

**AGENDA**  
**DARLINGTON COUNTY PLANNING COMMISSION**

November 20, 2024

4:00 p.m.

Darlington County EMS/Annex

1625 Harry Byrd Hwy (151)

Darlington, S.C. 29532

TELEPHONE: 843.398.4610

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

**Darlington County Planning Commission Meetings will be live-streamed on Darlington County Planning Commissioner Live Meetings Facebook page and archived on Darlington County website at <https://www.darcosc.com/departments/planning/index.php>.**

- I. CALL TO ORDER – Chairman**
- II. PLEDGE OF ALLEGIANCE – All**
- III. CITIZEN’S COMMENTS – (Maximum of 2 minutes per citizen; 30 min. total)**

Darlington County Code of Ordinances, Chapter 2, Section 2-85 governs Citizens Comments. The following rules shall apply:

- (1) Any citizen will be allowed a maximum of 2 minutes during this 30 minute.
- (2) The order of speakers shall be on a first-come, first served basis as recorded on a log provided before and during the meeting.
- (3) Input must be in the form of suggestions, information or comments pertaining to programs or activities of county government. Rules of order and conduct shall apply. Comments should not be made, either complimentary or critical, naming any citizen, board or commission member, employee, or council member.
- (4) Speakers’ comments will be received only as information. This time is provided for citizens to state their suggestions, information, or comments, not for a debate or interrogation involving council members or staff. If a member of council wishes to have discussion of a topic initiated during citizens’ comments, a member can make a motion to have the topic scheduled for council discussion and possible action at a subsequent meeting.
- (5) Speakers desiring more time for a presentation should seek to make a scheduled appearance as provided by section 2-83(d).

- IV. PERSONAL APPEARANCES – (Maximum of 10 minutes per citizen; 30 min. total)**

Darlington County Code of Ordinances, Chapter 2, Section 2-83(d-e) governs appearances other than for public hearings. The length of scheduled appearances before the Council shall be 10 minutes total for both presentations and questions/answers. The length of time can be extended or permitted at the end of the agenda by the unanimous consent of council or by a three-fourths vote; council may refer those wishing to communicate further to the county administrator or a committee of council; or individuals may be asked to come back at a later meeting. The purpose of appearances before the council is for citizens to present their views and concerns in a manner consistent with the rules of order. This is not a forum for councilmembers to be interrogated or for a debate between parties to take place.

*Upon request, assistance will be provided to accommodate the special needs of handicapped persons attending the meeting. Special assistance requests should be made to Paula Newton, Planner III, at 843.398.4610 or [pnewton@darcosc.net](mailto:pnewton@darcosc.net) seventy-two (72) hours prior to the meeting.*

- V. APPROVAL OF MINUTES – 21 August 2024
- VI. APPROVAL OF AGENDA – 20 November 2024
- VII. COMMUNICATION TOWER APPROVAL – None
- VIII. PRELIMINARY APPROVAL –
- Beaver Creek Subdivision preliminary plat \*pending variance approvals\*
- IX. FINAL APPROVALS – None
- X. APPROVAL OF SUBDIVISION ALONG PUBLIC ACCESS – None
- XI. VARIANCE REQUESTS –
- Beaver Creek Subdivision preliminary plat
    1. Reduce the minimum radius of curves from 100' to 50' for private 'STREET 1' and private 'STREET 3'; and from 100' to 75' for private 'STREET 2'
    2. Reduce the minimum right of way from 66' to 50'.
    3. Reduce the minimum street width from 32' W/C TO 30' W/C.

These are the exact same three variance(s) that was presented and approved at the February planning commission meeting, however the layout has changed.
  - Country Manor Road preliminary plat

County Manor is a Darlington County dirt road with a **PERSCRIPTIVE RIGHT-OF-WAY**, basically means roads and bridges will plow the dirt road however **NO DRAINAGE IMPROVEMENTS** can be made by the county.

**\*If variance is allowed, to eliminate any confusion and protect the developer and future landowner – could the deed and plat state “PERSCRIPTIVE RIGHT-OF-WAY with NO EXPECTATION OF MAINTENANCE”**
- XII. SITE DEVELOPMENT – None
- XIII. OLD BUSINESS – None
- XIV. NEW BUSINESS –
- Ordinance update for Article 3 How Development Districts Are Established and Governed – Airport Districts and Flood Hazard Districts  
Section 3.4 Flood Hazard Districts  
Per FEMA – updated:  
page 1 DATE  
page 8 SECTION  
page 12 GRAMMAR CORRECTION

- Ordinance update for Article 6 How Development Permits Are Reviewed and Approved  
Section 6.7 Variances  
Update for planning commissioners to approve development not in compliance with eh provisions of ANY articles under the Development Standards Ordinance.
- Ordinance update for Development Standards Ordinance that states South Carolina Department of Health and Environmental Control  
Name change from South Carolina Department of Health and Environmental Control to South Carolina Department of Environmental Services
  - Section 5.6 Drainage Standards (page 7)
  - Section 7.6.3 Format and Content (page 6)
  - Article 17 includes the following sections:
    - Section 17.1 Purpose and Intent (page 1)
    - Section 17.3 Definitions and References (page 2 and 5)
    - Section 17.5 Construction and post construction stormwater runoff control (page 11, page 12, page 14, page 15, and page 17)
  - Article 18 includes the following sections
    - Section 18.3 (page 2, page 3, and page 4)
    - Section 18.4 (page 5)
  - Article 19 includes the following sections
    - Section 19.3 (page 4)
    - Section 19.4 (page 4)
    - Section 19.6 (page 6 and page 7)

**XV. STAFF REPORTS –**

Lotus Solar Energy System Public Hearing was held on 11/6/2024. Several residents showed up for the meeting and had comments/concerns. Here is a copy of the decision letter that was mailed out to each resident.

**XVI. COMMISSIONERS REQUESTS/COMMENTS**

**XVII. ADJOURNMENT**