



City Council Meeting Agenda

CPW TRAINING CENTER

214 CHURCH ST, LAURENS SC 29360

Tuesday, August 15, 2023, 5:30 pm

I. Ordering the Business of Council

1. Call to Order

Mayor Nathan Senn

2. Invocation*

Councilor Marian Miller

3. Pledge of Allegiance

4. Opening Remarks

Mayor Nathan Senn

II. Public Participation & Hearing

1. Public Comment.

Those requesting to address City Council during the public comment period must sign up to speak 24 hours before the meeting is called to order, and all must limit their remarks to items on this agenda. Speakers will be limited to no more than three (3) minutes, subject to the discretion of the Chair.

III. Consent Agenda

All items under the Consent Agenda are considered to be routine in nature and will be enacted by a single motion and subsequent omnibus vote. There will be no separate discussion of these items unless a City Council member so requests, in which event the item will be removed from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

1. Approval of the Council Agenda for August 15, 2023.

2. Approval of Minutes from the Regular Council Meeting of July 31, 2023.

IV. Old Business

1. **Rezoning (Ordinance 07-23-01):** ORDINANCE FOR THE CITY OF LAURENS, SOUTH CAROLINA, PROVIDING FOR AN AMENDMENT TO THE CITY'S ZONING ORDINANCE TAX MAP NUMBER 906-20-01-068.

2. **Rezoning (Ordinance 07-23-02):** ORDINANCE FOR THE CITY OF LAURENS, SOUTH CAROLINA, PROVIDING FOR AN AMENDMENT TO THE CITY'S ZONING ORDINANCE TAX MAP NUMBER 906-12-10-027.

V. Adjournment

Motion to Adjourn

Mayor Pro Tempore

*Please stand if you are able.

PUBLIC NOTICES

Public Viewing of City Council Meetings: All meetings of the Laurens City Council are available to be viewed by the public and are streamed live on the City's YouTube channel, which may be accessed at the following address:
<https://www.youtube.com/c/CityofLaurensSouthCarolina>

A link to this channel will be posted on the City of Laurens' website and Facebook page before each meeting.

Addressing City Council: Those wishing to be included on the Council's Agenda during the Public Participation & Hearing portion of regular city council meetings must submit a written request to the City Administrator no less than 24 hours before each meeting, which is usually held on the third Tuesday of each month. Forms for requesting to address City Council are available at City Hall and will gladly be provided upon request. Those who are included on the Council's agenda will limit their remark to items on the agenda/presentation to no more than three (3) minutes, subject to the discretion of the Chair.

Statement Regarding Compliance with the Americans with Disabilities Act (ADA): The City of Laurens wishes to ensure that its programs, services, and activities are accessible to individuals with disabilities. All City Council meetings are wheelchair accessible. Persons who require an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, or activity of the City of Laurens should contact the City Administrator at (864) 984-3933.

We would appreciate advance notice of at least 48 hours for any requests to receive an agenda in an alternate format or other types of auxiliary aids and services.

Note: All minutes are drafts until approved at the subsequent meeting of the City Council. The City of Laurens will post the approved minutes on its website within 30 days of approval.

**CITY OF LAURENS
REGULAR COUNCIL MEETING
CPW TRAINING CENTER
214 CHURCH STREET, LAURENS, SC 29360
JULY 31, 2023
5:30PM**

PRESENT

Mayor Nathan Senn, Councilor Johnnie Bolt, Councilor Cassandra Campbell, Councilor Martin Lowry, Councilor Marian Miller, Councilor Alicia Sullivan, City Administrator Eric Delgado, IT Director Colby Rice, and City Clerk Leslie Mattison

ABSENT

Councilor Sara Latimore

PRESS IN ATTENDANCE

Judith Brown - Advertiser

THE MEDIA WAS NOTIFIED BY AN EMAILED AGENDA.

CALL TO ORDER AND INVOCATION

Mayor Senn called the meeting to order with Councilor Bolt giving the invocation and was followed by the Pledge of Allegiance.

