

MINUTES
LAURENS COUNTY PLANNING COMMISSION
TUESDAY, AUGUST 16, 2016 – 5:30 P.M.
CHURCH STREET OFFICE COMPLEX

ATTENDANCE: **MEMBERS PRESENT** - Kay Weeks, Chair; Commission Members Bob Brewington; Posey Copeland; Sylvester Grant and Samuel Peden.

MEMBERS ABSENT: Commission Members, Beth Holmes and Michael Smith (resigned).

COUNTY STAFF: Chuck Bobo, Laurens County Building Codes Official; Betty Walsh, Laurens County Clerk to Council, Jon Caime, County Administrator and Rob Russian, Public Works Director.

COUNTY COUNCIL MEMBERS PRESENT: County Councilman Garrett McDaniel.

GUESTS: Mr. Brad Allewine of Mobilitie, LLC

PRESS – No Press

SCHEDULED AGENDA ITEMS – 1.) Call to Order; 2.) Invocation and Pledge of Allegiance; 3.) Approval of Agenda August 16, 2016; 4.) Approval of minutes from June 21, 2016; 5.) New Business: a.) Discussion of Planning Commission “Policy and Procedure”; b.) Proposed next review / consolidation - Mobile Home Ordinances; c.) Review of seventy foot (70’) Antenna pole request by Mobility for placement in upper Laurens County, Rob Russian, Public Works Director and Chuck Bobo, Codes Officer; 6.) Public Comment; 7.) Administrative Reporting; 8.) Commission Member Comments; 9.) Adjournment.

CALL TO ORDER – Chairwoman Weeks called the meeting of the Planning Commission to order at 5:32 P.M. in the Conference Room of the Hillcrest Square, Administrative Offices on August 16, 2016.

Chairwoman Weeks asked for all to stand for the invocation delivered by Commissioner Peden and was followed by the Pledge of Allegiance by everyone.

Commissioner Grant, a new appointee of the Commission, introduced himself to the Members present.

APPROVAL OF AGENDA – The August 16, 2016 agenda was approved with a MOTION from COMMISSIONER COPELAND and a SECOND from VICE CHAIRMAN BREWINGTON; VOTE 5-0.

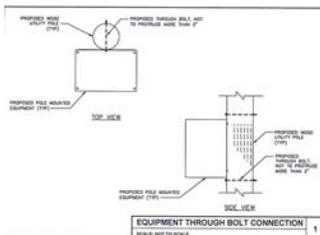
APPROVAL OF MINUTES – The June 21, 2016 minutes were approved with VICE CHAIRMAN BREWINGTON making the MOTION with COMMISSIONER COPELAND SECONDDING: VOTE 5-0.

NEW BUSINESS:

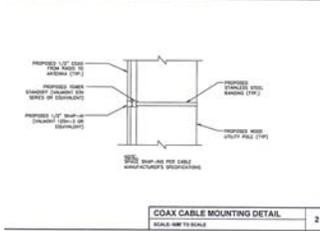
a.) **Discussion of Planning Commission “Policy and Procedure”** - Administrator Caime said, “First and foremost, this Commission has to conduct some training sessions to become certified as a Planning Commission. This is state law for a County to have any sort of planning, there has to be a certified Planning Commission. This County does not have a Planner. As a tool for planning within Laurens County, Council has approved funding for a student from Clemson University to help with planning”.

Vice Chairman Brewington stated that he, along with others on the Commission had already gone through many hours of training and asked if there could not be training offered more in line with planning and other related areas too.

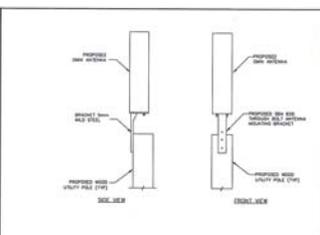
Chairwoman Weeks stated, “Since we do not have a full Commission here tonight, I would like to ask all to review the Policy we were provided and to be prepared to address with any questions or concerns at the next meeting”. Mrs. Walsh noted that this Policy had already been approved in early 2016. Chairwoman Weeks replied that she understood that it still needed to be reviewed again.



