Minutes  
Regular Meeting of the Florence County Planning Commission  
Tuesday, March 25, 2014 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 6:28 p.m.

II. Attendance:

Commissioners Present:  
David Hobbs, Chairman  
Jody Lane, Vice-Chairman  
Linda Borgman  
Cecil Cunha  
Ted Greene  
Roger Kirby  
Doris Lockhart

Commissioners Absent:  
Cheryl Floyd  
Bill Lockhart  
Jeffrey Tanner

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 December 17, 2013

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

IV. Public Hearings

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

**Comprehensive Plan Map Amendment:**

PC#2014-01 Comprehensive Plan Map Amendment requested by Norma Jean Watford to change the land use map designation for property located at 1920 Pamplico Hwy., Florence, SC, as shown on Florence County Tax Map No. 90134, Block 02, Parcel 007 from RP, Residential Preservation to CGP, Commercial Growth and 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 that would like to speak in favor of this request.

Ms. Norma Jean Watford spoke briefly in favor of this request.

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

**Map Amendment:**

PC#2014-02 Map Amendment requested by Norma Jean Watford to change the zoning district designation for property located at 1920 Pamplico Hwy., Florence, SC, as shown on Florence County Tax Map No. 90134, Block 02, Parcel 007 from R-1, Single-Family Residential District to B-3, General Commercial 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 of this request. There was no response.

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

V. Requests for Plat/Plan Approval:

None

VI. Other Business:

None

VII. Director’s Report:

Mr. Graham’s comments were as follows:

- Council District 3 Phase V

In 2012 the Planning Commission instructed us to look at zoning portions of Councilman Bradley’s district; we have split the rest of the district into nine phases so we can approach this in a way that we can manage; if you like, we can proceed to the next phase which we would propose to be Phase V; also, you may want to declare in this meeting that we proceed with all nine phases and then with each new phase we can give you an update to let you know which phase we are getting ready to work on instead of a vote needing to be taken for each phase.

Motion to approve for planning staff to move forward concerning all nine phases of Council District 3 – Vice-Chairman Lane/Second – Comm. Kirby/Unanimously approved.

- West Lakes Update

Staff has been working with the developer to nail down the secondary access to the subdivision; we have received a letter of approval from the fire marshal and staff is going to move forward with this being the secondary access.

- Summary Plats

- Building Reports
As usual we’ve included the summary plat information and the building reports.

VIII. Adjournment:

Motion to adjourn – Vice-Chairman Lane/Second – Comm. Kirby/Unanimously approved/Chairman Hobbs declared the meeting adjourned at 6:44 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.