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AGENDA – AUGUST 17, 2021

AGENDA

LAURENS COUNTY PLANNING COMMISSION
AUGUST 17, 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 – August 17, 2021
5. Approval of Minutes – July 20, 2021, Regular Session
6. New Business:
 - a. Clear Creek RV Park
 - i. Approval to Develop Park
 - b. Bull Hill RV Park
 - i. Approval to Develop Park
7. Old Business
 - a. Review of Subdivision Ordinance - Update
8. Public Comment
9. Commission Member Comments
10. Adjournment

MINUTES – JULY 20, 2021,
REGULAR SESSION

MINUTES



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

COMMISSIONERS PRESENT: Chairman Jim Royer; Commission Members; Casey Robinson, Abney Smith, Bobby Smith, George Austin and Sylvester Grant

COMMISSIONERS ABSENT: Vice-Chairman Ed Burns.

ADMINISTRATIVE STAFF: Chuck Bobo, Codes Official; Dale Satterfield, Acting County Administrator and Betty Walsh, Clerk to Council.

INVITED GUESTS:

AGENDA ITEMS : 1.) Call to Order – Chairman Royer; 2.) Invocation; 3.) Pledge of Allegiance; 4.) Approval of Agen.) da – July 20, 2021; 5.) Approval of Minutes – June 15, 2021; 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.) Pubic Comment; 9.) Commission Member Comments; 10.) Adjournment.

CALL TO ORDER – Chairman Royer called the meeting to order at 5:30 P.M.

INVOCATION – Commissioner Skip Smith led the invocation.

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

APPROVAL OF AGENDA – Chairman Royer asked for confirmation that the Laurens County Council has put in place, a moratorium towards any new subdivision developments requiring variances. Those that are grandfathered in at this point are Fox Hollow, Wrenn Woods and Cardinal Ridge. Chairman Royer asked for clarification on the Wells Creek Subdivision as to timing of when they put in for any variances. Mr. Dale Satterfield replied that they should be included as they had submitted to the Public Works prior to the moratorium but just had not reached the Planning Commission.

The July 20, 2021 agenda was approved with a MOTION from COMMISSIONER BOBBY SMITH and a SECOND from COMMISSIONER SKIP SMITH; VOTE 6-0.

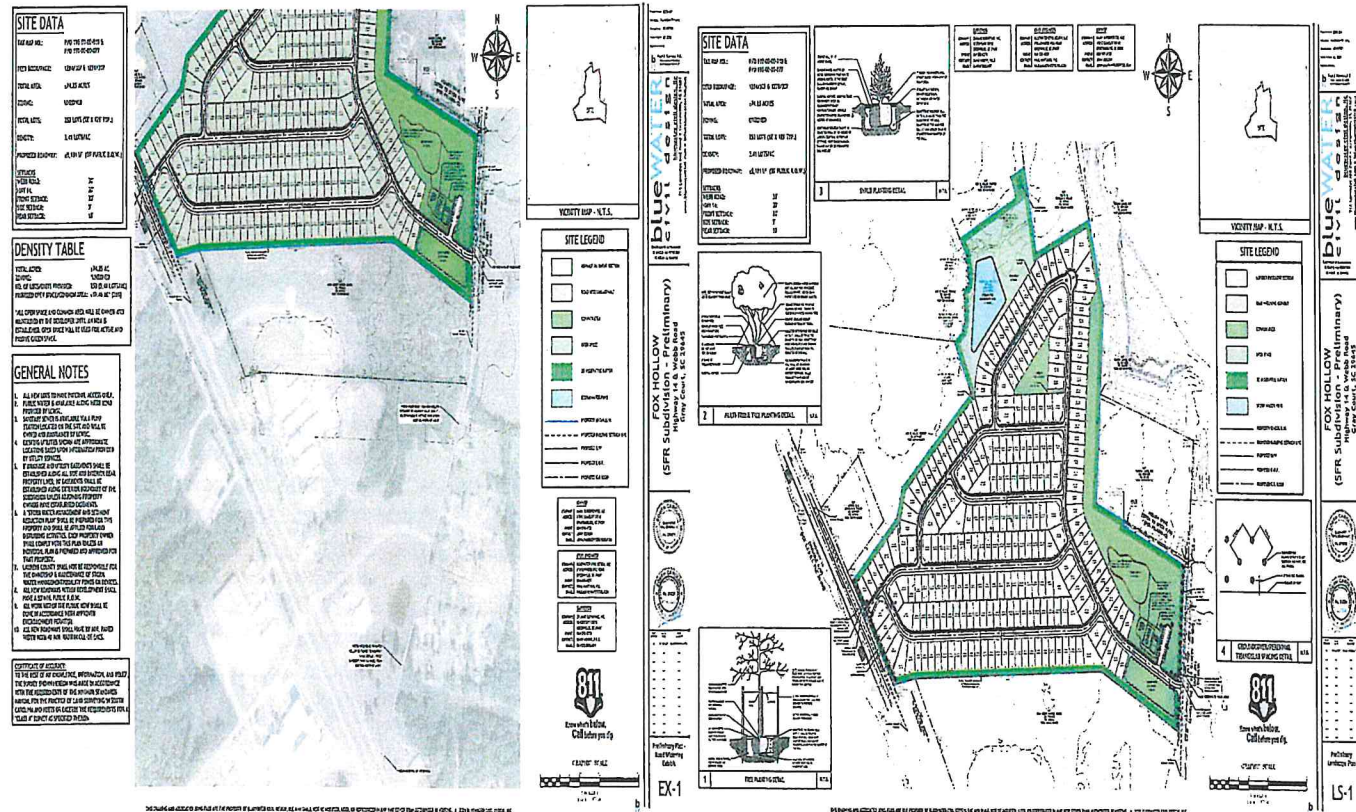
APPROVAL OF MINUTES – JUNE 15, 2021 – COMMISSION SKIP SMITH made the MOTION to approve with COMMISSIONER ROBINSON SECONDDING; VOTE 6-0.

