

**DARLINGTON COUNTY PLANNING COMMISSION
MINUTES – 17 September 2025**

4:00 p.m.

Darlington County EMS/Annex

Present: Chad White, Dist. 4 (Chair)
William Hudson, Dist. 3 (Vice Chair)
Josh Ward, Dist. 1
Kevin Brown, Dist. 2
Wes Woodard, Dist. 5
Bob Puechl, Dist. 7
Larry “Frankie” Jernigan, Dist. 8

Staff: Mary Tunstall, Assistant Director
Paula Newton, Planner III

Absent: Terri Cribb, Director

Press: None in attendance

Citizens: Ted Beasley Bruce Binney Freddie King Betty Griggs Robert Griggs
Cuong Phan Belinda Valle Debbie Winburn Mike Winburn

In compliance with the Freedom of Information Act, a copy of the agenda was provided to the local news media and persons requesting information.

- I. **CALL TO ORDER** –Chairman Chad White called the regularly scheduled meeting of the Darlington County Planning Commission to order on Wednesday, September 17, 2025.
- II. **PLEDGE OF ALLEGIANCE** – All stood and recited *The Pledge Allegiance to the Flag of the United States of America.*
- III. **CITIZEN’S COMMENTS** –
(Maximum of 2 minutes per citizen; 30 min. total)

Belinda Valle Debbie Winburn
- IV. **PERSONAL APPEARANCES** - None
(Maximum of 10 minutes per citizen; 30 min. total)
- V. **APPROVAL OF MINUTES** – 20 August 2025

A **MOTION** was made by Commissioner Kevin Brown and seconded by Commissioner William Hudson to **APPROVE** the minutes as written of the regularly scheduled meeting of the Darlington County Planning Commission on Wednesday, September 17, 2025. Motion carried unanimously.
- VI. **APPROVAL OF AGENDA** – 17 September 2025

A **MOTION** was made by Commissioner Wes Woodard and seconded by Commissioner Josh Ward to **APPROVE** the minutes as written on the regularly scheduled agenda of the Darlington County Planning Commission on Wednesday, September 17, 2025. Motion carried unanimously.

- **COMMUNICATION TOWER APPROVAL** – None
- **PRELIMINARY APPROVALS** – None
- **FINAL APPROVALS** – None
- **APPROVAL OF SUBDIVISION ALONG PUBLIC ACCESS** –

Tax Map # 161-00-01-006 & 161-00-01-009 Estate Planning for Ventia S Jones

A **MOTION** was made by Commissioner Josh Ward and seconded by Commissioner Frankie Jernigan to **APPROVE** the Estate Planning Plat for Venita S Jones on Wednesday, September 17, 2025. Motion carried unanimously.

- **VARIANCE REQUESTS** –

Tax Map # 218-13-01-003 Split lot in an existing subdivision (Palmetto Heights Subdivision)

A **MOTION** was made by Commissioner Bob Puechl and seconded by Commissioner Frankie Jernigan to **APPROVE** splitting the lot in an existing subdivision on Wednesday, September 17, 2025. Motion carried unanimously.

Tax Map # 100-00-05-005 Split lot in an existing subdivision (Buckskin Street Subdivision)

A **MOTION** was made by Commissioner Kevin Brown and seconded by Commissioner Josh Ward to **APPROVE** splitting the lot in an existing subdivision on Wednesday, September 17, 2025. Motion carried unanimously.

IP Solar – Section 19.6, Item #10

A **MOTION** was made by Commissioner William Hudson and seconded by Commissioner Kevin Brown to **TABLE** the decision regarding the public hearing for IP Solar on Wednesday, September 17, 2025. Motion carried unanimously.

- **SITE DEVELOPMENT** – None
- **OLD BUSINESS** – None
- **NEW BUSINESS** –

B & K Solar, LLC – Solar Energy Systems Public Hearing

For Information Purposes, Wednesday, September 3rd, the B& K Solar, LLC – Solar Energy Systems public hearing was held. Mr. Bruce Binney and Mr. Patrick Moore were available for the meeting if anyone was present that had questions or concerns. Two citizens shared concerns about access and after further investigation, it was determined the access would not be near their residence. One resident has concerns about wildlife and feels Darlington County has enough Solar. Staff added that all items have been received for the project to move forward, and no items were presented during the public hearing to stop the project from proceeding on Wednesday, September 17, 2025.

- **STAFF REPORTS** –

City Mobile Home Park

Staff and City Mobile Home Park owners have worked together to resolve the Arbor Field St/Mondora St issue. On Wednesday, September 10th, a letter was emailed to Mr. Allen Hutto with SCDOT. The letter is part of the process for the two state roads to transfer to a non-governmental entity. A MOTION was made by Commissioner Bob Puechl and seconded by Commissioner William Hudson to APPROVE the reconfiguration for City Mobile Home Park on Wednesday, August 20, 2025. Motion carried unanimously.

- **COMMISSIONERS COMMENTS / REQUESTS** – None

- **ADJOURNMENT**

A MOTION was made by Commissioner Kevin Brown and seconded by Commissioner Bob Puechl to ADJOURN the regularly scheduled meeting of the Darlington County Planning Commission on Wednesday, September 17, 2025. Motion carried unanimously.