

AGENDA – JULY 20, 2021

AGENDA
LAURENS COUNTY PLANNING COMMISSION
JULY 20, 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 – July 20, 2021
5. Approval of Minutes – June 15, 2021, Regular Session
6. Old Business:
 - a. Fox Hollow – Bluewater Civil Design, LLC
 - i. Approval of Application
 - ii. Variance Request: Minimum lot areas, width and side setbacks
 - b. Wren Woods Subdivision – Bluewater Civil Design, LLC
 - i. Approval of Application
 - ii. Variance Request: Minimum lot areas, width and side setbacks
 - c. Cardinal Ridge Subdivision – Bluewater Civil Design, LLC
 - i. Approval of Application
 - ii. Variance Request: Minimum lot areas, width and side setbacks
7. New Business:
 - a. Wells Creek Subdivision – Arbor Engineering
 - i. Approval of Preliminary Plat
 - ii. Variance Requests – Streets, lot areas, width and side setbacks
 - b. Gray Court Estates – Casey Robinson
 - i. Approval of additional lots
 - ii. Variance Request – NO variances requested
 - c. Clear Creek RV Park
 - i. Approval of RV Park Application
8. Public Comment
9. Commission Member Comments
10. Adjournment

MINUTES – JUNE 15, 2021

MINUTES
LAURENS COUNTY PLANNING COMMISSION
JUNE 15, 2021 – 5:30 P.M.
HISTORIC COURTHOUSE

COMMISSIONERS PRESENT: Chairman Royer and Vice-Chairman Burns, Commissioners Bobby Smith and Abney Smith
COMMISSIONERS ABSENT: Commissioners Casey Robinson, George Austin and Sylvester Grant

Item #1: CALL TO ORDER - Chairman Royer called the meeting to order

Item #2: INVOCATION - Commissioner Smith gave the invocation.

Item #3 PLEDGE OF ALLEGIANCE - Chairman Royer led in the Pledge of Allegiance

Item #4 APPROVAL OF AGENDA: The Chairman recommended adding Jeff Field, Executive Director, Laurens County Water and Sewer Commission, to the agenda to present a overview of their Capital Spending Plan. COMMISSIONER BURNS MOTIONED to approve the agenda, SECONDED by COMMISSIONER SMITH. Approved 4 – 0.

Item #5 APPROVAL OF MINUTES – APRIL 22, 2021 AND JUNE 1, 2021: COMMISSIONER BOBBY SMITH made the MOTION to approve the April 22, 2021 and the June 1, 2021 minutes as presented. SECONDED by VICE-CHAIRMAN BURNS; VOTE 4 – 0.

ADDED AGENDA ITEM: Mr. Jeff Field, Executive Director, Laurens County Water and Sewer Commission, gave a presentation to the Planning Commission outlining the current and long-range plan for capital spending. He reported that work on the new Water Plant was going very well. He also reviewed projected water and sewer infrastructure projects through-out the County to meet the increasing demands due to industrial and residential growth.

Item #6 OLD BUSINESS:
a. Fox Hollow
b. Wren Woods
c. Cardinal Ridge

Paul Harrison of Bluewater Civil Design, presented the Fox Hollow, Wren Woods, and Cardinal Subdivisions for approval. Much discussion relating to changes and improvements to each of the subdivisions occurred. On MOTION by COMMISSIONER BOBBY SMITH, SECONDED by VICE-CHAIR ED BURNS, the Commission moved to table the approval of the aforementioned subdivisions and request that County Council impose a moratorium on approvals requiring variances until such time an updated Subdivision Ordinance is adopted by County Council.

d. Private Parcel Subdivide
Mr. Richard Bagwell of Clayton Homes, presented parcel #425-00-00-054 asking for approval to be divided into two (2) separate lots. A variance was

requested to allow approximately seventy five feet (75') of road frontage for each parcel after division. After discussion, CHAIRMAN ROYER MOTIONED to allow the requested variance with the South Carolina Department of Health and Environmental Controls approval for septic tank and well permitting. COMMISSIONER ABNEY SMITH SECONDED the motion. MOTION 4 – 0.

Item #7 NEW BUSINESS:

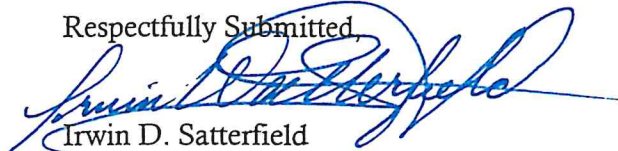
- a. Coachman Reserve - Paul Harrison of Bluewater Civil Design, presented for approval the Coachman Reserve Subdivision. The Commissioners reviewed the layout and determined that no variances were required. MOTION was presented by COMMISSIONER BOBBY SMITH to grant approval of the Coachman Reserve Subdivision with a SECOND from VICE-CHAIRMAN ED BURNS. The MOTION PASSED 4 – 0.

