

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.

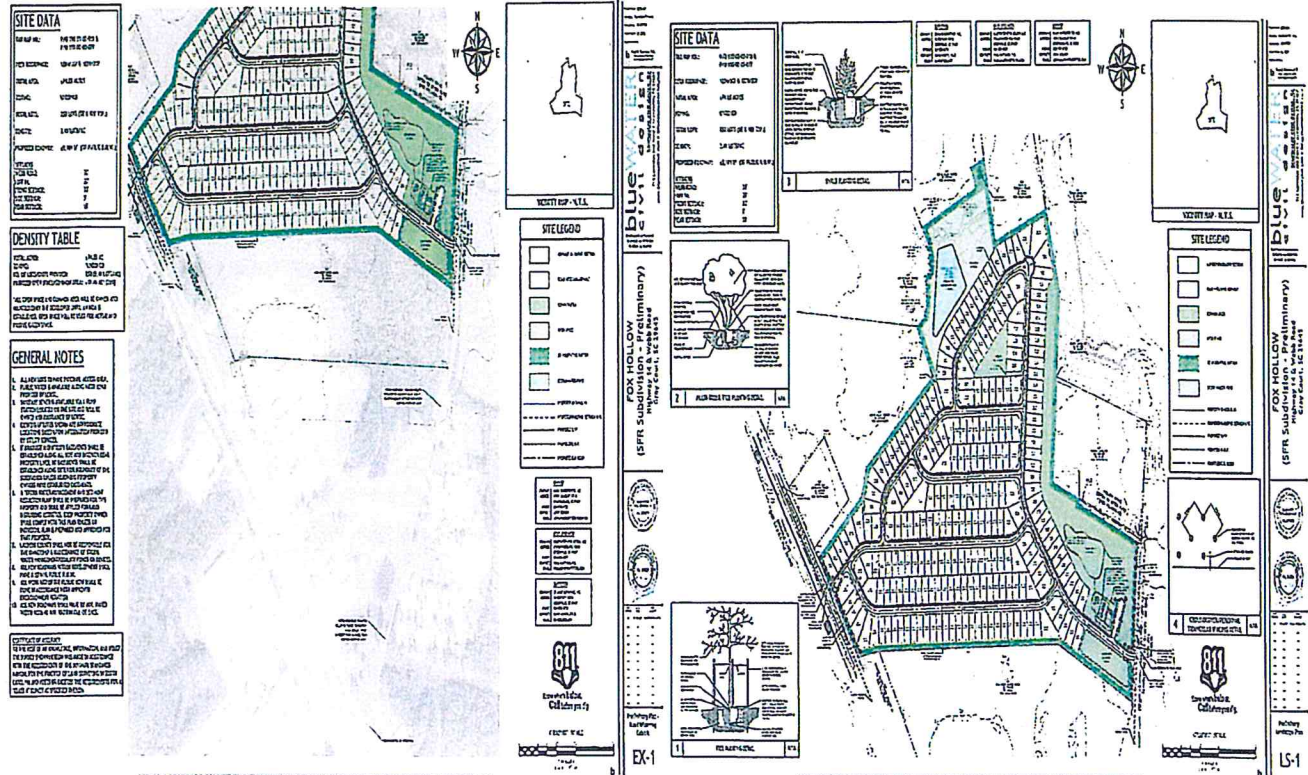
APPROVAL OF MINUTES – JUNE 15, 2021 – COMMISSION SKIP SMITH made the MOTION to approve with COMMISSIONER ROBINSON SECONDING; VOTE 6-0.

