

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, June 26, 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
Linda Borgman
Jeffrey Tanner
Ted Greene

Commissioners Absent: Doris Lockhart
Karon Epps
Mark Fountain

Staff Present: J. Shawn Brashear, Planning Director
Mr. Malloy McEachin, County Attorney
James Sawyer, County Engineer
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 April 24, 2018**

Motion to approve minutes as presented – Commissioner Allie Brooks / Second – Commissioner Dwight Johnson / Unanimously approved 7 to 0.

Chairman Lane indicated that he desired the Commission to entertain a motion that makes it mandatory for all future Planned Developments (PD's) go through a Technical Review Committee prior to being presented to the Planning Commission.

Vice-Chairman Cheryl Floyd made a motion that all future Planned Developments go through a Technical Review prior to being presented to the Planning Commission / Second – Commissioner Dwight Johnson / Unanimously approved 7 to 0.

Chairman Lane called for a motion to change the presentation of order of the zoning map amendments of PC Numbers 2018-09 through PC Numbers 2018-12.

Commissioner Allie Brooks made a motion to change the order of presentation of PC Item Numbers 2018-09 through 2018-12 / Second – Commissioners Jeffrey Tanner and Ted Greene / Unanimously approved 7 to 0.

III. Public Hearing

Zoning Map Amendments:

PC#2018-08 Map Amendment requested by Chandler Reserve, LLC to change the zoning district designation for property located on Pisgah Rd., Florence, SC, as shown on Florence County Tax Map No. 00097, Block 01, Parcel 104 from Unzoned District (UZ) to Planned Development District (PD).

Mr. J. Shawn Brashear presented the staff report to the Commission. He also indicated that there had been one telephone inquiry as to what was going on the property beside her property. Staff provided her a copy of the agenda packet by email and she was satisfied with the response received regarding the zoning map amendment. Staff recommends approval of the zoning map amendment.

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

Chairman Lane opened the floor up for questions/discussions. That road can be a busy road and the turning lane would help tremendously to obtain access to the development. Typically Planned Development's that we have seen prior to this one usually have a mixed use. This one does not appear to have any mixed use.

Mr. J. Shawn Brashear indicated that typically we have seen mixed uses in a Planned Development. One or a number of mixed uses. In this particular case the developer has only submitted a town home development with a clubhouse. The ordinance does not give direction to require a ratio or a mixture thereof. The ordinance permits any use or a combination of uses. And that is the full consideration of the planning commission, to consider in your opinion if it meets the intent of a Planned Development (PD). We know the intent of the PD is to allow mixed uses but the ordinance for staff is fairly clear pertaining to mixed use and/or any combination of uses meeting the objection of this section. The parcels and the parcels

surrounding the property are unzoned. There are zero lot lines associated with townhomes which prevents this PD from being developed without a zoning designation; it would not meet zoning without the map amendment approval. Within unzoned areas there are setbacks and even though it is an unzoned area, it is still considered a zoned area that has development standards, so townhomes on individual lots in unzoned areas are not required. PD's were not required to go before Technical Planned Review. Although the planning commission just voted on PD's going before a Technical Plan Review, I will have to check the ordinance to make sure it does not require an update to include that change. The Engineer for the project is here to speak tonight and if it is the desire of the committee the project can be brought before the Technical Review Committee prior to going forward.

There was further discussion and questions by the Board.

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

Ms. Jane Farmer was present and spoke opposed to the requested zoning map amendment. She indicated that she owns the property next to where the development is planned. It is farm land and she wanted to know if the rezoning was going to affect their farm land in anyway. The land is presently unzoned and if she plans to lease her land for a solar farm, would it affect that lease in anyway. It is farm land and she desires to keep it that way.

