

**Minutes**  
**Regular Meeting of the Florence County Planning Commission**  
**Tuesday, June 27, 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  
Jeffrey Tanner  
Mark Fountain

**Commissioners Absent:** Karon Epps  
Glynn Willis

**Staff Present:** J. Shawn Brashear, Planning Director  
Ethan Brown, Deputy Director  
Derrick Singletary, Senior Planner  
Brian Kennedy, Engineering  
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 April 25, 2023.**

**Motion to approve minutes** – Commissioner Allie Brooks made a motion to approve the minutes of the Planning Commission meeting of April 25, 2023. / Second – Vice-Chairman Dwight Johnson / Unanimously approved 6 to 0 the minutes of the April 25, 2023 Planning Commission meeting.

Commissioner Jeffrey Tanner entered the meeting after the review and motion of the minutes at approximately 6:02 p.m.

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

##### **Text Amendment:**

**PC#2023-20 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 2. – PD PLANNED DEVELOPMENT DISTRICT.**

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

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the Commission had requested for staff to review and research a better definition than what is presently being used in the Florence County Ordinance for a Planned Development. He indicated that the proposed defined changes came straight from the South Carolina Local Government Planning Enabling Act. (Mr. Brashear read the requested proposed changed language to the Commission.)

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

In response to questions by the Commission Mr. Brashear indicated that presently community centers were not clearly defined as amenities however, one could ask the question of how is that a commercial use that is benefitting the community as a whole as most times the center is for the community that resides within that development. Staff understands that in order for the community center to be classified as commercial use it would have to be open for public use. Mr. Brasher further stated that staff is still reviewing and researching other communities planned developments and there requirements and will present those text amendment changes to the Commission in the near future.

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 text amendment.

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

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

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

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion to approve the proposed text amendment as presented in PC #2023-20 / Second - Commissioner Mark Fountain / The Commission voted 7 to 0 to approve the proposed text amendment **PC #2023-20**.

**Sketch Plan:**

**PC#2023-21 Sketch Plan Approval Requested By Forest Lake Shores, LLC For East Marion Highway Frontage Land Located Off East Old Marion Highway and North Price Road, Florence, SC As Shown On Florence County Tax Map Number 00274, Block 01, Parcel 015.**

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

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission and indicated that the property was in County Council District six (6) and is approximately two hundred and fifty-three point seventy acres (253.70). The area is unzoned and within the sketch plan there are twelve parcels that have already been subdivided under the six (6) lots or less standards of the Florence County Ordinance. The sketch plan proposal has appeared before a technical review and the only thing that is pending from the review meeting was a request by the fire department for an additional fire hydrant. The Engineer, Mr. Robert L. Weaver has been diligent in working with the fire department of the what, where, when, and how. (Mr. Brashear read the contents of an email received from Mr. Weaver regarding the fire hydrant concerns. A copy of the email is available for review at the Florence County Planning Department.). Presently, the parcel is wooded and agriculture land. Staff properly posted the property per the Florence County Ordinance and has reviewed the sketch plan request. Staff has no concerns regarding the sketch plan.

There were questions and discussion from the Commission.

In response to questions from the Commission Mr. Brashear stated that six (6) lots were on E. Old Marion Highway and six (6) lots on N. Price Road were previously approved and plats already recorded for those properties. There has been no resolution on the matter of moving the fire hydrants from the Southside of the street to the other side to better support the proposed community. That was a request by the fire department but it is not a requirement for the technical review of the sketch plan and to staff's knowledge that issue has not been resolved. It was not required by the fire department to move the fire hydrants but was strongly requested.

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 requested sketch plan.

There was no public in attendance who desired to speak in favor of the requested sketch plan.

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

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

There were no further questions, comments and or discussion and Commissioner Mark Fountain made a motion that the requested sketch plan PC# 2023-21 be approved / Second - Commissioner Allie Brooks / The Commission voted 6 to 1 to approve the requested sketch plan **PC#2023-21**. Commissioner Linda Borgman was opposed to the approval of the requested sketch plan.

**Map Amendments:**

**PC#2023-02 Map Amendment Requested By Vernon McKenzie Sr., To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 00141, Block 31, Parcel 025 Located At 1260 Dennis Road, Lake City, SC 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://florenceco.org/planning/commission/archives.php>).

