Minutes*
Regular Meeting of the Florence County Board of Zoning Appeals
Tuesday, September 15, 2026 at 6:00 p.m.
County Complex, Council Chambers, Room 803
180 North Irby Street, 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 Department building.

The agenda was also mailed to the media.

I. Call to Order

Chairman, Brian Casey called the meeting to order at 6:01 p.m.

II. Attendance:

Board Members Present:	Chairman Brian Casey Jessica Wright Kenneth Muldrow Craig Floyd Wesley Martin
Board Members Absent:	Vice-Chairman Brenda Deas Louie Hopkins
Staff Present:	J. Shawn Brashear, Planning Director Ethan Brown, Deputy Planning Director Holly Smith, Senior Planner Patrick Ward, IT Dept, A/V Support Caroline Dunlap, Planner III
Staff Absent:	Malloy McEachin, Esq, County Attorney Lisa M. Becoat, Executive Assistant/Secretary
Public Attendance:	See sign-in sheet on file at the Florence County Planning Department.

III. Review and motion of the minutes:

- **Meeting of July 21, 2026**

Motion to approve the minutes as presented – Board Member Wesley Martin / **Second** – Board Member Kenneth Muldrow/Minutes of July 21, 2026, meeting were unanimously approved 5 to 0.

APPROVED 10/20/2026

IV. Public Hearings:

BZA#2026-09 **A variance requested by Luz O. Quiñones from requirements of the Florence County Code of Ordinances, Chapter 30 - ZONING ORDINANCE ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-246(3)(c). – Accessory buildings and uses. For property located at 824 S. Whitehall Circle, Florence, SC 29501, as shown on Florence County Tax Map No. 00051, Block 01, Parcel 067.**

Planning Director Mr. Shawn Brashear addressed the Board explaining that the property owner/applicant was present and wished to formally withdraw her application. At that time, Ms. Quiñones approached and addressed the Board, stating that she wished to withdraw her application.

Immediately following her statement, Mr. Brashear addressed the Board once more and provided a brief explanation of the reason for the applicant's withdrawal request, citing concerns that had arisen after the applicant's submittal of the application in regard to actual notice provided to Planning staff by a fellow resident of restrictive covenants for the Whitehall Subdivision. Mr. Brashear noted that each Board Member had been provided a copy of these restrictive covenants for review prior to the start of the meeting.

Mr. Brashear provided details stated within the restrictive covenants applicable to the subject property's front yard and street side yard setbacks. He directed the Board to view the attached plat recorded with the restrictive covenants and identified the subject property as lot 67, as well as highlighted the visible 65ft front and 65ft street side yard setback lines on said plat.

Mr. Brashear further explained that South Carolina Code of Laws Section 6-29-1145 states that actual notice of conflicting and applicable restrictive covenants made to a local planning agency prohibits issuance (of a permit) by the local planning agency until confirmation from the applicant has been received "…*that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority of property holders or by court order*."

Mr. Brashear concluded by explaining that the applicant would need to obtain approval from the issuer of the Whitehall Subdivision's restrictive covenants first. At the conclusion of Mr. Brashear's presentation, Chairman Casey requested a motion from the Board.

Motion: A motion to approve the application withdrawal request for BZA Item #2026-09 was made by Board Member Wesley Martin, with a second by Board Member Jessica Wright. The motion to approve the application withdrawal request for BZA#2026-09 carried unanimously with a vote of 5-0.

At this time, the public hearing was closed by Chairman Casey.

VI. Adjournment

APPROVED 10/20/2026

Chairman Casey stated there was no further discussion, questions, or business to be addressed by the Board and therefore adjourned the meeting at 6:07 p.m.

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Holly Smith

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.

APPROVED 10/20/2026