OLD BUSINESS:

FOX HOLLOW – BLUEWATER CIVIL DESIGN, LLC – SEVENTY FIVE ACRE – SINGLE FAMILY DEVELOPMENT – HIGHWAY 14 AND WEBB ROAD - Mr. Paul Harrison of Bluewater Civil Design provided a recap of former activity towards the project that actually was brought before the Commission two (2) months ago. “We had presented this project that was located on Highway #14 and represented around two hundred (200) lots. After receiving approval of that subdivision, we were approached by Laurens County and Fibrotex to release that contract on that property for an expansion on Fibrotex, Discussions were held about the Willis property that is across the street. We then came back to Laurens County with requests for variances on the new property. The plans are before you all. I know there has been conversations about widening Webb Road and my client is willing to honor those changes. I know there were some questions about landscaping and a recreational area. The plans you have now are replicable of a dog park, walking trails,

pool area and an overall open space feature with buffers. A sewer lift station is also included. Sidewalks are planned for only one side of the roadways. I am here tonight to get a finding from the Commission on four variances (*listed below*)”.

Mr. Satterfield addressed the concerns of Webb Road towards traffic by saying that he understands that the school will be placing parking lots behind the school and other means for student pick up other than Webb Road. The present residents requested the upgrade of Webb Road with a wider width and a satisfactory left turn lane.



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

Variances 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

- 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 44 to the Fox Hollow entrance.

COMMISSIONER CASEY ROBINSON made the MOTION to approve with COMMISSIONER SKIP SMITH SECONDING; VOTE 6-0.

WREN WOODS SUBDIVISION – CARDINAL RIDGE SUBDIVISION - BLUEWATER CIVIL DESIGN, LLC –

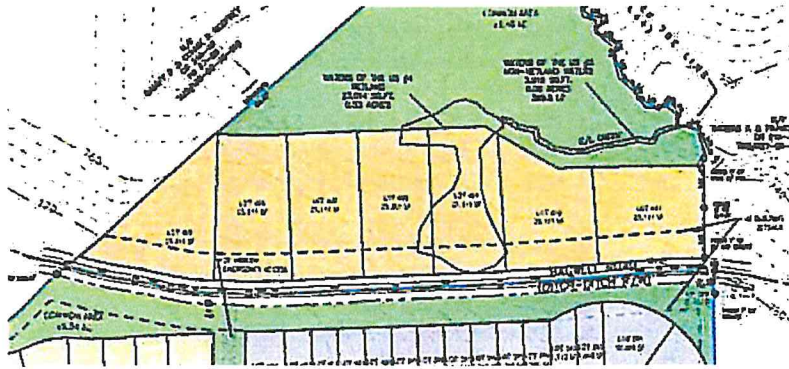
Mr. Harrison continued with Wren Woods and Cardinale Ridge, previous brought to the Commission as Brookshire about four months ago. On this one hundred eight acre property approximately four hundred nine lots are proposed. Open space will be used for recreational, environmental and ecological purposes. The lots will have five thousand one hundred sixty square feet to twenty five thousand two hundred seven square feet. Bagwell Road does not have a full open

access but is large enough for any emergency vehicles to enter if needed. There are two other full access entrances on Friendship and the Frontage Road. Buffers are planned for the roadways.

