

MEETING MINUTES  
LAURENS COUNTY PLANNING COMMISSION  
January 19, 2021  
Historic Courthouse 5:30 P.M.

George Austin, Ed Burns, Vacant, Sylvester Grant, Bobby Smith, Jim Royer, Vacant

Item #1: Call to Order- Commissioner Grant was not present.

Item #4: Approval of Agenda: Commissioner Smith made a motion to approve the agenda, Commissioner Burns seconded the motion and the motion passed 4-0.

Item #5 : Approval of Minutes of Previous Meetings:

a) 1/21/20 PC Regular Meeting: Commissioner Burns made a motion to approve the minutes, Commissioner Smith seconded the motion and the motion passed 4-0.

b) 11/24/20 PC Meeting: Commissioner Smith made a motion to approve the minutes, Commissioner Burns seconded the motion and the motion passed 4-0.

c) 9/29/20 PC Meeting: Commissioner Smith made a motion to approve the minutes, Commissioner Burns seconded the motion and the motion passed 4-0.

Item #7-a) Approval of Holly Grove Subdivision and Variance Requests: Michael Short with NAI presented this subdivision located on 175 acres at E Jerry Road in Laurens TM504-00-00-010 (portion). He explained that our current regulations do not address the proposed subdivision but that this subdivision meets the requirements of similar regulations in Greenville County. Vice Chairman Royer questioned the size of homes. Mr. Short responded 3 bedroom with garage with prices starting around \$150,000. Commissioner Smith stated that this subdivision should include sidewalks and questioned if the developer had requested annexation into the City of Laurens. Mr. Short responded they had discussed this with the City but the City would have to provide the sewer. Commissioner Burns questioned if this development would eventually extend all the way to US Highway 76. Mr. Short responded that at some point in the future the property would be developed but the property fronting US76 would be commercial property. Commissioner Burns questioned if this development was to be annexed into the City what would happen. Mr. Caime explained that the if the annexation was to occur after construction, the development would have to be grandfathered from any existing regulations however undeveloped properties would have to be approved by the City. Vice Chairman Royer stated the 20 foot setback was not enough. A large vehicle would extend into the roadway. Commissioner Smith questioned who the home builder may be. Mr. Short explained that Lennar and Ryan have expressed an interest in homebuilding in this development. There was additional considerable discussion among the PC Commissioners and multiple questions posed of the developer. Commissioner Burns made a motion to approve this subdivision and approve the variance requests of minimum side building setback 5 feet, lot width minimum lot wide of 42 feet, minimum lot area of 6,000 square feet, and front setback of 30 feet. Further a sidewalk will be required to be installed on at least one side of the road where houses are being constructed on both sides of the road. Commissioner Smith provided a second to this motion and the motion passed 4-0.

Item #7(b) Sub Regs Update: Mr. Caime explained that the current subdivision regulations did not anticipate such a rapid growth of the County this quickly. The current regulations do not address the type of developments that are now being requested in LC with smaller lot sizes and including open space. The need now is to add to our current regulations to address multifamily housing and more intensive smaller lot subdivisions. Considerable discussion took place. No action was taken.

Item #7c Zoning Discussion: Mr. Caime explained that the County Council has requested the PC advise the Council on ideas for implementing zoning in Laurens County. Considerable discussion took place. No action was taken. Item #7d Comprehensive Land Use Plan: Mr. Caime explained that it is time to redo the long range comp plan. He explained that this process will take a few years to complete and will guide Laurens County in the coming decades. Considerable discussion took place. No action was taken.

Item #6: Public Comment- NONE

Item #8: Commissioners Comments-NONE

Item #9 Adjournment: With no further business Commissioner Smith made a motion to adjourn, seconded by Commissioner Burns and passed 4-0.

Written and Submitted By Jon Caime at the February 16, 2021 meeting of the Planning Commission  
Minutes were copied from the February 16<sup>th</sup> agenda package.

Noted minutes from the February 16<sup>th</sup> meeting implied approved as follows - “APPROVAL OF MINUTES – JANUARY 19, 2021 - Commissioner Bobby Smith motioned to approve the minutes. Vice Chairman Ed Burns seconded the motion and the motion passed 6 – 0 with one Commissioner absent”.



Betty C. Walsh, Clerk  
Laurens County Council  
Laurens County, South Carolina