



AGENDA
LAURENS COUNTY PLANNING COMMISSION
November 15th, 2022
5:30 PM
LAURENS COUNTY VOTER REGISTRATION AND ELECTIONS

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

November 15th, 2022

1. Call to Order – Vice Chairman Ed Burns
2. Invocation- Commissioner Sylvester Grant
3. Pledge of Allegiance-Chairman Ed Burns
4. Approval of Agenda –November 15th, 2022
5. Approval of Minutes – July 19th, 2022, and August 16th, 2022
6. Executive Session- Legal Briefing
7. New Business-

-Discussion of the date for the December meeting

-Diane Held and Richard Middleton would like an encroachment variance to extend their home towards the back of their property by a total of twelve feet. They are asking for the variance to increase the size of their bedroom and add a second bathroom. The final construction will be three feet from the property line.

853 Relax Street, Waterloo SC 29384 Map# 209-01-01-047

8. Adjournment- Commissioner Ed Burns



MINUTES
LAURENS COUNTY PLANNING COMMISSION
July 19th, 2022
LAURENS COUNTY HISTORIC COURTHOUSE

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

July 19th, 2022

Commissioners Present: Chairman Jim Royer, Vice-Chairman Ed Burns, Abney Smith, and Michael Floyd

Commissioners Absent: Bobby Smith, Casey Robinson, and Sylvester Grant

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

Invocation- Chairman Abney Smith

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

Approval of Agenda – July 19th, 2022- The approval of the agenda for July 19th, 2022, was first motioned by Commissioner Abney Smith, with a second motion by Commissioner Michael Floyd.

4-0 to approve.

Approval of Minutes –May 17th, 2022- The approval of the minutes from May 17th, 2022, was first motioned by Commissioner Ed Burns and a second motion from Commissioner Michael Floyd.

4-0 to approve.

New Discussion:

A. Duncan Creek Verizon Wireless Tower-Project Description: Verizon proposes to place a 210' self-support tower with a 9' lightning arrester and associated 12' x 30' equipment pad, with outdoor equipment, within a 75' x 75' fenced compound. The leased area includes a circle 115' in diameter from the center of the tower to allow for control of the setback area. (See enclosed drawings for details (Exhibit A). This tower will have provisions on the tower for multiple carriers.

Parcel Address: Highway 308, Laurens SC 29360

Property Owner: Curtis Childress, 1420 Fleming Mill Road, Laurens, SC 29360

Ben Herrick from Faulk and Foster spoke about the project and described in detail the cell tower.

Chuck Bobo from Laurens County Building Codes spoke and agreed that the project met all the ordinances.

Public Comment was open to the floor. No comment was made.

Chairman Royer motioned to approve Duncan Creek Verizon Wireless Tower Project. Commissioner Abney Smith seconded the motion.

4-0 to approve.

Adjournment- The meeting was adjourned at 5:38 pm with a motion from Commissioner Ed Burns and seconded by Commissioner Abney Smith.

4-0 to approve.

Respectfully Submitted,



Cortni Motes, Clerk 3
Laurens County Public Works

DRAFT



MINUTES
LAURENS COUNTY PLANNING COMMISSION
August 16th, 2022
LAURENS COUNTY HISTORIC COURTHOUSE

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

August 16th, 2022

Commissioners Present: Chairman Jim Royer, Vice-Chairman Ed Burns, Abney Smith, Michael Floyd, and Sylvester Grant

Commissioners Absent: Bobby Smith and Casey Robinson

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

Invocation- Chairman Sylvester Grant

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

Approval of Agenda – August 16th, 2022- The approval of the agenda for August 16th, 2022, was first motioned by Commissioner Jim Royer, with a second motion by Commissioner Ed Burns.

Approved 5-0

Approval of Minutes –July 19th, 2022- The approval of the minutes from July 19th, 2022, will be voted on at the September meeting due to the minutes not being in the August packet.