Item #8 PUBLIC COMMENTS:

- a. Mr. Joe Babb addressed the Commission with concerns about growth in traffic flow and congestion at the exit ramp at I-385 and Friendship Road. His concern was the increase in traffic due to the growth in new housing with the numerous subdivisions. Mr. Satterfield agreed to pass the concern to the SCDOT for investigation.
- b. Mr. Gerome Parsons addressed the Commission with concern related to increased traffic on Highway 14 from Laurens to I-385. Mr. Satterfield will also relay that concern to SCDOT and request a representative to speak at the next Planning Commission Meeting.

Item #9 ADJOURNMENT - On MOTION from COMMISSIONER SMITH, SECONDED by VICE-CHAIRMAN ED BURNS, the meeting was adjourned with a 4 – 0 vote.

Respectfully Submitted,



Irwin D. Satterfield
Acting County Administrator

DS:bw

OLD BUSINESS:

- A. FOX HOLLOW
- B. BLUEWATER CIVIL DESIGN, LLC
 - I. APPROVAL OF APPLICATION
 - II. VARIANCE REQUEST: MINIMUM
LOT AREAS, WIDTH AND SIDE
SETBACKS



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 #: 07/13/2021

Company Name: Bluewater Civil Design, LLC for Mark III Properties

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

Address: 718 Lowndes Hill Road

City: Greenville State: SC Zip: 29609

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 Fox Hollow subdivision.

More Detailed Description:

Preliminary plat provided of proposed development with all detailed information along with a summary page of the variance request for Fox Hollow. Variance requests will include minimum lot area, minimum lot width, and minimum side setback. In exchange for smaller "clustered" lots, 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)

Fox Hollow
“Variance Request”

± 74.25 Acre Single-Family Development
Highway 14 & Webb Road – Laurens County, SC

Date:

July 13, 2021

Summary:

The proposed development off Highway 14 & Webb Road in Laurens County provides comfortable sized lots and spacious open area for preservation as well as recreation. On the +/- 74.25 acres approximately 253 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 17,676 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 have a unique neighborly feel and attract multiple types of homebuyers 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:** 3.41 lots/acre maximum (Conventional 8,000 sf density is 5.4 units /acre).
- **Open Space:** 26% minimum of total acreage. This may include wet ponds, existing ponds, floodplain, wetlands, common area, buffers, and amenity areas.
- **Exterior Setback:** A minimum of 25' building setback will be provided along all exterior property lines.
- **Sidewalks:** A 5' conc. walk with ADA ramps & truncated domes at all termination points provided along one side of road where homes are proposed.
- **Landscape plan:** A landscape plan has been provided for landscaped areas along existing roads and proposed entrances.
- **Amenity Area:** An amenity area including a pool, pavilion, tot lot, dog park, and walking trail is proposed for the community. The amenity layout shown on the site plan is conceptual in nature and is subject to change.
- **Road Widening:** A road widening along Webb Road has been proposed from Highway 14 to the Fox Hollow entrance.

SITE DATA

TAX MAP NO.:	P/10 190-00-00-010 B
P/I/O NO.:	190-00-00-077
DEED BOOK/PAGE:	1284/207 & 1278/207
TOTAL AREA:	~74.25 ACRES
ZONING:	UNZONED
TOTAL LOTS:	293 LOTS (52 X 125 TYP.)
DENSITY:	3.41 LOTS/AC
PROPOSED ROADWAY:	~91.181 LF (50' PUBLIC R.O.W.)
SETBACKS:	30'
WEBB ROAD:	30'
HWY 14:	30'
FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	10'

DENSITY TABLE

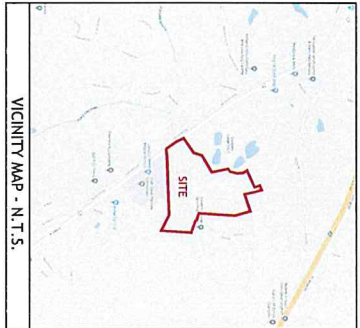
TOTAL ACRES:	574.25 AC
ZONING:	UNZONED
NO. OF LOTS/UNITS PROVIDED:	293 (3.41 LOTS/AC)
PROVIDED OPEN SPACE/COMMON AREA:	~19.46 AC (3.38%)

ALL OPEN SPACE AND COMMON AREA 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

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. PUBLIC WATER IS AVAILABLE ALONG WEBB ROAD PROVIDED BY LCWSC.
3. SANITARY SEWERS SHALL BE VIA A RAMP OWNED AND MAINTAINED BY LCWSC.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
5. PROPERTY LINES, 10' EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES. 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTENSION BOUNDARY OF THE SUBDIVISION BESS LISTED EASEMENTS.
6. A STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN SHALL BE PREPARED FOR THIS DISTURBING ACTIVITIES. THE DISTURBANCE INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
7. THE OWNERSHIP OF ANY UTILITY SERVICES OR UTILITIES SHALL BE DETERMINED BY THE RECORDS. ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 50' MIN. PUBLIC R.O.W.
8. ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED PERMITS.
9. ALL NEW ROADWAYS SHALL HAVE 20' MIN. PAVED WIDTH WITH 40' MIN. RADIUS IN CURVE SECTIONS.

