

**Minutes**  
**Florence County Planning Commission Meeting**  
**Tuesday, April 27, 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  
Roger Kirby  
Jody Lane  
King Lowery  
Virginia Talbert

**Members Absent:** David Hobbs  
Doris Lockhart

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

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

**III. Review and Motion of Minutes:**

Vice-Chairman Bill Lockhart made a motion to approve the minutes of the March 23, 2010 meeting. Mr. Roger Kirby seconded the motion. The vote carried unanimously.

#### IV. Public Hearings

##### Comprehensive Plan:

None

##### Map Amendment:

**PC#2010-05 Map amendment No. 2010-05 requested by Bryan Gardner to change the zoning district designation for property located at 3414 James Turner Rd., Effingham shown on Florence County Tax Map No. 127, Block 1, Parcel 12 from R-1, Single-Family Residential District to RU-1, Rural Community District.**

Ms. Pearl McDaniel presented the staff report to the Commission. Staff recommends approval of the request.

(copy available at the Florence County Planning Department)

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

There was no response.

Chairman Knoller asked is there anybody here that would like to speak in opposition to the request.

There was no response.

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

##### Text Amendments:

None

#### V. Requests for Plat/Plan Approval:

**PC#2010-06 Request for Summary Plat Approval for 8 lots with a waiver of Section 28.6-85. by Joyce P. Gibson on behalf of Margaret C. Richardson for property located off of Old River Rd., Pamplico shown on Florence County Tax Map No. 401, Parcel 2, Block 11.**

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

(copy available at the Florence County Planning Department)

Vice-Chairman Lockhart stated it shows ten lots on this plat.

Mr. Griffin responded yes sir, two of the lots already front on a public road so they do not count.

Mr. Cecil Cunha asked how did this number six come about.

Mr. Griffin responded that is one that has been in our Land Development Regulations for quite some time; I would say over ten years from what I've seen; I will mention that we just had a workshop and we are working through the private road/family subdivision section of the Land Development Regulations; we are taking a different look at it because of the fact that we have had a number of requests of similar nature; from my understanding of this request, these lots are to go to market for sale; its not a family subdivision request or anything such as that; they are choosing not to build it to public road standard.

Ms. Linda Borgman asked what is the current county requirement.

Mr. Griffin responded 50 feet.

Ms. Borgman asked is this one going to be 50 feet.

Mr. Griffin responded yes ma'am.

Mr. Cunha asked what are the options open to this individual in light of the fact that we may disapprove based on staff's recommendation.

Mr. Griffin responded they can certainly still develop it up to six lots; it would be eight on the total plat there; they certainly have the option of developing as many lots as they would like to if they build it to the public road standard; we're not restricting the number of lots; they can come back and put a public road in that meets adequate infrastructure requirements and they can build as many lots as the underlying zoning would allow.

Chairman Knoller asked the applicant has been notified that the review commission turned it down.

Mr. Griffin responded yes sir.

Vice-Chairman Bill Lockhart made a motion to deny the request. Mr. Jody Lane seconded the motion. The vote carried unanimously.

## **VI. Other Business:**

### **PC#2009-39 Text amendment request for Article V, Sections 30-205, 30-211 and 30-212 of the Florence County Code of Ordinances for Portable Signs.**

Chairman Knoller stated we have been working with this for a long time and I've come to the conclusion that the best thing that we can do is accept this as written with a stipulation that it goes to County Council to become effective December 31, 2012.

Mr. Kevin Griffin presented the staff report to the Commission.  
(copy available at the Florence County Planning Department)

Ms. Virginia Talbert asked are current signs grandfathered.

Mr. Griffin responded these are portable signs; these are signs that are temporary in nature; currently we have a moratorium in place on any enforcement on the signs; as the portable sign requirements go back into effect the portable signs themselves will need to meet the 30 day requirement.

Ms. Linda Borgman made a motion to approve the request with the stipulation that this does not go into effect until December 31, 2012. Vice-Chairman Bill Lockhart seconded the motion. The vote carried unanimously.

Ms. Talbert asked whenever people are in noncompliance with this, how are fees determined.

Mr. Griffin responded if you took it up as a code enforcement issue, generally we try our best not to take it to the point where we issue a ticket or a judgment and then we have to take them to court; generally we get those issues worked out; if it does go to that level then there could be a fine issued by the judge at that point.

### **Discussion on West Sumter Street Zoning**

Mr. Kevin Griffin stated this was brought before you at the last meeting as a petition of 174 petitioners for a community wide zoning request for the West Sumter Street community; that area takes in 147 parcels; Derrick Singletary went out and did the land use of the property to take a look at what is currently on the ground there; what we did find is there is a break here, there is a drainage creek that comes through; everything that is on the south side of that towards Darlington, all of that property is commercial; there are a few vacant tracks but all these others are businesses so what staff would like to request is for planning commission to consider taking these parcels that are commercial out of the zoning request; because they are already commercial they would have significant nonconforming problems if the zoning was assigned to them as a residential; it is currently unzoned now but they are all being used as commercial; next Monday night, May 3<sup>rd</sup> at 6:00 p.m. at the R.N. Beck Center we are going to have a public meeting; we have notified all the parcel owners within this requested zoning; we would like to invite all the planning commissioners to be there as well; the other issues that you may want to think about as we bring it forward to the next planning commission meeting is that one of the requests is to have a zoning district that will not allow duplex homes; when Derrick Singletary did the land use he found that there are some duplexes in the area.

Ms. Talbert asked what's the street address for the public meeting.

Chairman Knoller responded it's 1001 W. Sumter St.

Mr. Kirby asked what is the specific zoning they are requesting.

Mr. Griffin responded R-3A.

## **VII. Director's Report:**

### **➤ Summary Plats**

For March we had 44 lots and it involved 250 acres of property.

### **➤ Building Report**

We did see a rise in activity pretty much across the board.

### **➤ Public Meeting for West Sumter Street Zoning**

That will be Monday, May 3<sup>rd</sup> at the R.N. Beck Center at 6:00 p.m. located at 1001 W. Sumter St.

➤ **SCDOT Public Meeting**

SCDOT is going to have a public meeting on Tuesday, May 4<sup>th</sup> at Hannah-Pamplico Elementary School from 5:00 to 7:00 p.m. and that will be to discuss the road widening of Hwy. 51.

**VIII. Adjournment:**

Chairman Peter Knoller declared the meeting adjourned at 7:03 p.m.

Respectfully submitted,

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Angela C. Thomas  
Secretary

Approved by:

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J. Kevin Griffin  
Director, Planning and Building Inspections

Approved by:

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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.