



AGENDA
CALLLED MEETING
LAURENS COUNTY PLANNING COMMISSION
APRIL 6, 2021 – 5:00 P.M. (note time change)
LAURENS COUNTY HISTORIC COURTHOUSE

Jim Royer, Chairman and Ed Burns, Vice Chairman;
Commission Members - George Austin, Sylvester Grant,
Casey Robinson, Bobby Smith and Abney Smith

1. Call to Order – Chairman Royer
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda – April 6, 2021
5. Old Business - None
6. New Business:
 - a.) Variance Request(s) Private Properties:
 - 1.) Jerome Bailey Drive - Parcel #345-00-00-009
 - 2.) Ritchie Road - Parcel #150-00-00-031
 - b.) Subdivision Approval Request(s):
 - 1.) Friendship Drive Subdivision
 - 2.) Abercrombie Farms Subdivision
7. Public Comment - Fifteen (15) Minute Period for Public Comment
(Required to sign in prior to the meeting)
8. Commission Member Comments
9. Adjournment

VARIANCE REQUEST
PRIVATE PROPERTIES

JEROME BAILEY DRIVE
PARCEL #345-00-00-009

6/A/1

b/a/1 J. BAILEY



62621 Microsoft Corporation 1.7222915
205 Jerome Bailey Rd, Gray
Court, SC 29645

Jerome Bailey Rd

Jerome Bailey Rd

Report a privacy concern with this image

345-00-00-029

345-00-00-

Measurement



1 Feet ▾

Measurement Res

196.9 Feet

Clear

345-00-00-059

155

13 BAILEY RD

190

205

194

219

345-00-00-011

00-009

IN WITNESS WHEREOF, the undersigned hereto have duly executed this Agreement as of the Effective date.

SIGNED, sealed and delivered in the presence of:

[Signature]
WITNESS
[Signature]

M. Annette Martin
by Lilin B. Melvin power of attorney
Molly Annette Clayton a/k/a Molly Clayton
a/k/a Annette Martin a/k/a Molly Martin
Date Accepted: Jun 6, 2020

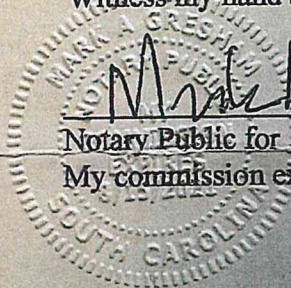
WITNESS

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE SC

ACKNOWLEDGEMENT

I, Mark A Gresham a Notary Public of the County and State aforesaid, certify that WILLIAM B MELVIN personally appeared before me this day and acknowledged the execution of the foregoing instrument as his act and deed and as the act and deed of the limited liability company.

Witness my hand and official stamp this 6th day of June, 2020.



[Signature]
Notary Public for WILLIAM B MELVIN & SONS, CAROLINA
My commission expires: AUG 15th 2021



VARIANCE REQUEST
PRIVATE PROPERTIES

RITCHIE ROAD
PARCEL #150-00-00-031

6/A/2

6/A/2
David Satterfield

From: David Satterfield <daddysatty7@yahoo.com>
Sent: Wednesday, March 10, 2021 12:10 PM
To: David Satterfield
Subject: 1

County owned
only to the curve.



Sent from my iPhone

~~Private~~ owned
County .546 miles

Venice Page

864-313-2692

984-6812

(Ord. No. 831, § 3.1, 4-25-2017.)

Sec. 8-556. - Recording requirement.

Once approved, a plat shall be recorded by the subdivider in the office of the Clerk of Court for Laurens County within a period of 12 months from the date that approval is granted. After the expiration of 12 months, said approval shall be void.

(Ord. No. 831, § 3.2, 4-25-2017.)

Sec. 8-557. - Access requirement.

All newly created parcels of land must be situated on or have direct access to a road meeting the provisions of the current Laurens County Road Standards Ordinance, or a road maintained by a public entity. The width of the access will be at least as wide as the minimum width of the parcel as described in division 6.

(1) *Exception* . Any landlocked parcel in existence at the time of the adoption of this article may obtain access to each proposed subdivided parcel by way of an exclusive right-of-way or easement 50 feet in width for ingress and egress to a road meeting the provisions of the current Laurens County Road Standards Ordinance, or a road maintained by a public entity. The right of way or easement shall be conveyed to and retained by the parcel owner and will be transferred to subsequent parcel owners.

