

MINUTES
LAURENS COUNTY PLANNING COMMISSION
TUESDAY, JULY 21, 2015 - 530 P.M.
CHURCH STREET OFFICE COMPLEX

ATTENDANCE: **MEMBERS PRESENT** - Commission Vice Chairman Bob Brewington; Commission Members, Posey Copeland, Beth Holmes (arrival 5:40 P.M.), Michael Smith and Kay Weeks.

MEMBERS ABSENT: Commission Member David McDannald; Commission Member Randy Bishop (resigned).

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

COUNTY COUNCIL MEMBERS PRESENT: Councilman Jones.

PRESS – No Press

PUBLIC ATTENDANCE (agenda related subject matters): Casey B. Robinson, Lester Riddle, Phil Sargent, Glenn Rodgers, Sam Lockaby, Lewis Sullivan, Carolyn Lockaby,

SCHEDULED AGENDA ITEMS – 1.) Call to Order; 2.) Invocation and Pledge of Allegiance; 3.) Approval of Agenda July 21, 2015; 4.) New Business: A.) Introduction, new Member of Planning Commission; B.) Requested approval for developing Sour Mash Mobile Home Park; 5.) Old Business; A.) Discussion – Junkyard / Scrap Yard Ordinances; B.) Continued discussion of merging / amending existing ordinances; 6.) Commission Member Comments; 7.) Adjournment.

CALL TO ORDER – Vice Chairman Brewington 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 July 21, 2015.

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

Vice Chairman Brewington asked about the attendance of the new appointee. Councilman Jones stated that she is on her way and should arrive any time now.

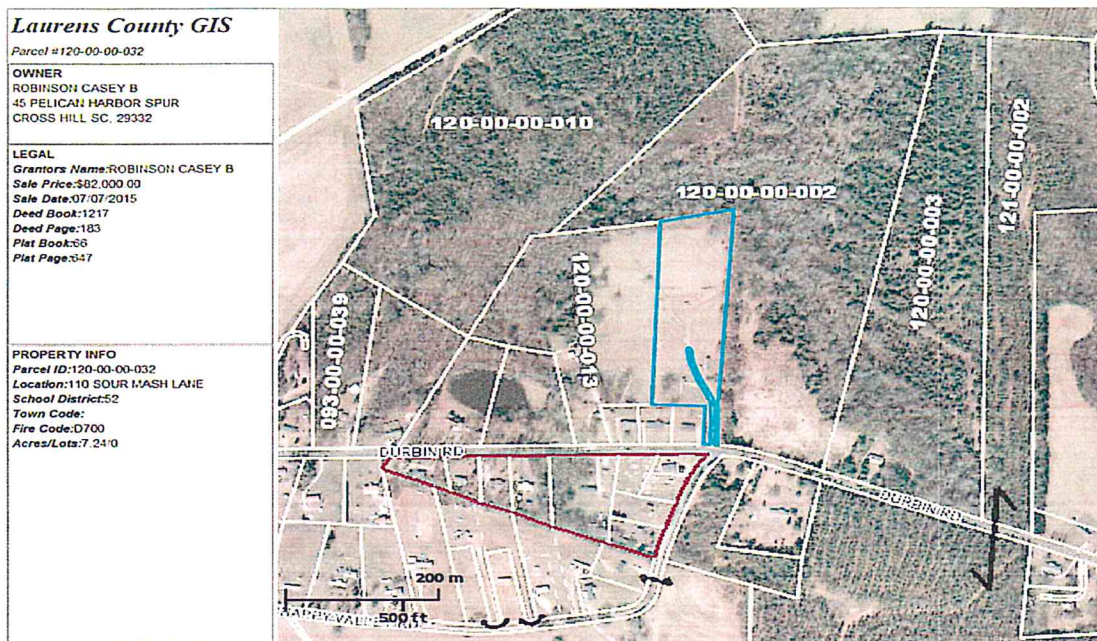
APPROVAL OF AGENDA – The July 21, 2015 agenda was approved by CONSENSUS.

NEW BUSINESS:

- A.) **INTRODUCTION, NEW MEMBER OF PLANNING COMMISSION** – Vice Chairman Brewington moved on with other agenda business as Mrs. Holmes had not arrived at this time.
- B.) **REQUESTED APPROVAL FOR DEVELOPING SOUR MASH MOBILE HOME PARK** - Vice Chairman Brewington called upon Mr. Robinson to review his project that requires Planning Commission approval.

Sour Mash Lane Scope of Project.

