

**Minutes**  
**Regular Meeting of the Florence County Planning Commission**  
**Tuesday, February 28, 2023 at 6:00 p.m.**  
**County Complex, 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 lobby of the County Complex and on the information board in the lobby of the Planning and Building Inspection Departments office.

The agenda was also mailed to the media.

**I. Call to Order:**

Chairman Cheryl Floyd, called the meeting to order at 6:00 p.m.

**II. Attendance:**

**Commissioners Present:** Cheryl Floyd, Chairman  
Dwight Johnson, Vice-Chairman  
Allie Brooks  
Doris Lockhart  
Linda Borgman  
Glynn Willis  
Jeffrey Tanner

**Commissioners Absent:** Karon Epps  
Mark Fountain

**Staff Present:** J. Shawn Brashear, Planning Director  
Ethan Brown, Deputy Director  
Derrick Singletary, Senior Planner  
Holly Smith, Planner II  
Lisa Becoat, Administrative Assistant

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

Chairman Cheryl Floyd led the Pledge of Allegiance to the American Flag and Commissioner Allie Brooks provided the invocation.

**III. Review and Motion of Minutes**

- **Meeting of December 20, 2022**

**Motion to approve minutes** – Commissioner Allie Brooks made a motion to approve the minutes of the Planning Commission meeting of December 20, 2022. / Second – Vice-Chairman Dwight Johnson / Unanimously approved 7 to 0 the minutes of the December 20, 2022 Planning Commission meeting.

#### **IV. Public Hearing**

Prior to the presentation of items to be heard at the public hearing Mr. Shawn Brashear requested that the Commission remove from the agenda and not consider Planning Commission item number 2023-14 as the item required additional research by staff.

**Motion** – Vice-Chairman Dwight Johnson made a motion to remove and not consider Planning Commission item number 2023-14 from the agenda / Second – Commissioner Glynn Willis / Unanimously approved 7 to 0 to not consider and remove Planning Commission item number 2023-14 from the agenda for the meeting.

#### **Sketch Plan:**

**PC#2023-01 Sketch Plan Approval Requested By Santee Electric Cooperative, Inc – Ronald Carter, For Scranton Industrial Park Located Off Of E. W. Flowers Road And Railroad Avenue, Scranton, SC As Shown On Florence County Tax Map Number 00194, Block 31, Parcel 131.**

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the property was located off of E. W. Flowers Road, County Council District one across from the E. W. Flowers facility in Scranton, SC. The total area of the park is 21.53 acres and it was not the typical traditional sketch plan review as the only modification to the sketch plan was for a new road. The property is currently unzoned and the developers are requesting to place a new road within the previously approved sketch plan to improve the traffic conditions within the industrial park.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

There were no questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed modified sketch plan.

Ms. Stephanie Grosick a member of the Florence County Economic Development Partnership was present in the meeting and spoke in favor of the proposed modified sketch plan. She asked that the Commission look favorably on the approval of the proposed modified sketch plan. Economic Development is excited about the development of the industrial park in the southern part of Florence County. It has been a partnership between Florence County and Santee Electric Cooperative and they asked that the Commission approve the proposed request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed modified sketch plan.

There was no public in attendance who desired to speak opposed to the proposed modified sketch plan.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion to approve the proposed modified sketch plan PC#2023-01 / Second - Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed modified sketch plan **PC#2023-01**.

**Map Amendments:**

**PC#2023-02 Map Amendment Requested By Vernon McKenzie Sr., To Change The Zoning Designation For The Property Of Tax Map Number 00141, Block 31, Parcel 025 Located At 1260 Dennis Road, Lake City From R-1 Single Family Residential To R-3 Single Family Residential.**

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the property consisted of 21 acres of land at 1260 Dennis Road in Lake City. It was presently zoned R-1 and all surrounding properties are zoned R-1. He provided some images of the property and the surrounding area.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions by the Commission Mr. Brashear stated that the applicant desired a zoning change to allow his adult child to place a manufactured home on the property and R-3 zoning designation would allow a double-wide manufactured home, which are not allowed in an R-1 zoning designation.

Mr. Brasher provided the comments and inquiries received pertaining to the proposed map amendment request PC#2023-02. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

There were questions and discussion from the Commission.

