

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, November 22, 2022 at 5:00 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 lobby 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:

Chairman Cheryl Floyd, called the meeting to order at 5:02 p.m.

II. Attendance:

Commissioners Present: Cheryl Floyd, Chairman
Dwight Johnson, Vice-Chairman
Allie Brooks
Doris Lockhart
Linda Borgman
Karon Epps
Glynn Willis

Commissioners Absent: Mark Fountain
Jeffrey M. Tanner

Staff Present: J. Shawn Brashear, Planning Director
Ethan Brown, Deputy Director
Derrick Singletary, Senior Planner
Jonathan Atkinson, Senior Plans Examiner (Commercial)
Corey Allen, Codes Enforcement Officer
McKenna McRoy, Planner III
Holly Smith, Planner II
Heather Windham, Code Enforcement Officer I
Lisa Becoat, Secretary

Public Attendance: See sign in sheets on file with the Florence County Planning Department.

Chairman Cheryl Floyd led the Pledge of Allegiance to the American Flag and Mr. J. Shawn Brashear provided the invocation.

III. Review and Motion of Minutes

- **Meeting of October 25, 2022**

Motion to approve minutes – Commissioner Allie Brooks made a motion to approve the minutes of the Planning Commission meeting of October 25, 2022. / Second – Commissioner Glynn Willis / Unanimously approved 7 to 0 the minutes of the October 25, 2022 Planning Commission meeting.

IV. Public Hearing

Commissioner Dwight Johnson made a motion to amend the agenda regarding the Comprehensive Plan which is last on the agenda. He indicated that Planning staff had conducted meetings and workshops on the proposed draft and that the representative presenting had to travel back to Greenville, SC and it was being requested to move the agenda item PC#2022-60 to the first item on the agenda for public hearing. / The motion was second by Commissioner Glynn Willis. / The Commission unanimously voted 7 to 0 to move the agenda item PC#2022-60 to the first item on the agenda for the public hearing.

Comprehensive Plan:

PC# 2022-60 Consideration Of Florence County Comprehensive Plan and Future Land Use Map: Florence County 2032: Connecting Our Past, Defining Our Future.

(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/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that staff had worked diligently on the draft comprehensive plan and that Ms. Kelli McCormick from the consulting company Kendig Keast was present and would give a presentation and comments regarding the draft plan.

Ms. Kelli McCormick, Senior Associate-in-Charge Kendig Keast was present in the meeting and introduced herself to the Commission and public in attendance. She indicated that the title Florence County 2032: Connecting Our Past, Defining Our Future, was a collaboration between the company and planning staff. She presented a presentation of what was presented at the workshop and explained why the study was conducted and, the elements that are contained therein. She discussed the community and leadership engagements that were conducted for input and comments from the public, appointed and elected officials, staff, department heads and other communities. She also discussed the top five priorities that the company and planning staff concentrated on. (A copy of the presentation and draft plan is available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/> and <http://florenceco.org/offices/planning/#comprehensive-plan>).

Chairman Cheryl Floyd inquired of Mr. Brashear if he had any other comments to present.

In response, Mr. J. Shawn Brashear stated that a public town hall meeting was held at the Library and that a survey had also been distributed to the public to obtain comments regarding the comprehensive plan. That planning staff and the consulting company had met with all the Department Heads of Florence County including Economic Development. County Council Planning Committee and also PDCOG helped facilitate and put together the tenth element of resiliency. He further indicated that the study had shown how large of an impact that the Land Use plays into the zoning aspect and the restrictions it puts on the County in zoning something that staff does not agree with. He indicated that the current plan had ten land use districts in it and the proposed draft comprehensive plan narrowed that down to five land use designations that blends some of the land use districts together making it a lot more flexible for zoning purposes. He further stated that the comprehensive plan is required to be updated every ten years and the draft plan is the 2032 Comprehensive Plan and is being presented for review and adoption to be forwarded to County Council for approval.

Chairman Cheryl Floyd inquired if there were any questions and or comments from the Commission.

There were no comments and or questions from the Commission.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the draft comprehensive plan and future land use map.

There was no public in attendance who desired to speak in favor of the draft comprehensive plan and future land use map.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to and or to ask questions regarding the draft comprehensive plan and future land use map.

Mr. Gary Finklea a local attorney was present in the meeting and indicated that he was glad that Florence County was at a point where they could discuss the comprehensive plan. He stated that he did not think it was wise for the Commission to proceed with the adoption of the plan. He desired that the Commission take portions of the plan that dealt with the ordinances before them tonight and deal with them. He further indicated that he was unsure of what portions of the comprehensive plan would be discussed and was surprised that it was being presented for adoption. He indicated that in preparation for the meeting he did peruse the County website for the agenda but did not see the proposed land use maps that are to be a part of the draft comprehensive plan. He was concerned about the zoning and the designations and if the citizens of Florence County were given enough notice about the adoption of the draft comprehensive plan.

Mr. Walter Barefoot owner of 2210 W. Driftwood Avenue, tax map number 90011-05-004, Florence, SC, was present in the meeting and asked questions regarding the adoption of the comprehensive plan. He indicated that it appeared to him that in the proposal for the draft comprehensive plan that his street and parcel would be labeled urban. He indicated and asked that in the draft, urban would allow the use of B-1, B-2, B-3, R-3A, R-4, R-5 and PD.

In response to his inquiry Mr. J. Shawn Brashear indicated that the information Mr. Barefoot mentioned was correct. He further stated that the adoption and review of the comprehensive plan was advertised in the newspaper thirty days in advance. He additionally indicated that the draft plan was

and is on the Florence County website for review. Planning staff has completed all that is legally required to review, draft and adopt the comprehensive plan.