CERTIFICATE OF ACCURACY:
 THE BEST OF ANY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANTIMASS STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.



SITE LEGEND

[Symbol]	ASPHALT PAVED SECTION
[Symbol]	ROAD WORKING ASPHALT
[Symbol]	COMMON AREA
[Symbol]	OPEN SPACE
[Symbol]	30' VEGETATIVE BUFFER
[Symbol]	STORM WATER POND
[Symbol]	PROPERTY LINE/RO.W.
[Symbol]	PROPOSED BUILDING SETBACK LINE
[Symbol]	PROPOSED ROW
[Symbol]	PROPOSED E.O.P.
[Symbol]	PROPOSED C.L. ROAD

OWNER
 COMPANY: MAE PROPERTY, LLC
 PROJECT: FOX HOLLOW SUBDIVISION
 CONTACT: OWNER@MAEPROPERTY.COM

CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWMDES HILL ROAD, GREENVILLE, SC 29607
 PHONE: 864-343-2027
 FAX: 864-343-2028
 EMAIL: INFO@BLUEWATERCIVIL.COM

SUBDIVISION
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWMDES HILL ROAD, GREENVILLE, SC 29607
 PHONE: 864-343-2027
 FAX: 864-343-2028
 EMAIL: INFO@BLUEWATERCIVIL.COM

811
 Know what's below.
 Call before you dig.



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bluewater civil design, llc
 718 Lowmdes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

Project No. 220104
 Date: 08/20/2021
 Designer: J. L. Davidson, P.E.
 Checker: J. L. Davidson, P.E.

FOX HOLLOW
 (SFR Subdivision - Preliminary)
 Highway 14 & Webb Road
 Gray Court, SC 29645

SOUTH CAROLINA
 REGISTERED PROFESSIONAL ENGINEER
 No. 35244
 J. L. Davidson, P.E.

SOUTH CAROLINA
 REGISTERED PROFESSIONAL ENGINEER
 No. 35244
 J. L. Davidson, P.E.

PP-1
 Preliminary Plat

OLD BUSINESS:

C. WREN WOODS SUBDIVISION –
BLUEWATER CIVIL DESIGN, LLC

- I. APPROVAL OF APPLICATION
- II. VARIANCE REQUEST: MINIMUM
LOT AREAS, WIDTH AND SIDE
SETBACKS

OLD BUSINESS:

D. CARDINAL RIDGE SUBDIVISION –
BLUEWATER CIVIL DESIGN, LLC

- I. APPROVAL OF APPLICATION
- II. VARIANCE REQUEST: MINIMUM
LOT AREAS, WIDTH AND SIDE
SETBACKS



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 #: 07/13/2021

Company Name: Bluewater Civil Design, LLC for Mark III Properties

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

Address: 718 Lowndes Hill Road

City: Greenville State: SC Zip: 29609

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 Wren Woods & Cardinal Ridge subdivisions.

More Detailed Description:

Preliminary plat provided of proposed development with all detailed information along with a summary page of the variance requests for Wren Woods & Cardinal Ridge. 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 much like Durbin Meadows. 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)

Wren Woods & Cardinal Ridge

“Variance Request”

± 108.05 Acre Single-Family Development

Friendship Church Road & Bagwell Road – Laurens County, SC

Date:

July 13, 2021

Summary:

The proposed development off Friendship Road & Bagwell Road in Laurens County combines varying home size options with natural open space creating an inviting community. On the +/- 108.05 acres approximately 409 lots are proposed (168 lots in Wren Woods and 234 lots in Cardinal Ridge). 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 5,160 sf to 25,207 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: 43'
 - *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: 5,160 SF

Additional Items Provided:

- **Density:** 4.3 lots/acre maximum (Conventional 8,000 sf density is 5.4 units /acre).
- **Open Space:** 21% minimum of total acreage. This may include existing ponds, floodplain, wetlands, common area, buffers, and amenity areas.
- **Exterior Setback:** A minimum of 25' building setback will be provided along all exterior property lines.
- **Sidewalks:** A 5' conc. walk with ADA ramps & truncated domes at all termination points provided along one side of road where homes are proposed.
- **Landscape plan:** A landscape plan has been provided for landscaped areas along existing roads and proposed entrances.
- **Amenity Area:** An amenity area including a pool, pavilion, tot lot is proposed for the community. The amenity area shown on the site plan is conceptual in nature and is subject to change.
- **Additional Access:** An entrance along Frontage Road has been provided.

Wren Woods & Cardinal Ridge

“Variance Request”

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- **Additional Access:** An entrance along Frontage Road has been provided.

