

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, July 26, 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 Jody Lane, called the meeting to order at 5:03 p.m.

II. Attendance:

Commissioners Present: Jody Lane, Chairman
Cheryl Floyd, Vice-Chairman
Dwight Johnson
Doris Lockhart
Linda Borgman
Karon Epps
Mark Fountain

Commissioners Absent: Allie Brooks
Jeffrey M. Tanner

Staff Present: J. Shawn Brashear, Planning Director
Malloy McEachin, Esq, County Attorney
Ethan Brown, Deputy Director
Derrick Singletary, Senior Planner
Woody Powell, Engineering Manager
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.

III. Review and Motion of Minutes

• **Meeting of June 28, 2022**

Motion to approve minutes – Vice-Chairman Cheryl Floyd made a motion to approve as presented the minutes of the Planning Commission meeting of June 28, 2022. / Second – Commissioner Linda Borgman / Unanimously approved 7 to 0 the minutes of the June 28, 2022 Planning Commission meeting.

IV. Public Hearing

Map Amendments:

PC#2022-23 Map Amendment Requested By Kahlia Barnes To Change The Zoning Designation For The Property Of Tax Map Number 00141, Block 31, Parcel 135 Located At 1013 W. Main Street, Lake City From R-1, Single-Family Residential To RU-1, Rural Community District.

(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 property was in Council District one and presently had a single family residential home on the property that was legally nonconforming and allowed to be on the property. The applicant had submitted a permit to replace a home and the original home was still there. There is a holding permit withholding power to the original home until the other home has been removed. The applicant desires to place a second home on the property. The comprehensive plan does support the change. The property is located within Lake City just west of town on the corner of Douglas and Dennis Road and is contiguous with RU-1 to the rear of the property and across the road from the property. Facing the property across on Dennis Road is an apartment complex and the large property owner has sent in comments regarding the rezoning of the property.

Mr. Brashear provided the comments, inquiries and read an email received from David Lin Assistant Vice President of Nan Ya Plastics, Corporation, America, Lake City, South Carolina. (A copy of the comments, inquiries and email are maintained at the Florence County Planning and Building Department.)

He additionally stated that he spoke with Tim Harvey before receiving the email and he desired to know what type of businesses would be allowed on the property with the rezoning and he provided the description of what could be placed on the property with that zoning designation.

Chairman Jody Lane inquired if there were any questions and or comments from the Commission.

In response to questions and comments by the Commission Mr. Brashear stated that the applicant intended to replace the single family manufactured home on the property and then add an additional home onto the pre-existing legally nonconforming property. In order to add that new home onto the property it would have to be rezoned. The applicant wants to have to two homes and currently can only have one home on the property. With the proposed rezoning the ordinance would allow up to two single family dwellings.

There being no further questions by the Commission, Chairman Jody Lane inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

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

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

Ms. Kahlia Barnes 1013 West Main Street, Lake City, SC was present in the meeting and spoke in favor of the proposed map amendment. She indicated that water and sewer were presently on the property and that the property received City water. She has the option of tying into a pumping station but presently uses a septic tank on the property. She acquired a new manufactured home that is presently not set up yet, but desires to keep the existing 1988 Horton manufactured home on the property for family use. Obtaining additional land

is expensive and most locations will not accept the older manufactured home onto their property. The older home is livable but she desired to have an upgraded home but would like the other home to be allowed to remain on the property. She indicated that she spoke with her neighbor whose property is zoned R-1 and they have no problem with her rezoning the property and having two homes on the lot. She additionally indicated that her parent's home was on the property before Nan Ya was built and they did not intend on putting a mobile home park on the lot but wanted the two homes to assist and take care of their own families.

There was questions and comments by the Commission.

In response to questions by the Commission Ms. Barnes indicated that William and Crystal Barnes are her parents and that she has lived on the property and maintained it for a long time and pays all the taxes.

There were no further questions, comments and or discussion and Commissioner Mark Fountain made a motion to approve the proposed map amendment / Second – Commissioner Doris Lockhart / The Commission approved 7 to 0 the proposed map amendment PC #2022-23.

PC#2022-24 Map Amendment Requested By Nitinkumar And Jaineil Patel To Change The Zoning Designation For The Property Of Tax Map Number 00102, Block 01, Parcels 010 and 353 Located At 2836 Alligator Rd, Effingham, SC from R-1, Single-Family Residential To R-3A, Single-Family Residential.

(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 the property was in County Council District four and that water was available but no sewer availability. The property is located on Alligator Road and is approximately 13.71 acres. It is currently zoned R-1 and the applicant desires to change the zoning to R-3A to match the adjacent zoning in the area. The proposed zoning is supported by the comprehensive plan. The property is presently a wooded lot. The property was properly posted and adjacent property owners notified of the map amendment request.

Mr. Brashear provided the comments and inquiries received pertaining to the proposed map amendment request PC#2022-24. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

Chairman Jody Lane inquired if there were any questions and or comments from the Commission.

There being no questions and or comments from the Commission. Chairman Jody Lane inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment.

Mr. Kurk Wardy 2323 Olivia Lane, Effingham, SC an adjacent property owner was present in the meeting and indicated that they would like to know more about what was going on with the property. They received the letter regarding the proposed zoning but it did not indicate what the property was going to be used for. They do not desire to have any mobile homes and or commercial businesses on the property. There is a community center on the corner where many children go and a church on the corner also and they are just concerned about what the property is going to be used for. Savannah Grove is a tight community and they want to be good neighbors and would like to know more of what the proposed rezoning and use of the property will be.

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

Mr. Ruszenki Zelinki was present in the meeting he indicated that he was there for Mr. Patel and that he was in favor of the proposed map amendment. He was not sure but he believed Mr. Patel intentions are to build houses on the property.

Mr. Kirk Wardy was present and requested to make additional comments. He indicated that he would be opposed to anything on the property until they knew more of what the property was going to be used for.

Chairman Jody Lane explained to the public in attendance at the meeting that the Commission's responsibility was to review the requested map amendment and that the Commission was not reviewing anything proposed or planned to be built on the property.

Mr. Kirk Wardy indicated that he was opposed to the proposed map amendment request to rezone the property.

Ms. Annette Wardy 2323 Olivia Lane, Effingham, SC was present in the meeting and indicated that she resided adjacent to the property requesting to be rezoned. She indicated that she was opposed to the requested map amendment to rezone the property. Without knowing what the property was going to be used for anything could be placed on the property. Other than single-family housing she is opposed to the requested map amendment to rezone the property.

There was questions and discussion by the Commission.

In response to questions and discussion by the Commission Mr. Brasher indicated that in an R-3A zoning district no manufactured homes are allowed (no single, double or triple wides are allowed). Single family dwellings and modular homes are allowed. Duplexes, triplexes, and multi-family housing are not allowed. Townhomes, solar panels, accessory apartments, home occupational businesses within a dwelling are some conditional uses that are allowed. The primary use for the proposed zoning is single-family dwellings but townhomes are conditional for an R-3A zoning district. He further stated that the Florence County Ordinance would provide the specific details of what is allowed in an R-3A district including acreage sizes, lot sizes and the minimum standards that must be met.

There was questions and discussion by the Commission.

Mr. Brashear in response to the questions and discussion by the Commission indicated that a commercial use was not allowed in an R-3A zoning district and a commercial business could not be placed on the property. An R-1 zoning designation would not allow some of the conditional uses that are allowed in an R-3A. The lot sizes would be smaller than an R-1 and a townhome is described as a vertical single family residence.

Mr. Eddie Green 2328 Olivia Lane, Effingham, SC was present in the meeting and wanted to know if someone presently had animals on their property how would that affect the zoning change.

In response to Mr. Green's inquiry Chairman Jody Lane indicated that the proposed zoning change would have no effect on Mr. Green's property since his property was not being rezoned.

There was further discussion by the Commission.

Commissioner Dwight D. Johnson made a motion to approve the proposed map amendment / Second Commissioner Karon Epps / The Commission approved 7 to 0 the proposed map amendment request **PC#2022-24**.

PC#2022-25 Map Amendment Requested By Curl Properties, LLC To Change The Zoning Designation For The Property Of Tax Map Number 00125, Block 01, Parcel 129 Located At 1210 S. Cashua Dr., Florence, SC From Unzoned to B-3 General Commercial.

