

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, January 27, 2015 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
Doris Lockhart
Jeffrey Tanner
Ted Greene
Jody B. Lane, Vice-Chairman

Commissioners Absent: J. Mark Fountain
Cheryl Floyd
Karon Epps

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.

III. Review and Motion of Minutes

- **Meeting of December 16, 2014**

Motion to approve – Jody Lane / Second – Ted Greene / 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#2014-11 Comprehensive Plan Map Amendment requested by Larry McLaughlin to change the land use map designation for property located off of Industrial Park Blvd., Florence, SC, as shown on Florence County Tax Map No. 00153, Block 01, Parcel 026 from SD, Suburban Development to IGP, Industrial Growth and Preservation.

Map Amendment:

PC#2014-12 Map Amendment requested by Larry McLaughlin to change the zoning district designation for property located off of Industrial Park Blvd., Florence, SC as shown on Florence County Tax Map No. 00153, Block 01, Parcel 026 from B-2, Convenience Business District to B-5, Office and Light Industrial District.

Mr. Jonathan Graham presented the staff report to the Commission. Staff recommended approval as submitted.

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

Mr. Larry McLaughlin spoke briefly of his request.

Chairman Hobbs asked if there was anyone against approval.

Motion to approve **PC#2014-11** – Jody Lane / Second-Jeffrey Tanner / Unanimously approved.

Motion to approve **PC#2014-12** – Doris Lockhart / Second – Jody Lane / Unanimously approved.

Chairman Hobbs told Mr. Larry McLaughlin that the County Council meeting will be held on February 19, 2015, regarding his request.

Comprehensive Plan Map Amendment:

PC#2014-18 Comprehensive Plan Map Amendment requested by James D. and Patsy F. McCutcheon, Carolyn S. Floyd and Paula F. White to change the land use map designation for properties located on E. Hampton St., Olanta, SC, as shown on Florence County Tax Map No. 00045, Block 03, Parcels 027, 114 and 115 from RP, Residential Preservation to SD, Suburban Development.

Map Amendment:

PC#2014-20 Map Amendment requested by James D. & Pasty McCutcheon, Paula White and Carolyn Floyd to change the zoning district designation for properties located on E. Hampton Street, Olanta, SC as shown on Florence County Tax Map No. 00045, Block 03, Parcels 027, 114 and 115 from R-1, Single Family Residential District to RU-1, Rural Community District.

Mr. Jonathan Graham presented the staff report to the Planning Commission. Staff recommended approval as submitted.

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

The following constituents spoke briefly in favor of the request:

Patsy McCutcheon
James McCutcheon
Mary Huggins, Mayor of Olanta

Chairman Hobbs asked if there was anyone against approval.

Mr. James Threatt spoke briefly against the request.

There was brief discussion and questions by the Planning Commission.

Motion to approve **PC#2014-18** – Jody Lane / Second-Linda Borgman / Unanimously approved.
Motion to approve **PC#2014-20**– Doris Lockhart / Second – Jody Lane / Unanimously approved.

Comprehensive Plan Map Amendment:

PC#2014-19 Comprehensive Plan Map Amendment requested by Thadis D. Calcutt, Jr. to change the land use map designation for properties located at 502, 514, 520 and 524 N. Pamplico Hwy., Pamplico, SC, as shown on Florence County Tax Map No. 00349, Block 02, Parcels 014 and 035 and Tax Map No. 03491, Block 02, Parcels 001 and 002 from RP, Residential Preservation to RUP, Rural Preservation.

Map Amendment:

PC#2014-21 Map Amendment requested by Thadis D. Calcutt, Jr. to change the zoning district designation for properties located at 502, 514, 520 and 524 N. Pamplico Hwy., Pamplico, SC shown on Florence County Tax Map No. 00349, Block 02, Parcels 014 and 035 and Florence County Tax Map No. 03491, Block 02, Parcels 001 and 002 from R-1, Single Family Residential District to RU-1, Rural Community District.

Mr. Jonathan Graham presented the staff report to the Commission. Staff recommends denial due to neighborhood complaints and commercial traffic.
There was brief discussion and questions by the Planning Commission.

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

Chairman Hobbs spoke briefly that Mayor Gene R. Gainey of the Town of Pamplico submitted a letter from the Pamplico Town Council in favor of the request.

The following constituents spoke briefly in favor of the request:

Mayor Gene R. Gainey of the Town of Pamplico submitted a letter from Pamplico Town Council in favor of the request.

Thadis Calcutt

Dale Hanna

Kenneth Butler

Shelley Butler

Mike Fitch

Don Tracey

Lynch Fitch

There was brief discussion and questions by the Planning Commission.

Chairman Hobbs asked if there was anyone against approval.

The following constituents spoke briefly against the request:

Attorney Charlie Blake

Joan F. Hicks

There was brief discussion and questions by the Planning Commission.

Motion was made to deny request #2014-19 – Linda Borgman / Second-Ted Greene / Abstain – Jeffrey Tanner

Motion was made to deny request #2014-21– Jody Lane / Second-Ted Greene / Abstain – Jeffrey Tanner

Chairman Hobbs stated briefly to the public that, County Council will meet on February 19, 2015 in room 803 at 9:00 am.

There was brief discussion and questions by the Planning Commission.

Planning Director Jonathan Graham spoke briefly to the public, that the County Council meeting in 30 days which will be in February will only be an introduction to Council and will not be voted on until County Council's 60 day reading in March, held in room 803. There will also be a sign in sheet, if everyone would like to speak.

IV. Requests for Plat/Plan Approval:

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.

VII. Adjournment:

Motion to adjourn – Jeffrey Tanner / Second – Doris Lockhart / Unanimously approved / Chairman Hobbs declared the meeting adjourned at 7:56 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.