



MEETING MINUTES
LAURENS COUNTY PLANNING COMMISSION
November 24, 2020
Historic Courthouse
5:30 P.M.

Commissioners: Sylvester Grant, Ed Burns, Jim Royer, Bobby Smith, Vacant, Posey Copeland (Absent), Vacant

Item #1: Call to Order- Commissioner Posey Copeland was not present.

Item #4 Approval of Agenda: Commissioner Burns made a motion to approve the agenda, Commissioner Grant seconded the motion and the motion passed 4-0.

Item #5 Approval of Brookshire Subdivision and Variance Requests:

Administrator Caime stated that the meeting of the Planning Commission in September as well as the meeting tonight was a good news/bad news situation. The good news is that the County is now witnessing explosive residential growth. The bad news is that our current regulations do not address the type of residential growth that is needed.

He explained that the subdivisions regulations we recently adopted a few years ago did not anticipate the County growing this fast, this quickly. The next regular meeting of the PC in January will start the process of developing better regulations for the type of residential growth needed in LC.

Melanie Giles with Bluewater Civil Design presented this subdivision located on 108 acres at Friendship and Bagwell Roads Gray Court. She explained that our current regulations do not address the proposed subdivision but that this subdivision meets the requirements of similar regulations in the City of Fountain Inn and in Greenville County.

Vice Chairman Royer questioned amenities for this subdivision including sidewalks, HOAs etc... Ms. Giles replied that the amenities proposed for this subdivision will more limited due to the topography making things like walking trails unfeasible.

Commissioner Burns expressed the need to have sidewalks and questioned the price range target for these homes. Ms. Giles reported that these look like Ryan Express Homes in the \$180-250,000 range, about 2200 sf. with garages.

County Council member Brown Patterson expressed his opinion that this subdivision should include sidewalks.

There was additional considerable discussion among the PC Commissioners and multiple questions posed of the engineer.

Vice Chairman Royer made a motion to approve this subdivision and approve the variance requests of minimum side building setback 5 feet, lot width minimum 42 feet (cul-de-sac measured at front building setback line minimum 40 feet), and minimum lot area of 5,040 feet. Further a sidewalk will be required to be installed on at least one side of the road

where houses are being constructed on both sides of the road. Commissioner Burns provided a second to this motion and the motion passed 4-0.

Item #6 Approval of Fox Hollow Subdivision and Variance Requests:

Melanie Giles with Bluewater Civil Design presented this subdivision located on 75 acres at N Old Laurens Road and Bob Gray Road in Gray Court. She explained that our current regulations do not address the proposed subdivision but that this subdivision meets the requirements of similar regulations in the City of Fountain Inn and in Greenville County. She said this subdivision will have amenities such as walking trails and pocket parks. She also explained that this subdivision may be moved if a proposed land swap is completed (approval is only based on this property, a proposed land swap will require a new approval). This project is a DR Horton project.

Commissioner Smith stated that this subdivision should include sidewalks

There was additional considerable discussion among the PC Commissioners and multiple questions posed of the engineer.

Vice Chairman Royer made a motion to approve this subdivision and approve the variance requests of minimum side building setback 5 feet, lot width minimum 53 feet (cul-de-sac measured at front building setback line minimum 40 feet), and minimum lot area of 6,625 feet. Further a sidewalk will be required to be installed on at least one side of the road where houses are being constructed on both sides of the road. Commissioner Smith provided a second to this motion and the motion passed 4-0.

Item #7 Approval of Hunts Bridge Estates Subdivision:

Melanie Giles with Bluewater Civil Design presented this 19 lot subdivision located on Hunts Bridge Road in Fountain Inn. This subdivision meets the current requirements of the County regulations.

Commissioner Smith made a motion to approve this subdivision. Commissioner Grant provided a second to this motion and the motion passed 3-0-1 (Commissioner Burns abstained due to a conflict of interest).

Item #6: Public Comment- NONE

Item #8: Commissioners Comments-NONE

Item #9 Adjournment: With no further business Vice Chairman Royer made a motion to adjourn, seconded by Commissioner Burns and passed 4-0.