

**Minutes**  
**Regular Meeting of the Florence County Planning Commission**  
**Electronic Meeting Format (Webinar)**  
**Tuesday, August 25, 2020 at 6:00 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 agenda was also mailed to the media.

**I. Call to Order:**

Prior to the meeting being called to order Mr. Shawn Brashear Director of Planning and Building ensured that all commissioners and public that desired to attend the meeting were connected and on line in the live stream webinar meeting. He conducted a roll call of the Commissioner Members and provided information to the members present on how the voting and motions would take place to ensure that everyone knew who was making the motion, second and also the voting of each item; he further indicated that the Commission did have a quorum and could begin at the appropriate time.

Chairman Jody Lane, called the meeting to order at 6:02 p.m.

**II. Attendance:**

**Commissioners Present:** Jody Lane, Chairman  
Cheryl Floyd, Vice-Chairman  
Dwight Johnson  
Linda Borgman  
Karon Epps  
Jeffrey M. Tanner  
Doris Lockhart  
Allie Brooks

**Commissioners Absent:** Mark Fountain

**Staff Present:** J. Shawn Brashear, Planning Director  
Derrick Singletary, Senior Planner  
Nickolas Ammons, Senior Planner  
Ethan Brown, Planner II  
Lisa Becoat, Secretary

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

### III. Review and Motion of Minutes

- **Meeting of June 23, 2020**

Motion to approve minutes as presented – Commissioner Allie Brooks / Second – Commissioner Linda Borgman and Vice-Chairman Cheryl Floyd / Voting (Chairman Jody Lane approved; Vice-Chairman Cheryl Floyd approved; Commissioners Karen Epps approved; Linda Borgman approved; Jeffrey Tanner approved; Dwight Johnson approved; Doris Lockhart approved and Allie Brooks approved) - Unanimously approved 8 to 0 the minutes of the planning commission meeting of June 23, 2020.

### IV. Public Hearing

#### Map Amendments:

**PC#2020-07 Map Amendment Requested By Jerry Jones To Change The Zoning Designation For The Property Of Tax Map Number 70007, Block 09, Parcel 005 Located At 406 West Smith Street, Timmons ville From B-3, General Commercial District, To R-3, Single-Family Residential District.**

Mr. Shawn Brashear presented the staff report and presentation to the Commission. He further indicated that the item had been before the Commission in June but had been tabled by the Commission to allow a request by the Town of Timmons ville to be responded to. A letter had been provided by the Mayor of the Town requesting that the applicant come to the town and discuss with the Town their plans for the purposed requested map amendment. The Commission tabled the item for sixty (60) days and now it is appearing before the August meeting. Per the direction of the Commission, staff did reach out to the applicant and made them aware of the decision of the Board in June, and advised them of the necessity to reach out to the town regarding the requested map amendment. To date staff has not heard back from the applicant. He further mentioned the comment inquiries from the meeting of June 23<sup>rd</sup> and the letter from the Mayor of Timmons ville. No new inquires have been received, except for two emails from the Town of Timmons ville. One from Mayor Darrick Jackson indicating that he and Mr. Jones have not meet and that the councils concerns were the same. An email from Mrs. Mary Bines the administrator for the Town indicated that to date Mayor Jackson had not met with Mr. Jones or any representative from Lumbee Homes. The email further stated that the Town of Timmons ville’s concerns remained the same as to rezoning of property on Smith Street. Mr. Brashear further stated that Mr. Jones purposes to take the .88 acre lot and divide it into 4 individual lots (per the purposed submitted site plan). The zoned district would allow only double-wide manufactured homes and the only way to place those homes on those lots would be in the long direction. Staff recommends that the request be denied, as the applicant has failed to meet the request of the Commission in providing any additional information indicating that he has attempted to reach the Town of Timmons ville, and that the request is in conflict with the Town and their desire to preserve the business district on Smith Street and what the town considers the economic impacts could possible have.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence county website at: <http://www.florenceco.org/offices/planning/commission/>).

Chairman Jody Lane opened the meeting up to questions/discussions by the Commission.

