



AGENDA
LAURENS COUNTY PLANNING COMMISSION
January 16, 2018
Hillcrest Square Administration Building
5:30 P.M.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of Previous Meetings
 - a) 11/16/17 PC Regular Meeting
6. Old Business
 - a) none
7. New Business
 - a) Templeton Subdivision Variance Request
 - b) Road Emergency Maintenance Policy Discussion
 - c) Selection of Next Ordinance to Work On
8. Public Comment- Fifteen (15) Minute Period for Public Comment *(Required to sign in prior to the meeting)*
9. Commission Member Comments
10. Adjournment



MEETING MINUTES- DRAFT
LAURENS COUNTY PLANNING COMMISSION
November 16, 2017
Hillcrest Square Administration Building
5:30 P.M.

Item #1: Call to Order- All Planning Commission members were present except Commissioners Brewington, Grant.

Item #4 Approval of Agenda: Commissioner Copeland made a motion to approve the agenda, Commissioner Tibble seconded the motion and the motion passed 4-0.

Item #5 Approval of Minutes: Commissioner Copeland made a motion to approve the minutes of the 9/19/17 meeting, Commissioner Peden seconded the motion and the motion passed 4-0.

Item #6 a & b Commissioners present agreed that the full commission should be present to make these elections.

Item 6c Hunt Mobile Home Park Variance: PW Director Rob Russian explained that this mobile home park has a current approved capacity for 11 homes but that 23 septic tanks are currently in place. He also explained that an additional 5 septic tanks have been permitted by DHEC. He further explained that 29 total homes would be allowed by the current ordinance.

Commissioner Copeland made a motion to approve the placement of 28 homes total to match the DHEC permitted septic tanks already approved on the Southeast side of Madden Road. Commissioner Peden seconded the motion and the motion passed 4-0.

Commissioners commented that any additional homes beyond the 28 on this property would have to be in compliance with the new ordinance.

Item #7a Davis Variance: The owners explained that this pre 1976 (1975) home was rewired and that an electrical certification was received for this rewiring. This was done so that they could sell the home and clean up the property. The buyer of the home will be relocating the home in Laurens County so approval is needed to allow this home to be relocated in Laurens County.

Commissioner Copeland made a motion to approve this request based on the certified electrical rewiring and Codes Department approval. Commissioner Roper seconded the motion and the motion passed 4-0.

Item #7b Moore/Allison Variance: The developers explained that this project was begun in 2015 prior to the new ordinance. Prior ordinance allowed 50 feet of road frontage. In addition, two of the lots are slightly less than 1 acre on this Lake Greenwood Laurens County property. The request is to allow the 2.67 acre tract to be broken into 3 lots (lots 3-5)

with 50 feet of road frontage on Wonderland Drive and County Line Road. All lots have been approved by DHEC for septic and well.

Commissioner Copeland made a motion to approve this request based on the fact that this project commenced prior to the new ordinance. Commissioner Peden seconded the motion and the motion passed 4-0.

Item #7c Friendship Church Road Subdivision: Approval of new 60 plus lot subdivision (TM 189-00-00-029) was presented to the Commission. After discussing the matter Commissioner Copeland made a motion to approve this subdivision. Commissioner Peden seconded the motion and the motion passed 4-0.

Item #7d Selection of Next Ordinance to work on: No action taken

Item #9 Commission Members Comments: NONE

Item #10 Adjournment: With no further business Commissioner Copeland made a motion to adjourn, seconded by Commissioner Peden and passed 4-0.