(2) *Spacing* . No more than two road access points will be allowed within 200 feet.

(Ord. No. 831, § 3.3, 4-25-2017.)

Sec. 8-558. - Subdivision names.

Proposed subdivision names shall not be similar, phonetically or by spelling to any existing subdivision, nor historic homes, monuments or sites as listed on the State and National Historic Register.

(Ord. No. 831, § 3.4, 4-25-2017.)

Sec. 8-559. - Inspection.

All new land developments are subject to periodic inspection to ensure that the minimum design standards in these regulations are complied with. Inspection personnel shall be employed or retained by the county.

(Ord. No. 831, § 3.5, 4-25-2017.)

Secs. 8-546—8-574. - Reserved.

DIVISION 3. - MINOR SUBDIVISION PROCEDURES

Sec. 8-575. - Plat submittal.

Any subdivider of a parcel that meets the definition of a minor subdivision shall submit a valid plat as described in section 8-555, to the designated official for their review. The designated official may approve

SUBDIVISION APPROVAL
FRIENDSHIP DRIVE SUBDIVISION

6/6/11

AGENDA ITEM – REQUEST SHEET – Laurens County Planning Commission

ALL REQUESTS should be submitted by 12:00 P.M. on the Wednesday prior to the Tuesday meeting of the Commission (3rd Tuesday each Month). All other requests not submitted by the deadline will be retained and scheduled for the next meeting of Council. Please email word document to jcaime@co.laurens.sc.us

6/13/1
~~2~~ ~~4~~

Agenda Item #: _____ (to be filled in by Staff)

Tax Map # of parcel(s) (if applicable): 188-00-00-025

COMMISSION ACTION REQUESTED (if variance(s) is requested please list specific part of the ordinance that variance is requested from, the reasoning behind the variance request, and the specifics of what variance(s) are being requested:

More Detailed Description:

On behalf of Ambria Properties, Zuendt Engineering is proposing a 14-lot subdivision at the intersection of Friendship Church Road and Hope Road in Gray Court, SC. The associated Tax Map No is 188-00-00-025. Each home will have a footprint of 2500 sqft. Impervious surfaces will be treated via dry wells. Attached is a printout from Laurens County GIS indicating the site's location.

(PLEASE – attach subject matter document pages as necessary)

Laurens County GIS

Parcel Number: 188-00-00-025

OWNER INFORMATION

Name: DICKENS GROUP LLC
Mailing Address: 125 HOPE RD
Mailing City, State, ZIP: GREENVILLE SC 29607