(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 property is owned by Curl properties and is an unzoned existing property on South Cashua Drive. It is across the road from the City of Florence Zoning and the land use designation supports changing the property to a B-3 zoning designation. The property was properly posted and letters sent to the landowner and adjacent property owners notifying them of the requested map amendment.

Mr. Brashear provided the comments and inquiries received pertaining to the proposed map amendment PC#2022-25. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

Chairman Jody Lane inquired if there were any questions and or comments from the Commission.

There were no questions and or comments from the Commission. Chairman Jody Lane 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.

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

Mr. William Tallevast 410 South Cashua was present in the meeting and asked or stated that a neighborhood or single-family residential neighborhood was behind the proposed property requesting rezoning.

There was no further questions and or discussions by the Commission. Commissioner Mark Fountain made a motion that the proposed map amendment be approved / Second Vice-Chairman Cheryl Floyd / The Commission approved 7 to 0 the proposed map amendment request PC#2022-25.

PC#2022-26 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three 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: 90002-02-010, 90002-02-013, 90002-02-014, 90002-02-015, 90002-03-001, 90002-03-002, 90002-03-003, 90002-03-004, 90002-03-005, 90002-03-006, 90002-04-001, 00100-01-063, 00100-01-069, 00100-01-070, 00100-01-071, 00100-01-072, 00100-01-073, 00100-01-074, 00100-01-075, 01001-01-001, 01001-01-002, 01001-01-003, 01001-01-004, 01001-01-005, 01001-01-006, 01001-01-007, 01001-01-008, 01001-01-009, 01001-01-010, 01001-01-011, 01001-01-012, 01001-01-013, 01001-01-014, 01001-01-015, 01001-01-016, 01001-01-017, 01001-01-018, 01001-01-019, 01001-01-020, 01001-01-021, 01001-01-022, 01001-01-023, 01001-01-024, 01001-01-025, 01001-01-026, 01001-01-027, 01001-01-028, 01001-01-029, 01001-01-030, 01001-01-031, 01001-01-032, 01001-01-033, 01001-01-034, 01001-01-035, 01001-01-036, 01001-01-037, 01001-01-038, 01001-

01-039, 01001-01-040, 01001-01-041, 01001-01-042, 01001-01-043, 01001-01-044, 01001-01-045, 01001-01-046, 01001-01-047, 01001-01-048, 01001-01-049, 01001-01-050, 01001-01-051, 01001-01-052, 01001-01-053, 01001-01-054, 01001-01-055, 01001-01-056, 01001-01-058, 01001-01-060, 01001-01-061, 01001-01-062, 01001-01-063, 01001-01-064, 01001-01-065, 01001-01-066, 01001-01-067, 01001-01-068, 01001-01-069, 01001-01-070, 01001-01-071, 01001-01-072, 01001-01-073, 01001-01-074, 01001-01-075, 01001-01-076, 01001-01-077, 01001-01-078, 01001-01-079, 01001-01-080, 01001-01-081, 01001-01-082, 01001-01-083, 01001-01-084, 01001-01-085, 01001-01-086, 01001-01-087, 01001-01-088, 01001-01-089, 01001-01-090, 01001-01-091, 01001-01-092, 01001-01-093, 01001-01-094, 01001-01-095, 01001-01-096, 01001-01-097, 01001-01-098, 01001-01-099, 01001-01-100, 01001-01-101, 01001-01-102, 01001-01-103, 01001-01-104, 01001-01-105, 01001-01-106, 01001-01-107, 01001-01-108, 01001-01-109, 01001-01-110, 01001-01-111, 01001-01-112, 01001-01-113, 01001-01-114, 01001-01-115, 01001-01-116, 01001-01-117, 01001-01-118, 01001-01-119, 01001-01-120, 01001-01-121, 01001-01-122, 01001-01-123, 01001-01-124, 01001-01-125, 01001-01-126, 01001-01-127, 01001-01-128, 01001-01-129, 01001-01-130, 01001-01-131, 01001-01-132, 01001-01-133, 01001-01-134, 01001-01-135, 01001-01-136, 01001-01-137, 01001-01-138, 01001-01-139, 01001-01-140, 01001-01-141, 01001-01-142, 01001-01-143, 01001-01-144, 01001-01-145, 01001-01-146, 01001-01-147, 01001-01-148, 01001-01-149, 01001-01-150, 01001-01-151, 01001-01-152, 01001-01-153, 01001-01-154, 01001-01-155, 01001-01-156, 01001-01-157, 01001-01-158, 01001-01-159, 90001-01-001, 90001-01-002, 90001-01-003, 90001-01-004, 90001-01-005, 90001-01-006, 90001-01-007, 90001-01-008, 90001-01-009, 90001-01-010, 90001-01-031, 90001-03-001, 90001-03-002, 90001-03-003, 90001-03-004, 90001-03-005, 90001-03-006, 90001-03-007, 90001-03-008, 90001-03-009, 90001-03-010, 90001-03-011, 90001-04-001, 90001-04-002, 90001-04-003, 90001-04-004, 90001-04-005, 90001-04-006, 90001-04-007, 90001-04-008, 90002-01-016, 90002-01-017, 90002-01-018, 90002-01-019, 90002-01-023, 90002-01-024, 90002-01-025, 90002-01-026.

(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 provided to each Commission member a series of maps and a large map showing the particular properties recommended for rezoning consisting mostly of Botany and Sunset Acres. He indicated that the properties had been properly posted in the neighborhoods.

Mr. Brashear provided the comments and inquiries received pertaining to the proposed map amendment PC#2022-26. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

Mr. Brashear further indicated that the properties in Botany Acres and the back of Sunset Acres were being recommended for R-2 zoning based on lot sizes, the comprehensive plan and what may or may not be zoned around them. The purpose of the district is to foster, sustain and protect areas in which the principal use of land is for single-family dwelling and related supported uses. Mr. Brasher provided some characteristics

information as to what is allowed, not allowed, some conditional uses, support uses and accessory uses of the R-2 zoning district.

Chairman Jody Lane inquired if there were any questions and or comments from the Commission.

There were comments and or questions from the Commission.

In response to comments and questions by the Commission Mr. Brashear indicated that accessory uses would be allowed in the zoning district and most inquiries received stating their property was already zoned came from adjacent property owners who received letters of the zoning map amendment. Accessory structures can be added onto the properties in an R-2 zoning district, but they would have to meet the setbacks and requirements for accessory uses per the Florence County Ordinance.

There being no further questions and or comments from the Commission Chairman Jody Lane inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment.

Mr. William Wood 2795 Kintyre Road, Florence, SC, Sunset Acres Subdivision was present in the meeting and spoke opposed to the requested map amendment. He provided some history of Sunset Acres and indicated that a number of years ago none of the properties within Sunset Acres was zoned and the City of Florence had a development along Jefferson and Jubilee Drive. At that time approximately 30 or so homeowners got together and signed petitions for zoning for Sunset Acres to be zoned R-1. When the new proposed zoning came along it was realized that the homes along Janice Terrace and Danny Road were never zoned. As the zoning is presently being proposed R-2 based on lot sizes. Within the presentation some of the lot sizes on the presentation are one-half acres. Another criteria for R-2 versus R-1 is frontage or lot width. The frontages on the properties on Danny Road and Janice Terrace are approximately one hundred and twelve feet. The minimum frontage for an R-1 zoning district is one hundred feet and for R-2 it is eighty feet. The depths of the properties are approximately two hundred feet and they certainly would fit the definition of size for an R-1 parcel. From a subjective standpoint for property evaluation if a current resident wished to sell their property, the buyer would have a subjective appraisal on the property based on the zoning and would more favorably look at an R-1 instead of an R-2 zoning. Speaking for the majority of his neighbors in Sunset Acres, they propose that the properties should be zoned as R-1 rather than R-2.

Mr. Leonard Bass 1000 South Handover Road, Florence, SC, Sunset Acres Subdivision was present in the meeting and spoke opposed to the requested map amendment. He was under the assumption that his property was already zoned on South Handover Road and Janice Terrace and Danny Road were not zoned. He also wanted to know what the difference was between R-1 and R-2 as he has a backhoe and trailers on his lot behind his home.

In response to the inquiries Mr. Brashear indicated that the difference between R-1 and R-2 was lot sizes and road frontage dimensions. He further stated that most of the lots in the subdivision meet the lot size and road frontage besides one lot which had a road frontage of eighty feet. That one property would be nonconforming if R-1 were the zoning recommendation and that is without a surveyed plat for the lot. The remainder of the properties would fit an R-1 zoning designation recommendation.

