



MEETING MINUTES
LAURENS COUNTY PLANNING COMMISSION
September 29, 2020
Historic Courthouse
5:30 P.M.

Commissioners: Sylvester Grant, Danny Horne, Ed Burns, Jim Royer, Vacant, Posey Copeland, vacant

Item #1: Call to Order- All Planning Commissioners were present.

Item #4 Approval of Agenda: Commissioner Posey made a motion to approve the agenda, Commissioner Burns seconded the motion and the motion passed 5-0.

Item #5 Approval of Durbin Meadows Subdivision and Variance Requests:

Administrator Caime explained that Laurens County lost about 4% of our population from 2000 to 2010 and was projected to decline further for the 2020 census. The Planning Commission (PC) and County Council (CC) have worked hard on changing that by cleaning up the county, developing new ordinances, putting in new infrastructure, and with strategic planning.

In 2017 the CC conducted a branding study where the people of LC said they love the open space (see our logo), and they wanted quality growth especially residential and commercial. Residential comes first and then commercial development will follow the residential.

The subdivision presented tonight is probably the largest ever residential development in our history. This subdivision is a more compact development which saves on infrastructure (a letter of support was presented by the LCWSA). This subdivision also has significant open space and parks what is referred to as a “conservation subdivision”.

Mr. Caime explained that while the PC and CC have recently revised our development regulations we have not yet added multifamily and more compact subdivision types to our regulations. These types of developments were not anticipated to occur in LC so quickly. Rather than having hundreds of pages of regulations we are growing our regulations to meet the needs of our growth. We will work on these new regulations shortly but in the meantime this proposed subdivision will need PC to approve and to approve their variances requested.

This subdivision is a variance based on a conservation subdivision. It has less intensive and similar intensive land use as similar subdivisions in LC approved by Fountain Inn. This subdivision will not be in the incorporated limits of Fountain Inn.

Commissioner Burns stated that this subdivision is in his district. He questioned the road network and future congestion. Administrator Caime explained that the County is evaluating the road networks that feed to exit 22. These County and State roads will be evaluated to determine what if any road improvements will be needed. Currently there is an almost \$1,000,000 project on the upcoming capital sales tax to address the plans for improving exit 22. Laurens County must plan ahead or we will risk having development halt like it has in Powdersville and Five Forks due to limited road capacity.

Commissioner Horne questioned the open space. The developers explained that approximately 30% of the land will be set aside as public open space and will include amenities such as parks, ponds, walking trails, viewsheds, pool etc...

Commissioner Royer stated that this is also in his area and that he has reviewed the density proposed and it is in line with other subdivisions in this area. It also in line with regulations from other jurisdictions nearby. He stated that we need more regulations to address more types of subdivisions.

There was additional considerable discussion among the PC Commissioners and multiple questions posed of the engineer and developer.

Commissioner Copeland made a motion to approve this subdivision and approve the variance requests of minimum side building setback 5 feet, lot width minimum 45 feet (cul-de-sac measured at front building setback line minimum 40 feet), and minimum lot area of 5,175 feet. Further the townhome single family attached products will be 3-6 unit buildings, individual units will be minimum 20 feet wide and 1,800 sf, will have a 0 foot side setback, front and rear setback will comply with current LC regulations. Additional parameters include 3.53 lots/acre maximum, 30% minimum open space total acreage (including ponds, floodplains, wetlands, common areas, buffers, and amenity areas), and a 30 foot buffer from adjacent property lines not to include existing road frontage.

Commissioner Burns provided a second to this motion and the motion passed 5-0.

Item #6: Public Comment

GW Dailey spoke about the importance of the PC and about planning.

Item #8: Commissioners Comments

Commissioner Copeland spoke about the City of Clinton's continued rejection of a project. Commissioner Royer spoke about the RV ordinance setback and there was some questioning posed to Councilman Brown on this subject. Councilman Brown asked if the PC would like to revisit this ordinance prior to Council possibly acting on 3rd and final reading and the PC members indicated they did not want to revisit this ordinance at this time.

Item #9 Adjournment: With no further business Commissioner Copeland made a motion to adjourn, seconded by Commissioner Burns and passed 5-0.