There was questions and discussion by the Commission in regards to the consistency of how the process had been completed compared to other communities.

Ms. Kelli McCormick stated and indicated that the process was consistent and is mirrored quite often. She further stated it was common to start with public meetings, do direct interviews, interview department heads and the likes. The State of South Carolina only requires one official public hearing but it's prudent for planners to ask the publics opinions prior to even looking at the plan. All of this was done and completed along with the Florence County Planning and Building Department and each time an announcement of the meeting was made.

There was further discussion by the Commission regarding the comprehensive plan and future land use maps.

There was no further questions, comments and or discussion and Vice-Chairman Dwight Johnson made a motion to approve the Draft Comprehensive Plan as presented. / Second – Commissioner Linda Borgman / The Commission voted 6 to 1 to approve the Draft Comprehensive Plan and Future Land Use Map **PC#2022-60**. (Commissioner Glynn Willis was opposed to the recommendation).

Map Amendments:

PC#2022-55 Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group Seven Of The Zoning Study From Unzoned To R-1 Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00125-01-111, 00125-01-112, 00125-01-113, 00125-01-114, 00125-01-115, 00125-01-116, 00125-01-117, 00125-01-118, 00125-01-119, 00125-01-120, 00125-01-121, 00125-01-122, 00125-01-123, 00125-01-124, 00125-01-125, 00125-01-126, 00125-01-127, 00125-01-128, 01251-01-014, 01251-01-030, 01251-01-031, 01251-01-032, 01251-01-033, 01252-01-010, 01252-01-011, 01252-01-012, 01252-01-013, 01252-01-014, 01252-01-015, 01252-01-016, 01252-01-017, 01252-01-018, 01252-01-019, 01252-01-020, 01252-01-021, 01252-01-022, 01252-01-023, 01252-01-024, 01252-01-025, 01252-01-026, 01252-01-027, 01252-01-028, 01252-01-029, 01252-01-030, 01252-01-031, 01252-01-032, 01252-01-034, 01252-01-035, 01252-01-036, 01252-01-037, 01252-01-038, 01252-01-039, 90014-01-005, 90014-01-006, 90014-01-007, 90014-01-008, 90014-01-009, 90014-01-010, 90014-01-011, 90014-01-012, 90014-01-013, 90014-01-014, 90014-01-015, 90014-01-016, 90014-01-017, 90014-01-018, 90014-01-019, 90014-01-020, 90014-01-021, 90014-01-022, 90014-01-023, 90014-01-024, 90014-01-025, 90014-01-026, 90014-01-028, 90014-01-034, 90014-01-037, 90014-01-042, 90014-01-043, 90014-01-044, 90015-01-001,

90015-01-002, 90015-01-003, 90015-01-004, 90015-01-005, 90015-01-006, 90015-01-007, 90015-01-008, 90015-01-009, 90015-01-010, 90015-01-011, 90015-01-012, 90015-01-013, 90015-01-014, 90015-01-015, 90015-01-016, 90015-02-001, 90015-02-002, 90015-02-003, 90015-02-004, 90015-02-005, 90015-02-006, 90015-02-007, 90015-02-008, 90015-02-009, 90015-02-010, 90015-02-011, 90015-02-012, 90015-02-013, 90023-01-001, 90023-01-002, 90023-01-003.

(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/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that all the unzoned properties existed in County Council District nine and were primarily of residential uses.

Mr. Brasher provided the comments, inquiries and read an email with photos attached received from Mr. Gary Dauksch pertaining to the proposed map amendment request PC#2022-55. (A copy of the comments, inquiries and email are maintained at the Florence County Planning and Building Department.)

Mr. J. Shawn Brashear stated that the properties were on West McCown Drive, Mosswood Drive and Deerwood Place. The uses are primarily residential with some townhomes and a duplex apartment on McCown Drive. Letters were sent to all property owners and adjacent property owners.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions by the Commission Mr. Brashear indicated the majority of the parcels were primarily single family residential uses and that is why staff was recommending an R-1 zoning recommendation.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment.

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

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment.

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

There was no further questions, comments and or discussion and Commissioner Allie Brooks made a motion to approve the proposed map amendment PC#2022-55 for R-1 zoning designation / Second - Commissioner Glynn Willis / The Commission voted 7 to 0 to approve the proposed map amendment **PC#2022-55**.

PC#2022-56 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven Of The Zoning Study From Unzoned To R-2 Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As:

90014-01-045, 90014-01-046, 90014-01-047, 90014-01-048, 90014-01-058, 90014-01-059, 90014-01-060, 90014-01-061, 90014-01-062, 90014-01-063, 90014-01-064, 90014-01-065, 90014-01-066, 90014-01-067, 90014-01-068, 90014-01-069, 90014-01-070, 90014-01-071, 90014-01-072, 90014-01-073, 90014-01-074, 90014-01-075, 90014-01-076, 90014-01-077, 90014-01-078, 90014-01-079, 90014-01-080, 90014-01-081, 90014-01-082, 90014-01-083, 90014-01-084, 90014-01-085, 90014-01-086, 90014-01-087, 90014-01-088, 90014-01-089, 90014-01-090, 90014-01-091, 90014-01-092, 90014-01-093, 90014-01-094, 90014-01-095, 90014-01-096, 90014-01-097, 90014-01-098, 90014-01-099, 90014-01-100, 90022-05-002, 90022-05-003, 90022-05-004, 90022-05-005, 90022-05-006, 90022-05-007, 90022-05-008, 90022-05-009, 90022-05-010, 90022-05-011, 90022-05-012, 90022-05-013, 90022-05-014, 90022-05-015, 90022-05-016, 90022-05-017, 90022-05-018, 90022-05-019, 90022-05-020, 90022-05-021, 90022-05-022, 90022-05-023, 90022-05-024, 90022-05-025, 90022-05-026, 90022-05-027, 90022-08-001, 90022-08-002, 90022-08-003, 90022-08-004, 90022-08-005, 90022-08-006, 90022-08-007.

