



MINUTES
LAURENS COUNTY PLANNING COMMISSION
September 19, 2023

5:30 pm
LAURENS COUNTY VOTER REGISTRATION AND
ELECTIONS

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

September 19, 2023

Commissioners Present: Ed Burns, Tom Robertson, Michael Floyd. Sylvester Grant, Abney Smith

Commissioners Absent: Bobby Smith and Casey Robinson

Call to Order – Vice Chairman Ed Burns called the meeting to order at 5:30 PM.

Invocation- Commissioner Sylvester Grant

Pledge of Allegiance- Vice Chairman Ed Burns led the Pledge of Allegiance.

Approval of Agenda – September 19, 2023- The agenda was amended to add “Public Comment” to each of the “New Business” items. The approval of the agenda for September 19, 2023, was first motioned by Commissioner Abney Smith, with a second of the motion by Commissioner Sylvester Grant.

Approved 5-0

Approval of Minutes – April 18, 2023- The approval of minutes from April 18, 2023, was motioned to approve by Commissioner Sylvester Grant and seconded by Commissioner Abney Smith.

Approved 5-0

County Administrator Briefing- The County Administrator, Thomas Higgs, briefed the commissioners on the Laurens County Comprehensive Plan and gave each commissioner their packet to review.

New Business-

A. Trails to Paradise RV Park- Map # 277-00-00-059/277-00-00-061

Kristina Hipps requested a Planning Commission review of the RV Park proposed on the subject property along Cressy Bridge Road near Wellington Way in Waterloo. The Schematic Plan for the development has been submitted and is undergoing review by staff for compliance with the applicable ordinance.

Building Codes Director Tor Ellstrom advised Laurens County staff's reason for approval with some exceptions.

Pam Satterfield expressed her concerns about the safety of neighbors, more traffic, and more trash coming into the community if the RV Park moves in.

John Hawkins was concerned about not being aware of the RV park ahead of time and wanted a sign posted sooner than it was.

Christie Satterfield expressed that she was upset that the developer did not respond to calls. She was also worried about safety, more cats, more trash, and the fact that they did not have lake access.

Mary Landford expressed her safety concerns about campfires, non-licensed or insured golf carts riding in the neighborhood, the grading that will take place, and runoff. She was also concerned about what kind of campers and security measures the RV Park will have.

Jeff Satterfield was worried about the safety of the RV Park and brought up the fact that they have no lake access and that it is not a good place to put a campground.

Edward Miller explained that he doesn't want the trash that the RV Park will bring.

Tracy Lanford is concerned about the runoff and the trash the campground will bring. She also wanted to know about the length of the stay.

Commissioner Sylvester Grant told the public that the Planning Commission cannot change the ordinances but must talk to the County Council to make changes.

Commissioner Michael Floyd expressed that the public needs to take these issues to the County Council.

Nancy Garrison expressed her concerns about the commissioners can denying or approving the variances, parks, or projects.

Joesph Dyches- Answered questions the public had about the RV park, the ordinance they followed for the RV Park, and the concerns of stormwater runoff with SCDOT.

Commissioner Tom Robertson motioned to table this discussion until later when Ms. Hipps could give the Planning Commission more information on how long the long-term stays would be. Commissioner Sylvester Grant seconded the motion.

Tabled- 5-0

B. 3315 Metric Road- 349-00-00-007, 349-00-00-021, and 349-00-00-00-020

Joseph Dyches respectfully requests a variance from Ordinance 926 (Subdivision), Appendix A, Section E "Site Access and Driveways), leading to the county's Public Works ordinance Sec 32-63 "Minimum Standards of County Roads," specifically section (d) "Manner of Paving". Per the current Subdivision Ordinance (926), all roads are to be constructed to the minimum requirements outlined in section 32, and by naming the driveway per the requirements of E911, he would thus be subject to constructing a road requiring to be paved and requiring to be constructed before the sale of lots. He feels that representative situations throughout the county show this situation, and constructing a county-standard road would be an undue hardship on the development. Upon approval, a road name will be coordinated with E911, and a sign meeting the county standard will be placed at the Metric Road right-of-way.

Joseph Dyches explained his variance request.

Building Codes Director Tor Ellstrom advised Laurens County staff's reason for approval.

Susan Stewart mentioned the approval of variances in and the use of the land use map in Laurens County. She states that the variance Mr. Dyches is requesting does not meet any of the hardships for approval. She also requested that the Planning Commissioners use their Laurens County email addresses.

Commissioner Abney Smith motioned for approval. No second motions were provided. The variance request was denied due to not having a second motion. Vice Chairman Ed Burns and Commissioners Tom Robertson, Sylvester Grant, and Michael Floyd opposed.

Denied 1-4

Adjournment- Vice Chairman Ed Burns adjourned the meeting at 6:45 p.m. with a motion from Commissioner Michael Floyd and a second by Commissioner Tom Robertson.

Approved 5-0

Respectfully Submitted,



Cortni Motes, Clerk 3
Laurens County Public Works