New Discussion:

A. 579 Ritchie Road, Fountain Inn-#150-00-00-033

If variance/s is/are requested, please state the ordinance section for which you seek relief. I am seeking relief from Ordinance 3.3a, which requires a 50' width on the pole portion of a flag lot. I purchased 579 Ritchie Rd in Fountain Inn tax map #150-00-00-033 on July 22, 2022. This parcel has a house and 6.16 acres. I would like to parcel off 4.99 acres of the buildable lot on the back portion of the property, which will be a flag lot, and keep the house on 1.17 acres. I have buyers for both properties and have had them surveyed by John Black at Elevation Surveys. To maintain privacy and a nice front yard for the home, I would like to request that the pole portion of the flag lot be able to remain 27' wide, as shown in the survey. This is more than adequate for a nice driveway to access the flag lot and will give both buyers the land they need. Both buyers have seen the survey, walked to property lines, and approved of the survey. The buyers of the back parcel plan to build a nice, large home which will keep

up with my efforts on other parts of Ritchie Rd to raise property values and create a family-friendly neighborhood.

Heather Osegueda spoke about the reasons she would like to have the variance granted. Chairman Royer asked if she was open to amending the size of the feet for which she requested the variance. Ms. Oseguda agreed that she was open to extending the size, but she would like to keep it at the 27-foot mark if possible because having it resurveyed would cost her extra money.

Public Comment was open to the floor.

Susan Stewart- She addressed the ordinance of 9.10 and the legalities of this ordinance. She expressed that the ordinance was only for hardships and that the variance being asked for is not for hardship.

Chairman Royer asked for a motion, and no motion was given. Commissioner Abney Smith suggested a larger size. Ms. Osegueda expressed that she did not understand why that width mattered when the width of Ritchie Road is 16 feet wide. Commissioner Smith said that we are only here to discuss this variance. Chairman Royer then again asked for a motion.

Denied-0-5 No motion was made on this variance request.

Ms. Oseguda asked if it could be extended, and Chairman Royer said she wasn't open to widening the width. Ms. Oseguda disagreed. Chairman Royer asked for a motion to reconsider, and Commissioner Floyd gave the first motion. It was seconded by Commissioner Abney Smith.

Approved 5-0 for reconsideration

Chairman Royer asked Ms. Oseguda if she would be open to extending the width to 38 feet. She agreed. Chairman Royer asked for a motion to approve. Commissioner Floyd motioned for approval, and Commissioner Abney Smith seconded the motion. The variance was voted on and approved.

Approved 5-0

B. Stay Awhile Campground-3315 Metric Road, Laurens, SC Map # 349-00-00-007

They aim to develop a relatively high-end RV park that will attract people who want to experience South Carolina from the upstate to the coast. The Laurens area is a great location for RV travelers to use as a base as they visit our area and our state.

Bruce Parris spoke on why he would like his RV park approved.

Chairman Royer asked Mr. Parris if there was any onsite management for the park, and Mr. Parris said there would not be any.

Public Comment was open to the floor.

Susan Hrizuk- Ms. Hrizuk expressed her concerns about the road traffic on Metric Road and possible accidents due to the big RVs.

Tom Robertson- Mr. Robertson had questions and comments about Mr. Bruce's RV Park. He wanted to know if they would be rented daily, weekly, or monthly. He also wanted to know about the infrastructure of the RV park.

Carol Ann Burns- Ms. Burns has concerns about her livestock and crops and the light pollution the RV park will put off, and the harm that it could cause. She was also concerned about the water pollution in her wells. She also had concerns about the community's safety and the wildlife preserved.

Jason Raines- Mr. Raines stated that he and his neighbors tried to buy this property to keep it from being developed. He also had concerns about new traffic on the road because he has had many people run off into his fence on his property. He stated that the area has no attractions to bring people to the area. He also stated that this RV park would drop the value of his property.

Matthew Key- Mr. Key had the same concerns as Ms. Burns about the property value dropping and the community's safety. He was also worried that the RV park would start nice and then turn into a poor RV park.

Dickie Martin- Mr. Martin's concerns were about the safety of the road and how many extra cars would be on the road. He also wanted to know if this would be for profit or not for profit. He was worried that it would turn into a trailer park.