(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/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that all the properties were currently unzoned in County Council District nine. He further stated that there were some properties in the area that were not being considered under this item as they did not conform to an R-2 zoning designation because of their lot sizes. He indicated that they would be reviewed under another item and are being recommended for R-3A zoning designation due to lot sizes. He provided descriptions of the single family dwellings in the zoning area. All properties were properly posted and letters sent out to the property owners and adjacent property owners.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions by the Commission Mr. Brashear indicated the name of the subdivision of the properties was Chadwick.

Mr. Brashear provided the comments and inquiries received from the public pertaining to the proposed map amendment PC#2022-56. He also stated that staff had received a telephone call from the Homeowners Association President requesting that staff be present for their 6:30 p.m. homeowners meeting but staff had to be present at the Planning Commission meeting. Staff answered all questions posed by him and if requested will go out at a later time and answer any additional questions they may have. (A copy of the comments and inquiries are maintained and the Florence County Planning and Building Department).

There were no further questions and or comments from the Commission. Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment.

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

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment.

Ms. Linda Pressley 2317 Lampley Way, Florence, SC was present in the meeting and spoke opposed to the proposed map amendment. She stated that she lived in Chadwick Place and she desired to know and understand why the area which is presently unzoned is being recommended for rezoning. She also desired to know what if anything was being placed on the land behind her property on S. Cashua Drive as the property had recently sold.

In response to the inquiry Mr. Brashear explained the zoning study that was directed by Florence County Council to review and zone all unzoned properties that are donut holed and surrounded by a municipality. He further explained how zoning helps to protect the integrity of the neighborhood and helps it retain that single family dwelling heritage. Mr. Brashear stated that the property was zoned B-3 General Commercial and things that are allowed would be such as a general store, restaurant, beauty salons, and also residential apartments. Staff currently has no record of what is being proposed for the area.

Chairman Cheryl Floyd inquired if there was any additional questions or inquiries regarding the proposed map amendment. There were no further questions, comments and or discussion and Commissioner Linda Borgman made a motion that the proposed map amendment PC #2022-56 be approved as presented. / Second - Commissioner Karon Epps / The Commission voted 7 to 0 to approve the requested map amendment **PC #2022-56**.

PC#2022-57 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven Of The Zoning Study From Unzoned To R-2 Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As:

01251-01-001, 01251-01-003, 01251-01-005, 01251-01-006, 01251-01-008, 01251-01-009, 01251-01-010, 01251-01-011, 01251-01-012, 01251-01-013, 01251-01-015, 01251-01-016, 01251-01-017, 01251-01-018, 01251-01-019, 01251-01-020, 01251-01-021, 01251-01-022, 01251-01-023, 01251-01-024, 01251-01-025, 01251-01-026, 01251-01-027, 01251-01-028, 01251-01-029, 01251-01-034, 01251-01-035, 01251-01-036, 01251-01-037, 01251-01-038, 01251-01-039, 01251-01-040, 01251-01-041, 01251-01-042, 01251-01-043, 01251-01-044, 01251-01-045, 01251-01-046, 01251-01-047, 01251-01-048, 01251-01-049, 01251-01-050, 01251-01-051, 01251-01-052, 01251-01-053, 01251-01-054, 01251-01-056, 01251-01-057, 01251-01-059, 01251-01-061, 01251-01-062, 01251-01-063, 01251-01-064, 01251-01-065, 90023-01-004,

90023-01-005, 90023-01-006, 90023-01-007, 90023-01-008, 90023-01-009, 90023-01-010, 90023-01-011, 90023-01-026, 90023-01-027, 90023-01-028, 90023-01-029, 90023-01-030, 90023-01-031, 90023-01-032, 90023-01-033, 90023-01-034, 90023-01-035, 90023-01-038, 90023-01-039, 90023-01-040, 90023-01-041, 90023-01-044, 90023-01-045, 90023-01-046, 90023-01-048, 90023-01-049, 90023-01-052, 90023-01-058, 90023-01-059, 90023-01-060, 90023-01-061, 90023-01-062.

(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/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the unzoned properties were located within County Council Districts nine. He stated that staff had reviewed the properties regarding size of the lots, character and nature of the community, adjacent zoning district of the City of Florence and the comprehensive plan. The properties are along Joseph Circle, Durant Drive and Warner Street. The properties were properly posted and letters sent to property owners and adjacent property owners. The area consist primarily of single family dwellings with a few nonconformities such as Durant Children’s Home. The home is at the end of the road and there is enough land by it that, if needed, in the future the property could possibly be rezoned to accommodate something they may need in the future if it were so pleasing to the Planning Commission and County Council.

Mr. Brasher provided the comments and inquiries received pertaining to the proposed map amendment request PC#2022-57. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department).

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

There were no questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment.

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

Chairman Cheryl Floyd inquired if was any public in attendance who desired to speak opposed to the proposed may amendment

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

There was no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the proposed map amendment PC# 2022-57 be approved for R-2 zoning designation. / Second - Commissioner Glynn Willis / The Commission voted 7 to 0 to approve the proposed map amendment **PC#2022-57**.

