

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, September 23, 2025, 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
Jeffrey Tanner
Glynn Willis
John Martin
Chris Mishoe
Gregory Miller

Commissioners Absent: Allie Brooks
Doris Lockhart

Staff Present: Ethan Brown, Deputy Director
Holly Smith, Senior Planner
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 Vice-Chairman Dwight Johnson provided the invocation for the meeting.

III. Review and Motion of Minutes:

- **Meeting of August 26, 2025**

Motion to approve minutes – Commissioner Glynn Willis made a motion to approve the minutes of the Planning Commission meeting of August 26, 2025 / Second – Commissioner John Martin / Unanimously approved 7 to 0 the minutes of the August 26, 2025, Planning Commission meeting.

IV. Public Hearing:

Map Amendments:

PC#2025-32

A Comprehensive Plan And Zoning Map Amendment Requested By Pete Gioldasis To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District And To Change The Zoning Designation From R-3 Single-Family Residential District To B-4 Central Commercial District For The Property Located Off Of W. Market Street, Timmons ville, SC, As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006.

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

Mr. Ethan Brown, Deputy Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the property was located in County Council District 4, the owner of record was Jimmy & Christina Gioldasis and their son Pete Gioldasis was the applicant on behalf of his parents who were presently out of the country. The property is presently zoned R-3 and is approximately 0.35 acres with water and sewer available through the City of Florence. Mr. Brown continued with the presentation showing images of the property and the surrounding adjacent properties indicating their current uses and zonings. He additionally stated that a letter was received from the Mayor of Timmons ville in support of the requested map amendment changes for the land use designation and zoning of the property. He stated that approximately one year ago the property had been presented for a requested zoning change but some code enforcement issues were present and the property owners decided not to pursue any rezoning changes until now. The property and its surrounding areas have since been cleaned up and the property owner's desire to move forward with their request for map amendments changes to the future land use of the property to Downtown Development District and to rezone the property to B-4 Central Commercial.

Mr. Brown stated that no telephone calls or inquiries had been received regarding the requested map amendments, however staff did receive a letter and images from the son Pete Gioldasis that were read and presented to the Commission. (A copy of the letter and images are maintained at the Florence County Planning and Building Department.)

Mr. Brown read the content of the letter to the Commission and to the public as follows:

“Dear Members of the Florence County Planning Commission and Planning Office Staff,
I hope this letter finds you well. I am writing on behalf of my family and our property located at 102 West Market Street in Timmons ville. We are respectfully requesting, that the Planning Commission

consider our application to rezone this property to B-4. This property was historically zoned for commercial use, but at some point, a prior holder of a rent to own agreement had it changed to residential to lower their property taxes. Despite its current zoning as residential, the building's layout, infrastructure, and location align much more closely with commercial purposes. The property is surrounded by other commercial establishments, such as medical offices, and has been used as a commercial building in its history. See attached photos of the building and walk-around video of the neighborhood. (Staff could not play the video but did provide the photos that were attached to the email. The video is maintained in an email maintained at the Florence County Planning and Building Department.)

Rezoning the property would not only be consistent with the existing character of the neighborhood but would also serve the broader community needs. The building is currently for sale, and there are interested buyers who's intention is to redevelop the building into an adult daycare facility, which would bring valuable services and economic growth to an area that is in desperate need of development. We are committed to ensuring that this facility will serve a positive role in the community.

We believe our proposal aligns with the broader goals of the town's master plan, especially since it is only one block from downtown. We are confident that an adult day care facility would be a compatible and welcome addition to the neighborhood. We have met with Timmons ville administrators, and they are in support of this request.

We respectfully ask that you consider updating the master plan to reflect the evolving needs of our community and to allow this rezoning. Attached you will find photographs of the property.

We sincerely believe this rezoning will benefit Timmons ville by providing a necessary service and supporting local families. We would greatly appreciate your favorable consideration and are happy to answer any further questions you may have."

Thank you for your time,
Pete Gioldasis

Mr. Brown further stated that the adult day care or nursing facility was the original plan for the property, however, information from the property owners and the Town of Timmons ville, indicate that is no longer the case. Even though the developer has backed out, the town of Timmons ville and the property owners are still in favor and desire to move forward with the requested rezoning map amendments.

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

In response to comments and discussion from the commission Mr. Brown stated that the property is presently vacant. The property was previously being utilized as residential property but the renters have since moved and the property owner desires to return the property to a commercial use.