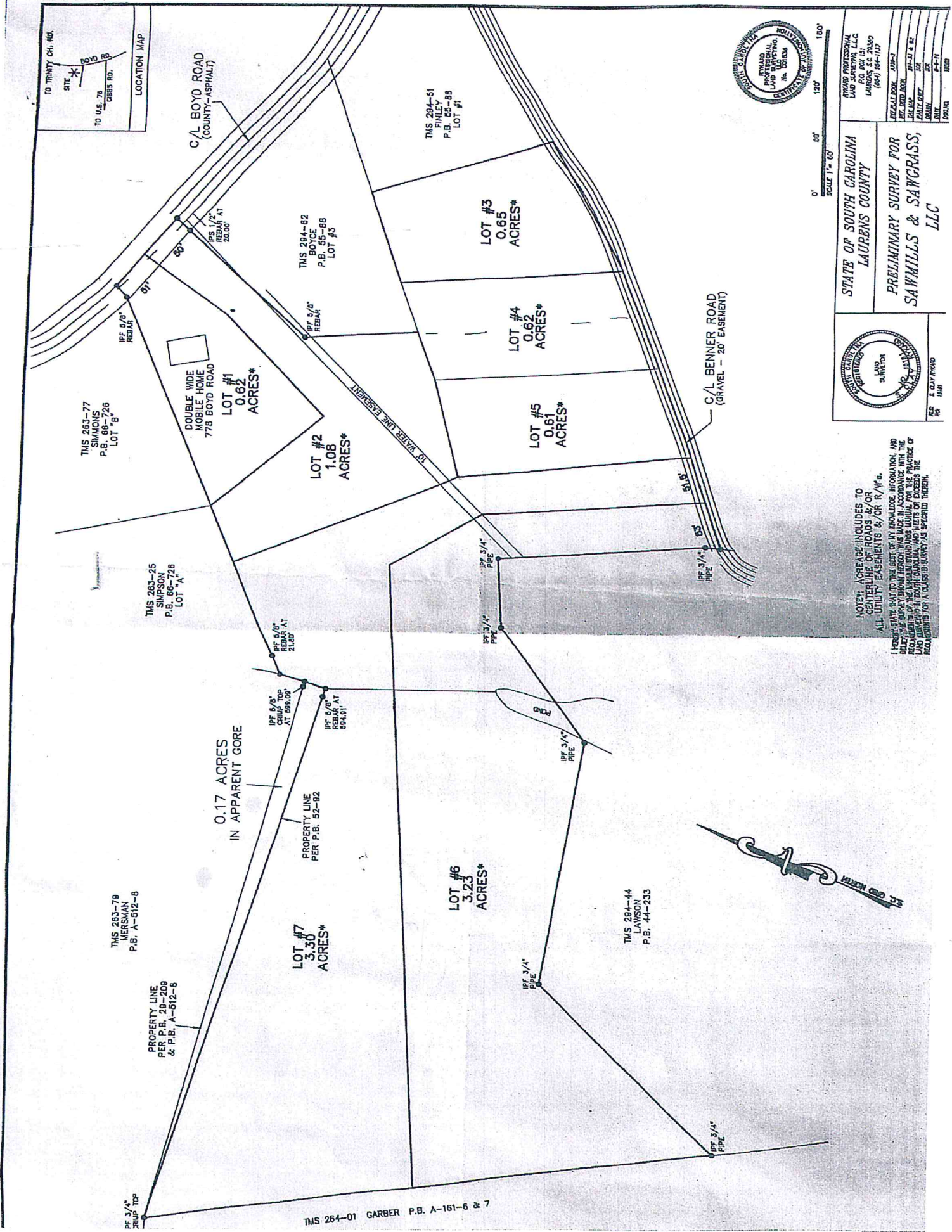
VARIANCE REQUEST – PLANNING COMMISSION

ALL REQUESTS should be submitted at least seven days prior to the scheduled meeting of the Commission. All requests not submitted by the deadline will be retained and scheduled for the next meeting of the Commission. The Commission normally meets on the third Tuesday of the month, at 5:30pm, in the main conference room of the Laurens County Administration Building.

DATE OF REQUEST: 12-11-17
NAME: Flavia Favali (Sawmills + Sawgrass, LLC)
ADDRESS: c/o Upstate Realty, Inc.
CITY: Laurens STATE: SC ZIP: 29360
PHONE NUMBER: 864-981-0416 EMAIL: templeton@backroads.net
SIGNATURE: see attached

VARIANCE REQUEST (please be as specific as possible): see attached.