Mr. William Wood requested to make additional comments and he stated that road frontage dimensions were not the only basis for properties being recommended for R-1 as there were several properties within the Sunset Acres subdivision that did not meet the 100 foot of road frontage but were zoned R-1. He further stated that they may be legally nonconforming R-1 but they were zoned R-1. The triangler shaped lot of Mr. Judson Taylor, that had been discussed could be zoned R-1 based on the set precedent within the subdivision.

There was discussion and questions by the Commission.

In response to questions and discussion by the Commission Mr. William Wood stated that he subjectively felt that if one of the homeowners wanted to sell their property the buyer would look more favorable at the R-1 zoning versus the R-2 zoning designation. There are some slight differences in the two zonings based on setbacks.

In response to the inquiry regarding parking and storage of nonresidential vehicles in a residential zoning, Mr. Shawn Brasher read section 30-229 of the Florence County Ordinance which provides the information for parking, storage and use of non-residential vehicles and equipment in residential zones. He additionally stated that the two properties he previously mentioned that were odd shaped had road frontages of approximately eighty feet. The setback differences between R-1 and R-2 zoning designations were minor in nature, the front yard setbacks are the same at twenty-five feet, the side yard setbacks are different R-1 is ten feet and R-2 is eight feet, the rear yard setbacks for R-1 are thirty feet and R-2 is twenty-five feet. The road frontage on the two odd shaped properties was why staff recommended R-2 versus R-1 zoning for the aforementioned properties.

There was further questions and discussions by the Commission.

In response to the questions and discussion by the Commission Mr. Brashear stated that the properties surrounding Sunset Acres to the South was a mixture of R-1 and R-2 zoning, a planned development was to the West.

There was further questions and discussions by the Commission.

In response to the questions and discussion by the Commission Mr. Brasher indicated that Staff's intention in recommending R-2 zoning was an attempt not to create nonconforming properties. In this situation it worked out where there would not be any nonconformities of the properties with the proposed zoning recommendation of R-2.

There was further discussion by the Commission regarding R-1 versus R-2 zoning designations of properties.

In response to the discussion by the Commission Mr. Brasher indicated that he believed that the properties could be recommended for zoning of R-1 and the two odd properties be zoned R-2 without concern for spot zoning based on the surrounding zonings of the adjacent properties.

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

Mr. Robert L. Player 3023 Larkspur Road, Florence, SC was present in the meeting and spoke in favor of the proposed map amendment. He indicated that he had reviewed the maps and had been asked by several people why the land behind Cale Yarborough Honda dealership had no yellow signs, going down Botany Drive on the right hand side there were no signs but on the left hand side there were signs.

In response to the inquiries Chairman Jody Lane indicated that the portions that had no signs had not come up in the zoning study yet. They would could up in different sections and blocks as the zoning study continued.

Chairman Jody Lane inquired if there was any public in attendance who desired to speak in favor of or opposed to the proposed map amendment.

Ms. Mary L. Stone 2930 Larkspur Road, Florence, SC Botany Acres was present in the meeting and thanked the Commission Members for serving on the Planning Commission. She stated that she was in favor of zoning

the Botany Acres neighborhood to protect their investments. She stated without the zoning they could only hope that their homes would maintain their value.

Ms. Margaret Baudendistel 2788 Kintyre Road, Florence, SC was present in the meeting and stated that she lived in an already zoned portion of Sunset Acres. She indicated that there encapsulated neighborhood was very small and that they loved the variety of lot sizes and differences of homes within their subdivision. They loved the country atmosphere and loved it even more when it was surrounded by ninety-three acres of woods. That was taken then Celebration Boulevard came, the children's nursery, apartments now every bit of Sunset Acres neighborhood is surrounded and the residents have no control over it. They all want to be zoned the same way but would love some protection from the surrounding area before it becomes completely a part of the City. The properties were purchased in that area because it was a haven of country atmosphere before it all changed. She would like to see a substantial high fence around their neighborhood to assist with the noise. They would all like to be on the same page and be zoned the same.

Mr. Ronald Conner 2810 Kintyre Road, Florence, SC was present in the meeting and stated that he lived in the back of Sunset Acres on Kintyre Road which was already zoned. He stated that he and his spouse were informed that the beginning of their neighbor started at Janice Terrace and not Sunset Acres Lane which comes off of 76. He was told that the neighborhood was residential and commercial and he wanted to know if it was zoned R-1 or R-2.

In response to the inquiry Mr. Shawn Brashear indicated that Sunset Acres per the zoning maps was currently unzoned and is up for rezoning consideration. The South area by Kintyre Road is currently zoned R-1 except for the small parcel on the corner of Danny and Carlton Roads which was previously zoned R-2.

There was discussion and questions by the Commission.

In response to the questions and discussion by the Commission Mr. Brashear stated that the land on Juniper Road, Ivey Wood and Westwood are presently unzoned and will be coming up for consideration for rezoning in the next few months.

There were no further questions, comments and or discussion and Vice-Chairman Cheryl Floyd made a motion that Sunset Acres be zoned R-1, removing the two odd shaped parcels zoning R-2 and that Botany Acres be zoned R-2 / Second by Commissioner Mark Fountain / The Commission approved 7 to 0 the proposed map amendment request PC#2022-26 indicating that Sunset Acres be zoned R-1, except for the two pie shaped lots zoning them R-2 and that Botany Acres be zoned R-2.

PC#2022-27 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Zoning Study From Unzoned To R-3 Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00169-31-191, 00198-31-046.

(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 one in Lake City, SC adjacent to the airport. One of the properties appeared to be landlocked as staff could not access the property nor determine beyond the road what existed on the property. The recommendation for R-3 was conducive with the city zoning that surrounded the property. The other property in Lake City was recommended zoning of R-3 as it supported the land use and everything around it within the City of Lake City was zoned R-3. The properties were properly posted and letters sent to

the property owners and adjacent property owners. Staff received no telephone calls and or inquiries regarding the proposed map amendment.

Chairman Jody Lane inquired if there were any questions and or comments from the Commission.

In response to questions and discussion by the Commission Mr. Brashear indicated that they could not tell what existed on the parcel from the road. Looking at previous map images it looked like a possible abandoned mobile home was on the property. The property owners listed were notified but Staff did not receive a response. The single parcel lot is completely surrounded by the City of Lake City and is unzoned. Mr. Brasher provided the intent of an R-3 zoning district and some characteristics of what is allowed, not allowed, accessory uses allowed and conditional uses for an R-3 zoning district.

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

Mr. Melvin Graham 116 Acuba Court, Columbia, SC was present in the meeting and indicated that he desired to know who requested to have the property rezoned. He was interested in knowing where the other property was.

In response to Mr. Graham's inquiry Mr. Brashear indicated that the other property on Peters Street was across town and not located near Julious Lane. The properties were grouped together because they both were unzoned, surrounded by the City of Lake City and were of the same zoning recommendation of R-3.

There were no further questions and or discussion and Chairman Jody Lane 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.

There were questions and discussion by the Commission.

In response to questions and discussion by the Commission Mr. Brashear indicated that before a building permit would be issued to construct on a property where there appeared to be no access, staff would request that the applicant demonstrate that they have physical access to the property. That access could be by way of an easement or otherwise but it would have to show they have physical access including access for an emergency vehicle.

There were no further questions, comments and or discussion and Vice-Chairman Cheryl Floyd made a motion that the proposed map amendment PC #2022-27 be approved as presented. / Second – Commissioner Karon Epps / The Commission approved 7 to 0 the proposed map amendment PC #2022-27 as presented.

PC#2022-28 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Zoning Study From Unzoned To RU-1A Rural Community Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00075-01-031, 00100-01-031, 00100-01-047, 00100-01-093, 00441-05-137, 00441-05-138, 00441-05-236, 90001-04-009, 90002-01-007, 90002-01-011, 90002-01-012, 90002-01-030, 90002-02-006.

(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 areas were around Smithfield Subdivision, along Palmetto Street, some off Pine Needles Road and also some properties were in Johnsonville, SC and they were being recommended for the RU-1A zoning designation.

Mr. Brashear provided the comments and inquiries received pertaining to the proposed map amendment PC#2022-28. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

Mr. Brashear provided the intent of an RU-1A zoning district and some characteristics of what is allowed, not allowed, accessory uses allowed and conditional uses for an RU-1A zoning district.

Chairman Jody Lane inquired if there were any questions and or comments from the Commission.