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the PC number was out of sequence as the map amendment request had previously been reviewed earlier in the year by the Commission. The Commission at that time had requested that the applicant and staff work together to review and present a more reasonable request for the map amendment. He further stated that the property is located in Lake City, SC on Dennis Road in County Council District One. The property is surrounded by agriculture uses with a few single family residential properties. The property owner has submitted a plat that demonstrates he is requesting to rezone five (5) acres of the twenty-one (21) acre parent parcel. The plat shows exactly what is being requested for zoning to R-3 and that portion would receive its own tax map number once it is recorded with the tax assessor's office.

There were questions and discussion from the Commission.

In response to questions and discussion by the Commission Mr. Brashear stated that the applicant had previously indicated to the Commission that they desired to rezone a portion of the parcel to allow a family member to place a manufactured home on the property, as a manufactured home was not allowed in an R-1 zoning designation.

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 PC# 2023-02 be approved for a portion of property to an R-3 zoning designation / Second - Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to

approve the proposed map amendment request **PC#2023-02 for a portion of property to an R-3 zoning designation.**

**PC#2023-22 Map Amendment Requested By Florence County To Change The Zoning Designation For A Portion Of The Properties Of Tax Map Numbers 00150, Block 01, Parcels 007 and 061 Located At 2037 and 2111 South Irby Street, Florence, SC From R-1 Single Family Residential To B-3 General Commercial.**

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

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the properties were located in County Council District five (5) and the owner of the property is the Salvation Army. The properties are presently split zoned as the frontage of the properties on Irby Street are B-3 but the rear of the properties are zoned R-1. The owner desires to change the split zoning designations so that the entire property has the same zoning designation of B-3. The property was properly posted per the Florence County Ordinance and letters forwarded to the adjacent property owners.

There were questions and or discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that staff had not received any calls and or inquiries regarding the proposed map amendment.

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# 2023-22 be approved for B-3 zoning designation. / Second - Commissioner Jeffrey Tanner / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-22.**

**PC#2023-23 Map Amendment Requested By Chandler Investment LLC, To Change The Zoning Designation For Property Of Tax Map Number 00076, Block 01, Parcel 014 Located On Twin Church Road, Florence, SC From Unzoned To Planned Development.**

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

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the unzoned property was in County Council District four (4), sixty-one point eight (61.8) acres off of Twin Church Road and the owner of record is Chandler Investment LLC. He indicated that there was a flood zone area to the West bound border at the rear of the property that is not to be included in the development. The sketch plan was made available for viewing to the public at the Florence County Planning and Building Office. A Technical Review meeting was also held and the engineer of record Mr. Robert Weaver answered staff's concerns and provided an amended sketch plan in response to staff's concerns.

Mr. Brashear provided the comments and inquiries received pertaining to the proposed map amendment request PC#2023-23. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

Mr. Brashear further stated that one of the concerns for the property was the commercial use aspect of the property and since such time the developer has removed that option from the sketch plan and has committed to placing the commercial storage units and commercial office building within the planned development. They have also listed some commercial uses on the site plan such as: real estate sales, retail sales, business office and also stated that no alcohol or private entertainment would be allowed in those locations. (Mr. Brashear provided and went over some details of the sketched plan of the planned development with the Commission and public in attendance at the meeting.) He additionally stated that staff had requested a sign package for the development and that had also been provided by the applicant.

There were questions and or discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that there were sidewalks within the sketch plan and in some places the sidewalks were on both sides of the road within the proposed planned development. Along the rear of the property line is a pond and that is in the flood zone but the developer is not utilizing any portion of the rear of the property by the pond.

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.

Mr. Henry Jeanton 1905 Twin Church Road, Florence, SC was present in the meeting and spoke opposed to the proposed map amendment request. He inquired and desired to know what type of homes were being proposed for the planned development.

In response to Mr. Jeanton, Chairman Cheryl Floyd indicated that the homes appeared to be of substantial size at thirty-five hundred (3,500 s.f.) to thirty-nine hundred square feet (3,900 s.f.). She further stated that looking at the sketch plan for the planned development the homes would be townhomes, made up of

duplex and triplex units. The engineer of record was present at the meeting and she asked Mr. Weaver if he would come forward and speak regarding the proposed homes for the planned development.

Mr. Robert Weaver the engineer of record was present in the meeting and he stated that the units were single story units and he thought that the Commission had some pictures of what the units would look like. The planned development was very well planned out and would have trees and sidewalks. All the information is listed on the detailed site plan for the proposed planned development. Exterior photographs were not provided of the proposed homes. They are beige in color and he believed they would be vinyl siding but was not sure of the material the developer intended to use. He indicated that he did not bring any pictures of the proposed homes for the planned development as he did not anticipate that question being a topic of discussion at the meeting.

