

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, June 23, 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:

Chairman Hobbs called the meeting to order at 6:30 p.m.

II. Attendance:

Commissioners Present: David Hobbs, Chairman
Jody Lane, Vice-Chairman
Allie Brooks
Karon Epps
Cheryl Floyd
Ted Greene
Doris Lockhart

Commissioners Absent: Linda Borgman
Mark Fountain
Jeffrey Tanner

Staff Present: Jonathan B. Graham, III, Planning Director
Jennie Sherry, Planning Manager
Angela C. Thomas, Secretary

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

Chairman Hobbs introduced the Planning Commission members and the Planning Department staff.

III. Review and Motion of Minutes

- **Special Called Meeting of June 9, 2015**

Motion to approve as submitted – Vice-Chairman Lane/Second – Comm. Greene/Unanimously approved 7 to 0.

IV. Public Hearings

Comprehensive Plan Map Amendment/Zoning Map Amendment:

PC#2015-07 Comprehensive Plan Map Amendment requested by Allan Austin on behalf of South Carolina Home Mission Board to change the land use map designation for property located at 114 Steele Ave., Pamplico, SC, as shown on Florence County Tax Map No. 60008, Block 01, Parcel 004 from RUP, Rural Preservation to CGP, Commercial Growth and Preservation.

PC#2015-08 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 reports to the Commission for PC#2015-07 and PC#2015-08. Staff recommends approval of both requests.
(Copy of staff reports available at the Florence County Planning Department)

Mr. Graham read a letter of opposition dated June 11, 2015 from Joe Mays into the record in regards to PC#2015-08.

Chairman Hobbs asked if there was anyone that would like to speak in favor of these requests.

Mr. Allan Austin spoke in favor of the requests.

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

Mr. Fred Woodard came forward to speak and his comments were as follows:

- He does not have an objection but he thinks that parking will be a problem.
- Joe Mays asked him to make a comment as he is out of town; if this is approved, Mr. Mays thinks that the new owners of this property should pay for a privacy fence.

Ms. Dianne Dillinger came forward and read a letter of opposition on behalf of her sister Carla Crouch and her sister's husband who live in Atlanta but own property located at 117 Steele Ave.

There was considerable discussion and questions by the Commission.

Vote for PC#2015-07:

Motion to approve – Vice-Chairman Lane/Seconded – Comm. Lockhart/Vote was 4 to 3 to deny the request with Commissioners Floyd, Hobbs, Greene and Epps voting in opposition to approving the request.

Vote for PC#2015-08:

Motion to deny – Comm. Floyd/Seconded – Comm. Greene/Vote was 4 to 3 to deny the request with Commissioners Lane, Lockhart and Brooks voting in opposition of denying the request.

Text Amendments:

PC#2015-09 Text amendment request to the Florence County Comprehensive Plan Administrative Procedures, Sections 'PROCEDURE FOR ADOPTING PLAN OR AMENDMENTS' and 'PUBLIC HEARING AND NOTICE'.

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 – Vice-Chairman Lane/Seconded – Comm. Floyd/Unanimously approved 7 to 0.

PC#2015-10 Text amendment request to the Florence County Code of Ordinances, Chapter 30 - Zoning Ordinance, Sec. 30-297. - Administrative procedures, action (planning commission and board of zoning appeals).

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)

Chairman Hobbs suggested an amendment be made to number (1) of Sec. 30-297; 'Council' on the 2nd line should be changed to 'Florence County Council'.

Motion to amend the request with the verbiage of 'Florence County Council' instead of 'Council' – Comm. Brooks/Seconded – Comm. Greene/Unanimously approved 7 to 0.

Motion to approve as amended – Comm. Brooks/Seconded – Comm. Greene/Unanimously approved 7 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**

As we do every month, we have included in your packet the summary plat report and the building report; if you have any questions, staff is available to answer those questions.

VIII. Adjournment:

Motion to adjourn – Comm. Brooks/Second – Comm. Greene/Unanimously approved 7 to 0/Chairman Hobbs declared the meeting adjourned at 7:16 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.