

**Minutes**  
**Regular Meeting of the Florence County Planning Commission**  
**Tuesday, August 27, 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 6:30 p.m.

Chairman Hobbs asked each member of the Planning Commission to state their name and for Mr. Graham to introduce staff.

**II. Attendance:**

**Commissioners Present:** David Hobbs, Chairman  
Jody Lane, Vice-Chairman  
Linda Borgman  
Cecil Cunha  
Cheryl Floyd  
Ted Greene  
Roger Kirby  
Bill Lockhart  
Doris Lockhart  
Jeffrey Tanner

**Commissioners Absent:** None

**Staff Present:** Jonathan B. Graham, III, Planning Director  
Derrick Singletary, Planner II

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 July 23, 2013**

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

Motion for the Planning Commission to reconsider PC#2013-08 from our previous meeting – Vice-Chairman Lane/Second – Comm. Kirby/Unanimously approved.

Mr. Graham stated last month PC#2013-08 was brought to this group; this group voted unanimously to forward this to county council for a rezoning of properties on Carolyn Ave. and Grace Dr.; after this action was taken, staff reviewed it and realized that one of the properties, specifically 306 E. Carolyn Ave. owned by Doulaveris was errantly included in that list; that property had been addressed previously by this body earlier in the year and had already been rezoned; the error was made due to the maps in our office not being updated at that time to reflect the zoning change; we would like to remove that particular parcel, which is parcel 19, from the request; we apologize for the error.

Motion to amend and correct PC#2013-08 – Comm. B. Lockhart/Second – Vice-Chairman Lane/Unanimously approved.

### **IV. Public Hearings**

None

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

**PC#2013-12 Sketch Plan Approval requested by West Florence Holdings, LLC for West Lakes Phase II located off of Lake Wateree Dr., Florence shown on Florence County Tax Map No. 00053, Block 01, a portion of Parcel 001.**

Vice-Chairman Lane left the meeting at 6:35 p.m. A recusal form was turned in by Vice-Chairman Lane due to him being one of the owners of this property.

Mr. Jonathan Graham presented the staff report to the Commission. Staff recommendations are as follows:

Staff recommends denial of granting the variance request to exempt the subdivider from the sidewalk requirement of Section 28.6-77.

Staff recommends denial of granting the variance request to meet the alternate requirement for street trees outlined in Section 28.6-70 (b) (3).

Staff recommends approval of the proposed Sketch Plan with the following contingencies:

- The Subdivider shall include sidewalks in the development plan submittal.
- The Subdivider shall include a Site Plan and Subdivision Landscaping Design in conformance with Chapter 28.6, 28.6-70 (b) (3) or conform with Section 28.6-70, Street Trees requirements in the development plan submittal.

(Copy of staff report available at the Florence County Planning Department)

Chairman Hobbs asked if the developer would like speak.

The following people spoke at length concerning this request and provided a powerpoint presentation: Mr. Martin Fox, Ms. Mary Fuller, and Mr. Eddie Weaver.

There was considerable discussion and questions by the Commission.

Comm. Kirby left the meeting around 7:00 p.m.

Mr. Eddie Weaver passed out a copy of Sec. 28.6-77. – Sidewalks from the Municode to all Planning Commission members.

Motion to approve this phase of the subdivision without sidewalks – Comm. B. Lockhart/Second – Comm. Borgman/Approved by a vote of 5 to 3 with Comm. Cunha, Comm. Floyd, and Chairman Hobbs voting in opposition of approval.

Mr. Graham stated that the law says that this board can only not require the sidewalks if this board can find, and provide in writing, that the sidewalks are physically impossible to install or an alternate means of pedestrian access has been provided; staff is not aware of either.

Discussion and questions by the Commission followed.

Motion made to rescind previous motion – Comm. B. Lockhart/Second – Comm. Tanner/Approved by a vote of 6 to 2 with Comm. D. Lockhart and Comm. Greene voting in opposition of rescinding the previous vote.

Motion to approve with contingencies as staff recommended concerning the sidewalks and the trees – Comm. Cunha/Second – Chairman Hobbs/Comm. Cunha amended his motion to include that the developers could come back before the Planning Commission with alternatives to these contingencies if they chose to/Second – Comm. B. Lockhart/Approved by a vote of 6 to 2 with Comm. D. Lockhart and Comm. B. Lockhart voting in opposition to approval with contingencies.

**VI. Other Business:**

None

**VII. Director's Report:**

Mr. Graham's comments were as follows:

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

The summary plat report and the building activity report are included in your packets; as always we are here to answer any questions.

**VIII. Adjournment:**

Motion to adjourn – Comm. Floyd/Second – Comm. Cunha/Chairman Hobbs declared the meeting adjourned at 7:57 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.