SITE DATA	
TAX MAP NO.:	189-00-00-028 & 189-00-00-034
SITE AREA:	1108.05 AC
OPEN SPACE PROVIDED:	231.84 AC (21%)
ZONING:	UNZONED
SETBACKS:	
FRONTAGE CHURCH RD:	40'
FRONTAGE RD:	10'
FRONT:	30'
REAR:	30' (FROM E.O.P.)
SIDE:	5'
REAR:	10'
PROPOSED ROADWAY:	13.27 LF (50' PUBLIC ROW)
PROPOSED LOTS:	170 5FR LOTS (51' X 120' TYP.) 234 5FR LOTS (43' X 120' TYP.) 5 5FR LOTS (102' X 230' TYP.) 411 101' X 151' LOTS

DENSITY TABLE	
TOTAL ACRES:	1108.05 AC
UNZONED:	411 (3.80 LOTS/AC)
PROVIDED OPEN SPACE AREA:	231.84 AC (21%)
*OPEN SPACE AREA CALCULATION DOES NOT INCLUDE STORM WATER POND AREAS. OPEN SPACE AREA WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL AN HOA IS ESTABLISHED. OPEN SPACE WILL BE USED FOR ACTIVE AND PASSIVE GREEN SPACE.	

NOTES:

1.) ACCORDING TO FIRE PANEL ASSOCIATION, THIS SUBDIVISION IS LOCATED IN DESIGNATED FLOOD HAZARD AREA.

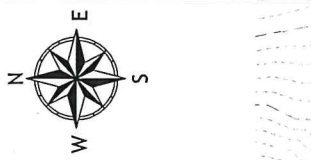
2.) THIS SERVICE IS ORIENTED TO THE SOUTH SIDE OF THE ROAD. THE SERVICE SHALL BE PROVIDED BY THE DEVELOPER. ALL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SERVICE.

3.) INTERSECTION UTILITIES SHOWN ARE APPROXIMATE. LOCATION BASED FROM ADJACENT PROPERTY RECORDS. THE EXISTENCE OF UTILITIES SHALL BE VERIFIED BY THE DEVELOPER PRIOR TO CONSTRUCTION. UNDEGROUND UTILITIES, OTHER THAN SERVICE OR WATER, SHALL BE MAINTAINED.

PROPERTY INFORMATION:

PARCELS A & B: REAL ESTATE, LLC
 4000 WOODS LANE, SUITE 200
 GREENWELL, SC 29615
 (803) 335-0000

PARCELS C: BLUEWATER CIVIL DESIGN, LLC
 718 LUMBER HILL ROAD
 GREENWELL, SC 29607
 (803) 335-0000

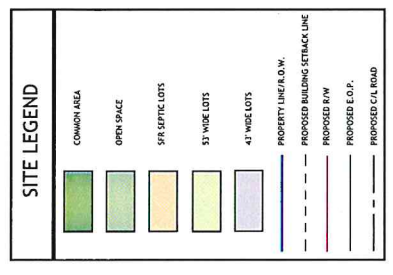


Project Number: 2020-012
 Site Name: Wren Woods
 Survey Date: 02/2021
 Surveyed By: J. B. BENTON