We are putting 11 mobile homes on the existing lots that were layed off + approved in 2004 for Mr. Scott Brady Riddell (please see attached plat) using the existing road (gravel). We have already obtained each lot's septic + tank permit from DHEC. We are in process with LHCSC to replace the one main water meter off Durbin road, with a main waterline down Sour Mash lane for each lot, to be individually metered. These lots + mobile home will be owned by me for lease and will not be sold individually!



Mr. Robinson said, "I wasn't expecting a crowd. I am looking into making that area a little better than it sits right now. We intend to make it a respectable place with nice homes. I am not sure what I need to be saying here but if there are any details that you have questions about, I will do my best to answer".

Vice Chairman Brewington stated that it appears that the sewer system and drainage is a critical situation and has pending approval. Mr. Robinson replied that he has nine (9) septic permits for the nine (9) empty lots and that DHEC did approve the placement of nine (9).

Codes Officer, Chuck Bobo said, "What he has is overall tentative approval for the project by a DHEC letter. There are a total of eleven (11) lots where two (2) of them already have mobile homes in place. He now has nine (9) more with permits for each lot".

Vice Chairman Brewington stated to please understand that each lot has its own merit of approval and that this is just DHEC approval of the scope of the project. Mr. Robinson replied that the DHEC letter was a preliminary approval and that they went out individually performing the perk tests on each lot.



W. Marshall Taylor Jr., Acting Director

Promoting and protecting the health of the public and the environment

June 2, 2015

Casey B. Robinson
45 Pelican Harbor Spur
Cross Hill, SC 29332

RE: Preliminary Approval – Sour Mash Lane

Dear Mr. Robinson:

This is to advise that EQC Upstate Anderson has conducted an evaluation of the referenced subdivision to determine the feasibility of the use of individual on-site wastewater disposal systems.

This evaluation was based on the following:

1. Preliminary Plat
2. Application for subdivision approval, DHEC 1786
3. On-site review and random soil borings

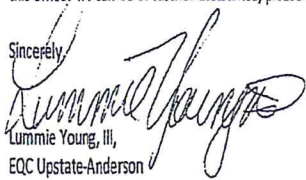
Our findings reveal that the area proposed for development is generally acceptable for use of individual sewage disposal systems and community well water supply. However, due to natural drainage and shallow zone of saturation, shallow placement systems with curtain drains will be required on some lots. House placement will be critical, and pump systems may be required. Also, dwelling size may be limited and site plans may be required. Additionally, excavation may be required prior to individual permits being issued.

However, this department approves the concept of this development utilizing individual on-site wastewater disposal systems in this subdivision. Please understand that this is not a blanket approval for on-site wastewater disposal systems in this subdivision and some lots will have to be evaluated more closely. Each lot must be independently evaluated, and each lot must stand on its own merits as to the suitability for an on-site wastewater disposal system.

Please be advised that any prospective builder, lot owner or developer desiring to build on any lot in this subdivision must apply for and receive a Permit to Construct An Individual Sewage Treatment and Disposal System (DHEC 1739) in accordance with Regulation 61-56, prior to beginning construction or doing any site excavation. Any alterations to existing conditions, such as changes in drainage, addition of fill material, excavation, well, etc., can result in the possible denial of an on-site wastewater disposal system permit (DHEC 1739).

Please submit final plat based on preliminary plat and other forms that are needed to complete the final approval process to this office. If I can be of further assistance, please contact me. 864-260-5585.

