

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, October 28, 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 6:00 p.m.

II. Attendance:

Commissioners Present: Cheryl Floyd, Chairman
Dwight Johnson, Vice-Chairman
Allie Brooks
Doris Lockhart
Glynn Willis
John Martin
Chris Mishoe
Gregory Miller
Jeffrey Tanner

Commissioners Absent: None

Staff Present: J. Shawn Brashear, Planning Director
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 Commissioner Glynn Willis provided the invocation for the meeting.

III. Review and Motion of Minutes:

- **Meeting of September 23, 2025**

Motion to approve minutes – Commissioner Glynn Willis made a motion to approve the minutes of the Planning Commission meeting of September 23, 2025 / Second – Vice-Chairman Dwight Johnson / Unanimously approved 8 to 0 the minutes of the September 23, 2025, Planning Commission meeting.

Prior to the introduction of the items to be reviewed at the public hearing Commissioner Jeffrey Tanner entered the meeting at 6:03 p.m.. All nine members appointed to the Planning Commission were present and in attendance at the meeting.

IV. Public Hearing:

Prior to the introduction of items to be reviewed at the meeting Mr. J. Shawn Brashear stated for the Commission and the public in attendance that staff had conducted a public drop-in for the community and property owners of the proposed properties to be zoned. This effort was for them to learn more about zonings, the potential zonings; and, how zoning's could protect the neighborhoods and properties. He further stated that the County was continuing with the studies of zoning for the Highway 76 Gateway to preserve and place some regulations on the commercial properties up front and to protect the residential properties that are behind those commercial properties. Florence County as much as possible wants to ensure the protections of the residential neighborhoods that many residents have bought into in and around those areas.

Map Amendments:

PC#2025-34 Map Amendment Requested By Florence County To

Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-079, 01012-01-080, 01012-01-081, 01012-01-083, 01012-01-149, 01012-01-194.

(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. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were located within County Council District three and were on the West side of town. He stated that the properties fronted Palmetto Street and staff was recommending that the properties be zoned B-3 for general commercial uses. Mr. Brashear continued with the presentation showing images of the properties and the surrounding properties. Some properties are residential properties and they are allowed within a B-3 zoning designation. The properties were properly posted and public meeting advertised with letters sent to the property owners per Florence County Ordinances.

Mr. Brashear read the comments and inquiries received pertaining to the requested zoning map amendment. (A copy of the call log, comments and inquiries are maintained at the Florence County Planning and Building Department.)

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. Brashear stated that he was not sure if there were multiple property owners but that letters were sent to all property owners notifying them of the requested and proposed zoning change.

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

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

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

Mrs. Norma Wilhoit Sandlin, a representative for the property of Elgiva Wilhoit, her mother, was present in the meeting and spoke in favor of the requested zoning map amendment. She stated that her mother was 99 years old with dementia and that her and her brother had representation authority for her. She further stated that her mother owned five of the parcels numbers associated with the requested zoning map amendment and they were in favor of the requested zoning of B-3. Most of the surrounding properties are businesses, such as a hospital, bank and nursing facility. Commercial zoning is the correct zoning for the parcels. A new single family residential neighborhood has been recently built behind the bank and it has not impacted the area.

There were questions from the Commission.

In response to questions from the Commission Mrs. Sandlin stated that her mother owned all the properties except for the one on the corner lot of Brittany Drive, tax map number 01012-01-083.

Chairman Cheryl Floyd inquired if there were any additional questions, comments or discussion.

In response to questions from the Commission Mr. Brashear stated that a commercial development could be placed within a housing development within a B-3 zoning, however, without a recordable plat to separate the lot, the parcels could not be split as staff would not know where to place the line of separation. Staff did have discussions with the property owners about splitting some of the parcels out for residential and commercial, which could be done in a B-3 zoning designation. But staff could not determine the split zoning line without have some recordable plats, something to measure by. There was further discussion of the zoning and split zoning of properties as there was concern from the Commission of businesses within a residential zoning.

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson made a motion that the requested zoning map amendment **PC #2025-34** be approved as presented for a B-3, General Commercial zoning designation / Second – Commissioner Glynn Willis / The Commission voted 8 to 1 to approve as presented the requested zoning map amendment **PC#2025-34** for B-3 General Commercial zoning designation. / Commissioner John Martin was opposed to the requested map amendment PC#2025-34 for a B-3, General Commercial zoning designation.

PC#2025-35 Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 90159-02-015.