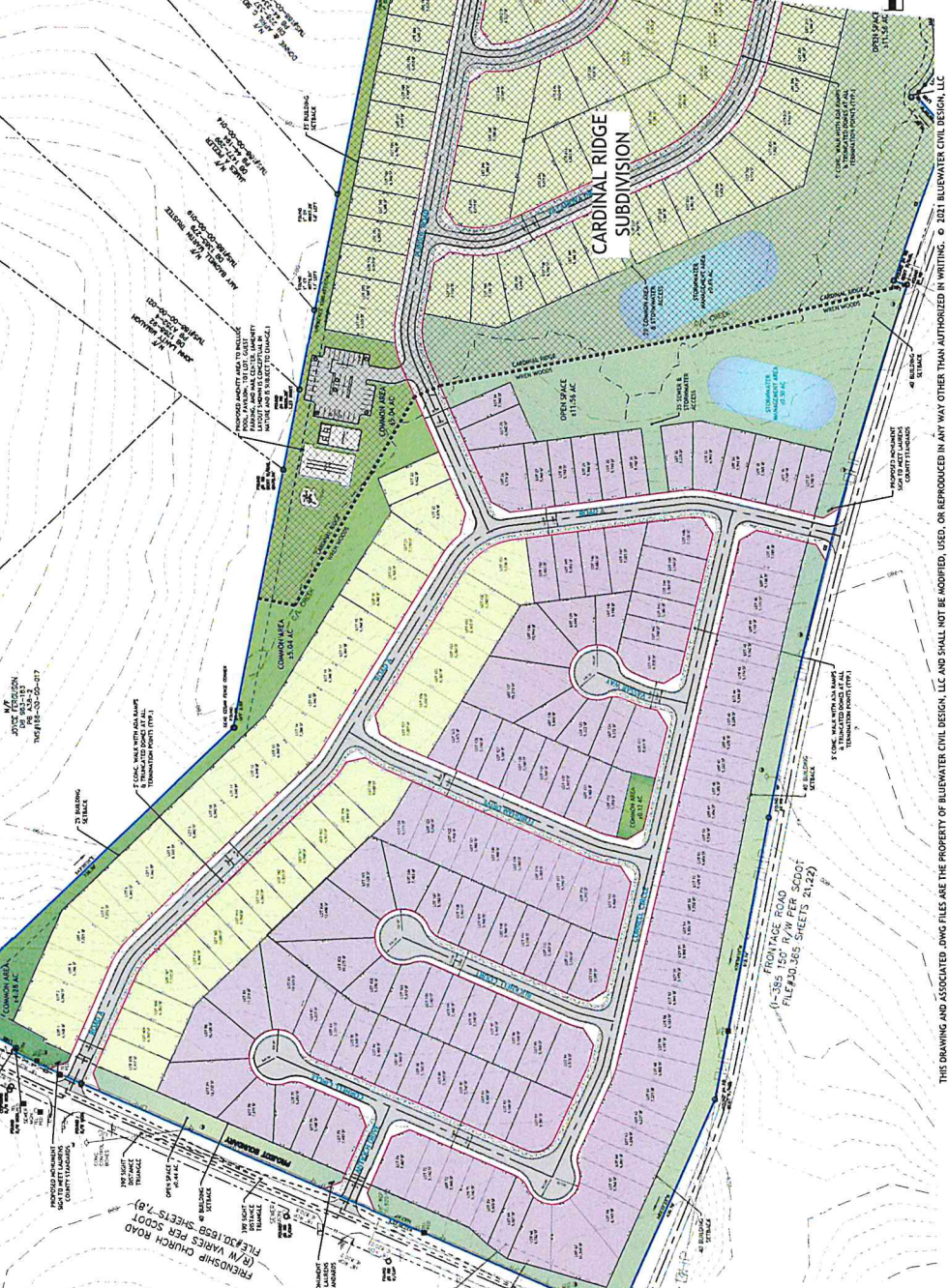
Bluewater Civil Design
 718 LUMBER HILL ROAD
 GREENWELL, SC 29607
 www.bluewatercivil.com | info@bluewatercivil.com

Professional Engineer
 J. B. BENTON, P.E.
 License No. 10000
 State of South Carolina

WREN WOODS
 (SFR Subdivision - Preliminary)
 Friendship Church Road & Bagwell Road
 Laurens County, SC



- GENERAL NOTES**
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY PROVIDED BY C/O.P.S. ALONG FRIENDSHIP CHURCH ROAD.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ON THIS SITE AND WILL BE OWNED AND MAINTAINED BY C/O.P.S.
 - 5' BRANCH AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' BRANCH AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL FRONT PROPERTY LINES.
 - A STORM WATER MANAGEMENT AND EROSION CONTROL PLAN SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVED PRIOR TO CONSTRUCTION.
 - ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 50' MIN. PUBLIC R.O.W.
 - ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL BE CONFORMANT WITH APPROVED DECKING/CALCULATION PERMITS.
 - ALL NEW ROADWAYS SHALL HAVE 20' MIN. PAVED WIDTH WITH 40' MIN. WIDTH IN CURB/CURB.



OWNER:
 AREA 2 PROPERTIES, LLC
 1000 WOODS LANE, SUITE 200
 GREENWELL, SC 29615
 CONTACT: JOHN BENTON
 EMAIL: JOHN@AREA2PROPERTIES.COM

CIVIL ENGINEER:
 BLUEWATER CIVIL DESIGN, LLC
 718 LUMBER HILL ROAD
 GREENWELL, SC 29607
 PHONE: 803-335-0000
 CONTACT: JAMES BELLAMY@BLUEWATERCIVIL.COM

SURVEYOR:
 J. B. BENTON, P.E.
 GREENWELL, SC 29607
 PHONE: 803-335-0000
 CONTACT: DAVID HUNTER, P.L.L.
 EMAIL: JHB@BLUEWATERCIVIL.COM



Preliminary Plat

PP-1A

Bluewater Civil Design, LLC

NEW BUSINESS:

E. WELLS CREEK SUBDIVISION –
ARBOR ENGINEERING

F.