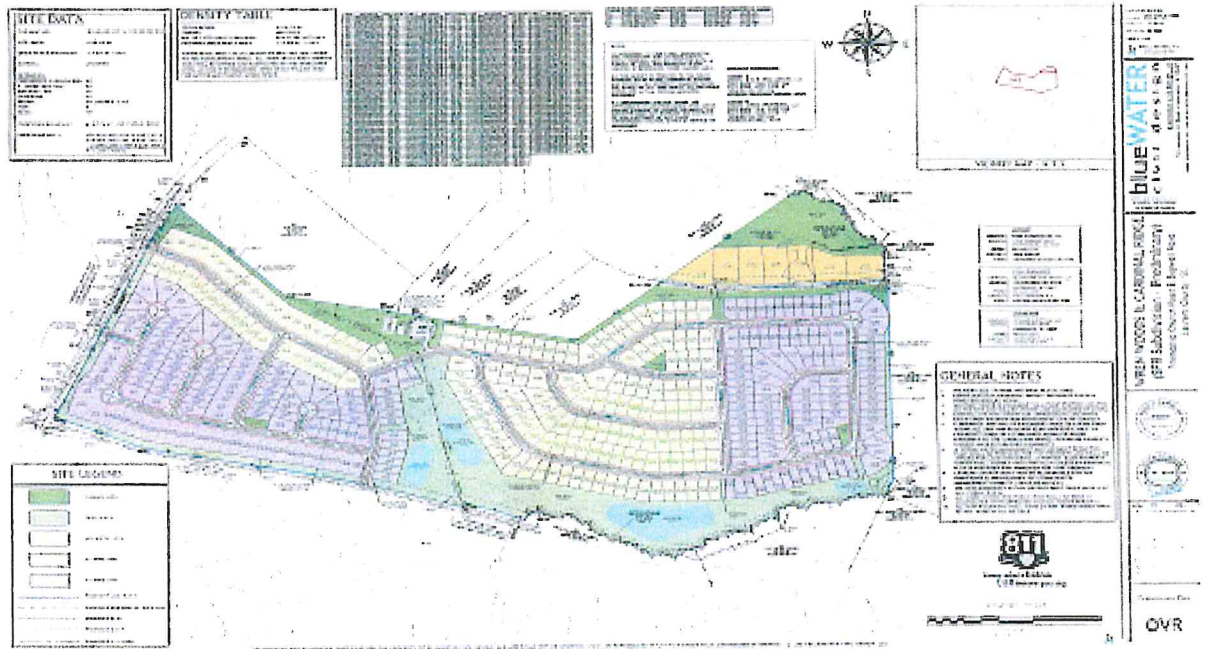
Chairman Royer questioned the seven lots above Bagwell Road. Mr. Harrison replied that there were no plans and are there as a placeholder. These lots could be sold to one citizen and build on one.

Commissioner Robinson asked if Bagwell would be paved. Mr. Harrison replied that it is planned to be a grid packed with sand and would carry the weight of all emergency equipment.

Commissioner Bobby Smith asked what was the density per acre. Mr. Harrison replied that he

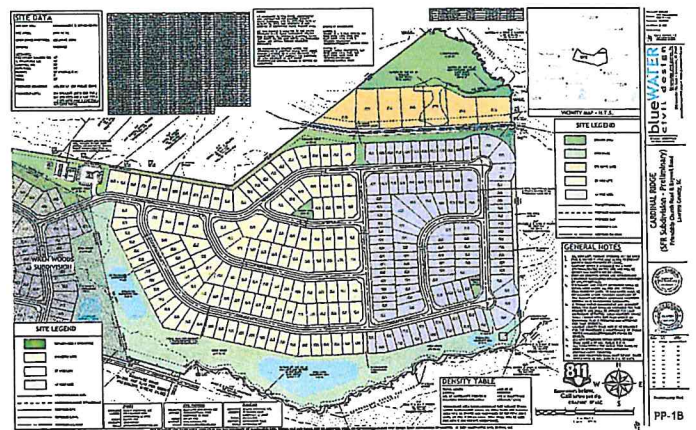
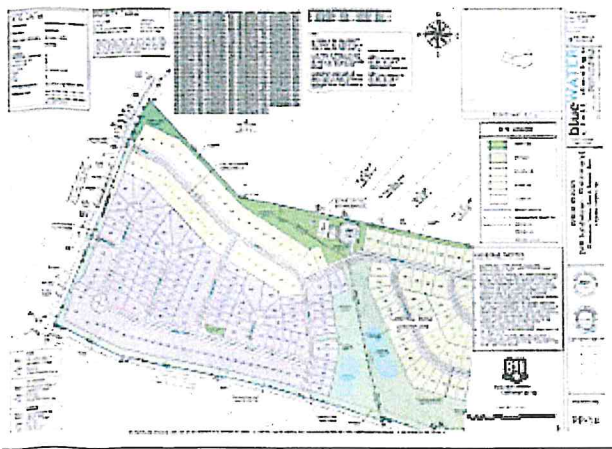


thinks it to be 4.3 per acre.



WRENN WOODS

CARDINAL RIDGE



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:

