



MINUTES
LAURENS COUNTY PLANNING COMMISSION
April 19th, 2022
LAURENS COUNTY ADMINISTRATION BUILDING

Jim Royer, Chairman, and Ed Burns, Vice-Chairman
Commission Members: Sylvester Grant,
Casey Robinson, Bobby Smith, Abney Smith, Michael Floyd

April 19th, 2022

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

Commissioners Absent: Sylvester Grant

Call to Order – Chairman Royer called the meeting to order at 5:30 PM

Invocation- Commissioner Bobby Smith

Pledge of Allegiance- Commissioner Jim Royer lead the Pledge of Allegiance

Approval of Agenda – April 19th, 2022- The April 19th, 2022, agenda was amended, and Commissioner Bobby Smith motioned for approval with a second motion by Abney Smith. 6-0 to approve.

Approval of Minutes – March 15, 2022- The approval of the minutes from March 15th, 2022, was first motioned by Commissioner Casey Robinson and a second motion from Commissioner Ed Burns. 6-0 to approve.

Public Comment-15 Minute Period for Public Comment (*Required to Sign In Prior to Meeting*)

Amy Long- Mrs. Long has 103 acres of property that meet up to the new subdivision that is up for approval named Bridgeway subdivision. Public water runs through her property and is wanting to make sure no one comes through her property due to someone getting hurt on her property. She wants the county to investigate zoning. She also wants a moratorium on the new Subdivision.

Nancy Garrison- Mrs. Garrison said she did not see anything in the Bridgeway packet about the items 5.1,m, and 5.1,q of the subdivision ordinance. She is upset about the traffic problem as well. She has started a petition with 143 signatures and will continue to get more signatures.

Susan Stewart- Mrs. Stewart is concerned with ill-planned growth in the community. She also wants a moratorium on the new Subdivision.



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Kay Hawk- Mrs. Hawk wanted to know the number of homes that are coming to the Fountain Inn and Gray Court area.

New Discussion:

A. DOT discussion update-

Chairmen Royer provided an update of the meeting with the SC-DOT. Persons in attendance for the meeting were Cortni Motes, Dale Satterfield, PC members, Jim Royer, Bobby Smith, Ed Burns, and SC DOT Engineer Nick Rebovich. The discussion was based on the procedures of the traffic studies requested from developers, the ability of Laurens County to have input into the study, and how the intersections, traffic flow, and the number of cars are calculated. While Mr. Rebovich ensured the members, he was aware of the previously approved subdivisions within the county, he stated those vehicle calculations were not required to be added to subsequent traffic studies. Mr. Rebovich suggested the county coordinate with GPATS on any roads and projects that were covered within their jurisdiction. Suggestions were also made that Laurens County could require a more comprehensive traffic study that would include, traffic delays and the inclusion of previously approved subdivisions.

Old Business:

A. Bridgeway Subdivision (Tabled Item from the March 15, 2022, PC meeting)

Mrs. Paige was in attendance for the re-submitting of the Bridgeway Subdivision for approval. Mrs. Paige had submitted the previously requested information from the last planning commission meeting that included Traffic Impact Study delays at the intersection of Hunts Bridge Road, an updated subdivision plat that included additional recreational areas to meet the requirement of the subdivision ordinance. A motion was made by Commissioner Royer to Remove from the Table the Bridgeway Subdivision, seconded by Commissioner Bobby Smith. A vote to un-table the Bridgeway Subdivision passed with a vote of 4-2 (Commissioners Ed Burns and Abney Smith voting against). Mrs. Paige from Bluewater and her team brought to the Planning Commission more DOT information, studies, and edits to the open/alterd green space for the subdivision.

Comments by Commissioner Royer that the developer had increased the number of recreational activities to meet the ordinance, traffic delay information from the LCDC Corridor Study only showed traffic levels at Hunts Bridge Rd and Hwy 14/Old Laurens Road at category B levels. Comments by Commissioner Bobby Smith were that there was no zoning within the county, and the developer met all the requirements, it was hard to deny such an approval. Commissioner Abney Smith commented that he was still troubled by the increased requests for subdivisions in this part of the county and the increased traffic.

Chairman Jim Royer entertained a motion to approve Bridgeway Subdivision, and Commissioner Bobby Smith seconded the motion. The motion failed 3-3 with Commissioners Royer, Floyd, and Bobby Smith voting for and Commissioners Robinson, Burns, and Abney Smith voting against.



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New Business:

A. Parallel Infrastructure III, LLC's Anchor Tenant, and AT&T

The purpose of this Application is to request zoning approval for the construction and operation of a 320-foot guy-wire telecommunications tower w/5' lightning rod (325' total height) and facility compound on Laurens County tax parcel ID #332-00-00-002. The applicant is asking for a Variance from this portion of the Laurens Co. Land Development Code/ordinance as the tower will be constructed in a dense forest, set back 156' from the east property line, 420' from the north property line, 236' from the west property line and 599' from the south property line. In addition, the nearest residential structure is approx. 635' due south through dense forest). We believe the required plant material screening can be met by mandating that a border be left around the tower site, should the owner desire to harvest the forest later. Nick Steinhaus from Baker Donelson Law Firm (representing Parallel Infrastructure III, LLC.) spoke about leaving the trees that are already around the tower unless the planning commission wanted them torn down and replanted. Abby Wood from Nelson Mullins Law Firm represents a tower that is near the tower being built and she was against the project due to it being close to the existing tower. The new tower met the ordinance and was over 2500 feet away from the new construction tower being built.

This item had already been through the Planning Commission in the past and Chairman Royer asked Mr. Steinhaus if his client was still in agreement that if the trees around the antenna structure area were cleared and the structure area was visible from the street or adjacent residence, that his client would then come back and plant what was needed to meet the ordinance. Mr. Steinhaus stated his client agreed. Commissioner Bobby Smith made a motion to approve the variance with the stipulation of the cleared trees above, a motion seconded by Casey Robinson. The motion was approved 6-0.

New Discussion-

A. RV-Ordinance- The Planning Commission was given a draft of the new Ordinance for the RV Parks to look over and provide input for the PC Meeting.

Commission Member Comments

Adjournment- The meeting was adjourned at 7:15 pm.

Respectfully Submitted,

Cortni Motes, Clerk 3
Laurens County Public Works