



**MINUTES**  
**LAURENS COUNTY PLANNING COMMISSION**  
**AUGUST 17, 2021 – 5:30 P.M.**  
**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; Commission Members Abney Smith and Sylvester Grant (arrived at 6:20 P.M.).

**COMMISSIONERS ABSENT:** Commission Members George Austin, Casey Robinson and Bobby Smith.

**ADMINISTRATIVE STAFF:** Dale Satterfield, Acting County Administrator. Betty C. Walsh, Clerk to Council.

**ADMINISTRATIVE STAFF ABSENT:** Chuck Bobo, Codes Official.

**INVITED GUESTS:** None.

**AGENDA ITEMS :** 1. Call to Order – Chairman Royer; 2. Invocation; 3. Pledge of Allegiance; 4. Approval of Agenda – July 17, 2021; 5. Approval of Minutes – July 20, 2021; 6. New Business: a.) Clear Creek RV Park; b.) Bull Hill RV Park; 7. Old Business a.) Review of Subdivision Ordinance #851; 8. Public Comments; 9. Commission Member Comments: 10. Adjournment

**CALL TO ORDER** – Chairman Royer called the meeting to order at 5:40 P.M. Delayed due to a non-quorum status and waiting on arrival of one more Commissioner.

**INVOCATION** – Commissioner Abney Smith led the invocation.

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

A call was made to determine if a Commissioner was coming. Chairman Royer delayed New Business until the Commissioner arrived and moved forward to public comments.

**PUBLIC COMMENTS:**

- 1.) **Peter Littlefield – A Little Way – Fountain Inn, South Carolina** - Mr. Littlefield approached the Planning Commission Members expressing his concerns of a proposed RV Park. “We in upper Laurens County have experienced much criminal activity with the police not catching anyone. RV tenants do not go through a background check. We are opposed to the RV Park because we all know that it brings in transient people. This only compounds the policing powers due to being so far away from the home base. We are also concerned of runoff getting into the pristine streams and rivers. There are very few mobile homes in our neighborhood. We also feel that an addition of an RV Park will cause increased trash and crime for our area. Another concern is that in the proposal we do not see any regulations that would preclude any additional RV spaces in this park that is proposed to only have six. More would only add to the pristine area and decrease our property values. The closest fire department is about two or three miles away which is an unmanned volunteer fire department. The woods area during dry times would be hard controlled should a fire break out. An RV park lends itself to outside fires”.
- 2.) **David Sanchez – Sanchez Way – Fountain Inn, South Carolina** – Mr. Sanchez said, “I am not against someone placing a businesses for income on their own property. I am concerned of many existing property owners loosing their property values. RV customers do not have interest in the area and look at RV parks as state parks. And trespass on others private property. These properties are not protected, cleaned or manicured by the State; it is all done by the land owners. How would the property owners make those property lines clear and include the covenants of the land?”

Chairman Royer questioned the comment of covenants and if the covenants were for certain properties? Mr. Sanchez said that he did not know but knew the Coker family had owned that property for well over one hundred ninety years prior to his purchase in 1990.

- 3.) Grady Hudson – Old Plantation Road – Fountain Inn, South Carolina – Mr. Hudson said, “I am not prepared with documents as I just saw the sign out two days ago. I am totally against an RV Park in and near residential areas because those people usually come with the stigma that they have no other place to go. Those allowed to set up in these parks have no background checks and the majority are most likely felons. I just bought the adjacent twenty-five acres that backs up to this property in question with plans to put in three new homes. Now I cant even put in three houses in because of the RV Park. I don't know what their plans are but I do not want this in my neighborhood. The land has been in the Coker family since the 1600's”.
- 4.) Doreen Tabor – Van Patton Shoals Road – Fountain Inn, South Carolina – Ms. Tabor said, “I live on #418 and am just across the street from the proposed Park. An RV can not access the property due to the road being so very curvy. It would be located in a bad location due to the roadways. This will be a detriment to the community. I also have concerns with how these RV owners would be disposing of sewage”.
- 5.) Steve Berrios – Mr. Berrios said, “I would be doing away with an eyesore that each of you pass everyday. There is an eighty five year old house on the property that have nothing but the stud walls. I will live on the property and will be raising hogs and cows. My son and I have spent thousands of dollars already on that property. I am renovating a ninety five year old house and intend on living there. Mr. son plans to also build on this property. I only am looking at establishing six places for campers and will follow the ordinance requirements to the letter and DHEC regulations. DHEC has approved a septic system – a two system septic system costing fifteen thousand dollars. Ive only been there a couple of weeks and it has one hundred percent improved”.