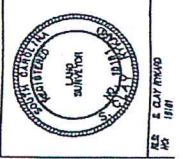
(PLEASE – attach documentation as necessary)



STATE OF SOUTH CAROLINA
 LAURENS COUNTY
**PRELIMINARY SURVEY FOR
 SAWMILLS & SAWGRASS,
 LLC**

PREPARED BY: JAMES H. SAWMILLS & SAWGRASS, LLC
 DATE: 11/11/11
 PROJECT NO.: 11119
 SHEET NO.: 1 OF 1

NOTE: ACREAGE INCLUDES TO CENTERLINE OF ROADS &/OR ALL UTILITY EASEMENTS &/OR R/W's.
 PROPERTY AREA MAY BE LESS THAN ACREAGE INFORMATION AND THIS SURVEY SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND HEREIN TO EXCEED THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED HEREIN.



STATE OF SOUTH CAROLINA
 LAURENS COUNTY
**PRELIMINARY SURVEY FOR
 SAWMILLS & SAWGRASS,
 LLC**

PREPARED BY: JAMES H. SAWMILLS & SAWGRASS, LLC
 DATE: 11/11/11
 PROJECT NO.: 11119
 SHEET NO.: 1 OF 1

Request For Variance

RE: Tax Map 294-00-00-082 and 294-00-00-033

Owner: Sawmills & Sawgrass, LLC

The subject property was purchased by Sawmills & Sawgrass, LLC in July 2016. We originally spoke with Rob Russian in April or May, 2016 regarding the purchase and intended use of the property for residential dwellings. Rob gave us information on the existing ordinances and we had a preliminary survey completed. Rob reviewed the preliminary drawing and made some suggestions to the drawing in June 2016 in order for it to meet the county standards. Sawmills & Sawgrass went ahead with the purchase since the original drawing had been reviewed and achievable recommendations made by the county. The surveyor's wife became ill and so the completion of the pinning of the site was delayed. Therefore, we did not have a completed/recordable drawing. We emailed a revision to Rob in August, 2017 showing the necessary changes to the drawing. Because a revised ordinance went into effect in April, 2017 we are requesting that the Planning Commission grant a variance to allow Sawmills & Sawgrass to finalize and record the attached drawing that met the county standards at the time it was originally discussed and reviewed. Sawmills & Sawgrass felt comfortable in completing the purchase of the property due to the discussions with Mr. Russian. Unfortunately, there were delays that prevented the final drawing from being submitted prior to the new ordinance being adopted in 2017.

If you have any questions please feel free to contact Robby Templeton, Upstate Realty, ay 864-981-0416.

Thank you,

Flavia Favali
Sawmills & Sawgrass, LLC
4222 KENNEDY ST
HYATTSVILLE MD, 20781
(202) 494-2940

Rob Russian

From: Robert Templeton <templeton@backroads.net>
Sent: Monday, August 28, 2017 4:05 PM
To: 'Rob Russian'
Subject: RE: Boyd Road / Benner Rd

Thank you. I'll get with Ms. Favali and see how she wants to proceed.

From: Rob Russian [mailto:rrussian@co.laurens.sc.us]
Sent: Monday, August 28, 2017 3:44 PM
To: 'Robert Templeton'
Subject: RE: Boyd Road / Benner Rd

I agree that you/she engaged this office to work through what were the requirements at the time. I also agree that you and your client worked in good faith to adhere to those requirements. However, it is a year later and the ordinance has changed and I do not have the authority to override the current ordinance without permission of the Planning Commission. I will support the granting of a variance based on the fact that this plan was in progress prior to the ordinance being enacted but ultimately it is the Planning Commission that will make that decision.

Thanks,



Robert Russian
Laurens County Director of Public Works
P.O. Box 238, Laurens, SC 29360
Office – (864)984-6812
Mobile – (864)910-5263
Fax – (864)984-3726
rrussian@co.laurens.sc.us

From: Robert Templeton [mailto:templeton@backroads.net]
Sent: Monday, August 28, 2017 3:00 PM
To: 'Rob Russian' <rrussian@co.laurens.sc.us>
Subject: RE: Boyd Road / Benner Rd

She purchased this property AFTER speaking with your office about her allowable use of the land. So I hope consideration would be given to her variance request because she spent time and monies to comply with what she was told were the requirements at that time. Unless a variance is granted, she will lose a lot or two and the pins that have already been put in place will have to be removed and a new site work completed by the surveyor.