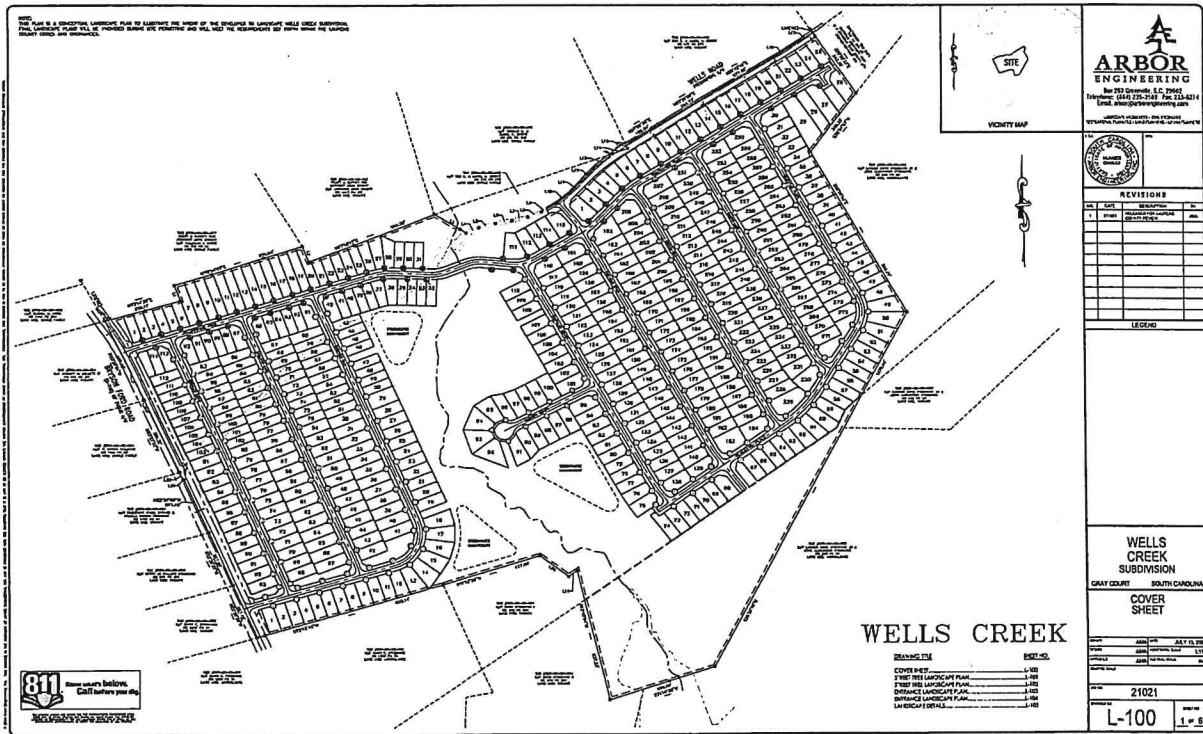
- 1.) Building Setbacks
 - Side Setback: 5'
 - Corner Lot Side Setback: 10' (from edge of right-of-way)
- 2.) Lot Dimensions
 - Minimum Lot Width: 43'
 - Widths of cul-de-sac lots and lots on the outside of a curve are measured at the front building setback line and shall be minimum 40' wide.
 - Minimum 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.

CHAIRMAN ROYER made the MOTION to approve as presented with COMMISSIONER ROBINSON SECONDING; VOTE 6-0.

WELLS CREEK SUBDIVISION – Mr. Austin Allen of Arbo Engineering approached the Commission asking for variances on a four hundred ninety-seven single family subdivision along Wells Road and Bryson Ford Road. Thirty one acres are declared as open space. There presently is no public water and sewer in the area. A traffic impact study is presently being completed and we will honor the recommendations of the study. We plan to relocate a section of Wells Road to allow for better crossings of the creek and to remove the existing bridge. Open space will consist of a pool and cabana area, children’s play area, dog parks, picnic areas and walking trails. Water lines will come from Abercrombie Road and sewer services include a pump station to serve the subdivision and upstream industrial projects.

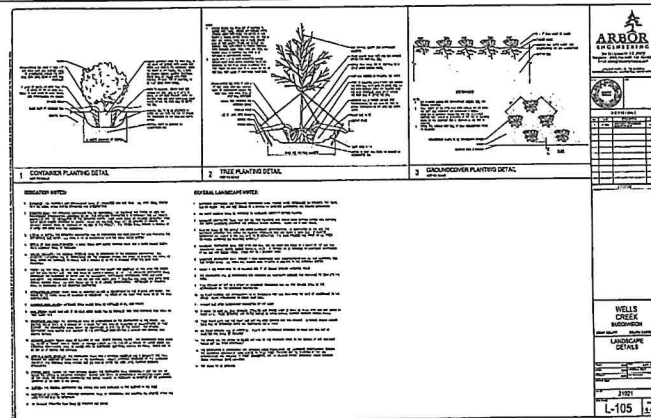
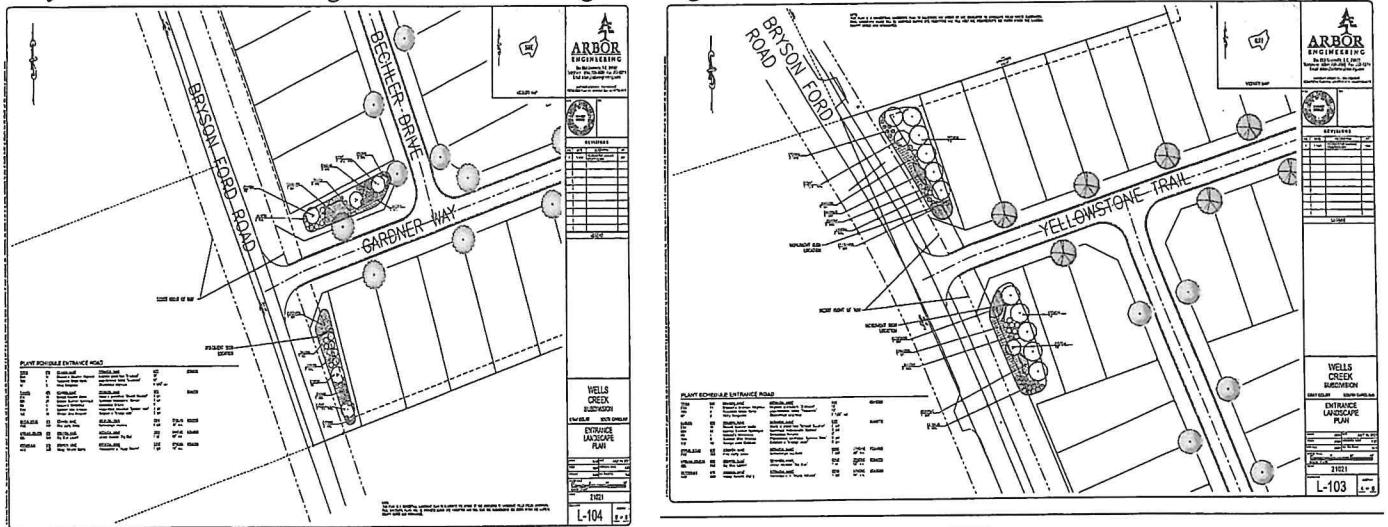