With no one else wishing to address the Commission, Chairman Royer closed the segment at 5:55 P.M.

**APPROVAL OF MINUTES – JULY 20, 2021, REGULAR SESSION** – CHAIRMAN ROYER made the MOTION to approve with the noted changes and COMMISSIONER A. SMITH SECONDING – VOTE 3-0.

July 20, 2021 minutes – page 5 – Wells Creek Subdivision:

FROM – “There was a discussion as to whether to delay or approve these requests. It was decided to delay”.

TO – “There was a discussion as to whether to delay or approve these requests but ended with a MOTION made by CHAIRMAN ROYER and a SECOND by COMMISSIONER AUSTIN; VOTE 4-2 (Commissioners Bobby Smith and Casey Robinson were in opposition).

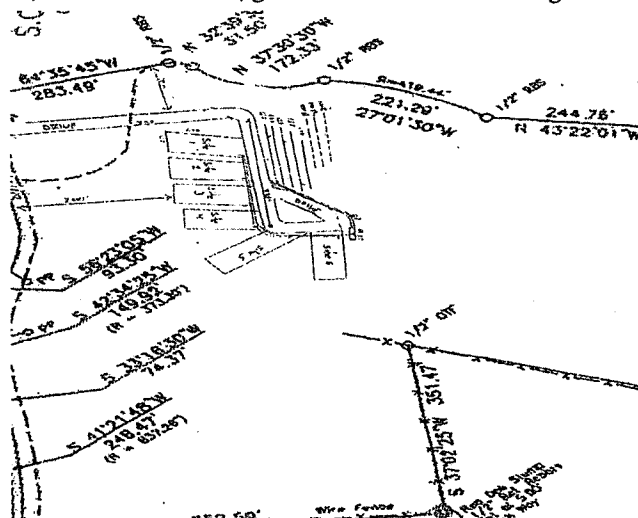
**NEW BUSINESS:**

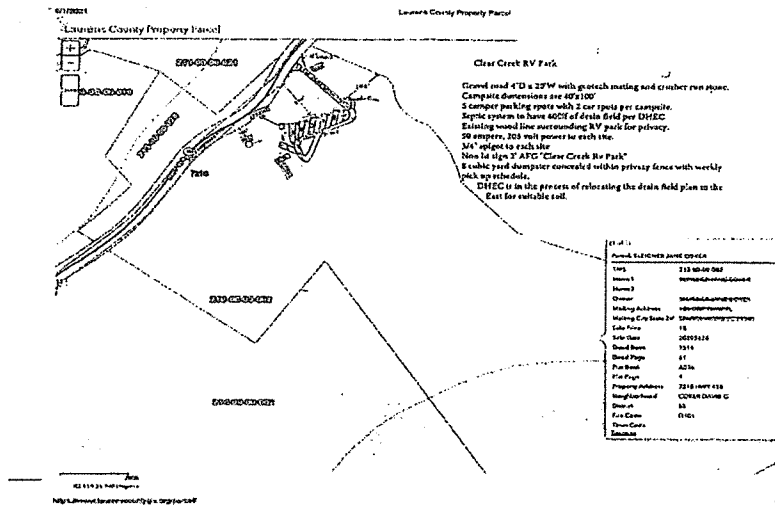
**CLEAR CREEK RV PARK - APPROVAL TO DEVELOP PARK** – Mr. Damian Berrios said, “We will not have riffraff in this park as it will be of a higher class RV Park. It will be larger lots, video surveillance, gated and behind an existing wood line. No public bath houses or laundry services will be provided. An onsite, eight cubic yards garbage dumpster will be on the property and enclosed with a ten foot privacy fence. As stated earlier I will live there and I hope to build a home on the back part of the property”.

Chairman Royer asked if any neighboring houses and roadway traffic would be able to see these RV's. Mr. Berrios replied that there is an existing wood line and that it would not be visible.

Chairman Royer asked if there was a landscaping and signage plan for the property. Mr. Berrios replied that they do not have these plans.

Chairman Royer said, “We do not have enough here to vote on this matter. With that said if you can come back to the next meeting with a solid plan inclusive of signage and landscaping, where we can review in more detail”.