MAYOR'S REMARKS

Mayor Senn stated that since the last council meeting, the city held its annual July 3rd celebration for Independence Day. Thousands of people attended this event and the feedback from the event has been overwhelmingly positive. In addition to the bands that everyone enjoyed listening to, the city also had the honor of recognizing three veterans, one of which received a key to the city. Mr. Paul O'Dell is 100 years old and one of the few remaining veterans of World War II. The city has had such positive feedback that it has helped cement the City of Laurens' reputation as the destination spot for Independence Day celebrations in the region.

Mayor Senn updated everyone on the progress of the Police Department and Judicial facility (including Council Chambers). He stated that it is slated to be completed by the end of August.

An updated draft of the new zoning ordinance has been received. This ordinance is currently under revision to make sure it meets the city's needs. This is part of the comprehensive planning process that the city is engaged in. Additional input sessions will take place once the draft is complete.

Meetings with the Gibson Grove property have taken place. This is the neighborhood

beside and behind the old Bilo. Traffic measures, walkability, and trails have all been addressed. These are not things that will cost a lot of money but will help traffic within the neighborhood. These discussions are ongoing so that any neighborhoods that initially get built, will be neighborhoods that we will be proud of.

Code enforcement is something that the city has been paying particular attention to. This has become more efficient by the code enforcement department working with the police department. There is now a Class 1 Officer that has been assisting with the code enforcement effort. This has really helped.

As everyone knows, the city has a need for sidewalks and infrastructure improvements. As part of this, the city has applied for the TAP (Transportation Alternatives Program) Grant through the Department of Transportation. Through the TAP Grant, the funds can only be spent on things like sidewalks and trails. It cannot be used for things like filling potholes or widening roads. In order to obtain the funding, the city has to have good solid plans that DOT is ready to sign off on. The city has been working with Davis & Floyd to update plans for sidewalk improvements.

The four new garbage trucks for the Streets & Sanitation Department are scheduled to arrive by the end of August. The Streets & Sanitation building has, unfortunately, experienced some delays due to supply chain issues. The contractors are waiting for the arrival of truss clips, which is a key part to constructing the building. They will hopefully be delivered either this week or next week. The completion has slightly been delayed from August to mid-September. Mayor Senn stated that he knows folks are not anxious to have to use the county facilities for recycling, but we are thankful the Laurens County Landfill is located just outside the city limits. He asked the public for patience in continuing to use the county facility until our city facility is back up and running. Mayor Senn stated, "be aware that there is a place where you can take your recycling that you are paying for through those county fees."

Furthermore, there is an update regarding several street paving projects. The paving is scheduled to begin next week. The streets that will be improved are Kennedy's Ring, Coleman Street, Bub Avenue, Green Street, Harts Court, and Vine Street.

The Fire Department reports that they have answered more than 509 alarms just this year alone. Call volume has increased since June 26th due to a new emergency medical dispatching system. This is a nationwide system that is more effective in saving lives than our past dispatch system.

CONSENT AGENDA

Approval of the July 31, 2023 Regular Meeting Agenda and June 20, 2023 Regular Meeting Minutes -

A motion was made by Councilor Lowry and seconded by Councilor Sullivan to approve

the Consent Agenda. The motion was approved unanimously.

OLD BUSINESS

1. Ordinance 06-23-01: AMENDING AND RESTATING THE CODE OF ORDINANCES OF THE CITY OF LAURENS, SOUTH CAROLINA AS IT RELATES TO THE REVOCATION OF BUSINESS LICENSES; AND OTHER MATTERS RELATING THERETO-

Council did not have any further discussion about this ordinance.

A motion was made by Councilor Bolt and seconded by Councilor Miller to approve Ordinance 06-23-01. The motion was approved unanimously.

2. Ordinance 06-23-02: AMENDING AND RESTATING THE CODE OF ORDINANCES OF THE CITY OF LAURENS, SOUTH CAROLINA AS IT RELATES TO THE CARE OF DOGS AND OTHER ANIMALS; AND OTHER MATTERS RELATING THERETO -

Mayor Senn stated that the care of animals is of concern to our community. He hopes the community can see by passage of this ordinance that this is of concern to city council as well. This ordinance doesn't solve everything, but it does give law enforcement the ability to address certain issues and it establishes some clearer standards for personal responsibility about what is and isn't acceptable as it relates to how people treat animals.

A motion was made by Councilor Sullivan and seconded by Councilor Lowry to approve Ordinance 06-23-02. The motion was approved unanimously.