Mr. Satterfield questioned the street tree plantings. Mr. Allen replied that trees will be planted every other lot.

Chairman Royer asked what the anticipated cost ranges were. Mr. Allen replied that most are in the two hundred fifty range.

Commissioner Bobby Smith stated that he thought it to be only fair that the Commission wait on the traffic study before forming any opinions of approval.

Chairman Royer asked what the impact of a traffic study would actually have on this site? Mr. Satterfield replied that it may come down to widening the road or addressing a turning lane.



Chairman Royer asked about sidewalks. Mr. Allen replied that there were none at this time and that sidewalks are not his say in this matter. And, that the final say on the right of way is not expected until July 27th. Chairman Royer said, "We can not approve something based on what it might look like. I think we need to wait and have you bring back additional information."

Mr. Allen asked for confirmation that this will not be approved without sidewalks added in. Chairman Royer replied, "That is correct".

Chairman Royer reviewed the variances requested as follows:

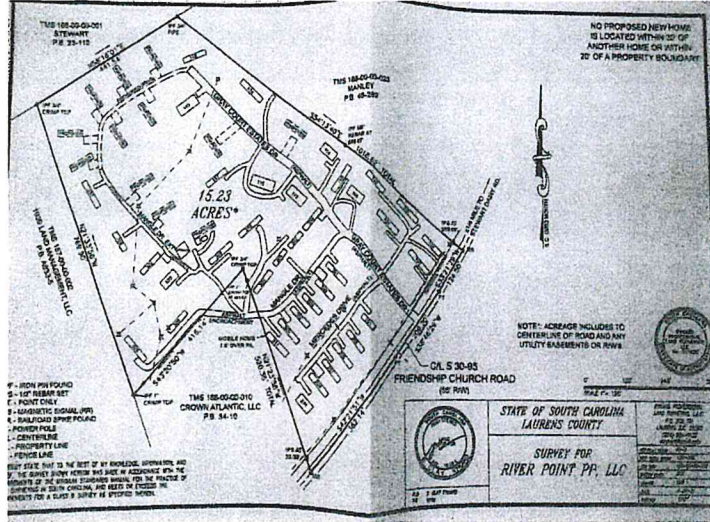
- a reduction in the front setback from 30' to 20' along residential road;
- a reduction in the side setback from 30' to 5' on former lots along residential roads;
- a reduction in the Principal Building side setback from 10' to 5';

Lots with public water and sewer:

- a reduction in the minimum lot size from 8,000 sq ft to 5,250 sq ft
- a reduction in the minimum lot width from 75' to 42';
- a reduction in the side setback from 10' to 5'

There was a discussion as to whether to delay or approve these requests. It was decided to delay,

GRAY COURT ESTATES -Prior to approaching the Commission Members with his agenda item, Mr. Casey Robinson recused himself from the seated Commissioners and from voting.



Mr. Robinson said, “I have a sixteen acre tract with thirty eight lots for mobile homes in Gray Court Estates off of Friendship Church Road. I am asking for approval towards the existing twelve lots to be added to this Mobile Home Park. I am not asking for any variances. Public water is available and an asphalt road, built to County standards will connect”.

CHAIRMAN ROYER made the MOTION accept the twelve lots with the understanding that the roadway will meet qualifications and that the land will perk to standards. COMMISSIONER BOBBY SMITH SECONDING; VOTE 5-0-1 (Mr. Robinson abstained).

CLEAR CREEK RV PARK - There was no one present to address this portion of the agenda. Staff is to make contact with requesting party to possibly reschedule.