Mr. J. Shawn Brashear responded and indicated that the PD should not affect her use of the land other than it would be residential in nature and whatever type of use she decided to put beside it, unzoned areas can have almost what you can imagine. Some vegetative buffering for a solar farm may have to be installed because of the residential use of the property, but besides that all should be well. There is some vegetative buffering included in the plan for the PD. The comprehensive plan is also vague regarding the PD. I have reviewed the sections and have a copy with me of the four pages that discuss PD's. First page around page 112 of the 370 page document states that each of the above referenced housing types is allowed in a planned development district. Any use or a combination of uses meeting the objectives of Section of Chapter 30 of the Florence County Zoning Ordinance may be established in a PD upon review and approved. Then it lays out the different residential uses that are commonly known. It does not address it any further or give staff specific guidance on whether it complies or its intent.

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

Mr. Bob Weaver Engineer for Chandler Reserve, LLC was present and spoke in favor of the requested zoning map amendment. He indicated that he designed the project and wanted to answer any questions the Commission had regarding the project. The PD will have a commercial clubhouse that falls under the commercial guidelines but all other lots will be residential. He further indicated that a very extensive design was completed on the project with the requested turning lanes, which is usually not done until the design is approved. However, it was completed ahead as it was deemed needed. Some stormwater design calculations had been completed and provided to staff at planning and building. They also met with the neighbors and

discussed drainage and the easement on the ditch that goes out to Highhill Creek. They also are taking some of the drainage away from the near farmer's properties and directing it towards the ditch, which should have no effect on their property as far as drainage. Over two years ago, they received the approval from the City of Florence, for water and sewage availability. They have made every attempt to complete their homework upfront prior to purchasing the property. They also have an agreement with Summergate owners to tie into the lift station so that water and sewage would be available for the project. There is a 12 inch waterline on the highway that the city owns, so there is plenty capacity. They have proof of a flood test that was conducted by the City. The density is usually in 5 units per acre. They have a lot of green space on the diagram and the chart shows the sidewalks, number of units and the amount of green space. There is also a dog park with a lot of sidewalk activity. There is a similar parcel like this one on Highway 76 between Timmonsville and Hartsville. Everything has vinyl siding and trees will be planted.

There were questions and discussions by the Planning Commission.

There are two parking spaces per unit and enough distance between the unit and the sidewalk. There are sidewalks between every unit on both sides of the street. There are common areas in the back and there is a 40 foot buffer between Summergate subdivision and fences in the back yard. This is a gated community and the clubhouse is for residential use unless they let other neighborhood's use the clubhouse. We have the fire marshal's approval on the fire hydrants. We have had two round table meetings with all the departments present and we have a letter from Mr. Mosley.

There were questions and discussions by the Planning Commission concerning the review process of the checklist and comments and letters regarding the PD.

Mr. J. Shawn Brashear responded and indicated that the checklist review process had been completed and is very similar with all parties present with comments just like the Technical Review Committee process except some of the Planning Review members are present at the Technical Review. The checklist review is what generated some of the changes that appear on the plans that were reviewed today. The fire department had questions about the emergency access because of the sewer lift station. The left turning lane was also a result of that meeting.

Chairman Lane explained to the public the motion for the Planned Development and that the Planned Developments are becoming more frequent and as they do the Commission is attempting to align the reviews all the same way for clarification and consistency in reviews.

Vice-Chairman Cheryl Floyd made a motion that **PC# 2018-08** be deferred/tabled to allow the item to be presented before a Planning Technical Review Committee prior to being returned to the Planning Commission for recommendation. / Second – Commissioner's Linda Borgman and Dwight Johnson / Unanimously approved 7 to 0 that **PC# 2018-08** be deferred/tabled to allow the item to be presented before a Planning Technical Review Committee prior to being returned to the Planning Commission for recommendation.

PC#2018-10 Map Amendment requested by Mary Robinson to change the zoning district designation for property located at 1074 Dennis Rd., Lake City, SC, as shown on Florence County Tax Map No. 00141, Block 31, Parcel 020 from Single Family Residential District (R-1) to Multi-Family Residential District (R-5)

Mr. J. Shawn Brashear presented the staff report to the Commission and explained the contiguity of the requested map amendments and why they were being considered out of the number presentation order. He further explained that there were listed on the agenda based on how the applications were received and submitted to the Planning Department. He also indicated that there had been no telephone inquiries regarding this request. Staff recommends approval of the zoning map amendment.