Sincerely,


Lummie Young, III,
EQC Upstate-Anderson



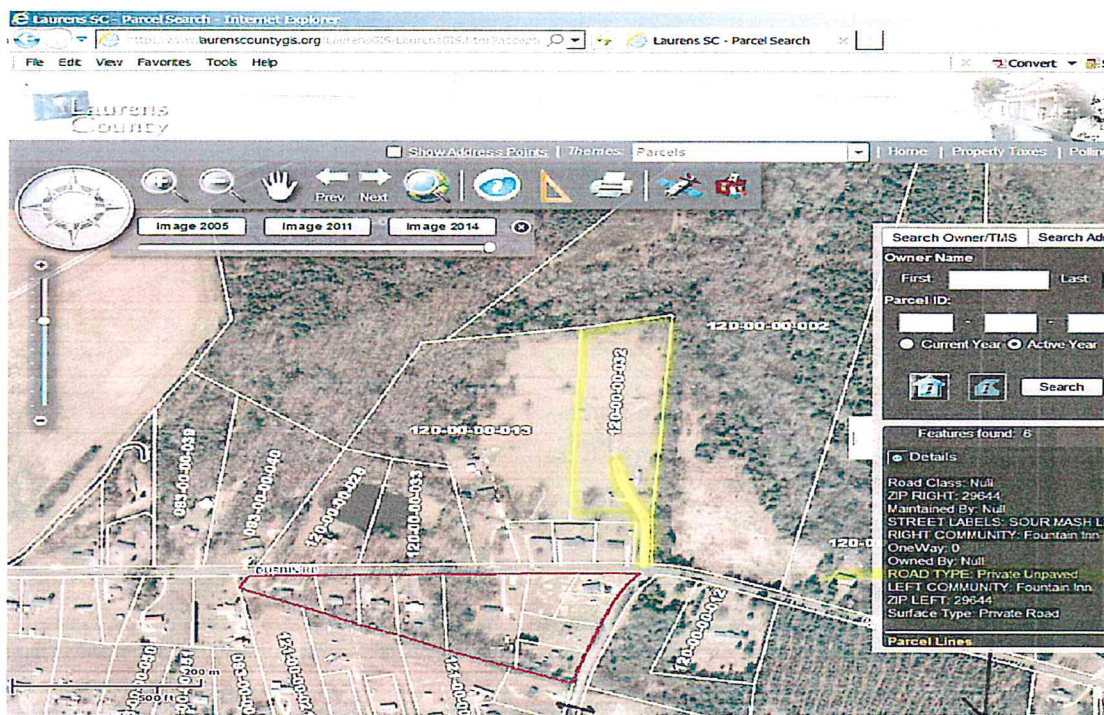
Michael Hayes
EQC-Upstate-Greenwood

Vice Chairman Brewington asked about his intention and care with the road for the Park. Mr. Robinson replied that the maintenance was his responsibility. Vice Chairman Brewington then stated that with eleven (11) mobile homes having at least two (2) cars a piece, and asked what his plans for the roadway were. Mr. Robinson replied, "We will keep the roadway scrapped as often as needed. I do not have a formal plan for maintenance, as I was not

aware of that. A road is the first thing anyone would see with any type of development and I am not going to create a dump development that no one wants to even look at. This will be a big part of my life and help me to support my family. It will be something that I will have to visit on a daily basis and I do not want to visit a dump everyday. I have every intention to keep it up”.

Vice Chairman Brewington called upon Public Works Director, Rob Russian to address the roadway for the park. Mr. Russian said, “When I first looked at this plat, I had some of the same concerns as you and that this road did not meet the County Road Standards. In talking with others, this project predated the current ordinance and therefore it does not have to be brought up to County Standards. Also, an exception in the ordinance for mobile home parks, I could not object to how the plat was laid out or the way the individual lots were laid out. I did not allow any changes with additional lots as it is conveyed in the original stamped plat”.

Vice Chairman Brewington then stated, “You are happy with the lots as they are today.” Mr. Russian said, “I am not saying I am happy with it, I am saying that as far as the requirements of my office, he has met those requirements as it predated the current ordinance. However the current ordinance states a fifty foot (50’) right of way with twenty foot (20’) paved asphalt”.



Commissioner Smith asked Mr. Bobo if he had any concerns. Mr. Bobo replied, “Naturally the County would like to see the road paved as it relates to services and emergency services. However, I do think that we can require it to be maintained as a private road. The septic permits seem to be in order for each lot”.

Commissioner Smith asked if all the lots had been perked. Mr. Robinson replied that they had.

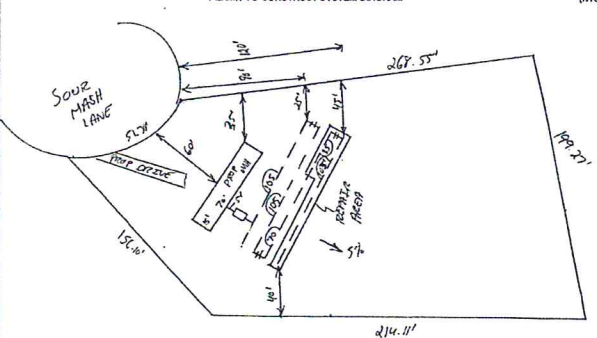
Commissioner Weeks stated that she did see that the roadway is considered a private dirt road and asked if the roads would be graveled or remain dirt? Mr. Robinson replied, “The road is graveled to the existing two (2) mobile homes and that my intent is to resurface the dirt with gravel. Right now parts are not really dirt as it has been there awhile and the grass has overtaken some of the roadway. I inherited the two (2) mobile home properties when I purchased this project”.

