

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, December 16, 2014 at 6:30 p.m.
County Complex, 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 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.

II. Attendance:

Commissioners Present: David Hobbs, Chairman
Linda Borgman
Cheryl Floyd
Doris Lockhart
Jeffrey Tanner
Ted Greene
Karon Epps

Commissioners Absent: J. Mark Fountain
Jody B. Lane, Vice-Chairman

Staff Present: Jonathan B. Graham, III, Planning Director
Derrick Singletary, Planner II
Renee' Proctor, Planner I
Debbie M. Gary, Secretary

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

Chairman Hobbs, welcomed new member Karon Epps to the Planning Commission, Ms. Epps has replaced former Planning Commission member Roger Kirby. Mr. Hobbs thanked Mr. Roger Kirby for his services with the Planning Commission and wish him well on his new endeavor.

III. Review and Motion of Minutes

- **Meeting of October 28, 2014**

Motion to approve – Cheryl Floyd / Second – Ted Greene / Unanimously approved.

- **Meeting of November 18, 2014**

There was brief discussion and questions by the Commission.

Motion to approve – Doris Lockhart / Second – Cheryl Floyd / Unanimously approved

Cheryl Floyd briefly recognized the death of Ferrell Prosser stating he was a long time servant to the community, Cheryl Floyd also stated that Mr. Prosser served 51 years as a surveyor.

IV. Public Hearings

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

Map Amendment:

PC#2014-10 Map Amendment requested by Allan Austin on behalf of South Carolina Home Mission Board to change the zoning district designation for property located at 114 Steele Ave., Pamplico, SC, as shown on Florence County Tax Map No. 60008, Block 01, Parcel 004 from R-2, Single Family Residential District to B-3, General Commercial District.

Mr. Jonathan Graham presented the staff report to the Commission. Staff approved Mr. Allan Austin requested to withdraw his request from Planning Commission.

Mr. Allan Austin spoke briefly of his request to withdraw.

Chairman Hobbs briefly stated to Mr. Austin that he hopes that he did not withdraw his request because of the tie at the last Planning Commission Meeting.

PC#2014-16 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)

There was brief discussion and questions by the Commission.

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

Ms. Allyson Carter the owner of the property spoke briefly with a slide presentation in favor of her request.

Chairman Hobbs asked if there was anyone against the request.

The following constituents spoke briefly against the request for Grace Drive:

Josh Bear _ 219 Grace Drive
Robert Bear _ 306 E. Grace Drive
Lisa McKenzie _ 210 E. Grace Drive
Joe Carter _ 207 E. Grace Drive
Ronnie Kennedy _ Carolyn Avenue
Gary Donica _ 311 E. Grace Drive
Steve Connor _ 123 E. Grace Drive

There was brief discussion and questions by the Commission.

Motion to approve – Jeffery Tanner / Second-Doris Lockhart / 4 approve / 3 denied

Text Amendment:

PC#2014-13 Text amendment request to the Florence County Code of Ordinances, Chapter 30 - Zoning Ordinance, Sec. 30-28. - Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.

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 who would like to speak for or against staff approval.

Motion to approve - Cheryl Floyd / Second - Linda Borgman / Unanimously approved.

PC#2014-14 Text amendment request to the Florence County Code of Ordinances, Chapter 30 - Zoning Ordinance, Sec. 30-244. - Number of principal buildings/uses on a lot.

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

Chairman Hobbs asked if there was anyone who would like to speak for or against staff approval.

Motion to approve – Jeffery Tanner / Second – Linda Borgman / Unanimously approved.

IV. Requests for Plat/Plan Approval:

PC#2014-15 Sketch Plan Approval requested by Engineering Consultants, Inc. on behalf of Cecil E. Floyd, Jr. for Windsor Forest Phase VI located off of Parson's Gate, Florence shown on Florence County Tax Map No. 00122, Block 01, Parcels 235 and 236.

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

Chairman Hobbs asked if there was anyone who would like to speak for or against staff approval.

There was brief discussion and questions by the Commission.

Motion to approve – Cheryl Floyd / Second – Ted Greene / Unanimously approved.

PC#2014-17 Sketch Plan Approval requested by Westar Development Group, LLC for Kings Gate Phase 2 located off of N. Ebenezer Rd., Florence shown on Florence County Tax Map No. 00098, Block 01, Parcel 032.

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

There was brief discussion and questions by the Commission.

Chairman Hobbs asked if there was anyone who would like to speak.

The applicant Steve Powell of Venture Engineering spoke briefly on Kings Gate Phase 2.

Motion to approve – Jeffrey Tanner / Second – Ted Greene / Unanimously approved.

V. Other Business:

None

VI. Director's Report:

Mr. Graham's comments were as follows:

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

As we do every month, we provide a summary plat statement and a building report statement; if there are any questions, staff is available.

Roger Kirby addressed the Planning Commission members regarding his services on the board. .

VII. Adjournment:

Motion to adjourn – Ted Greene / Second – Cheryl Floyd / Unanimously approved / Chairman Hobbs declared the meeting adjourned at 7:59 p.m.

Debbie M. Gary
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.