

**Minutes**  
**Regular Meeting of the Florence County Planning Commission**  
**Tuesday, February 26, 2019 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  
Doris Lockhart  
Karon Epps  
Linda Borgman  
Mark Fountain

**Commissioners Absent:** Jeffrey Tanner  
Ted Greene

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

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

**III. Review and Motion of Minutes**

• **Meeting of October 23, 2018**

Motion to approve minutes as presented – Commissioner Dwight Johnson / Second – Commissioner Karon Epps / Unanimously approved 8 to 0.

#### IV. Public Hearing

##### Zoning Map Amendment:

**PC# 2019-01 Map Amendment requested by the Governing Council to create zoning designations for properties located on West Lucas Street, Mechanicsville Road, North Cashua Drive, North Douglas Street, Interstate Blvd., North Ogden Street, Edwards Circle, Ham Court, Pecan Street, Nance Road, Autumn Lane, Gibbs Avenue, North Adair Drive, West McArthur Avenue, North Tobin Drive, New Hope Drive, McNeil Drive, Barnwell Drive, West Kirby Drive, White Avenue, West Monticello Drive, West Haskell Avenue, West Whittier Circle, West Brookgreen Drive.**

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He further provided an explanation of what the different zoning designations meant and what properties would be allowed on those types of parcels. He also discussed the different public meetings held in the community prior to the item being forwarded to the Commission so that public would know what the zoning meant and how it would impact their community. He additionally, stated that a plethora of telephone calls/inquiries had been received at the Planning and Building Department and that Staff is recommending approval of the zoning map amendment.

(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/>).

Chairman Lane opened the floor up for questions/discussions by the Commission.

In response to questions and discussion by the Commission Mr. Brashear indicated that the only non-conforming property that could not be easily solved was the small development of apartment homes on the back of a small lot; and basically non-conforming use meant, the size of the structure on the property could not increase more than 10 percent. If one of the duplexes on the property were to burn down, they could rebuild it and put it back to its original state, however; they could not increase the footprint of the property by more than 10 percent of the original structure. If a manufactured home was previously there on a property, it could still be replaced if it were not allowed. The general commercial district up front where the property owner wanted to change the zoning to a light industrial use B-5, is contiguous with a B-3; so in the future if they decided they wanted to change their mind regarding the zoning of the property and wanted it changed to a B-3, it is contiguous with a capable use and zoning could be changed. Staff has worked hard to analyze the properties and their existing uses; they talked to some of the residents and also had community meetings in an effort to make sure that zoning was consistent to what the properties presently are being used for and to also offer protections in the future. Staff additionally took the time to explain that zoning does not affect taxes and that taxes are changed only when the uses of the property are changed.

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

Ms. Carla Glover a resident of Brookgreen was present and spoke opposed to the requested zoning map amendment. She indicated that her comments may be repetitive as she was not able to attend the community meeting that was at the park. She wasn't sure what the zoning was intended to achieve and she desired some education on it. She also indicated that she noticed some clearing of property on Douglas Street and she felt like since that had already been done the decision to change the zoning had already been determined and the recommendation and meetings were just a formality. She would like to know what the bottom line is and what is being done and why.

In response to the resident's questions Mr. Brashear indicated that during the fall of last year some land clearing had taken place and staff believed that is what precipitated concerns from the community. Staff began to receive telephone calls as to what was going out there and staff is not aware of anything this is going on the cleared land. The County Engineering division was sent out to ensure that there was no land disturbance on the property and only determined that tree cutting was taking place. Staff is not aware of anything proposed for the property; but what zoning would do is protect certain types of structures from being built in the large green area such as a large apartment complex, without coming back to the Planning Commission and requesting a zoning change. Today as the zoning stands however anyone could build anything they wanted on the property and there is nothing anyone would be able to do about it. The zoning is designed to protect the current uses that the property is being used for. But that still does not say that corporations or anyone in the future could not get a zoning change to put something else on the property. It just means they would have to go through the proper steps to get the zoning changed. Zoning enhances development and people from different cities and/or areas coming into Florence to make an investment, want to go into a district that actually has some zoning and planning in place; as they want to ensure that their investments are going to be protected by what is beside them and/or could potentially be built beside them. Zoning doesn't negatively affect you by the way of fees or taxes because it does not affect them. It could however impede putting certain things, structures, pig farms, etc., in certain areas or neighborhoods.

