

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, January 23, 2024 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 6:02 p.m.

II. Attendance:

Commissioners Present: Cheryl Floyd, Chairman
Dwight Johnson, Vice-Chairman
Allie Brooks
Glynn Willis
Linda Borgman
Karon Epps
Jeffrey Tanner

Commissioners Absent: Doris Lockhart
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/Secretary

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 Glynn Willis provided the invocation for the meeting.

III. Review and Motion of Minutes

- Meeting of December 19, 2023

Motion to approve minutes – Commissioner Allie Brooks made a motion to approve the minutes of the Planning Commission meeting of December 19, 2023 / Second – Vice-Chairman Dwight Johnson / Unanimously approved 7 to 0 the minutes of the December 19, 2023 Planning Commission meeting.

IV. Public Hearing

Prior to the public hearing beginning Mr. J. Shawn Brashear provided comments to the Commission and to the public in attendance at the meeting. He indicated that staff was bringing to the Commission the first group of zoning recommendations for the 76 Gateway Study. He stated that it has been a long time coming after studies for the Gateway Corridor. It is the front porch for Florence County and is what visitors and tourists see as they travel in and out of the City enroute to the Grand Strand. Additionally, it is what the traveling work force of Florence County see daily and it is the desire of County Council and staff to give the area the best impression of our County to its citizens, travelers and incoming industry. They also want to protect the integrity of the residential neighborhoods, commercial and industrial areas of the County. There is a place for everything and good smart planning is what goes into that. The first group of recommendations includes zoning and overlay zoning recommendations for properties abutting the main corridor of Highway 76 and 327.

After many telephone calls and meetings with property owners regarding the different zoning recommendations staff requested that the agenda for the meeting be amended so that some tax map numbers could be removed from some items and others added to different items and some removed all together to be addressed at a different time and date. The following amendments were requested.

PC Item #2024-04 be amended to add Tax Map Number 00275-01-236 and 00275-01-237.

PC Item #2024-07 be amended to add Tax Map Number 00238-01-043; and,
to strike Tax Map Number 00204-01-032.

PC Item #2024-09 be amended to strike Tax Map Number 00275-01-134, 00275-01-236 and 00275-01-237.

PC Item #2024-10 be amended to strike Tax Map Number 00239-01-038, 00239-01-039, 00239-01-040, and
00240-01-004; and,

To add Tax Map Number 00275-01-134.

PC Item # 2024-11 be amended to add Tax Map Number 00236-01-040.

PC Item #2024-14 be amended to strike Tax Map Number 00203-01-023, 00236-01-032, 00237-01-016,
00237-01-019, 00238-01-001, 00238-01-002,
00238-01-009, 00238-01-043, 00239-01-003,
00241-01-021, 00275-01-122, 00203-01-028,
00238-01-003, 00241-01-004 and 00241-01-012.

Mr. Brashear stated that staff had met with the property owners of the tax map numbers and were able to locate and recommend a more favorable zoning recommendation if not at this meeting then at a later Planning Commission meeting.

Chairman Cheryl Floyd inquired of the Commission if there were any questions and or comments. There were no questions and or comments from the Commission and Vice Chairman Dwight Johnson made a motion that the agenda be amended to add and strike the tax map numbers from the respective PC item numbers / Second – Commissioner Glynn Willis / Unanimously approved 7 to 0 to amend the Agenda for the PC meeting of January 23, 2024.

Map Amendments:

Mr. J. Shawn Brashear stated to the Planning Commission Members that a copy of the call log for all inquiries received for the PC items to be presented at the meeting had been provided to them at their respective sitting places. (A copy of the call log of comments and inquiries are maintained at the Florence County Planning and Building Department.)

PC#2024-01 A Comprehensive Plan Map Amendment Requested By Eco Shield Asphalt Products, LLC To Change A Portion Of The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 For Property Located At 372 Marsh Road, Pamplico, SC As Shown On Florence County Tax Map Number 00348, Block 02, Parcel 043.

(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 stated that the property was in County Council District 2 and the owner of record was George J. Bush, Trustee. The applicant Eco Shield Asphalt Products is requesting to zone 4.99 acres to a B-6 zoning designation, which is not allowed in the current comprehensive plan maps and is therefore making the comprehensive plan map amendment. The next agenda item is there actual zoning map amendment request assuming the comprehensive plan map amendment request is approved. The property is located near the Marsh Lumber wood furniture manufacturing company in Pamplico. The property is currently split zoned and if all of the zoning passes it would clean up the zoning issues for the parcels. Staff has additionally reached out to Marsh Lumber and has informed them that staff feels the zoning for their property should also be changed. In the next agenda item a letter from the Town of Pamplico is included supporting the recommendation for the zoning designations.

