

Minutes
Florence County Planning Commission Meeting
Tuesday, September 28, 2010 at 6:30 p.m.
City-County Complex, Council Chambers, 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 City-County Complex and at the entrance of the Planning and Building Inspection 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:

Commissioners 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

Commissioners Absent: King Lowery

Staff Present: Pearlie D. McDaniel, Interim Planning Director
Angela C. Thomas, Secretary

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

III. Election of Officers:

Comm. Cunha nominated Comm. Knoller to remain as Chairman. Comm. Borgman seconded the nomination. There were no other nominations made. Comm. Hobbs made a motion to close nominations. Comm. Greene seconded the motion. All Commissioners present voted unanimously to re-appoint Comm. Peter Knoller as Chairman. Comm. Knoller did not vote.

Comm. Kirby nominated Comm. Bill Lockhart to remain as Vice-Chairman. Comm. Hobbs seconded the nomination. There were no other nominations made. Comm. Lane made a motion to close nominations. Comm. Cunha seconded the motion. All Commissioners present voted unanimously to re-appoint Comm. Bill Lockhart as Vice-Chairman. Comm. Bill Lockhart did not vote.

Chairman Knoller explained to those present the procedures for the Public Hearing portion of the meeting.

IV. Review and Motion of Minutes:

Comm. Borgman made a motion to approve the minutes of the June 22, 2010 meeting. Comm. Hobbs seconded the motion. All Commissioners present voted unanimously to approve the minutes.

V. Public Hearings:

Map Amendment:

PC#2010-13 Map amendment No. 2010-13 requested by Stephanie Fancote on behalf of William Michael Nexsen to change the zoning district designation for property located at 1217 Pheasant Rd., Effingham shown on Florence County Tax Map No. 127, Block 1, a portion of Parcel 54 consisting of 1.02 acres from R-3, 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)

During the presentation of the staff report by Ms. McDaniel, Comm. Talbert arrived and joined the meeting.

Chairman Knoller asked as there are all sorts of mobile homes around them, are they all grandfathered in?

Ms. McDaniel responded yes, the singlewides that exist at this time.

Chairman Knoller asked if something happens to one, they can still replace it within six months?

Ms. McDaniel responded that's correct.

Chairman Knoller asked is there anyone present that would like to speak in favor of this request?

Mr. Billy D. Williams spoke in favor of the request and his comments were as follows:

- I'm in favor of this proposal because there are a lot of people out there that have singlewides.
- I took for granted, with all of those singlewides out there, that it would be alright but I found out it was all wrong.
- People need places to live; why shouldn't she have the right to live someplace decent.
- The land that she bought is a split corner; she can enter the property from two ways, from Pheasant or Whippoorwill; right back of it is a singlewide and they also just moved a singlewide from back there.

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

There was no response.

Chairman Knoller asked is there anyone that would like to speak in opposition to this request?

There was no response.

Chairman Knoller declared the public hearing closed.

Vice-Chairman Lockhart made a motion to approve the request.

Comm. Hobbs seconded the motion.

Comm. Hobbs asked what year is this mobile home?

Ms. Stephanie Fancote responded '84.

Comm. Hobbs asked so it would be in compliance?

Ms. McDaniel responded yes.

The vote carried unanimously to approve the request.

VI. Requests for Plat/Plan Approval:

None

VII. Other Business:

None

VIII. Director's Report:

Ms. McDaniel's comments were as follows:

➤ **Summary Plats**

The August report shows the highest total so far between January and August.

➤ **Building Reports**

The totals are going up from June.

IX. Adjournment:

Chairman Knoller declared the meeting adjourned at 6:51 p.m.

Respectfully submitted,

Angela C. Thomas
Secretary

Approved by:

Pearlie D. McDaniel
Interim Planning Director

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.