In response to questions and comments from the Commission Mr. Brashear stated that the property adjacent to or surrounding the area around Botany Acres was being recommended for RU-1A based on the land use map changes and not what the properties were presently being used for. He further stated that staff had a series of maps at the office that they would like for the Commission members and Board of Zoning Appeals members to exam for their unique districts to see and review the areas, neighborhoods and corridors to make any recommended adjustment to the land use maps. Additionally, it would allow the review of any properties that were recommended for non-conformities to be reviewed to see if they could be corrected with the new land use maps when they were approved.

There was no further questions, comments or discussion by the Commission. Chairman Jody Lane inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment.

Mr. Kevin Hastings 3018 West Woodbine Avenue, Florence, SC Botany Acres was present in the meeting and indicated that he was not opposed to the map amendment but desired to know if the proposed zoning that was previously recommended for Botany Acres would change the density of the area and what were the lot size conformities for an RU-1A zoning district.

In response to the inquiry Mr. Brashear indicated that the lot sizes and density for a RU-1A zoning district were fifteen thousand square feet and the road frontage was one hundred feet.

Chairman Jody Lane inquired if there was any public in attendance who desired to speak in favor of or opposed to the proposed map amendment.

There were no further questions, comments, or discussion and Vice-Chairman Cheryl Floyd made a motion to defer the properties until there was compliance with the actual use of the properties. She further stated that the properties in Botany Acres and its neighboring properties were zoned R-2 and the development that is presently being presented is not in compliance with an RU-1. It should be reviewed and zoned in accordance with the development plans in which they were reviewed to be built. Her motion was to defer the properties and the commercial properties running on West Evans. / The motion was clarified for and by staff that all properties in Florence be deferred and the properties in Johnsonville move forward with the recommendation for an RU-1A zoning designation / Second - Commissioner Mark Fountain / The Commission approved 7 to 0 the proposed map amendment PC#2022-28 indicating to defer all properties in Florence for further zoning study of current zoning land use, and all other properties in Johnsonville to move forward with a recommended zoning of RU-1A.

PC#2022-29 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: 00100-01-008, 00100-01-009, 00100-01-032, 90002-01-001, 90002-01-002, 90002-01-003, 90002-01-004, 90002-01-005, 90002-01-006, 90002-01-008, 90002-01-013, 90002-01-014, 90002-01-021, 90002-01-022, 90002-01-027, 0002-01-028, 90002-01-029, 90002-01-031, 90002-01-032, 90002-01-033, 90002-02-007, 90002-02-008, 90002-02-009, 90002-04-002, 90002-04-004

(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 Districts three and nine. The land use designation was commercial use and preservation. He stated that the properties were along Highway 76, in the areas of Ivy Lane, between St. Claire and Botany, one by Barfield Drive and around Sunset Acres. It is a blended commercial usage of properties with a few single-family residential properties in the area. He provided the intent of the B-3 zoning district and some characteristics of what is allowed, not allowed, accessory uses allowed and conditional uses for a B-3 zoning district. He stated that the land use designation indicated that the area was a commercial growth and preservation district and most fittingly for what was presently there and allowed including the single-family dwellings and why the recommendation was for B-3 zoning. The properties were properly posted and letters sent out to the property owners and adjacent property owners.

Mr. Brashear provided the comments and inquiries received pertaining to the proposed map amendment PC#2022-29. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

Chairman Jody Lane inquired if there were any questions and or comments from the Commission.

There were no questions and or comments from the Commission and Chairman Jody Lane inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment.

Ms. Kelli Collins 804 Ivy Lane, Florence, SC was present in the meeting and indicated that she was opposed to the proposed map amendment. She indicated that Ivy Lane was not shown in the presentation and that it consisted of only six houses. She has lived in Florence her whole life and never knew the road existed until she purchased her home twelve years ago. She has no idea what the benefits of having the property zoned. It scares her that her residence is going to be zoned B-3 and she does not know how it will affect her if she decides to sell her home. She indicated that one of her neighbors Robin Brown is the home beside her facing Palmetto Street and that the home had been vacant for approximately three years. Mr. Jones another neighbor who is not feeling well and could not make the meeting was opposed to the proposed zoning. When she purchased the home twelve years ago she was not thinking about things like zoning and the commercial aspects of the area. The commercial buildings that were built around her never affected her. Beside her property is a green strip of grass and woods. She indicated that she has been notified that some commercial business wants to put something by her and she is opposed to the proposed zoning. She stated that her mother is a real estate agent and she brought her to the meeting with her.

Mrs. Fran Hawley 1321 Cherokee Road, Florence, SC a real estate agent with Griggs-Floyd & Grantham Real Estate Services indicated that she is opposed to the proposed zoning. She is Kelli's mom and sold her the home on Ivy Lane. They never had an issue with what was near the home and Southern Hops came later on Palmetto Street. The proposed zoning of B-3 leaves them with a little fear and concern when selling the home

in the future with a B-3 zoning designation. It is easier to sell a home than a business or to put a business there. It is a three bedroom two bath home and the B-3 zoning would affect the value of the property. She is also opposed to the proposed B-3 zoning of the property.

Mr. William Wood 2795 Kintyre Road, Florence Sunset Acres subdivision was present in the meeting and spoke opposed to the proposed map amendment. He stated that he was speaking on his behalf and all of his neighbors as they are opposed to the B-3 zoning recommendation. He stated that they were speaking of two parcels in particular 90002-02-009 and 90002-04-002. Tax map number 90002-02-009 presently has three single family homes on the parcel and the other is a single family home. Sunset Acres Lane is the only access road to the Sunset Acres Subdivision classifying two very close parcels as B-3 would hurt the property values in the subdivision. He stated that with a B-3 zoning designation his neighbor Jonathan Coker or one of the other neighbors could have a liquor store or used car lot directly across the street from their home. There are a number of permitted uses for a B-3 zoning designation that would affect the character of the neighborhood. They feel that the two parcels should have a more restrictive classification such as B-1 or a lower residential classification.

Mr. Leonard Bass 1000 S. Hanover Road, Florence, SC Sunset Acres subdivision was present in the meeting and spoke opposed to the proposed map amendment. He stated that when Jimmy D. came to him to speak about opening Southern Hops in the front of their neighborhood he had his reservations. So far he has been presently surprised with one exception; the traffic getting in and out of Sunset Acres is very hard. Coming from the West there is a turning lane but coming from Timmonsville trying to make a right turn, you have to block the right lane until traffic moves in order to get to turn and if he has a trailer it takes longer. If a truck is delivering goods to Southern Hops he has to wait until the truck backs up or moves and this causes all the other traffic to back up. There has to be some infrastructure done to correct the traffic problem. He is opposed to the recommended zoning of B-3 designation.

Ms. Kathryn Galloway 2819 Danny Road, Florence, SC was present in the meeting and spoke opposed to the proposed map amendment. She stated that a B-3 zoning would negatively affect the character of their neighborhood. There are children who ride their bikes in their neighborhood and they do not need businesses along their main entrance. Southern Hops is bad enough. It is hard to get in and out of their neighborhood. For safety reasons and for their children they want the area to stay residential. They do not want anything else to come into the area that can affect their property values on top of safety. She is opposed to the B-3 proposed zoning designation.

Ms. Dawn Cabbot was present in the meeting and spoke opposed to the proposed map amendment. She indicated that she has been a resident in the neighborhood since 1991 when her dad built their home. There is also a church lot that is on the list that backs up to their property and they do not desire to have an apartment building or apartment complex in their back yard. They do not want the traffic and or the crime rate to increase in their neighborhood.

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

Mr. Paul John 2811 W. Palmetto Street, Florence, SC was present in the meeting and spoke in favor of the proposed map amendment. He indicated that he was the property owner of the existing commercial business at the corner of 2811 W. Palmetto and St. Claire Drive which has frontage on both streets. Across from him is the Breakers gas station and also a nurse's staffing agency business is behind that. The area is already a commercial area but he can see inconsistency particularly with the Sunset Acres subdivision across the street where it might make sense to have the lots broken up into a couple of pieces. The current commercial properties should be zoned B-3 but some of the other residential properties on Ivy Lane and Sunset Acres may

need revisiting to maintain character and consistency. He further stated as a current property owner of an existing commercial business he was in favor of the proposed B-3 zoning designation.

