

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, August 25, 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
Linda Borgman
Allie Brooks
Karon Epps
Cheryl Floyd
Doris Lockhart
Jeffrey Tanner

Commissioners Absent: Mark Fountain
Ted Greene

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.

III. Review and Motion of Minutes

- **Meeting of June 23, 2015**

Motion to approve – Comm. Brooks/Second – Comm. Tanner/Unanimously approved 8 to 0.

IV. Public Hearings

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

Road Renaming:

PC#2015-11 Renaming of Lake Thurmond Drive in Florence as shown on Florence County Tax Map Number 05312, Block 01, Parcels 080-088 and Tax Map Number 05312, Block 01, Parcels 102-112 to Lake Moultrie Drive.

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 asked if there was anyone that would like to speak in opposition of this request.

There was no response.

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

There was no response.

Motion to approve – Comm. Floyd/Second – Comm. Lockhart/Unanimously approved 7 to 0.
Jody Lane recused himself from voting.

Zoning Map Amendment:

PC#2015-12 Map Amendment requested by Cheryl Poston to change the zoning district designation for property located at 513 N. Pamplico Hwy., Pamplico, SC as shown on Florence County Tax Map No. 00349, Block 02, Parcel 012 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 approval of the request.

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

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

Mr. Don Crites came forward and spoke briefly.

Chairman Hobbs asked if there was anyone that would like to speak in opposition to this request.

There was no response.

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

Text Amendments:

PC#2015-13 Request For Text Amendments To The Florence County Code of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE VI. – SUBDIVISION IMPROVEMENTS AND GUARANTEES, Section 28.6-100, Setup, extensions, and reduction of guarantee and Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS Section 30-105, Sexually oriented business; ARTICLE VIII. – ADMINISTRATION AND ENFORCEMENT, Section 30-266, Filing applications; fees; ARTICLE IV. – APPLICATIONS FOR CHANGE AND/OR RELIEF, Section 30-296, Application requirements and fees for the purpose of creating a Comprehensive Fee Schedule to reflect all current fees for Florence County Planning and Zoning applications. (DEFERRED)

Mr. Graham stated that staff has asked to defer this request until a future date.

PC#2015-14 Request for Text Amendments to the Florence County Code of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION I. – GENERALLY, Section 30-29, Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts and Section 30-30, Table III: Zoning setbacks, to add new zoning district RU-1A (Rural Community District) with reduced intensity of land uses from the current RU-1 District.

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)

There was brief discussion by the Planning Commission members.

Chairman Hobbs stated that the reason he didn't ask to hear from anyone in opposition or in favor of the request is because there is no one in the audience.

Motion to approve - Vice-Chairman Lane/Second – Comm. Brooks/Unanimously approved 8 to 0.

PC#2015-15 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, APPENDIX A SUBDIVISION CHECKLISTS FOR SUMMARY PLATS, DEVELOPMENT PLATS AND FINAL PLAT And Chapter 30, ZONING ORDINANCE, ARTICLE I. - ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Section 30-1, Establishment of districts, Section 30-2, Purpose of districts, Section 30-8, Previously zoned map designations, Section 30-9, Unzoned areas; ARTICLE II. - ZONING DISTRICT REGULATIONS, Section 30-28, Table 1: Schedule of permitted and conditional uses and off-street parking requirements for residential districts, Section 30-29, Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts, Section 30-30, Table III: Zoning setbacks; ARTICLE III. - CONDITIONAL USE REGULATIONS, Section 30-99, Temporary uses, Section 30-105, Sexually oriented business, Section 30-111, Development standards for unzoned areas; ARTICLE V. - SIGN REGULATIONS, Section 30-202, Signs on private property, Section 30-205, Temporary signs on private property; ARTICLE VII. - GENERAL AND ANCILLARY REGULATIONS, Section 30-246 and Accessory buildings and uses for the purpose of formally creating the Unzoned District (UZ). (DEFERRED)

Chairman Hobbs stated this item; PC#2015-15 has been deferred also.

V. Requests for Plat/Plan Approval:

PC#2015-06 Sketch Plan Approval requested by South Florence Developers, LLC for Oakdale Duplexes located north of Meadors Rd., at the intersection of Meadors Rd. and Lake Oakdale Dr., Florence, shown on Florence County Tax Map No. 00052, Block 01, a portion of Parcel 005 for duplexes on 60 lots.

Mr. Graham stated that staff received a written request to withdraw this item from the Planning Commission.

VI. Other Business:

Mr. Graham stated that per the Planning Commission's request, staff has provided a chart for them containing zoning designations.

VII. Director's Report:

Mr. Graham's comments were as follows:

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

We have provided in your packets the summary plat report and the building report for both June and July.

VIII. Adjournment:

Motion to adjourn – Vice-Chairman Lane/Second – Comm. Floyd/Chairman Hobbs declared the meeting adjourned at 6:57 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.