3. Ordinance 06-23-03: AMENDING THE CODE OF ORDINANCES OF THE CITY OF LAURENS, SOUTH CAROLINA AS IT RELATES TO OFFENSES AND MISCELLANEOUS OFFENSES; AND OTHER MATTERS RELATING THERETO -

Council did not have any further discussion about this ordinance.

A motion was made by Councilor Campbell and seconded by Councilor Sullivan to approve Ordinance 06-23-03. The motion was approved unanimously.

NEW BUSINESS

1. Resolution 23-07-01: A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF LAURENS, SOUTH CAROLINA AND MAIN STREET LAURENS USA, INC -

Mayor Senn stated that since the last council meeting, Main Street Director Jonathan Irick has taken a position with the State Main Street Organization. The Main Street Board has proceeded with their efforts to hire a new director. As the city begins this new

chapter with Main Street, we want to make sure that there is clarity between the city and Main Street as a non-profit organization. This resolution will establish clear benchmarks so that each side can plan and coordinate in the most effective way possible. A significant amount of effort has gone into hammering this out. This resolution has been approved by the Main Street Board. Mayor Senn explained that this is a memorandum of understanding and not a contract.

A motion was made by Councilor Miller and seconded by Councilor Bolt to approve Resolution 23-07-01. The motion was approved unanimously.

2. Ordinance 07-23-01: ORDINANCE FOR THE CITY OF LAURENS, SOUTH CAROLINA PROVIDING FOR AN AMENDMENT TO THE CITY'S ZONING ORDINANCE MAP NUMBER 906-20-01-068 -

Mayor Senn explained that this ordinance will rezone parcel 906-20-01-068 (760 East Main Street) from RM to B-4. City Council held a public hearing on July 18, 2023 and there was no opposition.

A motion was made by Councilor Bolt and seconded by Councilor Miller to approve Ordinance 07-23-01. The motion was approved unanimously.

3. Ordinance 07-23-02: ORDINANCE FOR THE CITY OF LAURENS, SOUTH CAROLINA PROVIDING FOR AN AMENDMENT TO THE CITY'S ZONING ORDINANCE TAX MAP NUMBER 906-12-10-027 -

Mayor Senn explained that this ordinance will rezone parcel 906-12-10-027 (1.72 acres on Mill Street) from B-4 to R-3. City Council held a public hearing on July 18, 2023 and there was no opposition. Mayor Senn reiterated that this is just a zoning change, it is not a final approval of any plans to build. Councilor Lowry confirmed that this property adjoins to property that is already zoned R-3.

A motion was made by Councilor Bolt and seconded by Councilor Lowry to approve Ordinance 07-23-02. The motion was approved unanimously.

ADJOURNMENT

A motion was made by Councilor Bolt and seconded by Councilor Sullivan to adjourn the meeting. The motion was approved unanimously.

APPROVED:

NATHAN SENN, MAYOR

ATTEST:

LESLIE MATTISON, CITY CLERK

Ordinance No. 7-23-01

ORDINANCE FOR THE CITY OF LAURENS, SOUTH CAROLINA, PROVIDING FOR AN AMENDMENT TO THE CITY’S ZONING ORDINANCE

WHEREAS, the City’s Planning Commission has recommended to City Council that a portion of the Laurens County, South Carolina Tax Assessor’s Map Number 906-20-01-068 be rezoned from RM to B-4; and

WHEREAS, the above mentioned recommendation has been made in accordance with section 6-29-340 of the 1976 South Carolina Code of Laws as amended; and

WHEREAS, on July 18, 2023, City Council held a public hearing with reference to the proposed Zoning Amendment and there was no opposition to same; and

WHEREAS, City Council is of the opinion that the recommended Zoning Reclassification should be granted.

NOW, THEREFORE, THE CITY OF LAURENS, SOUTH CAROLINA, HEREBY ORDAINS that the above mentioned real property being designated as a portion of Laurens County, South Carolina Tax Assessor’s Map Number 906-20-01-068 be rezoned from RM to B-4, see Exhibit A.

BE IT SO ORDAINED.

Done in Council duly assembled this _____ day of _____, 2023.