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 requested comprehensive plan map amendment.

Mr. Jason Weaver 8479 Juxa Drive, Myrtle Beach the owner and member of Eco Shield Asphalt was present in the meeting and spoke in favor of the request comprehensive plan map amendment. He stated that he and his brother own the company and they make manufactured asphalt sealant. It is an eco-friendly asphalt sealant with all carcinogens removed during the refining process. It is a cleaner alternative to most of the readily available products today. The company is presently active in Conway in a light industrial space and is looking for a new home in Pamplico, SC. Their operation is contained within a building about 7,500 square feet, with low noise, no smoke stacks and are no bother to the neighborhood.

There were discussion and questions from the Commission.

In response to questions and discussion from the Commission Mr. Weaver stated that their company would be hiring approximately two to three people from the local area. It is a small operation and does not take many people to do what they do, but they will need truck drivers. The product is very durable and has been made for over forty years based out of Nevada. They acquired licensing and have brought the product to South Carolina. They are also an asphalt company in the Myrtle Beach area and have been using the product

for approximately four years. The product is safe and does not burn and or have a strong odor. It is the best product that they have used.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested comprehensive plan map amendment.

There was no public in attendance who desired to speak in opposition to the requested comprehensive plan map amendment.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the requested comprehensive plan map amendment **PC #2024-01** be approved / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the requested comprehensive plan map amendment **PC #2024-01**.

Mr. J. Shawn Brashear requested a recess to move the overflow of citizens' approximately thirty-six members from the overflow room into the Chambers as the live feed was not working in the overflow room.

The Commission recessed at 6:21 p.m.

The Commission was called back to order at 6:46 p.m.

Mr. J. Shawn Brashear requested to make further amendments to the amended agenda. The following amendments were requested.

PC Item #2024-08 be amended to strike Tax Map Number 00238-01-053.

PC Item # 2024-14 be amended to strike Tax Map Number 00203-01-028, 00241-01-004, 00238-01-003, and . 00241-01-004.

Staff has requested that the owners of the affected tax map numbers come into the office and meet with staff so that a more suitable zoning recommendation can be made regarding their parcels. Once that has been completed the tax map numbers will be brought back before the Commission with that recommendation.

Chairman Cheryl Floyd inquired of the Commission if there were any questions and or comments. There were no questions and or comments from the Commission and Commissioner Glynn Willis made a motion that the amended agenda be additionally amended to strike the additional tax map numbers from the respective PC item numbers / Second – Commissioner Karon Epps / Unanimously approved 7 to 0 to amend the amended Agenda for the PC meeting of January 23, 2024.

PC#2024-02 Map Amendment Requested By Eco Shield Asphalt Products, LLC To Change The Zoning Designation For Property Of Tax Map Number 00348, Block 02, Parcel 043 Located At 372 Marsh Road, Pamplico, SC From Unzoned and B-5, Office-Light Industrial District To B-6 Industrial 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 4.99 acre property was located in County Council District 2 on Marsh Road in Pamplico, SC. The owner of record is George J. Bush and Eco Shield Asphalt Products is the applicant. The property is split zoned as unzoned and B-5 and the applicant is requesting to be considered for a B-6 zoning designation across the

parcel. The applicant submitted an old plat showing that the parcels were previously four lots and sometime in the past the four lots were combined into one parcel. An included letter from the Town of Pamplico shows that the town supports the requested zoning map designation. (A copy of the letter is maintained at the Florence County Planning and Building Department.)

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 requested rezoning request.

There was no public in attendance who desired to speak in favor of the requested rezoning request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested rezoning request.

There was no public in attendance who desired to speak in opposition to the requested rezoning request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the requested zoning map amendment **PC #2024-02** be approved / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the requested zoning map amendment **PC #2024-02**.

PC#2024-03 Map Amendment Requested By Church Family Investments, LLC To Change The Zoning Designation For Property Of Tax Map Number 00152, Block 01, Parcel 004, 005 and 091 Located At 3323, 3409 And 3401 S. Irby Street, Florence, SC From RU-1 Rural Community District To B-3 General Commercial 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 three lots are just South of Florence a block down from Alligator Road at 10.75 acres and the owner of record was Church Family Investments. It is presently zoned RU-1 and is by the new middle school and across the road to the North is South Florence High School. All property owners and adjacent property owners were notified per Florence County ordinances and the property properly posted. Public notices were made in the newspaper and in public buildings per Florence County Ordinances.

