

Minutes
Florence County Planning Commission Meeting
Tuesday, August 23, 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 6:43 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
David Hobbs
Roger Kirby
Jody Lane
Doris Lockhart
Virginia Talbert

Commissioners Absent: King Lowery

Staff Present: Jonathan B. Graham, III, Planning Director
Pearlie D. McDaniel, Development and Zoning Services Officer
Angela C. Thomas, Secretary

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

III. Election of Officers:

- **Chairman**

Comm. Cunha made a motion to reappoint Comm. Knoller as Chairman.

Comm. Hobbs seconded the motion.

No other nominations were made.

The vote carried unanimously to reappoint Comm. Peter Knoller as Chairman. Comm. Knoller did not vote.

- **Vice-Chairman**

Comm. Hobbs made a motion to reappoint Comm. B. Lockhart as Vice-Chairman.

Comm. Cunha seconded the motion.

No other nominations were made.

The vote carried unanimously to reappoint Comm. Bill Lockhart as Vice-Chairman. Comm. Lockhart did not vote.

IV. Review and Motion of Minutes:

- **Meeting of June 28, 2011**

Comm. Cunha made a motion to approve the minutes.

Comm. Greene seconded the motion.

The vote carried unanimously to approve the minutes.

- **Meeting of July 26, 2011**

Comm. Hobbs made a motion to approve the minutes.

Comm. Cunha seconded the motion.

The vote carried unanimously to approve the minutes.

V. Public Hearings:

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

Comprehensive Plan Map Amendment:

PC#2011-11 Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located at 129 & 135 S. Fifth St., Timmons ville shown on Tax Map No. 17, Block 4, Parcel 100 from Residential Preservation to Rural 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)

Chairman Knoller asked would the applicant like to make any comments?

Ms. Viola Garner responded no.

Chairman Knoller asked is there anyone that would like to speak in favor of the request?

Ms. Sheila Brownlee came forward to speak and ask questions. Her comments were as follows:

- I am guardian for my mother, Frankie Brownlee.
- My Mom has some property in this area and I just want to know the significance of the changes so that if I want to do something with Mom's property it won't impact that.
- My Mom passed away in November so I have to finish her affairs; before we decide what's going to happen to our piece, would any of this impact that?

Chairman Knoller asked this is 57 acres right?

Ms. Brownlee responded yes sir.

Chairman Knoller asked is it going to be split up?

Ms. Brownlee responded it's possible because I have a sister that wants her share.

Chairman Knoller responded if that's the case, I suggest you sit down with the planning and zoning people; they will walk you through this because if you are going to break it up there are certain rules and regulations.

Ms. Brownlee asked Ms. Viola's request won't impact what I want to do?

Chairman Knoller responded that's not quite true; depending on where this is, it may be zoned already and if it is zoned already, you can only do what's required in the zoning; that's why I'm

suggesting that you sit down with the planning department and they will explain what your property is zoned and what you need to do.

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

There was no response.

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

Comm. D. Lockhart seconded the motion.

The vote carried unanimously.

Map Amendment:

PC#2011-12 Map Amendment requested by Viola A. Garner to change the zoning district designation for property located at 129 & 135 S. Fifth St., Timmons ville shown on Florence County Tax Map No. 17, Block 4, Parcel 100 from R-3, Single-Family Residential District to RU-1, Rural Community 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)

Chairman Knoller asked the applicant, would you like to make any comments?

Ms. Garner's nephew Andrew came forward and stated the septic tank is already put in.

Chairman Knoller asked would anyone else like to say anything?

There was no response.

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

Comm. D. Lockhart seconded the motion.

The vote carried unanimously.

Text Amendments:

PC#2011-13 Text amendment request for Sec. 30-210. Relocation of billboard due to governmental land acquisition of the Florence County Code of Ordinances.

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

(Copy available at the Florence County Planning Department)

Chairman Knoller asked if this would then alleviate Florence County from having to pay for it?

Ms. McDaniel responded we would not have to do it.

Comm. Borgman asked does SCDOT take down the sign?

Ms. McDaniel responded they do or they have a contractor to do it.

Comm. Cunha stated there is one correction, PC#20011; I think that should be PC#2011.

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

Comm. Lane seconded the motion.

The vote carried unanimously.

PC#2011-14 Text amendment request for Sec. 27-21. Street naming (d) Renaming roads and (e) Request to rename, filing fee of the Florence County Code of Ordinances.

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

(Copy available at the Florence County Planning Department)

Chairman Knoller asked if you rename a road and someone has to put a road sign up, who pays for it?

Ms. McDaniel responded as far as I am aware, the county is putting up the signs; I'm not sure how that is paid for; I can find out that information.

Comm. D. Lockhart asked this request is only for renaming roads?

Ms. McDaniel responded yes, this is only to rename.

Comm. D. Lockhart asked is this only for individuals or developers?

Ms. McDaniel responded individuals.

Comm. Cunha asked have we never had a filing fee before?

Ms. McDaniel responded we've had filing fees; it did not show up in that section in the request to rename.

Comm. Cunha asked you're just specifying?

Ms. McDaniel responded that's correct.

Comm. Lane made a motion to approve the request with the stipulation that if the renaming of the road is approved that the requestor/applicant pay a nominal fee for the sign itself.

Comm. Talbert seconded the motion.

Comm. Cunha asked is that within our purview?

Mr. Jonathan Graham responded we can run that by the administrator.

Chairman Knoller asked Comm. Lane, you don't have any objection if it's dropped if it's not within our jurisdiction?

Comm. Lane responded no sir but I don't think the cost should be passed on to the city or the county when these requests are being made with our tax dollars.

Comm. Borgman asked what kind of fees are we talking about for a new sign?

Ms. McDaniel responded we can find out; we can get some information from our public works department.

Comm. Talbert asked who puts the signs up in a new subdivision?

Comm. Lane responded the developer.

The vote carried unanimously.

Road Renaming:

PC#2011-15 Credit Union Court – A county maintained road currently named Bankers Court and is located off of S. Irby St. in Florence between Tax Map No. 150, Block 1, Parcels 95 and 136.

Chairman Knoller stated this request has been withdrawn.

PC#2011-16 Federal Court – A county maintained road currently named Bankers Court and is located off of S. Irby St. in Florence between Tax Map No. 150, Block 1, Parcels 95 and 136.

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 would have been called Credit Union Court if we had been here last month?

Ms. McDaniel responded last month we brought it to you but the applicant had submitted a letter to withdraw; we did not have a quorum so we could not present that letter to you.

Comm. Greene asked have there been any objections to this?

Ms. McDaniel responded we have not had any objections.

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

Comm. Lane seconded the motion.

The vote was 9 to 1 to approve the request with Comm. Hobbs voting to oppose the request.

VI. Requests for Plat/Plan Approval:

None

VII. Other Business:

None

VIII. Director's Report:

Mr. Graham's comments were as follows:

- **Summary Plats**

We have provided in your packets the summary plats that have been approved for June and July.

- **Building Report**

The permit report tracks the number of permits and the value of permits that we have issued for June and July.

IX. Adjournment:

Vice-Chairman B. Lockhart made a motion to adjourn the meeting.

Comm. Hobbs seconded the motion.

The vote carried unanimously and meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Angela C. Thomas
Secretary

Approved by:

Jonathan B. Graham, III
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.