In response to questions by the Commission Mr. Brashear stated that the property could be developed with one double-wide manufactured home and or the property could be sub-divided and place one home, one modular home and one doublewide home per lot, minimum lot width being fifty (50') feet. The depth would be determined by the setbacks for the placed structures front and back.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

Mr. Vernon McKenzie 1260 Dennis Road, Lake City, SC was present in the meeting and spoke in favor of the proposed map amendment. He stated that he has two children, a son twenty-seven and a daughter twenty-four. His son already has a place to live and they desire to change the zoning for their property so they can place a doublewide on the land for their daughter and her family to live in. They are not looking to sub-divide the property but if they could they would like to rezone one or two acres for them to place a home. The cost of building presently is more than they can afford and they would like to be able to place a double-wide on the property for them to live in. They were not looking to sub-divide as that was the reason long ago to have the property zoned residential. Even with the residential zoning they thought they could put a double-wide on the property for their personal use but that is not the case.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission Mr. McKenzie stated they understood the concerns of the Commission in having the entire twenty-one acres zoned R-3. If they could downsize the property and zone only one or two acres of the property they would be willing to do that just so they could put a doublewide on the property for their daughter and her family. They have city water available on the property but would have to put down septic tank and water pump if needed.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

There was no public in attendance who desired to speak opposed to the proposed map amendment request.

There was further discussion and questions from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that historically the smallest acreage that the Planning Commission had considered for zoning to avoid spot zoning had been five acres. Within the new land use map designations the property area would be Suburban Development. Mr. Brashear further stated that if staff were to make a recommendation it would be to decline the map amendment request. R-1 Single Family Residential is the strictest residential zoning that Florence County has in the residential components. In order to preserve that and the surrounding community everything around the proposed property is R-1 and staff would recommend denying the request. If the property were subdivided it would destroy the R-1 feel of the City in that area.

In response to additional questions and discussion from the Commission Mr. McKenzie stated that on the north side of Dennis Road the smaller lot is where his home is located.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion to table the proposed map amendment request PC#2023-02 / Second - Commissioner Allie

Brooks / The Commission voted 7 to 0 to table the proposed map amendment request **PC#2023-02** to allow the applicant Mr. Vernon McKenzie time to meet with staff and discuss some additional options and bring the proposed map amendment request back to the Commission for review and recommendation.

**PC#2023-03 Map Amendment Requested By Florence County To Change The Zoning Designation From R-3A Single Family Residential to B-3 General Commercial Consisting of the Following Properties As They Are Reflected On The Tax Maps As: 90045-01-031, 90045-01-035; and From B-2 Convenience To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As 90045-01-011, 90045-01-030, 90045-03-001.**

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that several properties were fronting Darlington Street and another property fronted Curry Lane. The five properties are in County Council District three and have three different owners. The owners are listed as Akshay LLC, Rock Hill Property Management LLC and Maha Laxmiji LLC and the properties together total 5.3 acres. The properties fronting Darlington Street would be in the Urban District and the rear property at 90045-01-031 is Suburban Development District. Proposed zoning signs were posted on the properties and letters regarding the requested map amendment were mailed to the property owners and adjacent property owners.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brashear indicated that no comments and or inquiries had been received from the community regarding the requested map amendment. Based on the new comprehensive land use map designations the requested map amendment zoning would be allowed. The requested zoning map amendment came up last year at the onset of the zoning study. At that time the owner Maha Laxmiji came forward requesting the zoning change but it was not conducive on the frontage of the property of what he intended to do with the property. The Planning Commission at that meeting requested and asked if he would consider bringing the zoning request back at a later date and he stated that he would. Staff is not actually sure what the owners intended to do with the properties but believed their intention was and is to construct an extension of the convenience store and open up a vape shop.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

There was no public in attendance who desired to speak in favor of the proposed map amendment request.

Chairman Cheryl Floyd inquired if was any public in attendance who desired to speak opposed to the proposed map amendment request.

There was no public in attendance who desired to speak opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the proposed map amendment PC# 2023-03 be denied for a B-3 zoning designation / Second - Commissioner Glynn Willis / The Commission voted 7 to 0 to deny the proposed map amendment request **PC#2023-03**.