I. APPROVAL OF PRELIMINARY PLAT

II. VARIANCE REQUESTS – STREETS,
LOT AREAS, WIDTH AND SIDE
SETBACKS



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: 6/8/21

DEPARTMENT / AGENCY: Laurens County Planning

NAME: Austin Allen

ADDRESS: 49 Greenland Drive

CITY: Greenville STATE: SC ZIP: 29615

PHONE NUMBER: 864-230-6232 EMAIL: austinallen@arborengineering.com

SIGNATURE: *Austin Allen*

SUBJECT MATTER REQUESTED (please be as specific as possible): **Wells Creek Subdivision**

Arbor Engineering is proposing a 497 single family detached subdivision along Wells Road and Bryson Ford Road. The project will include 3.1 miles of new public road. Arbor Engineering will also be proposing to relocate a section of Wells Road to allow for better creek crossing and the removal of an existing bridge no longer in function. Wells Creek will provide 34.4 acres of open space that will include a swimming pool and cabana area, tot play areas, dog parks, picnic areas, swing arbors and/or a serious walking trails that will be both paved and natural. Water mains will be extended from Abercrombie Road to serve Wells Creek. Sanitary Sewer will be provided by pump station on the downhill side of the site and will serve not only Wells Creek but also proposed Industrial projects upstream. A traffic impact study is currently being completed for this development and Wells Creek will adhere to the recommendations of the study. There is wetland on-site which will be protected and any adjacent work will be done in accordance with state and federal regulations.

ACTION REQUESTED: Approval of the Wells Creek Preliminary Plat to allow the project to move into site engineering.

SOURCE OF FUNDING: Private

(PLEASE – attach subject matter document pages as necessary)



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: 6/8/21

NAME: Austin Allen

ADDRESS: 49 Greenland Drive

CITY: Greenville STATE: SC ZIP: 29615

PHONE NUMBER: 864-230-6232 EMAIL: austinallen@arborengineering.com

SIGNATURE: *Austin Allen*

VARIANCE REQUEST (please be as specific as possible): Wells Creek Subdivision

Below are a list of variances required to go along with Wells Creek Subdivision:

Sec. 8-618.(1) Residential Streets:

(A.) A reduction in the front setback from 30' to 20' along residential roads.

(B.) A reduction in the side setback from 30' to 5' on corner lots along residential roads.

(C.) A reduction in the Principal Building side setback from 10' to 5'.

Sec. 8-635. (1) Lots with Public Water and Sewer:

(A.) A reduction in the minimum lot size from 8,000 sq. ft. to 5,250 sq. ft.

(B.) A reduction in the minimum lot width from 75' to 42'.

(C.) A reduction in the side setback from 10'-5'.

(PLEASE – attach documentation as necessary)



July 14, 2021

To: Laurens County Planning Commission

Regarding: **Wells Creek Subdivision**
097-00-00-022
Bryson Ford Road and Wells Road
Gray Court, SC

Dear Planning Commission:

Below is a brief narrative and response to comments in regards to the additional information request sent through Dale Satterfield to Arbor Engineering.

1.) Comment: Need a plan we can read.

Response: The preliminary plat has been revised to be on two separate sheets at a larger scale to be easier to read.

2.) Comment: Need measurements and SF or acre on Open Space and recreational areas.

Response: Wells Creek Subdivision is proposing 31 acres of open space or roughly 23% of the entire property. This information is included on the preliminary plat. This open space is contiguous with the exception of the proposed Yellowstone Trail.

Comment: *Let them know this is usable flat open space not some scrub brush with a 10' fall on it.

Response: All areas delineated with a specific use will be constructed to a standard that is usable to all people. The site will be prepared to allow for these proposed uses to function properly such as open flat spaces for tot lots, pickle ball and the pool area. The development will try and preserve all natural landscape and vegetation within the common area to meet buffer requirements along the creek as well as keep the site as natural as possible. Natural areas within a community are just as important as those delegated towards other amenities.

3.) Comment: Provide a landscape plan.

Response: A conceptual landscape plan has been provided to illustrate the intent of the developer to landscape the subdivision.

4.) Comment: Traffic Study for N. Old Laurens Road and Bryson Ford Road.

Response: A traffic study is currently being completed for this project. N. Old Laurens Road will not need to be considered within the study unless otherwise directed by SCDOT as this development will not be served nor have direct access to N. Old Laurens Road. Wells Creek Subdivision has allocated space for potential necessary improvements with the current site plan. If improvements are required by SCDOT, Wells Creek will adhere and construct to the recommendations of the Traffic Impact Study.

ARBOR ENGINEERING

po box 263 greenville sc 29602 – 864 235 3589 – fax 864 233 6274 – arborengineering.com

5.) **Comment:** Is this project located in Greenville County School District?

Response: The property being developed is split between Laurens County and Greenville County Schools. All proposed units will be located within Greenville County School District. The preliminary plat has been revised to show where the school district line is located. The district line is located along the rear property line of units 57 – 74 adjacent to the proposed cabana and pool location.

Thank you for your consideration of Wells Creek Subdivision. Feel free to reach out to myself at austinallen@arborengineering.com or 864-495-4450 for additional information or questions.

A handwritten signature in cursive script that reads "Austin Allen".

