

Minutes
Regular Meeting of the Florence County Planning Commission
Electronic Meeting Format (Webinar)
Tuesday, January 26, 2021 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 6:00 p.m.

II. Attendance:

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

Commissioners Absent: Mark Fountain

Staff Present: J. Shawn Brashear, Planning Director
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 October 27, 2020**

Motion to approve minutes as presented – Commissioner Vice-Chairman Cheryl Floyd / Second – Commissioner Allie Brooks. / Voting Commissioners (Chairman Jody Lane approved; Vice-Chairman Cheryl Floyd approved; Allie Brooks approved; Dwight Johnson approved; Doris Lockhart approved; Linda Borgman approved; Karen Epps approved, and Jeffrey Tanner approved) - Unanimously approved 8 to 0 the minutes of the planning commission meeting of October 27, 2020.

IV. Public Hearing

Text Amendments:

PC#2021-01 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 21, NUISANCES, ARTICLE I.- IN GENERAL, Sec. 21.2. – Specific nuisances.

Mr. Shawn Brashear presented the staff report and presentation to the Commission. He further stated that the text amendment was initiated to make it more interpretable. In a subsequent update the words “or premises” were removed in error and it has been recommended that the omitted words be reinserted into the ordinance for better interpretation.

(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 or against the proposed text amendment.

There was no public in attendance on line in the webinar who desired to speak in favor of or opposed to the proposed text amendment.

Commissioner Allie Brooks made a motion that the proposed text amendment **PC#2021-01** be approved as presented. / Second – Commissioner Jeffrey Tanner. / Voting Commissioners (Chairman Jody Lane approved; Vice-Chairman Cheryl Floyd approved; Allie Brooks approved; Dwight Johnson approved; Doris Lockhart approved; Linda Borgman approved; Karen Epps approved, and Jeffrey Tanner approved) - Unanimously voted 8 to 0 to approve the proposed text amendment PC# 2021-01.

PC#2021-04 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1.-GENERALLY, Sec. 30-30. – Table III: Zoning setbacks.

Mr. Shawn Brashear presented the staff report and presentation to the Commission. He further stated that the text amendment was initiated for clarification. When the table was updated and published, somehow the columns were not properly aligned which is causing confusion mostly for staff as to the correct setbacks. Nothing changed in the text amendment it was being presented to update the column alignment of the table with its zoning information. There is no change in and/or to the regulation, the text amendment is to properly align the columns in the table.

(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 or against the proposed text amendment.

There was no public in attendance on line in the webinar who desired to speak in favor of or opposed to the proposed text amendment.

Commissioner Vice-Chairman Cheryl Floyd made a motion that the proposed text amendment **PC#2021-04** be approved as presented. / Second – Commissioner Dwight Johnson. / Voting Commissioners (Chairman Jody Lane approved; Vice-Chairman Cheryl Floyd approved; Allie Brooks approved; Dwight Johnson approved; Doris Lockhart approved; Linda Borgman approved; Karen Epps approved, and Jeffrey Tanner approved) - Unanimously voted 8 to 0 to approve the proposed text amendment PC# 2021-04.

Road Naming:

PC#2021-02 Request For The Naming Of Private Roads, Cherise Court And Reuben Road, Located Off Watermark Road in Florence, SC As Shown On Florence County Tax Map Number 00178, Block 01, Parcels 034.

Mr. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the area was an existing manufactured home park that was being extended. He indicated that the approved area was being increased and that road names were introduced and had been approved by E-911 addressing and all the requirements to name the roads had been met. Staff recommended approval of the road names.

(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 or against the proposed road naming.

There was no public in attendance on line in the webinar who desired to speak in favor of or opposed to the proposed road naming.

Commissioner Allie Brooks made a motion that the proposed road naming **PC#2021-02** be approved as presented. / Second – Commissioner Vice-Chairman Cheryl Floyd. / Voting Commissioners (Chairman Jody Lane approved; Vice-Chairman Cheryl Floyd approved; Allie Brooks approved; Dwight Johnson approved; Doris Lockhart approved; Linda Borgman approved; Karen Epps approved, and Jeffrey Tanner approved) - Unanimously voted 8 to 0 to approve the proposed road naming PC# 2021-02.