PUBLIC COMMENTS:

- Mr. Parsons of the Gray Court community approached the Commission with concerns for the Foxhollow subdivision on Webb Road. Mr. Parsons asked if the Planning Commission was aware that it backed up to a land quarry and if the proposed homeowners are going to be advised of the blasting. Also he expressed concerns over the congestion with school and traffic and the need for a turning lane.
- Mrs. Jackson – questioned the development coming to the area around Bilo in Laurens. Mr. Satterfield stated that that Subdivision is in the City of Laurens and that he felt she was attending the wrong meeting.

COMMISSION MEMBER COMMENTS:

- Commissioner Bobby Smith, “The Commission is working on a new ordinance and all are talking with those that sell property and buy property. It has been painstaking to consider setbacks and density options. I encourage all that have any questions and concerns about housing and subdivisions to please make contact with us”.
- Chairman Royer said, “We had hoped to have this months ago. We were asked for a new section for these developments with more restrictive measures and better defined setbacks. We are listening to what the public says”.

ADJOURNMENT – With no further business, COMMISSIONER BOBBY SMITH made the MOTION to adjourn at 6:58 P.M. with COMMISSIONER ROBINSON SECONDING; VOTE 6–0.

Respectfully Submitted,

Betty C. Walsh
Laurens County Clerk to Council

NEW BUSINESS:

CLEAR CREEK RV PAR
APPROVAL TO DEVELOP PARK



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 bulld 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 faciltiles. 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)

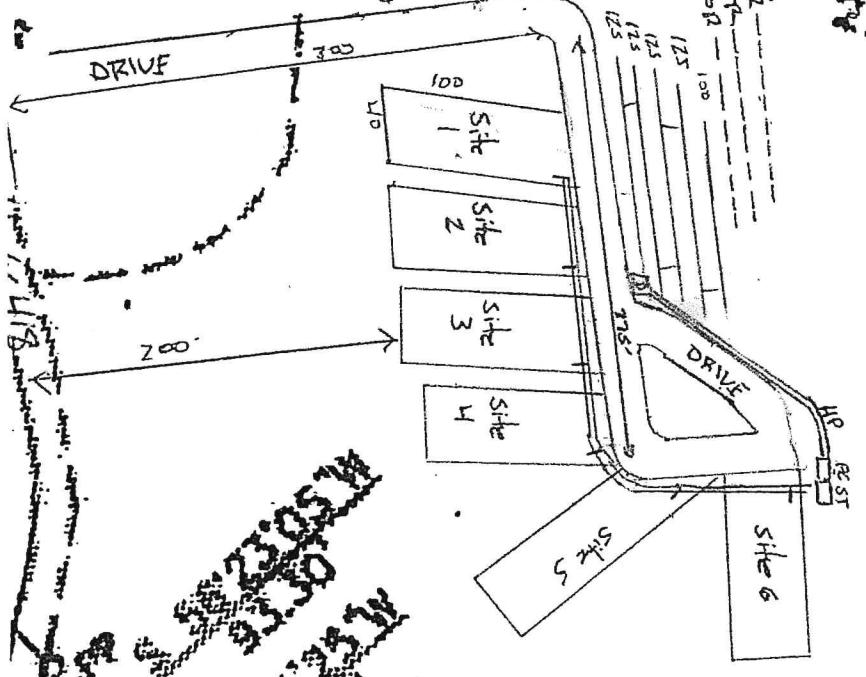
50'

N 35° 45' W
283.49'

N 57° 30' W
120.53'

R=419.44'
221.20'
2701' 30" W

1/2" RES
244.75'
N 45° 22' 01" W



N 35° 30' W
150.50'

N 35° 30' W
150.50'

S 81° 21' 48" W
248.47'
837287

1/2" DIA
351.47'

N 52° 25' W
2701.5'

NEW DRY SLURRY
837287

the fence

837287

6/1/2021

Laurens County Property Parcel

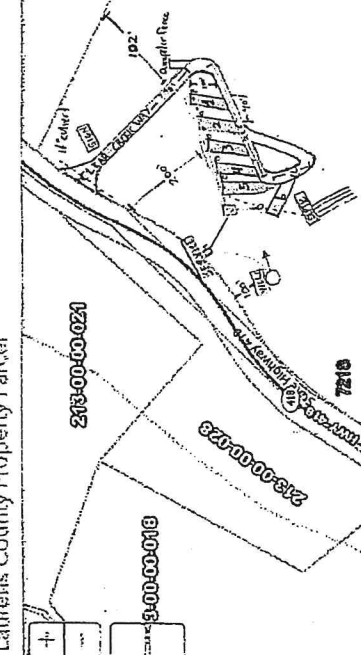
Laurens County Property Parcel

213-00-00-024

21-00-00-018

Clear Creek RV Park

Gravel road 4'D x 20'W with geotech matting and crusher run stone.
 Campsite dimensions are 40'x100'
 6 camper parking spots with 2 car spots per campsite.
 Septic system to have 600lf of drain field per DHEC
 Existing wood line surrounding RV park for privacy.
 50 ampere, 208 volt power to each site.
 3/4" spigot to each site
 Non lit sign 2' AFG "Clear Creek RV Park"
 8 cubic yard dumpster concealed within privacy fence with weekly
 pick up schedule.
 DHEC is in the process of relocating the drain field plan to the
 East for suitable soil.