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 requested rezoning request.

There was no public in attendance who desired to speak in favor of the requested rezoning request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested rezoning request.

Ms. Judy Stewart 3413 S. Irby Street, Florence, SC was present in the meeting and spoke in opposition to the requesting rezoning request. She stated that her home was adjacent to the property requesting to be rezoned. They do not have a problem with the property being single family homes but do not desire apartments to be

allowed on the property as that would increase traffic and not be safe for the children that live in the area. She stated that her property abuts the lots and the middle school is in the backyard of the properties.

There were questions and discussion from the Commission.

In response to questions and discussion by the Commission Ms. Stewart stated that she had contacted staff and requested to know what was being done with the property. Staff had informed her that they were not aware of any plans for the property and that the applicant had requested that the property be rezoned.

The Commission reviewed the call log and comments received regarding the requested rezoning map amendment. There were further questions and discussion from the Commission.

In response to questions by the Commission Mr. Brashear stated that city water was available in the area and sewer access would be a concern depending on what would be developed on the site. Lack of sewer access would hamper development but there is sewer access in the area which could be tapped into. B-3 is a general commercial district and allows a plethora of general commercial uses; such as banks, real estate offices, convenience stores, grocery stores, restaurants, retail shops, as well as, multi-family housing. The property does abut a B-3 zoning designation. Currently, single family homes exist on the properties.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the requested zoning map amendment **PC #2024-03** be approved / There was no second to the motion and the Commission did not vote. The motion failed and no action was taken on the requested zoning map amendment **PC #2024-03**. The request will be forwarded to Florence County Council with no action taken.

PC#2024-04 Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To TH Townhouse District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 00275-01-103, 00275-01-236, 00275-01-237.

(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 six and consisted of Patriot Place Apartments, Highway 76 to the left, Price Road to the South and McDonalds on the corner. They are multi-family housing units with the other two parcels being roads on either side of the apartments at Patriot Drive and University Road. The roads are individual parcels and are to be included in the zoning. All property owners and adjacent property owners were notified per Florence County ordinances and the property properly posted. Public notices were made in the newspaper and in public buildings per Florence County Ordinances.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that a few years ago the properties adjacent to the North of the lots, manufactured home parks were before the Planning Commission and will be reviewed for consideration later in the meeting for a Flex Office and Light Industrial use 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 requested zoning request.

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

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested zoning request.

There was no public in attendance who desired to speak in opposition to the requested map amendment zoning request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the requested zoning map amendment **PC #2024-04** be approved / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the requested zoning map amendment request **PC #2024-04**.

PC#2024-05 Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To RU-1 Rural Community District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 00240-01-013.

(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 property was an existing manufactured home park located in County Council District seven. It is north bound on Williston Road, Highway 327 and a short distance just beyond the railroad tracks. The property was properly posted per Florence County Ordinances.

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 the park primarily consisted of single-wide manufactured homes but that there were a few double-wide’s in the park. The recommended zoning supports single-wide manufactured homes. County does not have a zoning district that supports

manufactured parks. The double-wide manufactured homes would be grandfathered in as legally non-conforming properties.

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 support of the requested zoning request.

There was no public in attendance who desired to speak in support of the requested map amendment zoning request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested zoning request.

There was no public in attendance who desired to speak in opposition to the requested map amendment zoning request.

There were no further questions, comments and or discussion and Commissioner Linda Borgman made a motion that the requested zoning map amendment **PC #2024-05** be approved / Second – Commissioner Glynn Willis / The Commission voted 6 to 1 to approve the requested zoning map amendment request **PC #2024-05**. Vice-Chairman Dwight Johnson was opposed to the requested zoning map amendment request for RU-1 zoning designation.

PC#2024-06 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To R-3 Single Family Residential District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00275-01-012, 27517-01-001, 27517-01-002, 27517-01-003, 27517-01-004, 27517-01-005, 27517-01-006, 27517-01-007, 27517-01-008, 27517-01-009, 27517-01-010, 27517-01-011, 27517-01-012, 27517-01-013, 27517-01-014, 27517-01-015, 27517-01-016, 27517-01-017, 27517-01-018, 27517-01-019, 27517-01-020, 27517-01-021, 27517-01-022, 27517-01-023, 27517-01-024, 27518-01-001, 27518-01-002, 27518-01-003, 27518-01-004, 27518-01-005, 27518-01-006, 27518-01-007, 27518-01-008, 27518-01-009, 27518-01-010, 27518-01-011, 27518-01-012, 27518-01-013, 27518-01-014, 27518-01-015, 27518-01-016, 27518-01-017, 27518-01-018, 27518-01-019, 27518-01-020, 27518-01-021, 27518-01-022, 27518-01-023, 27518-01-024, 27518-01-025, 27518-01-026, 27518-01-027.

