

Minutes
Regular Meeting of the Florence County Board of Zoning Appeals
Tuesday, April 1, 2014 at 6:30 p.m.
City-County Complex, Council Chambers, Room 803
180 N. Irby St., Florence, South Carolina 29501

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and the back entrance of the City-County Complex and on the information board in the lobby of the Planning and Building Inspection Department building.

The following are summary minutes. The official minutes of this meeting are recorded and can be provided on a CD by request through the Freedom of Information Act.

The agenda was also mailed to the media.

I. Call to Order

Chairman Dauksch called the meeting to order at 6:31 p.m.

II. Attendance:

Board Members Present: Gary Dauksch, Chairman
Bryant Hollowell, Vice-Chairman
James Cooper
Craig Floyd
Mack Gettis
Kenneth McAllister

Board Members Absent: Toney Moore

Staff Present: Jonathan B. Graham, III, Planning Director
Derrick Singletary, Planner II
Malloy McEachin, County Attorney
Angela C. Thomas, Secretary

Public Attendance: See sign-in sheet on file at the Florence County Planning Department.

III. Review and motion of the minutes:

- **Meeting of October 1, 2013**

Motion to approve – Mr. Gettis/Second – Vice-Chairman Hollowell/Unanimously approved 6 to 0.

IV. Public Hearings:

BZA#2014-01 A variance request by Daniel C. Jackson from requirements of Sec. 30-111. (6) d. Mining and extraction operations of the Florence County Code of Ordinances for property located off of T V Rd. and McIver Rd., Florence shown on Florence County Tax Map No. 00174, Block 01, Parcel 004.

Mr. Jonathan Graham presented the staff report to the Board. Staff recommends denial of the request.

(Copy of staff report available at the Florence County Planning Department)

Chairman Dauksch asked Mr. Dan Jackson, the applicant, to come forward to speak on behalf of this request.

Mr. Dan Jackson spoke in favor of the request.

There was brief discussion and questions by the Board.

Chairman Dauksch asked if there was anyone else that wanted to speak in favor.

There was no response.

Chairman Dauksch asked if there anyone that would like to speak against the request.

There was no response.

Motion to approve – Vice-Chairman Hollowell/Second – Mr. McAllister/Approved with a vote of 5 to 1 with Mr. Gettis voting to deny the request.

The following are the four findings of fact by the Board:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

Finding: Yes, due to the proximity to TV Rd. for which there is a road project and this was previously a mine that the soil would be suitable for this road project.

- b. These conditions do not generally apply to other property in the vicinity;

Finding: Yes, the other lots are not former mines and they do not have the differences in elevation that this lot does.

- c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

Finding: Yes, the strict enforcement of the 2500 foot ordinance would effectively prohibit this; it would be unreasonable due to this formerly being a mine; there is a road project and possibly other road projects that could use this sand.

- d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Finding: Yes, due to land owner's being contacted by Mr. Jackson and no one has objected; per Mr. Jackson, the Mining Commission will require that once mining is completed, the property will be restored to a condition that is not objectionable.

Mr. Dan Jackson's recusal form for BZA#2014-01 is attached.

V. Other Business:

None

VI. Adjournment

Motion to adjourn – Vice-Chairman Hollowell/Second – Mr. Cooper/Unanimously approved 6 to 0/Chairman Dauksch declared the meeting adjourned at 7:24 p.m.

Angela C. Thomas
Secretary

Approved by:

Jonathan B. Graham, III, Planning Director

*These minutes reflect only actions taken and do not represent a true verbatim transcript of the meeting.