**PC#2023-04 Map Amendment Requested By Florence County To Change The Zoning Designation From B-3 General Commercial To B-6 Industrial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00149-01-004, 00149-01-009.**

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the properties were off of South Church Street in County Council District seven. The two properties are currently zoned B-3 and were previously zoned as part of the zoning study under the previous comprehensive plan. As the new comprehensive plan has passed third reading staff feels that the properties are definitely industrial in nature and the new zoning designation should apply. One of the properties is the old rental uniform business and the smaller property behind it is a utility substation which fits within a B-6 zoning district. The previous zoning also included two additional tax map numbers south of the properties, but those properties have been purchased and annexed by the City of Florence and require no action by Florence County. Staff desires to present a zoning district that is more conducive to the actual use of the properties. The properties were properly posted and letters sent to the property owners and adjacent property owners and no comments and or inquiries were received.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

There were no questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

There was no public in attendance who desired to speak in favor of the proposed map amendment request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

There was no public in attendance who desired to speak opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed map amendment PC# 2023-04 be approved for B-6 zoning designation / Second - Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-04**.

**PC#2023-05 Map Amendment Requested By Florence County To Change The Zoning Designation From RU-1A Rural Community To R-3A Single Family Residential Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 00100-01-093.**

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the property was Smithfield subdivision and staff needed to clarify some information pertaining to the item.

Mr. Brashear provided the comments and inquiries received pertaining to the proposed map amendment request PC#2023-05. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department).

Mr. Brashear further stated that the proposed zoning was not a modification or change to the sketch plan but was a change to the zoning designation. When the original sketch plan was approved the zoning designation was for an unzoned zoning designation. The zoning designation that was previously approved for the property during the zoning study was a recommendation for RU-1A, which did not meet the lot sizes for the site. This was another property that was approved for zoning under the old comprehensive plan where the property did not fit the recommended zoning. The property owner now has an invested right to continue building the subdivision as approved in the original sketch plan. The now new comprehensive plan allows staff to recommend a zoning district of R-3A which would allow single family residential homes with lots of not less than fifty (50') of road frontage and will not allow manufactured homes. In the original sketch plan approval it provided for lots of not less than sixty-five (65') feet. There is no change and or modification to the sketch plan for the subdivision just the zoning designation of it. If there was a modification to the sketch plan it would have to come back before the Commission and receive public input. Staff was making a recommendation for a zoning map amendment designation that supports what was previously approved in the sketch plan.

As the sketch plan was previously approved and the developer has been working on the subdivision where staff has recently closed out the first phase of the subdivision, it now has a lot of different tax map numbers and staff would like to introduce those numbers with the single tax map number of this planning commission item. Staff is not introducing any additional land just including the tax map numbers that were originally approved.

**The tax map numbers impacted are: 00100-01-093, 00100-01-265, 00100-01-266, 00100-01-267, 00100-01-268, 00100-01-269, 00100-01-270, 00100-01-271, 00100-01-272, 00100-01-273, 00100-01-274, 00100-01-275, 00100-01-276, 00100-01-277, 00100-01-278, 00100-01-279, 00100-01-280, 00100-01-281, 00100-01-282, 00100-01-283, 00100-01-284, 00100-01-285, 00100-01-286, 00100-01-287, 00100-01-288, 00100-01-289, 00100-01-290, 00100-01-291, 00100-01-292, 00100-01-293, 00100-01-294, 00100-01-295, 00100-01-296, 00100-01-297, 00100-01-298, 00100-01-299, 00100-01-300, 00100-01-301, 00100-01-302, 00100-01-303, 00100-01-304, 00100-01-305, 00100-01-306, 00100-01-307, 00100-01-308, 00100-01-309, 00100-01-310, 00100-01-311, 00100-01-312, 00100-01-313.**

Mr. Brashear provided a copy of the previously approved sketch plan and stated that the only thing that was changing was the zoning designation to fit what was previously approved for the subdivision. He wanted to make it clear that the request was not a modification and or change to the sketch plan. (A copy of the sketch plan and list of tax map numbers are maintained at the Florence County Planning and Building Department.)

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear indicated that staff would recommend that the Commission approve the proposed map amendment request.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

There was no public in attendance who desired to speak in favor of the proposed map amendment request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

There was no public in attendance who desired to speak opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the proposed map amendment request PC# 2023-05 be approved for R-3A zoning designation. / Second - Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-05**.