LEGAL INFORMATION

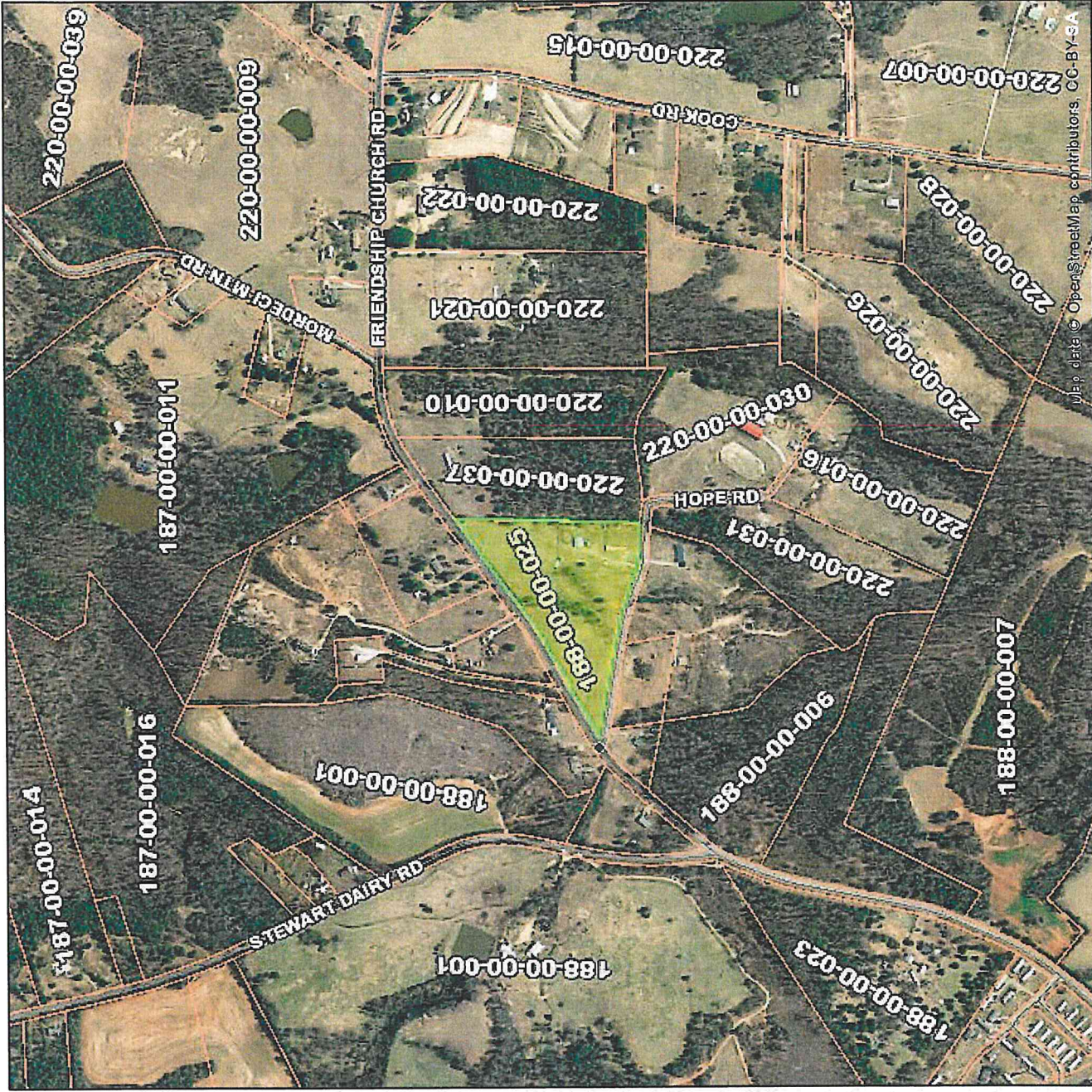
Sale Price: \$150,000
Sale Date: 20191002
Deed Book: 1471
Deed Page: 54
Plat Book: A487
Plat Page: 3

PROPERTY INFORMATION

Parcel TMS: 188-00-00-025
Property Address: n/a
Neighborhood: GARCIA JUAN G
School District: 55
Town Code: n/a
Fire Code: D212
Acres / Lots: 10.44 / 0



Printed On: 3/19/2021



THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY FOUND WITHIN THIS JURISDICTION, AND IS COMPILED FROM RECORDED DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE COUNTY AND MAPPING COMPANY ASSUME NO RESPONSIBILITY FOR THE INFORMATION CONTAINED ON THIS MAP.
*** THIS MAP IS NOT TO BE USED AS A PLAT ***

SUBDIVISION APPROVAL
ABERCROMBIE FARMS SUBDIVISION

6/10/2



6/16/2

AGENDA ITEM – REQUEST SHEET –PLANNING COMMISSION

ALL REQUESTS should be submitted by 1:00 P.M. on the Wednesday prior to the Tuesday meeting. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of the Planning Commission.

Date of Request #: 03/17/2021

Company Name: Bluewater Civil Design, LLC for LyonJay

Person Requesting Name: Paul J. Harrison, P.E.

Address: 718 Lowndes Hill Road

City : Greenville State : SC Zip : 29607

Phone: (864) 735-5068 Email: Paul@bluewatercivil.com

Signature: 

ACTION REQUESTED of Planning Commission: To review and approve a preliminary subdivision application and associated variance request for Abercrombie Farms subdivision.

More Detailed Description:

Preliminary plat provided of proposed development with all detailed information along with a summary page of the variance request for Abercrombie Farms. Variance requests will include minimum lot area, minimum lot width, and minimum side setback. In exchange for smaller "clustered" lots, substantial open space will be provided. A representative from Bluewater Civil Design will be present at the PC Meeting to discuss the applications and answer any potential questions from staff and/or Planning Commission.

(PLEASE – attach subject matter document pages as necessary)

Abercrombie Farms

“Variance Request”

± 29.62 Acre Single-Family Development

Abercrombie Road & Little Virginia Road – Laurens County, SC

Date:

March 17, 2021

Summary:

The proposed development off Abercrombie Road & Little Virginia Road in Laurens County combines varying home size options with natural open space creating an inviting community. On the +/- 29.62 acres approximately 89 lots are proposed. The dwellings will be situated on the most developable portion of the site in exchange for the preservation of open space for recreational, environmental, and ecological reasons. The lots will vary in size ranging from 6,500 sf to 16,550 sf. This large range of sizes allows home buyers a choice of homes according to their needs. The open space may be used for community areas and natural scenic reserves. Overall, this community will be unique and attract multiple types of home buyers with the varying home size options and natural views. We believe this community will thrive and be a step towards a bright future for Laurens County.

