

Minutes
Florence County Planning Commission Meeting
Tuesday, February 23, 2010 at 6:30 p.m.
City/County Complex, Room 803
180 N. Irby St., Florence, South Carolina

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 City/County Complex and on the information board at the entrance of the Planning, Zoning, and Building Inspections Department building.

The agenda was also mailed to the media.

I. Call to Order:

Chairman Peter Knoller called the meeting to order at 6:30 p.m. and declared a quorum of members present.

Chairman Knoller explained to those present the procedures for the public hearing portion of the meeting.

II. Attendance:

Members Present: Peter M. Knoller, Chairman
Bill Lockhart, Vice-Chairman
Linda Borgman
Cecil Cunha
Ted Greene
David Hobbs
Roger Kirby
Doris Lockhart
Virginia Talbert

Members Absent: Jody Lane
King Lowery

Staff Present: J. Kevin Griffin, Director, Planning and Building Inspection Department
Pearlie D. McDaniel, Development and Zoning Services Officer
Angela C. Thomas, Secretary

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

III. Review and Motion of Minutes:

Ms. Doris Lockhart made a motion to approve the minutes of the January 26, 2010 meeting. Mr. Roger Kirby seconded the motion. The vote carried unanimously. Vice-Chairman Bill Lockhart was not present for this vote.

IV. Public Hearings:

Comprehensive Plan:

None

Map Amendment:

PC#2010-01 Map amendment No. 2010-01 requested by D. Aubrey Richardson on behalf of KAT-ROX, LLC to assign a zoning district designation for property located off of Pamplico Hwy. and S. Flanders Rd., Florence shown on Florence County Tax Map No. 90147, Block 3, Parcel 66 to PD, Planned Development District.

Mr. Kevin Griffin presented the staff report to the Commission. Staff recommends approval of the request.

(copy available at the Florence County Planning Department)

Vice-Chairman Bill Lockhart asked how much green space should you have; is there a formula for that.

Mr. Griffin responded I don't know that we have a formula within the ordinance itself; right now they do have two amenity areas at each corner of the project; I'll let Mr. Richardson speak to that.

Vice-Chairman Lockhart responded I was thinking there was a formula.

Mr. Griffin responded when you're dealing with cluster types or conservation type developments there is but there aren't any detailed formulas for that right now in the zoning ordinance itself.

Vice-Chairman Lockhart asked how about parking per unit; is that 1 ½ spaces per unit or two per unit.

Mr. Griffin responded yes sir it meets the parking requirements; I think all the other detail requirements are of the R-3 zoning district; basically whatever we don't lay out here, it defaults to the R-3 zoning district so those parking requirements would be the same as that district overall.

Mr. Aubrey Richardson spoke in favor of the request. His comments were as follows:

- I am the owner of KAT-ROX.
- We did the same thing on a project out at Oakdale; we went from condos to townhouses because of market conditions; you can't get money for condos unless you put a ton of money down and the people that buy this price house are not going to have that kind of money; we're getting it to where we can go FHA or VA with it; right now with today's market, that's predominately the way people are buying houses and that's the way the lenders are kind of directing them to go because they're a little more lenient with down payments.

Chairman Knoller responded will you tell the Planning Commission what you anticipate selling these for and how much the down payment should be.

Mr. Richardson responded we anticipate selling these in the 85 to 90 thousand range; they're going to be two bedroom, one bath or two bedroom, two baths; down payment on an FHA would be like 3.5% of the sales price and a little bit of closing cost on top of that; we would pay a little bit of the closing

cost but not the whole thing; we're trying to attract some retired people and certainly people starting out; we feel like with the close proximity of Carolinas Hospital that we'll get a few of their nurses because they'll be able to get to work pretty easy; we've also got a place and I don't know whether its going to work out or not; on the back side of it we've got some lots that are a little bit larger and I've been talking to some people that want to do a portion of this thing for widows of deceased veterans but it still would be duplexes and if that materializes they would be one bedroom and one bath; this is not set in stone and I don't have any money on it but we've made plans if that materializes.

Ms. Linda Borgman asked are these like a typical townhouse with an upstairs and downstairs.

Mr. Richardson responded no ma'am; it's all on one level.

Ms. Borgman asked what will the square footage be.

Mr. Richardson responded right around 1,000 square feet.

Ms. Borgman asked it appears like there are 198 units, is that correct.