PC#2022-58 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven Of The Zoning Study From

Unzoned To R-3A Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90014-01-049, 90014-01-050, 90014-01-051, 90014-01-052, 90014-01-053, 90014-01-054, 90014-01-055, 90014-01-056, 90014-01-057, 90022-06-001, 90022-06-002, 90022-06-003, 90022-06-004, 90022-06-005, 90022-06-006, 90022-06-007, 90022-06-008, 90022-06-009, 90022-06-010, 90022-06-011, 90022-06-012, 90022-06-013, 90022-06-014, 90022-06-015, 90022-06-016, 90022-06-017, 90022-06-018, 90022-06-019, 90022-07-001, 90022-07-002, 90022-07-003, 90022-07-004, 90022-07-005, 90022-07-006, 90022-07-007, 90022-07-008, 90022-07-009, 90022-07-010, 90022-07-011, 90022-07-012, 90022-07-013, 90022-07-014, 90023-01-050, 90023-01-051, 90023-01-053, 90023-01-054, 90023-01-055.

(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/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the currently unzoned properties were in County Council District nine. The recommendation for the properties conformed to the comprehensive plan land use designations and the lot sizes, widths and current uses conformed to the recommendation of R-3A zoning designation. He provided a description of where the properties were on the map and indicated that the recommendation was based on the lot sizes. The area consists of primarily residential homes and some undeveloped vacant lots. The R-3A designations conforms to the area and the A indicates that manufactured homes are not allowed.

Mr. Brasher provided the comments and inquiries received pertaining to the proposed map amendment request PC#2022-58. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department).

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

There were no questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment.

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

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment.

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

There was no further questions, comments and or discussion and Commissioner Glynn Wills made a motion that the proposed map amendment PC# 2022-58 be approved for R-3A zoning designation. /

Second - Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed map amendment **PC#2022-58**.

PC#2022-59 Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group Seven Of The Zoning Study From Unzoned To RU-1A Rural Community Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 00125-01-059.

(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/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the currently unzoned single land locked two and one-half acre wooded vacant lot was off of Joseph Circle and was in County Council District nine. Staff could not access the property and could not get permission to access the property from the neighboring property owner. The zoning is conducive to the City Of Florence zoning and complies with the comprehensive plan. RU-1A large residential rural type uses and A designating that manufactured homes are not allowed in the zoning designation.

Mr. Brasher provided the comments and inquiries received pertaining to the proposed map amendment request PC#2022-59. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department).

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

There were no questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment.

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

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment.

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

There was no further questions, comments and or discussion and Commissioner Linda Borgman made a motion that the proposed map amendment PC# 2022-59 be approved for RU-1A zoning designation. / Second - Vice-Chairman Dwight Johnson and Commissioner Karon Epps / The Commission voted 7 to 0 to approve the proposed map amendment **PC#2022-59**.

Mr. J. Shawn Brashear stated that the next few items were referred back to the Commission from County Council with a directive to recommend a zoning district designation that conformed to the comprehensive plan. He additionally stated that some of the items were previously reviewed at the Planning Commission meeting in October and were recommended to be tabled, but were being once again submitted for a zoning recommendation.

PC#2022-37(B)

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Four Of The Zoning Study From Unzoned To R-2 Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00100-01-004, 00100-01-068, 00100-01-076, 00100-01-077, 00100-01-078, 00100-01-084, 00100-01-085, 00100-01-086, 00100-01-087, 00100-01-088, 00100-01-089, 00100-01-090, 00100-01-261, 00101-01-025, 00101-01-026, 00101-01-084, 90001-01-012.

(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/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the properties were in County Council District four. He further stated that the properties existed of the Greek Orthodox Church, Ashley Hall Subdivision and an adjacent contiguous strip of land on Juniper Road and Botany Acres. The contiguous strip of land is identified in the comprehensive plan as a rural preservation district and staff recommended an RU-1A zoning designation to the Planning Commission. The Planning Commission made a zoning recommendation to County Council of R-2 and County Council has referred the item back to the Commission and ask the Planning Commission to reconsider the area to a zoning district that conforms to the comprehensive plan. The properties were properly posted and letters sent to property owners and adjacent property owners.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions and discussion by the Commission Mr. Brashear provided information of what the zoning for the properties would be under the draft comprehensive plan future land use maps. He indicated the Greek Orthodox Church would be a Variable Development District 2 (VD2), and would include zoning designations of B-5, B-6, RU-1, RU-2 and PD. He further stated that Ashley Hall would be classified as a Suburban zoning district and would include zoning designations of R-1, R-2, R-3, R-3A and B-1. He further stated that the recommendation did not reflect the draft comprehensive plan. He stated that if the Commission passed the recommendation as staff recommended, staff would have to bring the properties back to clean up the zoning recommendations especially for the church although staff had not heard anything from the church regarding any of the zoning recommendations.

Mr. Brasher provided the comments and inquiries received pertaining to the proposed map amendment request PC#2022-37(B). (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department).

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment.

Mr. Timothy Schatz 614 Westwood Drive, Florence, SC was present in the meeting and spoke in favor of the proposed map amendment in support of an R-2 zoning designation. He stated that Botany Acres which is a residential neighborhood is on the back side of Ashley Hall and they desire to keep it a single family residential neighborhood. He also stated that he supports an R-2 zoning designation for the long strip of land which is behind his home which is landlocked and he believed adjacent to and surrounded by R-2 zoned properties.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment.

Mr. Dan Fraley 2720 Juniper Road, Florence, SC was present in the meeting and spoke opposed to the proposed map amendment. He desired to speak about the strip of land between Juniper Road and the rail trail. He indicated that the original recommendation was for RU-1A and the Planning Commission recommended R-2. As County Council has requested the Planning Commission review their recommendation he believed that they desire for the Commission to make a recommendation of RU-1A and he is opposed to the RU-1A zoning designation. He provided some characteristics and the intent of what an RU-1A zoning designation allowed in its district. He stated that there were no nearby rural residences in that area and he could not see how it could serve any rural aspects. (He provided the Commission with a packet of pictures showing the area and Juniper Road. A copy of the picture packet is maintained at the Florence County Planning and Building Department.) He provided comments that the area is wooded low swamp land that floods when it rains and drains into Jeffries Creek. He stated the only logical zoning designation that could be provided to the strip of land was R-2.

