

**Minutes**  
**Regular Meeting of the Florence County Planning Commission**  
**Tuesday, May 24, 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 6:32 p.m.

**II. Attendance:**

**Commissioners Present:** Jody Lane, Chairman  
Cheryl Floyd, Vice-Chairman  
Allie Brooks  
Mark Fountain  
Ted Greene  
Doris Lockhart

**Commissioners Absent:** Linda Borgman  
Karon Epps  
Dwight Johnson  
Jeffrey Tanner

**Staff Present:** Jonathan B. Graham, III, Planning Director  
Derrick Singletary, Senior Planner  
Angela C. Thomas, Secretary  
Lisa Becoat, Secretary

**Public Attendance:** None present or in attendance for this meeting.

### **III. Review and Motion of Minutes**

- **Meeting of April 26, 2016**

Motion to approve as presented – Commissioner Fountain/Second – Commissioner Greene/Unanimously approved 6 to 0.

### **IV. Public Hearings**

#### **Text Amendments:**

**PC#2016-06 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE IV. – APPEARANCE, BUFFERING, SCREENING, LANDSCAPING, AND OPEN SPACE REGULATIONS, Section 30-121, Bufferyards, Table VI Bufferyard Requirements; ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Section 30-246, Accessory Buildings And Uses, (2) General Requirements, a. Residential Districts And ARTICLE X. – DEFINITIONS, Section 30-311, Definitions.**

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 were any questions for Mr. Graham.

Vice-Chairman Floyd had questions pertaining to the requested language in the text amendments.

There was considerable discussion and questions by the Commission.

Vice-Chairman Floyd requested an explanation of the “Note” contained within “Table I Maximum Floor Area” of Article VII. General and Ancillary Regulations Sec. 30-246 – Accessory building and uses.

(Note: No structure or combination of structures shall be larger than the square footage of the existing primary structure.)

Mr. Graham explained to the Commission that there was a scrivener's error; two symbols were missing from the information. One annotated by “2,000 sf” and the other by “note.” It was requested that the omitted information be included in the ordinance.

<b>Lot Size (Gross Acres)</b>	<b>Accessory Structures/Uses (Gross Floor Area)</b>
1 acre or less	2,000 sqft

†Note: No structure or combination of structures shall be larger than the square footage of the existing primary structure.

Motion to accept and approve the ordinance with the requested amended change – Commissioner Brooks/Second – Commissioner Fountain/Unanimously approved 6 to 0.

**PC#2016-09 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 7, BUILDING REGULATIONS, ARTICLE II. – STANDARDS FOR CONSTRUCTION, INSTALLATIONS AND MAINTENANCE, DIVISION 1. – GENERALLY, Sec. 7-11. – Building Code Administration, To Comply With the International Building Code Adopted.**

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 had questions of staff regarding the issue.

There was no response.

Motion to approve – Vice-Chairman Floyd/Second – Commissioner Lockhart/Unanimously approved 6 to 0.

**V. Other Business:**

None

**VI. Director's Report:**

Mr. Graham's comments were as follows:

- **Summary Plat Reports**
- **Building Reports**

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

## **VII. Adjournment:**

Motion to adjourn - Vice-Chairman Floyd/Second – Commissioner Lockhart/Unanimously approved 6 to 0. Meeting adjourned at 6:49 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.