



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 22nd 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, Zuendt 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