Minutes
Postponed March Regular Meeting
Electronic Meeting Format (Webinar)
Florence County Planning Commission
Thursday, April 9, 2020 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 Jody Lane called the meeting to order at 6:05 p.m. He indicated that this meeting was originally scheduled for March 24, 2020 but due to COVID-19 restrictions had to be postponed until April 9, 2020. He further took the time to thank Staff for all they did to ensure the meeting was conducted in a forum that met requirements of the restrictions and where items could be addressed and the public could also be in attendance and provide comments if they desired.

II. Attendance:

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

Commissioners Absent: Doris Lockhart
Jeffrey M. Tanner
Mark Fountain

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.

Mr. Shawn Brashear Director of Planning and Building ensured that all commissioners and public that desired to attend the meeting were connected and on line in the live stream webinar meeting.
He provided information to the members present on how the voting and motions would take place to ensure that everyone knew who was making the motion, second and also the voting of the items and motions.

III. Review and Motion of Minutes

- Meeting of February 25, 2020

**Motion** to approve minutes as presented – Commissioner Allie Brooks / Second – Vice-Chairman Cheryl Floyd / Voting (Commissioners Dwight Johnson approved; Linda Borgman approved; Karon Epps approved; Allie Brooks approved; Cheryl Floyd approved; Jody Lane approved) - Unanimously approved 6 to 0 the minutes of February 25, 2020 planning commission meeting.

IV. Public Hearing

**Sketch Plan:**

PC#2020-03 Sketch Plan Approval Requested By Barron Ervin For Florence Retail Center Located Off Of Williston Rd. (SC 327), Florence, SC As Shown On Florence County Tax Map Number 00202, Block 01, Parcel 078 (A Portion Of Referenced Parcel.).

Mr. Shawn Brashear presented the staff report and presentation to the Commission. He further stated that along with the sketch plan request was three proposed road names Drs Bruce and Lee Foundation Boulevard, Dr. Frank Lee Jr. Road and Dr. Johnny Bruce Road and a variance request to change the sidewalk requirements along the south side (Drs Bruce and Lee Foundation) of the entrance of the boulevard off Williston Road per recommendations of the South Carolina Department of Transportation (SCDOT) due to safety concerns for pedestrians.

(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/](http://www.florenceco.org/offices/planning/commission/)).

Chairman Jody Lane opened the meeting up to questions/discussions by the Commission.

In response to questions by the Commission Mr. Brashear indicated that all items that were required to be checked off at the Technical Review Meeting had been completed. Mr. Brashear additionally indicated that staff had received several inquiries against the approval of the proposed sketch plan. They were from Ms. Jennie Pezé who indicated that she lived in the community on Darlington County side and did not feel that the development best suited the community. Mr. Jo Jeffers who called and emailed, indicated that as a resident and chairman of the Back Swamp School Trust (which protects the historic Schoolhouse on Pocket Road) indicated that he could not see how the proposed retailed sketch plan would benefit the area. Ms. Peggy Brown indicated that she did not favor the development of new commercial businesses in the area. Ms. Ellen Walker who indicated that she is a community member and did not see how new commercial development would have a positive impact on the area. He further indicated that the sketch plan did meet the comprehensive plan and that some years ago the zoning for the area changed to allow commercial development. The area was previously zoned
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light industrial and was changed to general commercial, B-3 which allows such things as fishing, hunting, trapping, forestry, heavy construction, other special trade offices, furniture, automotive dealers, building materials, veterinary services, medical and dental laboratories, general commercial businesses (restaurants, banks, bed and breakfasts, rooming and boarding houses), and a plethora of general commercial stuff.

Chairman Lane inquired if there was any public on line in the webinar who desired to speak opposed to the requested sketch plan.

There was no public in attendance on line in the webinar who desired to speak opposed to the requested sketch plan.

Chairman Lane inquired if there was any public on line in the webinar who desired to speak in favor of the requested sketch plan.

Mr. Barron Ervin was present on line in the webinar and spoke in favor of the proposed sketch plan. He indicated that he represented the owner of the property and wanted to point out that the interchange was important to Florence County and is the only portion of developed open land that has interstate accessibility access including utilities. He further indicated that the eight parcels and the remaining twenty-five-acre parcel that was sold last year were a part of the overall tract of land. The other part being the Buc-ee’s location. He indicated that he conducted a quick calculation of Buc-ee’s and the other eight lots being types of restaurants, fast foods, and hospitality. Those eight lots along with Buc-ee’s developed out could generate a yearly property tax revenue to Florence County of around $800,000. They would also collect hospitality tax, accommodations tax, the .2 cents local options sales tax and all that area once it’s developed out would yield about 2 million dollars annually to the county. He believed the development of the property is significant to the County and the Community.

Chairman Lane inquired again if there was any public on line in the webinar who desired to speak opposed to the requested sketch plan. He wanted to make sure that any public on line had an opportunity to make comments if they desired to do so.

