	PERM ST MANUFACTURED HOME
10	221-00-00-063	MANUFACTURED HOME
11	221-00-00-064	STICK BUILT
12	221-00-00-066	VACANT
13	221-00-00-067	VACANT
14	221-00-00-069	STICK BUILT
15	221-00-00-079	VACANT
16	221-00-00-081	MANUFACTURED HOME
17	221-00-00-082	VACANT
18	221-00-00-083	VACANT
19	255-00-00-013	MANUFACTURED HOME
20	255-00-00-011	MANUFACTURED HOME
21	255-00-00-082	MANUFACTURED HOME
22	255-00-00-085	STICK BUILT
23	255-00-00-103	MANUFACTURED HOME

*8 site built
8 manufactured*

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

TO: LAURENS COUNTY PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

HEARING DATE: TUESDAY, SEPTEMBER 17, 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: Aubre & John McKinnon, Mobile Home Exchange LLC
- B. Owner: Marcia Young
- C. Request: The Applicants, **Aubree & John McKinnon, Mobile Home Exchange LLC**, on behalf of **Marcia Young**, are 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 141 Tullyton Drive, Lot 15, Fountain Inn, SC.
- D. Property Tax ID: 032-00-00-084
- E. Subdivision: Palmetto Country Estates Phase 2
- F. Percentage of subdivision in use by manufactured homes: More than 50% of the subdivision.
- G. Property Size: The lot consists of .58 acre.
- H. Environmental Considerations: None

II. STAFF RECOMMENDATION

Staff is required to recommend denial of the request, due to the request not being in compliance with Division XIII, Sec I of Ordinance #934 "Mobile Home Ordinance."



Laurens County Planning Department

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

Planning Commission Appeal Application

Date Applied: 9/10/24 Appellate Case #: _____

Project Name: Marcia Young/Mobile Home Exchange LLC, John McKinnon, President

Project Address: 141 Tullyton Dr, Fountain Inn, SC 29644

Tax Map #: 032-00-00-084 Subdivision: Palmetto Country Estates Lot #: 15

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

Name: John McKinnon, Mobile Home Exchange LLC

Address: 4176 S Church St Ext
Roebuck, SC 29376

Phone: (864) 310-4090; 864-497-7791

Signature(s): 

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: _____

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.

John McKinnon, President, Mobile Home Exchange LLC

Applicant's Printed Name



Applicant's Signature

9-9-24

Date

For Staff Use Only:

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

Appeal Hearing Date: _____ Appeal Granted: YES NO



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: 4/11/2024

I, Marcia Young, am the owner or purchaser of property in Laurens County,

located at address 141 Tullyton Dr, Fountain Inn, SC 29644

and having Tax Map # 032-00-00-084

I hereby authorize:

John McKinnon, President, Mobile Home Exchange LLC-purchased home from LLC
(Relationship)

E Aubre McKinnon, Mobile Home Exchange Rep, purchased home from MHE LLC
(Relationship)

_____, _____
(Relationship)

_____, _____
(Relationship)

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

Marcia Young
(Authorizers Signature)

Marcia Young
(Printed Name and Telephone Number)

864-437-5683

[Signature]
Witness

Conner Cox
Witness

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





Parcel TMS: 032-00-00-084

Owner: YOUNG MARCIA B
 Mailing Address: 207 HUNTER RD
 Mailing City State ZIP: SIMPSONVILLE SC 92681

Sale Price	19,999
Sale Date	20240116
Deed Book	1789
Deed Page	219
Plat Book	A165
Plat Page	1

Property Address: TULLYTON DRIVE
 Neighborhood: PALMETTO COUNTRY ESTATES PHASE 2
 District: 55
 Fire Code: D211
 Town Code: 1
 Lots: 1
 Acres: .00

