



**MINUTES**  
**LAURENS COUNTY PLANNING COMMISSION**  
**October 17, 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

October 17, 2023

Commissioners Present: Ed Burns, Tom Robertson, Michael Floyd. Casey Robinson, Abney Smith

Commissioners Absent: Bobby Smith and Sylvester Grant

Call to Order – Vice Chairman Ed Burns called the meeting to order at 5:32 PM.

Invocation- Commissioner Michael Floyd

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

Approval of Agenda – October 17, 2023- The approval of the agenda for October 17, 2023, was first motioned by Commissioner Abney Smith, with a second motion by Commissioner Casey Robinson

**Approved 5-0**

Approval of Minutes – September 19, 2023- The approval of minutes from September 19, 2023, was motioned to approve by Commissioner Michael Floyd and seconded by Commissioner Tom Robertson.

**Approved 5-0**

Old Business-

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

**Application - For Review and Approval of the Preliminary Plan/Plat for the Proposed "Trails 2 Paradise RV Park" is Tabled from the September 19, 2023, meeting.**

The Applicant, Kristina Hipps, requests review and approval of the Preliminary Plan/Plat for the development of a new Recreational Vehicle Park located S.E. of Cressy Bridge Road and East of Wellington Way, on Cressy Bridge Road in Waterloo. County Staff has reviewed the Preliminary Plan/Plat for the proposed development and has found the plan to be in compliance with Ordinance #872, Article II, "Campgrounds and Recreational Vehicle Parks."

Public Comment-

Joesph Dyches-Mr. Dyches answered the questions that the Commissioners had at September's Planning Commission meeting. He read the brochure of the campground and was open to answering any questions from the Commissioners.

John Wood- He voiced his concerns about the length of stay of the campers and expressed that he does not want the campground in that location and his worries about a manager always being on-site.

Cheryl Woods- She was concerned about the types of campers, if golf carts would be permitted, and the safety of the community.

Albert Jenkins-He expressed his concern about the length of stay and the extra traffic on the road.

Mary Lanford-Ms. Lanford is concerned about the length of stay, as well as who will be making sure that if the length of stay is an extended period, the owners of the campers are paying taxes. She also voiced her concern about the ATV trails.

Tracy Lanford- He is concerned about who is going to manage the campground when the manager is not onsite. He was also worried about the ATV trails and noise.

Edmond Miller- He is concerned about who will fix the road when the road gets messed up and the traffic of all of the vehicles on the road.

Vice Chairman Ed Burns called for a vote to approve. Commissioner Michael Floyd first motioned, and Commissioner Tom Robertson seconded the motion. The vote passed 4-1, with Vice Chairman Burns voting no.

**Approved 4-1**

New Business-

- A. Reserve at Harris Springs- Map # 336-00-00-001  
Application - Variance Request #V-2023-02 for the "Reserve at Harris Springs"  
Proposed Development Site for Relief from the Strict Application of the Sidewalk  
Requirements under Ordinance 926, Appendix A, Section G.**

The Applicant, Kelly Green, requests a variance from constructing sidewalks, within a proposed residential subdivision located S.E. of U.S. Hwy. 221 South and N.W. of Nanaloo Avenue, on Harris Springs Road in Waterloo, due to the steep topography of the development site.

Public Comment-

Alex Green- Commissioners asked Alex Green about extending the road and marking it so that bikes and people walking will have a space that is out of the road.

Kelly Green- She spoke up about how the safety of the residence is her main priority and explained that they will have a lot of space for outdoor activities.

David Holmes- Mr. Holmes expressed his appreciation for the Planning Commissioners being present. He wants the commissioners to be aware of the type of tax revenue that is being brought in. He is also concerned about the loss of the peace and tranquility of living on his lake, as well as the silt that will be put into his lake when construction begins.

Nancy Garrison- She is concerned that the development is not abiding by the ordinance of having two entrances to the community. She also expressed the same sentiment as Mr. Holmes.

Susan Stewart- She is concerned if offering a variance request in an unzoned area is legal. She was worried about the topography and silt issue. She explained that she didn't think that the developer had an actual hardship to approve the variance.

Vice Chairman Ed Burns called for a vote to approve. Commissioner Casey Robinson first motioned, and Commissioner Michael Floyd seconded the motion. The vote passed 4-1, with Vice Chairman Burns voting no.

**Approved 4-1**

Adjournment- Vice Chairman Ed Burns adjourned the meeting at 6:30 p.m. with a motion from Commissioner Casey Robinson and a second by Vice Chairman Ed Burns.

**Approved 5-0**

Respectfully Submitted,



Cortni Motes, Clerk 3  
Laurens County Public Works