Ms. Donna Ard a resident of Cicero Lane was present and spoke opposed to the requested zoning map amendment. She indicated that her property is midway where the land was cleared and behind the Brookgreen area. She further stated that in the last day or two there was a sign put up by Weichert Realty and she was wondering if the cleared land was owned by a business and/or individual.

The Commission indicated that they were unaware of who owns the property at this time.

Ms. C. Davis a resident of Brookgreen was present and spoke opposed to the requested zoning map amendment. She stated that a lot of people had been contacted and just as previously stated there had been other meetings. She felt it kind of suspect that most meetings were at night or at other times when the elderly could not participate. Their neighborhood consists of many elderly people and caregivers, many family members also travel such in her case. She travels a lot but was able to get off work early tonight to attend the meeting. She further indicated that the signs in the neighborhood and the letters were appreciated, but felt there was and has been no consideration for the population. She is against the zoning because she is still trying to get a grasp of what they are being asked to do. It appears as though everything is already in place and they are just there as a

preliminary, the decision has already been made and they don't have a voice. They are supposed to just listen and if they disagree, so be it they don't seem to have a voice.

The Chairman of the Planning Commission made a comment to the public explaining that the Committee was an advisory committee to Florence County. He explained that the Committee could only make a recommendation to County Council and that the public meeting was the first step to the proposed zoning map amendment moving forward. He additionally indicated that there was a Florence County Comprehensive Plan that has been in place for a number of years where staff attempts to take properties within the County and ensure that they are zoned per use of the land and that it is constantly being expanded but only as it goes through the Planning Staff and the proper reviews. That they are there to make sure that all desired public questions are asked and responded to by the Committee and/or Staff to the satisfaction of the requester. Staff is asked questions daily and they want to make sure that the public has the opportunity to ask their questions and get the same consistent answers and if the public is not satisfied with the answers, staff will make sure that contact information is provided and questions responded to accordingly. He further indicated that they didn't want anyone to feel that the meeting and/or information was being rushed or pushed through before everyone in attendance at the public hearing completely understood what was before them.

Mr. Todd Ard a resident of North Douglas Street was present and spoke opposed to the requested zoning map amendment. He stated that staff indicated that the zoning was being taken on behalf of the public; but the title of the map amendment indicated it was requested by the Governing Council. He didn't see anything where the public actually asked for the proposed zoning. He further stated that Douglas Street had a problem with dump trucks and eighteen-wheelers that almost run you off the road and the last thing he wanted to see on that road was more traffic. Many more people have died on the road than he has seen in a while. People are speeding, running off the road, going into people's yards, etc. Also, the area off West Lucas Street is not a good one. There are drugs, prostitutes and everything under the sun out there. The last thing he wants to see is more of that coming through. It's just a little unusual like others have stated. It started out with land clearing; then signs saying a public notice; and a big White Weichert realty sign sitting up on North Douglas Street. These things happened in a nice turn of events that doesn't look like anything is going on, but when you put it all together, it looks like Florence City has something they want to work out and lean towards that is not quite up front with us right now, but at a later date will come up and I am a definite no.

Mr. Ken Nance a resident of North Douglas Street was present and spoke opposed to the requested zoning map amendment. He indicated that he has lived on Douglas Street since 1947 and he doubted if anyone in attendance had lived in the area longer than he has. He further indicated that he lives down in the valley where the bridge is. In 2009 Ray George the chief engineer for the Highway Department at the time had traffic surveys conducted and it showed that over 1,400 cars a day went up and down Douglas Street. If you stood in front of his home with the house behind you, the hill on each side, there have been 24 accidents in a matter of a few short years, including three fatalities. When he goes to his mailbox, he stands behind the mailbox and sticks his hand into the box, because he has been almost hit on two occasions standing at the mailbox with people coming along passing at high speeds. The traffic is terrible on the road and he has requested and offered to have a highway patrol officer sit in his yard and run speed traps, but they have not taken him up on

it. One Saturday he followed a waste management truck all the way to the landfill and the driver was driving in excess of 70 miles an hour hauling a load. Nothing is done about the speeding. There is a major problem with traffic and crime in that area and they are in major need of law and order. He indicated that he doesn't know what the overall objective is for the zoning but a lot of the property in that area has changed hands quite a bit; and where the realty sign was placed, that is Brooks/McCall property. He believed that the family may own the property now, because both Mr. Brooks and his wife have passed on.