There were no additional questions, comments and or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested zoning map amendments.

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

Chairman Cheryl Floyd inquired if there was any public in attendance who desired to speak opposed to the requested zoning map amendments.

There was no public in attendance who desired to speak opposed to the requested zoning amendments.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the requested zoning map amendments **PC #2025-32** be approved as presented / Second – Commissioner John Martin / The Commission voted 7 to 0 to approve as presented the requested zoning map amendments **PC#2025-32**.

Road Naming:

PC#2025-33

Request For The Renaming Of A Private Road, Bens Lake Drive, Located Off Of Vox Hwy. In Johnsonville, SC As Shown On Florence County Tax Map Number 00411, Block 05, Parcel 004 To Horseman's Drive.

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

Mr. Ethan Brown, Deputy Director, Florence County Planning and Building, presented the staff report and presentation to the Commission. He stated that Bens Lake Drive is a private road in the lower end of the County off of Vox Highway in Johnsonville, SC. Mr. Brown continued with the presentation showing images of the property. He further stated that the property was in County Council District two and the owner and applicant of the property Pat Parelli, of Parelli Plantation Prop Inc., desired to rename the private road of Bens Lake Drive to Horseman's Drive. E-911 Addressing reviewed the road name and has approved it as an appropriate name to use within Florence County.

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

There were no questions, or discussion from the Commission and the Chairman Cheryl Floyd opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested road naming.

Chairman Cheryl Floyd commented for the public in attendance and the public watching live stream that besides staff, the Commission and security the only other person in the viewing room was the reporter

Mrs. Deirdre Weaver-Currin. She asked if anyone desired to speak in opposition to the requested road naming.

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

There were no further questions, comments and or discussion and Commissioner Jeffrey Tanner made a motion that the requested road renaming for **PC# 2025-33** be approved as requested / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve the requested road naming for **PC#2025-33**.

Text Amendment:

PC#2025-31

Request For Text Amendments To The Florence County Code of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. - GENERAL AND ANCILLARY REGULATIONS, Sec. 244. - Number Of Principal Buildings/Uses On A Lot.

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

Mr. Ethan Brown, Deputy Director Florence County Planning and Building presented the staff report to the Commission and stated the applicant for the text amendment was Florence County. The intent of the text amendment is to update the Ordinance to clarify the number of principal buildings/uses allowed on a lot for all the zoning districts. He stated that the red markup made it appear that many changes were made to the text amendment, however, staff had just rewritten the information so that it would flow and be easier to understand. He further stated that new zoning districts had been added to the zoning code however those zoning districts had not been included in this part of the ordinance pertaining to the number of principal buildings on a lot. Also, the original content of the ordinance was not very clear on how many principal buildings/structures were allowed in an unzoned area and staff desires to make sure this information is clear. He provided information that within the new residential districts only one (1) principal use or residential dwelling would be allowed on properties. Within the business districts there would be no limit to the number of other principal uses but only one (1) principal residential dwelling. Additionally, in the rural and unzoned areas there would be a total number of two (2) principal dwelling units on a single lot. To sum up the changes staff added the new zoning districts and clarified the number of principal buildings/using on a lot in the unzoned zoning district areas.

There were questions, comments and discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brown stated that even if the parcel were a large parcel they could have some accessory buildings/dwellings but only two (2) principal residential dwellings on the lot. An accessory dwelling would be having an additional building on the property that is not the primary residential home, but could possibly have an apartment above it or something similar like a pool house, with a stove, one (1) bedroom or something along those lines. In the residential zoning

districts of R-1 through R-4 there would be only one (1) single-family, patio home, modular home or manufactured dwelling allowed on an individual parcel of land. In the rural zoning areas and unzoned districts, you would be allowed to have two (2) residential structures (any combination) on an individual parcel of land. Mr. Brown provided an example of a parcel in an unzoned area where someone would purchase approximately fifty (50) acres of land and place as many homes on it as possible for rental homes, and not do any separation of parcels or have any roadways. It has not been done in Florence County but the question has come up. The requested changes to the ordinance would prevent something like that or something similar from happening. Within Florence County we have a standard definition for tiny homes and it is treated as a standard designed manufactured home or single-wide standard manufactured home. Per the Florence County Zoning Ordinance, a property presented as an accessory dwelling must have a certain square footage, if it meets that square footage threshold then it is treated as a tiny home and most times it would not be allowed. If it didn't meet the square footage threshold and it had a bathroom, kitchen, etc., then it would be treated as an accessory dwelling.

