

Minutes
Florence County Planning Commission Meeting
Tuesday, May 25, 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.

II. Attendance:

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

Members Absent: King Lowery

Staff Present: J. Kevin Griffin, Director, Planning and Building Inspection Department
Pearlie D. McDaniel, Development and Zoning Services Officer
Scott Park, Planning Services Officer
Tripp Ward, Planner II
Derrick E. 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 April 27, 2010 meeting. Mr. David Hobbs seconded the motion. The vote carried unanimously.

IV. Public Hearings

Comprehensive Plan:

PC#2010-07 Adoption of a Resolution recommending the new Transportation Element of the Comprehensive Plan.

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

Vice-Chairman Bill Lockhart made a motion to defer this request. Mr. David Hobbs seconded the motion. The vote carried unanimously.

Map Amendments:

None

Text Amendments:

None

V. Requests for Plat/Plan Approval:

None

VI. Other Business:

Update on the West Sumter Street Zoning

Ms. Pearl McDaniel presented an update concerning the West Sumter Street Zoning. Her comments were as follows:

- The Florence County Planning Commission held a public meeting on Monday, May 3, 2010 at 6:00 p.m. at the R.N. Beck Learning Center.
- Four Planning Commission members were in attendance and six staff members.
- Chairman Knoller opened the meeting with information concerning the reason the meeting was being held and the meeting procedures.
- There were approximately 60 citizens in attendance.
- The meeting was then opened for public discussion and questions.
- Residents in the area want to maintain a single-family residential neighborhood; they do not wish to see the construction of any additional duplexes or manufactured or mobile homes brought into the area as they felt that this would negatively impact the area.
- Some residents also indicated that they had attempted to purchase property in the community but they were unable to do so due to the inability of not having information available on the property.
- There was concern that the proposal was for the area to be zoned an R-3 rather than an R-3A and this was clarified that the petition was submitted for an R-3A zoning district; however, there still remains some questions as to the difference between the standards for R-3 and R-3A districts.

- At the close of the meeting Chairman Knoller informed the citizens that this request would appear on the agenda as a public hearing item at the May 25, 2010 Planning Commission meeting; however, based on the concerns of the citizens, staff has moved forward in scheduling another public meeting rather than have the public hearing meeting tonight with there still being concerns.
- We have moved forward with another meeting scheduled for Thursday, June 10, 2010 at 6:00 p.m.; this meeting will also be held at the R.N. Beck Learning Center located at 1001 W. Sumter St.
- We did meet with some more representatives on May 11, 2010 so we could let them know what we would be doing.
- After the meeting we had two staff members go out and do a survey of the land uses in the area and what we will be looking at is the possibility of the Planning Commission, rather than having the entire area zoned an R-3A, to look at the land uses as they stand now and to move forward with the possibility of the zoning districts that would accommodate what's there now.

Chairman Knoller stated when you met with the representatives of the citizens, I hope that you stressed that we'd like to get a turn out of the citizens in the district, not in the city so we can get a real representation of who is going to be involved, not who thinks they're involved.

Ms. McDaniel responded as we advertised before, we will still put out signs like we did and we will also send out letters like we did before; these letters will go out to the petitioners and the property owners as we did before.

Chairman Knoller asked the petitioners that are in the area or the petitioners that everyone signed.

Ms. McDaniel responded we sent letters out to every petitioner that signed as well as the property owners.

Chairman Knoller asked as we are the Florence County Planning should we not send letters only to the people in the county and not in the city.

Mr. Kevin Griffin responded I don't think you can ever notify too many people; we were just trying to get word out as best we could to the concerned citizens on that list.

Chairman Knoller responded yes I understand but at that meeting, I think we had about 60 or 70% of the people weren't living there.

Mr. Griffin responded the city and the county are intertwined in this community; there's not a clear line there; the community has a concern; part of the community is in the city and part of it is in the county and we're doing the best we can to get the word out to everyone.

Ms. Linda Borgman asked the parcels that are in the city, what are they presently zoned or are they unzoned.

Ms. McDaniel responded all of these parcels that we are looking at are in the county.

Ms. Borgman asked but the land that butts up to the city.