Map Amendment:

PC#2021-03 Map Amendment Requested By South Florence Developers, LLC To Change The Zoning Designation For A Portion Of the Property Of Tax Map No. 00125, Block 01, Parcel 004 Located On Alligator Road, Florence From R-3, Single Family Residential District, To RU-2, Rural Resource District.

Mr. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the map amendment was for a portion of the lot approximately 33.25 acres of the total 101 acres. He further indicated that the rear of the property is in a flood zone. There are different surrounding uses around the property that borders the city district to the North and Alligator Road to the south. The applicant is requesting to split zone the large 101 acre tract of land and rezone the rear portion of the property to RU-2. Staff does not normally recommend approval of split zoning but as the tract of land is very large, staff is recommending conditional approval of the request. The condition is that the applicant would submit a plat that provides measurements so that the line could be easily determined by Staff and any other persons of interest in the future. There are other split zoning areas in the county, however in most cases it is not clear where the defining line is. The plat that the applicant would submit in this case would have a defining line, which would easily interpret and depict exactly where the zoning designation lies within that property.

Mr. Brashear further indicated that six persons of interest called regarding the map amendment after receiving adjacent property owner notice letters. They were Chris Cain, John and Shirley Benjamin, Wesley Cooper, Chalmer Hamilton and Ms. Cynthia Hunter, who all wanted to know how the change of zoning affected their properties and what the map amendment meant. Ms. Latosha Epps who also wanted to know how this impacted her property and what were some of the potential uses that would be allowed in the zoning ordinance district for RU-2. None of the persons of interest regarding the proposed zoning map amendment provided or offered a position for or against the proposed zoning map amendment.

(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 stated that the land use for a suburban development would be most likely agrarian in nature. Agriculture use with a projection of future development.

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

Mr. Gary Finklea, applicant for South Florence Developers, LLC was in attendance and on line in the webinar and spoke in favor of the proposed map amendment. He indicated that he was a member of the South Florence Developers, LLC and that he appreciated all that staff had provided to the Commission in the presentation, as well as, the detailed review and facts of the zoning map amendment. He further indicated that they were prepared to resolve any issues related to the plat for defining the exact acreage and line of the map amendment. He additionally stated that Mr. Nesbitt had produced and developed a sketch and would further develop that sketch as needed and required by staff. He indicated that he was available to answer any questions that the Commission and/or public had regarding the map amendment.

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

There was no further questions and/or discussions and Commissioner Vice-Chairman Cheryl Floyd made a motion that the proposed requested map amendment **PC# 2021-03** be approved as presented. / Second – Commissioner Allie Brooks / Voting Commissioners (Chairman Jody Lane approved; Vice-Chairman Cheryl Floyd approved; Allie Brooks approved; Dwight Johnson approved; Doris Lockhart approved; Linda Borgman approved; Karen Epps approved, and Jeffrey Tanner approved) - Unanimously voted 8 to 0 to approve the proposed map amendment PC# 2021-03.

The Public Hearing was closed.

V. Other Business:

Chairman Jody Lane indicated that there was no other business to discuss and asked for the director's report.

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 October, November and December 2020. He further reminded the Commission and stated that the formatting of the reports were somewhat different due to the upgraded software system and if there were any questions and/or concerns to contact staff.

- **Summary Plat Reports for (October, November and December 2020.)**
- **Building Reports for (October, November and December 2020.)**

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

Chairman Jody Lane thanked the Commission, Staff and the Public for their participation in the webinar meeting. He indicated that the Commission was glad to see all the positive things going on in Florence County and asked everyone to continue to be safe. He provided an update on Commissioner Mark Fountain and requested continued prayers for him, his family and for everyone. There being no further questions and/or discussion he requested a motion for adjournment.

Adjournment:

There being no further discussions Commissioner Allie Brooks made a motion that the webinar meeting be adjourned. / Second – Commissioner Karon Epps / Unanimously voted 8 to 0 to adjourn the meeting.

The meeting adjourned at 6:23 p.m.

Lisa M. Becoat
Secretary

Approved by:

J. Shawn Brashear
Planning Director

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