There was no further questions, comments and or discussion and Vice-Chairman Dwight Johnson made a motion that the properties identified as tax map numbers: 00100-01-004, 00100-01-068, 00100-01-076, 00100-01-077, 00100-01-078, 00100-01-084, 00100-01-085, 00100-01-086, 00100-01-087, 00100-01-088, 00100-01-089, 00100-01-090, 00100-01-261 and 90001-01-012 be zoned as R-2 and the properties identified as tax map numbers: 00101-01-025, 00101-01-026 and 00101-01-084 be zoned RU-1A under the draft comprehensive plan to get the zoning area more conducive to the needs of the neighborhood. / Second Commissioner Glynn Willis / There was discussion by the Commission prior to the vote. / The Commission voted 7 to 0 for the properties to be recommended for zoning under the draft comprehensive plan and that the properties identified as tax map numbers: 00100-01-004, 00100-01-068, 00100-01-076, 00100-01-077, 00100-01-078, 00100-01-084, 00100-01-085, 00100-01-086, 00100-01-087, 00100-01-088, 00100-01-089, 00100-01-090, 00100-01-261 and 90001-01-012 be zoned as R-2 and the properties identified as tax map numbers: 00101-01-025, 00101-01-026 and 00101-01-084 be zoned RU-1A under the proposed map amendment **PC#2022-37(B)**.

PC#2022-40(B)

Map Amendment Request By Florence County To Change The Zoning Designation For Properties In Group Four Of The Zoning Study From Unzoned To R-2 Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Map As: 90002-01-013, 90002-02-009, 90002-04-002.

(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/>).

Mr. Brasher provided the comments, inquiries and read emails from Ms. Debbie Hinds, Ms. Ann Conner and Ms. Kathy Galloway that were received pertaining to the proposed map amendment request PC#2022-40(B). (A copy of the comments, inquiries and emails are maintained at the Florence County Planning and Building Department).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the properties were in County Council District nine. He stated that staff's original recommendation for the property was B-3 which conformed to the current comprehensive plan. He stated that one residential home was over on Ivy Lane. In front of the home, behind the home and to the right of the property facing Palmetto Street is zoned B-3. Everything to the left of the home and to the end of Ivy Lane is zoned RU-1. If the property were zoned R-2 it would be considered spot zoning and R-2 does not conform to the comprehensive plan. In the draft comprehensive plan the zoning does not change as it would still be considered spot zoning. Single-family homes are allowed in a B-3 zoning district and it could remain residential, but it also could be placed on the market for something else which could be converted into a number of commercial uses. On the other side of the road lies different concerns. Staffs original recommendation was for a B-3 zoning designation and Planning Commission's recommendation was for R-2. County Council has sent the item back and requested that the Planning Commission review their recommendation for reconsideration. He further stated that previous actions showed that the property around Janice Terrance and behind it were previously zoned and once staff received the proof and located the documents sent letters to the property owners apologizing and explaining that there properties were already zoned. However, the properties at tax map numbers 90002-02-009 and 90002-02-002 were not a part of that zoning request and the comprehensive plan designates those properties as commercial growth and rural preservation. Once Southern Hops was developed is when the effort to zone the neighborhood was zoned. The properties up front and the one on the top left were not zoned as it was intended to be commercial use. Mr. Daniel Jackson along with a host of other property owners petitioned and went to the 12th Circuit Court of Appeals to have all residential restrictions from the four parcels lifted. It was because of that ruling that staff did not change the zoning in the draft future comprehensive plan for those properties as the court has already spoken concerning them. Staff changed commercial growth and rural preservation designation to urban but the zoning recommendation continues to be B-3. The concern is that the road Sunset Acres Lane is a narrow road and any commercial activity does hamper their ability to get in and out of the area. Mr. Jackson provided staff with a letter received in 2011 from the Department of Transportation recognizing the narrow one lane road and it needs to be corrected.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

There was questions and discussion by the Commission. In response to the questions and discussion by the Commission Mr. Brashear indicated that the zoning on Ivy lane was RU-1. He further stated that the nearest R-2 was across the street from the lot.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment recommendation of a B-3 zoning designation.

Mr. Randy Deaton 921 S. Sunset Acres Lane, Florence, SC representing his mother the owner of record for the properties was present in the meeting and spoke in favor of a B-3 zoning designation for the proposed map amendment. He indicated that they support staff's previous and present recommendation for a B-3 zoning designation. The zoning is aligned with the comprehensive plan and the maps. Litigation has already been adjudicated through the South Carolina judicial law court and the 12 Judicial Circuit Court ruling from a couple of years ago that provided for some properties to be zoned residential. He wanted to reiterate the support of a B-3 for his mother as she was unable to attend the meeting.

Mr. Daniel Jackson 2505 Rainford Road, Florence, SC was present in the meeting and spoke in favor of the B-3 zoning designation for the proposed map amendment. He stated that he would try to be brief as it would take longer than three minutes to provide the information regarding the zoning of the properties back to 1945 to the present. (He provided the Commission with a copy of a colored coded zoning map that he indicated came from the current comprehensive plan that designated the properties as red colored coded. A copy of the document provided is maintained at the Florence County Planning and Building Department). He stated that according to the map the area was designated as commercial growth and preservation and allowed zoning district designations of B-3, B-4 and PD. He further stated that several court decisions have decided up and down Palmetto Street that the commercial application is applicable to the zoning of the properties. He supports the staff and the courts recommendation for a B-3 zoning designation.

