



MINUTES
LAURENS COUNTY PLANNING COMMISSION
FEBRUARY 15, 2022 - 5:30 P.M.
HISTORIC COURTHOUSE

Commissioners Present: Chairman Jim Royer, Bobby Smith, Abney Smith,
Casey Robinson, Sylvester Grant

Commissioners Absent: Vice Chair: Edward Burns, 1 Vacant Seat

CALL TO ORDER - Commissioner Jim Royer called the meeting to order.

INVOCATION – Commissioner Abney Smith led the invocation.

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

APPROVAL OF AGENDA – Request was made by Chairman Royer to add “GIS Overview” after Item #5 and Discussion of RV Park Ordinance as Item #9 after New Business. On motion by Chairman Jim Royer, seconded by Commissioner Bobby Smith, the motion passed unanimously 4 yes - 0 no with 2 absent and 1 vacant seat.

APPROVAL OF MINUTES – JANUARY 18, 2022- The minutes for January 18, 2022, were presented for approval. With no requested changes, on motion by Commissioner Abney Smith, seconded by Commissioner Bobby Smith, the minutes were approved 4 yes – 0 no, 2 absent, 1 vacant seat.

ARRIVAL OF COMMISSIONER

Being delayed, Commissioner Sylvester grant arrived and joined the meeting.

5. OVERVIEW OF GIS PARCEL MAPS/DATA

Mr. G W Dailey reviewed the GIS Parcel Mapping and Data with the Commissioners. Particularly, he reviewed the basis for hashed lines drawn through parcels denoting lots that may exist within a recorded parcel. Additionally, he reviewed data such as taxes paid, etc. The Commissioners received the review as information.

OLD BUSINESS

7a. Parcel Subdivision, Johnson/Lambert, Parcel #210-01-01-004

Mr. And Mrs. Johnson presented a variance request for parcel subdivision to the commission. The parcel contains two mobile homes, and the request was made to divide the parcel with 100 feet of road frontage into two parcels each containing one mobile home and 50 feet of road frontage. The variance also includes the fact that the split parcels would not meet the required 25,000 SF of lot area for land that has public water with septic tank systems. There was lengthy discussion on splitting the parcel and setting the precedence with the new parcels not meeting the ordinance requirements for road frontage and area square footage.

After discussion by the Commissioners, motion was made to table the request. Staff is to review the ordinance that provides for an exemption, “Family Subdivision”, which allows two mobile homes on one parcel but does not ensure the parcel meet code if a request is later made to subdivide the parcel into two parcels. On motion to table by Commissioner Robinson, seconded by Commissioner Bobby Smith, the motion passed unanimously 5 yes – 0 no, 1 absence, 1 vacant seat.

NEW BUSINESS:

8a. Parcel Subdivision, Edward Ann G, ETAL: Parcel #340-01-01-004

Mr. and Mrs. Edwards presented to the Commission a variance request to subdivide Parcel #340-01-01-004. The parcel is shown with two lots (# 11 and 12) on the recorded parcel. The Edwards desire is to subdivide the parcel into two parcels. Lot #12 would have 39.15 feet road frontage, and the newly created parcel, Lot #11, would have 21.15 feet of road frontage. The ordinance requires 100 feet of road frontage per parcel to comply. There was a discussion on splitting the parcel and setting the precedence with the new parcels meeting the ordinances requirements for the 100 foot of road frontage. The request to divide the property was not back to the original platted subdivision lot, but a new configuration. There was discussion of road frontage as it pertains to emergency services and access. The GSI also showed that some of the original Lot 11 had been sold at some point to reduce the road frontage. A lengthy discussion proceeded as to a review of the ordinance parcel subdivision requirements and the appropriate application to lake front parcels. There was concern the ordinance requires 100 feet of road frontage per parcel when subdivided with septic tank and public water. Commissioner Bobby Smith motioned to grant the variance and approve the parcel subdivision, Commissioner Casey Robinson seconded for discussion purposes. After further discussion, the motion failed to pass with Commissioner Bobby Smith voting yes, 4 voting no with 1 absence, 1 vacant seat.

9. DISCUSSION TO REVIEW THE RV PARK ORDINANCE

The Planning Commission has received a request to review the RV Park Ordinance in response to an inordinate number of projects being submitted to the Building Codes Department for approval by the Planning Commission. After discussions were held, staff and the Planning Commission Chairman was informally requested to explore the possibility that a committee be formed of Council Members and Planning Committee Members to review and recommend, if any, changes to the ordinance. The full boards would then review and consider for adoption.

10. PUBLIC COMMENT - 15 Minute period was given for Public Comment.

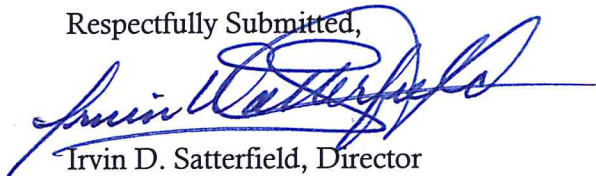
Mrs. Nancy Garrison approached the podium to speak briefly of her concern about the numerous subdivisions that were being proposed and approved in Laurens County. The Commissioners received her comments under consideration.

11. COMMISSION MEMBER COMMENTS - Time was given for Commissioner Comments.

12. ADJOURNMENT

Upon Motion by Commissioner Bobby Smith and Second by Commissioner Sylvester Grant, the meeting was adjourned. Vote 5 – 0 with 1 absent and 1 vacant seat.

Respectfully Submitted,



Irvin D. Satterfield, Director
Laurens County Public Works