

**Minutes**  
**Regular Meeting of the Florence County Planning Commission**  
**Tuesday, June 22, 2021 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 the back entrance 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 Jody Lane, called the meeting to order at 6:00 p.m.

**II. Attendance:**

**Commissioners Present:** Jody Lane, Chairman  
Cheryl Floyd, Vice-Chairman  
Dwight Johnson  
Allie Brooks  
Doris Lockhart  
Linda Borgman  
Karon Epps

**Commissioners Absent:** Jeffrey M. Tanner  
Mark Fountain

**Staff Present:** J. Shawn Brashear, Planning Director  
Nickolas Ammons, Planning Manager  
Derrick Singletary, Senior Planner  
Ethan Brown, Senior Planner  
Holly Smith, Secretary III  
Lisa Becoat, Secretary III

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

**III. Review and Motion of Minutes**

• **Meeting of April 27, 2021**

Motion to approve minutes as presented – Vice-Chairman Cheryl Floyd / Second – Commissioner Karon Epps / Unanimously approved 7 to 0 the minutes of April 27, 2021.

#### IV. Public Hearing

##### Text Amendments:

**PC#2021-07 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE I. – ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY. Sec 30-9. – Unzoned areas.**

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that no regulations had been added to the ordinance but that the information within the Ordinance for Section 30-9 unzoned areas was being updated to include the different sections of the Ordinance that addresses applicable ordinance sections pertaining to unzoned areas within Florence County. The added information will assist the public and staff when navigating through the Ordinance for the applicable sections regarding unzoned areas within Florence County.

(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/>).

Chairman Jody Lane opened the meeting up to questions/discussions by the Commission.

There were no questions and/or comments by the Commission.

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

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

Commissioner Allie Brooks made a motion that the proposed text amendment **PC# 2021-07** be approved as presented / Second – Commissioner Dwight Johnson / Unanimously approved 7 to 0 the proposed text amendments.

##### Zoning Map Amendment:

**PC#2021-08 Map Amendment Requested By EEZ Properties – Emevasha Davis To Change The Zoning Designation For The Property Of Tax Map Number 70012, Block 13, Parcel 009 Located At 115 Brockington Street, Timmons ville From R-3, Single-Family Residential District, To B-3, General Commercial District.**

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He indicated that the property is in the town of Timmons ville and within the zoning area of the property to the North is B-3, directly across the street is B-4 and to the South and to the rear of the property the zoning is R-3 districts. The property is a single family home and the applicant has expressed a desire to conduct a day care center at the location.

He further stated that the property had been posted as prescribed and letters mailed to the adjacent property owners. Staff also reached out to the applicant and informed them that the Commission Board and County Council always desire to hear the opinions of the Town when a map amendment zoning request is

received. Florence County has been given permission to address zoning and development standards for the Town of Timmons ville and their input to the Board and Council are welcomed. Staff reached out to the Town of Timmons ville and provided a copy of the email to the Commission members of the response that came from the town indicating no issues with the B-3 zoning change. Additionally, the applicant was made aware of certain building code requirements that would be required to convert the building into a day care facility.

There were two inquiries one from Judy Peterson and one from Wanda Jackson both who wanted to know what was going on and requested to attend the meeting tonight and they are in attendance.

(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/>).

Chairman Jody Lane opened the meeting up to questions/discussions by the Commission.

In response to questions by the Commission, Mr. Brashear indicated that in the email he did clarify the Town's understanding of the map change to B-3, they indicated their oversight of the R-3 change, and that the rezoning to B-3 was not an issue.

There were no further questions and/or comments by the Commission.

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

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

Commissioner Doris Lockhart made a motion that the proposed zoning map amendment **PC# 2021-08** be accepted as presented / Second – Commissioner Allie Brooks / Unanimously approved 7 to 0 the proposed zoning map amendment.

The Public Hearing was closed.

#### **V. Other Business:**

Chairman Jody Lane indicated that there was no other business to discuss and asked for the director's report.

#### **VI. Director's Report:**

Mr. J. Shawn Brashear comments were as follows:

The summary plat and building reports were attached and presented for review.

- **Summary Plat Reports for (April and May 2021)**
- **Building Reports for (April and May 2021)**

Mr. Brashear further provided information to the Commission of the contract being awarded to Kindig Keast for the Florence County Comprehensive Plan Update and that staff anticipates to have a kick off meeting in the coming week and would like for Planning Commission Members to attend and be a part of that meeting. He indicated that the meeting would take place with members of the County Council and

Planning Commission to obtain feedback as to what they feel should be included in the Comprehensive Plan as Planning moves forward with a vision for the next decade for Florence County. Following that meeting will be a Director's meeting with the Directors of the County to assist them in understanding their valued input towards the Comprehensive Plan also with Economic Development and the Consultant. Also moving forward there will be other stakeholder meetings and any input from the Commission would be valuable.

**Adjournment:**

Chairman Jody Lane made comments to the Commission and Staff and thanked them all for the tremendous work that was done over the past year to ensure that the meetings could be conducted during the pandemic.

There were no further questions and/or discussion Chairman Lane requested a motion to adjourn.

Commissioner Allie Brooks made a motion that the meeting be adjourned. / Second – Commissioner Doris Lockhart / Unanimously voted 7 to 0 to adjourn the meeting.

The meeting adjourned at 6:15 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.