Austin M. Allen

NEW BUSINESS:

G. GRAY COURT ESTATES – CASEY
ROBINSON

I. APPROVAL OF ADDITIONAL LOTS

II. VARIANCE REQUEST – NO
VARIANCES REQUESTED

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 dalesatterfield@co.laurens.sc.us

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

Tax Map # of parcel(s) (if applicable): 188-00-00-005

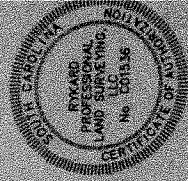
COMMISSION ACTION REQUESTED (if variance(s) is requested please list specific part of the ordinance that variance is requested from, the reasoning behind the variance request, and the specifics of what variance(s) are being requested:

We have a 16 acre tract that has 38 lots for mobile homes at Gray
Court Estates off Friendship Ch. Rd Gray Court. We are requesting
approval to fill the final 12 lots to fully finish the park that was
built years ago. All of the lots will be in the back of the park and
are not visible of any county road. Please see Attached Plat

More Detailed Description:

(PLEASE – attach subject matter document pages as necessary)

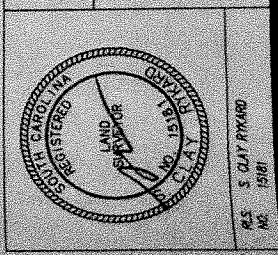
NO PROPOSED NEW HOME IS LOCATED WITHIN 30' OF ANOTHER HOME OR WITHIN 20' OF A PROPERTY BOUNDARY



NOTE: ACREAGE INCLUDES TO CENTERLINE OF ROAD AND ANY UTILITY EASEMENTS OR R/W's

0' 120' 240' 360'
SCALE 1" = 120'

