

Minutes
Florence County Planning Commission Meeting
Tuesday, May 24, 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 6:31 p.m. and declared a quorum of members present.

II. Attendance:

Commissioners Present: Peter M. Knoller, Chairman
Linda Borgman
Cecil Cunha
Ted Greene
Jody Lane
Doris Lockhart
Virginia Talbert

Commissioners Absent: David Hobbs
Roger Kirby
Bill 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.

Chairman Knoller explained to those present the procedures for the Public Hearing portion of the meeting.

III. Review and Motion of Minutes:

Comm. Talbert made a motion to approve the minutes of the March 22, 2011 meeting.

Comm. Lane seconded the motion.

All Commissioners present voted unanimously to approve the minutes.

IV. Public Hearings:

Comprehensive Plan Map Amendment:

PC#2011-04 Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located at 224 E. Carolyn Ave., Florence shown on Tax Map No. 90095, Block 1, Parcel 42 from Commercial Growth and Preservation to Suburban Development.

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. Borgman arrived and joined the meeting.

Chairman Knoller asked Commercial Growth and Preservation to Suburban Development, is that stronger or weaker?

Ms. McDaniel responded it's more restrictive.

Comm. Greene asked has anyone spoken in opposition of this?

Ms. McDaniel responded I am aware of one call but it was a call concerning what the request pertains to but as far as I'm aware, we didn't have anyone to call in opposition.

Chairman Knoller asked would the applicant like to say something?

Mr. William Doulaveris came forward to speak and his comments were as follows:

- Basically we're trying to build a duplex on that street.
- Currently there are six duplexes that were built in the last year or two.
- There are provisions for another two or three coming up the street.

Chairman Knoller asked is there anyone else speaking in favor?

There was no response.

Chairman Knoller asked is there anyone that would like to speak opposed?

There was no response.

Comm. D. Lockhart made a motion to approve the request.

Comm. Lane seconded the motion.

The vote carried unanimously.

Map Amendment:

PC#2011-05 Map Amendment requested by Doulaveris Holdings LLC to change the zoning district designation for property located at 224 E. Carolyn Ave., Florence shown on Florence County Tax Map No. 90095, Block 1, Parcel 42 from B-3, General Commercial District to R-4, Multi-Family Residential District, Limited.

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. Borgman asked this request is to be zoned R-4 but the adjacent properties are not R-4?

Ms. McDaniel responded the adjacent properties are not R-4, they are B-3.

Comm. Borgman asked this is okay, this isn't considered spot zoning?

Ms. McDaniel responded it doesn't because it depends on what the uses are and I did bring the section from state law concerning spot zoning and it talks about "Zoning a small parcel as an island surrounded by a district with different zoning may be spot zoning."; however, it also says "Small areas may be rezoned as long as the action is not arbitrary or unreasonable. To avoid spot zoning, many zoning ordinances include a provision prohibiting some types of free standing zoning districts of less than two acres."; however, it does say that we don't have to rule this as spot zoning because of the land uses that are in conjunction with this particular property which means there are other duplexes in the area and it is one parcel over from the parcel that is in this request.

Chairman Knoller asked would the applicant like to speak?

Mr. William Doulaveris came forward to speak and his comments were as follows:

- We're just trying to continue what the street is; the street behind this, Grace Drive, is basically scattered with duplexes and multi-family.
- This is basically a continuation of what is there anyway.

Comm. Borgman asked will these be rental units?

Mr. Doulaveris responded correct.

Chairman Knoller asked is there anyone else that would like to speak for this proposal?

There was no response.

Chairman Knoller asked is there anyone that would like to speak opposed to this proposal?

There was no response.

Comm. Lane made a motion to approve the request.

Comm. Talbert seconded the motion.

The vote carried unanimously.

V. Requests for Plat/Plan Approval:

PC#2011-06 Request for Summary Plat Approval with a waiver of Section 28.6-85 by Betty Fulton on behalf of Bryant McElveen for property located at 2821 T & W Lane, Effingham shown on Florence County Tax Map No. 102, Block 1, Parcel 266.

Ms. Pearl McDaniel presented the staff report to the Commission. Staff recommends that the property owner submit a plan for the whole project.
(Copy available at the Florence County Planning Department)

Chairman Knoller asked have you contacted the property owner?

Ms. McDaniel responded our staff is presently working on that.

Chairman Knoller asked have they agreed to do this?

Ms. McDaniel responded as far as I'm aware, he has been in contact with the applicant, I can make sure tomorrow.

Chairman Knoller responded because basically what the review committee said is if he complies we'll go along with it but if he doesn't we won't; can we hold this up until we get that?

Comm. D. Lockhart asked does the same person own all of this property?

Chairman Knoller responded yes.

Ms. McDaniel responded if you defer it for 30 days it can go back on the agenda.

Chairman Knoller responded if we defer it until next month so your staff has had time to work with the gentleman and he agrees to this, I think we'd feel better.

Comm. Greene asked why would we require a 50 foot easement and then we're going to adjust it to 25 for somebody?

Chairman Knoller responded we have given waivers for family plots and subdivisions; it only has a 50 foot right-of-way going down it right now; they don't have any more room; that's why we give out waivers for family arrangements only; if you want to build a subdivision and you want to get a waiver, so sorry but no.

Comm. Borgman asked you don't think this is going to be a family subdivision?

Chairman Knoller responded I'm not so sure but that's why we're saying we'd like to see a master plan.

Comm. Greene asked this would still allow for emergency vehicles to get through?

Chairman Knoller responded yes sir; a fire truck needs 18 feet.

Comm. Lane made a motion to defer this request until the next Planning Commission meeting.

Comm. D. Lockhart seconded the motion.

The vote carried unanimously.

VI. Other Business:

None

VII. Director's Report:

Ms. McDaniel's comments were as follows:

➤ Summary Plats

With the year to date, total number of plats we have approved between January and April is 75, total number of lots is 108 and total number of acres is 1,167.45.

➤ Building Report

It provides the total permits for the month, year to date total, previous year to date numbers, monthly value, year to date value and previous year to date value.

Comm. Borgman asked on the residential demolition the monthly value is the same as the year to date value; is it always that way?

Ms. McDaniel responded I'd have to go back and check but I see what you're saying; I can check for you to see if there should be a difference there.

Chairman Knoller asked is there any other questions for staff?

Comm. Borgman asked when we re-did the comprehensive plan and Mr. Hoge was here, I seem to recall that once it's there it is pretty much cast in stone and we can't change anything; does anyone else remember that?

Comm. Talbert responded you can change the comprehensive plan but if you make so many changes it has to be reviewed to see if the plan is correct or wrong.

Ms. McDaniel responded if it looks like that we went in and at some point there might have been some mistakes then we would go back in as you did with the Town of Pamplico.

Chairman Knoller responded for instance with the Town of Pamplico, they wanted to go back to where they were so we gave it back to them; it's within our jurisdiction and we've always had the right to do that.

Ms. McDaniel responded also in the administrative procedures we have to go back for a comprehensive land use designation and there are actually four criteria that you need to look at when you're working with an applicant and letting them know that this is what we look at as well.

Chairman Knoller asked are there any other questions?

There was no response.

VIII. Adjournment:

Chairman Knoller declared the meeting adjourned at 7:05 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.