(1 of 3)

Parcel: SLEIGHER, JANE COKER

TMS	213-00-00-002
Name1	SLEIGHER-JANE-COKER
Name2	SLEIGHER-JANE-COKER
Owner	SLEIGHER-JANE-COKER
Mailing Address	184-SAFFWAY-PL
Mailing City State ZIP	SPARTANBURG SC 29301
Sale Price	15
Sale Date	20200626
Deed Book	1514
Deed Page	61
Plat Book	AB36
Plat Page	4
Property Address	7218 HWY 418
Neighborhood	COKER DAVID G
District	55
Fire Code	D101
Town Code	
Zoom In	

213-00-00-002

214-00-00-002

200ft
42,110,34,74th Engineer

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

NEW BUSINESS

BULL HILL RV PARK
APPROVAL TO DEVELOP PARK



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: 8/11/21

DEPARTMENT / AGENCY: _____

NAME: Dakota General Contracting - Victor Caponey

ADDRESS: 2318 Bull Hill Road

CITY: Gray Court STATE: SC ZIP: 29645

PHONE NUMBER: 864-303-9777 EMAIL: dakotagc@gmail.com

SIGNATURE: *J. D. M. Cato* on behalf of Victor Caponey

SUBJECT MATTER REQUESTED (please be as specific as possible): Preliminary Plan approval for proposed RV Park to be located on TMS # 095-00-00-005. Preliminary Plan attached.

ACTION REQUESTED: _____

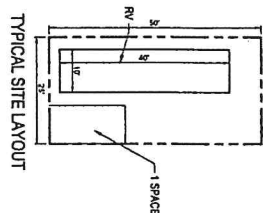
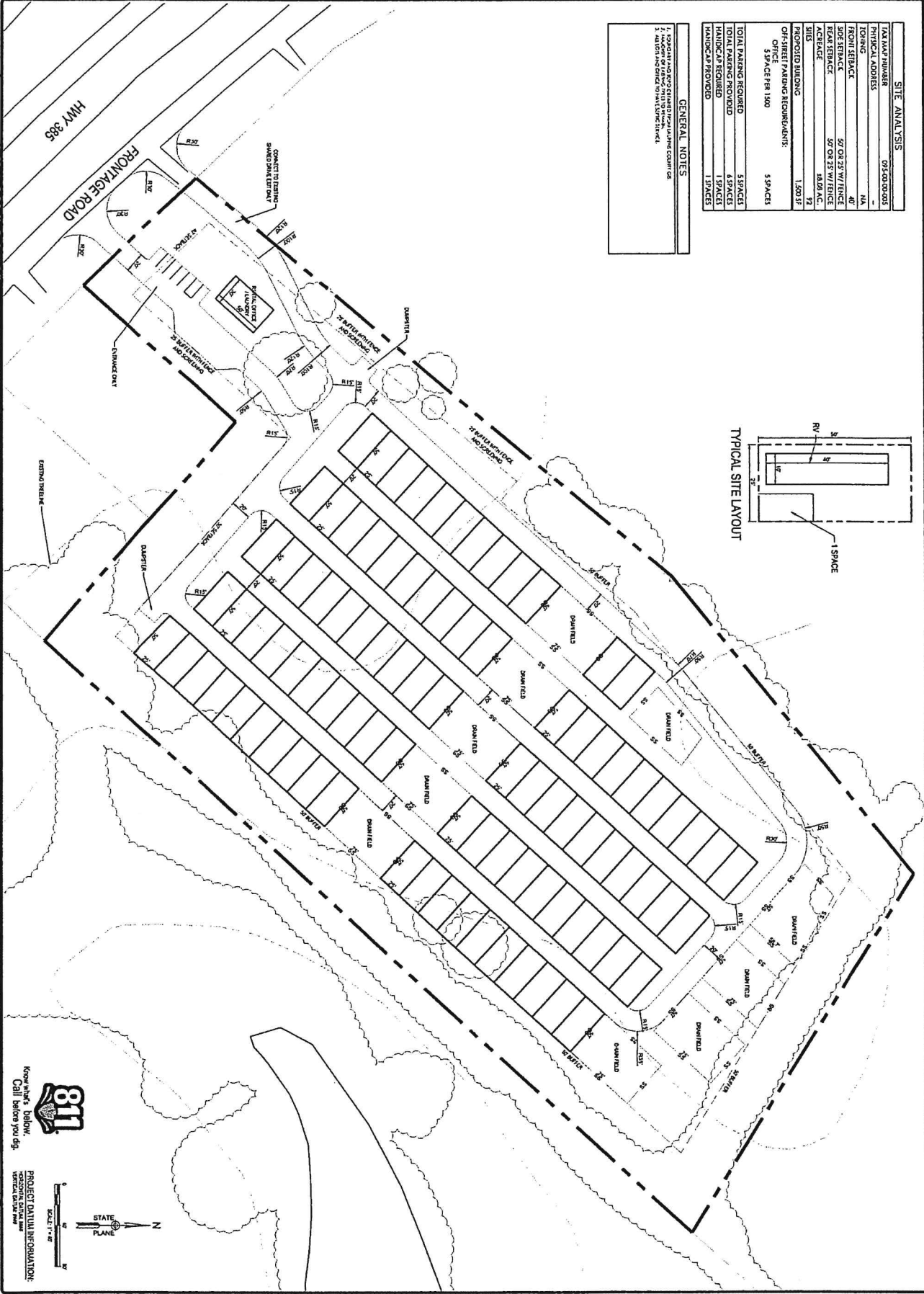
SOURCE OF FUNDING: _____