Chad Boyd- Mr. Boyd has concerns about how close the RV would be to his house and the safety of his home, as well as the decrease in property value.

William Benton- Mr. Benton echoed everything the others spoke about and wants to keep the area rural. He does not want commercial development in the area. He is also worried about the septic systems and the smell that they would cause in the area.

Allison Bort- Ms. Bort echoed the speakers before her. She worries about the traffic and where the RV people will have to turn around if they miss the RV park.

Scott Johnson- Mr. Johnson expressed the same concerns as those before him. He is also worried about the traffic off the interstate exit. He states that the RVs need more amenities to come to the area, and the infrastructure needs to be there.

Bruce Parris- Mr. Parris spoke again to defend his proposal for his RV park.

Chairman Royer asked for a motion to approve. Commissioner Floyd motioned, and Commissioner Abney Smith seconded. The RV Park was then voted on.

Denied- 2-2-0 Commissioners Abney Smith and Michael Floyd- Yes
Chairman Royer and Commissioner Burns–Nay
Commissioner Grant- Abstained

C. Lakelands RV Park LLC. - 14633 Hwy 72 West, Cross Hill, SC 29332-
Map # 429-00-00-01

The property was purchased and closed on March 3rd, 2022, and however, due to the moratorium on RV Parks, we are now at this time applying for permitting of the development and construction of the same. The address listed on the application is subject to change as we will be utilizing a different driveway than the one the current address is assigned.

Brian and Krisina Roberts spoke about why they would like to have their RV park approved.

Public Comment was opened to the floor.

There were no public comments on this item.

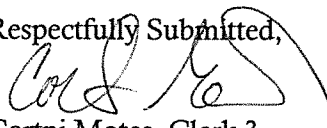
Chairman Royer asked for a motion to approve. Commissioner Burns motioned, and Commissioner Floyd seconded the motion. The RV Park was then voted on.

Approved- 5-0

Adjournment- The meeting was adjourned at 6:57 pm with a motion from Commissioner Michael Floyd and seconded by Commissioner Abney Smith.

Approved

Respectfully Submitted,



Cortni Motes, Clerk 3
Laurens County Public Works



PLANNING COMMISSION

LAURENS COUNTY

AGENDA ITEM – REQUEST FORM

ALL REQUESTS must be submitted by 5:00 P.M. on the **LAST FRIDAY OF THE MONTH** for the meeting of the following month (3rd Tuesday each Month). All other requests not submitted by the deadline will be retained and scheduled for the next meeting of the Commission. Please email word document to dalesatterfield@co.laurens.sc.us

Agenda Item #: XX (to be filled in by Staff)

Tax Map # of parcel(s) (if applicable):