(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 made the Commission aware of the calls, inquiries received regarding the proposed agenda item PC# 2024-06. (A copy of the call log of comments and inquiries are maintained at the Florence County Planning and Building Department.)

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the property was primarily a manufactured home subdivision off of Lucius Circle which also included some homes on the perimeter which are primarily double-wide manufactured homes. Staff is recommending a zoning designation of R-3 which allows double-wide manufactured homes and stick built homes. The zoning designation does not allow single-wide manufactured homes but staff believes there may be at least one existing single-wide manufactured home in the subdivision. It is a clean and well-kept, well established

subdivision of Francis Marion and some of the property owners may be in attendance at the meeting and may desire to give comments regarding the recommended zoning request.

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

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 support of the requested zoning request.

There was no public in attendance who desired to speak in support of the requested map amendment zoning request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested zoning request.

There was no public in attendance who desired to speak in opposition to the requested map amendment zoning request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the requested zoning map amendment **PC #2024-06** be approved / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the requested zoning map amendment request **PC #2024-06**.

PC#2024-07 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To R-1 Single Family Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00204-01-022, 00204-01-079, 00204-01-081, 00238-01-063, 00238-01-068, 00238-01-043.

(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 there existed a lot of properties and a lot going on within the area. He described the locations and the descriptions of the properties recommended for the R-1 zoning designation.

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 support of the requested zoning request.

Mr. Wayne Jackson 2288 McDonald Blvd., Florence, SC was present in the meeting and spoke in support of the requested zoning request. He stated that he lives within the Country Club of South Carolina and that he was in support of the recommended zoning map amendment. He is proud to live in the Florence area and has lived here for approximately fifteen years. The area has been unzoned for a long time and needs to be zoned. He is afraid that with the AESC battery plant coming into the area that if the area is not zoned it will lead to or permit some uncontrolled development in the area. As a resident of the Country Club having the properties zoned would go a long way in protecting the property values of their homes and ensure the aesthetics of that part of the corridor are maintained. He stated that he did have a question of what types of single-family homes were allowed in an R-1 zoning designation.

In response to his question Mr. Brashear stated that an R-1 zoning designation was the most restrictive residential zoning designation in Florence County. It includes the largest lots with more setback requirements and no commercial uses within the area. It includes single-family residential and modular homes. State law states that modular homes can be placed anywhere a stick built home can be placed.

Mr. Glenn O'Neal 2212 Timberlane Drive, Florence, SC was present in the meeting and spoke in support of the requested zoning request. He stated that he has lived in Florence all of his life and been a resident at the present location for four years. He enjoys being in the country but not in the country and his present location provides that type of environment. He desires that the integrity of their neighborhood remain as it is. He noticed the Florence County vision, mission and values statement on the walls of the chambers and feels that it is so appropriate for the Planning Commission and the citizens of Florence County. He stated that he spoke with the Planning staff specifically Ethan Brown and he feels it is good to have zoning and have the areas zoned. He desires that the Commission and staff be very sensitive to the needs of the people and the citizens of Florence County as they make their recommendations. As they anticipate the battery plant coming to the area he is sure that the people moving to Florence County will need places to live; and will desire to have nice well developed neighborhoods that will make them and Florence County proud and glad that they came to Florence.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested zoning request.

There was no public in attendance who desired to speak in opposition to the requested map amendment zoning request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the requested zoning map amendment **PC #2024-07** be approved / Second – Commissioner Glynn Willis / The Commission voted 6 to 0 to approve the requested zoning map amendment request **PC #2024-07**. Vice-Chairman Dwight Johnson recused himself from the voting process as he stated that he had property within the proposed and requested zoning area.

Chairman Cheryl Floyd called for a recess of the meeting to allow the public to depart if they so desired.

The Commission recessed at 7:24 p.m.

The Commission was called back to order at 7:27 p.m.

PC#2024-08 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MR Low Density Mixed Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-065, 00239-01-005, 00239-01-006, 00239-01-013, 00239-01-044.

(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 existed in County Council District six. He described the locations and the descriptions of the properties recommended for the MR Low Density Mixed Residential zoning designation.

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 support of the requested zoning request.

