

Minutes
Florence County Planning Commission Meeting
Tuesday, August 28, 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 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 Lane called the meeting to order at 6:30 p.m.

II. Attendance:

Commissioners Present: Linda Borgman
Ted Greene
David Hobbs
Roger Kirby
Jody Lane
Jeffrey Tanner

Commissioners Absent: Cecil Cunha
Bill Lockhart
Doris Lockhart
Virginia Talbert

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

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

III. Election of Officers:

Planning Director Jonathan Graham administered the nomination and votes for Chairman.

- **Chairman**

Motion – Comm. Borgman nominated Comm. Hobbs. No other nominations were made. The vote carried unanimously to appoint Comm. Hobbs as Chairman.

Chairman Hobbs administered the nomination and votes for Vice-Chairman.

- **Vice-Chairman**

Motion – Comm. Kirby nominated Comm. Lane/Second – Chairman Hobbs. No other nominations were made. The vote carried unanimously to appoint Comm. Lane as Vice-Chairman.

IV. Review and Motion of Minutes

- **Meeting of June 26, 2012**

Motion – Comm. Lane/Second – Comm. Greene/Approved unanimously.

V. Public Hearings

Comprehensive Plan Map Amendment:

PC#2012-10 Comprehensive Plan Map Amendment requested by the Governing Council to change the Land Use Map designation for properties located on Pisgah Rd., Enterprise Dr., Florence Park Dr., Mechanicsville Rd., Prosperity Way, Otis Way, Success Way and Cecil Rd., Florence, SC as shown on Florence County Tax Map No. 120, Block 1, Parcels 1-3, 22, 25, 34, 39, 40, 52, 59, 61-63, 65, 73, 75, 77-82, 85, 86, 88-90, 92, 93; and Florence County Tax Map No. 145, Block 1, Parcels 76, 85, 86, 89, 93, 95, 100, 103, and 104 from the following land uses of Commercial Growth & Preservation, Rural

**Preservation, Suburban Development, and Public Facilities to IGP,
Industrial Growth & Preservation.**

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 the request.

There was no response.

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

Mr. Ralph Brown came forward to ask where this is located and if it was near Darlington St.

Mr. Graham explained the location.

Mr. George Richardson came forward inquiring as to whether taxes would increase due to rezoning of property located on Darlington St.

Mr. Graham responded that the rezoning would not affect taxes.

Motion – Comm. Kirby/Second – Comm. Borgman/Approved unanimously.

Map Amendments:

PC#2012-11 Map Amendment requested by the Governing Council to change the zoning district designation for properties located on Pisgah Rd., Enterprise Dr., Florence Park Dr., Mechanicsville Rd., Prosperity Way, Otis Way, Success Way and Cecil Rd., Florence, SC as shown on Florence County Tax Map No. 120, Block 1, Parcels 1-3, 22, 25, 34, 39, 40, 52, 58, 59, 61-63, 65, 73, 75, 77-82, 85, 86, 88-90, 92, 93; and Florence County Tax Map No. 145, Block 1, Parcels 76, 77, 85-89, 93, 95, 100, 103 and 104 from Unzoned to B-6, Industrial District.

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

(Copy available at the Florence County Planning Department)

There was brief discussion and questions by the commission.

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

There was no response.

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

There was no response.

Motion – Vice-Chairman Lane/Second – Comm. Kirby/Approved unanimously.

PC#2012-12 Map Amendment requested by the Governing Council to amend the zoning district designation for properties bounded by Chase St., W. Lucas St., N. Cashua Dr. and W. Evans St., Florence, SC from Unzoned to the following zoning designations of B-2, Convenience Business District, B-3, General Commercial District, B-5, Office and Light Industrial District, B-6, Industrial District, R-3A, Single-Family Residential District, and RU-2, Rural Resource District.

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 the request.

Ms. Teresa Myers Ervin came forward and spoke briefly in favor of the request.

The following people spoke briefly in favor of the request and asked for amendments to the proposed zoning of their properties: Neil Grantham, Michael Lawlor and Cary Andrews.