Questions and discussion by the Commission.

Mr. Ken Nance in response to questions by the Commission indicated that he has a farm behind Brookgreen about 150 acres. His farm connects Mechanicsville Road and Douglas Street. The proposed zoning for his land is Commercial B-3 and Rural Farming Land. His main concern regarding the zoning is the lack of control in that area. They want to expand and do other things in the City and County and he is not against progress but they are outside of the city limits and support is needed from the State and County to maintain law and order in the area.

Questions and discussion by the Commission. The Vice-Chairman explained to the public that the Commission is a County Commission and that each member is appointed by the Councilman for their respective district based on where they live, which is all over the County. She explained that the County, Staff and the Commission were not getting together and just deciding to conduct a zoning map amendment. The zoning request came from their District Councilman Mr. Bradley to Staff based on requests by some residents in the district who wanted to make sure that their property was protected. She wanted the public to understand that the Planning Commission received the information regarding the zoning and prior to the meeting most went out and viewed the neighborhood area to get a feel for what is going on such as the mixed uses in the district. She further inquired that as residents come forward they should indicate why they are opposed to the zoning.

Mr. Ken Nance in response to questions and comments by the Commission indicated that he was not opposed to the zoning he just had questions concerning the overall objective of the zoning. He further stated that the little apartment complex behind Brookgreen was supposed to have been condominiums and when the community realized anything it turned out to be the low income housing that it is right now. There have been residents killed at the complex and all sorts of crime, drugs, prostitution, all sorts of illegal activity on the little two acre property; and they just don't desire to have any more of that.

Discussions by the Commissions. The Chairman explained that the Commission was there for the general public and they wanted to make sure that all concerns were addressed and represented. He further explained that they cannot control all of the things that have been brought up and that there is no hidden agenda, everything that has been presented is what the Commission and Staff know and it is all being presented to protect the neighborhoods and to protect the properties as they are currently being used and make it more restrictive. He further explained that if there was a single family residence, they wanted to make sure that a night club did not go up beside it, like it is now in those unzoned areas, which makes it wide open for anyone to come in and do whatever they want to do. He indicated that is why he asked Staff to explain the properties that are non-conforming so that

the community would be aware of any concerns for those properties. The meeting is to protect the public as the Commission wants to make sure that nothing comes in and/or is built next to anyone that is unsightly. That is why they are spending so much time on the item as they want to make sure that all of the public in attendance had an opportunity to have their questions asked and addressed.

Mr. Billie G. a resident of Brookgreen Drive was present and spoke opposed to the requested zoning map amendment. Presently in the area off of Douglas Street that has been cleared with the zoning right now being unzoned if the owner wanted to put up a pig parlor he could do so. So if and when the area becomes zoned and they wanted to come back and change the zoning to put duplexes there, would the community know about it or would they know about it after the building had already begun.

Questions and Discussion by the Commissions in response indicated that an application would have to be submitted and provided to Staff and they would have to go back out and repost signs and come back to the Planning Commission for a public hearing like the present one before the zoning could be changed. He explained that right now there was no zoning but once the zoning amendment is changed any requests for additional changes would have to be requested and the public would be made aware of it.

Ms. Mittie Mumford, a resident was present and spoke regarding the requested zoning map amendment. She indicated that she was not opposed to the zoning and that her and her neighbors live on Kirby Drive and on the back of Kirby is where the trees were removed. All the underbrush that no longer has a tree to cling to has now crawled into their yards. The question was asked at the meeting about the underbrush and they were informed that they would have to clean it. As the land still belongs to the owners, nothing is being done to keep it cleaned as the trees have now been removed. They want to know who is going to be liable for assisting with the cleanup of the area because it makes the back of their homes look terrible.

