

Minutes
Florence County Planning Commission Meeting
Tuesday, March 22, 2011 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 agenda was also mailed to the media.

I. Call to Order:

Chairman Peter Knoller called the meeting to order at 6:30 p.m. and declared a quorum of members present.

II. Attendance:

Commissioners Present: Peter M. Knoller, Chairman
Bill Lockhart, Vice-Chairman
Linda Borgman
Cecil Cunha
Ted Greene
Roger Kirby
Jody Lane
Virginia Talbert

Commissioners Absent: David Hobbs
Doris Lockhart
King Lowery

Staff Present: Pearlie D. McDaniel, Interim Planning Director
Angela C. Thomas, Secretary

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

III. Review and Motion of Minutes:

Comm. Lane made a motion to approve the minutes of the January 25, 2011 meeting.

Comm. Greene seconded the motion.

All Commissioners present voted unanimously to approve the minutes.

IV. Public Hearings:

Comprehensive Plan Map Amendment:

PC#2011-02 Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located at 122 S. Georgetown Hwy., Johnsonville shown on Tax Map No. 50007, Block 5, Parcel 2 from Transitional Growth and Preservation to Commercial Growth and Preservation.

Ms. Pearl McDaniel presented the staff report to the Commission. Staff recommends approval of the request.

(Copy available at the Florence County Planning Department)

During the presentation of the staff report by Ms. McDaniel, Comm. Cunha arrived and joined the meeting.

Comm. Kirby made a motion to approve the request.

Comm. Lane seconded the motion.

The vote carried unanimously.

Map Amendment:

PC#2011-03 Map Amendment requested by Glenn Badger Bazen to change the zoning district designation for property located at 122 S. Georgetown Hwy., Johnsonville shown on Florence County Tax Map No. 50007, Block 5, Parcel 2 from B-2, Convenience Business District to B-3, General Commercial District.

Ms. Pearl McDaniel presented the staff report to the Commission. Staff recommends approval of the request.

(Copy available at the Florence County Planning Department)

Comm. Cunha asked one is pending the approval of the other?

Chairman Knoller responded yes, the first one has to be done first because that is changing the comprehensive plan and then you can do the second one.

Vice-Chairman B. Lockhart made a motion to approve the request.

Comm. Lane seconded the motion.

The vote carried unanimously.

V. Requests for Plat/Plan Approval:

None

VI. Other Business:

None

VII. Director's Report:

Ms. McDaniel's comments were as follows:

➤ **Summary Plats**

You have in your packets the summary plat report for the month of January.

➤ **Building Report**

You have your building permit report in your packet; you have the totals for the month and your year to date totals.

➤ **Manufactured Homes**

In our present zoning ordinance in the definition there are four or five criteria that a residential manufactured home, which is a doublewide, has to meet if it is to be placed in an R-3 or R-5 zoning district; one of the things that we have to look at is the roof pitch of the home and periodically we

have people that come in and they are looking at placing a doublewide home on a piece of property that is zoned R-3 or R-5 and with that sometimes the roof pitch does not meet the 3:12; it may meet 2 ½ to 2 ¾ to that 12 inches of roof pitch; one thing we would like to do and we will try to bring that before you in the near future as an amendment to possibly reduce that requirement; if it's a safety standard by HUD or the Manufactured Housing Board then it may be something that we cannot do; we are right now studying and looking at regulations to see if we can do that by law; it would help our citizens; we don't want to do anything that's against any federal or state requirement; right now when we go out and it does not meet, they are having to try to find another one at that dealership or they would have to go before the Board of Zoning Appeals or they can remodel it; we can't do anything until we are sure that it is mainly something for aesthetics and not based on a safety standard.

VIII. Adjournment:

Chairman Knoller declared the meeting adjourned at 6:52 p.m.

Respectfully submitted,

Angela C. Thomas
Secretary

Approved by:

Pearlie D. McDaniel
Interim Planning Director

Approved by:

Peter M. Knoller
Chairman, Florence County Planning Commission

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