

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, January 23, 2018 at 6:00 p.m.
County Complex, Room 803
180 N. Irby St., Florence, South Carolina 29501

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and the back entrance of the County Complex and on the information board in the lobby of the Planning and Building Inspection Departments office.

The agenda was also mailed to the media.

I. Call to Order:

Chairman Lane called the meeting to order at 6:01 p.m.

II. Attendance:

Commissioners Present: Jody Lane, Chairman
Cheryl Floyd, Vice-Chairman
Allie Brooks
Dwight Johnson
Linda Borgman
Jeffrey Tanner

Commissioners Absent: Doris Lockhart
Karon Epps
Mark Fountain
Ted Greene

Staff Present: J. Shawn Brashear, Planning Director
Derrick Singletary, Senior Planner
Lisa Becoat, Secretary

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

Review and Motion of Minutes

- **Meeting of November 28, 2017**

Motion to approve minutes as presented – Commissioner Allie Brooks / Second – Commissioner Dwight Johnson / Unanimously approved 6 to 0.

III. Public Hearing

Zoning Map Amendment:

PC#2018-01 Map Amendment requested by Dion Cooper & Annie Goodrum to change the zoning district designation for property located on 419 Green Haven

Ave., in Lake City, SC as shown on Florence County Tax Map No. 00169, Block 31, Parcel 008 from General Commercial District (B-3) to Rural Community District (RU-1).

Mr. J. Shawn Brashear presented the staff report to the Commission. He additionally provided information to the Commission as to the various uses and types of structures that presently reside on some of the adjacent properties in the area requesting to be rezoned. He also indicated that there had not been any telephone calls and/or inquiries regarding the zoning map amendment. Staff recommended approval of the zoning map amendment as submitted.

(Copy of staff report available at the Florence County Planning Department)

Chairman Lane opened the floor up for questions/discussions. There were considerable questions by the Commission. Some of the B-3 lots do have manufactured homes on them and they are grandfathered in the zoning requirements. The commission made a recommendation that if zoning for this lot is approved by County Council that Planning and Building send out notices to adjacent property owners to see if they would consider coming in and possible rezoning their property so that it fits its current use. The Planning Director indicated that the existing uses of the property do not presently fit the designated land usage. He further stated that staff does not usually notify adjacent owners of their options when it comes to zoning, but can since the Planning Commission has made the recommendation. He explained some of the issues of contiguous properties and how the zoning change would not affect all properties in that zoning area.

Chairman Lane inquired if there was any public who desired to speak opposed to the requested zoning map amendment.

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

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

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

Vice-Chairman Cheryl Floyd made a motion that **PC# 2018-01** be approved as presented. / Second – Commissioner Jeffrey Tanner. / Unanimously approved 6 to 0.

The Public Hearing was closed.

IV. Director's Report:

Mr. Brashear's comments were as follows:

- **Summary Plat Reports for (November and December 2017)**
- **Building Reports for (November and December 2017)**

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

Chairman Lane took a moment and thanked everyone for being a part of the Planning Commission and for allowing him to serve as their Chairman. He additionally indicated that with staff we are all looking forward to another great year of attendance and planning issues to address. Having no further comments the chairman adjourned the meeting.

The Meeting adjourned at 6:10 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.