Mr. Shawn Brashear provided Ms. Mumford with his business card and informed her to contact the Code Enforcement Officer Ronald Scott at the Planning Office who would look into the issue to see what could be done regarding the underbrush. He further gave an explanation of spot zoning, explaining that it is where a small parcel of land's zoning is changed to benefit the property owner, but does not serve the community around it. He further explained that each time it is tried in court it loses, as the court rules that spot zoning is illegal. He explained that is why the zoning for the 6 or 8 unit apartment complex way in the back was hard to zone. It did not fit the zoning for R-3A and because the parcel was so small and not connected to another R-5A staff could not zone it R-5A, so it makes the parcel legally non-conforming and is grandfathered in as such. Basically, it is legally non-conforming and can stay there, if it needs repairs, it can be repaired; but they cannot increase the size of the original structure. Right now as it stands since there is no zoning someone could buy land and decide to put a trailer home park out there and it would be fine. Zoning does put restrictions on the property. If you have a property in the area and say you repair trucks and that is your business, you will be able to continue to operate your repair business and other uses that fit within that B-3 category. But what it won't let you be able to do is go on that particular site and create a new junk yard. That would be a totally different zoning and if it is not contiguous with another property then it could not be rezoned. But if it were a large enough parcel, it is possible but a small parcel would be considered spot zoning and it would not be approved.

Ms. Meredith Reynolds a resident on Haskell was present and spoke regarding the zoning map amendment. She wanted to know if the zoning went through and was approved when would it be enacted, especially with the piece of property up for sale. If the property were sold before the zoning is enacted, that would mean that the property owner would be able to do whatever they wanted to do with the property since it was unzoned when it was purchased, or can that be explained.

Mr. Shawn Brashear explained that zoning goes with the property. The uses of the parcel are what are grandfathered in. If you have a lot that is legally nonconforming that use and zoning would carry on with that property. However if a home were purchased and it's zoned as R-3 then it could not be used for commercial use. Now if someone purchased a commercial use in a residential neighbor that is currently unzoned, but sold it to someone else, then the purchaser also purchases the zoning that is already attached to the property.

Ms. Reynolds further stated if a property that is presently up for sale goes green prior to the zoning; they would not be able to put a mobile home park on the parcel. She further stated that she understood that even if the property were purchased next month they would not be able to put a mobile home park on the parcel.

Mr. Shawn Brashear explained that the Planning Commission makes its recommendation to County Council and then County Council has three readings to hear the item and after the third reading in possible three months, at the final and third reading, if it is approved, the zoning would go into effect and it would not matter when the parcel was purchased. What does matter is what is permitted to be placed on the property. Meaning if someone gets a permit tomorrow to go out on the parcel and build a bungee jumping tower, it would not matter what the zoning would be, it would be legally grandfathered in because they had it permitted and in process prior to the approval. Selling has no impact.

Ms. Clara Glover a resident of Brookgreen was present and further spoke regarding the zoning map amendment. She stated that if Weichert sold the land today to any pig pen people who also want to have a mobile home empire while it is unzoned then what happens when it becomes zoned. She stated she was not clear about how the permit comes into the process. She further indicated that she could not see the zoning map clearly and would like to know how she could obtain a copy of the zoning map.

Mr. Shawn Brashear provided Ms. Glover with a business card for her to contact the office so a copy of the map could be provided to her. Additionally one of the Commission members provided a copy of the map from their packet to Ms. Glover to review and also to pass around to the public in attendance at the meeting.

Mr. Lane Chairman of the Commission indicated that he would like for Staff to explain the while zoning and not just the green area where the property was cleared. He indicated that all information regarding zoning would apply in the same manner and the Commission wanted to ensure that the public did not get mixed up but understood the entire proposed zoning.

Mr. Brashear explained the zoning by the colors and the areas and what would be allowed in each section. He additionally indicated that if the owner of the large purple property decided to sell that property before all the zoning was completed; it would be great for them, but if they do not come into the Planning and Building Office and get the applicable permits prior to the zoning map amendment passing County Council (assuming that it passes), they would be restricted. If there were a house in the purple area, which there isn't, it would be grandfathered in and they could sell it and the new owners could still live there, but they would be restricted on how much they could add onto the home. But just the sale of land itself bore no impact on the zoning. It would be zoned and if they came in after it had been zoned and indicated that they brought the purple property and wanted to build an apartment complex on the purple property, staff would have to tell them that it is not zoned for that.

Mr. Bernard Butler a resident of New Hope Drive was present and spoke concerning the zoning map amendment. He indicated that he was no longer concerned about the zoning, but was now concerned about the permit. He further stated that if the owner got everything in for the permit before the zoning was passed then the owner would be allowed to build whatever they so desired as the property presently is unzoned.

Mr. Brashear indicated that the statement was correct and they would be able to. He further stated that currently everything is unzoned and if anyone came and applied for a permit and they got all that was needed to build an apartment complex in the yellow shaded areas or anywhere, they could because they have their permits in hand prior to the zoning going into effect.