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

Chairman Lane opened the floor up for questions/discussions. It was explained the contiguity of the properties and why they were being considered out of the order in which the applications were submitted.

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 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.

Ms. Ernestine Henderson was present and spoke in favor of the requested zoning map amendment. She indicated that she had been working on the zoning amendment changes for her family for a couple of years now. She explained that the home on the parcel is her Aunt Mary's property that was built in 1962 and, the home is in need of repair as the electrical panels are still using fuses. They received a plan from the electric company that indicated if something else went wrong with the house it would be condemned. After she didn't have zoning and did not have the funds to build another home, she probably would be able to get a manufactured home, and, that is why we are asking for the zoning change. The singlewide home that I lived in, which is next to this one and is about 45 years old, was robbed, vandalized and burned at 113 Dennis Rd., and she is trying to get that rezoned also, so that she can move back to Lake City. Right now she is living in Sumter with her uncle whose home is 91 years old. She is trying to get back home and in a better place to live and it's going to take rezoning the parcels one from another in order to do it. She has been working on this rezoning for some time even before the goat farm man came along and has gotten nowhere so, she is still trying. That is why she is here this afternoon.

Commissioner Allie Brooks and Linda Borgman made a motion that **PC#2018-10 be approved** as presented. / Second – Commissioner Dwight Johnson / Unanimously approved 7 to 0 to approve the zoning map amendment for PC#2018-10.

PC#2018-12 Map Amendment requested by Joe Hannah, Jr., to change the zoning district designation for property located at 1066 Dennis Rd., Lake City, SC, as shown on Florence County Tax Map No. 00141, Block 31, Parcel 019 from Single Family Residential District (R-1) to Multi-Family Residential District (R-5)

Mr. J. Shawn Brashear presented the staff report to the Commission. He also indicated that there had been no telephone inquiries regarding this request. Staff recommends approval of the zoning map amendment.

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

Chairman Lane opened the floor up for questions/discussions.

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 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. Joe Hannah was present and spoke in favor of the requested zoning map amendment. He indicated that there are two families involved and its heir property and this appears the only way they can help each other out.

Vice-Chairman Cheryl Floyd and Linda Borgman made a motion that **PC#2018-12 be approved** as presented. / Second – Commissioner Dwight Johnson / Unanimously approved 7 to 0 to approve the zoning map amendment for PC#2018-12.

PC#2018-09 Map Amendment requested by Ernestine Henderson to change the zoning district designation for property located at 113 S. Robinson Ave., Lake City, SC, as shown on Florence County Tax Map No. 00141, Block 31, Parcel 073 from Single Family Residential District (R-1) to Multi-Family Residential District (R-5)

Mr. J. Shawn Brashear presented the staff report to the Commission. He also indicated that there had been one telephone inquiry regarding this request. The requester Virginia Harrell wanted to know if the zoning of her property was included in this request for zoning map amendment. She was informed by Staff that she would have to submit a separate application for her property to be considered for rezoning. Staff recommends approval of the zoning map amendment.

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

Chairman Lane opened the floor up for questions/discussions.

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 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.

Ms. Ernestine Gaston Henderson was present and spoke in favor of the requested zoning map amendment. She stated that is was the home she was living in before her home was vandalized, robbed and burned. She indicated there is an access off of 1 South Robinson Ave and an easement right away to the property by way of county dirt road 113 S. Robinson Ave. That is the property that she owns.

Commissioner Dwight Johnson made a motion that **PC#2018-09 be approved** as presented. / Second – Vice-Chairman Cheryl Floyd / Unanimously approved 7 to 0 to approve the zoning map amendment for PC #2018-09.