Mr. Arthur Moore 900 Edenbridge Hall, Florence, SC was present in the meeting and spoke in support of the requested zoning request. He stated that his property abutted Mr. Scott Hoffmeyer’s property to the far left corner. Mr. Hoffmeyer is elderly and could not attend the meeting. He desired to know what the low density zoning designation meant so that he could relay the information back to Mr. Hoffmeyer.

In response to the inquiry Mr. J. Shawn Brashear stated that it was residential single family type homes, duplexes, townhomes, triplexes and quadplexes, all the way to Potter’s Place. No multi-family type units larger than a quadplex, four units per building would be allowed in the zoning designation.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested zoning request.

Mr. Jake Hutchinson 2103 Wildcat Road, Florence, SC was present in the meeting and spoke in opposition to the requested map amendment zoning request. He stated that he owned three parcels on the current requested amendment and he was not familiar with the MR Low Density zoning designation. His concerns were for the overlay restrictions that maybe placed on the properties that have been in his family for a long time. He stated that he desired for the request for his tax map numbers 00239-01-005, 00239-01-013 and 00239-01-044 be tabled until the next meeting to allow him time to get with staff concerning the recommended zoning designation.

There were no further questions, comments and or discussion regarding parcels 00239-01-005, 00239-01-013 and 00239-01-044 and Vice-Chairman Dwight Johnson made a motion that parcels 00239-01-005, 00239-01-013 and 00239-01-044 be deferred until the next Planning Commission Meeting to allow the property

owner to get with staff regarding the requested zoning for their parcels. / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to defer the requested zoning for tax map numbers 00239-01-005, 00239-01-013 and 00239-01-044 of **PC #2024-08** until the next Planning Commission Meeting.

Chairman Cheryl Floyd stated that the Planning Commission was still reviewing PC item number 2024-08 tax map numbers 00238-01-065 and 00239-01-006. There was discussion and questions from the Commission of deferring all tax map numbers of PC item number 2024-08.

In response to the questions and discussion Mr. J. Shawn Brashear stated that if there were no objections from the Commission and the public in attendance the Commission could move forward with the zoning map amendment for the remaining tax map numbers of PC #2024-08.

Ms. Connie Robinson 3410 E Old Marion Hwy, Florence, SC was present in the meeting and spoke in opposition to the requested zoning map amendment. She stated that her and her husband own the property at tax map number 00239-01-006. They stated that they would also like to be allowed or have the opportunity to meet with staff to discuss the zoning for their parcel.

Mr. J. Shawn Brashear stated that in light of the requests staff would request that PC item #2024-08 be deferred to review and address the property owners and tax map numbers for the requested zoning map amendment request.

Vice-Chairman Dwight Johnson made a motion that the requested zoning map amendment **PC #2024-08** and all the tax map numbers assigned to it be deferred until the next Planning Commission Meeting / Second – Commissioner Allie Brooks and Commissioner Glynn Willis / The Commission voted 7 to 0 to defer **PC Item Number 2024-08**.

Ms. Susan Mikell 3779 Byrnes Blvd., Florence, SC was present in the meeting and requested to ask a question. She was concerned with the exact locations of where the properties were that were being proposed for zoning. Whether the properties were on Byrnes Blvd, out on the highway and or within the neighborhood of the County Club of South Carolina.

In response to her inquiry and questions, Chairman Cheryl Floyd stated that all of the tax map numbers of PC item #2024-08 had been deferred until the next planning commission meeting and that no recommendations were presently being made for those properties. She recommended that Ms. Mikell and any other citizens who desired to meet with the Planning and Building Department staff, do so to get the chance to review, and look at the maps for the areas that are being proposed for zoning as it would assist them in getting their zoning questions researched and responded to.

PC#2024-09 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MMF Mixed Multi-Family District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The

Following Properties As They Are Reflected On The Tax Maps As: 00240-01-017.

(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 property existed in County Council District six. He provided a description and location of the proposed vacant parcel. The property was properly posted per Florence County Ordinances.

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 support of the requested zoning request.

There was no public in attendance who desired to speak in support of the requested map amendment zoning request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested zoning request.

There was no public in attendance who desired to speak in opposition to the requested map amendment zoning request.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the requested zoning map amendment **PC #2024-09** be approved / Second – Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the requested zoning map amendment request **PC #2024-09**.

PC#2024-10 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To FO/LI Flex Office/Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00236-01-035, 00236-01-039, 00240-01-005, 00240-01-007, 00240-01-018, 00241-01-015, 00241-01-023, 00275-01-134.