Nathan B. Senn, Mayor

ATTEST:

Leslie Mattison, City Clerk

DATE OF FIRST READING: July 31, 2023

DATE OF SECOND READING: _____, 2023



CITY OF LAURENS
Planning and Development

REZONING APPLICATION

Date: May 8, 2023

Tax Map Number(s) 906-20-01-068

Property Address(s) 760 E Main Street, Laurens, SC

Acreeage of Properties +/- .72 Acres

<u>Applicant Information</u>	
Name	<u>Chass Holdings, LLC</u>
Address	<u>PO Box 17009, Greenville, SC 29606</u>
Phone Number	<u>864-680-7916</u>
Email	<u>Eniedrach@Reedypg.com</u>

<u>Property Owner Information</u>	
<small>(If multiple owners, see back of sheet)</small>	
Name	<u>Chass Holdings, LLC</u>
Address	<u>PO Box 17009, Greenville, SC 29606</u>
Phone Number	<u>864-680-7916</u>
Email	<u>Eniedrach@Reedypg.com</u>

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described?

Yes No

The applicant hereby requests that the property described be rezoned:

from Residential Manufactured Housing District to General Commercial and Distribution District

Existing Use: Commercial - Previous Retail Store and Commercial Service Store

Proposed Use: General Commercial

Signature(s) Ellice H. Niedrach

Name: Ellice Niedrach

Address PO Box 17009, Greenville, SC 29606



CITY OF LAURENS

Planning and Development

REZONING APPLICATION

Date: May 8, 2023

Tax Map Number(s) 906-20-01-068

Property Address(s) 760 E Main Street, Laurens, SC

Acreage of Properties +/- .72 Acres

<u>Applicant Information</u>	
Name	<u>Chass Holdings, LLC</u>
Address	<u>PO Box 17009, Greenville, SC 29606</u>
Phone Number	<u>864-276-7458</u>
Email	<u>Gaston@duneancap.com</u>

<u>Property Owner Information</u>	
<small>(If multiple owners, see back of sheet)</small>	
Name	<u>Chass Holdings, LLC</u>
Address	<u>PO Box 17009, Greenville, SC 29606</u>
Phone Number	<u>864-276-7458</u>
Email	<u>Gaston@duneancap.com</u>

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described?

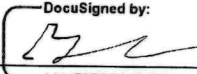
Yes No

The applicant hereby requests that the property described be rezoned:

from Residential Manufactured Housing District to General Commercial and Distribution District

Existing Use: Commercial - Previous Retail Store and Commercial Service Store

Proposed Use: General Commercial

Signature(s) 
 DocuSigned by: 144170EDE9654D6...

Name: Gaston Albergotti ✓

Address PO Box 17009, Greenville, SC 29606

LAURENS CO ASSESSORS OFFICE
TMS:
906-20-01-068

LAURENS COUNTY, SC	
2022007927	DEED
RECORDING FEES	\$15.00
STATE TAX	\$520.00
COUNTY TAX	\$220.00
08-25-2022	09:01 AM
BK:D 1675	PG:244-245

Prepared By:
Toates Law Firm, LLC
105 N. Spring Street, Suite 109
Greenville, SC 29601

STATE OF SOUTH CAROLINA)
COUNTY OF LAURENS) **GENERAL WARRANTY DEED**

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **James J Manning, Jr. and Richard Allen Tumblin**, in the State aforesaid, for and in consideration of the sum of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Chass Holdings, LLC

All Grantor's right, title and equitable or legal interest in and to:

All that piece, parcel or lot of land situate, lying and being in the County of Laurens, City of Laurens, and State of South Carolina with any and all improvements thereon on US Highway 76 and containing 0.74 acre. Said property is bounded on the North by US Highway 76; on the East by Lands, now or formerly, or Dr. N.D. Mayfield; on the South by a dead-end road which separates this lot from lands of Loreo P. Sitgreaves; on the West by lands, now or formerly of the Glenn Roberts Estate. Said lot is more fully described by plat of survey made for James Holland; prepared by R.M. Clayton; dated March 4, 1967; and recorded in the Office of Clerk of Court for Laurens County at Plat Book 20 at page 279. The courses, distances, metes and bounds of said property will more fully appear by reference to said plat, the same being incorporated herein by reference.

This being that property acquired by the Grantor herein by deed recorded in the Office of Clerk of Court for Laurens County at Deed Book 232 at page 248.