Zoom to Print Tax Map

PHASE 1		PHASE 2	
032-00-00-057	PERM ST MANUFACTURED HOME	032-00-00-027	STICK BUILT
032-00-00-069	VACANT	032-00-00-063	VACANT
032-00-00-073	MANUFACTURED HOME	032-00-00-068	MAUFACTURED HOME
032-00-00-074	MANUFACTURED HOME	032-00-00-070	PERM ST MANUFACTURED HOME
032-00-00-075	PERM ST MANUFACTURED HOME	032-00-00-072	PERM ST MANUFACTURED HOME
032-00-00-076	STICK BUILT	032-00-00-081	PERM ST MANUFACTURED HOME
032-00-00-077	MANUFACTURED HOME	032-00-00-082	PERM ST MANUFACTURED HOME
032-00-00-078	MANUFACTURED HOME	032-00-00-083	VACANT
032-00-00-079	PERM ST MANUFACTURED HOME	032-00-00-084	VACANT
		032-00-00-085	MAUFACTURED HOME
		032-00-00-086	MAUFACTURED HOME
		032-00-00-087	PERM ST MANUFACTURED HOME
		032-00-00-088	VACANT
		032-00-00-089	MAUFACTURED HOME
		032-00-00-090	PERM ST MANUFACTURED HOME
		032-00-00-091	PERM ST MANUFACTURED HOME
		032-00-00-093	PERM ST MANUFACTURED HOME
		032-00-00-094	PERM ST MANUFACTURED HOME
		032-00-00-098	STICK BUILT
		032-00-00-099	MAUFACTURED HOME
		032-00-00-100	MAUFACTURED HOME
		032-00-00-101	VACANT
		032-00-00-102	MAUFACTURED HOME
		032-00-00-103	PERM ST MANUFACTURED HOME
		032-00-00-104	STICK BUILT
		032-00-00-105	STICK BUILT
		032-00-00-106	STICK BUILT
		032-00-00-107	STICK BUILT
		032-00-00-108	STICK BUILT
		032-00-00-109	PERM ST MANUFACTURED HOME
		032-00-00-110	MAUFACTURED HOME
		032-00-00-111	MAUFACTURED HOME
		032-00-00-112	STICK BUILT
		032-00-00-113	STICK BUILT
		032-00-00-114	STICK BUILT
		032-00-00-115	VACANT
		032-00-00-116	VACANT
		032-00-00-117	VACANT
		032-00-00-118	STICK BUILT
		032-00-00-119	STICK BUILT

		032-00-00-120	MAUFACTURED HOME
		032-00-00-121	VACANT
		032-00-00-122	MAUFACTURED HOME
		032-00-00-123	STICK BUILT
		032-00-00-124	STICK BUILT
		032-00-00-125	MAUFACTURED HOME
		032-00-00-126	STICK BUILT
		032-00-00-128	STICK BUILT
57 LOTS	30 MANUFACTUED HOMES	17 STICK BUILT	9 VACANT

Exhibit B

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

TO: LAURENS COUNTY PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

HEARING DATE: TUESDAY, SEPTEMBER 17, 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."**

AN **APPEAL** FROM STAFF'S DECISION TO DENY THE PLACEMENT OF A SINGLE-FAMILY HOME ON A LOT LOCATED WITHIN A SUBDIVISION, DUE TO THE LOT NOT MEETING THE MINIMUM LOT ACREAGE, LOT WIDTH, AND POSSIBLY THE SIDE YARD SETBACKS, REQUIRED FOR THE RESIDENTIAL USE REQUESTED AND AS REQUIRED BY **ORDINANCE #926, DIVISION 10, SEC. A.6, TABLE 10.A.6**

I. APPLICATION

- A.** Applicant: Ross Sanders, Clayton Homes, on behalf of Jessie Najera Ceja.
- B.** Owner: Jessie Najera Ceja.
- C.** Request:
 - i.** The Applicant, **Ross Sanders**, Clayton Homes, on behalf of **Jessie Najera Ceja**, 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 3 Wallace Street, Laurens, SC.
 - ii.** The Applicant, **Ross Sanders, Clayton Homes**, on behalf of **Jessie Najera Ceja** is requesting an **Appeal** from Staff's decision to deny the placement of a single-family home on a lot located within a subdivision, due to the lot not meeting the minimum lot acreage, lot width, and possibly the side yard setbacks, required for the residential use requested and as required by **Ordinance #926, Division 10, Sec. A.6, Table 10.A.6**
- D.** Property Tax ID: 414-01-09-001
- E.** Subdivision: Watts Mill Block B
- F.** Percentage of subdivision in use by manufactured homes:

G. Property Size: The lot consists of .21 acre.

H. Environmental Considerations: None

II. STAFF REPORT

The applicants currently live down the street at 3, Wallace Street in a site-built home. The subject property in question was purchased by the Applicants in March of 2016. At the time, Ordinance #910 was in place and required a minimum lot size of (8,000) square feet, and a minimum lot width of 75 feet. Therefore, when the lot was purchased in 2016, it was purchased as a non-conforming lot for residential purposes in that it did not meet the minimum lot width under the previous Ordinance #910 for residential use. The following are the specifics of the property in question:

Lot Conditions and what is required by Ordinance #926.

	Existing Conditions	Required by Ord. #926
Lot Size	.21 acres (\approx 9,195 Sq. ft.)	.5 acres (21,780 sq. ft.)
Lot Width	\approx 57 feet	75 ft.
Lot Length	\approx 160 ft.	\approx 290 ft.
Corner side yard		30 ft.
Interior side yard		10 ft.
Front Setback		30 ft.



Ordinance # 926 provides the following:

“Continuance of Nonconforming Lots. Subject to all limitations herein set forth, any nonconforming lot may continue without change in boundaries and may be utilized or developed provided that the uses and development are otherwise authorized by the regulations provided in the County's Code of Ordinances.

1. No new structure shall be placed on a nonconforming lot except in conformity with the current requirements and standards of the County's Code of Ordinances.”

The property owner cannot request a variance because Ordinance No. 926 only provides a mechanism for a variance request for a Major Subdivision (see Division 9(B)). The Applicants' only option is to appeal the denial of the Planning Department to the Planning Commission pursuant to Division 13(D) of Ordinance No. 926 which allows:

“The Laurens County Planning Commission shall hear and decide appeals in matters as specified by this Ordinance as set forth in Section 6-29-1150, SC Code of Laws, 1976, as amended.

Whenever in the opinion of the Commission, the strict application of the requirements contained in these regulations would result in substantial or excessive difficulties and hardships or injustices, the Commission may modify such requirements, providing that the public interests of the County and its citizens are protected, and the general intent and spirit of these regulations are preserved. A property owner whose land is affected by the decision of the Planning Commission may appeal to the Circuit Court as set forth in Section 6-29-1 ISO(D), SC Code of Laws, 1976, as amended.”

III. STAFF RECOMMENDATION

The lot was considered non-conforming at the time it was purchased in 2016 for use as a residential use. This does not prevent the lot from being used for other uses, provided the current codes are met, and bringing the lot into being more conforming. Allowing for the establishment of a residential use on the lot that would increase the non-conformity of the lot would be in violation of Ordinance #926. Staff recommends **denial** of allowing for the residential use on the property.



Laurens County Planning Department

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

Planning Commission Appeal Application

Date Applied: 7-29-24 Appellate Case #:
Project Name: Jessica Najera Ceja
Project Address: 25 Wallace St.
Tax Map #: 414-01-09-001 Subdivision: Watts Mill BIKB Lot #: 107

Information for: [] Owner [] Contact Person [x] Applicant (Person to be Notified of Meeting)
Name: Clayton Homes of Greenwood - Ross Sanders
Address: 1750 Laurens Hwy Greenwood SC 29646 or Noodle Lawrence
Phone: (864) 229-3945
Signature(s): [Signature]

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 [x] No [] Explain: manufactured home

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, 51% or more

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. This is a nice new home that is visually appealing. There are multiple other manufactured homes in the area.

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

Before the customer applied for a home loan I called and spoke with someone in zoning to make sure we were able to put a manufactured home on this lot and to make sure we could meet appropriate set backs. I was told everything was good to proceed. My customer then took out a home loan based on the response from Laurens County.

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.