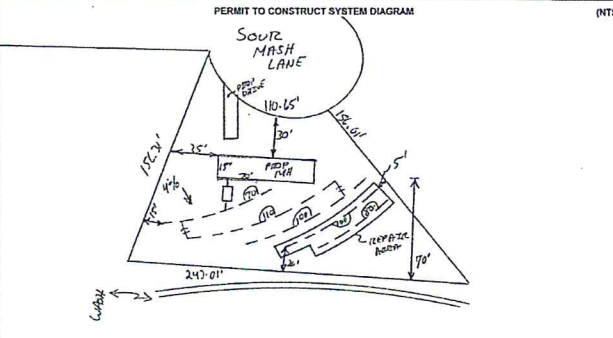
Commissioner Weeks asked Mr. Russian to address the roadway again as it relates to the ordinances and how now that he is a new owner of the property plays into things. Mr. Russian replied that the plat as it currently states, was approved by the Public Works Office prior to the ordinance and at that time met the requirements. As it sits now, it is a private dirt road and is the responsibility of the owner to maintain going forward and is not exempt from the Ordinance.

Commissioner Holmes questioned if Mr. Robinson is not entitled to meet any of the ordinance requirements now and retroactive. Mr. Russian replied that the plat was approved as is by the previous owner and was carried forward to the new owner.

Commissioner Copeland stated, “The problem with this type of roadway, and I have seen them all over the County, is that during the winter time, the owner of the property allows them to get sloppy, muddy and rutted. I have seen where the County has had to correct the neglect from these property owners over the years; do you have the proper equipment to maintain this roadway?” Mr. Robinson replied that he does and can maintain. Vice Chairman Brewington stated that he has questioned this project because of the same concerns expressed by Commissioner Copeland.

Vice Chairman Brewington then questioned the occupant trash removal and if a container would be provided on the property for the residents. Mr. Robinson replied, “There is a dump right down the road from it. That has not been brought to my attention”. Mr. Bobo replied that the question of trash is noted in the Mobile Home Park Ordinance as to standards.

PERMIT TO CONSTRUCT Onsite Wastewater System		File Nbr: 2015060023 County: Laurens
Name: CASEY ROBINSON	Address: 45 PELICAN HARBOR SPUR CROSS HILL, SC 29332	Program Code: 300 System Code: 380 TMR: 120-00-00-032
Type Facility: MOBILE HOME	Subdivision: SOUR MASH	Water Supply: PUBLIC
Block: Lot: 7	Site: SOUR MASH LN FOUNTAIN INN, SC	
PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS		
Daily Flow (gpd): 360	Tank Sizes (gal): Septic Tank: 1000	Pump Chamber:
LTAR: .30	Trenches: Length (ft): 250	Width (in): 35
	Max. Depth (in): 48	Agg. Depth (in): 28
	Min Pump Capacity:	gpm at ft. of Head
SPECIAL INSTRUCTIONS/CONDITIONS		
THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY CHIC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.		
-INSTALL IN AREA SHOWN -DO NOT DRIVE OR PARK ON SYSTEM -SYSTEM MUST BE 75' FROM WELLS, 5' FROM FOUNDATION AND PROPERTY LINES -LINES MUST FOLLOW LEVEL SURFACE CONTOURS, USE STEP DOWNS AS NEEDED -DRAINLINES TO BE 10' ON CENTER -PUMP MAY BE REQUIRED DEPENDING ON STUB OUT		
PERMIT TO CONSTRUCT SYSTEM DIAGRAM (NTS)		
		
Revised By: <i>Michelle Hoge</i> Date: <i>6/30/15</i>		
CHIC 1381 (02/24/14)		
This Permit is Applicable Under the Administrative Procedures Act. This Permit will Expire and Become Null and Void Five (5) Years from the Issuance Date. There may be an Additional Fee for Changes to this Permit that Require a Site Reevaluation.		