(PLEASE – attach subject matter document pages as necessary)

SITE ANALYSIS	
PARCEL NUMBER	0750000003
PHYSICAL ADDRESS	N/A
ZONING	MU
LOT AREA	48
DEVELOPABLE AREA	57.00 SQ. FT. W/ FENCE
DEVELOPABLE AREA	50.00 SQ. FT. W/ FENCE
ACREAGE	1.100 AC.
SITES	72
PROPOSED BUILDING	1,500 SF
OFF-STREET PARKING REQUIREMENT:	
OFFICE	5 SPACES
5 SPACES PER 100	5 SPACES
TOTAL PARKING REQUIRED	5 SPACES
TOTAL PARKING PROVIDED	6 SPACES
HANDICAP REQUIRED	1 SPACE
HANDICAP PROVIDED	1 SPACE

GENERAL NOTES

1. REPORT AND DESIGN PREPARED BY PLANNING CONSULTANT
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF DAKOTA GENERAL CONTRACTING SPECIFICATIONS
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF DAKOTA GENERAL CONTRACTING SPECIFICATIONS



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

PROJECT DATA INFORMATION:
 SCALE: 1" = 40'
 STATE PLANE
 N

NO.	DATE	DESCRIPTION
1	06/01/21	CONCEPTUAL SITE PLAN
2	06/01/21	CONCEPTUAL SITE PLAN
3	06/01/21	CONCEPTUAL SITE PLAN
4	06/01/21	CONCEPTUAL SITE PLAN
5	06/01/21	CONCEPTUAL SITE PLAN
6	06/01/21	CONCEPTUAL SITE PLAN
7	06/01/21	CONCEPTUAL SITE PLAN
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71	06/01/21	CONCEPTUAL SITE PLAN
72	06/01/21	CONCEPTUAL SITE PLAN

CONCEPTUAL SITE PLAN

DAKOTA GENERAL CONTRACTING
 LAURENS, SC
 PROJECT # 2
 RV PARK

DAVIS & FLOYD
 SINCE 1884
 WWW.DAVISANDFLOYD.COM
 164 MILESTONE WAY, SUITE 220
 GREENVILLE, SC 29611
 864-677-6600

NOT FOR CONSTRUCTION



PERMIT TO CONSTRUCT
Onsite Wastewater System

File Nbr. **2021060002**
County: Laurens

Name: STEVEN BERRIOS

Program Code: 360

Type Facility: RV PARK

Address: 279 BLUE SKY DR
SUNSET, SC 29685

System Code: 819

Subdivision:

Site: 7218 418 HWY

TM No.: 213-00-00-002

Block:

Lot:

FOUNTAIN INN, SC

Water Supply: PRIVATE

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 720

Tank Sizes (gal): Septic Tank: 1500 Pump Chamber: 1000 Grease Trap:

LTAR: .30

Trenches: Length (ft): 600 Width (in): 36 Max. Depth (in): 36 Agg. Depth (in): 12"

Min Pump Capacity: 15

gpm at 16 ft. of head Alternative Product: BIODIFFUSER ARC36

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.

Installers must contact the local Environmental Affairs office by 10:00 AM on the day prior to installation in order to schedule a time for the final inspection.

If a Department representative does not arrive within 30 minutes of the scheduled time, the installer may conduct the final inspection.

When a contractor self-inspection occurs, the installer must complete the DHEC form 3978, Approval to Operate Contractor Self-Inspection.

The installer must submit DHEC form 3978 within 2 business days of the completion of the installation.

THIS SYSTEM IS DESIGNED TO SERVE 6 RV'S. NO GRADING CUTS > 2' WITHIN 15' DOWNSLOPE OF SYSTEM OR ITS REPAIR AREA. NO GRADING IN DRAINFIELD AREA. INSTALL DRAINLINES 10' ON CENTER @ 0% SLOPE. USE STEP DOWN OR DROP BOX AS NEEDED. DO NOT PARK OR DRIVE ON SYSTEM. ALL DETAILS ON PUMP SYSTEM PER SC DHEC PUMP STANDARD.

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

(NTS)

See attached...

- . Not to scale
- . ST = Septic tank
- . R = Repair
- . PC = Pump Chamber
- . HP = Hard pipe
- . D = Distribution Box

Issued/Revised By:

Date:

8/11/21

DHEC 1781 (02/2020)

This Permit is Appealable 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.

Personal Information provided on this form is subject to public scrutiny or release.