There were no further questions, comments and or discussion and Vice-Chairman Cheryl Floyd made a motion to approve the properties on West Palmetto Street to B-3 all lots that touch West Palmetto be B-3. Any lot that is behind with a residential house on it or is residential property be deferred back to staff for a residential classification. (Clarification was requested and the information provided indicated the motion was referring to the houses on Sunset Acres Lane, the properties that were facing West Palmetto to be B-3 and the one lot that was spoken about that is already commercial on St. Claire Drive to remain commercial. Four properties in total were being requested deferred.) / Second - Commissioner Mark Fountain / The Commission approved 7 to 0 the proposed map amendment **PC#2022-29** indicating that all properties on West Palmetto Street be recommended for B-3 zoning and all residential homes or residential properties be deferred back to staff for a recommended residential zoning classification.

PC#2022-30 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three 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: 00167-31-034, 80011-03-013.

(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 both of the properties were located in the Lake City area. One lot was a vacant lot near the airport completely surrounded by R-1 properties in the City of Lake City and was recommended for R-1 zoning designation. The other is a home on North Matthews Road. The properties were properly posted and letters mailed to the owners and adjacent property owners. He further indicated that no comments or inquiries were received regarding the proposed map amendment.

Chairman Jody Lane inquired if there were any questions and or comments from the Commission.

There were no questions and or comments by the Commission. Chairman Jody Lane 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.

Chairman Jody Lane 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.

There were no comments and or discussion and Commissioner Dwight Johnson made a motion to approve the proposed map amendment / Second - Commissioner Linda Borgman / The Commission approved 6 to 0 the proposed map amendment **PC# 2022-30** as presented. Commissioner Mark Fountain recused himself from the vote as he stated that he was the Director of the Lake City Housing Authority and Lower Florence as well as Williamsburg County.

Prior to the presentation of PC item #2022-31 Mr. Brashear indicated that the parcel numbers were deferred from the last PC meeting of June 28, 2022. He indicated that staff had examined the properties with land use and considered the current uses and have provided maps to the Commission of the street views of the properties,

showing which properties did comply and are conforming with the recommended zoning and those properties which are nonconforming to the proposed recommendation.

PC#2022-31 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Zoning Study From Unzoned To B-1 Limited Commercial Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 90104-12-008; And From Unzoned To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90011-01-003, 90011-03-001, 90011-03-002, 90011-03-003, 90011-03-004, 90011-05-008, 90011-05-009, 90011-05-010, 90019-01-001, 90019-01-004, 90019-01-005, 90019-01-006, 90104-02-015, 90020-01-010, 90012-01-044, 90019-01-002; And From Unzoned to R-1 Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90018-03-002, 90018-03-005, 90018-03-006, 90018-03-007, 90018-03-008; And From Unzoned To R-2 Single 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, 90011-05-001, 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, 90011-06-009; And From Unzoned to RU-1A Rural Community Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90019-08-003, 90019-08-008, 90019-08-009, 90019-08-006, 90003-01-033, 90003-01-034.

Mr. Brashear provided the comments and inquiries received pertaining to the proposed map amendment PC#2022-31. Mr. Brashear read a letter with photos received from Ms. Judith Gore pertaining to her property parcel 90011-05-003; an email received from Mr. Drew Schaumber of Schaumber Development for parcels 90018-03-006, 90018-03-007 and 90018-03-008; and, a letter from Florence County Planning and Building addressed to Mrs. Holly D. Schaumber of Aynor, SC dated May 11, 2021. (A copy of the comments, inquiries, emails, and letters, are maintained at the Florence County Planning and Building Department.)

There was discussion and questions by the Commission to address each zoning designation map individually and make motions individually on each proposed zoning designation.

Vice-Chairman Cheryl Floyd made a motion to review and make motions accordingly on each recommended zoning designation within the PC item number 2022-31 separately. / Second - Commissioner Dwight Johnson / The Commission voted 7 to 0 to review and make motions on each zoning designation separately beginning with the B-1 zoning designation.

PC#2022-31 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Zoning Study From Unzoned To B-1 Limited Commercial Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 90104-12-008.

There were questions and discussion by the Commission.

In response to questions and discussion by the Commission Mr. Brashear indicated that this was the Veteran's Building on National Cemetery Road.

There were no further questions, comments or discussion and Vice-Chairman Cheryl Floyd made a motion that the B-1 designation be approved / Second - Commissioner Dwight Johnson / The Commission voted 7 to 0 to approve the B-1 designation of PC#-2022-31.

PC#2022-31 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 They Are Reflected On The Tax Maps As: 90011-01-003, 90011-03-001, 90011-03-002, 90011-03-003, 90011-03-004, 90011-05-008, 90011-05-009, 90011-05-010, 90019-01-001, 90019-01-004, 90019-01-005, 90019-01-006, 90104-02-015, 90020-01-010, 90012-01-044, 90019-01-002.

Mr. Brashear indicated that one of the parcels was 2618 Second Loop Road, Hoffman and Hoffman, Retail store and it was conforming to the B-3 zoning district.

Vice-Chairman Cheryl Floyd made a motion to approve the B-3 as presented / Second - Commissioner Mark Fountain /

Chairman Jody Lane indicated that the motion was for the one property when multiple parcels were listed under the B-3 designation.

Mr. Brashear stopped and reminded the Commission that they were in a public hearing and would have to vote accordingly.

Chairman Jody Lane indicated that the Commission needed to back up and address the previous items.

Vice-Chairman Cheryl Floyd made a motion to reconsider the prior two motions to ensure that they complied with the requirements of a public hearing / Second - Commissioner Mark Fountain / The Commission approved 7 to 0 the motion to reconsider the prior motions for parcels under B-1 and B-3 zoning designations.

Chairman Jody Lane apologized to the public for jumping ahead and inquired if there was any public in attendance who desired to speak opposed to PC #2022-31 B-1 zoning for the parcel 90104-12-008.

There was no public in attendance who desired to speak opposed to the proposed map amendment for B-1 zoning.

Chairman Jody Lane inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment for B-1 zoning.

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

Vice-Chairman Cheryl Floyd made a motion to approve the zoning of B-1 classification for parcel 90104-12-008 / Second - Mark Fountain / The Commission approved 7 to 0 the proposed map amendment PC# 2022-31 B-1 zoning for the parcel 90104-12-008.

Chairman Jody Lane then requested that all the B-3 General Commercial properties be address together.

Mr. Brashear provided the B-3 information of the parcels that conformed to a B-3 zoning designation. The Hoffman and Hoffman Retail (90011-01-003), Palmetto Loan Company (90011-03-001), 2224 W. Palmetto Street (90011-03-002), Carl Poston Income Tax (90011-03-003), New 2 U retail shop (90011-03-004), Units 2712 A & B business offices on Second Loop Road (90011-05-009), 403 S. Thomas Road Apartments A-L (90019-01-001), Ashley's Hair on Second Loop Road (90019-01-004), single family dwelling on Second Loop Road (90019-01-005), Woodland Drive a single-family dwelling with the Old Sweet Serenity Gift Shop (90019-01-006), a wooded parcel on Second Loop Road (90012-01-044), vacant parcel with billboard (90020-01-010), vacant lot on Church Street (90104-02-015), The Earring Lady retail store on Second Loop (90019-01-002). One parcel is partially conforming as it is taxed as a single family residence but appears to have two doors. It has an accessory apartment in the back that does not meet the setbacks for any zoned district as it appears to be across the property line (90011-05-008). The single family residence would be conforming but the accessory would be nonconforming. The parcel that would be nonconforming in a B-3 is the residential duplex on Second Loop Road (90011-05-010).

Chairman Jody Lane inquired if there were any questions and or comments from the Commission.

In response to questions and comments by the Commission Mr. Brashear stated that the property at 2705 Second Loop Road is a single family dwelling and is allowed in a B-3 zoning district.

There were no further questions and or comments Chairman Jody Lane inquired if there was any public in attendance who desired to speak opposed to the proposed zoning map amendment PC# 2022-31 B-3 zoning designation.

There was no public in attendance who desired to speak opposed to the proposed zoning map amendment B-3 zoning.

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

There was no public in attendance who desired to speak in favor of the proposed map amendment B-3 zoning.

Vice-Chairman Cheryl Floyd made a motion to approved the proposed map amendment PC#2022-31 B-3 zoning designation as presented by staff / Second - Commissioner Doris Lockhart / The Commission approved 7 to 0 the proposed map amendment PC#2022-31 B-3 zoning designation.

PC#2022-31 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three 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: 90018-03-002, 90018-03-005, 90018-03-006, 90018-03-007, 90018-03-008.

