



## AGENDA

### LAURENS COUNTY PLANNING COMMISSION APRIL 22, 2021 – 5:30 P.M. 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 22, 2021
5. Approval of Minutes – April 4, 2021 – Called Session
6. Old Business:
  - a.) Update – Comprehensive Plan – Rick Green, USCOG
  - b.) Update – Ritchie Road
7. New Business:
  - a.) Review and approval Reedy Creek Subdivision:
    - 1.) Subdivision application (see document)
    - 2.) Subdivision variances (see document)
8. Public Comment - Fifteen (15) Minute Period for Public Comment  
(Required to sign in prior to the meeting)
9. Commission Member Comments:
10. Adjournment



**MINUTES**  
**CALLED 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

COMMISSIONERS PRESENT: Chairman Jim Royer, Vice-Chairman Ed Burns, Sylvester Grant and Abney Smith.

COMMISSIONERS ABSENT: Bobby Smith, George Austin and Casey Robinson

ADMINISTRATIVE STAFF: Public Works Director, Dale Satterfield.

GUESTS: Ritchie Road - Venice Page, Gabriel Page, Willie Robertson  
Jerome Bailey Road - Tim Ruch

CALL TO ORDER – Chairman Royer called the meeting to order and declared that this was a called meeting to review several variance and subdivision requests.

INVOCATION – Chairman Jim Royer led the invocation.

PLEDGE OF ALLEGIANCE – Chairman Jim Royer led the Pledge of Allegiance.

APPROVAL OF AGENDA – The agenda was approved from a MOTION from VICE CHAIRMAN BURNS with a SECOND from COMMISSIONER ABNEY SMITH; VOTE 4-0.

APPROVAL OF MINUTES – Due to this being a called meeting, there were no minutes subject for approval at this time.

OLD BUSINESS - There was no Old Business to discuss.

NEW BUSINESS:

a.) VARIANCE REQUEST(S) PRIVATE PROPERTIES:

- 1.) JEROME BAILEY DRIVE - PARCEL #345-00-00-009 – The discussion among the Commissioners was to make sure the property had an easement which provided access to the property owner. It was noted that was a permanent easement. Public Works Director Satterfield recommended reducing the required fifty foot (50') easement down to thirty foot (30') because permanent dwellings located along the existing easement boundary does not allow for widening of the easement. Also, the thirty foot (30') easement will match the existing county road at the end of County Maintenance.

CHAIRMAN ROYER MOTIONED to grant the thirty foot (30") variance, SECONDED by COMMISSIONER SYLVESTER GRANT; VOTE: 4 – 0.

- 2.) RITCHIE ROAD - PARCEL #150-00-00-031 - The owner of parcel #150-00-00-031 desires to sell for the purpose sub-dividing by the purchaser. Laurens County has determined the parcel to be landlocked. The owner disagrees that the County Road Right of way ends at the End of the County Maintenance Sign located before one gets to the property in question.

After a lengthy discussion amongst all parties involved, a recommendation was made to continue the discussion at the regular meeting to be held April 22<sup>nd</sup> meeting. This will give time to provide further documentation to the Commissioners to help with a decision. The Public Works Department continues to advise the seller to obtain a permanent easement to the property that meets the existing Ordinance Exception found in Sec. 8-557, Exception (1).

CHAIRMAN ROYER MOTIONED to delay, SECONDED by COMMISSIONER ABNEY SMITH; VOTE 4-0.

b.) SUBDIVISION APPROVAL REQUEST(S):

- 1.) FRIENDSHIP DRIVE SUBDIVISION - A request was made by Brittany Seo, Zuentd Engineering, to construct a fourteen (14) Lot Subdivision at the intersection of Friendship Road and Hope Road. After discussions to assure that the lot sizes were in compliance with the Laurens County Subdivision Ordinance, CHAIRMAN ROYER made the MOTION to approve, SECONDED by COMMISSIONER ABNEY SMITH; VOTE 4 – 0 to approve.

- 2.) ABERCROMBIE FARMS SUBDIVISION- Mackenzie Poston, Bluewater Civil Design, proposed the development of an EIGHTY FOUR (84) lot Conservation Subdivision. There was much discussion of the lack of the active green space versus granting a variance for the smaller lot sizes. Adequate green space was delineated, however, there were no active amenities such as basketball courts, swimming pool, etc. A MOTION was made by CHAIRMAN ROYER to give approval, SECONDED by COMMISSIONER ABNEY SMITH; VOTE: 3 – 1 approval.

PUBLIC COMMENT - No names registered for Public Comment.

COMMISSION MEMBER COMMENTS – No Commission comments were offered.

ADJOURNMENT - Upon Motion by COMMISSIONER BURNS and a SECOND by COMMISSIONER ABNEY SMITH, the meeting was adjourned at 6:43 P.M.; VOTE 4-0.

Respectfully Submitted

*Dale Satterfield by BW*

Dale Satterfield, Acting County Administrator

DS:bcw

6/b

County of Laurens  
**Department of Public Works**  
Post Office Box 238  
Laurens, South Carolina 29360-0238  
**Telephone (864)-984-6812**  
**Fax (864)984-3726**

**Dale Satterfield, Director**

**Billy Wilson, Assistant Director**

April 20, 2021

To: Chairman Royer and Commissioners

Subject: Ritchie Rd. Subdivision

From: Dale Satterfield, Public Works Director

Chairman Royer:

Allow me to update the Commission on the current standing for the Variance Request by Venice Page who owns the parcel at the end of a private r/w labeled as Ritchie Road.

