



MINUTES  
LAURENS COUNTY PLANNING COMMISSION  
OCTOBER 19, 2021 - 5:30 P.M.  
HISTORIC COURTHOUSE

Commissioners Present: Chairman Jim Royer, Vice-Chairman Ed Burns, Skip Smith and Casey Robinson

Commissioners Absent: George Austin, Sylvester Grant, Bobby Smith

Administrative Staff: Irvin D. Satterfield, Chuck Bobo, Betty Ann Walsh

1. CALL TO ORDER - Commissioner Jim Royer called the meeting to order.
2. INVOCATION – Chairman Jim Royer led the invocation.
3. PLEDGE OF ALLEGIANCE – Chairman Jim Royer led the Pledge of Allegiance.
4. APPROVAL OF AGENDA - Recommendation was made to move Item 8 Public Comment before Item 6 Old Business. Jim Royer motioned, seconded by Casey Robinson to approve the agenda. Motion passed by a unanimous vote 4 to 0.
5. APPROVAL OF MINUTES – September 21, 2021, and October 5, 2021, minutes were presented for approval. Jim Royer motioned, seconded by Casey Robinson to approve the minutes. Passed unanimous 4 to 0.
6. Public Comment -Chairman Jim Royer opened the floor for Public Comment.
  - a. Tyler McCloud approached the podium and spoke in reference to the Clear Creek RV Park project. Mr. McCloud spoke against the Project receiving approval by the Commission.
  - b. Doreen Tabour approached the podium and spoke in reference to the Clear Creek RV Park project. Ms. Tabour spoke against the Project receiving approval.
  - c. Peter Littlefield approached the podium to speak in reference to the Clear Creek RV Park project. Mr. Littlefield spoke against the Project receiving approval.
7. OLD BUSINESS:
  - A.) CLEAR Creek RV Park-Approval to Develop Park  
Chairman Royer invited the representative/s of the Clear Creek RV Park to the podium to present the project to the Planning Commission Board for approval. Kenneth Nettles, Jr., attorney for Clear Creek, presented the project to the Commission Board for approval. Mr. Nettles asked if there were other ordinance requirements that had not been met. Chairman Royer indicated that there were none of which he was aware. Mr. Damian Berrios, owner, joined Mr. Nettles to request approval. After discussion by the Commission, Chairman Royer motioned to approve the Clear Creek RV Park project, Commissioner Casey Robinson seconded the motion. The motion failed 2 – 2 with Commissioner Edward Burns and Commissioner Abney Smith voting no.



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-Continued-

B.) Bull Hill RV Park-Approval to Develop Park

Chairman Royer invited Victor Caponey to the podium present Bull Hill RV Park for approval. Mr. Caponey reviewed the construction details of the RV Park development. Motion for approval was made by Chairman Royer and seconded by Commissioner Casey Robinson. The motion passed unanimously 4 – 0.

8. NEW BUSINESS:

A.) Variance Request for Division of Property, Dianne Culbertson, Parcel #157-00-00-015

Plat #157-00-00-015 was presented to the Commission requesting approval for division into 2 parcels. On motion by Chairman Royer to approve, seconded by Commissioner Abney Smith, the division was approved by unanimous vote 4 – 0.

B.) Variance Request – Hilltop Drive Parcel #425-00-00-054

Plat #157-00-00-015 was presented to the Commission request approval for division into 2 parcels. A variance was needed to allow for road frontage less than the required distance per the Subdivision Ordinance. On motion by Commissioner Casey Robertson, seconded by Commissioner Edward Burns, the motion to approve passed 4 – 0.

C.) Subdivision Approvals

a. Bolt Road Subdivision – Parcel #055-00-00-010

Blake Loudermilk, Loudermilk Engineering, LLC, presented the Bolt Road Subdivision by LionJay Development Properties for approval. The proposed subdivision did not require any variances as the proposal met the current subdivision ordinance. On motion by Chairman Jim Royer, seconded by Commissioner Edward Burns, the proposed project was approved by a 4 – 0 vote.

b. Barnes Road Subdivision – Parcel #505-00-00-006

Joseph Beeson, Ridgewater Development, presented the Barnes Road Subdivision to the Commission for approval. The proposed design did not require any variances. On motion by Chairman Jim Royer, seconded by Commissioner Casey Robinson, the proposed subdivision passed 4 – 0.

D.) Review/Amend Nuisance Ordinance

a. Chuck Bobo, Building and Codes Director, presented the Nuisance Ordinance for amendment. The recommended amendment removed the blanket 60-day time period for abatement and prescribed abatement periods based on the type of nuisance. Chairman Jim Royer motioned to accept the changes and send to the County Attorney for review, seconded by Commissioner Casey Robinson, the motion passed 4 – 0.



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-Continued-

9. COMMISSION MEMBER COMMENTS - Time was given for Commissioner Comments.
10. ADJOURNMENT - Upon Motion by Commissioner Casey Robinson and Second by Commissioner Abney Smith, the meeting was adjourned. Vote 4 – 0 with three Commissioners absent.

Respectfully Submitted,

A handwritten signature in blue ink, which appears to read "Irvin D. Satterfield", is written over the typed name and title.

Irvin D. Satterfield, Director  
Laurens County Public Works