There being no questions/discussions by the Commission. Chairman Lane inquired if there was any public on line in the webinar who desired to speak in favor of the proposed requested map amendment.

There was no public in attendance on line in the webinar who desired to speak in favor of the proposed requested map amendment.

Chairman Lane inquired if there was any public on line in the webinar who desired to speak opposed to the proposed requested map amendment.

There was no public in attendance on line in the webinar who desired to speak opposed to the proposed requested map amendment.

Commissioner Doris Lockhart made a motion that the Commission support the recommendation of staff to deny the proposed requested map amendment **PC #2020-07**. / Second – Commissioner Allie Brooks. / Voting (Commissioners Allie Brooks approved; Vice-Chairman Cheryl Floyd approved; Dwight Johnson approved; Jeffrey Tanner approved; Karon Epps approved; Linda Borgman approved; Doris Lockhart approved; and, Chairman Jody Lane approved) - Unanimously voted to 8 to 0 to disapprove the proposed requested map amendment #PC 2020-07.

**PC#2020-08 Map Amendment Requested By Jerrel and Zivia Washington To Change The Zoning Designation For The Property Of Tax Map Number 00126, Block 01, Parcel 115 Located on Whipperwill Road, Effingham From R-1, Single-Family Residential District, To R-3, Single-Family Residential District.**

Mr. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the property is 0.708 acres and is a vacant wooded lot that was cleared. He further indicated that the property is off of Alligator Road in Effingham, SC and the property to the left side across the road from it is R-3 which makes the property contiguous with an R-3. He indicated that mailings were sent to adjacent property owners and only one property owner contacted staff Ms. Launeal Black and inquired about the map amendment. She did not provide a position for or against the map amendment. He further stated that staff was hesitate to offer a recommendation regarding this amendment as it could be construed as block busting which is not favorable, but not illegal. With staff receiving no opposition from the public after mailings and postings on property it is staff's recommendation that the proposed requested map amendment be approved.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence county website at: <http://www.florenceco.org/offices/planning/commission/>).

Chairman Jody Lane opened the meeting up to questions/discussions by the Commission.

In response to questions by the Commission Mr. Brashear indicated that staff was fairly certain the owner intended to place a double-wide manufactured home on the property, which is allowed in an R-3 zoning district. There are no duplex's allowed in an R-3 zoning district.

Chairman Lane inquired if there was any public on line in the webinar who desired to speak in favor of the proposed requested map amendment.

The applicant, Mrs. Zivia Washington was in attendance and on line in the webinar and indicated that her and her husband, who was also listening, have lived in the neighborhood in excess of thirty (30) years. Her mother's home is four (4) houses down and across the road. They resided in a double-wide there and they desire to move closer to her mother. They have watched the land for a long time and waited until they were married before they purchased it. They were unaware that the property was in an R-1 zoning district and have already spent the funds they saved to purchase the property and they don't want to sell it. It is their desire that the Commission will find their request favorable to allow them to stay close to her mother and change the zoning district to an R-3.

Chairman Lane inquired if there was any public on line in the webinar who desired to speak opposed to the proposed requested map amendment.

There was no public in attendance on line in the webinar who desired to speak opposed to the proposed requested map amendment.

Commissioner Linda Borgman made a motion that the proposed requested map amendment **PC #2020-08** be approved. / Second – Commissioner Karon Epps / Voting (Commissioners Allie Brooks approved; Vice-Chairman Cheryl Floyd approved; Dwight Johnson approved; Jeffrey Tanner approved; Karon Epps approved; Linda Borgman approved; Doris Lockhart approved; and, Chairman Jody Lane approved) - Unanimously voted 8 to 0 to approve the proposed requested map amendment #PC 2020-08.

