

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, February 23, 2016 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 Lane called the meeting to order at 6:31 p.m.

II. Attendance:

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

Staff Present: Jonathan B. Graham, III, Planning Director
Derrick Singletary, Senior Planner
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 November 17, 2015**

Motion to approve as presented - Vice-Chairman Floyd/Second - Comm. Fountain/Unanimously approved 10 to 0.

IV. Public Hearings

Zoning Map Amendments:

PC#2016-01 Map Amendment requested by Chandler Investment Properties, Inc to change the zoning district designation for property located on W. Palmetto St., Florence, SC as shown on Florence County Tax Map No. 00076, Block 01, Parcel 083 from General Commercial District (B-3) to Planned Development District (PD).

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

There was no response.

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

The following people spoke in opposition to the request: Morris Anderson, Emerson Rogers, Megan Donaghe, and Kathy Jones.

Eddie Weaver came forward and spoke in favor of this request.

There was considerable discussion and questions by the Commission.

Motion to approve - Comm. Borgman/Second - Comm. Greene/Vote was 6 to 3 to approve the request with Commissioner's Johnson, Floyd and Fountain voting in opposition to the request. Chairman Lane recused himself.

At this time, Comm. Lockhart departed from the meeting.

PC#2016-02 Map Amendment requested by the Governing Council to zone properties inclusive of all unzoned properties in Council Districts Five and Six bounded by Freedom Boulevard, Jefferies Creek, Francis Marion Road, Wickerwood Road, Flowers Road, Pamplico Highway, South Vance Drive, Furches Avenue, and the westernmost boundary of Council District Six that connects Furches Avenue and Freedom Boulevard, Florence, SC from Unzoned to the following Zoning

Designations of Single-Family Residential District (R-3A), Rural Community Districts (RU-1 and RU-1A), General Commercial District (B-3) and Office And Light Industrial District (B-5).

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

The following people spoke in favor of the request: Brian Casey and Jim Lee.

Scott Burns came forward and spoke briefly; he is not necessarily in favor or opposed.

Benjamin Meggs came forward with a question; did not state in favor or opposed.

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

The following people spoke in opposition to this request: Jimmy McLellan, Charlie Doyle, John Monroe, Dyson Caraway, Starla Shelton, Josh Bear, Martha Monroe, Frank Woodberry, Mitchell Knox, Steven Lowe, Larry Robbins, Chad Parker, and Viola Goff.

There was considerable discussion and questions by the Commission.

During the discussion of PC#2016-02, Comm. Greene departed from the meeting.

Motion to defer the request and for Planning staff to get together with County Council and the Planning Commission to come up with a better plan of informing the community - Vice-Chairman Floyd/Second - Comm. Fountain/Unanimously approved 8 to 0.

Text Amendment:

PC#2016-03 Text Amendment to the Land Use Element of the Comprehensive Plan, to include the RU-1A zoning 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)

Motion to approve - Comm. Johnson/Second - Comm. Brooks/Unanimously approved 8 to 0.

V. Requests for Plat/Plan Approval:

PC#2016-04 Sketch Plan Approval requested by West Florence Holdings, LLC for West Lakes Subdivision Phase 4 located off of Lake Russell Dr., Florence shown on Florence County Tax Map No. 00053, Block 01, a portion of Parcel 001.

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 and questions by the Commission.

Motion to approve as presented - Vice-Chairman Floyd/Second - Comm. Brooks/Unanimously approved 8 to 0.

VI. Other Business:

None

VII. Director's Report:

Mr. Graham's comments were as follows:

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

We have attached the summary plat and the building report; staff is available to answer any questions.

VIII. Adjournment:

Motion to adjourn - Vice-Chairman Floyd/Second - Comm. Brooks/Unanimously approved 8 to 0. Meeting adjourned at 8:58 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.