Mr. Lane Chairman indicated that the Commission wanted the public to keep in mind that they wanted them to ask questions and continue the discussions because they did not want to have any questions lacking when and if this item went to County Council. He reiterated to the public in attendance that whatever questions they had they wanted them to bring them forward.

Mr. Butler further indicated that it made sense to him now about the Weichert sign, because whoever buys the property must quickly get in and get their permits before the zoning is enacted. So if they get their permits prior to the zoning going through, regardless of what the Commission votes they can still build what they desire.

Mr. Brashear indicated that Mr. Butler was correct but wanted the public to know that staff was not aware of any plans or anything regarding the development of the parcel at this time. He additionally indicated that he didn't believe that the Councilman knew anything either. To staff's knowledge the Councilman was called by citizens of the community who saw the land clearing and they were concerned that something was going to take place in that area. The Councilman for that district over the years has been gradually going through their district and building out zoning throughout the district as shown by the zoning map which states Phase IV. The what ifs are correct in this case, in that, if the owner gets their permits in hand prior to the zoning being enacted in this case, they could pretty much build whatever the permits would be for as there are no restrictions at this time. What zoning would do is build in some restrictions that will protect the property owners to some degree. The County is not some great northern or west coast state that has a lot of restrictions but they do have some.

Mr. Lane Chairman stated that the Commission wanted the public to understand that currently there is no zoning in the proposed area and that anyone could ask to do anything on anyone of the parcels. He further indicated that they know concerned citizens don't like the word restrictive but it was the correct term to use to try to explain who can and cannot do things. You could not put an industrial park in the yellow area or put the purple in the yellow areas. It is color coded to show the different zonings, but currently there is no zoning so anyone could attempt to do anything in any different area that they chose. The reason staff has colored coded it in the manner that they have was so that everyone could see it and could easily identify what the proposed zoning would be. Staff has also done its absolute best they believe based on the current use of the property to match it with the correct zoning.

Mr. Todd Ard resident of North Douglas Street was present and further spoke regarding the zoning map amendment. He indicated that the more he listens, the more he is for the zoning. If he went and purchased the land that is being discussed today and then went and applied for permits would the fact that the parcel being a large chunk of land be given anymore priority to fast pace the permits than any other. He further stated that he is presently building a home and it has taken him four months to get his permits. He additional wanted to know if there was a freeze that could be placed on permits where none could be issued before the zoning was completed and enacted. He stated that they are all concerned about the zoning but residents were more concerned about what may happen in the green and yellow areas. They already have prostitution, crack heads, eighteen wheelers, crime all that, but they also have a way of life in their area, they get along and they know each other. Most of them have the same complaints about traffic and all the other stuff they live with daily. They just don't want some hot shot to come up and request a fast track permit to put up a pig farm or some apartments. They don't want anything to be fast tracked.

Mr. Brashear provided Mr. Ard with his business card and informed him to call him as there is no reason a permit should take four months to be issued unless there was something the builder did not provide which held the permit up. He additionally indicated that it is possible to have a moratorium put on development construction. He indicated that it is not done by Staff and/or the Commission but is something that County Council could do. He further explained that if it is something the residents do desire to do they need to bring that up with their County Councilman to have implemented.

Mr. Lane Chairman informed the Public in attendance that the item if approved at the Commission would be introduced at the next County Council meeting on March 21, 2019, and Staff could provide them additional information of how to get there concerns before the meeting.

Mr. Brashear informed the Commission and the Public that the item would be introduced at the March 21, 2019 County Council meeting so that the item would be on the docket, but that there would be no discussion regarding the item until Second Reading which could possibly be in April if the item passed the Commission. He indicated that they were welcome to contact their County Councilman if they had any questions.

Ms. Carla Glover resident of Brookgreen was present and further spoke regarding the zoning map amendment, she inquired if permits were ever denied or were they automatically granted. What circumstances would cause a permit to be denied, because she would rather see the permits denied

versus delayed. She additionally inquired if additional roads were being built through neighborhoods and would there be some study done as to how that impacts the area.