**Map Amendment:**

**PC#2020-09 Map Amendment Requested By Maria Pigatt To Change The Zoning Designation For The Property Of Tax Map Number 00127, Block 01, Parcel 276 Located At 2009 Hazelwood Lane, Effingham From R-3, Single-Family Residential District, To RU-1, Rural Community District.**

Mr. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the lot is 0.88 acres and the area is also off of Alligator and Whippoorwill Road's, Effingham, SC. The zoning map showed the parcel has R-3 zoning districts on both sides and RU-1 zoning districts on two sides. Staff was not certain what the applicant had intended to do with the property but once the application for the requested zoning was received and when staff went to post signs on the property site; it was discovered that the applicant had already placed a single wide manufactured home on the property, which is allowed in the RU-1 zoning district but not the R-3 zoning district. Three inquires were received regarding the posted map amendment, from Robert Davis, Yadhira Brooks and Janice Claiborne, who are all adjacent property owners and were inquiring as to what was taking place. None of them provided any opinion for or against the proposed requested map amendment. Staff found that the property is conforming and had a manufactured home on the lot as recently as 2017 per Florence County tax records and, staff recommended that the requested map amendment be approved.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence county website at: <http://www.florenceco.org/offices/planning/commission/>).

Chairman Jody Lane opened the meeting up to questions/discussions by the Commission.

In response to questions by the Board Mr. Brashear indicated that off of Hazelwood Lane the majority of the neighborhood had wells and septic tanks that provide their private water and sewage. Back in 2017, there was an existing site for a manufactured mobile home on the property and it appeared from one of the photos that the septic tank may still exist.

Chairman Lane inquired if there was any public on line in the webinar who desired to speak in favor of the proposed requested map amendment.

The applicant, Ms. Maria Pigatt was in attendance and on line in the webinar and thanked the Commission for taking the time to consider her request. She further indicated that there had previously been a mobile home at the location and that an existing well and septic tank do exist there. Presently, the home is vacant and their plan is to fix up the property so that she can move into the home. She didn't want to start any repairs on the lot and property until the zoning issue's had been resolved. She hoped that the Commission ruled in her favor so that she could move forward with her plans.

Chairman Lane inquired if there was any public on line in the webinar who desired to speak opposed to the proposed requested map amendment.

There were no public in attendance on line in the webinar who desired to speak opposed to the proposed requested map amendment.

Commissioner Allie Brooks made a motion that the proposed requested map amendment **PC# 2020-09** be approved. / Second – Vice-Chairman Cheryl Floyd. / Voting (Commissioners Allie Brooks approved; Vice-Chairman Cheryl Floyd approved; Dwight Johnson approved; Jeffrey Tanner approved; Karon Epps approved; Linda Borgman approved; Doris Lockhart approved; and, Chairman Jody Lane approved) - Unanimously voted 8 to 0 to approve the proposed requested map amendment #PC 2020-09.

The Public Hearing was closed.

## **V. Other Business:**

Mr. Brashear indicated that under other business he wanted to make the Commission aware of a subdivision that would be coming on line and that a technical review committee meeting would be called and staff wanted to encourage and invite the Commission members to attend in the electronic webinar format. He indicated that there was presently one application pending and another one on the way. He wanted to give the Commission a heads up of things coming up.

## **VI. Director's Report:**

Mr. Brashear comments were as follows:

He informed the Planning Commission that included for their review were the summary plats and building reports for June and July 2020.

- **Summary Plat Reports for (June and July 2020.)**
- **Building Reports for (June and July 2020.)**

The summary plat and building reports were attached and presented; and, staff was available to answer any questions.

## **VII. Adjournment:**

Chairman Jody Lane thanked Staff and Board members for their participation and support with the webinar meeting and reminded the Commission that the technical review meetings were very informative and that he would encourage all that could to attend the webinar, to ask questions and know what was going on within the County prior to the items appearing before the Planning Commission.

There being no further discussions Commissioner Allie Brooks made a motion that the webinar meeting be adjourned. / Second – Vice-Chairman Cheryl Floyd / Voting (Commissioners Dwight Johnson approved; Linda Borgman approved; Karon Epps approved; Allie Brooks approved; Jeffrey Tanner approved, Doris Lockhart approved, Vice-Chairman Cheryl Floyd approved; Chairman Jody Lane approved) - Unanimously voted 8 to 0 to adjourn the meeting.

The meeting adjourned at 6:27 p.m.

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Lisa M. Becoat  
Secretary

Approved by:

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J. Shawn Brashear  
Planning Director

\*These minutes reflect only actions taken and do not represent a true verbatim transcript of the meeting.