PC#2018-11 Map Amendment requested by Marilyn Gaston to change the zoning district designation for property located at 1054 Dennis Rd., Lake City, SC, as shown on Florence County Tax Map No. 00141, Block 31, Parcel 018 from Single Family Residential District (R-1) to Multi-Family Residential District (R-5)

Mr. J. Shawn Brashear presented the staff report to the Commission. He also indicated that there had been no telephone inquiries regarding this request. Staff recommends approval of the zoning map amendment.

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

Chairman Lane opened the floor up for questions/discussions.

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 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.

Ms. Ernestine Henderson was present and spoke in favor of the requested zoning map amendment. She stated that Marilyn Gaston is her sister and that her property and Ms. Henderson's property are adjacent to each other's so that they touch. She is in agreeance of the zoning map amendment.

Commissioner Linda Borgman made a motion that **PC#2018-11 be approved** as presented. / Second – Commissioner Ted Greene / Unanimously approved 7 to 0 to approve the zoning map amendment for PC#2018-11.

The Public Hearing was closed.

Plat/Plan Approval

Chairman Lane inquired of the Commission members if they desired to make a motion for PC #2018-13 to be heard in a public forum which would allow the public to have comments for and/or against the plat/plan approval for PC#2018-13.

Commissioner Dwight Johnson made a motion that PC#2018-13 be heard in a public forum for comments for and/or against the requested plat/plan approval. / Second – Commissioner Allie Brooks / Unanimously approved 7 to 0 for public comment forum for requested plat/plan PC#2018-13.

PC#2018-13 Sketch Plan Approval requested by Elevate 843 LLC for University Center subdivision located off E. Palmetto St., Florence, SC as shown on Florence, County Tax Map No. 00275, Block 01, Parcel 134.

Mr. J. Shawn Brashear presented the staff report to the Commission. He also indicated that there had been two inquiries from Jonathan P. Edwards in opposition of the requested plat/plan approval. He indicated that an email had been sent on May 10 requesting information and the status of the development; and, if permits had been granted for the requested project. On May 15, 2018 a letter was also received requesting the location, date and time of the Planning Commission meeting for item PC#2018-13. A response and letter were drafted and mailed to Mr. Edwards on June 5, 2018. Staff recommends approval of the plat/plan sketch.

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

Mr. J. Shawn Brashear further explained to the public the sketch plat/plan approval process and how it is reviewed and considered by staff and all other agencies. Especially the road because that is what the County will accept for maintenance and upkeep. That if the sketch plan were approved by the Planning Commission it would not go forward to County Council as some other items do, because the development and sketch plan are approved because they meet and are allowed by zoning and the intent of the ordinance. It also provides the Commission with an idea of what is going in the community and in your opinion does it meet the requirements for a development of a sketch plan within the county.

Chairman Lane opened the floor up for questions/discussions by the commission. It was explained that the property would be accessed by a loop and the driveways would have access to the loop for entry in/out of the development. Although this would make two separate sets of apartment complexes in that area, the number of lots per county ordinance for the development did not require a traffic study per South Carolina Department of Transportation (SCDOT).

Mr. James Sawyer, Florence County Engineer was present and indicated that he had been in contact with SCDOT and they had no concerns with the streets laid out the way they are in the sketch plan. There is no permit in hand for the Engineer to date, and DOT had no issues or concerns with the present layout.

Mr. Brashear further explained that staff is unaware at this point in the process if a traffic light has been considered for the area. There is a Francis Marion University Building, the medical clinic across from the proposed development. It is in an area that is presently a part of an overlay study. State owned property is exempt from building and fire codes but not exempt from the zoning ordinances. If planning commission approves the sketch plan, it is approving the building of the roads and whatever else is allowed by zoning to be constructed at that property. The development would have to meet all building requirements and codes. Had this been a private road, this sketch plan would only have come to Planning Commission based on the number of lots in the sub-division. The overlay is just a study of what could be developed along Highway 76 from Church Street, to just beyond the University. The study was to see what types of improvements and what could go in the area based on public input. What improvements would need to be made to make it happen and also what different types of infrastructures it would take to complete it. Zoning was not a part of that study, but staff has had discussions about getting a zoning study completed for that area, but we haven't reached that point to date. There is an egress to Price road.