Mr. C. Richmond Wilhoit, JR 3004 West Palmetto Street, Florence, SC was present in the meeting and spoke in favor of the staff's recommendation for B-3 zoning designation. He stated that through the years due diligence was done to obtain the correct zoning even through the courts and there was nothing else to be said. He supports a B-3 zoning designation.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment recommendation of a B-3 zoning designation.

Ms. Kelli Collins 804 Ivy Lane, Florence, SC was present in the meeting and spoke opposed to the proposed zoning for a B-3 zoning designation. She indicated that she has lived on Ivy Lane for approximately thirteen years and has no problem with properties facing West Palmetto Street, being zoned B-3. She indicated that she is opposed to the properties behind Ivy Lane being zoned B-3 and supports the R-2 zoning recommendation that was previously recommended by the Planning Commission. She has invested a lot of money into her home and does not want her home devalued by commercial property. The residential property existed in the area prior to any commercial property development and had she known about the commercial property she may have never purchased the residential property. The area is a nice quiet neighborhood and the home facing West Palmetto Street has been vacant for over three years and directly across from her home is a vacant lot and woods.

There was discussion by the Commission and Mr. Brashear provided some information and characteristics as to what is allowed in a B-3 zoning designation. He further stated that single family dwellings are allowed in a B-3 zoning district and it opens up many different opportunities of how a house can be marketed in the district. He explained that everything behind Ivy Lane was zoned RU-

1 based on land use maps and her property out towards West Palmetto Street is a commercial preservation district which provides for several commercial designations of which B-3 is one and that is what is preferred for the area.

Ms. Collins stated that zoning issues were not an issue when she purchased her property. She purchased her property to be in the West Florence area for her children and that if she ever desired to sell hopefully she would get more for her brick home. She was unaware of any zoning in the area besides unzoned properties and she desires that her property if it has to be zoned be zoned residential.

Mr. Brashear explained that the properties were unzoned but due to the zoning study the properties had been zoned through the recommendation of the Planning Commission and County Council.

Mr. William Wood 2795 Kintrye Road, Florence, SC was present in the meeting and spoke opposed to the proposed zoning of a B-3 zoning designation. He stated that the zoning for Sunset Acres was actually initiated when construction started and was proposed on Jubilee Lane off of Celebration Blvd and the commercial property Southern Hops came sometime later after that. He stated that at a previous meeting he supplied to the Commission the letters with all the signatures by a majority of the residents of Sunset Acres and their concerns are the types of businesses that would be allowed in a B-3 zoning designation. The businesses would define the entrance to their neighborhood and that is a large bearing of what the future brings. Based on that the residents of Sunset Acres is quite concerned and does not desire the designation of a B-3 zoning designation. Their original recommendation was for a zoning that was no less restrictive than an R-3A. One thing that was not discussed is how the properties fit into the new draft comprehensive plan and if there is an alternative to B-3 and if there is anything else that could be allowed.

There was questions and discussion by the Commission.

In response to the inquiry and questions by the Commission Mr. Brashear stated that under the new future comprehensive plan the area would fall under the Variable Development District 1 (VD1) and would allow zoning designations such as B-3, R-1, R-3, R-3A, and PD. He further stated that the property at tap map number 90002-02-009 was residential rental properties.

Mr. Leonard Bass 1000 South Hanover Road, Florence, SC was present in the meeting and spoke opposed to the proposed zoning of a B-3 zoning designation. He stated they do not plan to sell their home and they purchased their property as their forever home. They desire to build their daughter a home there as well. He further stated that Sunset Acres Lane is actually their driveway from in the back. It's a danger turning onto Sunset Acres Lane even for the school bus. If the area is zoned a B-3 it could increase the amount of traffic that would be in the area. He is against the proposed zoning of a B-3 zoning designation.

Mr. Terry Galloway 2819 Danny Road, Florence, SC was present in the meeting and spoke opposed to the proposed zoning of a B-3 zoning designation. He stated that the neighborhood was secluded at one time but has opened with the growth of the area. They are curious as to how the property was zoned B-3 as it is a part of the neighborhood. He stated that they are concerned for the safety and integrity of the neighborhood.

Ms. Dawn Paypus was present in the meeting and desired to ask a question. She indicated that she plans to build a home in the Sunset Acres neighborhood and she was concerned about the mentioned court order from 2006 that removed the residential restrictions. She desired to know if any of the property owners at the time of the issued order were aware of the circuit court order and were they allowed to weigh in on the decision making of the order. If so why is the public being asked for information if the court ordered decision was already settled in 2006.

Chairman Cheryl Floyd explained that the order was only provided to the Commission at the meeting and that the Commission had no authority over the court. She further stated that hearing from the public during the meetings is imperative in helping the Commission make a recommendation. She further stated that the Commission was a body of volunteers that make a recommendation to County Council.

Mr. J. Shawn Brashear stated that he was not an attorney and that he was most certain that the County Attorney would not want to go against a matter of the Circuit Court. The recommended zoning for the properties had not been completed although it may seem that way. Staff and the Commission is limited on what they can recommend based on the guide which is the current comprehensive plan and per the State Statute § 6-29-720(B). He is certain that the County could zone the property in a different manner and the court would hear it and would have many questions as to why especially knowing what restrictions the court had previously issued regarding the properties. He reiterated that he was not an attorney and is sure there would be many questions if the recommendation went that way. The properties of 002 and 009 were a part of the court order. He stated originally there were single family dwelling only restrictions on the properties and the court order removed that.