PERMIT TO CONSTRUCT Onsite Wastewater System		File Nbr: 2015060024 County: Laurens
Name: CASEY ROBINSON	Address: 45 PELICAN HARBOR SPUR CROSS HILL, SC 29332	Program Code: 300 System Code: 380 TMR: 120-00-00-032
Type Facility: MOBILE HOME	Subdivision: SOUR MASH	Water Supply: PUBLIC
Block: Lot: 8	Site: SOUR MASH LN FOUNTAIN INN, SC	
PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS		
Daily Flow (gpd): 360	Tank Sizes (gal): Septic Tank: 1000	Pump Chamber:
LTAR: .30	Trenches: Length (ft): 250	Width (in): 35
	Max. Depth (in): 48	Agg. Depth (in): 28
	Min Pump Capacity:	gpm at ft. of Head
SPECIAL INSTRUCTIONS/CONDITIONS		
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-INSTALL IN AREA SHOWN -DO NOT DRIVE OR PARK ON SYSTEM -SYSTEM MUST BE 75' FROM WELLS, 5' FROM FOUNDATION AND PROPERTY LINES -LINES MUST FOLLOW LEVEL SURFACE CONTOURS, USE STEP DOWNS AS NEEDED -DRAINLINES TO BE 10' ON CENTER -PUMP MAY BE REQUIRED DEPENDING ON STUB OUT		
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D H E C		PERMIT TO CONSTRUCT Onsite Wastewater System	File Nbr: 2015060025 County: Laurens
Name: CASEY ROBINSON	Address: 45 PELICAN HARBOR SPUR CROSS HILL, SC 29332	Program Code: 350	
Type Facility: MOBILE HOME		System Code: 350	
Subdivision: SOUR MASH	Site: SOUR MASH LN FOUNTAIN INN, SC	TM#: 120-00-00-032	
Block: Lot: 9		Water Supply: PUBLIC	
PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS Daily Flow (gpd): 350 Tank Sizes (gal): Septic Tank: 1000 Pump Chamber: Grease Trap: LTAR: .30 Trenches: Length (ft): 250 Width (in): 36 Max. Depth (in): 48 Agg. Depth (in): 28 Min Pump Capacity: gpm at ft. of Head			
SPECIAL INSTRUCTIONS/CONDITIONS THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT. -INSTALL IN AREA SHOWN -DO NOT DRIVE OR PARK ON SYSTEM -SYSTEM MUST BE 75' FROM WELLS, 5' FROM FOUNDATION AND PROPERTY LINES -LINES MUST FOLLOW LEVEL SURFACE CONTOURS, USE STEP DOWNS AS NEEDED -DRAIN LINES TO BE 10' ON CENTER -PUMP MAY BE REQUIRED DEPENDING ON STUB OUT			
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(Issued/Revised By: <u>Michael Day</u> Date: <u>6/30/15</u>) <small>This Permit is Applicable Under the Administrative Procedures Act. This Permit will Expire and Become Null and Void Five (5) Years from the Issuance Date. There may be an Additional Fee for Changes in this Permit that Require a Site Reevaluation.</small>			

