

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, March 24, 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 or DVD by request through the Freedom of Information Act.

The agenda was also mailed to the media.

I. Call to Order:

Vice-Chairman Lane called the meeting to order at 6:30 p.m.

II. Attendance:

Commissioners Present: Jody Lane, Vice-Chairman
Linda Borgman
Allie Brooks
Karon Epps
Cheryl Floyd
Ted Greene
Doris Lockhart
Jeffrey Tanner

Commissioners Absent: David Hobbs, Chairman
Mark Fountain

Staff Present: Jonathan B. Graham, III, Planning Director
Derrick Singletary, Senior Planner
Debbie M. Gary, Secretary
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 January 27, 2015**

Motion to approve – Comm. Borgman/Second – Comm. Greene/Unanimously approved 8 to 0.

IV. Public Hearings

Vice-Chairman Lane briefly explained to those present the procedures for the Public Hearing portion of the meeting.

Comprehensive Plan Map Amendment/Zoning Map Amendments:

Mr. Jonathan Graham stated that we have three items, two of which are related, PC#2015-01 and PC#2015-02; if it would please the commission, I would like to present both and then we can move forward with the discussion and the votes.

PC#2015-01 Comprehensive Plan Map Amendment request by South Florence Developers, LLC to change the land use map designation for property north of Meadors Rd., at the intersection of Meadors Rd. and Lake Oakdale Dr., Florence, SC, as shown on Florence County Tax Map No. 00052, Block 01, Parcel 005 from RUP, Rural Preservation to RP, Residential Preservation.

PC#2015-02 Rezoning request by South Florence Developers, LLC to change the zoning district designation for property located north of Meadors Rd., at the intersection of Meadors Rd. and Lake Oakdale Dr., Florence, SC as shown on Florence County Tax Map No. 00052, Block 01, Parcel 005 from RU-1, Rural Community District to R-2, Single-Family Residential District.

Mr. Jonathan Graham presented the staff reports to the Commission for PC#2015-01 and PC#2015-02. Staff recommends approval of both requests.

(Copies of staff reports available at the Florence County Planning Department)

Vice-Chairman Lane stated that he would like to ask for those to speak in favor and then opposed on both PC#2015-01 and PC#2015-02; then let's call for a motion.

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

Mr. Gary Finklea spoke for several minutes in favor of these requests.

Vice-Chairman Lane asked if there was anyone that would like to speak in opposition of these requests.

The following people spoke briefly in opposition to these requests: Robert Hawkins, Shaun O'Shea, LaShondra Kennedy, Patty Austin, Daniel Dembowski, Joseph Kennedy, Levern Edwards and Jimmy Cox.

There was brief discussion and questions by the Commission.

The Commissioners voted on PC#2015-01 and PC#2015-02 together. Motion to approve – Comm. Tanner/Second – Comm. Floyd/Commissioners Brooks, Floyd and Tanner voted to approve the requests/Commissioners Epps, Greene and Lockhart voted in opposition of approving the requests/Vice-Chairman Lane broke the tie by voting to approve the requests/Vote was four to three to approve/Comm. Borgman abstained from voting.

PC#2015-03 Comprehensive Plan Land Use Map Amendment to change the Flood Hazard District to reflect the newly Adopted 2014 Flood Zones.

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

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

Motion to approve – Comm. Lockhart/Second – Comm. Floyd/Unanimously approved 8 to 0.

V. Requests for Plat/Plan Approval:

None

VI. Other Business:

None

VII. Director's Report:

Mr. Graham's comments were as follows:

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

A summary plat report and a building report have been submitted to you; I am available for questions.

VIII. Adjournment:

Motion to adjourn – Comm. Floyd/Second – Comm. Greene/Unanimously approved 8 to 0/Vice-Chairman Lane declared the meeting adjourned at 7:31 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.