Mr. Richardson responded yes and there are 99 lots.

Ms. Borgman asked are you planning on doing this in phases.

Mr. Richardson responded we're going to do it in phases; like all developers right now we are having a problem with getting funds.

Mr. David Hobbs responded off of Canal or maybe off of Harbour there is another one similar to what you've got here; do you remember the name of it?

Mr. Richardson responded Claussen Pointe.

Mr. Hobbs responded yes, that's it; those are very similar to what you're talking about with us; very nice; I'm just trying to get a perspective of what's in the neighborhood.

Vice-Chairman Lockhart asked are you going to gate this.

Mr. Richardson responded we've looked at gating it but at this point I don't know; we drew the entrance to gate it.

Vice-Chairman Lockhart asked are you going to have a regime fee.

Mr. Richardson responded yes, the regime fee is going to be in the 80 or 85 dollar range; that will cover insurance on the building and the water.

Chairman Knoller asked when we approved this I thought you said it was going to be gated.

Mr. Richardson responded we can still gate it; that's not a problem.

Chairman Knoller asked was I daydreaming or did you say it was going to be gated.

Mr. Richardson responded I don't know; I thought we said we could go either way with it because we designed it to gate it at the entrance coming off of Pamplico Hwy. and the one going out on Flanders.

Ms. Borgman asked do you have any common area; I don't see any.

Mr. Richardson responded yes ma'am; there is some as you come in on the front and on the very back.

Ms. Borgman responded I'm just concerned because of green space.

Mr. Hobbs responded you can't tell it on this map as good as the other one but its marked in the corner on each end, it says common area.

Chairman Knoller asked is there anybody else that would like to speak in favor of this request.

There was no response.

Chairman Knoller asked is there anybody who would like to speak opposed to this.

Mrs. Dorothy Lyerly and Mr. Lewis Lyerly came forward with questions and concerns. Mrs. Lyerly stated this is my husband Lewis Lyerly and we own the property adjacent to this property that he's speaking of; this is not going to be low rent housing right?

Chairman Knoller responded no ma'am.

Mr. Lyerly asked this is going to be single story townhouses.

Mr. Richardson responded that's correct.

Mrs. Lyerly asked with apartments going in there like that, this is going to bring down the value of our property, is it not.

Chairman Knoller responded I wouldn't think so; I've ridden around the property and there are some apartments there already and I don't think it will change the value of your property, it may even increase the value of your property but that's just a theory; you don't really know what's going to happen to property.

Mrs. Lyerly asked this is for sale for people to buy homes.

Chairman Knoller responded yes ma'am.

Mrs. Lyerly stated I was also concerned with what might be moving in; we have a wooded area there and our property goes down the middle of the ditch where the water is running; at one time we were going to have it all cleaned out and make a park for the children but we decided against that; we have a clearing out from the woods that we have to cut every summer; we do have a lot of wildlife back there.

Chairman Knoller responded the builder and the developer are trying to build a good community; I don't see that it would be any different than some of the rest of the neighbors that you have in that

area; they might be better or might be worse than them but I think it will be just like normal neighbors and if they're buying the homes they'll want to look after them.

Mr. Lyerly asked about what size home are you suggesting building in that area.

Mr. Richardson responded about 1,000 square feet.

Mr. Lyerly stated our line runs between the two ditches.

Mr. Hobbs asked Mr. Richardson, when you do the development are you going to build all the buildings at one time and then sell them or are you going to build them as you sell them.

Mr. Richardson responded we'll do probably 40 lots at one time and then it will depend on sales whether we do the rest of them or not.

Mrs. Lyerly asked how far will you be from the property line.

Mr. Richardson asked from your property line; I'm not sure where your property is.

Mr. Lyerly responded the center of the ditch is our property line.

Mr. Richardson asked which one, there are several ditches out there.

Mr. Lyerly responded both ditches.

Mr. Richardson asked are you talking about on Flanders.

Mr. Lyerly responded yes; our property runs adjacent all the way down Flanders Avenue; maybe 1,300 or 1,400 hundred feet down in there; all the way through the woods.

Mr. Richardson asked your property is coming from the back side.

Mrs. Lyerly responded yes; if you come down Flanders it's on the left side.

Mr. Richardson responded we're going to tile; we'll be over 25 feet away from you so it should not affect you whatsoever; in fact it will probably help you with the drainage with what we've got to do.