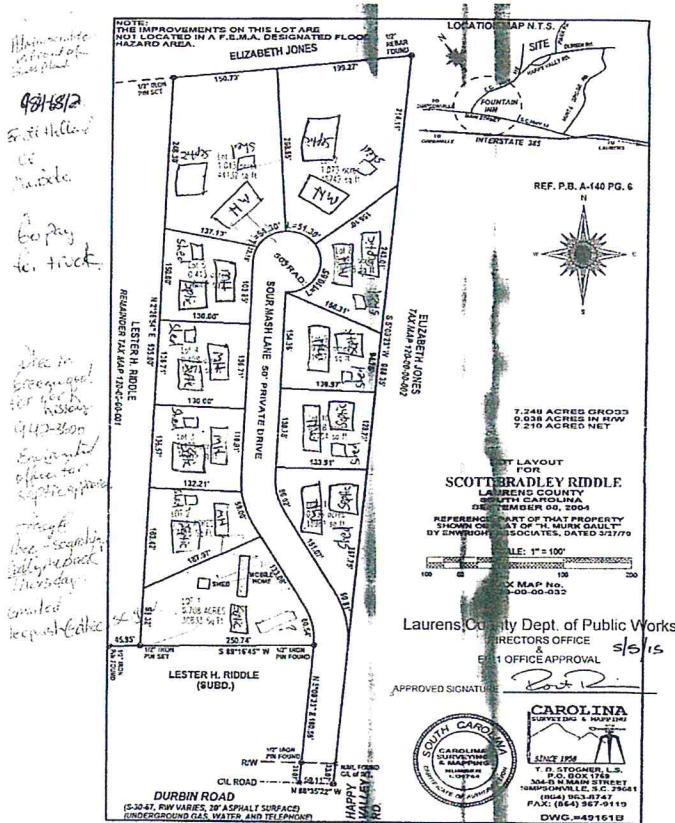
D H E C		PERMIT TO CONSTRUCT Onsite Wastewater System	File Nbr: 2015060026 County: Laurens
Name: CASEY ROBINSON	Address: 45 PELICAN HARBOR SPUR CROSS HILL, SC 29332	Program Code: 350	
Type Facility: MOBILE HOME		System Code: 100	
Subdivision: SOUR MASH	Site: SOUR MASH LN FOUNTAIN INN, SC	TM#: 120-00-00-032	
Block: Lot: 10		Water Supply: PUBLIC	
PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS Daily Flow (gpd): 350 Tank Sizes (gal): Septic Tank: 1000 Pump Chamber: Grease Trap: LTAR: .30 Trenches: Length (ft): 400 Width (in): 36 Max. Depth (in): 36 Agg. Depth (in): 14 Min Pump Capacity: gpm at ft. of Head			
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D H E C		PERMIT TO CONSTRUCT Onsite Wastewater System	File Nbr: 2015060018 County: Laurens
Name: CASEY ROBINSON	Address: 45 PELICAN HARBOR SPUR CROSS HILL, SC 29332	Program Code: 350	
Type Facility: MOBILE HOME		System Code: 100	
Subdivision: SOUR MASH	Site: SOUR MASH LN FOUNTAIN INN, SC	TM#: 120-00-00-032	
Block: Lot: 2		Water Supply: PUBLIC	
PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS Daily Flow (gpd): 350 Tank Sizes (gal): Septic Tank: 1000 Pump Chamber: Grease Trap: LTAR: .30 Trenches: Length (ft): 400 Width (in): 36 Max. Depth (in): 36 Agg. Depth (in): 14 Min Pump Capacity: gpm at ft. of Head			
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PERMIT TO CONSTRUCT SYSTEM DIAGRAM (NTS) 			
(Issued/Revised By: <u>Joe Stevens</u> Date: <u>6/30/15 (1367)</u>) <small>This Permit is Applicable Under the Administrative Procedures Act. This Permit will Expire and Become Null and Void Five (5) Years from the Issuance Date. There may be an Additional Fee for Changes in this Permit that Require a Site Reevaluation.</small>			

D H E C		PERMIT TO CONSTRUCT Onsite Wastewater System	File Nbr: 2015060020 County: Laurens
Name: CASEY ROBINSON	Address: 45 PELICAN HARBOR SPUR CROSS HILL, SC 29332	Program Code: 350	
Type Facility: MOBILE HOME		System Code: 100	
Subdivision: SOUR MASH	Site: SOUR MASH LN FOUNTAIN INN, SC	TM#: 120-00-00-032	
Block: Lot: 4		Water Supply: PUBLIC	
PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS Daily Flow (gpd): 350 Tank Sizes (gal): Septic Tank: 1000 Pump Chamber: Grease Trap: LTAR: .30 Trenches: Length (ft): 400 Width (in): 36 Max. Depth (in): 36 Agg. Depth (in): 14 Min Pump Capacity: gpm at ft. of Head			
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(Issued/Revised By: <u>Joe Stevens</u> Date: <u>6/30/15 (1367)</u>) <small>This Permit is Applicable Under the Administrative Procedures Act. This Permit will Expire and Become Null and Void Five (5) Years from the Issuance Date. There may be an Additional Fee for Changes in this Permit that Require a Site Reevaluation.</small>			

D H E C		PERMIT TO CONSTRUCT Onsite Wastewater System		File Nbr: 2015060021 County: Laurens
Name: CASEY ROBINSON	Address: 45 PELICAN HARBOR SPUR	Program Code: 360		
Type Facility: MOBILE HOME	CROSS HILL, SC 29332	System Code: 100		
Subdivision: SOUR MASH	Site: SOUR MASH LN	TM#: 120-00-00-032		
Block: Lot: 5	FOUNTAIN INN, SC	Water Supply: PUBLIC		
PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS Daily Flow (gpd): 360 Tank Sizes (gal): Septic Tank: 1000 Pump Chamber: Grease Trap: LTAR: .30 Trenches: Length (ft): 260 Width (in): 36 Max. Depth (in): 48 Agg. Depth (in): 28 Min Pump Capacity: gpm at ft. of Head				
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PERMIT TO CONSTRUCT SYSTEM DIAGRAM (NTS)				
Issued/Revised By: <i>David Stevens</i> Date: <i>6/30/15 (1361)</i>				