(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 provided a description and location of the proposed parcels, consisting of some roads in the industrial park, some existing warehouses on some lots and an existing dormant manufactured home 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 support of the requested zoning request.

There was no public in attendance who desired to speak in support of the requested map amendment zoning request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested zoning request.

There was no public in attendance who desired to speak in opposition to the requested map amendment zoning request.

There were no further questions, comments and or discussion and Vice-Chairman Dwight Johnson made a motion that the requested zoning map amendment **PC #2024-10** be approved / Second – Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the requested zoning map amendment request **PC #2024-10**.

PC#2024-11 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-6 Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-075, 00202-01-092, 00236-01-001, 00236-01-014, 00236-01-015, 00236-01-016, 00236-01-018, 00236-01-019, 00236-01-023, 00236-01-024, 00236-01-026, 00236-01-027, 00236-01-028, 00236-01-031, 00236-01-036, 00236-01-037, 00236-01-038, 00240-01-012, 00236-01-040.

(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 parcels existed in County Council District seven and consisted primarily of the PD Electric Commerce Industrial Park East, heavy industrial district and a parcel southward on Williston Road the Palmetto Paving Corp.

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. J. Shawn Brashear stated that staff had received one telephone conference call regarding the proposed zoning that was received late in the afternoon with a County Council member and a member from Ruiz Foods. Staff explained to the member of Ruiz

Foods the requested and proposed zoning designation and how staff was requesting an amendment to the zoning ordinance that would allow ambulatory care in a B-6 zoning designation. They were satisfied with the response from staff and the proposed zoning and how it would protect the industrial area.

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 support of the requested zoning request.

There was no public in attendance who desired to speak in support of the requested map amendment zoning request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested zoning request.

There was no public in attendance who desired to speak in opposition to the requested map amendment zoning request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the requested zoning map amendment **PC #2024-11** be approved / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to approve the requested zoning map amendment request **PC #2024-11**.

PC#2024-12 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-5 Office And Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-053, 00202-01-064, 00237-01-003, 00240-01-010.

(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 parcels existed in County Council District seven and provided the description and locations of the parcels. He stated that as the parcels were transitioning closer to residential properties staff was recommending a B-5 zoning designation to decrease the intensity of industrial uses in the area as it would have less of an impact than a B-6 zoning designation.

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

In response to the questions and discussion from the Commission Mr. Ethan Brown stated that Ms. Kathryn Randolph called in and came into the office and met with staff regarding the zoning designation. Once staff

explained the zoning to her she indicated that she had no concerns regarding the recommended zoning designation for her property just north of Palmetto Paving.

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 support of the requested zoning request.

There was no public in attendance who desired to speak in support of the requested map amendment zoning request.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested zoning request.

There was no public in attendance who desired to speak in opposition to the requested map amendment zoning request.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the requested zoning map amendment **PC #2024-12** be approved / Second – Commissioner Linda Borgman / The Commission voted 7 to 0 to approve the requested zoning map amendment request **PC #2024-12**.

PC#2024-13 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-1 Limited Business District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00239-01-008, 00239-01-014, 00239-01-033, 00239-01-036, 00239-01-037.

(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 parcels existed in County Council District six and were northbound of N. Williston road consisting of churches and a single family residence. All uses of the properties are supported in a B-1 zoning designation. He stated that Mr. Donald Haynes the pastor of Christ Church had visited staff and was excited and glad to know that something was being done to protect the properties in that area. His information did not make it onto the call log and staff wanted to ensure that the Commission was aware of his inquiry.

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 support of the requested zoning request.

Mr. Dennis McBride 3300 Poplar Chase Lane, Florence, SC was present in the meeting and requested to ask a question regarding what the B-1 Limited Business District and Overlay District meant for his property at 00239-01-036.

In response to his inquiry Mr. J. Shawn Brashear stated that the B-1 zoning designation would not allow intense businesses. Restaurants would not be allowed in a B-1. It would allow smaller lighter businesses that would not draw heavy traffic in and out every day. Churches and single family residential are allowed. In the overlay district five-hundred feet from the roads edge is included and would restrict what would be allowed in that first five hundred feet from the road. If development is desired within the first five-hundred feet there would be additional building requirements that would have to be met.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested zoning request.

There was no public in attendance who desired to speak in opposition to the requested map amendment zoning request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the requested zoning map amendment **PC #2024-13** be approved / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to approve the requested zoning map amendment request **PC #2024-13**.