Mr. J. Shawn Brashear presented information of the R-1 properties that conform to the proposed R-1 zoning designation. The single family dwelling at 501 S. Cashua Drive (90018-03-002), single family dwelling on 401 S. Cashua Drive (90018-03-007), and the vacant parcel on S. Cashua Drive (90018-03-008). Two parcels that would not conform to the proposed R-1 residential district zoning designation were a multi-tenant building at 423 S. Cashua Drive (90018-03-005) and the Economy Carpet Shop at 415 S. Cashua Drive (90018-03-006).

There were questions and discussion by the Commission.

In response to questions and discussion by the Commission Mr. Brashear indicated that the two nonconforming properties were currently operating as a B-3. The proposed zoning for the parcels was dictated by the present land use and the surrounding City of Florence zoning.

There was discussion by the Commission.

Chairman Jody Lane inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment PC#2022-31 R-1 zoning designation.

Mr. William Tallevast was present in the meeting and spoke opposed to the proposed map amendment PC #2022-31 R-1 zoning designation. He stated that he was the owner of three of the parcels, 415, 401, and 431 S. Cashua Drive, Florence (parcels 90018- 03-006, 90018-03-007, 90018-03-008). He indicated that for a couple more days he was under contract to sell with Schaumber Development and his plans were to put affordable housing on the parcels. The affordable housing required tax credits. He stated when he presented before he tried to present all the goals that the development met as listed in the Florence County Comprehensive Plan. The development would help the residents of Florence who were of the work force, such as, custodians, admin assistants, teacher's aides and temporary workers. There are more than four or five staffing agency on Evan's Street. Why would the county support for almost a year a proposed development and then change their mind. There was a monetary benefit offered, infrastructure benefits offered and end the end the County pulled their support. The development fits the neighborhood and now it cannot be zoned for that. The Carpet Store has been commercial for over a hundred years since 1920. Why a change of heart is what he would like to know from April/May of 2021 until February of 2022. Engineering and County Planning does not change that fast. He is opposed to the R-1 zoning. He is under contract to sell. Recommend the zoning of B-3. All the real estate agents that he spoke with indicated that the neighborhood would fight anything commercial. He inherited the property in 2021, and his mother lives in one of the homes. He waited and considered that the neighborhood would not mind having apartments. It is a small number of apartments and it benefits Florence. If the sales contract expires and it does not go through at least the recommended zoning could be B-3. He is stuck because he cannot get any representation in the town as everyone is a conflict of interest, so he has to go it alone. At the last meeting the Commission recommended the parcels be pulled for re-evaluation. What was the re-evaluation. No one called him and as he had listened in at the meeting many parcels were recommended to stay commercial. What was the re-evaluation.

There was questions by the Commission in reference to Mr. Tallevast indicating he was opposed to R-1. The Commission inquired that it was Mr. Tallevast's request to have it rezoned to allow multi-family housing or either B-3.

Mr. Tallevast in response to the questionable inquiry indicated that he was opposed to R-1 on all three properties.

There was questions by the Commission.

In response to questions by the Commission Mr. Tallevast indicated that the property behind Harris Teeter had two billboards on it and a vacant residential home which has been used as rental property in the past but is now presently vacant.

The property between the old Tally's Florist Shop and the residential house is the residential home where his mother resides. Mr. Tallevast further stated that the properties were sandwiched in with the commercial properties. One of the biggest complaints from the neighborhood is stormwater. He indicated that everything drains onto his property and they have just been good neighbors and lived with it. Part of the project was going to fix that with the retaining pond, but the neighborhood did not want a retaining pond. If the property is zoned R-1 and he goes to get permits to build on it, he will still have to have a drainage plan for the property. There was also a traffic study done and it was presented. The neighborhood just does not want this type of development in their area. If the property is zoned R-1 then the property where he has a tenant will be nonconforming. He indicated if he changed tenants would he have to get approval for each tenant or could he just do a rental agreement. He would like to see his three parcels completely separated and addressed separately from all the parcels or pulled out completely. He stated that he felt his property or the proposed development started the whole mess of the donut hole study. It is a politically charged issue and presently there is a civil rights lawsuit against the county and all of the commissioners. It bothers him that he grew up in Florence and feels that he is being blamed for the zoning study because he wanted to do something with his property. He felt this was the only opportunity he would have to get questions answered regarding his parcels and that he knew it would not change the way council will vote. (He mentioned that he had copies of the lawsuit for the commission members to see and provided them with copies. Copy of the documents presented to the Commission is maintained at the Florence County Planning and Building Department.)

There was discussion and questions by the Commission regarding what the parcels were presently being used for.

Mr. Tallevast in response to the Commission indicated the outer edge parcel that goes behind all the parcels is the carpet center. He indicated that the original use of the parcels was a nursery one of the parcels has two billboards on it and the primary use is commercial. If the property were zoned the way it is presently, it would be a B-3 and two R-1 residential properties sandwiched between a grocery store, deli and tobacco shop.

There was questions and discussion by the Commission.

Mr. Tallevast restated the questions he desired responses to of why would the county support the project and then pull their support. What options does he have for stormwater besides the plan the developer has submitted. Does anyone intend to conduct a traffic study for the traffic on Cashua Drive besides the one the developer wanted to submit. He stated that the developer had applied for R-5, R-5A and PD and if none of those were an option could he apply for B-3 zoning. If the property is zoned R-1 what is the process if his tenant leaves. He further requested to pull all three of his properties from the zoning study all together and address them separately from the zoning study or the other recommended parcels.

The Chairman of the Commission commented on the inquiries explaining that the Commission could not officially provide answers to the questions as they had no knowledge of the pending lawsuit. The issue regarding stormwater allows anyone to address water on their property through engineering and other ways. They may not be able to get the City and or County to pay for it but they can discuss the stormwater issues with them. They are unsure regarding traffic and any official studies by which the City and or County has looked into widening Cashua Drive that maybe was a Department of Transportation requirement. When requesting map amendments of properties any citizen can request a different zoning for their property. There is no guarantee that it will be approved and or be recommended but anyone can make the request. If the R-1

zoning is recommended and approved for the commercial property that is presently existing on his parcel as a carpet shop it would be grandfathered in as nonconforming. It would have to comply with the Florence County zoning ordinances to have it replaced if it were damaged and or destroyed; as well as, any change of tenant; and, the planning and zoning staff would have to assist with the specific details pertaining to those requirements. The Commission in their recommendation can also remove and make separate recommendations for any parcels presented for different zoning including the three parcels that are owned by Mr. Tallevast.

Mr. Brashear provided some comments regarding nonconformities of properties and their changes of use in a zoning district. The Florence County Ordinance and planning and zoning staff would assist individuals with additional detailed information regarding those nonconformities based on what their intended use and or change of the legally nonconforming property would be. If there is a change of tenant the owner should come into the Planning and Building Department to obtain a certificate of zoning compliance so that it can be tracked and also so they can preserve the right of the properties use through time.

Chairman Jody Lane inquired if there was any additional public in attendance who desired to speak opposed to the proposed map amendment.

Mr. Louis D. Klucharich owner of 423 S. Cashua Drive, Florence, SC was present in the meeting and spoke opposed to the proposed map amendment. He indicated that the property at 423 S. Cashua Drive is a chiropractic office that his spouse works in with several other establishments. (He provided documents pertaining to his property to the Commission a copy of the documents are maintained at the Florence County Planning and Building Department). He spoke previously at another meeting where his property was considered for rezoning and the recommendation deferred the zoning. He was not sure if he was supposed to contact staff regarding the proposed zoning to discuss his property or was staff just to review and make another recommendation. The property that he presently owns has been commercial for over thirty years and he has owned the property for approximately sixteen years. He does not feel that his property is a nuisance to the community and he does not intend to change the use. There are tenants that do come and go and there is limited parking so he must be careful what businesses come into the multi-tenant building. He did not understand the logic of how a property that had been unzoned for so long and used as a commercial business be changed to R-1. The property immediately to his left is a commercial property in the City of Florence and it touches his property. He has paid commercial taxes on his property for over sixteen years. He would like the recommendation for his parcel to be B-3 zoning, he understands the grandfather clause and legally nonconforming, properties, but is opposed to the R-1 residential zoning for his parcel.

There was discussion by the Commission regarding the zoning study and zoning land use.