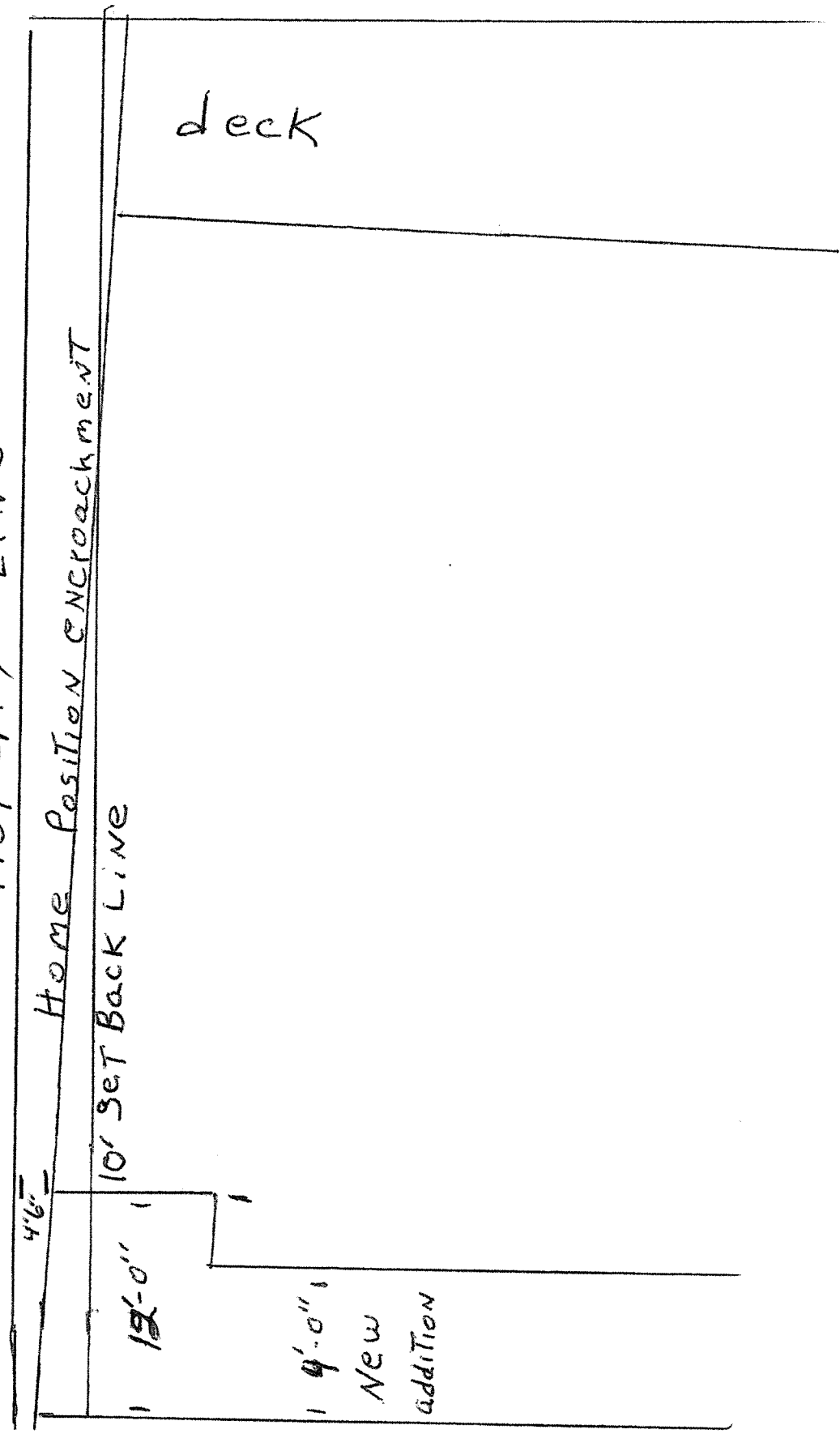
I would like a ENCROACHMENT variance to extend
my home towards the back by a total of 12'. This area
would enable us to increase the size of the bedroom
+ add a 2nd bathroom. This home is already encroached
within the set back 10' area. The proposed new
area is shown in the attached sketch.

COMMISSION ACTION REQUESTED (if variance(s) is requested please list specific part of the ordinance that variance is requested from, the reasoning behind the variance request, and the specifics of what variance(s) are being requested:

More Detailed Description: 853 Relax ST. Diane Held
Waterloo SC 29384 Richard Middleton
OWNERS

(PLEASE – attach subject matter document pages as necessary)