PC#2024-14 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-022, 00202-01-023, 00202-01-024, 00202-01-025, 00202-01-036, 00202-01-058, 00202-01-059, 00202-01-066, 00202-01-067, 00202-01-070, 00202-01-074, 00202-01-076, 00202-01-081, 00203-01-025, 00203-01-026, 00203-01-027, 00203-01-029, 00203-01-032, 00203-01-082, 00236-01-001, 00236-01-030, 00236-01-033, 00237-01-006, 00237-01-017, 00238-01-007, 00238-01-008, 00238-01-019, 00238-01-022, 00238-01-059, 00238-01-062, 00238-01-070, 00240-01-001, 00240-01-008, 00240-01-011, 00240-01-015, 00240-01-016, 00241-01-006, 00241-01-008, 00241-01-018, 00241-01-022, 00241-01-024, 00241-01-088, 00241-01-089, 00241-01-090, 00241-01-127, 00241-01-192, 00275-01-010, 00275-01-015, 00275-01-108, 00275-01-110, 00275-01-129, 00275-01-148, 00275-01-149, 00275-01-231, 00276-01-001, 00276-01-002, 00276-01-003, 00276-01-004, 00276-01-018, 00276-01-020, 00276-01-024, 00276-01-028, 00276-01-029, 00276-01-030, 00276-01-031, 00276-01-033, 00276-01-035, 00276-01-037, 00276-01-038, 00276-01-039, 00276-01-040, 00276-01-041.

(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 call log listed many calls and inquiries for the PC item and that staff had worked with some of the concerns listed for the parcels. (A copy of the call log is maintained at the Florence County Planning and Building Department.) He further stated that the parcels existed in County Council Districts six and seven and were being recommended for commercial mixed use. He stated that the parcels existed on the Southside of East Palmetto Street by the College of Francis Marion University and as far as middle swamp. Some parcels exists on the North side of Francis Marion consisting of vacant land and the McDonalds. Some others parcels exist further up by Williston Road and the intersection of Highway 327 where it meets the interstate. He provided a list of some of the vacant properties and businesses in the area.

There were questions and discussion from the Commission of extending the zoning study to the area of the Dollar General and down by the Fairgrounds on East Palmetto Street, Florence to ensure some protections to those properties in that area as well.

There were no further questions, comments and or discussion from the Commission and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in support of the requested zoning request.

Ms. Clamentine Elmore 2616 E. Old Marion Highway, Florence, SC was present in the meeting and requested to ask a question. She stated that her parcel was not included in the zoning recommendations but she had received a letter indicating that her property bordered one of the properties. She desired to know what that meant for her unzoned property tax map number 00239-01-022 and or should she expect that her property would be zoned in the future.

In response to the inquiry Mr. J. Shawn Brashear stated that 00239-01-022 was not being considered at the meeting presently for zoning but that the property would be recommended for zoning at a later date. Today the property is unzoned but that could change in the future.

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in opposition to the requested zoning request.

There was no public in attendance who desired to speak in opposition to the requested map amendment zoning request.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the requested zoning map amendment **PC #2024-14** be approved / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the requested zoning map amendment request **PC #2024-14**.

Text Amendments:

PC#2024-15 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III- CONDITIONAL USE REGULATIONS, Sec. 30-111(6)(d) Mining And Extraction Operations; And Chapter 30- ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, Sec. 30-29- Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts; Sec. 30-117-30-120. Reserved.

(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 stated that Florence County Council directed administrative staff to make an amendment to the mining ordinance and to conduct a survey of all the counties throughout the state of South Carolina to examine how they conduct mining permits within their counties. Staff extracted the ordinances reviewed from the online versions of Municode and determined that some requirements are managed through SCDHEC. In a mining permit staff cannot do anything that contradicts the requirements that are allowed for SCDHEC. As such the only things that were extracted were requirements for land development and zoning. The information was researched and presented to County Council who has concerns regarding the mining activity within the county and how it is impacting our environment, our neighbors and our road infrastructures. The proposed changes are dividing out smaller five acre or less mines and then larger mines and putting a distinction and different requirements between the two. Adding operational hours for uses and site accesses to gain access to the sites, height requirements regardless of the zoned districts and fencing around the sites.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission Mr. J. Shawn Brashear stated that whenever dirt is moved from a site and is taken from that parcel of land it has become a mine. If the dirt can be used elsewhere on the site to improve the site that is not a mine. But when the minerals leave the site it becomes a mine, with or without the proposed recommended changes to the text amendment. Staff agrees that there should be some lesser standards for smaller ponds.