In response to the discussion Mr. Klucharich stated that maybe he should petition to be in the City of Florence. He may pay more taxes, have a cheaper water bill, and have garbage pickup but he was not sure that was the best option for him to do. He is looking for solutions as he is opposed to his long-term use of commercial property being zoned R-1. He desires that his property be deferred at this time.

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

Mr. Walker Wilcox 519 Fairway Drive, Florence, SC was present in the meeting and spoke in favor of the proposed map amendment. He indicated that he lived in the neighborhood across Cashua Drive from the three parcels where the desire is to put in affordable multi-family housing. He is for R-1 residential zoning for the area as they are concerned about the additional traffic this could possibly put on Cashua Drive. It is currently a wooded area and Cashua Drive is jammed pack as it is. There are no sidewalks and it is not a suitable place for a large multi-family complex. Zoning is always going to cause hiccups when property goes from unzoned to a different zoning. This area is surrounded by residential communities and across Cashua Drive it is also

residential and the area should stay residential. R-1 does not mean you cannot do an affordable development it just would not allow a multi-family apartment complex. He further indicated that having additional housing would cause problems as people already cut through the neighborhoods and there are drainage and water issues which could get worse. R-1 is the proper zoning designation for the area.

Chairman Jody Lane inquired if there was any additional public in attendance who desired to speak opposed or in favor of the proposed map amendment.

There was no further questions, discussions and or inquires and Vice-Chairman Cheryl Floyd made a motion to defer all four properties back to staff and approve the one conforming residential property (90018-03-002) to R-1 / Second - Commissioner Doris Lockhart / The Commission approved 5 to 2 the proposed map amendment PC# 2022-31 R-1 zoning designation for the single residential property 90018-03-002 and to defer all other properties back to staff for review. (Commissioners Karon Epps and Mark Fountain voted opposed to the motion)

Vice-Chairman Cheryl Floyd made a motion that going forward that the Commission have the opportunity to have an Executive Session when needed and that it be included on the agenda every month / Second - Commissioner Dwight Johnson. / The Commission voted 7 to 0 to include an Executive Session on every agenda every month that the Commission meets.

The County Attorney Mr. Malloy McEachin indicated that the agenda could not have a blanket Executive Session listed without having the purpose of the Executive Session.

There was discussion by the Commission that the comment on the agenda would be obtaining information from counsel on items of the agenda.

Mr. McEachin indicated that the Chairman of the Commission could meet with Staff to review the agenda and determine if there was a necessity for an Executive Session and then have that item listed on the agenda prior to it being published to the public. To comply with the Freedom of Information Act the subject and reason of the Executive Session must be identified prior to the meeting. It was suggested that there could be a motion made that the Chairman meet with the Director of Planning and Building to discuss the agenda items before the agenda is published to specify what the Executive Session would cover.

There was no further discussion and or comments from the Commission and the meeting moved forward with PC#2022-31 R-2 recommending zoning recommendations.

PC#2022-31 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three 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: 90011-03-008, 90011-03-009, 90011-03-010, 90011-03-011, 90011-03-012, 90011-03-014, 90011-05-001, 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, 90011-06-009.

Mr. J. Shawn Brashear presented information of the R-2 properties that conformed to the proposed R-2 zoning designation. The single family dwellings at 2213 Driftwood Avenue (90011-03-009), 2209 Driftwood Avenue (90011-03-010), 2205 Driftwood Avenue (90011-03-011), vacant properties on Thomas Road (90011-03-012), on the corner on Woodland Drive (90011-03-014), single family dwellings at 2206 Driftwood Avenue (90011-

05-002), 2214 Driftwood Avenue (90011-05-005), 2218 Driftwood Avenue (90011-05-006), 2308 Lockhaven Drive (90011-06-002), 508 Holly Circle (90011-06-005), 354 Woodland Drive (90011-05-007), 506 Holly Circle (90011-06-006), 504 Holly Circle (90011-06-007), 502 Holly Circle (90011-06-008).

Chairman Jody Lane inquired if there were any questions and or comments from the Commission regarding the conforming properties proposed for R-2 zoning designation.

There were no questions and or comments from the Commission. Chairman Jody Lane inquired from the public in attendance if there was any public who desired to speak opposed to the proposed map amendment for the R-2 zoning of the conforming parcels.

There was a question from the public in attendance regarding a nonconforming property and not opposing the recommendation for the proposed R-2 conforming properties. Chairman Jody Lane informed the public that they were addressing only the properties that conformed to the proposed R-2 zoning designation and that those opposed to the recommended R-2 zoning designation for nonconforming properties would have an opportunity to speak opposed and in favor of those properties separately.

Chairman Jody Lane inquired from the public in attendance if there was any public who desired to speak opposed to or in favor of the proposed map amendment for the R-2 zoning designation of the conforming parcels.

There was no public in attendance who desired to speak opposed to or in favor of the proposed map amendment PC# 2022-31 R-2 conforming parcels.

Commissioner Dwight Johnson made to motion to approve as presented the conforming R-2 properties for PC#2022-31 / Second - Vice-Chairman Cheryl Floyd / The Commission approved 7 to 0 the proposed map amendment for the conforming properties of PC#2022-31 R-2 zoning designation.

Mr. J. Shawn Brashear presented information of the R-2 properties that were nonconforming to the proposed map amendment PC# 2022-31 R-2 zoning designation. The Masters Choice Insurance Group on Driftwood Avenue (90011-03-008) once was a single family dwelling that had been converted into a commercial use, a duplex at 2208 Driftwood (90011-05-003 property of Judith Gore) which is nonconforming, another duplex at 2210 Driftwood Avenue (90011-05-004), 2310 Lockhaven Drive (90011-06-003), a multi-family unit at 2312 Lockhaven Drive (90011-06-004), on the corner of Woodland Avenue and Second Loop Road a plethora of businesses (90011-06-009), 2200 Driftwood and 2720 Second Loop Road (90011-05-001) there is a house and also a tinting and graphic shops on the corner at Second Loop Road. Mr. Brashear further indicated that Staff could not make a recommendation that went beyond the land use plan. It is not that the nonconforming properties did not fit, but that the land use maps did not allow it.

There was questions and discussion by the Commission of where certain properties were on the maps.

There was no further questions or discussion. Chairman Jody Lane inquired from the public in attendance if there was any public who desired to speak opposed to the proposed map amendment PC #2022-31 R-2 non-conforming zoning designation for the aforementioned parcels.

John Johndrow 2200 West Driftwood Avenue and 2720 Second Loop Road, Florence was present in the meeting and spoke opposed to the proposed map amendment for the R-2 nonconforming parcel zoning designations. He stated that he was opposing as staff had his business listed as a single family dwelling. The home on the property is a duplex, part of the duplex is rented, and the other half he lives in. He has also had a shop and business there for over thirty-six years. He purchased the home and property thirty-four years ago and it was a duplex when he purchased it. Later on he built the 30 x 30 shop that is facing Thomas and Second Loop Road where he does all of his tinting business. He also converted his garage and turned it into an office for the customers. Prior to that a plumbing business was present for over fifteen years. The property is being used for commercial use and should be zoned B-3. In one of the previous items the Commission addressed properties down Second Loop Road and zoned them B-3 and all of those properties surround his property but his property was recommended for residential. He cannot see how the zoning can be zoned a single-family dwelling when it is a duplex and a commercial business.

Mr. Walt Barefoot 2210 Driftwood Avenue, Florence was present in the meeting and spoke opposed to the proposed map amendment for the R-2 nonconforming parcel zoning designations. He stated that he purchased the duplex at 2210 Driftwood Avenue in 1991 with his parents and it has remained a duplex since that time. He stated that he does not understand the residential zoning as the county webpage indicates that the principal use of land is for single-family dwellings and related support uses. He stated that behind his property the Commission had voted and recommended for a duplex to be zoned B-3 and the property beside it. The properties on West Palmetto were recommended zoned B-3 the Chiropractic's office, State Farm office, Income Tax office all the properties back up to West Driftwood and they all should be B-3 commercial zoning. (He provided the Commission with an information packet and a copy of those documents are maintained at the Florence County Planning and Building Department.)

