

**Minutes**  
**Regular Meeting of the Florence County Planning Commission**  
**Tuesday, November 27, 2012 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 Departments office.**

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

**II. Attendance:**

**Commissioners Present:** David Hobbs, Chairman  
Jody Lane, Vice-Chairman  
Linda Borgman  
Ted Greene  
Bill Lockhart  
Jeffrey Tanner

**Commissioners Absent:** Cecil Cunha  
Roger Kirby  
Doris Lockhart  
Virginia Talbert

**Staff Present:** Jonathan B. Graham, III, Planning Director  
Pearlie D. McDaniel, Development & Zoning Services Officer  
Debbie Gary, Secretary III

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

**III. Review and Motion of Minutes**

- **Meeting of October 23, 2012**

Motion – Vice-Chairman Lane/Second – Comm. B. Lockhart/Unanimously approved.

#### **IV. Public Hearings**

**PC#2012-17 Comprehensive Plan Map Amendment requested by Doulaveris Holdings, LLC to change the Land Use Map designation for property located at 306 E. Carolyn Ave., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcel 019 from CGP, Commercial Growth and Preservation to SD, Suburban Development.**

Mr. Jonathan Graham presented the staff report to the Commission. Staff recommends approval of the request.

(Copy available at the Florence County Planning Department)

Chairman Hobbs asked if there was anyone present to speak in favor of this request.

There was no response.

Chairman Hobbs asked if there was anyone present to speak in opposition of this request.

There was no response.

Comm. Borgman asked if the reason this issue was previously deferred, if that had been fixed.

Mr. Graham responded yes.

Motion – Comm. B. Lockhart/Second – Vice-Chairman Lane/Unanimously approved.

**PC#2012-19 Map Amendment requested by Doulaveris Holdings, LLC to change the zoning district designation for property located at 306 E. Carolyn Ave., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcel 019 from B-3, General Commercial District to R-4, Multi-Family Residential District, Limited.**

Mr. Jonathan Graham presented the staff report to the Commission. Staff recommends approval of the request.

(Copy available at the Florence County Planning Department)

Chairman Hobbs asked if there was anyone present to speak in favor of this request.

There was no response.

Chairman Hobbs asked if there was anyone present to speak in opposition of this request.

There was no response.

Motion – Comm. B. Lockhart/Second – Vice-Chairman Lane/Unanimously approved.

**PC#2012-21 Comprehensive Plan Map Amendment requested by the Florence County Planning Commission to change the Land Use Map designation for property located at 222 E. Carolyn Ave., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcel 020 from CGP, Commercial Growth and Preservation to SD, Suburban Development.**

Mr. Jonathan Graham presented the staff report to the Commission. Staff recommends approval of the request.

(Copy available at the Florence County Planning Department)

Chairman Hobbs asked if there was anyone present to speak in favor of this request.

There was no response.

Chairman Hobbs asked if there was anyone present to speak in opposition of this request.

There was no response.

Motion – Comm. B. Lockhart/Second – Vice-Chairman Lane/Unanimously approved.

**PC#2012-22 Map Amendment requested by the Florence County Planning Commission to change the zoning district designation for property located at 222 E. Carolyn Ave., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcel 020 from B-3, General Commercial District to R-4, Multi-Family Residential District, Limited.**

Mr. Jonathan Graham presented the staff report to the Commission. Staff recommends approval of the request.

(Copy available at the Florence County Planning Department)

Comm. Borgman commented, I notice that the owner of record is not Mr. Doulaveris; is this something that the planning staff went to Mr. & Mrs. Kelly about.

Mr. Graham responded we did notify them; we have not had any comments concerning either property.

Chairman Hobbs asked if there was anyone present to speak in favor of this request.

There was no response.

Chairman Hobbs asked if there was anyone present to speak in opposition of this request.

There was no response.

Motion – Comm. B. Lockhart/Second – Vice-Chairman Lane/Unanimously approved.

**PC#2012-23 Text amendment request for Chapter 9.5 - Drainage and Stormwater Management, Section 9.5-16. - Finding of fact (b) of the Florence County Code of Ordinances.**

Mr. Jonathan Graham presented the staff report to the Commission. Staff recommends approval of the request.

(Copy available at the Florence County Planning Department)

Chairman Hobbs asked if there was anyone present to speak in opposition of this request.

There was no response.

Chairman Hobbs asked if there was anyone present to speak in favor of this request.

There was no response.

Motion – Comm. Tanner/Second – Vice-Chairman Lane/Unanimously approved.

**V. Requests for Plat/Plan Approval:**

None

**VI. Other Business:**

None

**VII. Director's Report:**

Mr. Graham's comments were as follows:

- **Summary Plats**
- **Building Reports**

As we do every month, we have included in your packets the summary plat report and the building report.

Mr. Graham stated that Ms. Pearl McDaniel has decided to retire and pursue her other interests at this time effective Dec. 31, 2012; this is her last meeting; we're going to miss her greatly.

Chairman Hobbs stated I cannot express how valuable you have been to this Planning Commission.

**VIII. Adjournment:**

Motion to adjourn – Vice-Chairman Lane/Second – Comm. Lockhart/Chairman Hobbs declared the meeting adjourned at 6:58 p.m.

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Angela C. Thomas  
Secretary

Approved by:

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Jonathan B. Graham, III  
Planning Director

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