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

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

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

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

There were no further questions, comments and or discussion and Commissioner Karon Epps made a motion that the proposed text amendment **PC #2024-15** be approved / Second – Commissioner Jeffrey Tanner / The Commission voted 7 to 0 to approve the proposed text amendment request **PC #2024-15**.

PC#2024-16 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. 30-2. – Purpose Of Districts.

(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 stated that staff is purposing to define by definition what an Unzoned area is. When citizens are informed that their property has an Unzoned zoning designation they get the wrong impression and immediately feel they can do anything on the lot and or parcel. The Florence County Ordinance provides

development regulations and zoning standards for properties with an Unzoned zoning designation. The proposed text amendment is to provide a clear definition for what an Unzoned zoning designation is within Florence County. Mr. Brashear stated and read the proposed changes for the text amendment.

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

There was discussion from the Commission of having the definition posted in the planning and building department so that the public could see and be able to digest what the intent and meaning of the Unzoned zoning district is within Florence County.

There were no further questions, comments and or discussion and Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak in support of the proposed text amendment.

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

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

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

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the proposed text amendment **PC #2024-16** be approved / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the proposed text amendment request **PC #2024-16**.

PC#2024-17 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.

(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 stated that this is another section within the Florence County Ordinance where information for Unzoned areas is listed. Staff desires to ensure that if information is located within one section of the ordinance that the information in other sections does not conflict with other information and is the same within the other sections. This section adds information of where the sectional use requirements for information are located within the Florence County Ordinance that pertain to Unzoned Areas.

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

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

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

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

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

There were no further questions, comments and or discussion and Commissioner Jeffrey Tanner made a motion that the proposed text amendment **PC #2024-17** be approved / Second – Commissioner Karon Epps / The Commission voted 7 to 0 to approve the proposed text amendment request **PC #2024-17**.

PC#2024-18 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1. – GENERALLY, Sec. 30-29. –Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts And Chapter 30, ZONING ORDINANCE, ARTICLE II – ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.2. Uses Permitted (C) Table XI: Schedule Of Permitted And Conditional Uses and Off-Street Parking Requirements.

(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 stated that the proposed changes were to update the zoning tables to allow and permit ambulatory health care services in both the B-6 and FO/LI zoning designation areas.

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

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

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

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

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

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the proposed text amendment **PC #2024-18** be approved / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the proposed text amendment request **PC #2024-18**.

PC#2024-19 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1. – GENERALLY, Sec. 30-27 – Application Of Regulations, and Sec. 30-28. – Table I: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts, And Sec. 30-29. - Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts, And Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.2. Uses Permitted (C) Table XI: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements.

(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 stated that the proposed changes were to update some of the changes to the tables within the Florence County Ordinance pertaining to the correlating numbers of the North American Industry Classification System (NAICS). Presently, the tables are outdated and reflect numbers of the 2002 version of NAICS and staff recommends updating the respective table numbers to represent the 2022 version of NAICS; and, or to remove some numbers in their entirety as the numbers are obsolete or are no longer represented within the referenced policy directive standards. The NAICS is a good tool to assist in making better decisions for the citizens in their request for certain uses of their properties. Having the assigned referenced number assists in defining the sectional uses and the definition of classification pertaining to the establishment and or business. He further stated that all changes had not yet been made to the ordinance tables and that staff would bring the tables back for review and recommendation again as they continue to review the sections and reference numbers for the respective tables and zoning designations. The NAICS standards are updated every five years.

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. J. Shawn Brashear stated that it would not be in Florence Counties best interest to have a general ordinance that states the County follow the NAICS as it is updated and continually. The problem with having a general ordinance is that Staff may not get the changes updated as they occur which is what is presently happening today. It is a lot of work to ensure that the uses are researched and the definitions read prior to any updates to the referenced numbers being assigned and or removed from the tables of the Ordinance.

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

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

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

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

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed text amendment **PC #2024-19** be approved / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the proposed text amendment request **PC #2024-19**.

The Public Hearing was closed.

V. Director's Report:

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

- **Summary Plat Report for (December 2023)**
- **Building Report for (December 2023)**

Mr. Brashear additionally stated that the 2024 election of officers needed to be conducted.

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 2024 / 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 2024. 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 2024 / Second – Commissioner Glynn Willis. No other nominations were made. The vote carried 6 to 0 that Commissioner Dwight Johnson be appointed as the Vice-Chairman for calendar year 2024. Commissioner Dwight Johnson did not vote.

VI. Adjournment:

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

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

The meeting adjourned at 8:39 p.m.

Lisa M. Becoat
Secretary

Approved by:

J. Shawn Brashear
Planning Director

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