**PC#2023-06**

**Map Amendment Requested By Florence County To Change The Zoning Designation From B-3 General Commercial To R-5A Multi-Family Residential Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 90011-05-010.**



(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the property was located off of Second Loop Road in County Council District nine. It was a property that was previously zoned as part of the zoning study. It was zoned B-3 based on the old comprehensive plan. The new comprehensive plan has been adopted and allows the property designation to be rezoned to something that is more conducive to the present use of the property. The subject property is a residential duplex and right beside it is a commercial business that is divided into two units but the property in question is a residential duplex and an R-5A zoning designation would allow that use. He indicated that the property was properly posted and letters sent to the property owner and adjacent property owners and no comments and inquiries had been received.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that with the present zoning on the property it was a legally nonconforming use. If the proposed zoning passed the property would then be a legally conforming use.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

Ms. Sarah Gerschutz 2712 Second Loop Road, Florence was present in the meeting and requesting to ask a question of the Commission. She desired to know what the purpose was of changing the property to a residential zoning designation versus leaving it zoned with a commercial zoning designation.

In response to the inquiry by Ms. Gerschutz, Mr. Brashear stated that staff was recommending the residential zoning designation for the property as the property was presently being used as a residential duplex. The property is presently zoned commercial and the occupants can still reside there but with the commercial zoning designation the property is considered legally nonconforming. That means the use is not allowed in the particular zoned designation and if something were to happen to the structure the owner would have a certain amount of time to come into Planning and Building and apply for permits to replace the property.

Ms. Gerschutz stated that she did not own the property but had received word that the original owner of the building had passed away. The present owners of the property may desire to sell and if so there is an opportunity to keep it commercial so she would be in opposition of a residential zoning designation. The building she owns next door was residential and is now commercial and she would not be in favor of the proposed map amendment for a residential zoning. As a business opportunity for her business to possibly expand she would like to expand it to that property and would prefer the zoning of the property to remain commercial.

There were questions and discussion from the Commission.

In response to the questions and discussion Mr. Brashear stated that if the owner of the residential duplex decided that they would like to sell they could request a rezoning of the property to a commercial zoning designation. The process would have to go back through the Commission, and the comprehensive plan does allow for the property to be zoned residential and or business. Staff presently is proposing a zoning designation that better fits what the property is currently being used for so that the property owner, whomever that maybe, would not be harmed should something happen to the property. He further stated that because it was on that major thoroughfare of Second Loop Road, it was contiguous where they could come back to the Commission and request a rezoning of a commercial B-3 zoning designation.

In response to the discussion Ms. Gerschutz stated that if the Commission didn't need to make the change to residential then she would request that the property zoning designation be left as it was as most of the area consisted of residential, businesses and residential properties side by side throughout the area.

There was discussion by the Commission.

Chairman Cheryl Floyd inquired if there was any additional public in attendance who desired to speak regarding the proposed map amendment request.

There was no additional public in attendance who desired to speak regarding the proposed map amendment request.

There was discussion and questions from the Commission.

In response to questions and discussion from the Commission Mr. Brashear indicated that staff had no contact with the property owner or the family regarding the proposed map amendment. The recommendation by staff for the R-5A zoning designation of the parcel was putting the parcel in a legally conforming status with no restrictions. If the owner decided to conduct alterations to the duplexes and they are two bedroom units and they desired to add a bedroom on either side, by making the property conforming they would be able to do that if they met the required setbacks and building codes for any of the additional structures.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed map amendment PC# 2023-06 be approved for R-5A zoning designation. / Second - Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-06**.

**PC#2023-07**

**Map Amendment Requested By Florence County To Change The Zoning Designation From R-1 Single Family Residential To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90003-01-001, 90003-01-002, 90003-01-003, 90003-01-004.**