From: Rob Russian [mailto:rrussian@co.laurens.sc.us]
Sent: Monday, August 28, 2017 2:45 PM
To: 'Robert Templeton'
Cc: Flavia4222@comcast.net
Subject: RE: Boyd Road / Benner Rd

Mr. Templeton,

The surveyor is correct in that a new subdivision ordinance was passed this past April. The survey and changes we discussed over a year ago would not be valid under our current ordinance. Ms. Favali would need to apply to our Planning Commission for a variance. The Planning Commission meets once a month on the third Tuesday of the month. I attached a variance request form. The completed form, along with any supporting documentation would need to be returned to my office at least one week prior to the meeting to get on the agenda. The Commission has granted a few variances since the new ordinance has passed to persons who were in the process of subdividing prior to the ordinance passing. I would appeal to them on this basis.

Let me know if you have any questions or need any additional information.

Thanks,



Robert Russian
Laurens County Director of Public Works
P.O. Box 238, Laurens, SC 29360
Office – (864)984-6812
Mobile – (864)910-5263
Fax – (864)984-3726
rrussian@co.laurens.sc.us

From: Robert Templeton [<mailto:templeton@backroads.net>]
Sent: Thursday, August 24, 2017 4:37 PM
To: 'Rob Russian' <rrussian@co.laurens.sc.us>
Cc: Flavia4222@comcast.net
Subject: FW: Boyd Road / Benner Rd

Rob,

Below is the email you sent me in July, 2016. Ms. Favali, the owner had revisions done to the survey (attached) based on your requests (see below) and we just completed preparing the DHEC permit requests for 4 of the lots to be filed with DHEC tomorrow.

We were told by a surveyor that the county had passed a new ordinance that changed some of the requirements for frontages for “flag” lots. I told them I had discussed this with you when the property was purchased by Ms. Favali and you had given us the requirements that were acceptable to the county. I also met with you at your office about this property previously. I just wanted to be sure that there would be no problems when she recorded the revised survey. I told her I felt sure that she would be grandfathered since these issues had already been covered prior to the change in county ordinances.

Ms. Favali drove down yesterday from D.C. to take care of the DHEC septic applications. She will be here tomorrow if you need to speak with her.

Thanks,

Robby Templeton
Upstate Realty, Inc.
864-981-0416

From: Rob Russian [<mailto:rrussian@co.laurens.sc.us>]
Sent: Tuesday, July 12, 2016 9:09 AM
To: 'Robert Templeton'
Subject: RE: Boyd Road / Benner Rd

Still don't know if you have enough width to the property to make two lots on the mobile home property, but I'll let Clay figure that one out. Have him call me if he needs any clarification.

Thanks,



Robert Russian
Laurens County Director of Public Works
P.O. Box 238, Laurens, SC 29360
Office – (864)984-6812
Mobile – (864)910-5263
Fax – (864)984-3726
rrussian@co.laurens.sc.us

From: Robert Templeton [<mailto:templeton@backroads.net>]
Sent: Tuesday, July 12, 2016 8:31 AM
To: 'Rob Russian' <rrussian@co.laurens.sc.us>
Cc: 'Susan McCarter' <susanbmcreator@gmail.com>
Subject: RE: Boyd Road / Benner Rd

