

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, March 27, 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 6:00 p.m.

II. Attendance:

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

Commissioners Absent: Doris Lockhart
Ted Greene
Mark Fountain

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 February 27, 2018**

Motion to approve minutes as presented – Commissioner Allie Brooks / Second – Vice-Chairman Cheryl Floyd / Unanimously approved 7 to 0.

III. Public Hearing

Zoning Map Amendment:

PC#2018-02 Map Amendment requested by Raynette McFadden to change the zoning district designation for property located on 321 E. Main Street in Scranton, SC, as shown on Florence County Tax Map No. 00194, Block 03, Parcel 031 from Single Family Residential District (R-1) to Rural Community District (RU-1). (Deferred)

PC#2018-03 Map Amendment requested by Florence County to change the zoning district designation for property located on W. Main St. in Timmons ville, SC as shown on Florence County Tax Map No. 70013, Block 01, Portions of Parcels 001 and 002 from Single Family Residential District (R-3) to General Commercial District (B-4).

Mr. J. Shawn Brashear presented the staff report to the Commission. He also indicated that there had been no telephone comments and/or inquiries received regarding the zoning map amendment. Staff recommends 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 no questions or discussion by the Commission.

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

Mr. Michael Adams, 200 Main Street, Timmons ville, SC 29161, was present and indicated he was not opposed to the zoning change, but was concerned as to what was going to be placed on the property. Presently there is a car wash in front of his home and it's terrible. He came to the meeting in hopes of finding out what would be placed on the property.

Mr. J. Shawn Brashear stated that a Community Center owned and operated by the County is proposed to be constructed on the property.

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# 2018-03** be approved as presented. / Second – Commissioner Jeffrey Tanner / Unanimously approved 7 to 0.

PC#2018-04 Map Amendment requested by Jeffery A. Weekfall to change the zoning district designation for property located at 304 E. Fifth Ave. in Pamplico, SC as shown on Florence County Tax Map No. 60006,

Block 10, Parcel 016 from Multi-Family Residential District (R-5) to Rural Community District (RU-1).

Mr. J. Shawn Brashear presented the staff report to the Commission. He also indicated that there had been no telephone comments and/or inquiries received regarding the zoning map amendment. Staff recommends 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 no questions or discussion by the Commission.

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.

Mr. Jeffrey Weekfall, 327 E. Main Street, Pamplico, SC 29583, was present and spoke in favor of the requested zoning map amendment. I purchased the property and want to be able to place a single wide trailer on it. I do not have a large family as it is just me and a few grandchildren. I am prior military and I don't need a lot of space to live and do what I desire.

Commissioner Allie Brooks made a motion that **PC# 2018-04** be approved. / Second – Commissioner Dwight Johnson / Unanimously approved 7 to 0.

The Public Hearing was closed.

IV. Director's Report:

Mr. Brashear's comments were as follows:

- **Summary Plat Reports for (February 2018)**
- **Building Reports for (February 2018)**

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

Chairman Lane inquired if there were any questions or discussion.

Vice-Chairman Cheryl Floyd inquired as to the progress of the PUD Ordinance.

Mr. J. Shawn Brashear responded that a Draft Planned Development Ordinance (PUD) is presently being worked on and possible maybe available for presentation in April of 2018.

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

V. Adjournment:

Motion to adjourn – Commissioner Allie Brooks / Second - Vice-Chairman Cheryl Floyd / Unanimously approved 7 to 0.

The Meeting adjourned at 6:12 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.