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:

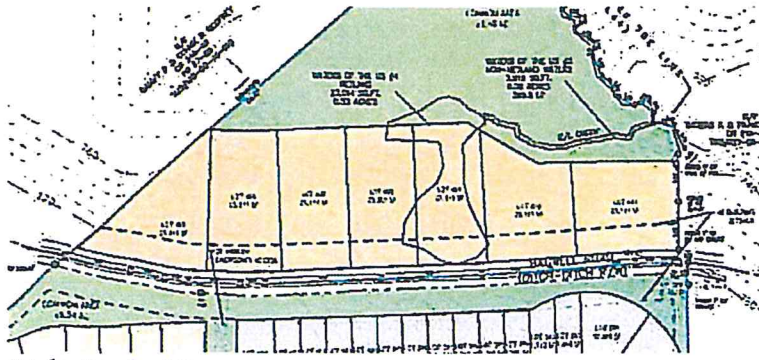
- 1.) Building Setbacks
 - Side Setback: 5'
 - Corner Lot Side Setback: 10' (from edge of right-of-way)
- 2.) Lot Dimensions
 - Minimum Lot Width: 52'
 - Widths of cul-de-sac lots and lots on the outside of a curve are measured at the front building setback line and shall be minimum 40' wide.
 - Minimum 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 14 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

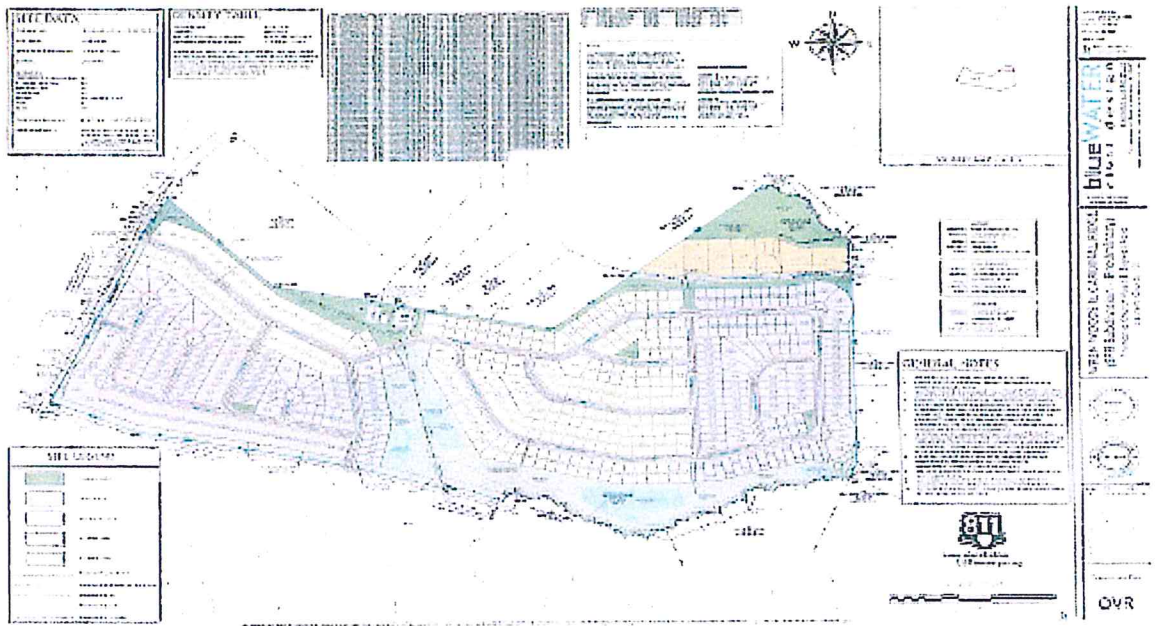
access but is large enough for any emergency vehicles to enter if needed. There are two other full access entrances on Friendship and the Frontage Road. Buffers are planned for the roadways.



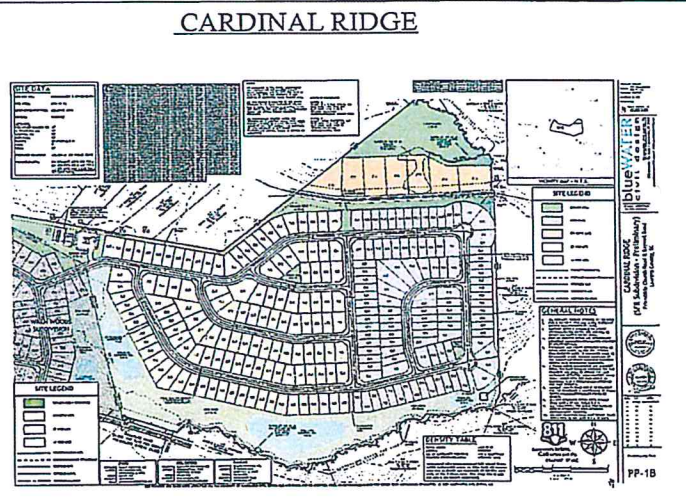
Chairman Royer questioned the seven lots above Bagwell Road. Mr. Harrison replied that there were no plans and are there as a placeholder. These lots could be sold to one citizen and build on one.

