

**Minutes**  
**Regular Meeting of the Florence County Planning Commission**  
**Tuesday, February 27, 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:**

Vice-Chairman Dwight Johnson, called the meeting to order at 6:02 p.m.

**II. Attendance:**

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

**Commissioners Absent:** Cheryl Floyd, Chairman  
Karon Epps  
Mark Fountain

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

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

Vice-Chairman Dwight Johnson led the Pledge of Allegiance to the American Flag and Commissioner Allie Brooks provided the invocation for the meeting.

**III. Review and Motion of Minutes**

- **Meeting of January 23, 2024**

**Motion to approve minutes** – Commissioner Allie Brooks made a motion to approve the minutes of the Planning Commission meeting of January 23, 2024 / Second – Commissioner Glynn Willis / Unanimously approved 6 to 0 the minutes of the January 23, 2024 Planning Commission meeting.

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

Before the public hearing began Mr. J. Shawn Brashear stated that staff had received many telephone calls and emails with concerns regarding the 76 Gateway Zoning Study. Staff desired that the agenda for the meeting be amended to remove all planning commission items that provided zoning recommendations for properties that were within the 76 Gateway Study. Planning Staff wants the public to know that they have heard their concerns and will take the necessary time to meet with the property owners to discuss their concerns and recommendations for properties within the 76 Gateway Study. Staff requested the following Planning Commission items be removed from consideration from the agenda:

PC Item #2024-08  
PC Item #2024-22  
PC Item #2024-23  
PC Item #2024-25  
PC Item #2024-26  
PC Item #2024-27  
PC Item #2024-28; and,  
PC Item #2024-29.

There was no comments, discussion or questions from the Commission and Commissioner Glynn Willis made a motion that the agenda for the Planning Commission Meeting of February 27, 2024 be amended to remove from consideration the Planning Commission Item Numbers: PC #2024-08, PC#2024-22, PC#2024-23, PC#2024-25, PC#2024-26, PC#2024-27, PC#2024-28, and PC#2024-29. He further stated that this would allow staff the opportunity to continue to work with the citizens that have concerns regarding the zoning recommendations and to work with those who do not fully understand the zoning process and what it does. That the Commission would work with staff to talk less and listen more in trying to assist to find solutions where they can. This would hopefully help with some of the anxiety of the community regarding doing what is right and what is in the best interest of all involved in the Gateway 76 zoning study. / Second – Commissioner Allie Brooks and Commissioner Linda Borgman / Unanimously approved 6 to 0 to amend the Agenda for the PC meeting of February 27, 2024.

(A copy of the call log of comments and inquiries was presented and is maintained at the Florence County Planning and Building Department. )

#### **Map Amendments:**

**PC#2024-20 A Comprehensive Plan Map Amendment Requested By William D. Carter To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located At 3601 E. Old Marion Highway, Florence, SC As Shown On Florence County Tax Map Number 00238, Block 01, Parcel 053.**

(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 request for the comprehensive plan map amendment was made by the property owner William Carter and the property was located fronting Old Marion Highway and South of the

Country Club. The Land Use designation is currently Suburban District and the applicant desires to change the land use designation to Variable Development District 1.

Vice-Chairman Dwight Johnson inquired if there were any questions and or discussion from the Commission.

There were no questions and or discussion from the Commission and Vice-Chairman Dwight Johnson inquired if there was any public in attendance who desired to speak in favor of the requested comprehensive plan map amendment.

Ms. Anita Carter and Mr. William Carter 3601 East Old Marion Highway, Florence, SC were present in the meeting and spoke in favor of the requested comprehensive plan map amendment. Ms. Carter stated that they owned parcel number 00238-01-053 and filed a request on January 17, 2024 to have a change to the land use designation for the parcel. They would like the parcel land use designation changed to Variable Development District 1 as the proposed zoning would align up with what they desired to do with their property in the future.

Vice-Chairman Dwight Johnson 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 #2024-20 be approved / Second – Commissioner Allie Brooks / The Commission voted 6 to 0 to approve the requested comprehensive plan map amendment PC #2024-20.

**PC#2024-21 A Comprehensive Plan Map Amendment Requested By Crescent Farming, LLC To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 For Property Located Off Of E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00275, Block 01, Parcel 122.**

(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 request had been made by the owner of record Crescent Farming LLC. Staff has met with the owner several times about the property going East on Old Marion Highway before you reach Francis Marion's University's property. Their desire is change the land use designation for approximately 144 acres of land to a Variable Development District 2 land use designation.