In response to questions and discussion from the Commission Mr. Weaver indicated that the walls would be fire walls for the homes not common walls and that they would meet the building code requirement. Each unit would have its own individual driveway and although it is hard to see, that information is also on the submitted sketched site plan. There will not be parking on the street as owners will park in their driveways and sidewalks are on both sides of the street.

Mr. Jeanton requested to speak and indicated that he appreciated the comments regarding the housing but he desired to know the approximate cost of the homes and the types of homes.

Chairman Cheryl Floyd in response to the inquiry indicated that typically the engineer would not know the cost of the homes that would more than likely be the developer and or builder of the homes. The Commission assumes that the homes would be fair market value for the time frame in which they would be built.

In response to the inquiry and the Commission, Mr. Brashear clarified that the thirty-nine hundred square feet (3,900 s.f.) was the size of the particular lots. The units would be townhomes and looking at the sketched site plan the total size of all three units is forty-five hundred square feet (4,500 s.f.). These types of units are typically two (2) bedroom, two (2) bathroom units, with the end units having a one vehicle carport. It is a private gated community, so you would not be able to drive around and or circle around without having ownership and or a lease agreement to be on the property. They are primarily vinyl siding products. The developer presently has two other projects going on in Florence County with one completed and the other nearly completed. One is out in front of West Lakes Subdivision and the other is off of Ebenezer and Pisgah Roads. You can't really see the West Lakes one from the road but on Ebenezer and Pisgah Roads you can see the fountain, which shows the entrance way going into that gated community. The property will also have privacy fencing. Whether the buildings are being leased and or sold staff at the present time does not know. They are one story townhome units ranging around twelve to thirteen hundred square feet per unit (1,200 s.f. – 1,300 s.f.).

Ms. Kimberly Rogers 3748 West Palmetto Street, Florence was present in the meeting and spoke opposed to the proposed map amendment request. Her property is the rectangular property to the left of the proposed lot. She desired to know if the developer intended to put up any type of fencing around the property or property line. She additionally desired to know if the storage units would only be for the residents of the gated community.

In response to the inquiry Chairman Cheryl Floyd stated that the Commission was unaware if fencing would be placed around the property. They believed some type of border would be around the property

as the property is a gated community. The storage area is listed on the sketch plan as commercial which would mean it is open for business as a commercial use and that area on the site plan appears to have a totally separate entrance into it. It is part of a planned development to have a commercial use within the development and as such it appears on the sketched site plan as commercial with a separate entrance for the storage units per the Florence County Ordinance.

Mr. Derrick Singletary Senior Planner for Florence County Planning and Building indicated that the sketched site plan did show a buffer alongside the property lot by Ms. Rodger's property.

There was further discussion by the Commission which indicated that the buffers are generally landscaped heavily and also as the community is gated there may be some type of fencing along the borders also.

Mr. Brasher in response to the inquiry stated that it had been several weeks since staff had reviewed the plans but in the previous gated communities of the same developer the properties were fenced properties.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in favor of, opposed to and or had any other comments regarding the proposed map amendment request.

Mr. Robert Weaver made comments stating that the gated community would have a combination of fencing and buffers with a lot of landscaping.

Mr. Barron Ervin Assets Holdings and Trust in Florence, SC, was present in the meeting and made comments indicating that he represented the property owners to the North and the West of the property. He stated that he wanted to speak on behalf of the developer with which he has consulted with throughout the design of the planned development. He indicated that Mr. Jonathan Chandler puts out a very good project and the properties are well maintained. They are excited about the project.

Ms. Kimberly Rogers requested to speak and inquired about a buffer between the property and the driveway going to the storage units.

Mr. Derrick Singletary reviewing the sketched site plan with Ms. Rogers indicated and showed on the sketched site plan the twenty foot (20') buffer between the properties by the storage units within the planned development.

Chairman Cheryl Floyd indicated to the public in attendance that if they had any further questions regarding the details of the sketched site plan for the planned development that they could get with planning staff to review the sketched site plan which staff had available for viewing at the meeting.

There were no further questions, comments and or discussion and Vice-Chairman Dwight Johnson made a motion that the proposed map amendment request PC# 2023-23 be approved for a planned development zoning designation. / Second - Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed map amendment request **PC#2023-23**.

The Public Hearing was closed.



**V. 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 (April and May 2023)**
- **Building Reports for (April and May 2023)**

Chairman Cheryl Floyd inquired of the Commission and public in attendance if there was any comments and or discussion that they desired to address under other business.

**VI. Adjournment:**

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

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

The meeting adjourned at 6:40 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.