EQUIPMENT THROUGH BOLT CONNECTION
 SCALE: NOT TO SCALE

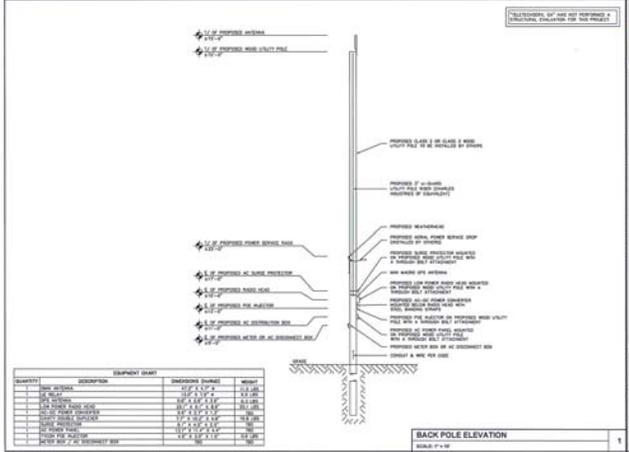


COAX CABLE MOUNTING DETAIL
 SCALE: NOT TO SCALE



ANTENNA MOUNTING DETAIL
 SCALE: NOT TO SCALE

MOBILITE, LLC	
PROJECT NO.	DATE
DRAWING NO.	SCALE
SHEET NO.	TOTAL SHEETS
REVISIONS	APPROVED BY
DATE	SIGNATURE



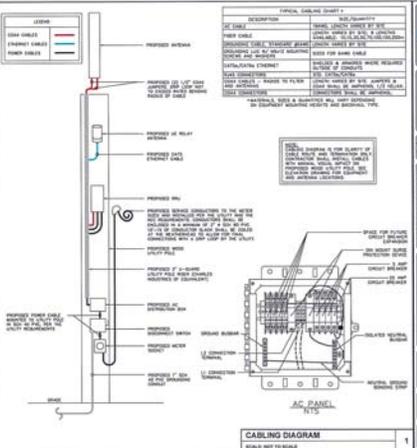
QUANTITY	DESCRIPTION	EQUIPMENT (PART)	END USER (SOURCE)	WARRANTY
1	POLE	12\"/>		
1	ANTENNA	12\"/>		
1	POWER BOX	12\"/>		
1	AC-DC POWER CONVERTER	12\"/>		
1	RELAY ANTENNA	12\"/>		
1	GPS ANTENNA	12\"/>		
1	OMNI ANTENNA	12\"/>		
1	REMOTE RADIO UNIT	12\"/>		
1	GPS ANTENNA	12\"/>		
1	AC-DC POWER CONVERTER	12\"/>		
1	RELAY ANTENNA	12\"/>		
1	GPS ANTENNA	12\"/>		
1	OMNI ANTENNA	12\"/>		
1	REMOTE RADIO UNIT	12\"/>		

BACK POLE ELEVATION
 SCALE: 1/4\"/>

MOBILITE, LLC	
PROJECT NO.	DATE
DRAWING NO.	SCALE
SHEET NO.	TOTAL SHEETS
REVISIONS	APPROVED BY
DATE	SIGNATURE

UTILITY NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR INSTALLATION OF EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S WORK.

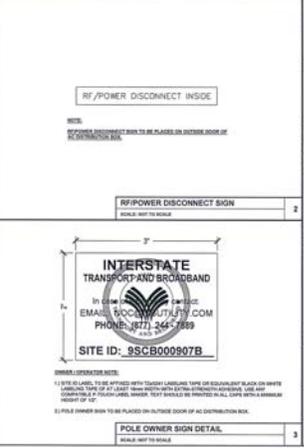


CABLING DIAGRAM
 SCALE: NOT TO SCALE

MOBILITE, LLC	
PROJECT NO.	DATE
DRAWING NO.	SCALE
SHEET NO.	TOTAL SHEETS
REVISIONS	APPROVED BY
DATE	SIGNATURE



RF NOTICE SIGN DETAIL
 SCALE: NOT TO SCALE



POLE OWNER SIGN DETAIL
 SCALE: NOT TO SCALE

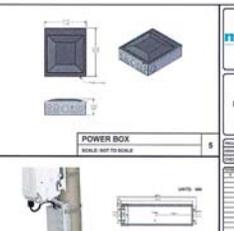
MOBILITE, LLC	
PROJECT NO.	DATE
DRAWING NO.	SCALE
SHEET NO.	TOTAL SHEETS
REVISIONS	APPROVED BY
DATE	SIGNATURE