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:

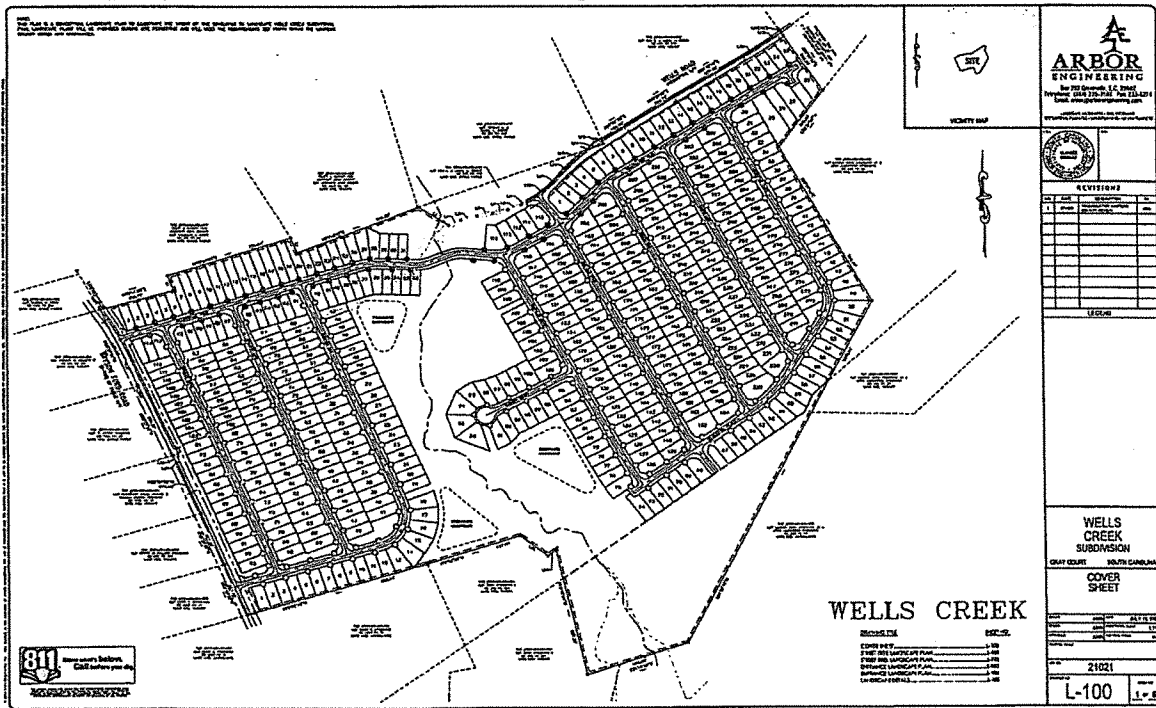
- 1.) Building Setbacks
 - Side Setback: 5'
 - Corner Lot Side Setback: 10' (from edge of right-of-way)
- 2.) Lot Dimensions
 - Minimum Lot Width: 43'
 - Widths of cul-de-sac lots and lots on the outside of a curve are measured at the front building setback line and shall be minimum 40' wide.
 - Minimum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