PROPERTY LINE



deck

36'-

HOME POSITION ENCROACHMENT

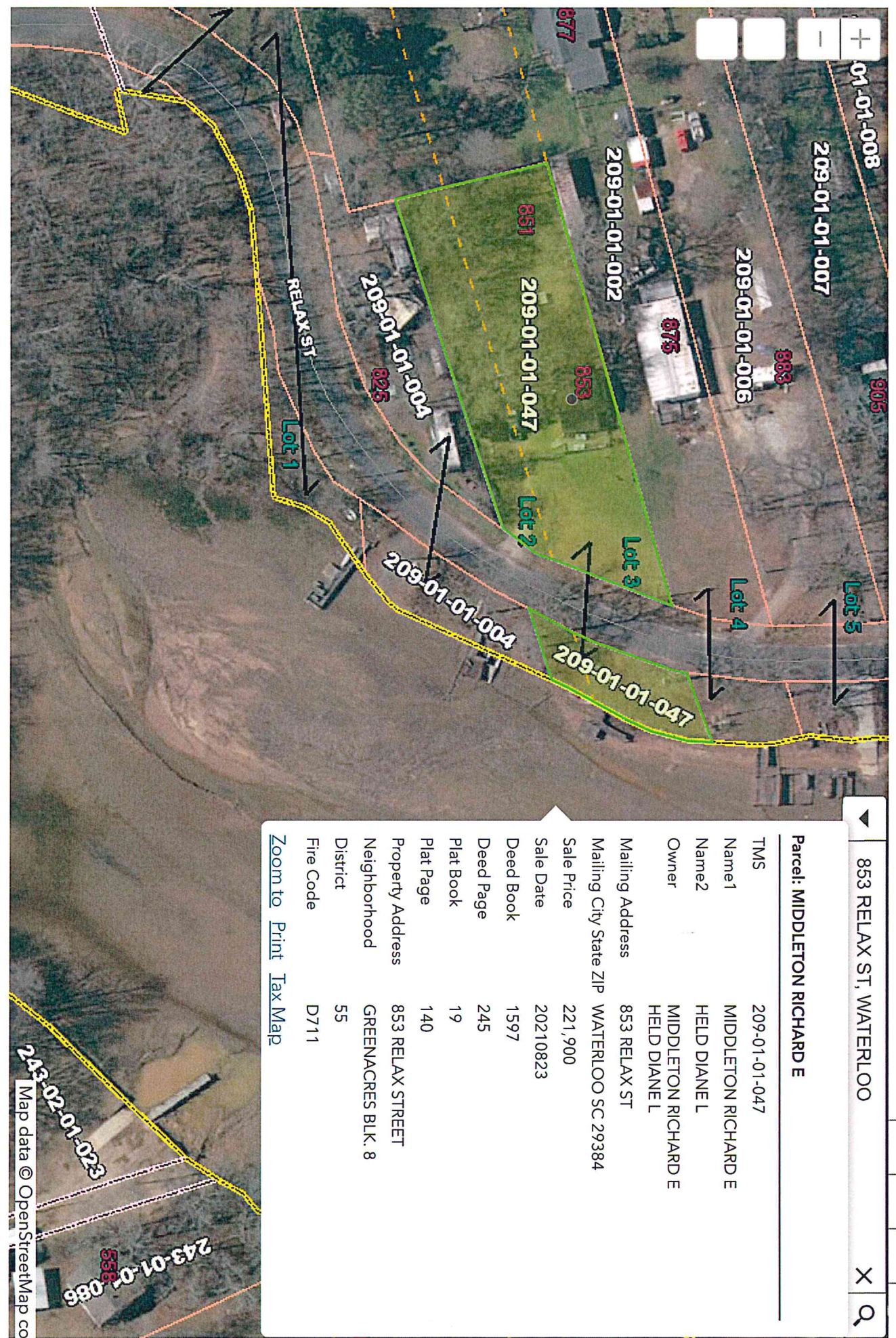
10' SET BACK LINE

19'-0"

9'-0"
NEW
ADDITION

4'6"

Laurens County Property Parcel



853 RELAX ST, WATERLOO

Parcel: MIDDLETON RICHARD E

TMS	209-01-01-047
Name1	MIDDLETON RICHARD E
Name2	HELD DIANE L
Owner	MIDDLETON RICHARD E HELD DIANE L
Mailing Address	853 RELAX ST
Mailing City State ZIP	WATERLOO SC 29384
Sale Price	221,900
Sale Date	20210823
Deed Book	1597
Deed Page	245
Plat Book	19
Plat Page	140
Property Address	853 RELAX STREET
Neighborhood	GREENACRES BLK. 8
District	55
Fire Code	D711

[Zoom to](#) [Print](#) [Tax Map](#)

Map data © OpenStreetMap co