

MINUTES
LAURENS COUNTY PLANNING COMMISSION
TUESDAY, JUNE 16, 2015 - 530 P.M.
CHURCH STREET OFFICE COMPLEX

ATTENDANCE: **MEMBERS PRESENT** - Commission Vice Chairman Bob Brewington; Commission Members, Michael Smith and Kay Weeks.

MEMBERS ABSENT: Commission Members Posey Copeland, David McDannald and Ernie Whiteford; Commission Members Randy Bishop (resigned).

COUNTY STAFF: Ernest Segars, County Administrator; Chuck Bobo, Laurens County Building Codes Official and Betty Walsh, Laurens County Clerk to Council.

PRESS – Jennifer Brown , GoLaurens.com.

SCHEDULED AGENDA ITEMS – 1.) Call to Order; 2.) Invocation and Pledge of Allegiance; 3.) Approval of Agenda June 16, 2015; 4.) Old Business: A.) Update - Variance Request – Setback lines for a covered arena on a residential street; B.) Continued discussion of merging / amending existing ordinances; 5.) Commission Member Comments; 6.) Future Agenda; 7.) Adjournment.

CALL TO ORDER – Vice Chairman Brewington then called the meeting of the Planning Commission to order at 5:30 P.M. in the Conference Room of the Church Street Office Complex on June 16, 2015.

Vice Chairman Brewington provided the invocation and was followed by the Pledge of Allegiance by everyone.

Mrs. Walsh informed those present that Mr. Ernie Whiteford had officially submitted his letter of resignation.

APPROVAL OF AGENDA – The June 16, 2015 agenda was approved by CONSENSUS.

APPROVAL OF MINUTES – The May 19, 2015 minutes were approved by CONSENSUS.

OLD BUSINESS:

UPDATE - VARIANCE REQUEST – SETBACK LINES FOR A COVERED ARENA ON A RESIDENTIAL STREET – Building Codes Official Chuck Bobo informed the Commission that the variance request last reviewed by the Planning Commission in May was submitted to the full County Council at their regular scheduled meeting and, that they concurred with the recommendations made by the Planning Commission to allow the variance for the horse training facility.

CONTINUED DISCUSSION OF MERGING / AMENDING EXISTING ORDINANCES – Codes Official Bobo asked to be allowed to discuss with the Commission of a current situation with the Junkyard Ordinance.

Mr. Bobo explained the circumstances of a junkyard in the Torrington Road community that has received many complaints and after researching the junkyard, several things have surfaced.

Mr. Bobo said, “There are six (6) parcels of property involving this proposed junkyard in question with only one (1) in his name – William J. Wilson - with all the rest being in Joe Wilson, III, his grandson. There is one (1) piece of property where the owner has passed away and he has just taken over this property with his junk. I am just before addressing this with Mr. Wilson and need direction from the Commission as to how far to take this. I really do think he will need to comply with a good many of these properties as new junkyards and as far as I can tell he never responded nor applied to be considered grandfathered in when this was initially done. This was ran in all local papers and he never responded. Considering the expansive area he has, this breeds rodents, mosquitoes and other varmints”.

It was questioned how many junkyards were grandfathered in during the early implementation of the ordinance.

Vice Chairman Brewington replied that he read the Ordinance today and he is in violation of the three hundred feet (300') distance from a main roadway. Mr. Bobo stated that the distance from roadway is not really a setback from the road, it is a setback from the edge of the property to the junk. What needs to be addressed more so is the setback requirements from a neighboring property owner.

Vice Chairman Brewington questioned the activity of the Planning Commission with the Junkyard Ordinances during the rewriting of the Mobile Home Ordinance.

Mr. Bobo also addressed a proposed seventy eight (78) acre scrap yard for the #127 Bypass area by saying, "This proposed property fronts the roadway and encompasses several homes on the roadway. I sent the potential owner a copy of the junkyard ordinance as well as the noise ordinance. The noise ordinance simply because a scrap yard of this size does produce a lot of noise and they run twenty four / seven (24/7)".

Vice Chairman Brewington stated that the Planning Commission needs to review this Ordinance paying close attention to set back distances from roadways and surrounding property owners and for Mr. Bobo to continue with his investigation process of the discussed junkyard.

COMMISSONER COMMENTS: No further dialogue was presented.

ADJOURNMENT - Having no further business, there was a CONSENSUS to adjourn at 6:40 P.M.

Respectfully Submitted



Betty C. Walsh

Laurens County Clerk to Council