Mr. Lyerly responded that ditch does a pretty good job.

Chairman Knoller asked did you say you were going to tile that ditch over.

Mr. Richardson responded Bob Weaver is fixing to address that.

Mr. Lyerly asked are you going to put a fence back on the end of that property.

Mr. Richardson responded the whole thing will be fenced.

Mr. Lyerly asked will it be a wire fence.

Mr. Richardson responded it will be a six foot high wood fence.

Chairman Knoller stated I would like for Mr. Weaver to explain about tiling some ditches.

Mr. Bob Weaver responded the county has approved our drainage plan and we're showing piping all the ditches within this project and we're also fencing in some of the areas but everything will be piped; no open ditches.

Mr. Cecil Tanner came forward with questions and concerns. Mr. Tanner stated I have two lots on the corner where you come out to Pamplico Hwy.; where you are planning on putting your entrance there, there is a ditch that is about ten foot wide and ten foot deep; right directly down in the center of where that entrance is going to be and it drains all that property around there and I wondered what you are going to do with that.

Mr. Weaver responded I know where Mr. Tanner's property is; its adjacent to the gated entrance that we have drawn and if you look at my plan I have drainage improvements proposed there, plus we had to deal with the Highway Department on our encroachment permit; some of the catch basins he's talking about are located on the highway right-of-way; they're presently designing Hwy. 51 on the widening which will also have some drainage improvements; we had to go to Columbia to get our highway permit so we did address the drainage issues in that ditch that you're talking about.

Chairman Knoller asked that's going to be tiled as well.

Mr. Weaver responded the part on his property will be tiled; if the ditch is not on our property then we're not touching it but we are accounting for all the drainage and we worked with Mr. Cox who owns the farm next door to address the drainage through the ditch.

Mr. Tanner asked are you going to put in culverts.

Mr. Weaver responded yes sir we have culverts and we also have culverts stubbed out to Pamplico Hwy.

Mr. Tanner responded I looked at the plan in the Planning Office and it didn't show any culverts along on that property at all.

Mr. Weaver responded if you'll meet with me, we'll make sure we address any concerns you have.

Mr. Tanner asked what time.

Mr. Weaver responded anytime next week.

Mr. Tanner responded okay, I'll look you up.

Mr. Griffin stated although open space isn't directly addressed in the planned development document itself, since it does default to the R-3 it requires 15% open space which they do meet; (referencing the power point presentation) they have the pond area as well as this corner here is a common area, it's also a common area here and then all the space along the street is also expanded and you have another one down here as well as this area within the project.

Vice-Chairman Lockhart asked will they have sidewalks in there.

Mr. Griffin responded yes sir they do have sidewalks.

Mr. Cecil Cunha asked on average, what are the dimensions of each piece of property.

Mr. Richardson responded it should be on that plat; there are two different lot widths.

Mr. Griffin responded 23 x 127.

Mr. Roger Kirby made a motion to approve the request. Vice-Chairman Bill Lockhart seconded the motion. The vote carried unanimously.

V. Other Business:

None

VI. Director's Report:

Mr. Griffin's comments were as follows:

➤ Building Report

Permits were up in January from where we were in December; we did 157 total permits in December and for the month of January we've done 189.

➤ Summary Plats

There were 21 lots for 155 acres for the month of January; that was down considerably from December.

➤ Flood Maps

We had our flood map modernization meeting on January 27th; that went very well and we got some good information from the public; there were a number of surveyors and engineers from the area and they offered some good information to help improve our flood hazard data for the county; through that meeting FEMA will take that information and incorporate that into new digital flood maps which will give us digital flood maps for the entire county.

➤ FLATS Workshop

We had a FLATS Workshop meeting on February 18th and the following day had a FLATS Commission meeting.

➤ City of Johnsonville

Upcoming meeting; there will be an annexation/zoning meeting on March 2nd in Johnsonville.

➤ County Council

On March 18th the issue that was before us tonight will have its Introduction at County Council.

VII. Adjournment:

Chairman Peter Knoller declared the meeting adjourned at 7:04 p.m.

Respectfully submitted,

Angela C. Thomas
Secretary

Approved by:

J. Kevin Griffin
Director, Planning and Building Inspections

Approved by:

Peter M. Knoller
Chairman, Florence County Planning Commission

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