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the properties were off of West Palmetto Street in County Council District nine. The properties were zoned during the zoning study and presently have a zoning designation of R-1. Under the new comprehensive plan the area's land use designations have changed to an Urban Development District, which allows the use to be changed to a use that is more conducive to two of the uses on the property and according to the wishes of one of the property owners. Mr. Brashear provided information and descriptions of the businesses on each of the tax map numbers. He additionally stated that the property on 001 was a dog grooming business and they were excited that they would be able to change the zoning under the new comprehensive plan. He additionally spoke with Ms. Hodges the owner of 002 on January 27, 2023 and she expressed a desire that her property be zoned a B-3. Staff has received no contact from the property owners of 003, and 004 is a tax office business which is conducive to a B-3 zoning district designation. Signs have been placed on the properties and letters sent out to the property owners and adjacent property owners and staff has received no public comments regarding the proposed map amendment.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that parcel number 001 was a dog grooming business. If the zoning were changed to a B-3 for the property it would allow a variety of retail and commercial business uses including the dog grooming business which is presently in use. The B-3 would also allow single family residential homes such as the one which appeared to be on parcel 003. Ms. Hodges no longer resides there but the zoning designation would allow the continued use of a single family residential use or it could be converted into some commercial use which is presently on both sides of it and across the road.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

There was no public in attendance who desired to speak in favor of the proposed map amendment request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

There was no public in attendance who desired to speak opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Linda Borgman made a motion that the proposed map amendment request PC# 2023-07 be approved for B-3 zoning designation / Second - Commissioner Glynn Willis / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-07**.

**PC#2023-08**

**Map Amendment Requested By Florence County To Change The Zoning Designation From R-2 Single Family Residential To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90107-01-001, 90107-04-027, 90108-05-008.**

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the three properties were located on South Church Street, East Siesta Drive and Dorado Drive in County Council Districts seven and eight. The properties are currently zoned R-2. The 2032 Comprehensive Plan designates the corridor as an Urban Development District which allows the properties that front on South Church Street to have a commercial use established. The property on parcel 008 is an alteration business, parcel 001 is a narrow strip of vacant land abutting the railroad track and 027 is vacant property that a gentlemen who is present in the meeting, purchased just before the zoning study took effect and his intention was to structure a beauty shop for his spouse but the study prohibited him from moving forward with the project. The proposed zoning will correct the current usage for the alteration shop but will also follow the plan for making those major roads through the City to be a more urbanized area to allow a blend of uses.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions from the Commission Mr. Brashear stated that staff had received no calls, comments and or inquiries from the public regarding the proposed map amendment request.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

Mr. Timothy Lane 2146 Woodmore Circle, Florence, SC was present in the meeting and spoke in favor of the proposed map amendment request. He stated that the lot was purchased prior to the pandemic. They obtained the permit from South Carolina Department of Health and Environmental Control for the septic tank for the property which was unzoned at that time. They went into the Planning Department to speak with Derrick Singletary to see what they could do with the property and just a few days before they went to obtain their permits they were informed of the moratorium. They have a lot of money invested in the property and they desire to build a nice two person hair salon. They request a favorable decision to the proposed zoning designation of B-3 for the properties. The property is 027 right at the corner of Siesta and Church Streets.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

There was no public in attendance who desired to speak opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed map amendment request PC# 2023-08 be approved for a B-3 zoning designation / Second - Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-08**.

**PC#2023-09**

**Map Amendment Requested By Florence County To Change The Zoning Designation From R-3A Single Family Residential To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90012-01-003, 90012-01-004, 90012-01-042, 90013-01-018, 90013-01-028, 90013-01-029, 90013-02-001, 90013-02-004, 90171-04-001.**

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the properties were on Santiago Drive and Parker Drive in County Council Districts three and nine. They properties are currently zoned R-3A and were zoned in accordance with the previous comprehensive plan. The current comprehensive plan land use maps now designate the area as Variable Development District One which allows staff to review the properties and rezone them to something that is more conducive to their current uses and as stated by the property owners. Mr. Brashear provided a description of the proposed properties and the properties that are presently legally nonconforming under the present zoning designation. He further indicated that all the properties were contiguous with each another and there were no concerns regarding spot zoning.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that under the now present comprehensive plan the proposed zoning designation would not be spot zoning.

Mr. Brasher provided the comments and inquiries received pertaining to the proposed map amendment request PC#2023-09. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department).

There was further questions and discussion from the Commission.

In response to questions and discussion Mr. Brashear stated that the new comprehensive plan land use map designations would assist with correcting the current uses. For a long time now the proposed zoning area has consisted of many blended uses and the change would assist and protect the current property investment owners on their properties. The area is not considered a corridor but does have a fair amount of activity going on.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of the proposed map amendment request.