Vice-Chairman Dwight Johnson inquired if there were any questions and or discussion from the Commission. There were no questions and or discussion from the Commission and Vice-Chairman Dwight Johnson inquired if there was any public in attendance who desired to speak in favor of the requested comprehensive plan map amendment.

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

Vice-Chairman Dwight Johnson 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 #2024-21** be approved / Second – Commissioner Linda Borgman / The Commission voted 6 to 0 to approve the requested comprehensive plan map amendment **PC #2024-21**.

**PC#2024-24 Map Amendment Requested By David W. Elliot, PE – G3 Engineering & Surveying To Change The Zoning Designation For The Property Of Tax Map Number 00208, Block 01, Parcel 066 Located At The Intersection Of Becky’s Parkway and Freedom Boulevard Florence, SC From Unzoned To Planned Development (PD-24-1).**

(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 owner of record was Jonathan Chandler and that the property is 68.3 acres. The City of Florence has approved water and sewer for phase one of the project, which will limit the development of the additional phases pending the extension of the water and sewer lines for the property. A technical review meeting was held with staff, the designer, the City of Florence, Department of Transportation and the Fire Department and the requirements of the planned developments recommendations have been met. The primary access for the property is off of Freedom Boulevard and a secondary emergency access off of Becky’s Parkway. There is a combination of uses proposed for the development and it will consist of three different styles of housing developments. One hundred and twenty-eight single family dwellings, 128 duplexes and 98 home park small style units. All units are constructed on site and are not modular units. The planned development is broken out into several phases with a landscaping and signage plan. There is a proposed commercial development for the property and the developer has listed on the sketch plan what types of B-3 zoning designation of commercial uses that would be excluded from the site. The proposed project for a planned development does meet the technical review requirement standards that were in place at the time of its submission.

There was discussion by the Commission that the proposed development would be named Chandler Summit and would be the third type of development built within Florence County. It is a gated community with all units being leased and maintenance handled by onsite management.

In response to questions and discussion by the Commission Mr. J. Shawn Brashear stated that sidewalks would be up against the back curb of the property and would be on both sides of the street. He further stated that he saw no conflict that the proposed development would purpose towards the church as the entryway on that side of the development was a secondary emergency exit and entry way only. There is also a 30’ foot buffer abutting the property on that side. The gate at the secondary emergency entry way will be a fire department key gate.

There were no further questions and or discussion from the Commission and Vice-Chairman Dwight Johnson inquired if there was any public in attendance who desired to speak in favor of the requested map amendment.

Mr. David W. Elliott, 900 E. North Street, Suite 210, Greenville, SC, a member and Engineer of G-3 Engineering was present in the meeting and spoke in favor of the requested map amendment. He stated that the nature of the project was his first project with Mr. Jonathan Chandler. He has been impressed with visiting Mr. Chandler's other properties within Florence County. The properties have clean cut lines, are very spacious and the maintenance of the properties has impressed him greatly. Each unit has its own enclosed patio and lawn area and their management maintains all of it. Their properties are very well managed and appear very well received by the residents. He further stated that they felt the project would be a very good fit for the Freedom Boulevard area of Florence County. They acknowledged appreciation to the staff and members of the planning team who assisted them with putting together the documents for their project for presentation to the Planning Commission.

Vice-Chairman Dwight Johnson inquired if there was any public in attendance who desired to speak in opposition to the requested map amendment.

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

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the requested map amendment **PC #2024-24** be approved / Second – Commissioner Glynn Willis and Commissioner Jeffrey Tanner / The Commission voted 6 to 0 to approve the requested map amendment **PC #2024-24**.

#### **Road Namings:**

**PC#2024-30 Request For The Naming Of Private Roads Calycina Drive, Camillo Drive, Jaspeada Drive, Kanose Drive, Otero Drive, and Theola Drive, Located Off Becky's Parkway In Florence As Shown On Portions Of Florence County Tax Maps: 00208-01-001, 00208-01-003, And 00208-01-006.**

(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 applicant was J. Gregg Hendrick and the road names are for private roads in an RV park. There is nothing for the Planning Commission to consider in an RV park except to make sure that it has proper road names. The road names have been reviewed by the Counties E-911 Addressing Department and staff is satisfied that the road names are appropriate and not duplicate road names within the County.

Vice-Chairman Dwight Johnson inquired if there were any questions and or discussion from the Commission.

There were no questions and or comments from the Commission and Vice-Chairman Dwight Johnson inquired if there was any public in attendance who desired to speak in support of the requested road namings.

There was no public in attendance who desired to speak in support of the requested road namings.

Vice-Chairman Dwight Johnson inquired if there was any public in attendance who desired to speak in opposition to the requested road namings.