He further stated that he took a triangle of the properties in question which are bordered by Second Loop Road, Highway 51 on the East, West Palmetto on the West and Holly Circle on the South. He stated within the triangle he was referring to thirty-seven parcels existed, fourteen of which were single family residences, and he has now learned that two of the residences are actually duplexes. The rest are either businesses, duplexes or quadplexes. Within the triangle the vast majority of the area is a professional business which is the Toyota Dealership. Saying the area should be R-2 where the principal use of the land is for single-family dwellings just does not fit. He opposes the R-2 zoning recommendation and Ms. Judith Gore his neighbor opposes the R-2 zoning recommendation. The recommendation should be R-5 multi-family residential or B-1 Business zoning district. His request was that the Commission reject staff's recommendation and recommend to County Council that the nonconforming parcels be zoned R-5 which allows multi-family residential or B-1 that allows multi-family residential and or some mixed appropriate businesses.

Rodney and Denise Godwin 2310 Lockhaven Drive, Florence, were present in the meeting and spoke opposed to the proposed map amendment for the R-2 nonconforming parcel zoning designations. They stated that they wanted a zoning that allowed multi-family zoning and had spoken with some of their neighbors who desired the same and are truly opposed to the R-2 zoning designation. Mr. Rodney Godwin spoke up and indicated that he desired that their property be zoned B-1 as that conformed to all the businesses, the duplexes, and the multiplex properties that are presently there.

Chairman Jody Lane inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment PC #2022-31 R-2 nonconforming zoning designations for the aforementioned parcels.

There was no public in attendance who desired to speak in favor of the proposed map amendment PC #2022-31 R-2 nonconforming zoning designations.

There was questions and discussions by the Commission regarding the zoning of the area and the proposed zonings and there uses.

In response to the questions and discussion by the Commission Mr. Brashear indicated that the Commission could make different recommendations for the parcels with the understanding that their recommendations may go against the land use designations and may not fit the comprehensive plan.

Based on the questions and discussion Vice-Chairman Cheryl Floyd made a motion to rescind the previously made and voted on PC# 2022-31 R-2 conforming zoning designation motion. To place the two commercial properties the paint shop and the multi-use building on Second Loop and the Woodlawn Avenue property to B-3 commercial which conforms to what was previously recommended and voted on and the rest of the area to R-5 which would allow duplexes.

Vice-Chairman Cheryl Floyd made a motion to rescind the previously made and voted on PC#2022-31 R-2 conforming zoning designation motion / Second - Commissioner Karon Epps / The Commission voted 7 to 0 to rescind the previously approved motion PC# 2022-31 R-2 conforming zoning designation motion.

Vice-Chairman Cheryl Floyd made a motion that the two properties facing or touching Second Loop Road be zoned B-3 commercial and all other properties be zoned R-5 residential duplex, quadraplex / Second - Commissioner Mark Fountain /The Commission approved 7 to 0 PC#2022-31 R-2 conforming and nonconforming properties. The properties at Woodland Avenue and Second Loop Road be zoned B-3 and all other properties conforming and nonconforming be zoned R-5.

PC#2022-31 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Zoning Study From Unzoned To RU-1A Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90019-08-003, 90019-08-008, 90019-08-009, 90019-08-006, 90003-01-033, 90003-01-034.

Mr. J. Shawn Brashear presented information of the RU-1A properties that conform to the proposed RU-1A zoning designation. The single family dwellings at 437 Woodland Drive (90019-08-003), 425 Woodland Drive (90019-08-009) and 411 Woodland Drive a salon (90019-08-008). The properties that are nonconforming are Goosie Ganders/Butlers Fine Men's store West Palmetto Street (90003-01-034), ALM Motors garage on West Palmetto Street (90003-01-033); and 419 Woodland Drive (90019-08-006) a home that is being taxed as a multiplex. Staff has been to the site of the property where it appears that there are two primary single-family dwellings on the property, and they believe that it conforms to a RU-1A zoning designation, but was not sure based off the indicated tax status. Staff did not receive any calls from the owners of the property although letters were forwarded to the property owners. It was placed in the non-conforming as staff was not sure, but believed that it did conform to the proposed zoning recommendation. The recommended zoning for the properties were based on the land use designation and staff could not make a recommendation that does not fit within the land use designation.

There was questions and discussion by the Commission.

In response to questions and discussion by the Commission Mr. Brashear indicated that the property to the right of Goosie Ganders was recommended for B-3 zoning at the meeting of June 28, 2022. That property was split as most of it existed in a flood hazard district and was recommended for B-3 zoning designation. The next property to that the Bicycle shop is in the City of Florence. The Hyundai Dealership is across the street and that parcel will be recommending for zoning with group four of the parcel zoning study. It is in a different land use that will allow a B-3 zoning designation that is conforming to that site.

There being no further questions and or discussion Chairman Jody Lane inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment PC #2022-31 RU-1A zoning designation.

Mr. William Edwards an attorney with Finklea, Hendrick and Blake, LLC law firm in Florence, SC was present in the meeting and spoke opposed to the proposed map amendment PC #2022-31 RU-1A. He stated that the firm is representing ALM Motors a commercial business located on West Palmetto Street that was approved by Florence County to be located where it presently resides. He stated that the nonconformity of the RU-1A zoning designation is a concern when trying to initiate a permit to replace a nonconforming property within six months. (He provided the commission with a packet of information a copy of the documents are maintained at the Florence County Planning and Building Department.)

He indicated that the garage was conforming, permitted by the County and allowed and now the County desired to zone the property with a zoning designation that makes it nonconforming. The comprehensive plan was written years ago and does not reflect what the area is presently. It is clearly a commercial corridor now and having an RU-1A zoning designation is unacceptable. The area should be zoned B-3 and not a residential property so that it does conform to what is presently there.

There was questions and discussion by the Commission.

In response to questions and discussion by the Commission Mr. Edwards indicated that the building permit for the garage was issued in 2021 and was just finished recently in 2022.

Chairman Jody Lane inquired if there was any public in attendance who desired to speak in favor of or opposed to the proposed map amendment PC #2022-31 RU-1A zoning designation.

Ms. Shannon McGillivray 2533 West Palmetto Street, Florence was present in the meeting spoke opposed to the proposed map amendment PC #2022-31 RU-1A zoning designation. She stated that besides what Mr. Edwards had already indicated, a small portion of the back of their property at Goosie Ganders was also in the flood hazard zone. They would like their property to be zoned B-3 as it would be aligned with the comprehensive plan. The business has existed there for ten years and it took her one and a half years just to get a permit to build on the site. She fought tooth and nail and saved all her life to build the building and does not want to take the risk of being grandfathered into an eight thousand square foot building that she has worked so hard to obtain. She would like to see the property zoned B-3 commercial.

There being no further questions or discussion Vice-Chairman Cheryl Floyd made a motion that Goosie Ganders/Butlers and the Mechanic Shop be zoned B-3 and the other properties remain RU-1A / Second - Commissioners Dwight Johnson and Mark Fountain / The Commission voted 7 to 0 PC# 2022-31 RU-1A for Goosie Ganders/Butlers and the Mechanic Shop to be zoned B-3 and the other parcels to remain RU1A.

The Public Hearing was closed.

Chairman Jody Lane inquired if there was any other business, there being no other business Mr. Brashear provided the director's reports to the Commission.

V. Director's Report:

Mr. J. Shawn Brashear comments were as follows:

The summary plat and building reports were attached and presented for review.

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

Mr. J. Shawn Brasher requested of the Commission to allow some time to call the office and schedule some time to come by and review the maps and make recommendations for their districts. Staff is proposing to reduce the land use elements to four land use designations. That would then filter the other zoned designations into the other four. This recommended change will provide for more options and greater flexibility in the zoning land use designation process. There will have to be language and points drafted for the Comprehensive Plan so that the Commission will have direction to know when to accept the zoning district designations for that neighborhood, that street and or property. He stated that staff is also going to invite the County Council and the Board of Zoning Appeals Members to review the maps and make recommendation as well. He further stated that the maps have not been updated in quite some time and many transitions have taken place including the City and County separating, many annexations into the City and the likes.


There was discussion by the Commission of the items for the month of August and it was recommended that the time for the Planning Commission meeting for August remain at 5:00. p.m. so that it could be properly advertised and that the public was made aware.

VI. Adjournment:

There were no further questions and or discussion Chairman Jody Lane call for a motion to adjourn the meeting.

Vice-Chairman Cheryl Floyd made a motion that the meeting be adjourned / Second – Commissioner Linda Borgman / Unanimously approved 7 to 0 to adjourn the Planning Commission meeting.


The meeting adjourned at 10:00 p.m.



Lisa M. Becoat
Secretary

Approved August 23, 2022

Approved by:



J. Shawn Brashear
Planning Director

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