Chairman Lane indicated that the checklist for the sketch plat/plan PC#2018-13 had been completed and a Technical Review had also been completed on the plan and all questions to date have been satisfied to the Planning Department.

Chairman Lane inquired if there was any public who desired to speak opposed to the requested sketch plat/plan approval.

Mr. Jay Jordan a representative of Francis Marion University (FMU) was present and spoke opposed to the sketch plat/plan approval. He indicated that Mr. Darryl Bridges, Vice-President for Development and Mr. John Kispert, Vice-President for Business Affairs was also in attendance at the meeting from FMU. FMU wanted to voice some concerns, specifically safety. He indicated that if anyone had been out on the road by the University, there are thousands of people who travel that road on a daily basis and over 4, 000 students, faculty and staff are going in or coming out of FMU daily. He stated that FMU became aware of the development about six or seven weeks ago and their understanding is that the road will connect into a 487 bed facility that would appear to house students. Thus FMU's safety concern with the traffic and already approximately over 200 students crossing the street from Patriot Place which is near the proposed development to the East; crossing over to get to the University would only increase that. FMU's second concern is also attached to safety; FMU has a 12 commissioned officer public safety team and with possibly 487 new guests being across the street, FMU is concerned about responding to emergencies and those types of things. They believe that the safety concern should be a part of the commission as the proposed development goes forward. FMU is not against the development and has a long history of being pro-development including the 76 corridor study that was and is being conducted and was discussed earlier in the meeting. The

University is for better development as a community in Florence. Statute requires consideration of the plan including safety concerns, which led to their concerns which have been expressed.

There were questions and discussion by the Commission.

Mr. Jay Jordan indicated that Patriot Place apartments are already in place and are approximately 200 hundred apartments that have been there for quite some time. University Security Police would be like first responders. If someone called 911 in the area due to a mutual agreement if they had an emergency and FMU was in the area they would respond. There is an EMS sub-station located on the campus of the University, but he could not speak as to what the obligations are for responding. He was unaware if the police and EMS policy would be the same for a new apartment complex, he only knew that if there was an emergency and they could respond they would. He was unaware if the University would be building any new dorms in the near future. There are over 4,000 students in attendance at FMU and he was unsure what the historic high was, with students, faculty and staff in attendance and indicated he believed well over 5,000. He was not sure exactly how many dorms were on campus.

Mr. John Kispert, Vice-President for Business Affairs was present and spoke opposed to the sketch plat/plan approval. FMU presently has 1,547 beds currently at FMU. The last were built in 2006 and there are no present plans to add any additional housing. They are adding a number of new diversity and educational programs including a Doctorate program. They are always mindful and taking a look at housing for students attending the University. They are unaware of the percentage of students that are presently living at Patriots Place that attend FMU. Patriots Place is a mixed unit development and all residents are not FMU students.

Chairman Lane inquired if there was any public who desired to speak in favor of the requested sketch plat/plan approval.

Mr. Tim O'Leary a member of the partnership group developing the subdivision was present and spoke in favor of the sketch plat/plan approval. Mr. O'Leary and Jason Wicker a local businessman are both excited about the project. One of the other partners has developed over 80 student housing projects in the duration of his career. They have taken great care in aligning themselves with a great management company which is focused on the holistic experience for the students, including safety and studying. They have allocated and dedicated an area of the development just for studying, community driven and/or on their own if they want to get out of their apartment to do so. The management company would be available during the day and they would also have security guards on site, as well. There would be a strict policy of 3 strikes and you're out. They want to foster an environment where students can enjoy the college experience and they can be safe and secured. That is how this project was designed. They had a study conducted that showed there were a considerable amount of students who lived off campus who were looking for an apartment complex where they could reside by and with their fellow students. So not a mixed community but one where there is school pride and close to the University. This is a chance for them to enhance the experience for the juniors and the seniors who may want other options of where to live in the area.