Existing Regulations:

1.) Building Setbacks (Article VII, Division 5)

- Front Setback: 30' (from street edge of pavement)
- Corner Lot Side Setback: 30' (from street edge of pavement)
- Side Setback: 10'
- Rear Setback: 10'

2.) Lot Dimensions (Article VII, Division 6)

- Minimum Lot Width: 75'
- Minimum Lot Area: 8,000 SF

Variations Requested:

1.) Building Setbacks

- Side Setback: 5'
- Corner Lot Side Setback: 10' (from edge of right-of-way)

2.) Lot Dimensions

- Minimum Lot Width: 52'
 - Widths of cul-de-sac lots and lots on the outside of a curve are measured at the front building setback line and shall be minimum 40' wide.
- Minimum Lot Area: 6,500 SF

Additional Items Provided:

- **Density:** 3.10 lots/acre maximum (Conventional 8,000 sf density is 5.4 units /acre)
- **Open Space:** 20% minimum of total acreage. This may include existing ponds, floodplain, wetlands, common area, and buffers.
- **Exterior Setback:** A minimum of 25' building setback will be provided along all exterior property lines.

SITE DATA

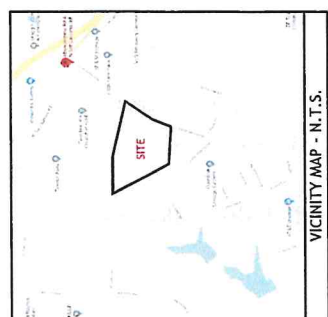
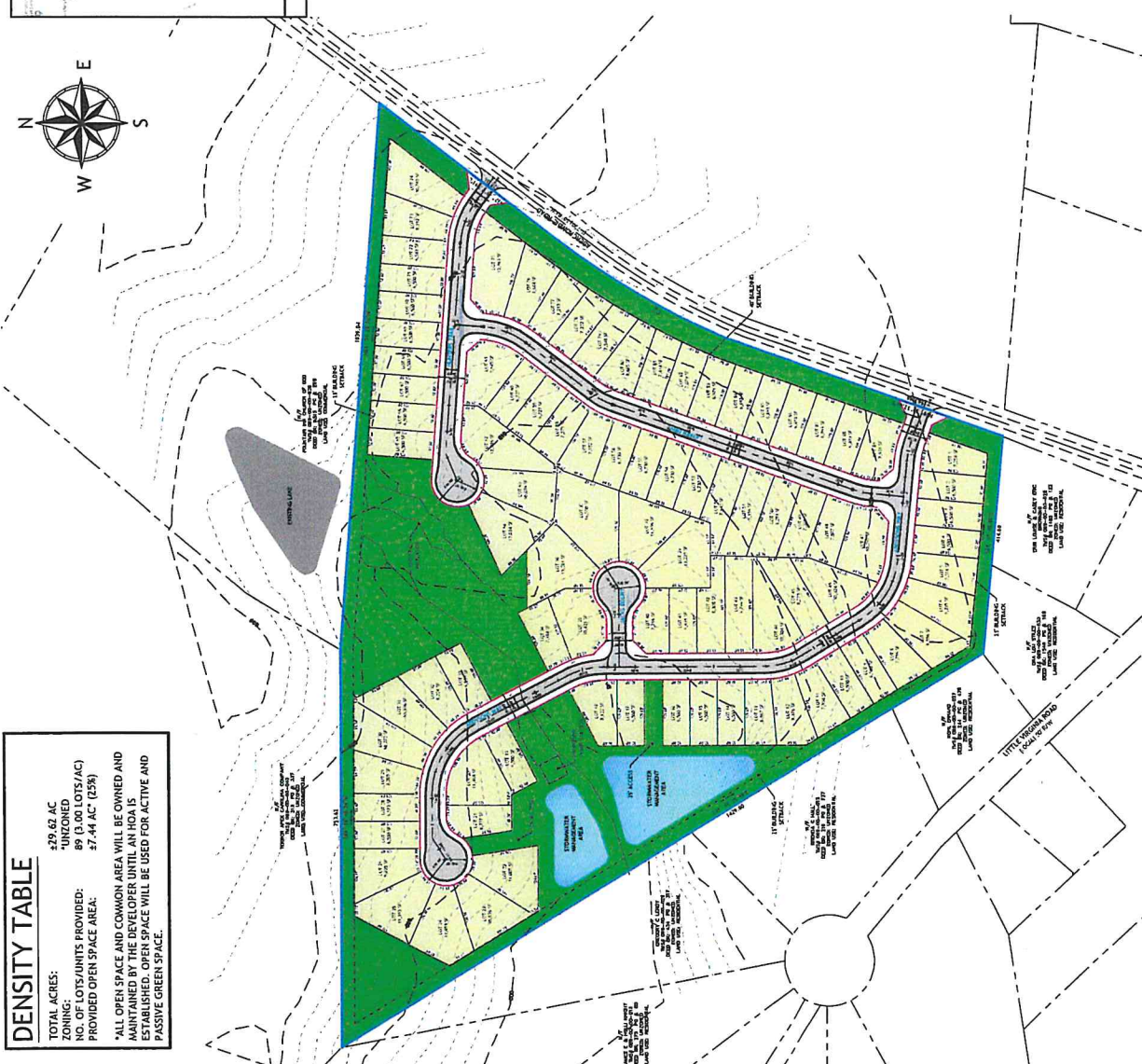
TAX MAP NO.:	095-00-00-026
DEED BOOK/PAGE:	1191 / 220
TOTAL AREA:	429.62 ACRES
ZONING:	"UNZONED"
TOTAL LOTS:	89 SFR LOTS (52' W x 125' D)
DENSITY:	3.00 UNITS/AC
PROPOSED ROADWAY:	43,218 LF (50' PUBLIC R.O.W.)
SETBACKS	
ABERCROMBIE ROAD:	40'
EXTERIOR:	25'
FRONT SETBACK:	20'
SIDE SETBACK:	5'
REAR SETBACK:	10'

