



MINUTES
LAURENS COUNTY PLANNING COMMISSION
JUNE 1, 2021 – 5:30 P.M. – CALLED MEETING
HILLCREST SQUARE
LAURENS COUNTY CONFERENCE ROOM

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; Commission Members George Austin (arrived late); Casey Robinson, Abney Smith and Bobby Smith.

COMMISSIONERS ABSENT: Commissioner Sylvester Grant

ADMINISTRATIVE STAFF: Chuck Bobo, Codes Official and Dale Satterfield, Acting County Administrator.

INVITED GUESTS: None.

AGENDA ITEMS : 1. Call to Order – Chairman Royer; 2. Invocation; 3. Pledge of Allegiance; 4. Approval of Agenda – June 1, 2021; 5. Old Business: a.) Review of Subdivision Ordinance #851; 6. New Business: None; 7. Commission Member Comments: 8. Adjournment

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

INVOCATION – Chairman Royer led the invocation.

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

APPROVAL OF AGENDA – The June 1, 2021 agenda was approved from a MOTION from COMMISSIONER BOBBY SMITH with a SECOND from VICE CHAIRMAN BURNS; VOTE 5-0. Commissioner Grant arrived after the vote was made.

OLD BUSINESS:

REVIEW OF PROPOSED SUBDIVISION ORDINANCE #851 - The Commission began a review of the current Subdivision Ordinance #851. The purpose of the meeting was to discuss and formulate any updates or changes needed to the ordinance from the perspective of management and to direct healthy growth for Laurens County. During the review and discussion, a number of changes were discussed and agreed upon.

At the conclusion of the Commissions review, Chairman Royer opened the floor for comments from the attending citizens. Lengthy discussions were held between the Commissioners and citizens addressing concerns for good, healthy growth in Laurens County.

The Planning Commission Members took no formal action on the Subdivision Ordinance #85.

NEW BUSINESS - None

COMMISSION MEMBER COMMENTS: None

ADJOURNMENT – COMMISSIONER BOBBY SMITH MOTIONED to adjourn with COMMISSIONER ROBINSON SECONDING; VOTE 6-0.

Respectfully Submitted,

Dale E. Satterfield *by BW*
Dale E. Satterfield, Acting County Administrator

DES:bcw

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

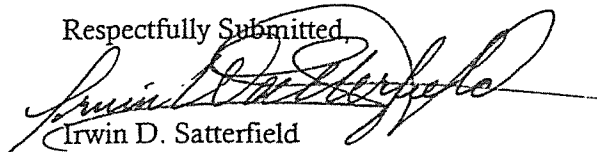
PUBLIC COMMENTS:

- 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