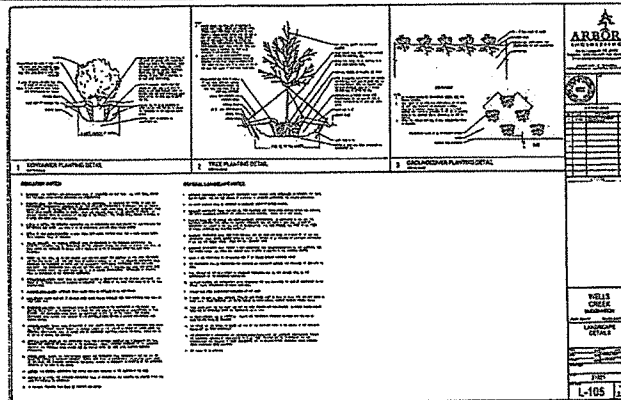
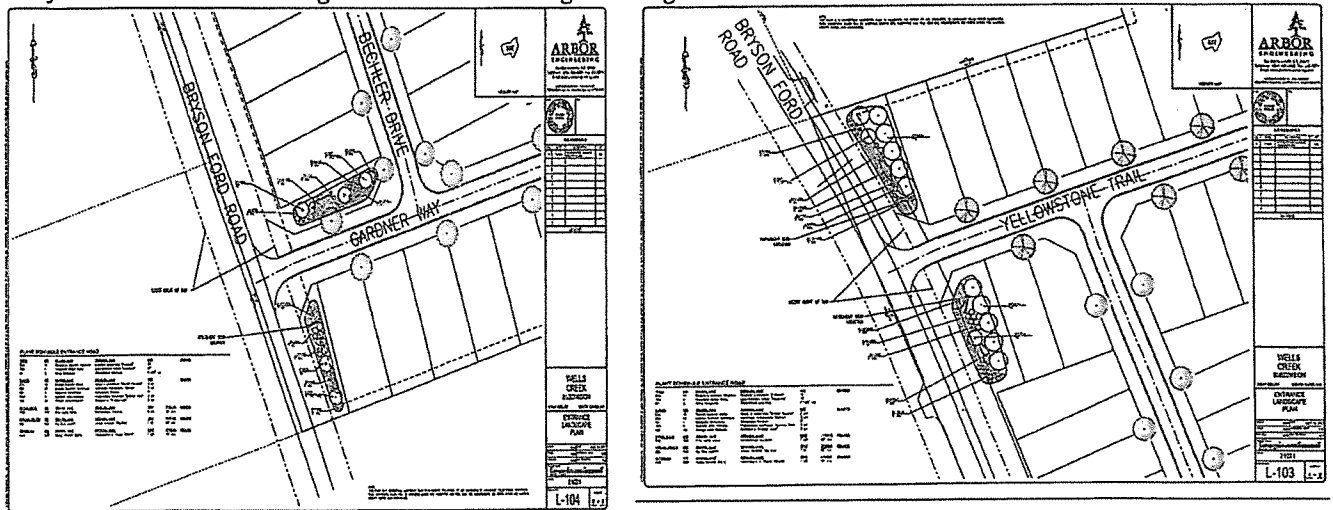


Mr. Satterfield questioned the street tree plantings. Mr. Allen replied that trees will be planted every other lot.

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:

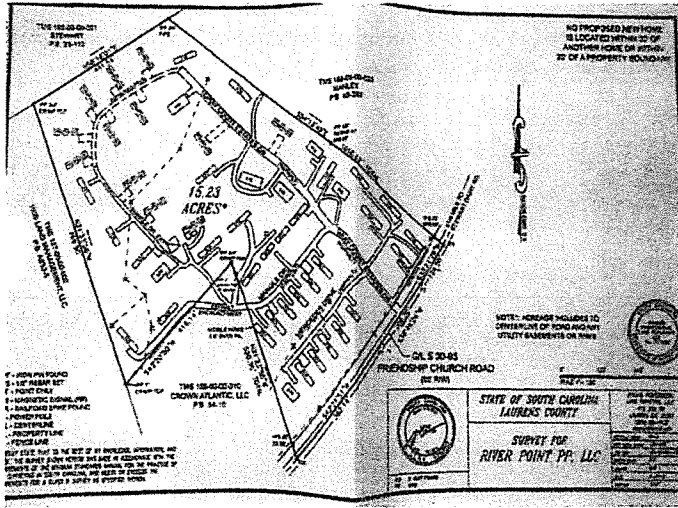
- a reduction in the front setback from 30' to 20' along residential road;
- a reduction in the side setback from 30' to 5' on former lots along residential roads;
- a reduction in the Principal Building side setback from 10' to 5';

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