



**MINUTES**  
**LAURENS COUNTY PLANNING COMMISSION**

**April 16, 2024**

**5:30 PM**

**THE RIDGE AT LAURENS**

Bobby Smith, Chairman, Tom Robertson, Vice-Chairman

Commission Members: Sylvester Grant,

Casey Robinson, Ed Burns, Abney Smith, and Michael Floyd

April 16, 2024

Commissioners Present: Bobby Smith, Tom Robertson, Michael Floyd, Abney Smith, Casey Robinson, Sylvester Grant, and Ed Burns

Call to Order – Chairman Bobby Smith called the meeting to order at 5:30 PM.

Invocation- Commissioner Michael Floyd

Approval of Agenda – April 16, 2024—Chairman Bobby Smith added to the agenda the discussion of changing the Planning Commission Meeting Dates. Vice Chairman Tom Robertson first motioned to approve the agenda for April 16, 2024, with Commissioner Ed Burns seconding.

**Approved 7-0**

Approval of Minutes- February 20, 2024, and March 12, 2024. Vice Chairman first motioned to approve, followed by a second by Commissioner Casey Robinson.

**Approved 7-0**

New Business-

- a. The Applicant, Bruce Parris, is seeking approval of a Preliminary Plat/Plan for the development of a new Tiny Home/Cottage Home community named “The Timbers,” using permanent, tiny home RV park models, located at 3315 Metric Road, Laurens County.

Public Comment-

B Grady—Mr. Grady spoke for the project, expressed his excitement about the possibility, and believes it would be a great asset to the community.

Whitney Gibson- Mr. Gibson spoke to the fact that Mr. Parris always creates beautiful projects, and he loves the idea of getting Martha Franks retirement home involved to help the elderly in the possible community with aids, nurses, etc., so that they will be able to continue to live on their own for longer.

William Benson-Mr. Benson is concerned that the smell from surrounding farms will deter potential homeowners. He also worries about the amount of sewage put into septic tanks due to the number of tiny homes in such a small area.

Kenny Black- Mr. Black says his mother-in-law lives in a tiny home community, which has been wonderful for her. He had questions about security and subletting the properties.

Nancy Garrison was concerned about the ordinance under which this property type is regulated.

Building Codes Director Tor Ellstrom explains that it is commercial property, and they are treating it like an RV park because it has not been issued a VIN number. He says this is how three other counties handle this same type of project.

Justin Brant—He is concerned about more subdivisions being closer to the cities so that residents have more connectivity and do not necessarily have to use a vehicle to access the city’s amenities.

Dickie Martin has concerns about the tiny homes being sublet and worries that if they can do that, then it will cause more traffic concerns.

Sara Hellam wanted to advocate for the tiny home project. She wants to remind the commissioners that quality people are looking for these communities, and she stands behind this project.

Bruce Parris—He responded to the public's questions. He stated that the tiny homes would not be subleased. Also, he said that one of the security features would be to have a gate only to which owners would have access, and the roads would be inspected by emergency services to ensure they have adequate room and turnaround space. He mentioned fire pits and said they would plumb water spigots so users could completely put the fire out after use. The last question he answered was about septic systems. He said they will use an engineered septic system, and DHEC will sign off on the project.

Commissioner Casey Robinson first made a motion to approve, which Commissioner Michael Floyd followed with a second motion.

### **Approved 7-0**

- b. The Applicant, A Thousand Hills Properties, LLC, through Agent Matthew Christian, is seeking approval of a Preliminary Plat/Plan for the development of a new RV Park named “Water Oak RV Park” located on the northeast side of Highway 76 East, south of the City of Clinton in Laurens County.

### Public Comment-

Vice Chairman Tom Robertson motioned to approve, followed by Commissioner Abney Smith with a second.

**Approved 7-0**

- c. Discussion to change Planning Commission meeting dates- Chairman Smith discussed with the other Commissioners the possibility of changing the date of the Planning Commission meetings so that Commissioner Ed Burns could attend. Mr. Chairman asked staff for any input on whether this would be feasible. Staff explained that it could be changed, but the Technical Review Committee calendar would need to be changed. It was also explained that the date could cause disruption and confusion for the committee members if changed. It was decided to keep the date of the third Tuesday of each month. Commissioner Ed Burns reinstated his resignation letter to the Commissioners and Laurens County Council member Kemp Younts. Mr. Burns then respectfully and graciously left the meeting.

Old Business-

- a. Discussion Item- Stakeholder Input Regarding Comprehensive Plan. Chairman Bobby Smith discussed the Comprehensive Plan with the Commissioners and stakeholders, and Mr. Blake Sanders explained the revised Comprehensive Plan to them. He encouraged the commissioners to review the Comprehensive Plan until the next Planning Commission meeting before it was voted on in May 2024.

Adjournment—Chairman Bobby Smith adjourned the meeting at 7:02 p.m. on a motion from Vice Chairman Tom Robertson and a second from Commissioner Casey Robinson.

**Approved 6-0**

Respectfully Submitted,



Cortni Motes, Clerk 3  
Laurens County Public Works