



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

Commissioners Present: Chairman Jim Royer, Vice-Chairman Ed Burns, Bobby Smith, Abney Smith, Casey Robinson, Sylvester Grant

Commissioners Absent: 1 Vacant Seat

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

INVOCATION – Commissioner Sylvester Grant led the invocation.

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

APPROVAL OF AGENDA –Approval motion by Commissioner Bobby Smith and seconded by Commissioner Sylvester Grant.

APPROVAL OF MINUTES – FEBRUARY 15, 2022- The minutes for February 15th, 2022, were presented for approval. With no requested changes, on motion by Commissioner Abney Smith, seconded by Commissioner Bobby Smith, the minutes were approved. 6 -yes – 0 no, 1 vacant seat.

OLD BUSINESS

TABLED ITEM FROM FEBRUARY 15, 2022, MEETING.

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 of 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 requirements of the ordinance for the 100-foot road frontage. The request to divide the property was not back to the original platted subdivision lot, but a new configuration. There was a 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 lakefront parcels. There was concern the ordinance requires 100 feet of road frontage per parcel when subdivided with a septic tank and public water.

The landowners were not present at the meeting. Commissioner Bobby Smith asked that we vote on whether to approve or disapprove the variance. Commissioner Royer stated the item needed to be taken from the table to vote on it. Commissioner Royer made a motion to TAKE FROM THE TABLE Parcel #340-01-01-004, seconded by Commissioner Grant, no discussion, Vote passed 6 for 0 against.

After further discussion, a motion was made by Commissioner Bobby Smith to deny the variance with a second by Commissioner Ed Burns, vote to deny the subdivision of the property was 6 for and 0 against. A variance to subdivide the property failed.

NEW BUSINESS:

**Covey Chase**

Mr. Austin Allen submitted the Covey Chase Subdivision which has been designed under the Open Space Development (OSRD) Concept. The parcel ID# is 157-00-00-012. The Active Amenities includes All-Purpose sports fields (softball and baseball fields) and pocket parks. Landscape design is included with the design submittal. Lot sizes are and average 52'by 140' for 7,280 square feet. It appears that it complies with the OSRD ordinance.

Comments by Commissioner Burns on whether the SC DOT is considering the already approved subdivisions into the traffic studies when they review/comment and approve such traffic studies. Commissioner Royer commented that we will request a briefing through Mr. Satterfield on the process by SC DOT. Commissioner Royer asked if there was anyone in attendance to speak for or against these subdivisions. Public comments were made by Nancy Garrison and Ram Riddle (see comments below)

Discussion on designated sports fields and baseball areas, the developer assured the PC that all areas would be graded and prepared for use as depicted. The developer committed that if the natural screening along the road was not sufficient to screen the homes from Frontage Road that the developer would add additional screening as per the subdivision ordinance to screen homes from the road.

Commissioner Jim Royer motioned, and Commissioner Sylvester Grant seconded the motion to approve the subdivision, with no further discussion, The motion passed unanimously 4-yes - 2-no, with one vacant seat. Commissioners Casey Robinson and Ed Burns opposed the motion.

**Bridgeway Subdivision**

Mrs. Paige presented the Bridgeway Subdivision for approval as Designed under the Open Space Residential Development (OSRD) concept. The Director of Public Works Dale Satterfield asked for more detail on the altered open space on the map. The information was that was given for the altered open space was not enough for the commissioners to grant the subdivision but to table the motion to grant the subdivision. Commissioner Ed Burns motioned to table the discussions until SCDOT can explain why the traffic will not be an issue and Commissioner Casey Robinson seconded the motion. Yes- 6 - No- 0, 1 vacant seat.

PUBLIC COMMENT – 15 Minute periods were given for Public Comments.

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. Mrs. Kay Hauk approached the podium and had some of the same concerns as Mrs. Nancy Garrison about subdivisions being proposed. Pam Riddle approached the podium to ask about how many housetops are coming to the area of Gray Court and Fountain Inn area as well the inform the commission that the roads are not equipped for traffic that will be coming to the area.

The Commissioners received their comments under consideration.

COMMISSION MEMBER COMMENTS - Time was given for Commissioner Comments.

ADJOURNMENT

Upon Motion by Commissioner Bobby Smith and Second by Commissioner Sylvester Grant, the meeting was adjourned. Vote 6 – 0, 1 vacant seat.

Respectfully Submitted,

Cortni Motes, Clerk 3  
Laurens County Public Works