Ms. Page has agreed to survey a 50' permanent easement to give access to parcel # 150-00-00-031. This will qualify her parcel for subdivision and sale to the purchaser. She no longer will need to address the Commission for a variance request. I have agreed to approve her new plat showing access by way of the 50' easement.

Mr. Ruch was granted his request for a variance at the Called Meeting for Jerome Bailey Dr. He needs no further action.

Sincerely,

Dale Satterfield  
Public Works Director

7/a

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**Department of Public Works**  
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Laurens, South Carolina 29360-0238  
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April 20, 2021

Executive Summary

Reedy Creek Subdivision Approval Request

To: Chairman Royer and Commissioners

From: Dale Satterfield, Public Works Director

Subject: Reedy Creek Subdivision Approval

Chairman Royer:

Please find herein our summary for the request for approval for the Reedy Creek Subdivision.

Mr. Brad Sandford will be in attendance seeking approval for a Conservation Subdivision named as Reedy Creek Subdivision located at the intersection of Reedy Creek Road and South Frontage Road. Reedy Creek Subdivision is being proposed on a 48.9-acre tract and totaling 161 homes. His request is to reduce the minimum lot width from 75' to 42' on road frontages. A request is made to reduce lot square footages from 8,000 to 5,040.

According to the Summary that Liberties Communities LLC. provided in the request, both active and passive greenspace will be provided. Management desires the builder to provide additional information as to the use of the greenspace for "Active" use. Mr. Chuck Bobo, Building and Codes Supervisor will be in attendance to represent Laurens County.

Sincerely,  
Dale Satterfield  
Public Works Director  
Laurens County



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**AGENDA ITEM – REQUEST SHEET – PLANNING COMMISSION**

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

DATE OF REQUEST: 4/6/21


DEPARTMENT / AGENCY: Liberty Communities, LLC

NAME: Brady Sanford

ADDRESS: 175 Country Club Drive

CITY: Stonebridge STATE: GA ZIP: 30281

PHONE NUMBER: 803-318-5473 EMAIL: brady@libertycommunities;tcannarella@ces-group.net

SIGNATURE:  4/6/2021

SUBJECT MATTER REQUESTED (please be as specific as possible): \_\_\_\_\_

This Agenda Item Request is for the Planning Commission's review and approval of a preliminary subdivision application and the associated variances thereof, which are further outlined in the Variance Request Form attached. This subdivision is referred to as the Reedy Creek Subdivision and is comprised of 2 parcels, having a total area of approximately 48.9 Acres. Approximately 161 single family homes of varying size lot options is proposed and is located at the intersection of Reedy Creek Road and So. Frontage Road. The proposed Reedy Creek Subdivision layout has been preliminarily planned to preserve the natural scenic areas on-site, provide adequate buffer areas around the perimeter of the community, provide on-site sidewalks (on one side of the roads) for connectivity throughout the community, and adequate open space to be used by the residents for both active/passive recreational purposes and nature preservation. Reedy Creek Subdivision is anticipated to be a very desirable community for the existing and future residents of Laurens County.

ACTION REQUESTED: Planning Commission's review and approval of a preliminary subdivision application and the associated variances thereof, which are further outlined in the Variance Request Form attached.

SOURCE OF FUNDING: Private Funding

**(PLEASE – attach subject matter document pages as necessary)**



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**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:** 4/6/21

**NAME:** Brady Sanford - Liberty Communities, LLC

**ADDRESS:** 175 Coutry Club Drive

**CITY:** Stonebridge **STATE:** GA **ZIP:** 30281

**PHONE NUMBER:** 803-318-5473 **EMAIL:** brady@libertycommunities.com;tcannarella@ces-group.net

**SIGNATURE:**  4/6/2021

**VARIANCE REQUEST (please be as specific as possible):** \_\_\_\_\_

The proposed Reedy Creek Subdivision consists of approximately 161 single family homes of varying size options in a residential community at the intersection of Reedy Creek Road and So. Frontage Road. The overall tract area of the two (2) parcels is approximately 48.9 Acres. This subdivision has been preliminarily planned to preserve the natural scenic areas on-site, provide adequate buffer areas around the perimeter of the community, provide on-site sidewalks (on one side of the roads) for connectivity throughout the community, and adequate open space to be used by the residents for both active/passive recreational purposes and nature preservation. Reedy Creek Subdivision is anticipated to be a very desirable community for the existing and future residents of Laurens County.

**Subdivision Regulations and Variances Requested:**

**A. Building Setbacks (Article VII, Division 5, Sec.8-618 )**

- \* Front Setback: 30' (from street edge of pavement)
- \* Side Setback: 10' - **VARIANCE REQUESTED FOR 5' MINIMUM SIDE SETBACKS**
- \* Rear Setback: 10'

**B. Lot Dimensions (Article VII, Division 6, Sec. 8-635)**

- \* Minimum Lot Width: 75' - **VARIANCE REQUESTED FOR 42' MINIMUM LOT WIDTHS (cul-**

DE-SAC LOTS MEASURED AT ROW LINE TO BE 30' MIN.)

- \* Minimum Lot Area: 8,000 SF - **VARIANCE REQUESTED FOR 5,040 SF MINIMUM LOT AREAS**

**(PLEASE – attach documentation as necessary)**