



MEETING MINUTES- DRAFT
LAURENS COUNTY PLANNING COMMISSION
January 21, 2020
Hillcrest Square Administration Building
5:30 P.M.

Commissioners: Sylvester Grant, Danny Horne, Ed Burns, Jim Royer, Oscar Tribble(absent), Posey Copeland (absent), vacant

Item #1: Call to Order- Planning Commissioners Tibble (3X) and Copeland were absent.

Item #4 Approval of Agenda: Commissioner Grant made a motion to approve the amended agenda to add Mitchell variance request to new business, Commissioner Burns seconded the motion and the motion passed 4-0.

Item #5 Approval of Minutes from 11/19/19: Commissioner Burns made a motion to approve the minutes, Commissioner Grant seconded the motion and the motion passed 4-0.

Item #6a: Lake Greenwood Impact Ordinance

Action taken after new business, after further discussion, Commissioner Burns made a motion to support sending this to County Council for action, seconded by Commissioner Grant and passed 4-0.

Item #7a: Fairground Estates Subdivision Approval

A variance was requested for TM#444-00-00-023 with road frontage of these lots at Fairgrounds road and Larchmont Drive. Several of the lots were less than the required 100 foot road frontage required by the Ordinance. Vice Chairman Royer commented that the layout on these lots was a good layout with no flag lots and made a motion to approve the subdivision but no variance would be granted on the building setback lines as required by the Ordinance. Chairman Horne seconded the motion and the motion passed 3-1 (Commissioner Grant opposed).

Item #7b: Variance Request Hazel

Owner of TM#308-02-01-005 requested a variance from the Regulations to add more septic tanks to allow 3 campers spaces to be place on this property. Commissioner expressed concerns for having campers on this property with the surrounding use being single family residences. After further discussion, Commissioner Burns made a motion to table this request seconded by Commissioner Grant and passed 4-0.

Item #7c: BTR RV Park

BTR requested approval of an RV park on parcel 370-00-00-103. They explained that the property has been designed for 21 sites and will be well maintained with no long term rentals. CBO Bobo explained that the RV park met the requirements of the current RV park ordinance.

Vice Chairman Royer made a motion to approve 21 sites at this location pending DHEC approval of this many sites seconded by Commissioner Burns and passed 4-0.

Item #7d: Winans Variance Request

A variance was requested for TM#183-00-00-002 to subdivide this property into 3 lots with one lot having a width of 50 feet. The Commissioners noted this property has about 520 feet of road frontage and could be subdivided to easily meet the Ordinance requirement of 100 feet (note it was subsequently determined that 120 feet would be required).

No action was taken on this request.

Item #7e: Zoning Discussion

County Administrator Caim explained that the Council voted to have the Administrator work with the Planning Commission to discuss ideas on what may be possible with zoning in Laurens County. CA Caim explained that this will take time to research and discuss.

Item #7f: Variance Request Mitchell

Owner of TM#092-00-00-015 has a court ordered subdivision of property through a divorce settlement that will not meet County regulations regarding cell towers. After discussing the matter the Commissioners deferred this question to the County Attorney for guidance.

Item #10 Adjournment: With no further business Commissioner Grant made a motion to adjourn, seconded by Commissioner Burns and passed 4-0.