If a non-profit were to come in and wanted to have a village of tiny homes, they would follow the process for a manufactured home park, which would allow for single-wide standard manufactured homes which could also be considered as tiny homes. They would have to be in an R-5A or unzoned zoning district, with appropriate drainage, lighting, graveled roads and the likes. A mother-in-law suite would most likely be considered as an accessory dwelling unit, but not a full primary residential dwelling unit. An exemption or variance from the Ordinance standards could also be requested through the Board of Zoning Appeals. Campers/RV's are not permitted as a residence within Florence County. You can have water connection and a set of stairs but it must be temporary as Florence County cannot issue a certificate of occupancy for a camper/RV. If a Florence County inspector goes out to a location where a camper/RV is they will ensure that the electrical and plumbing connectors are temporary.

There were no additional questions, comments and or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested text amendment.

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

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

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

There was additional discussion from the Commission as they desired a more in depth look at the text amendment and the restrictions they felt were being placed on the property owners; specifically, farmers who possibly have large acreages of land and desire to have many primary structures on the acreages of land without splitting the property into smaller lots. The Commission desires to have a more in depth discussion and study with staff regarding the requested changes prior to additional review and approval of the requested text amendment.

After additional discussion and comments from the Commission, Commissioner John Martin made a motion to table and defer the requested text amendment **PC #2025-31**, to allow for further in depth discussion and review of the requested changes to the text amendment / Second – Commissioner Glenn Willis / The Commission voted 7 to 0 to table and defer the requested text amendment **PC #2025-31**, to allow for further in depth discussion and review of the requested changes to the text amendment.

The Public Hearing portion of the meeting was closed.

V. Other Business:

During the other business segment of the meeting Vice-Chairman Dwight Johnson stated that on August 26, 2025 he had the privilege of chairing the Planning Commission meeting and during that meeting PC Item Number 2025-28 was presented but no action by the Planning Commission was taken and no legal counsel was present to direct the Commission on the appropriate action to take to reflect the recommendation of the Planning Commission Members present. He therefore wanted to request a motion to have PC Item Number 2025-28 returned to the Florence County Planning Commission for further review and recommendation.

There was discussion with Chairman Cheryl Floyd of the Planning Commission that the PC item was no longer with staff but had been introduced to County Council for review and approval. She was unsure of the legalities and how to address the Commission's request.

In response to the request and discussion Mr. Ethan Brown stated that once the item was before the County Council they would have to decide whether the item is returned to Planning Commission or not. Staff would reach out to the County Attorney for guidance on how to address the concerns that were presented by the members of the Planning Commission from the meeting of August 26, 2025.

Chairman Cheryl Floyd reiterated that she did not know how to address the motion of the Vice-Chairman Dwight Johnson and if it were a request and or motion.

Vice-Chairman Dwight Johnson withdrew his motion and requested that staff inform the County Attorney and Florence County Council that the Planning Commission desires that PC Item Number 2025-28 be returned to the Planning Commission for further review and recommendation.

There was discussion of Staff having a public workshop regarding zonings with the Planning Commission Members and any public who desire to come out to provide training and additional information and clearer definitions regarding zonings and zoning districts within Florence County especially pertaining to rural and farming areas.

Director's Report:

Mr. Ethan Brown presented the summary plat and building reports and they were also attached and presented for the Commission's review.

- **Summary Plat Report for (August 2025)**
- **Building Report for (August 2025)**

He additionally informed the Commission and any public in attendance that there was an upcoming meeting regarding the SC 327 and I-95 interchange. This meeting is for the public and any interested members that desire to attend and provide information and feedback regarding the discussion, study and the way ahead for the area of SC 327 and the I-95 interchange. He provided handouts about the meeting and also a handout with the “QR” code for a survey and stated that the information was also listed on the Florence County website and being distributed throughout Florence County.

Chairman Cheryl Floyd re-iterated and informed the Commission of the need to assist in getting the information distributed throughout the communities for the survey so that the voice of the communities could be heard regarding the highway interchange.

VI. Adjournment:

There were no further questions, comments and or discussion and Commissioner Chris Mishoe made a motion that the Planning Commission meeting be adjourned / Second – Commissioner John Martin / The Commission voted 7 to 0 to adjourn the meeting.

The meeting adjourned at 6:38 p.m.

Lisa M. Becoat
Secretary

Approved by:

Ethan Brown
Deputy Director, Planning

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