There was no public in attendance who desired to speak in favor of the proposed map amendment request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the proposed map amendment request.

Ms. Brenda Hudson 1009 South Santiago Drive, Florence, SC 29501 was present in the meeting and spoke against the proposed map amendment request. She stated that she received a letter and desired to know if staff was zoning her home residential and then zoning her vacant lot as commercial property.

In response to her inquiry Mr. Brashear indicating that the lot Ms. Hudson was referring to was fairly large and had a house on it with some manufactured homes also on the lot and that it was not one of the properties in question under the proposed map amendment. He further stated that Ms. Hudson's property had been previously zoned under the zoning study to an R-3A zoning designation and would remain residential.

Ms. Linda Broach 1212 Hobart Drive, Florence, SC 29501 was present in the meeting and spoke against the proposed map amendment. She stated that she was discussing the same property as Ms. Hudson as they owned the property together which is the empty lot beside Ms. Hudson's home at 1009 South Santiago Drive, Florence and her parent's home and they wanted to make sure that it remained residential.

In response to the inquiry Mr. Brashear stated that the area which Ms. Broach and Ms. Hudson were referring to was a residential zoning designation and would remain residential R-3A unless the owners requested any changes. He further stated that the proposed tax map numbers were being rezoned to what the current usages of the properties were prior to the recent rezoning study which took place.

Chairman Cheryl Floyd inquired if there was any further public in attendance who desired to speak in favor of or opposed to the requested map amendment request.

There was no further questions, comments and or discussion and Vice-Chairman Dwight Johnson made a motion that the tax map numbers in map amendment request PC #2023-09 be approved for a B-3 zoning designation / Second - Commissioner Glynn Willis / The Commission voted 7 to 0 to approve the proposed map amendment request **PC# 2023-09**.

**PC#2023-10**

**Map Amendment Requested By Florence County To Change The Zoning Designation From R-4 Multi-Family Residential, Limited To B-3 General Commercial Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 00123-01-080.**

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the property was located on Willwood Drive in County Council District three. He further staff that staff was making the request for the R-4 Multi-Family Residential property. The two long apartment buildings parallel to each and the large parking lot other are on the strip of property adjacent to the lot for the Florence Fitness Center off of Bentree Lane. The property was originally zoned under the old comprehensive plan and staff is bringing it back before the Commission under the new comprehensive plan with a recommendation for a B-3 zoning designation which would allow multi-family dwellings on that property.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions from the Commission Mr. Brashear stated that staff had received no calls, comments and or inquiries from the public regarding the proposed map amendment request.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd stated that there was no public left in attendance at the meeting to speak in favor of or opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed map amendment request PC# 2023-10 be approved for B-3 zoning designation / Second - Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-10**.

**PC#2023-11**

**Map Amendment Requested By Florence County To Change The Zoning Designation From RU-1A Rural Community To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90003-04-004, 90003-04-005.**

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the properties were located on West Palmetto Street in County Council District nine and were zoned RU-1A. He stated that the property was the Owl's Nest Property a residential treatment facility on West Palmetto Street. The RU-1A zoning designation does not allow the use of the treatment facility and the properties are presently legally nonconforming. The B-3 zoning designation would allow the use and remove the nonconforming status from the site. Staff has spoken to the property owners and they are in agreement with the zoning change. Staff has not received any public comments or inquiries regarding the proposed map amendment request.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

There were no questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance at the meeting to speak in favor of or opposed to the proposed map amendment request.



There was no public in attendance to speak in favor of or opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the proposed map amendment request PC# 2023-11 be approved for B-3 zoning designation / Second - Commissioner Glynn Willis and Commissioner Linda Borgman / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-11**.

**PC#2023-12                      Map Amendment Requested By Florence County To Change  
The Zoning Designation From B-5 Office And Light Industrial  
To B-3 General Commercial Consisting Of The Following  
Property As It Is Reflected On The Tax Maps As: 00176-01-007.**

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the site was located on Oakland Avenue and East Old Marion Highway in County Council District seven. He further stated that it was a large vacant parcel of land where the property owner received notice of the initial zoning study and subsequent zoning to a B-5 zoning designation. The property owner contacted staff and expressed a desire to build a retail store and or convenience center on the corner of the property. That type of business would not be allowed in a B-5 zoning designation and staff does consider the site area a corridor that someday will grow and would recommend that site area be zoned to a B-3 zoning designation.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions from the Commission Mr. Brashear stated that staff had received no calls, comments and or inquiries from the public regarding the proposed map amendment request.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was anyone in attendance at the meeting to speak in favor of or opposed to the proposed map amendment request.