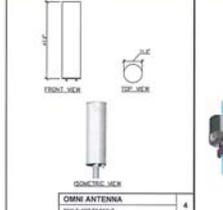
REMOTE RADIO UNIT
 SCALE: NOT TO SCALE



GPS ANTENNA
 SCALE: NOT TO SCALE



POWER BOX
 SCALE: NOT TO SCALE



OMNI ANTENNA
 SCALE: NOT TO SCALE

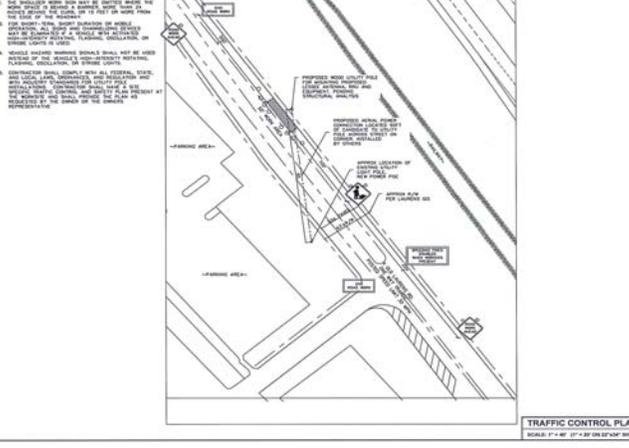


RELAY ANTENNA
 SCALE: NOT TO SCALE



AC-DC POWER CONVERTER
 SCALE: NOT TO SCALE

MOBILITE, LLC	
PROJECT NO.	DATE
DRAWING NO.	SCALE
SHEET NO.	TOTAL SHEETS
REVISIONS	APPROVED BY
DATE	SIGNATURE



TRAFFIC CONTROL PLAN
 SCALE: 1/4\"/>

MOBILITE, LLC	
PROJECT NO.	DATE
DRAWING NO.	SCALE
SHEET NO.	TOTAL SHEETS
REVISIONS	APPROVED BY
DATE	SIGNATURE

Chairwoman Weeks asked why this particular area was selected. Mr. Alewine replied that cellular vendors know where their usage is and where the weak areas are.

Chairwoman Weeks asked why Mobility could not use an existing tower. Mr. Alewine replied that it requires less cost to put in and shoots the signal back to the cellular tower...a cheaper way to expand services to another area.

Commissioner Copeland asked why they did not buy a site to place these poles. Mr. Alewine replied that not buying property was another added component to cost savings.

Chairwoman Weeks asked who the users of this data was. Mr. Alewine replied that it is the users of cell phones with a prime example of Pokemon Go games that has surfaced of recently.

Commissioner Peden asked how the County Staff felt about this. Mr. Rob Russian said, “I have no problem with the encroachment permit and I have not yet gotten a legal ruling from the County Attorney. The only issue I have with it is that it is a large pole across the street from our largest industry – ZF. And, we do have a cellular tower ordinance that states if a tower is over sixty foot (60’) tall it must meet the restrictions of the ordinance. Another factor is that we are close to the railroad there and it is not my determination as to interfere with the railroads”. Mr. Bobo said, “As far as Codes is concerned all public utilities are exempt for a permit except for that have service meters or a cell tower. I could permit it as a building permit and electrical permits as it relates to codes”.

Chairwoman Weeks stated, “From what I understand from the conversations, the Planning Commission needs to determine if it is a cell tower issue or a right of way easement issue. I also think that in that area there is a water tower that could also be used”.

Vice Chairman Brewington said, “If you use real common sense here, that would be the worst place to put the pole and antenna. You have millions of cars and trucks in the corridor and when that pole falls, where is it going and what is it going to damage. And another matter that concerns me, is sometime in the very near future they are going to have to have roadway improvements in that area”.

In conclusion, Mr. Russian is to secure the County Attorneys opinion, report back to the Planning Commission at the next meeting with decision made from there.

OLD BUSINESS: There was no old business planned for discussion.

PUBLIC COMMENTS – Chairwoman Weeks opened the floor for any public comments. Having none, she continued with the agenda items.

ADMINISTRATIVE REPORTING - Chairwoman Weeks opened the floor for any comments.

COMMISSION MEMBER COMMENTS – Commissioner Copeland stated that the protests by the Dogwood Alliance over the proposed pellet company, really are not that well versed on what they are saying and are speaking way out of context.

ADJOURNMENT - Having no further business, there was a CONSENSUS to adjourn at 6:54 P.M.

Respectfully Submitted,

Betty C. Walsh
Laurens County Clerk to Council