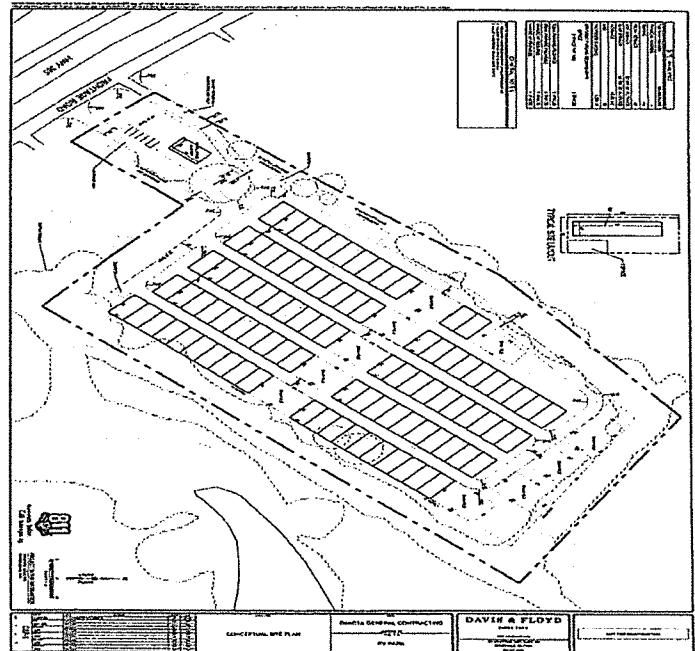


**BULL HILL RV PARK - APPROVAL TO DEVELOP PARK** – A representative spoke on behalf of Mr. Victor Caponey

saying, "This RV Park is located on the frontage road just outside of Fountain Inn City. It consists of eight acres and we are not requesting any variances as it meets all of the Ordinances. The property is adjacent to a dairy farm. There are two entrances and exits. There are buffers of landscaping and signage would be placed at both locations. The entire sight drawing is actually a pasture land and is surrounded by fencing and huge oak trees. The setbacks are clearly stated."

There were discussions as to forty-foot gooseneck trailers being able to access and navigate the property. The representative stated that the twenty foot roadway was what was in the ordinance and that it is true that a three point turn around would be required and that he thought the plans with fifty feet was very generous in providing.

Chairman Royer questioned parking areas. The representative replied, "The actual spaces are twenty foot – ten to twelve foot wide by forty five to fifty foot long. This area will be concrete and the other grass areas of about ten feet. Green areas between all spaces. All will have hookup thirty fifty amp with breakers and water and sewer".



Chairman Royer questioned if there was a landscaping plan? The representative replied that there is an entire area that has buffers and there are oak trees that would remain.

Commissioner Grant arrived at 6:20 P.M.

Commissioner A. Smith asked what type of customers / cliental would most likely use this park. The representative stated that most would be trade guys and some families that are actually building homes in the area.

Commissioner A. Smith questioned if there were any covenants proposed for the park. The representative replied that there was not at this time that this was just a plan with a starting point.

Commissioner A. Smith questioned DHEC permitting. The representative replied that there is proposed a septic system for every ten units.

CHAIRMAN ROYER stated that since all information was not available at this time and as a MOTION, to postpone any votes and allow the representative to come back to the next meeting with more details. VICE CHAIRMAN BURNS SECONDING; VOTE 4-0.

Chairman Royer asked for the staff to have Mr. Mike Morgan to speak at the next meeting of the Commission.

**OLD BUSINESS:**

**REVIEW OF SUBDIVISION ORDINANCE – UPDATE** – Chairman Royer noted that he felt this should be delayed as well since there was not a full Commission present.

Commissioner A. Smith stated the he felt the staff had cleaned up a good bit and it looked appropriate to him.

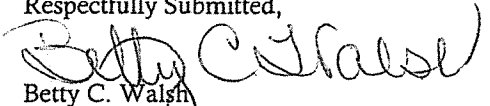
Chairman Royer noted that a Commissioner asked for properties to post a subdivision sign thirty days prior to beginning construction to be added to the ordinance.

Chairman Royer asked for Mr. Satterfield to review the items marked in yellow and be prepared to discuss at the next meeting.

**COMMISSION MEMBER COMMENTS** – There were no comments from the Commission Members.

**ADJOURNMENT** – CHAIRMAN ROYER made the MOTION to adjourn at 6:52 P.M. with VICE CHAIRMAN BURNS SECONDING; VOTE 4-0.

Respectfully Submitted,

  
Betty C. Walsh  
Laurens County Clerk to Council