Rob,

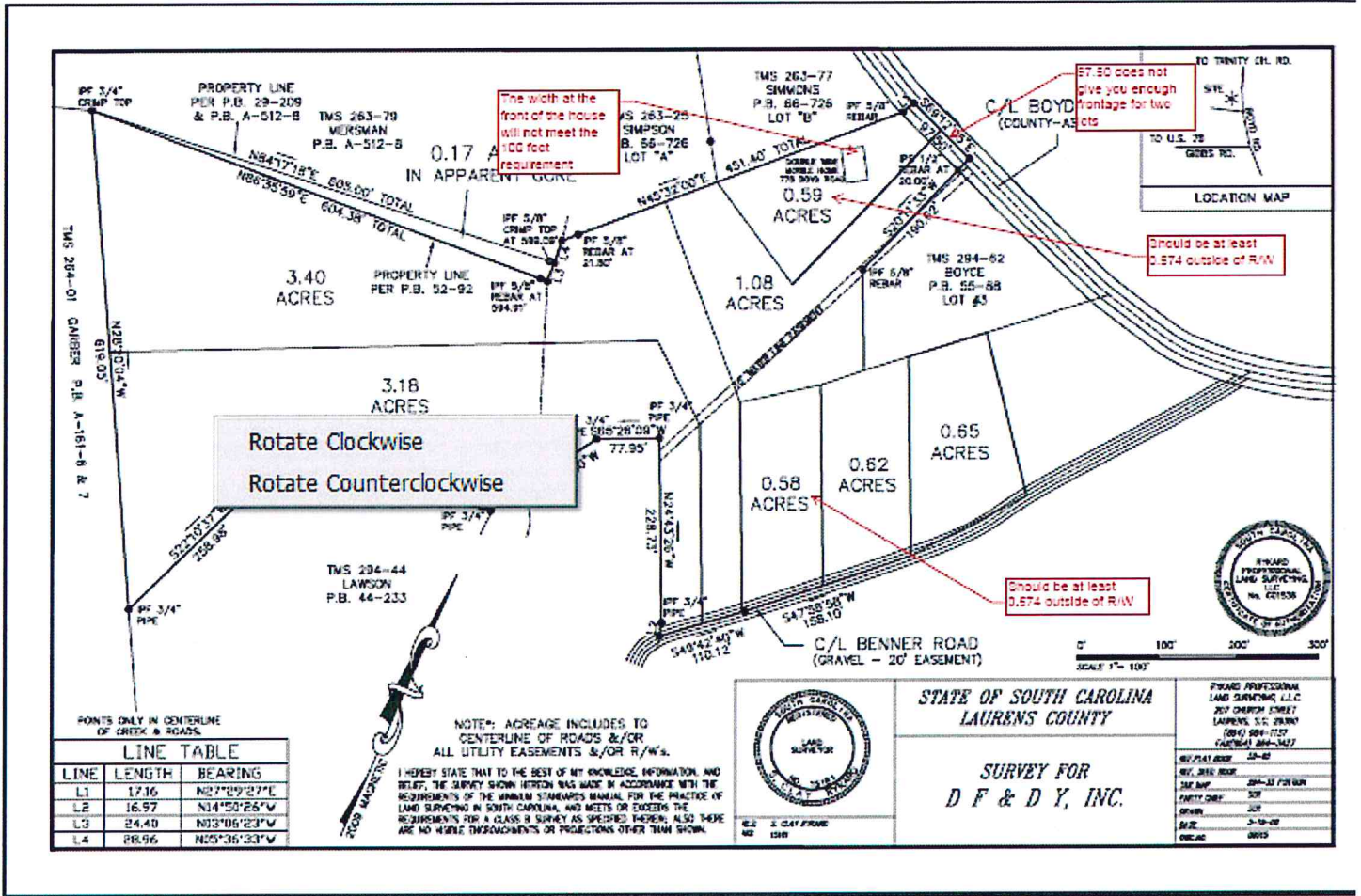
I spoke with Clay Rykard about your proposed changes listed in red below. Here is his response:

- *The lot sizes will be adjusted as per your direction
- *The width along the front of the mobile home will be 100' once the width of the strip of land is reduced. We will still keep 50' at the street frontage
- *the 97.5' will actually increase to 100' at the road right-of-way

I will let Ms. Favoli know that the proposed layout below is suitable to you pending the changes shown below and DHEC septic approval. I understand that she will need to get DHEC septic approvals for each parcel. I can't imagine this being an issue, but I will assist Ms. Favoli in working toward this end. I will bring the original revised plats to you to stamp once Clay has pinned everything on-site and printed the new drawings and DHEC approvals obtained.

Thanks,

Robby Templeton
Upstate Realty
864-981-0416



From: Rob Russian [<mailto:rrussian@co.laurens.sc.us>]
Sent: Thursday, June 09, 2016 2:44 PM
To: 'Robert Templeton'
Subject: RE: Boyd Road / Benner Rd

I annotated the plat with my concerns and it is attached.