Laurens County Tax Map No.: 906-20-01-068

Grantee Address: 101 E. Washington Street, Suite 400, Greenville, SC 29601

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

08/26/2022 1675 *James A. Allen*
DATE BOOK PAGE AUDITOR

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of James J Manning, Jr. and Richard Allen Tumblin this 23rd day of August and in the year of our Lord, Two Thousand and Twenty-Two (2022) and in the Two Hundred Forty Seventh (247th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the presence of:

Hannah Nivola
Witness No. 1

Katherine M. Brooks
Witness No. 2 (NOTARY)

James J. Manning, Jr.
James J. Manning, Jr.

Richard Allen Tumblin
Richard Allen Tumblin

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

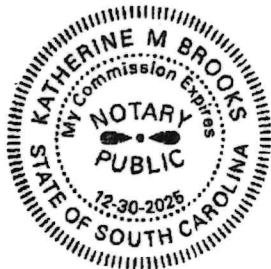
I, Katherine M. Brooks, a Notary Public for the aforementioned County and State, do hereby certify that James J. Manning, Jr. & Richard Allen Tumblin personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Witness my hand and official seal, this the 23 of August, 2022.

Katherine M. Brooks
Notary Public

My Commission Expires: 12-30-2025

(SEAL)



Ordinance No. 07-23-02

ORDINANCE FOR THE CITY OF LAURENS, SOUTH CAROLINA, PROVIDING FOR AN
AMENDMENT TO THE CITY'S ZONING ORDINANCE

WHEREAS, the City's Planning Commission has recommended to City Council that a portion of the Laurens County, South Carolina Tax Assessor's Map Numbers 906-12-10-003 and 906-12-10-027 be rezoned from B-4 to R-3; and

WHEREAS, the above mentioned recommendation has been made in accordance with section 6-29-340 of the 1976 South Carolina Code of Laws as amended; and

WHEREAS, on July 18, 2023, City Council held a public hearing with reference to the proposed Zoning Amendment and there was no opposition to same; and

WHEREAS, City Council is of the opinion that the recommended Zoning Reclassification should be granted.

NOW, THEREFORE, THE CITY OF LAURENS, SOUTH CAROLINA, HEREBY ORDAINS that the above mentioned real property being designated as a portion of Laurens County, South Carolina Tax Assessor's Map Numbers 906-12-10-003 and 906-12-10-027 be rezoned from B-4 to R-3, see Exhibit A.

BE IT SO ORDAINED.

Done in Council duly assembled this _____ day of _____, 2023.

Nathan B. Senn, Mayor

ATTEST:

Leslie Mattison, City Clerk

DATE OF FIRST READING: July 31, 2023

DATE OF SECOND READING: _____, 2023

CPW: 212 Church Street

CITY OF LAURENS

Planning and Development

REZONING APPLICATION

Date 5/29/2023

Tax Map Number(s) 906-12-10-003 + 906-12-10-027
Property Address(es) 0 M. II ST. LAURENS S.C. 29360
Acreage of Properties 1.72 ACRES

Applicant Information
Name Fausto MANCERO
Address P.O. Box 8707 Haledon NJ 07508
Phone Number 201 665-0572
Email MANCERO@GOL.COM

Property Owner Information
Name M. II ST Estates LLC
Address P.O. Box 8707 Haledon NJ 07508
Phone Number 201 665-0330
Email MANCERO@GOL.COM

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described?

Yes ___ No X

The applicant hereby requests that the property described be rezoned:

from General Commercial to Urban Residential

Existing Use: General Commercial

Proposed Use: Urban Residential

Signature(s) Fausto Mancero

Name: Fausto Mancero
Address: P.O. Box 8707 Haledon NJ 07508

B



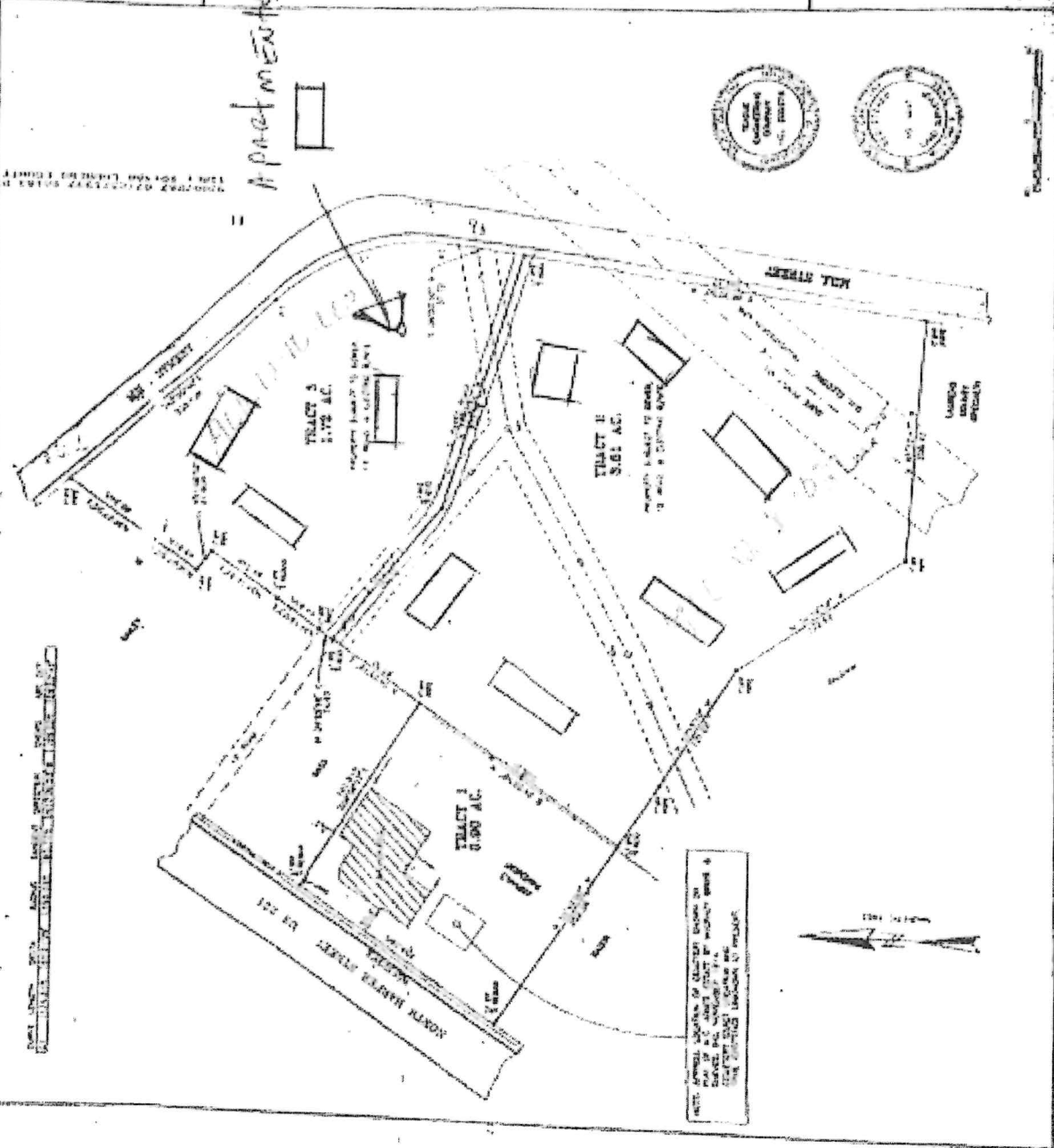
APARTMENTS

TRACT 1 0.90 AC.
 TRACT 2 3.61 AC.
 TRACT 3 1.70 AC.

APPROXIMATE TOTAL AREA 6.21 AC.

APPROXIMATE TOTAL AREA 6.21 AC.

RECORDED AT THE OFFICE OF THE
 PALMETTO STATE TRUST DEPT.
 COUNTY OF BAY COUNTY, FLORIDA
 BOOK 17/1181 PAGE 7-8
 DATE 11/1/80



BAY COUNTY TRUST DEPARTMENT

RECORDED AT THE OFFICE OF THE
 PALMETTO STATE TRUST DEPT.
 COUNTY OF BAY COUNTY, FLORIDA
 BOOK 17/1181 PAGE 7-8
 DATE 11/1/80