D H E C		PERMIT TO CONSTRUCT Onsite Wastewater System		File Nbr: 2015060022 County: Laurens
Name: CASEY ROBINSON	Address: 45 PELICAN HARBOR SPUR	Program Code: 360		
Type Facility: MOBILE HOME	CROSS HILL, SC 29332	System Code: 100		
Subdivision: SOUR MASH	Site: SOUR MASH LN	TM#: 120-00-00-032		
Block: Lot: 6	FOUNTAIN INN, SC	Water Supply: PUBLIC		
PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS Daily Flow (gpd): 360 Tank Sizes (gal): Septic Tank: 1000 Pump Chamber: Grease Trap: LTAR: .30 Trenches: Length (ft): 400 Width (in): 36 Max. Depth (in): 36 Agg. Depth (in): 14 Min Pump Capacity: gpm at ft. of Head				
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PERMIT TO CONSTRUCT SYSTEM DIAGRAM (NTS)				
Issued/Revised By: <i>David Stevens</i> Date: <i>6/30/15 (1361)</i>				



Vice Chairman Brewington called upon the audience for questions and or comments.

- 1.) Mr. Lester Riddle, “This property has gone through my hands a couple of times and own property adjacent to this proposed park. We are all here to object to the further development of this Park. There are two (2) mobile homes there now. What I understand is that if there is over three (3) mobile homes it requires a permit. We have concerns to about the amount of trash and roadway deterioration or anything else for that matter. I have a friend that works for the drug task force and asked him about drugs in the county. He agreed that drugs went hand in hand with trailer parks. This particular park does not have but one outlet, it has a cul-de-sac. This said, if there are problems there, then my property would be involved with escaping. We do feel safe with just the two (2) tenants there now”.

Continuing, Mr. Riddle asked Mr Robinson if he had any other rental property and was he experienced in reviewing applications in order to get a good renter. Mr. Robinson relied that he does.

Mr. Riddle said, “We live within a mile outside the City limits of Fountain Inn. There is no public water on this roadway and you will be stacking a lot of homes there that will require fire protection. The nearest hydrant is at least a mile and a half down the road”.

- 2.) Mr. Phil Sargent said, “I was asked how I felt about a mobile home park in my backyard. I really want to oppose it because of the trash generated and the roadway traffic situations. I moved there in 1998 and there were no problems. Now it has more than tripled. My driveway is at the corner of Sour Mash and Durbin Road. The noise is disturbing. As to his renters, you cannot discriminate against them if they pay. I feel like if you add to what is already there, we are all going to run into problems. One man can not keep this up. I don’t care what you say. And, I do not want to offend Lester, but his son-in-law had a hard time keeping up with the two (2) he had. I just don’t see how he can do it and add nine (9) more.”
- 3.) Mr. Glenn Rodgers said, “I am sure he will do the best he can to run a trailer park and what is right for him and the neighborhood. I have lived in the area for fifteen (15) years and have no problems. There is a bad curve there with many wrecks. I have concerns with more cars in and out along with the possibility of drugs and crime”.
- 4.) Mr. Sam Lockaby said, “My family property borders two (2) sides of the property discussed and has been in the family for well over three hundred (300) years. I am confident that the neighboring property values goes down with a trailer park moving in”.
- 5.) Mr. Lewis Sullivan said, “My son lives across the street from this property and mine next to him. Basically my concerns are that the more people you have in one location, the more crime you have”.
- 6.) Addressing Mr. Robinson directly and not the Planning Commission, Ms. Carolyn Lockaby asked several questions.

After the Vice Chairman called a point of order, Ms. Lockaby said, “Those trailers will be right next to my property and that is too close. I live alone and hope that Mr. Robinson will be responsible enough to understand”.

Vice Chairman Brewington stated that he understood all of the concerns and that there are a lot that this County has no control over.

Addressing the questions as to water, Mr. Robinson said that he has already gotten a pricing from the Laurens County Water and Sewer Department to have a water main supplied and that it would cost him eighteen thousand dollars (\$18,000) to have lines and individual meters placed. The public water is there and they are only waiting on him to give them the go-ahead to install.

Continuing, Mr. Robinson said, “To defend myself a little here, Mr. Riddle is kinfolk to me by marriage. I bought this property from his daughter with the intention that I was going to continue what her uncle, Mr. Riddles brother, had started”.

Commissioner Smith asked, “The two (2) existing mobile homes there now, what year were they established? Mr. Robinson replied that he was not certain but he thought it to be around 2004.

Commissioner Smith also noted that Mr. Robinson needed to be aware that what came out of the Planning Commission tonight also had to be approved by the Laurens County Council.