1. The frontage on Boyd Road is only 97.50? This would not give you the required 100' for two parcels.
2. The width at the front of the house on Boyd Road would need to be 100 feet.
3. Two parcels are close to the minimum acreage and would need to be 0.574 acres outside of road R/W.
4. I can't remember if I saw a recorded plat that shows Benner Road existed prior to the current ordinance(July 1996) but you would need to provide that so I can verify
5. I would also need to see the DHEC permits for the individual lots prior to approval.

I also attached the Subdivision Ordinance. Lot design standards for a lot with public water and septic tank are in section 6.3.

Access requirements are in section 3.3 in the ordinance #509 amendment.
 Call or come by if you would like to discuss in more detail.

Thanks,

Robert Russian
 Laurens County Director of Public Works

P.O. Box 238, Laurens, SC 29360
Office – (864)984-6812
Mobile – (864)910-5263
Fax – (864)984-3726
rrussian@co.laurens.sc.us

From: Robert Templeton [<mailto:templeton@backroads.net>]
Sent: Thursday, June 09, 2016 1:57 PM
To: 'Rob Russian' <rrussian@co.laurens.sc.us>
Subject: Boyd Road / Benner Rd

Rob,

Here is the preliminary plat for the property we discussed about a month or two ago. Let me know if this layout is acceptable per county requirements.

Benner Rd is a private road that you said was grandfathered, thereby allowing parcels to be subdivided along this road.

Each parcel has at least 50' of dedicated access to an existing road.

Public water is available along Boyd Rd.

Let me know if this preliminary meets the basic requirements before the buyer instructs Clay Rykard to complete a final survey.

Thanks,

Robby Templeton
Upstate Realty, Inc.
864-981-0416 cell

<u>Ord</u>	<u>ORDINANCE ACTIVITY</u> <u>DESCRIPTION</u>	<u>FIRST</u>	<u>SECOND</u>	<u>THIRD</u>	<u>PH</u>
386	LAURENS COUNTY ROADS STANDARDS	2/28/1994	3/8/1994	4/12/1994	
424	AMENDING-ROAD ORD. #386	8/13/1996	8/27/1996	9/10/1996	NA
489	ROAD STANDARDS-YEAR COMPLIANCE CHANGES	2/23/1999	3/9/1999	4/13/1999	4/13/1999
356	ANIMAL CONTROL	4/14/1992	4/30/1992	6/23/1992	
735	AMENDING-ANIMAL CONTROL ORD.	3/27/2012	4/10/2012	5/8/2012	5/8/2012
Ordinance 407 Flooding?					
705	RV CAMP SITE REGULATIONS	7/13/2010	7/27/2010	9/14/2010	9/14/2010
552	AMENDING-NUISANCE ORD. #475	2/26/2002	3/12/2002	4/9/2002	4/9/2002
475	NUISANCE ORDINANCE	8/11/1998	8/25/1998	9/22/1998	9/22/1998
633	MOTORSPORT REGULATIONS	1/9/2007	HOLDING		
549	AMENDING-ORD. #536-GO CARTS/ATV's/DIRT BIKES	11/27/2001	12/18/2002	1/22/2002	1/22/2002
536	GO CARTS REGULATIONS	7/30/2001	8/14/2001	9/11/2001	9/11/2001
537	FIREARMS REGULATIONS	7/30/2001	8/14/2001	9/11/2001	9/11/2001
530	NEGLIGENT DRIVING	3/27/2001	4/10/2001	6/10/2001	6/10/2001
425	SOLID WASTE MANAGEMENT PLAN	11/12/1996	11/26/1996	1/28/1997	1/14/1997
326	AMENDING-ORD. #312-LANDFILL SERVICE CHARGES	7/23/1990	8/13/1990	8/30/1990	317, 326, 425, 526, 622, 635, 637
312	ESTABLISHING LANDFILL SERVICE CHARGES	12/11/1989	12/18/1989	1/8/1990	
COMPLETE SENT FROM PC TO CC					
814	AMENDING-JUNKYARD ORD.	2/22/2016	4/12/2016	HOLDING	
830	Manufactured Home Ord	2/28/2017	3/28/2017	4/25/2017	4/25/2017
831	SUBDIVISION	2/28/2017	3/28/2017	4/25/2017	4/25/2017
836	Tower Ordinance	5/9/2017	5/23/2017	complete need to fill in dates for final	