Mr. Tim Harris, with ASI Engineering and is the Civil Engineer for the project, was present and spoke in favor of the sketch plat/plan approval. They were not required to conduct a traffic study but have looked at the traffic this project would be generating and provided that information to SCDOT. They have met all SCDOT guidelines for traffic based on what is existing and being proposed. Turn lanes for both entrances in both directions are being put in and meet SCDOT guidelines. They have also spent time looking at pedestrian traffic to the University. And on the back side of the property is an underdeveloped piece of land that leads out to a road that connects over to Price Road. It has an existing full traffic signal and button push light with cross walk for pedestrian's and they intend to have full pedestrian and vehicular access to that area. They will be putting in a new sidewalk which has an easement to the old apartment complex that is presently connected which will allow those residents to have access to the sidewalks also. They have met with SCDOT several times about this and they are onboard and feel that the improvements are good and will be safe.

There were questions and discussion by the Commission.

Mr. Tim Harris responded that there would be turning lanes for both directions into the development from the East and the West. The traffic coming out of the development going to the left would most likely use the road that is being improved and will connect to Price Road and go to the traffic light to make their turn. There is also a wide median there and anyone could get into the median and complete their left turn also. The traffic study took into account the summer beach traffic also. There is an existing turning lane into the development from Price Road and the other lane also which entered the old trailer park.

Mr. Tim O'Leary responded that the goal is to provide high quality housing to the students of FMU but they will not preclude anyone from residing at the complex; however, the housing will be designed for those students who desire to live off campus but want to be close to the University.

(Mr. Tim Harris took the time to show the Commission members on the sketch diagram as best he could the underdeveloped road, Price Road, the existing traffic light, turning lanes and the proposed sidewalks and turning lanes. He further indicated that the loop would be public and the connector would be a two lane private road.)

Mr. Tim O'Leary responded that the vacant lots in the front are planned for commercial development and the vacant lot in the back for future development also. Michael Hartman has developed apartment complexes in SC but not in the Florence, SC area. Progress Builders our developer is very familiar with developing in Florence.

Mr. Tim Harris mentioned that there was already a sewer easement on the frontage of the development and there will also be an additional underground drainage easement with a 50' foot setback there because of the easement and there will also be some greenage there.

Mr. Tim O'Leary indicated that as developers they want the property to look appealing and although they look overtime to selling the commercial property to establishments that fit the development, they are also keenly aware of the aesthetics of the property and how that matters.

Mr. Chris Riddle a representative for the Campbell family, who are the current owners of the property, was present and spoke in favor of the requested sketch plat/plan approval. They are not developers but were present to lend support and state how encouraged they are for the time and effort that has been put forth to get the project to its present point. He wanted to remind the Commission that the present stage was at conformity of a sketch plan and whether or not the sketch plan is conforming to requirements. The checklist has been complied with and each detail has been addressed under the current land plan. This is a vibrant step for Florence to improve the corridor with a brand new product and appreciate all that the Staff and the Planning Commission are doing and appreciate their support.

Mr. Scotty Campbell was present and spoke in favor of the requested sketch plat/plan approval. He indicated that the property was bought ten years ago by him and his sister Paige. They have been paying over \$30,000 a year in taxes on the land and have been trying to sell it. They now have an opportunity and are ready to move forward. They have gone to FMU, Dr. Carter several times taking perspective buyers out to the property and as the letter indicates, they are for the project but only want 250 beds. The 2010 traffic study for that area showed 5.2 million vehicles a year and if we take the 458 beds and calculated that would equate to .0000961 more vehicles a year, basically if you had a job making 50 thousand dollars a year you would get a raise of \$4.81. It is not a big number. They understood the security concerns but the two roads being put in will be an asset and easy access across to FMU. They have taken people out there and they like the idea they would like to see restaurants and other things out there at that time, but now that a developer is in place things seem to be different. The project would be an enhancement to the area and could draw additional students to FMU. The property has been up for sale for 10 years and someone could have purchased it to control it, but they didn't and now they have an opportunity to do something good. We have jumped all the hoops and met all the requirements to complete the project and I would appreciate a favorable vote so that we can move forward with our project.