There was no public in attendance to speak in favor of or opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Linda Borgman made a motion that the proposed map amendment request PC# 2023-12 be approved for B-3 zoning designation / Second - Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-12**.

**PC#2023-13                      Map Amendment Requested By Florence County To Change  
The Zoning Designation From R-2 Single Family Residential To  
R-3A Single Family Residential Consisting Of The Following**



**Properties As They Are Reflected On The Tax Maps As: 90108-06-013, 90108-06-014, 90108-06-015, 90109-02-006.**

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <http://www.florenceco.org/offices/planning/commission/>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the properties were located on East Siesta Drive in County Council District seven. He further stated that the properties were zoned R-2 and were legally nonconforming properties. The properties are duplexes and the 2032 Comprehensive plan allows the properties to be zoned to an R-3A zoning designation. Designation "A" identifying that manufactured homes are not to be allowed but would allow townhomes at that location. He noted that staff had missed two townhome properties in the zoning recommendation and would bring those tax map numbers to the Commission at the next Planning Commission meeting. Staff feels that the zoning designation fits the current use of the site.

Chairman Cheryl Floyd inquired if there were any questions and or discussion from the Commission.

In response to questions from the Commission Mr. Brashear stated that it would not be necessary to table the item just for the two properties that were left out. Staff would bring those tax map numbers back to the Commission at the very next meeting. Staff has not heard and or received any comments from the owner of the property and desires to move the tax map numbers forward to clean up their legally nonconforming status.

There were no further questions and or discussion from the Commission and Chairman Cheryl Floyd stated for the public that was watching online that there was no public left in attendance at the meeting to speak in favor of or opposed to the proposed map amendment request. Chairman Cheryl Floyd still inquired if there was anyone in attendance at the meeting to speak in favor of or opposed to the proposed map amendment request.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed map amendment request PC# 2023-13 be approved for R-3A zoning designation. / Second - Vice-Chairman Dwight Johnson and Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-13**.

There was discussion by the Commission.

The Public Hearing was closed.

## **V. Other Business**

### **Election of Officers**

Mr. J. Shawn Brashear, Director, Planning and Building Department administered the nominations and votes for the office of Chairman.

**Motion** – Commissioner Dwight Johnson made a motion and nomination for Commissioner Cheryl Floyd to be appointed and to remain as Chairman for the calendar year 2023 / Second – Commissioner Glynn Willis. No other nominations were made. The vote carried 6 to 0 that Chairman Cheryl Floyd be appointed and remain as the Chairman for calendar year 2023. Commissioner Cheryl Floyd did not vote.

Mr. J. Shawn Brashear administered the nominations and votes for the office of Vice-Chairman.

**Motion** - Chairman Cheryl Floyd made a motion and nomination for Commissioner Dwight Johnson to be appointed and to remain as Vice-Chairman for the calendar year 2023 / Second – Commissioner Doris Lockhart. No other nominations were made. The vote carried 6 to 0 that Commissioner Dwight Johnson be appointed as the Vice-Chairman for calendar year 2023. Commissioner Dwight Johnson did not vote.

## **VI. Director’s Report:**

Mr. J. Shawn Brashear presented the summary plat and building reports and they were also attached and presented for the Commission’s review.

- **Summary Plat Reports for (December 2022 and January 2023)**
- **Building Reports for (December 2022 and January 2023)**

## **VII. Adjournment:**

There were no further questions and or discussion Chairman Cheryl Floyd called for a motion to adjourn the meeting.

Commissioner Allie Brooks made a motion that the meeting be adjourned / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to adjourn the Planning Commission meeting.

The meeting adjourned at 7:15 p.m.

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Lisa M. Becoat  
Secretary

Approved by:

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J. Shawn Brashear  
Planning Director

\*These minutes reflect only actions taken and do not represent a true verbatim transcript of the meeting.