STATE OF SOUTH CAROLINA
LAURENS COUNTY
SURVEY FOR
RIVER POINT PP, LLC



PROJECT BOOK	22-3
REF. DEED BOOK	1387-289
TAX MAP	188-00-00-003
PARTY SHEET	50P
DRAWN	SCP
DATE	6-30-21
DRAWN	2107

TMS 188-00-00-023
MANLEY
P.B. 46-289

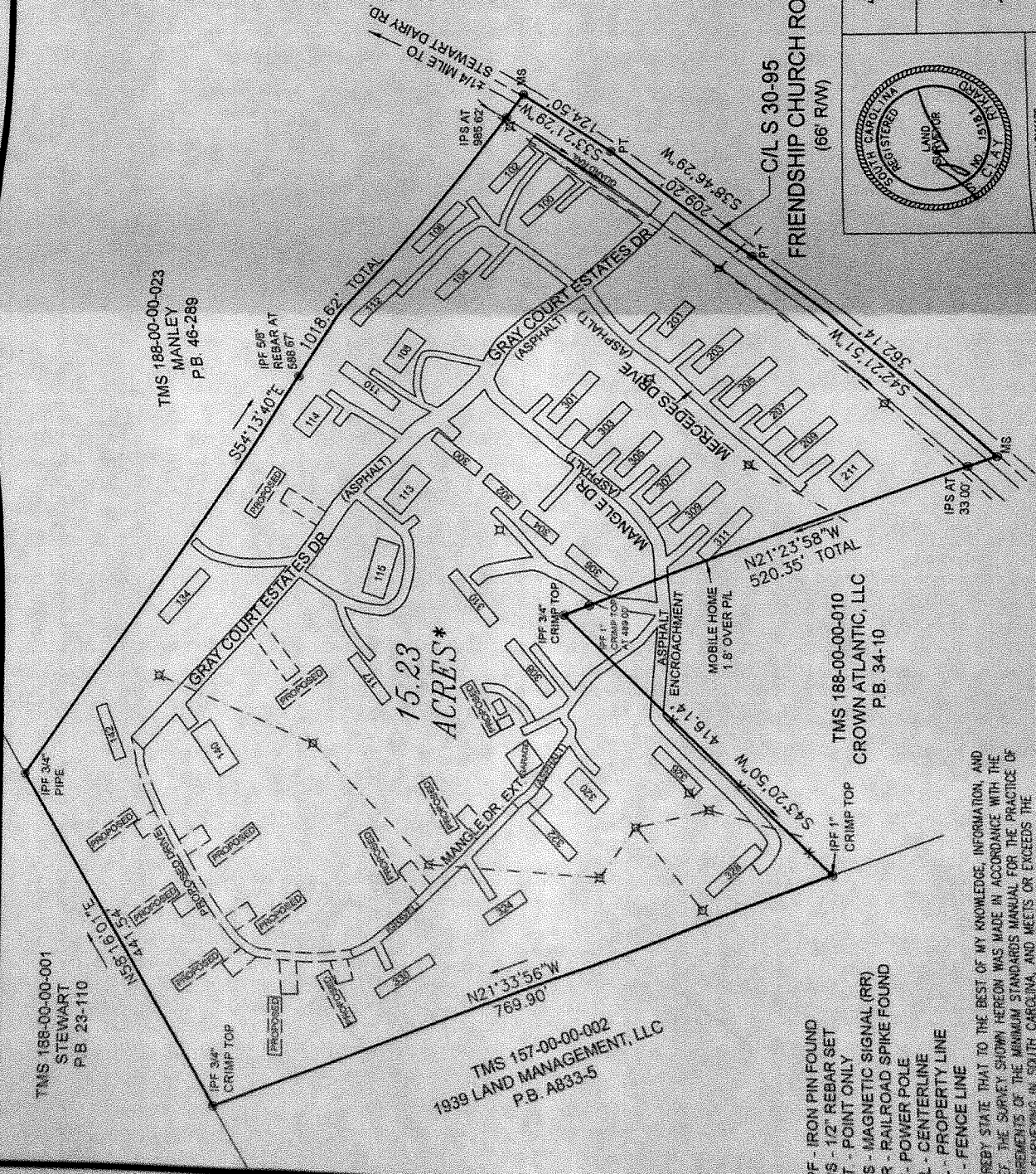
TMS 188-00-00-001
STEWART
P.B. 23-110

TMS 157-00-00-002
1939 LAND MANAGEMENT, LLC
P.B. A833-5

TMS 188-00-00-010
CROWN ATLANTIC, LLC
P.B. 34-10

- PF - IRON PIN FOUND
- PS - 1/2" REBAR SET
- PT - POINT ONLY
- MS - MAGNETIC SIGNAL (RR)
- RP - RAILROAD SPIKE FOUND
- PL - POWER POLE
- CL - CENTERLINE
- PL - PROPERTY LINE
- FL - FENCE LINE

EVERY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.



NEW BUSINESS:

- H. CLEAR CREEK RV PARK
- I. APPROVAL OF RV PARK
APPLICATION



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: 07/07/2021

DEPARTMENT / AGENCY: _____

NAME: Damian Berrios

ADDRESS: 339 Amberleaf Way

CITY: Simpsonville STATE: SC ZIP: 29681

PHONE NUMBER: 864-436-8822 EMAIL: Reidberrios@gmail.com

SIGNATURE:

SUBJECT MATTER REQUESTED (please be as specific as possible): I would like to build an RV Park at 7218 Hwy 418. The RV Park will have up to (6) RV/Camper spots. The entire park will be behind an existing wood-line and not visible from the road. Clear Creek RV Park will be gated, have video surveillance and have stringent RV/Camper requirements to ensure that our guests are safe and secure. No public bath house or laundry services will be provided as all RV/Campers will be required to have their own facilities. An on-site garbage dumpster of (8) cu yd. will be concealed within the park and have a (10ft) high privacy fence.

ACTION REQUESTED: Approval

SOURCE OF FUNDING: Personal income

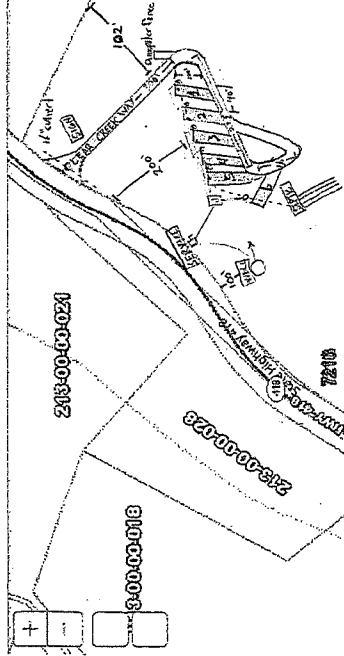
(PLEASE – attach subject matter document pages as necessary)

6/1/2021

Laurens County Property Parcel

Laurens County Property Parcel

- Gravel road 11'x20'w. 115' stone riprap, med
- **Camper sites are 40'x100'**
- 6 Camper parking spots with 2 car parking spots per campsite
- Septic system to have holes & drain field
- Existing utilities to remain for privacy barrier
- 50A 208V to each site
- 3/4" spray to each site
- Non-H sign 2'x16" "Clear creek RV Park"
- **8 cubic yard dumpster, weekly pick up 2808-6040**



(1 of 2)

Parcel: SLEIGHER, JANE COKER

TMS	213-00-00-002
Name1	SLEIGHER, JANE COKER
Name2	SLEIGHER, JANE COKER
Owner	SLEIGHER, JANE COKER
Mailing Address	166 BRIFWAY PL
Mailing City State ZIP	SPARTANBURG SC 29591
Sale Price	15
Sale Date	20200626
Deed Book	1514
Deed Page	61
Plat Book	A836
Plat Page	4
Property Address	7218 HWY 418
Neighborhood	COKER DAVID G
District	55
Fire Code	D101
Town Code	
ZoomLO	

213-00-00-002

214-00-00-002

200ft
02.110.34.740 Eng/psw

<https://www.laurenscountygis.org/parcel/>