There was no public in attendance who desired to speak in opposition to the requested road namings.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the requested road namings PC #2024-30 be approved / Second – Commissioner Allie Brooks / The Commission voted 6 to 0 to approve the requested road namings PC #2024-30.

**PC#2024-31 Request For The Naming Of A Private Road, Talia Drive, Located Off Pisgah Road In Florence As Shown On Florence County Tax Map: 00097-01-015.**

(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. He stated that the applicant was Tim Davis on behalf of the owner Mr. Jonathan Chandler. He stated that it was a previously approved planned development Chandler Reserve. A couple of months ago the Commission provided a recommendation for an amendment to the previously approved planned development Chandler Reserve and as part of that request a larger mail kiosk was approved and now the driveway that will service the kiosk must be named. The proposed name for the private road is Talia Drive and it has been reviewed by the Counties E-911 Addressing Department and staff is satisfied that the road name is appropriate.

Vice-Chairman Dwight Johnson inquired if there were any questions and or discussion from the Commission.

There were no questions and or comments from the Commission and Vice-Chairman Dwight Johnson inquired if there was any public in attendance who desired to speak in support of the requested road naming.

There was no public in attendance who desired to speak in support of the requested road naming.

Vice-Chairman Dwight Johnson inquired if there was any public in attendance who desired to speak in opposition to the requested road naming.

There was no public in attendance who desired to speak in opposition to the requested road naming.

There were no questions, comments and or discussion and Commissioner Linda Borgman made a motion that the requested road naming PC #2024-31 be approved / Second – Commissioner Jeffery Tanner / The Commission voted 6 to 0 to approve the requested road naming PC #2024-31.

**Text Amendments:**

**PC#2024-32 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 requested changes to the ordinance are to update the zoning ordinance tables to reflect the data listed in the 2022 North American Industry Classification System (NAICS). The zoning tables are old and outdated. The data numbers within the tables are used to identify specific uses for properties by the zoning department and to clarify if those specific uses are allowed within that zoning district designation. The information of uses is verified by the NAICS standards and some data was updated at the last Planning Commission meeting and now staff is recommending updating the remaining data information within the zoning tables of the Florence County Ordinance. Staff uses the NAICS data information as it helps the public and staff hone in on the uses for the property and most times it really does help the public in fulfilling the use that they desire to do with their property.

Vice-Chairman Dwight Johnson inquired if there were any questions and or discussion from the Commission.

There were no questions, comments and or discussion from the Commission. There was no public in attendance who desired to speak in support of and or 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 #2024-32** be approved / Second – Commissioner Allie Brooks / The Commission voted 6 to 0 to approve the proposed text amendment request **PC #2024-32**.

**PC#2024-33 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II - ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.3. Uses Prohibited.**

(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 information requested to be updated is in the newer zoning districts that were recently implemented. It prescribes the uses that were prohibited but the inserted language was omitted including Flex Office Light Industrial Districts. All the things listed in that section of the ordinance are prohibited except within the Flex Office Light Industrial District.

Vice-Chairman Dwight Johnson inquired if there were any questions and or discussion from the Commission.

There were no questions, comments and or discussion from the Commission. There was no public in attendance who desired to speak in support of and or 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 #2024-33** be approved / Second – Commissioner Linda Borgman / The Commission voted 6 to 0 to approve the proposed text amendment request **PC #2024-33**.

**PC#2024-34 Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II - ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 (A) Building Placement.**

(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 within the original draft of the Florence County Ordinance and the particular table some items were missed and needed to be corrected dealing with additional allowances for front setbacks, bufferyard requirements, parking in the front of the building for certain situations; and, the table did not have the reference information listed pertaining to those requirements. It is listed in a different section but is not referenced in the actual zoning table of this section. Staff has included a fourth asterisk which allows someone to exceed those minimum setbacks in those certain situations.

Vice-Chairman Dwight Johnson inquired if there were any questions and or discussion from the Commission.

There were no questions, comments and or discussion from the Commission. There was no public in attendance who desired to speak in support of and or 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 #2024-34** be approved / Second – Commissioner Allie Brooks and Commissioner Doris Lockhart / The Commission voted 6 to 0 to approve the proposed text amendment request **PC #2024-34**.

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 (January 2024)**
- **Building Report for (January 2024)**

**VI. Adjournment:**

There were no further questions, comments and or discussion and Vice-Chairman Dwight Johnson declared the meeting adjourned at 8:33 p.m.



Lisa M. Becoat  
Secretary

*Approved March 26, 2024*

Approved by:



J. Shawn Brashear  
Planning Director

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