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
                       Jeffrey Tanner

Commissioners Absent:  Mark Fountain
                        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 February 26, 2019

   Motion to approve minutes as presented – Vice-Chairman Cheryl Floyd / Second – Commissioner Dwight Johnson / Unanimously approved 8 to 0.

IV. Public Hearing

Text Amendment:

PC#2019-03 Request For Text Amendments To The Florence County Code Of
Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He further provided an explanation that the proposed text amendment changes were to bring the ordinance in compliance with the state modeled ordinance. He indicated that the practice had already been in place at the planning office but was not written in the ordinance and thus prevented Florence County from getting CRS credits.

(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.

Commissioner Doris Lockhart made a motion that the proposed text amendment PC #2019-03 be approved as presented. / Second – Vice-Chairman Cheryl Floyd / Unanimously approved 8 to 0 the proposed text amendment PC# 2019-03.

**Zoning Map Amendment:**

**PC# 2019-04** Map Amendment Requested By Cypress Engineering-Will Rogan To Change The Zoning Designation For The Property Of Tax Map Number 00173, Block 01, Parcel 119 Located On West Freight Road From RU-1 Rural Community District, To B-3, General Commercial District.

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He additionally indicated that there had been one inquiry regarding the zoning map amendment and the requester wanted to understand what the zoning meant and how it affected his property which abuts the parcel. Staff provided an explanation and additionally explained that the zoning would have no effect on his property which resides in Darlington County.

(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.

There was no public 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.

Will Rogan of Cypress Engineering applicant was present and spoke in favor of the requested zoning map amendment. He indicated that Mr. David Bunch the owner and Chris Herring who runs the local facility for Bunch Truck Group was present with him. He further indicated that they currently have a facility at 1943 East Palmetto across from Agri Supply and that this facility would replace the present facility. It would be in line with the other truck businesses and truck stops along West Freight Road and TV Road. He further stated they were there to answer any questions the Commission had.

There was questions and discussion by the Commission.

March 26, 2019, Florence County Planning Commission Regular Meeting
In response to the Commission’s questions Mr. Rogan indicated that they are working through the re-zoning requirements in Darlington County. The majority of the building will be in Darlington County so they are also attempting to determine who takes the lead regarding permits and the likes.

Commissioner Dwight Johnson made a motion that the requested zoning map amendment PC #2019-04 be approved as presented. / Second – Commissioner Jeffrey Tanner / Unanimously approved 8 to 0 the requested zoning map amendment PC# 2019-04.

The Public Hearing was closed.

V. Other Business:

None.

VI. Director’s Report:

Mr. Brashear’s comments were as follows:

- Summary Plats Report for (February 2019)
- Building Report for (February 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.

Commissioner Doris Lockhart made a motion that the meeting be adjourned. / Second – Commissioner Karon Epps / Unanimously approved 8 to 0.

The meeting adjourned at 6:14 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.