Mr. Shawn Brashear asked the Senior Planner Nickolas Ammons to provide his direct telephone number to those in attendance on line in the webinar so that if any public in attendance of the webinar were having any technical issues, they could contact him for assistance.

No one contacted Mr. Ammons for technical assistance.

There was discussion by the Commission.

Commissioner Dwight Johnson made a motion that the proposed sketch plan **PC #2020-03** be approved as presented. / Second – Commissioner Karon Epps / Voting (Commissioners Dwight Johnson approved; Linda Borgman approved; Karon Epps approved; Allie Brooks approved; Cheryl Floyd approved; Jody Lane approved) - Unanimously approved 6 to 0 the proposed sketch plan PC#2020-03.
PC#2020-04 Request For The Naming Of A Private Road, Pandora’s Path Located Off Alligator Road in Timmonsville, SC As Shown On Florence County Tax Map Number 00077, Block 01, Parcel 215.

Mr. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that it was a large parcel of land where a road had been cut in to serve a lot in the rear of the property. He further indicated that the proposed road name Pandora’s Path had been reviewed and approved by E911 addressing staff.

(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 Jody Lane opened the meeting up to questions/discussions by the Commission.

In response to questions by the Commission Mr. Brashear indicated that the road would actually serve a total of three lots and thus is required to be named. It would be a privately maintained graveled based road and it didn’t matter about distance from the main road (Alligator) but how the individual lot was accessed. If it were just one singular lot it would just be a private driveway, but now that it is proposed to service several lots it is considered a road regardless of length and is required to be named.

Chairman Lane inquired if there was any public on line in the webinar who desired to speak opposed to the requested road naming.

There was no public in attendance on line in the webinar who desired to speak opposed to the requested road naming.

Chairman Lane inquired if there was any public on line in the webinar who desired to speak in favor of the requested road naming.

Mr. Tom Levine was present on line in the webinar and spoke in favor of the proposed road naming. He indicated that the road would be going back to his grandson’s lot who is a paraplegic as they are building a house for him. The road name is important to have because they cannot get the permit until they have the road named and they can’t get insurance until they get the road name and number. This is very different than just wanting a road named after a family member or whomever.

There were questions by the Commission

In response to questions by the commission Mr. Brashear indicated that the fire department had looked at the road and approved the road with the rounding radius shown at the end.

Vice-Chairman Cheryl Floyd made a motion that the proposed road naming PC #2020-04 be approved. / Second – Commissioner Allie Brooks / Voting (Commissioners Dwight Johnson approved; Linda Borgman approved; Karon Epps approved; Allie Brooks approved; Cheryl Floyd approved; Jody Lane approved) - Unanimously approved 6 to 0 the proposed road naming PC#2020-04.
The Public Hearing was closed.

V. Other Business:

None.

VI. Director’s Report:

Mr. Brashear comments were as follows:

He informed the Planning Commission that included for their review were the summary plat and building reports for February 2020.

- Summary Plat Reports for (February 2020.)
- Building Reports for (February 2020.)

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

Mr. Brashear further commented and made the public that were on line in the webinar aware of the changes that had taken place within the Planning and Building Department during the pandemic. All County Buildings are closed to the public except by appointment only. Planning and Building Department rolled out an online software permitting system which allows persons to apply, pay and submit all required documentations for any type of permit that is processed by the department. Once the permit is processed the applicant can look through their account online and view the permit, see the status and any comments made by staff and track the permit from start to finish. The data provided is in real time as conducted by staff whether it is a plan review, zoning or inspection report that was completed in the field. He further indicated that staff had converted the conference room in the front of the building into an area where all literature and paper copies of all permits were stored with a camera mounted in the room so that when someone walks into the room a bell goes off and staff has the ability to engage the public with a friendly face that they see on an overhead screen and provide any assistance they may need. There is face to face contact without physical contact. Staff is doing all they can to continue to serve the public with little change in the services they provide. The online service is working well and over fifty percent of permits are being accepted on line and the contracting communities appear to like the way things are going as the County continues to serve the public during this trying time. He continued to thank the commissions and all the public for their support and requested that they continue to be safe.
VII. Adjournment:

Chairman Jody Lane thanked Staff and Board members for their participation and support with the webinar meeting and called for a motion to adjourn the meeting. He wished for everyone to be safe, well, and to continue to pray for the nation.

There being no further discussions Vice-Chairman Cheryl Floyd made a motion that the webinar meeting be closed. / Second - Commissioner Karon Epps / Voting (Commissioners Dwight Johnson approved; Linda Borgman approved; Karon Epps approved; Allie Brooks approved; Cheryl Floyd approved; Jody Lane approved) - Unanimously approved 6 to 0 to adjourn the meeting.

The meeting adjourned at 6:35 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.