DENSITY TABLE

TOTAL ACRES:	429.62 AC
ZONING:	"UNZONED"
NO. OF LOTS/UNITS PROVIDED:	89 (3.00 LOTS/AC)
PROVIDED OPEN SPACE AREA:	57.44 AC (25%)

*ALL OPEN SPACE AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL AN HOA IS ESTABLISHED. OPEN SPACE WILL BE USED FOR ACTIVE AND PASSIVE GREEN SPACE.

- ### GENERAL NOTES
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
 - ALL LOTS TO BE ACCESSIBLE ALONG ABERCROMBIE ROAD PROVIDED BY LOWSC.
 - SANITARY SEWER IS AVAILABLE VIA A PUMP STATION LOCATED ON THE SITE AND WILL BE OWNED AND MAINTAINED BY LOWSC.
 - LOT LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
 - 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR BOUNDARIES AND SHALL BE APPLIED FOR LAND ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
 - A STORM WATER MANAGEMENT AND SEDIMENT CONTROL PLAN SHALL BE PREPARED AND APPROVED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN ALTERNATE PLAN IS PREPARED AND APPROVED FOR THIS PROPERTY.
 - LAURENS COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
 - ALL LOTS TO HAVE A 5' MIN. PUBLIC ROW.
 - ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMITS. HAVE 30' MIN. RANED WIDTH WITH 40' MIN. RADIUS IN CUL-DE-SACS.



SITE LEGEND

ASPHALT PAVEMENT SECTION	COMMON AREA / OPEN SPACE
STORM WATER POND	PROPERTY LINE, R.O.W.
PROPOSED BUILDING SETBACK LINE	PROPOSED R/W
PROPOSED E.O.P.	PROPOSED CUL ROAD

DEVELOPER
 COMPANY: 1818 CIVIL DESIGN, LLC
 ADDRESS: 711 LOWMEYER HILL ROAD
 GREENVILLE, SC 29615
 PHONE: 864-331-2827
 FAX: 864-331-2828
 EMAIL: INFO@1818CIVILDESIGN.COM

CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 711 LOWMEYER HILL ROAD
 GREENVILLE, SC 29615
 PHONE: 864-331-2827
 FAX: 864-331-2828
 EMAIL: INFO@BLUEWATERCIVIL.COM



GRAPHIC SCALE
 1" = 100' = 100'

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