Mr. Brashear in response to the inquiries indicated that new roads could be built but that he was not aware of any. He further explained the process for permits and that they did not take long but also depended on the type of project being presented for permitting whether residential or commercial. In an unzoned area there are no zoning issues so no zoning questions would need to be addressed. In some commercial projects permits may be denied due to storm water issues depending on the development. In a commercial site, you can't let more storm water leave the site than is currently leaving the site. There may have to be retention ponds and other things done and if they can't get it right, the permit is denied until they get it right. Some building code concerns could also hinder obtaining a permit. If the area were zoned, it could be setback issues, whether or not that use was allowed in that particular zone or district. There are also some restrictions on overall sizes of buildings.

There were questions and discussion by the Commission. Mr. Lane Chairman explained to the public in attendance that permits were approved when everything is in order and everything documented, whether it be to the code, site work, engineering or DHEC. Until everything is correctly applied for an approved it cannot go forward to the next step and depending on the type of project, site work, small remodeling job or residential home, it all has to conform and be properly applied for and approved before the work can move forward depending on the complexity of the project. But nothing would happen overnight.

Ms. Donna Ard resident of Douglas Street was present and spoke regarding the zoning map amendment. She requested to know what is allowable in a rural community district.

Mr. Brashear indicated that a rural community district is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents.

Mr. Derrick Singletary provided information as to what is allowable in an RU-1A district.

Ms. Ard indicated that a road leading to a dirt mine exists less than 50 feet from the door of her current home and that a dirt mine is less than 1,100 feet from her residence. She further indicated that the dust provides zero visibility and that she has had to breathe in dust every day. She indicated she had contacted the highway patrol, DHEC, SCDOT and that they cannot get any assistance.

Mr. Derrick Singletary provided Ms. Ard with a business card so that she could contact the Planning and Building Department to further look into and address the issue of the dirt mine she mentioned.

There were questions and discussion by the Commission.

Ms. Heidi Stalheim a resident whose family owns property on Mechanicsville Road was present and spoke regarding the zoning amendment. She was concerned about the property that everyone was discussing as her family has property where the land is cleared of trees from time to time. Their

property is part of a trust and she wondered what would happen if the trustee of the property passes and the heirs have a force sell of the property and/or possible use change would that action affect taxes.

Mr. Brashear in response to the public indicated that ownership had no effect on zoning. Zoning continued with the parcel. If the property dissolved, that would be a legal matter between the parties involved with the trust. He indicated that taxes are impacted by the use of the property and he provided some examples.

Mr. Alvin Ard a resident of Douglas Street was present and spoke regarding the zoning amendment. He indicated that he would like to commend Staff for the great job they did of getting information out regarding the zoning. He wasn't able to get to any of the community meetings but was concerned about how the boundary line of the properties were determined since there are many large parcels that exist outside of the areas that are being zoned. He further asked questions about antennas and how Staff got zoning for them. He indicated that he brought up the signs because he knows that if only one parcel is being zoned there would only be signs by or on that property. But if some light industry or commercial property came in would the community be informed also as they were with the signs and letters about the zoning. He stated that he understood everything about the zoning and thought that was a good step in the right direction for Counties use of land based on the Comprehensive Plan which he assumed would be rewritten or updated sometime in the near future.

Mr. Brashear in response to the public indicated that some ten or twelve years ago the boundary lines were broken up into sections and that there are seven different phases in District Three and this is the Fourth Phase of that zoning. The other sides would remain unprotected until Staff was asked by Administration to consider zonings for the other sides. There are cell towers, antennas and those things that are allowed in the RU District. There is a difference between rezoning and zoning. The present map amendment was for a zoning that is why so much information was disseminated. Rezoning only requires notice on that parcel and notifying only the surrounding property owners. In a new zoning it requires each property owner get notice and all of the surrounding property owners.

Mr. Todd Ard resident of North Douglas Street was present and further spoke regarding the zoning map amendment. He requested the Commission to put the name and contact information from the County webpage for County Councilman Alphonso Bradley of District 3 on the televised monitors so the public could have that information available to them to contact their Councilman.

Mr. Lane Chairman of the Commission indicated that the Commission was not presently able to pull up the web page on the televised monitors as the information presented was previously formatted but anyone with questions could contact the Planning Staff for information on how to contact County Council.

Mr. Brashear provided Planning and Building's telephone number to the Public in attendance and informed them that if they had any additional questions or needed additional information they were welcome to contact the office for assistance.

Mr. Lane Chairman of the Commission requested that the Public in attendance try their best to communicate to their neighbors the contact information so that they could call and get any questions answered that they deemed appropriate. He further indicated that the Commission spent more time than usual on this item because they wanted to make sure that everyone was satisfied and understood what was taking place.