Mr. Tim O'Leary indicated that the potential is to have the future commercial sites on the road frontage so they would be as pleasing as possible to those driving by, to the residents and to the students who would have pride in the development to say that is where they live. They want the establishment to be well kept and to look as good as possible. They also completed an internal study that showed when the project is built out, it has the potential to create tax revenue in the amount of approximately 2 million dollars for the County of Florence, through the commercial lot development, FF&E tax, sales tax and property tax. We just want to be a great partner with the County and look forward to the opportunity.

Mr. J. Shawn Brashear wanted to clarify a point and indicated that it was brought to his attention that concerning double frontage lots. That whenever reverse frontage lots are used the non-access buffer strip of not less than 20 feet, planted with a vegetation screen shall be provided to separate and protect said lots from major streets.

Due to the lengthy discussion in favor of the sketch plat/plan, Chairman Lane inquired if there was any additional public who desired to speak or had spoken opposed to the requested plat/plan approval that would like to make further comment.

Mr. Jay Jordan indicated that FMU could have provided more assistance to the project had they seen the plans and been consulted earlier in the process and wanted this information noted for the record.

There were questions and discussion by the Commission.

Mr. Jay Jordan indicated that the mixed use of the project is a concern, but the overall biggest concern is the ingress and egress. When you have that many people trying to cross over to FMU, many are going to be going by foot and some by vehicles and when you have that many people crossing such a very high traffic area on a frequent basis is a serious safety concern of FMU due to the areas stark history of accidents and injuries. When a request such as putting in overpasses comes along or if there is grant money for that, those things are extremely expensive and would require possible some state and federal dollars to build. He was unaware of any further plans for the University to obtain or purchase any adjacent property in that area. When the McDonald's went up a traffic foot study was not done because there was a gas station there prior which was a similar use but the proposed site plan is a different use that has typically been there in the past. A letter from FMU was sent to Mr. Campbell and FMU wants to see this developed, but would prefer it to be developed on a smaller scale so that it would not have such a large impact on the ingress and egress of crossing the street. They want the development to have the potential to grow into a larger facility should it work safety wise.

Chairman Lane explained to the public that the Planning Commission is an advisory board and as such they have gone through the checklist list of items such as zoning, planning, building codes, engineers are going over their requirements and getting things worked out, the technical review committee and the commission believe that staff, technical review committee, fire and EMS, SCDOT and others are and have weighed in on this and are all looking forward and into what is best for the community based on their judgement.

Vice-Chairman Cheryl Floyd made a motion that **PC#2018-13** be approved with the stipulation that all buffering be met and be cosmetically pleasing to the corridor with the understanding that it is a gateway into our community and a reflection on Francis Marion University. / Second – Commissioner Linda Borgman / 4 Approved / 2 Opposed / 1 Abstained.

4 – Approved – Vice-Chairman Cheryl Floyd and Commissioners Jeffrey Tanner, Linda Borgman and Ted Greene.

2 – Opposed – Commissioners Allie Brooks and Dwight Johnson

1 – Abstained – Chairman Jody Lane

The Public Hearing was closed.

IV. Director's Report:

Mr. Brashear's comments were as follows:

- **Summary Plat Reports for (April and May 2018)**
- **Building Reports for (April and May 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 further questions or discussion and thanked everyone for the time and attention to the meeting.

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

V. Adjournment:

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

The Meeting adjourned at 7:37 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.