

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, August 22, 2023 at 6:00 p.m.
County Complex, Room 803
180 N. Irby St., Florence, South Carolina 29501

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and 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 6:00 p.m.

II. Attendance:

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

Commissioners Absent: Linda Borgman
Karon Epps
Jeffrey Tanner
Mark Fountain

Staff Present: J. Shawn Brashear, Planning Director
Ethan Brown, Deputy Director
Derrick Singletary, Senior Planner
Brian Kennedy, Engineering
Holly Smith, Planner II
Lisa Becoat, Administrative Assistant/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 Commissioner Glynn Willis provided the invocation for the meeting.

III. Review and Motion of Minutes

- **Meeting of July 25, 2023**

Motion to approve minutes – Commissioner Glynn Willis made a motion to approve the minutes of the Planning Commission meeting of July 25, 2023 / Second – Commissioner Allie Brooks / Unanimously approved 5 to 0 the minutes of the July 25, 2023 Planning Commission meeting.

IV. Public Hearing

PD Amendment:

PC#2023-30 Map Amendment By Chandler Reserve, LLC (Jonathan Chandler) To Amend An Existing Planned Development Designated As (PD-18-2), Located Off Of Pisgah Rd., Florence.

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

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the 78.51 acre planned development was in County Council District three (3) and water and sewer to the site is provided by the City of Florence. He stated that quite a bit of the planned development had been built out and that the development connected to Pisgah Road on the right side and on the far left side it backed out to Ebenezer Road. He additionally, stated that the Summergate Subdivision is to the left and Darlington County is to the North of the Property. He stated that a copy of the sketch plan was available for viewing and that the developer had requested to amend the previously approved sketch plan. Amending the planned development requires consideration and recommendation of the Planning Commission and approval of County Council. He went through the presentation which provided some images of the homes that are presently on the developed site and the signs that were posted as notification of the Planning Commission meeting per the Florence County Ordinance. He provided information to the Commission and stated the requested modifications for the planned development.

The first requested modification is for three separate areas on the sketch plan where additional parking is being proposed. Two, a storage shed that would house a pump system which operates the ponds at the front entrance to the development. Three, additional mail receptacles are being needed for the mail kiosk. Four, is a reconfiguration of a common area, which caused a reduction in building space and as a large storage maintenance building shelter was to be built but has since now been removed from the sketch plan. This reconfiguration of the common area will also increase some green space in that area. Modification number five the developer desires to add a covered car wash as tenants are not allowed to wash their vehicles in their driveways and or on the streets. Lastly, at the far left side of the development and all of the bottom side of the development the developer has requested that the lot lines be removed. This would make it a development without individual lot lines for each townhome. (To see the listed numbered requested modifications of the amended sketch plan refer to slides ten (10) and eleven (11) of the meeting presentation.)

Mr. Brashear provided the comments and inquiries received pertaining to the requested planned development amendment request PC #2023-30. (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 requested amendment to the planned development.

There was no public in attendance who desired to speak in favor of the requested amendment to the planned development.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the requested amendment to the planned development.

Ms. Julia Lewis 1230 N. Ebenezer Road, Florence, SC, was present in the meeting and requested to ask a question regarding the request for amendment to the planned development. She desired to know where the water would drain that would come from the proposed car wash area on the planned development.

In response to the inquiry Mr. Brashear indicated that question had been asked by the stormwater staff and was clarified through a response by the engineer of record, South Carolina Department of Health and Environmental Control (SCDHEC) and the City of Florence, that the water would drain out into the normal storm drainage system; and, per SCDHEC there are no concerns.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the requested amendment to the planned development (PD-18-2) **PC #2023-30** be approved / Second – Commissioner Allie Brooks and Commissioner Doris Lockhart / The Commission voted 5 to 0 to approve the requested amendment to the planned development (PD-18-2) **PC #2023-30**.

The Public Hearing was closed.

V. Director's Report:

Mr. Brashear reminded the Commission of the Planning Commission Workshop to be held on Thursday, August 24, 2023, 2:00 p.m., at the Florence County Planning and Building Department at 518 S. Irby Street, Florence, SC.

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

- **Summary Plat Reports for (July 2023)**
- **Building Reports for (July 2023)**

VI. Adjournment:

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

Commissioner Doris Lockhart and Commissioner Allie Brooks made a motion that the meeting be adjourned / Second – Commissioner Glynn Willis / The Commission voted 5 to 0 to adjourn the Planning Commission meeting.

The meeting adjourned at 6:11 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.