

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, April 23, 2013 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 6:40 p.m.

II. Attendance:

Commissioners Present: David Hobbs, Chairman
Jody Lane, Vice-Chairman
Linda Borgman
Cecil Cunha
Bill Lockhart
Doris Lockhart
Jeffrey Tanner

Commissioners Absent: Ted Greene
Roger Kirby
Virginia Talbert

Staff Present: Jonathan B. Graham, III, Planning Director
Derrick Singletary, Planner II
Benjamin Smith, Civil Engineer
Raleigh "Tripp" Ward, Stormwater Technician
Angela C. Thomas, Secretary

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

III. Review and Motion of Minutes

- **Meeting of November 27, 2012**
- **Meeting of March 26, 2013**

Motion for both sets of minutes to be approved as read – Vice-Chairman Lane/Second – Comm. B. Lockhart/Unanimously approved.

IV. Public Hearings

Map Amendments:

PC#2013-01 Map Amendment requested by the Town of Scranton to assign a zoning district designation for properties located at 227, 233, 237, 241, 243, 247, 249, and 251 Mill St., Scranton, SC as shown on Florence County Tax Map No. 00194, Block 31, Parcels 025, 077 and 104; and a portion of Tax Map No. 00194, Block 31, Parcels 021 – 024 and 111 from Unzoned to R-1, Single-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)

Chairman Hobbs asked if there was anyone that would like to speak in favor of this request.

There was no response.

Chairman Hobbs asked if there was anyone that would like to speak in opposition to the request.

Mr. James Hurst, Jr. came forward and spoke briefly.

There was brief discussion and questions by the Commission.

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

PC#2013-02 Map Amendment requested by Allyson Carter to change the zoning district designation for properties located at 301, 303, 319 and 321 E. Grace Dr., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcels 002, 010, 012 and 016 from R-3, Single-Family Residential 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 that would like to speak in opposition to the request.

The following people spoke briefly in opposition to the request: Mr. Ronnie Kennedy, Mr. Robert Bair and Ms. Lesia McKenzie.

Chairman Hobbs asked if there was anyone that would like to speak in favor of this request.

The following people spoke briefly in favor of the request: Ms. Allyson Carter and Mr. Vince Carter.

There was considerable discussion and questions by the Commission.

Motion to deny – Comm. B. Lockhart/Second – Comm. D. Lockhart/Denied by a vote of 5 to 2 with Comm. Borgman and Vice-Chairman Lane in opposition of denying the request.

PC#2013-04 Map Amendment requested by Judy H. Thomas and Debra A. Holloway to change the zoning district designation for property located at 2005 Hazelwood Lane, Effingham, SC as shown on Florence County Tax Map No. 00127, Block 01, Parcel 008 from R-3, Single-Family Residential District to RU-1, Rural Community 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 stated we do not have anyone in the audience to speak in favor or in opposition to this request.

Motion to approve – Comm. Cunha/Second – Vice-Chairman Lane/Unanimously approved.

At this time, Comm. Cunha departed from the meeting.

Text Amendments:

PC#2013-03 Text Amendment request of the Florence County Code of Ordinances, Chapter 7 – Building Regulations, Article II. – Standards for Construction, Installations and Maintenance, Division 1. – Generally, Sec. 7-11. – International Building Code adopted.

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 stated we do not have anyone in the audience to speak in favor or in opposition to this request.

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

PC#2013-05 Text amendment request of the Florence County Code of Ordinances, Chapter 9.5 - Drainage and Stormwater Management.

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

PC#2013-06 Text amendment request of the Florence County Code of Ordinances, Chapter 28.6 – Land Development and Subdivision Ordinance, Article VI. – Subdivision Improvements and Guarantees, Sec. 28.6-98. – Acceptance techniques in lieu of completion of all improvements, Sec. 28.6-100. – Reduction of guarantee, and Sec. 28.6-101. – Release of guarantee.

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 to approve – Comm. B. Lockhart/Second – Comm. Tanner/Unanimously approved.

Mr. Graham explained two minor changes to the document per the request of Comm. Borgman and asked for the Commission to vote concerning these changes.

Motion to approve changes – Comm. B. Lockhart/Second – Comm. D. Lockhart/Unanimously approved.

V. Requests for Plat/Plan Approval:

None

VI. Other Business:

- **Review and Approval of the 2013 Planning Commission Meeting Calendar**

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

- **Comprehensive Plan Map Amendment Direction Request**

Motion to bring forward at the next Planning Commission meeting, a proposal to change the land use and zoning of several parcels located on E. Grace Dr. & E. Carolyn Ave. – Comm. B. Lockhart/Second – Vice-Chairman Lane/Unanimously approved.

VII. Director's Report:

Mr. Graham's comments were as follows:

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

We have included in your packet the summary plats and the building information as we do every month.

- **Continuing Education Webcast on Thursday, May 16, 2013 from 9:00 a.m. to 12:30 p.m. – *Current Planning and Zoning Issues for Urban and Rural Communities***

Please RSVP to Angie.

- **TV Road Widening**

The Planning Commission was sent a letter via staff; apparently an agreement was made between a private landowner and SC DOT on the acquisition of right-of-way; staff has prepared a response for you in order to respond to the person that wrote the letter; we ask for your direction on what you would like to do.

Motion for the Planning Commission to respond back via letter – Comm. Tanner/Second – Comm. B. Lockhart/Unanimously approved.

VIII. Adjournment:

Motion to adjourn – Vice-Chairman Lane/Second – Comm. B. Lockhart/Chairman Hobbs declared the meeting adjourned at 8:20 p.m.

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.