Ms. McDaniel responded there are some that butt up to the city and the ones right now that are residential are R-4.

Ms. Borgman asked is there unzoned areas in the city.

Ms. McDaniel responded no, there shouldn't be.

Ms. Borgman asked and the commercial.

Chairman Knoller responded the commercial is on Darlington St.

Ms. Borgman asked and that would be in the county.

Chairman Knoller responded that's in the county but we're not going to consider that; we've cut off the commercial and we're leaving it commercial.

Mr. David Hobbs stated there are restrictions in the city that you don't have in the county; with the county, even having the same zoning as they do, you can do different things outside of that city limits but they're right there at their front door so to speak.

Ms. Doris Lockhart asked as I understand your concern is that if a parcel is in the city and right next to it is in the county, you don't want the person that lives in the city, even though they may have some concerns about how its zoned in the county not to be notified, am I correct.

Chairman Knoller responded that's not exactly right; what I wanted to make sure was that all of the people in the county were notified but under state law if they are surrounding the area they have to be notified so they would be notified.

Ms. Lockhart asked just the county.

Chairman Knoller responded even the city if they are adjoining; so they would be notified automatically.

Ms. Lockhart asked I understood with the presentation that everybody was notified who signed the petition but they may not have been in the county, they could have been in the city.

Chairman Knoller responded most of them were.

Ms. Lockhart responded but they had interest in what was undeveloped or unzoned that's in the county that might be next door to them.

Chairman Knoller responded that's basically right; if you go down that street its all unzoned until you come to the city limits and the street keeps on going and then they are zoned and have different things but there is no difference to where you are for the neighborhood.

Ms. Borgman asked if I remember there are some duplexes in the county, they aren't all necessarily in the city.

Chairman Knoller responded in this property, if I remember correctly there are 21 duplexes already there.

Ms. Borgman asked and that was county property.

Chairman Knoller responded yes ma'am.

Mr. Hobbs asked approximately how many in the county signed the petition.

Mr. Kevin Griffin responded it was about ten percent.

Mr. Hobbs responded that in itself was an issue and that's what he's alluding to.

Ms. Lockhart responded his question was whether or not we were going to notify everybody who signed the petition and in fact that was done; however, it came back as whether or not you were going to notify them again along with those in the county, which yes we should in my opinion because if I'm next door and I'm in the city I want to know what's happening in the county next door to me.

Mr. Hobbs responded they brought the subject up and we're addressing it because of the petition so we need to notify them.

Chairman Knoller responded the adjoining property owners will be notified anyway.

Ms. Talbert asked in conjunction with that, it was my understanding that they were also making a petition to the city for a similar type zoning.

Mr. Griffin responded yes ma'am that was one of the things that came out of the meeting; there are a lot of different things going on within that community; some relate to items that are beyond the jurisdiction or purview of this commission which deal with law enforcement; evidently there has been some talk of annexation there as well; some folks were confused and thought maybe it was a city meeting per annexation requests; it took us a while to clarify all those things; when we met again we thought it was best to go back and have one more meeting and make sure we're dealing only with the zoning issue within the county.

VII. Director's Report:

Mr. Griffin's comments were as follows:

➤ Summary Plats

For the month of April we had 34 new lots created on 457 acres.

➤ Building Report

Residential single-family was actually up 58% from last month; we did not have any new commercial last month but our commercial alterations and additions were up 47% from the previous month.

➤ Public Meeting for Portable Signs

There will be a public hearing on the portable sign ordinance on Tuesday, July 20, 2010 at 6:00 p.m. in room 803 of the council chambers.

➤ **FLATS**

The Florence Area Transportation Study Group will have a meeting on Friday, May 28, 2010 at 10:00 a.m. and this in preparation for the June 7th Policy Committee meeting which will be here in room 803 of the council chambers at 10:00 a.m.

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

This public meeting will be held on Thursday, June 10, 2010 at 6:00 p.m. at the R.N. Beck Learning Center.

VIII. Adjournment:

Mr. Ted Greene made a motion to adjourn the meeting. Mr. David Hobbs seconded the motion. The vote carried unanimously. Chairman Peter Knoller declared the meeting adjourned at 7:15 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.