Mr. Daniel Jackson requested to make additional comments in the meeting. He stated that Sunset Acres became a subdivision to protect the properties when the City of Florence started developing around it. It was instructed in 2005 that Sunset Acres to become a subdivision every property owner had to sign to be in the subdivision and the signatures were obtain by Mr. Jackson. Most of the other subdivisions along West Palmetto Street had to go through similar processes. At least three court orders were issued for Sunset Acres and other orders were issued for other sections. Most of the frontage property in that area has had zoning ordinance orders placed on them. Sunset Acres subdivision was separated in 2005 after everyone signed. The one lot that has been discussed was the Carroway's property and at that time they did not join in to be a part of the subdivision. The subdivision started at a place where everyone would sign from the front to the back. The original properties 009 and 002 were never apart of the residential subdivision. His parents started developing the property in 1950 and he started developing the property in the back in approximately 1973. He stated that the properties were a part of the court order because Parker Place Subdivision had single family designation which prevented the commercial property from being on West Palmetto Street from Parker Drive to Ebenezer. But the parcels 002 and 009 were not a part of the residential zoning ordinance designation.

There was discussion and questions by the Commission.

In response to the questions and discussions by the Commission Mr. Brashear stated that parcel 013 could be separated from 002 and 009 if the Commission desired to do so.

There was no further questions, comments and or discussion and Vice-Chairman Dwight Johnson made a motion that the properties identified as tax map numbers: 90002-02-009 and 90002-04-002 be postponed and referred back to staff to determine whether they were a part of the zoning ordinance and or the court decision. / Second - Commissioner Allie Brooks / The Commission voted 7 to 0 for the properties identified as tax map numbers: 90002-02-009 and 90002-04-002 be postponed and referred back to staff.

Commissioner Linda Borgman made a motion that tax map number 90002-01-013 be recommended for B-3 zoning designation / Second - Commissioner Glynn Willis / The Commission voted 7 to 0 for the property identified as tax map number: 90002-01-013 be recommended for B-3 zoning for the proposed map amendment **PC#2022-40(B)**.

PC#2022-31(B) Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Zoning Study From Unzoned To R-5 Multi-Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90011-03-008, 90011-03-009, 90011-03-010, 90011-03-011, 90011-03-012, 90011-03-014, 90011-05-002, 90011-05-003, 90011-05-004, 90011-05-005, 90011-05-006, 90011-05-007, 90011-06-002, 90011-06-003, 90011-06-004, 90011-06-005, 90011-06-006, 90011-06-007, 90011-06-008.

(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/>).

Mr. Brasher provided the comments and inquiries received pertaining to the proposed map amendment request PC#2022-31(B). (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the currently unzoned properties were in Council District nine. The Commission had heard the case numerous times and the area consists of numerous uses of properties. He indicated that the properties included duplexes, multi-family dwellings, some commercial uses and vacant properties. Staff's recommendation which complies with the current comprehensive plan is for an R-2 residential zoning designation. The Planning Commission recommended and referred the item to County Council for an R-5 zoning designation and County Council had referred the item back to the Planning Commission for further consideration. He further indicated that it was a perplexing area as it contained a variety of uses.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions and discussion by the Commission Mr. Brashear indicated that in the draft proposed future comprehensive plan and land use maps, the area would be defined under the Urban

district and the zoning allowed in that district would be B-1, B-2, B-3, R-3A, R-4, R-5 and PD. Mr. Brashear stated that with hesitation that if staff were to make a recommendation based on the draft future plan that was recommended to be forwarded to the County Council there recommendation would be for an R-5A. That zoning designation would allow single family dwellings, duplexes, and multi-family dwellings. There would be two properties that would be non-conforming to the zoning which are parcel numbers 014 and 008. Those properties would be recommended for a B-3 which is allowed in the urban district, all others would be recommended for R-5A. A delineates that no manufactured homes would be allowed.

There were no further questions and or discussion by the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment.

Mr. Walter Barefoot owner of 2210 W. Driftwood Avenue, Florence, SC was present in the meeting and asked a question of staff of what the present recommendation for his property at tax map number 90011-05-004 would be.

In response to his inquiry Mr. Brashear stated that the current recommendation based on the current plan for Mr. Barefoot's property was R-2.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment.

Mr. Walter Barefoot owner of 2210 W. Driftwood Avenue, Florence, SC was present in the meeting and spoke opposed to the proposed map amendment for R-2 zoning for his property at 2210 W. Driftwood Avenue, Florence, SC. (He provided the Commission with a packet of information. A copy of the information is maintained at the Florence County Planning and Building Department). He stated that R-2's principal use was for single family dwellings and related support uses and by his count there were only fourteen single family homes in the zoning area which makes up approximately 37.8% of the usage. Single family dwellings is not the principal use and he is opposed to an R-2 zoning designation. He thanked staff and the Commission for their work on the draft comprehensive plan which he believes lays the ground work to make the zoning more accurate. He would request an R-4, R-5, R-5A for his property and the other duplexes and would recommend B-1, B-2 or B-3 for the other properties based on their usage.

Mr. David Jones, 2217 W. Driftwood Avenue, Florence, SC was present in the meeting and spoke opposed to the proposed map amendment for R-2 zoning for his property. He stated that the R-2 zoning designation would financially destroy their business. He thanked staff and the Commission for their hard word on the zoning designations. He asked that the Commission make a recommendation for business designation for his property and the other businesses around them based on the draft comprehensive plan and future land use map zoning designations.

There was questions and discussion by the Commission.