Commissioner Weeks said, “I can see both parties’ points of view. But, he can look out for who he actually rents to. As far as him buying the property, as long as he has his paperwork in line, there is not a lot we can do because there is no zoning in Laurens County and they can practically do what they want to do with their own property”.

Mr. Bobo inserted that the County does have a nuisance ordinance that if you live within fifteen hundred feet (1,500’) of the property you can file a complaint over trash and overgrowth.

After considerable discussions over the age of mobile homes placed in the park and maintenance, Vice Chairman called for a vote of the Planning Commission.

COMMISSIONER SMITH made the MOTION to upholding the present Ordinance and allowing Mr. Robinson to continue with his project. COMMISSIONER WEEKS SECONDING.

Commissioner Copeland stated that he still has concerns over the roadway into the mobile home park.

Commissioner Holmes asked for confirmation that there is no other way than to follow these guidelines of the ordinance in place. Mr. Bobo said that once he actually develops the park, then he would fall more into the Mobile Home Park Ordinance.

Addressing Mr. Robinson, Commissioner Smith asked if he understood that the mobile home park roadway will be entering into a state road and will have to be constantly maintained. Mr. Robinson stated that he understood.

VOTE 2-2-0. Vice Chairman Brewington stated that it appears the vote is tied and that he would declare the mobile home park as to being able to continue.

NEW BUSINESS:

- A.) **INTRODUCTION, NEW MEMBER OF PLANNING COMMISSION** – Vice Chairman Brewington introduced the Planning Commission Members to the new appointee – Mrs. Elizabeth “Beth” Holmes – who is replacing the recent position vacated by Ernie Whiteford.

Mrs. Holmes apologized for her tardiness and briefly acknowledged her nomination by Councilman Stewart Jones at the Council July 14, 2015 meeting.

OLD BUSINESS:

- A.) **DISCUSSION – JUNKYARD / SCRAP YARD ORDINANCES** – Vice Chairman opened this discussion by saying that the Commission has had discussions of these ordinances at the previous meetings and concluded that attempts would be made to try to improve them.

Briefing the Commission on the research with other County Junkyard Ordinances, Codes Officer Bobo said, “Union County is very similar to ours having no setbacks and a six foot (6’) fence...Cherokee County has a

six foot (6') fence but states one thousand feet (1,000') from commercial building spaces, Churches, Daycares, parks and five hundred feet (500') from a single residence. Greenville County has an eight foot (8') fence on all sides with seventy five percent (75%) blinding. It is a mix of regulations but, my contention is that ours is so close that it can not really help somebody with property values".

Commissioner Weeks asked, "How current is the list provided? I ask because I know of at least one (1) that is no longer in business. I asked at the last meeting and really did not get an answer. I was looking through this ordinance and I know that some are grandfathered in but is there not some way that those grandfathered in could not be held responsible to adhering to the rules of the ordinance?" Mr. Bobo replied, "Once grandfathered in, they are known to be in compliance with certain issues. A prime example of what you are referencing is a junkyard on Torrington Road. It was at one time on one (1) parcel of land but has now expanded. I have proved with deeds with the Clerk of Court Office that the junkyard has expanded over the years. There was only one lot that was grandfathered in. Now, it has expanded into four (4) more lots. With these facts, I got the Sheriff's Department to serve a summons demanding that these be cleaned up within a certain period of time. He called me and stated that he would and to please work with him".

Commissioner Weeks expressed her personal opinion towards the present ordinance is to change wording so as to say that views of the junkyards should be blocked. Commissioner Smith stated that once they are grandfathered, they meet the requirements. Mr. Bobo added that enforcement is based on a complaint basis only and I feel that we needed to have included tax map numbers when this ordinance was implemented thus showing expansion.

B.) CONTINUED DISCUSSION OF MERGING / AMENDING EXISTING ORDINANCES – Vice Chairman Brewington stated that the Commission would begin with the discussion of the Junkyard Ordinance.

There was a brief discussion as to ordinances referring to a variety of enforcement departments and how that needed to be cleaned up for all.

Commissioner Smith asked why were plats approved in the Public Works Department and not the Building Codes Department. Public Works Director Rob Russian stated that when plats come into his office for approval, he is looking at access, size, proper street name...just the basic information.

COMMISSONER COMMENTS: No further dialogue was presented.

ADJOURNMENT - Having no further business, there was a CONSENSUS to adjourn at 6:45 P.M.

Respectfully Submitted



Betty C. Walsh

Laurens County Clerk to Council