Nicole Lawrence

Applicant's Printed Name

[Signature]

Applicant's Signature

7-29-24

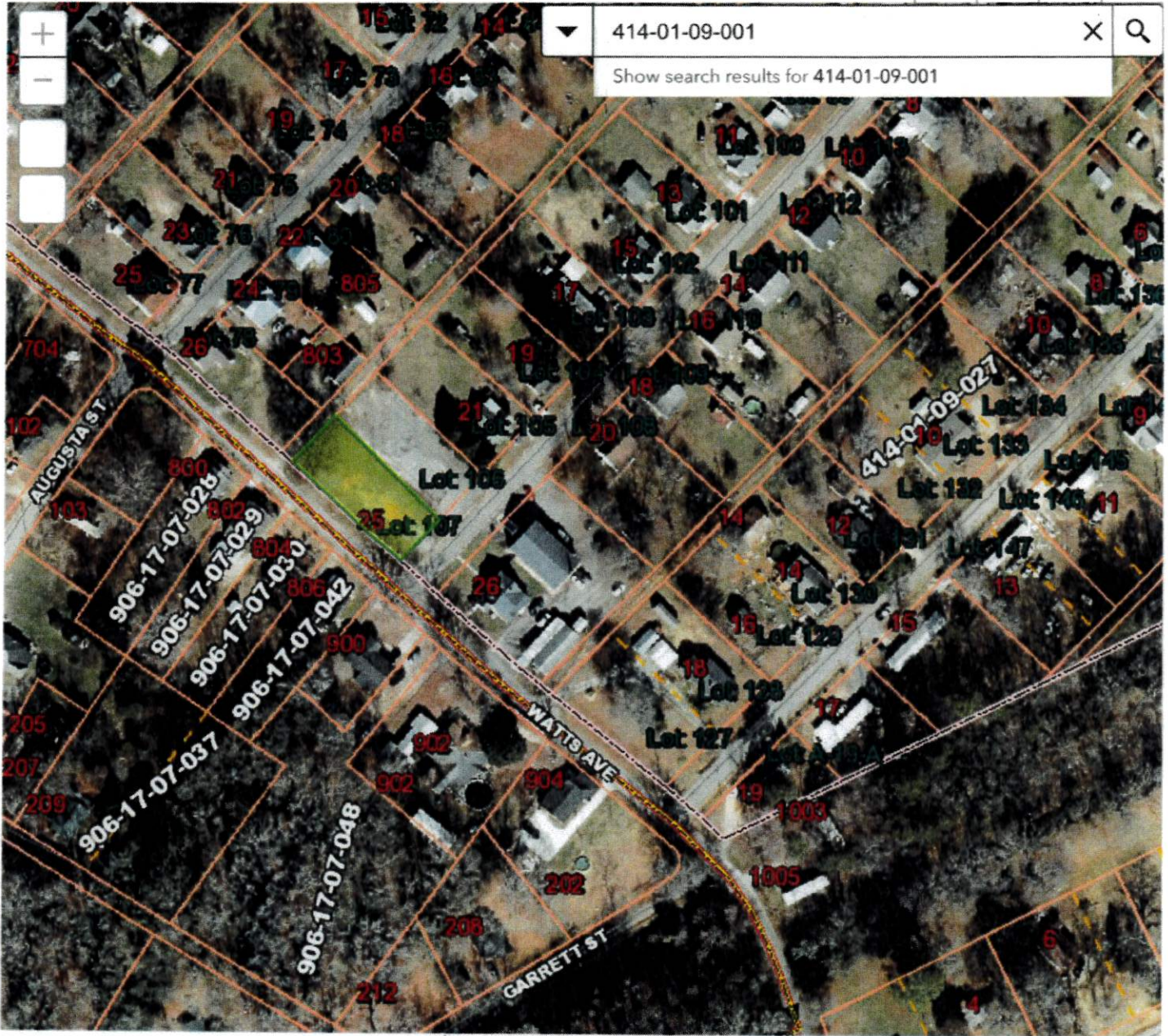
Date

For Staff Use Only:

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

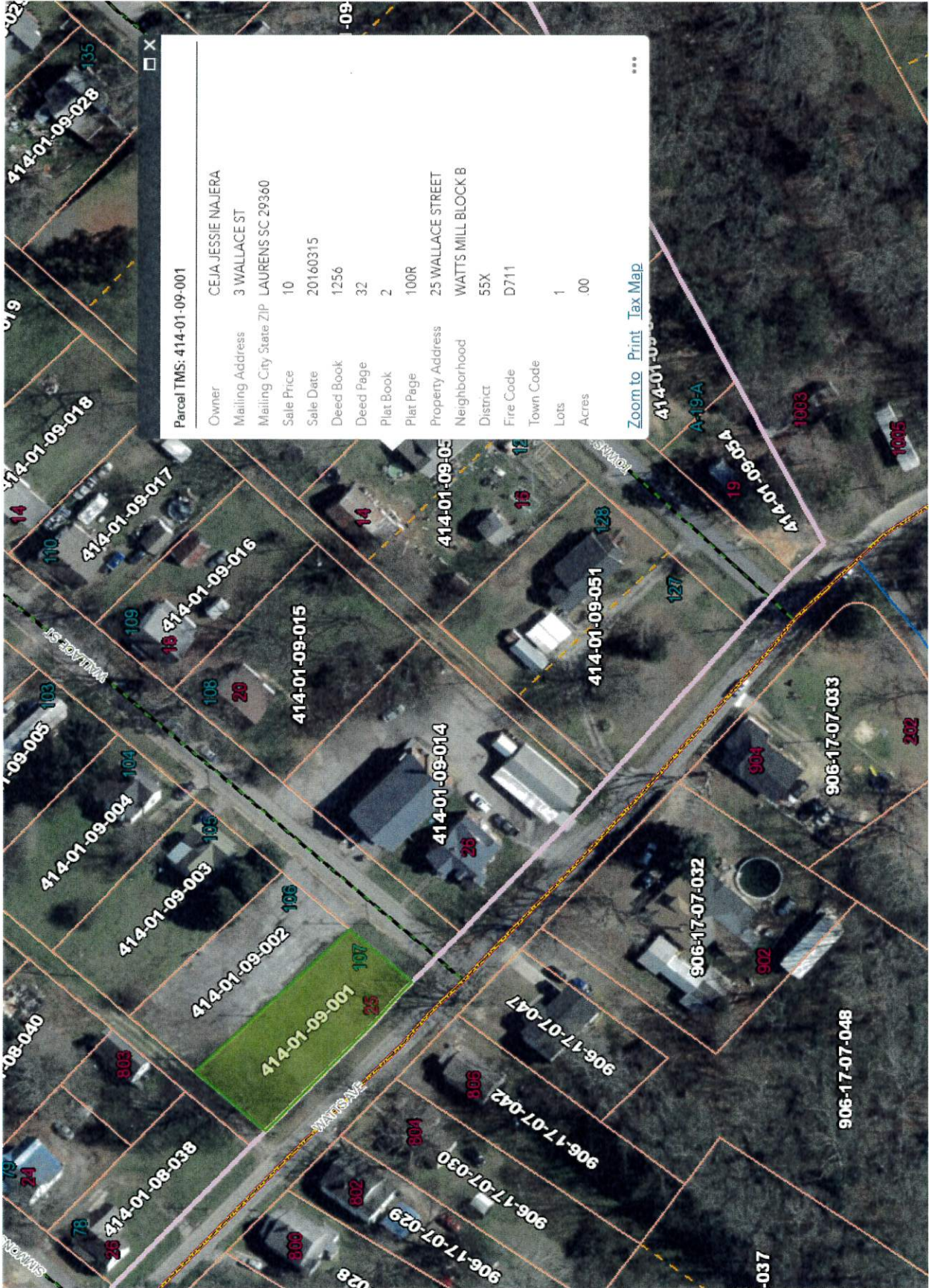
Appeal Hearing Date: _____ Appeal Granted: YES NO

Laurens County Property Parcel



200ft

81 997 34 515 Degrees



Parcel TMS: 414-01-09-001

Owner	CEJA JESSIE NAJERA
Mailing Address	3 WALLACE ST
Mailing City State ZIP	LAURENS SC 29360
Sale Price	10
Sale Date	20160315
Deed Book	1256
Deed Page	32
Plat Book	2
Plat Page	100R
Property Address	25 WALLACE STREET
Neighborhood	WATTS MILL BLOCK B
District	55X
Fire Code	D711
Town Code	
Lots	1
Acres	.00

Zoom to Print Tax Map

414-01-09-028
414-01-09-018
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414-01-09-014
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