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

The following people spoke briefly in opposition to the request: Carol McClain, Mamie A. Richardson and Gloria Dimery Clarkson.

There was considerable discussion and questions by the commission.

Mr. Graham read a letter from Mr. Gary Dauksch in which he requested an amendment to the proposed zoning of his property; we also received a verbal request from Mr. William Neel; he sent a request by email but due to our email being down we have not received his request in writing at this time.

For clarification, Mr. Graham described each requested change of the proposed zoning request that staff recommends.

Motion – Vice-Chairman Lane to approve this request and all amendments that staff has recommended/Second – Comm. Kirby/Vote was 5 to 1 to approve with Linda Borgman in opposition of the request due to our office not obtaining a written request by Mr. William Neel.

The following are the amendments to the request:

From R-3A, Single-Family Residential District to R-5A, Multi-Family Residential District:
00147-01-030

From B-3, General Commercial District to B-5, Office and Light Industrial District:
90045-04-003

From R-3A, Single-Family Residential District to B-2, Convenience Business District:
90045-03-001
90045-01-030
90045-01-010
90045-01-011

From R-3A, Single-Family Residential District to B-3, General Commercial District
90045-01-036
90045-01-003
90045-01-014
90045-01-024
90045-01-015
90045-01-017
90045-01-025

From B-5, Office and Light Industrial District to B-6, Heavy Industrial District
00122-01-115
00122-01-085
00122-01-073
00122-01-045
00122-01-063
00122-01-044

Text Amendments:

PC#2012-13 Text amendment request to the Florence County Comprehensive Plan Land Use Element to include R-3A and R-5A zoning districts to the Land Use Designations that allow R-3 and R-5 zoning.

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 the request.

There was no response.

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

There was no response.

Motion – Comm. Borgman/Second – Comm. Kirby/Approved unanimously.

PC#2012-14 Text amendment request to the Florence County Code of Ordinances, Chapter 30, Zoning Ordinance, Section 30-1.- Establishment of districts and Section 30-2.- Purpose of districts to include zoning districts R-3A, Single-Family Residential District and R-5A, Multi-Family Residential District.

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

(Copy available at the Florence County Planning Department)

Motion – Comm. Kirby/Second – Vice-Chairman Lane/Approved unanimously.

VI. Requests for Plat/Plan Approval:

None

VII. Other Business:

None

VIII. Director's Report:

Mr. Graham's comments were as follows:

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

Staff has included the summary plats report and the building report in your packet.

Some of you are due for your annual continuing education; those of you that are, we sent you an email; if you didn't get an email then you do not need to worry about this; will be held on September 20th.

IX. Adjournment:

Motion – Comm. Kirby/Second – Vice-Chairman Lane/Chairman Hobbs declared the meeting adjourned at 8:04 p.m.

Respectfully submitted,

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.

Addendum to the Minutes:

RE: PC#2012-12

Letter from Mr. William Neel has been attached; once our email was working properly, we received the written request to amend the proposed zoning of his properties.

Angie Thomas

From: Pearl McDaniel
Sent: Wednesday, August 29, 2012 10:06 AM
To: Jonathan B. Graham
Cc: Loreli Kelly; Rebecca Berry
Subject: FW: rezoning
Attachments: "AVG certification".txt

FYI.

From: halneel@aol.com [<mailto:halneel@aol.com>]
Sent: Tuesday, August 28, 2012 3:29 PM
To: Pearl McDaniel
Subject: rezoning

Pearl, thanks for your help and please accept these requests;

1. please zone parcel 90045-01-036 as B3. It was formerly Rogers Street. It was abandoned by Florence Co to Cameron Barkley, sold to Palmetto Laundry, which went bankrupt, was sold at Co tax sale to me. Please remove the name "Rogers Street" as it is a private parcel.

2. please zone this lots as B3 as they are landlocked and N. Rogers Street is no longer street but a parcel that I own.

90045-01-003

90045-01-014

90045-01-024

90045-01-015

90045-01-017

90045-01-025

3 please zone 90045-01-004 and 90045-01-005 as B3

If I can be of any help please call me William Hal Neel III 843-229-4664