There was no further comments, inquiries and or discussion and Commissioner Allie Brooks made a motion that PC #2022-31(B) be recommended for R-5A zoning designation. / Second – Commissioner Glynn Willis. /

Prior to the vote there was a discussion and Vice-Chairman Dwight Johnson requested to amend the motion and stated that he would like to amend the motion to include R-5A zoning designation for all the properties except tax map numbers 90011-04-014 and 90011-06-008 to make those parcels B-3 under the urban zoning designation of the draft comprehensive plan and future land use maps. / Commissioner Allie Brooks stated that he supported the motion as amended. / Commissioner Glynn Willis Seconded the amended motion. / The Commission voted 7 to 0 to amend the motion.

There was no further discussion and Vice-Chairman Dwight Johnson made a motion that all the properties in PC#2022-31(B) an urban district in the 2022 Draft Comprehensive Plan and Land Use Maps be zoned R-5A except for tax map numbers 90011-04-014 and 90011-06-008 to be zoned B-3. / Second – Commissioner Allie Brooks / The Commission voted 7 to 0 that all properties in PC#2022-31(B) be zoned R-5A except tax map numbers 90011-04-014 and 90011-06-008 be zoned B-3 under the 2022 Draft Comprehensive Plan and Land Use Maps for the proposed map amendment **PC# 2022-31(B)**.

PC#2022-31(C) Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Zoning Study From Unzoned To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90011-06-009, 90011-05-001.

(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/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the currently unzoned properties were in County Council District nine. He stated that staffs original zoning recommendation under the current comprehensive plan was an R-2 zoning designation. That would leave the properties in a nonconforming zoning designation. He provided a description of the commercial properties in the zoning area. The Planning Commission previously forwarded the properties to County Council with a recommendation for a B-3 zoning designation and County Council referred it back to the Planning Commission for further consideration for a zoning designation that conformed to the current comprehensive plan.

Chairman Cheryl Floyd inquired if there were any questions and or comments from the Commission.

In response to the questions and discussions by the Commission Mr. J. Shawn Brashear stated that according to the draft proposed comprehensive plan and future land use maps the zoning area would be considered urban and B-1, B-2, B-3 and several zoning designations would be allowed. He further

stated that staff's recommendation was based on the current comprehensive plan and was for an R-2 zoning designation.

Chairman Cheryl Floyd inquired if there was any public who desired to speak in favor of the proposed or opposed to the proposed zoning map amendment for an R-2 zoning designation.

There was no public in attendance who desired to speak in favor of or opposed to the proposed map amendment for an R-2 zoning designation.

There was no further questions, comments or discussion and Vice-Chairman Dwight Johnson made a motion that as the 2022 Draft Comprehensive Plan and Future Land Use Maps had been recommended adopted and identified the area as an Urban Area the motion was made for tax map numbers 90011-06-009 and 90011-05-001 to be zoned to a B-3 zoning designation. / Second Commissioner Glynn Willis / The Commission voted 7 to 0 that tax map numbers 90011-05-009 and 90011-05-001 be zoned B-3 under the 2022 Draft Comprehensive Plan and Future Land Use Maps for the proposed map amendment **PC# 2022-31(C)**.

PC#2022-31(D) Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Zoning Study From Unzoned To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90003-01-033, 90003-01-034.

(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/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the titles of the map amendments read as they were referred back to the Planning Commission from County Council and staff wanted to ensure that they did not change the titles of the map amendments. The properties are on Palmetto Street and in County Council District nine. He provided a description of the two commercial properties and indicated that staff reluctantly recommended an RU-1A zoning designation for the properties as that is what conformed to the current comprehensive plan. The future 2022 Draft Comprehensive Plan and Future Land Use Maps identifies the area under an Urban District and in that designation B-3 zoning designations are allowed.

Chairman Cheryl Floyd inquired if there were any questions and or comments from the Commission.

There were no questions and or discussion by the Commission.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment for an RU-1A zoning designation.

There was no public in attendance who desired to speak in favor of the proposed map amendment for an RU-1A zoning designation.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment for an RU-1A zoning designation.

Mr. Gary Finklea was present in the meeting and spoke opposed to the proposed map amendment for an RU-1A zoning designation. He indicated that he had been retained by both the land owners and at previous meetings he had passed out information indicating what the commercial buildings consisted of and looked like and the cost they incurred in building their businesses. (He did not pass out the information but provided staff with a copy to be retained at Florence County Planning and Building Department). He commended staff and the Commission on all their efforts to get the zoning designations correct for the properties based on their present usages. He desired that the properties be zoned B-3 based on the 2022 Draft Comprehensive Plan and Future Land Use Maps.

There was no further questions, comments or discussion and Vice-Chairman Dwight Johnson made a motion that per the 2022 Draft Comprehensive Plan and Future Land Use Maps that all properties under PC# 2022-31(D) be zoned B-3. / Second Commissioner Glynn Willis / The Commission voted 7 to 0 that all properties under **PC #2022-31(D)** be zoned B-3 under the 2022 Draft Comprehensive Plan and Future Land Use Maps.

The Public Hearing was closed.

V. Director's Report:

Mr. J. Shawn Brashear presented the Draft 2022 Planning Commission Meeting Schedule to the Commission for review and adoption.

Chairman Cheryl Floyd recommended that the Commission take the draft meeting schedule home and review it with the Commissions respective calendars and make a recommendation for it at the December meeting. All Commissioner members agreed to that recommendation.

Mr. J. Shawn Brashear presented the summary plat and building reports and they were also attached and presented for the Commissions review.

- **Summary Plat Reports for (October 2022)**
- **Building Reports for (October 2022)**

VI. Adjournment:

There were no further questions and or discussion Chairman Cheryl Floyd called for a motion to adjourn the meeting.

Vice-Chairman Dwight Johnson made a motion that the meeting be adjourned / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to adjourn the Planning Commission meeting.

The meeting adjourned at 7:54 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.