Mr. Richard Dees resident of Darrett Circle was present and spoke regarding the zoning map amendment. He indicated that he owns eight homes in Brookgreen and if whoever owns the property behind Brookgreen came in and built an industrial park, would they be allowed to flood Brookgreen the backs of it or would they have to build a water shed. He further mentioned that Brookgreen has a bad water problem and he had some concerns. All the water in Brookgreen presently runs down one pipe off of Asphal Drive into a large ditch. Once that ditch gets stopped up there is no telling where all the water would go. He wanted to know if the property were developed where possible would the water go.

There was discussion by the Commission.

Mr. Brashear indicated that there is natural conveyance of water. If it rained today and a little water from your yard would go into the neighbor's yard and then it goes into the ditch, the stream, river it's gone. If a developer went out onto a large tract of land, they would have to provide calculations from an Engineer that calculates all of the impervious areas. That is the footprint of the building, the paved parking lots, and sidewalks, all of it. They would have to show how much of the surface area is preventing water from seeping into the ground and they would have to accommodate that. Say ten gallons of water were leaving a site an hour, then that is all they could allow. Retention ponds are being built now because they take some of the impervious ratio away by adding the asphalt. Which allows the pond to act as a collector of the excess water and only the discharge of not more than 10 gallons of water per hour which was previously calculated by the Engineer, so the water would be able to continue to flow; they just couldn't let anymore discharge from the site than the pre-construction numbers. So if the water from Brookgreen naturally flows across the property, it would have to be included in the development plan through the Engineering Department and through DHEC. The developer would not be able to clog up a pipe that is illegal. If the pipe is discharging fifty gallons a minute then those calculations have to be considered plus all the impervious surface ratio that is being built on their site. They are not supposed to clog up the pipe. Part of what the Engineering Department does is to make sure that staff gets all the calculations and plans and they review the work with the designers and then send it to the State for review and clarification so that staff can try to avoid the water problems. It still happens, but staff gives a good effort to try to make sure that it doesn't happen.

Mr. Lane Chairman of the Commission indicated that the Commission had covered quite a bit of ground and that they understand a lot of properties are affected by the zoning. He further indicated that he had called for the public that was opposed to the zoning map amendment and that so far the Commission had heard a mixed bag forum some for and some against inquiries and comments. But he still wanted to know if there was any public who desired to speak in favor of the requested zoning map amendment.

There was no one who desired to make additional comments and/or had questions for the Commission.

Commissioner Dwight Johnson made a motion that the requested zoning map amendment **PC #2019-01** be approved as presented. / Second – Commissioners Linda Borgman and Karon Epps/ Unanimously approved 8 to 0 the requested zoning map amendment PC# 2019-01.

Mr. Lane Chairman of the Commission thanked the public for coming out and informed those in attendance that since the motion for the zoning map amendment had been approved the item would be introduced before the County Council at their next meeting on March 21, 2019 and if they had any questions they should contact Staff and/or their County Councilman for their district.

**Text Amendment:**

**PC#2019-02 Request for Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE V. - SIGN REGULATIONS, Sec. 30-202 – Signs on Private Property., Table VIII Number, Dimension, and Location of Permitted Signs, By Zoning District.**

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission and explained the proposed recommended changes to the ordinance.

There were questions and discussion by the Commission.

(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/>).

There was no public left in attendance to speak in favor of or against the proposed text amendment.

Vice-Chairman Cheryl Floyd made a motion that **PC#2019-02 be approved** as presented. / Second – Commissioner Allie Brooks / Unanimously approved 8 to 0 the proposed text amendment PC#2019-02.

The Public Hearing was closed.

**V. Other Business:**

None.

**VI. Director's Report:**

Mr. Brashear's comments were as follows:

- **Summary Plats Report for (October, November, December 2018 and January 2019)**

- **Building Reports for (October, November, December 2018 and January 2019)**

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

## **VII. Adjournment:**

Chairman Lane inquired if there were any further questions or discussion and called for a motion to adjourn the meeting.

Vice-Chairman Cheryl Floyd made a motion that the meeting be adjourned. / Second – Commissioner Mark Fountain / Unanimously approved 8 to 0.

The meeting adjourned at 7:41 p.m.

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Lisa M. Becoat  
Secretary

Approved by:

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J. Shawn Brashear  
Planning Director

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