(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. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the property was located within County Council District seven on the East side of town. He stated that the property was adjacent to a more recent zoned district of Commercial Mixed Use (CMU) properties and had several business uses on the property. Mr. Brashear continued with the presentation showing images of the properties and the surrounding properties. The property was properly posted and public meeting advertised with letters sent to the property owner per Florence County Ordinances.

There were questions from the Commission.

In response to questions from the Commission Mr. Brashear stated that there were two commercial businesses on the property. He stated that the businesses appeared shuttered and that the parcel would allow multiple buildings on the lot. If someone desired to open the businesses back up they should not have a problem doing so. He stated that CMU is related or similar to the B-3 zoning district designation but has different setbacks and other requirements.

There were no further 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 opposed to the requested zoning map amendment.

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

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

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

There were no further questions, comments or discussion and Commissioner John Martin made a motion that the requested zoning map amendment **PC# 2025-35** be approved as presented for CMU, Commercial Mixed Use zoning designation / Second – Commissioner Glynn Wills / The Commission voted 9 to 0 to approve as presented the requested zoning map amendment **PC#2025-35** for CMU, Commercial Mixed Use zoning designation.

Prior to the presentation of PC Number 2025-36, Mr. Brashear requested that the Commission remove tax map number 01012-01-195 from PC#2025-36 and from consideration for the present meeting. He stated that the property owner was present in the meeting and was aware that the parcel would be requested to be removed from consideration. Mr. Brashear stated that staff along with the property owner desires to have their parcel zoned R-2 Single-Family Residential. In order to accomplish that the Future Land Use for the parcel would also have to change. As staff had not provided ample notification per Florence County Ordinance of thirty days, they requested the said parcel number be removed from consideration.

There were no questions, comments or discussion and Vice-Chairman Dwight Johnson made a motion that the requested Tax Map Number 01012-01-195 be removed from consideration as part of PC#2025-36 / Second – Commissioner Allie Brooks / The Commission voted 9 to 0 to remove Tax Map Number 01012-01-195 from PC#2025-36 and from consideration for the present meeting.

As Amended:

PC#2025-36

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-082, 01012-01-102, 01012-01-103, 01012-01-104, 01012-01-105, 01012-01-106, 01012-01-107, 01012-01-108, 01012-01-109, 01012-01-110, 01012-01-112, 01012-01-115, 01012-01-127, 01012-01-129, 01012-01-137, 01012-01-139, 01012-01-142, 01012-01-146, 01012-01-148, 01012-01-150, 01012-01-152, 01012-01-154, 01012-01-173, 01012-01-174, 01012-01-175, 01012-01-176, 01012-01-177, 01012-01-178, 01012-01-179, 01012-01-180, 01012-01-181, 01012-01-182, 01012-01-183, 01012-01-184, 01012-01-185, 01012-01-186, 01012-01-187, 01012-01-188, 01012-01-189, 01012-01-190, 01012-01-191.

(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. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were located within County Council District three on the West side of town along Arrowwood Drive, Skylark Drive and very near Brittany Drive. Mr. Brashear continued with the presentation showing images of the properties and the surrounding adjacent properties. Staff has reviewed the area with the Comprehensive Plan and recommends R-2 Single-Family Residential zoning designation for the properties based on the uses and sizes of the residential lots with no nonconformities. The properties were properly posted, public meeting advertised and letters sent to the property owners per Florence County Ordinances.

Mr. Brashear read the comments and inquiries received pertaining to the requested zoning map amendment. (A copy of the call log, comments and inquiries are maintained at the Florence County Planning and Building Department.)

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

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

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

Chairman Cheryl Floyd inquired if there was anyone in attendance who desired to speak in favor of the requested zoning map amendment.

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

There was discussion regarding one of the tax map numbers in the title that had a numerical digit missing that would be included as it was a clerical oversight.

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson made a motion that the requested zoning map amendment **PC#2025-36 as amended** be approved as presented for an R-2, Single-Family Residential zoning designation / Second – Commissioner John Martin / The Commission voted 9 to 0 to approve as amended **PC#2025-36** for an R-2, Single-Family Residential zoning designation.

PC#2025-37 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90158-07-001, 90158-07-002, 90158-07-003, 90158-07-004, 90158-07-005, 90158-07-006, 90158-07-007, 90158-07-008, 90158-07-009, 90158-07-010, 90158-07-011, 90158-07-012, 90158-07-013, 90158-07-015, 90159-01-001, 90159-01-002, 90159-01-003, 90159-01-004, 90159-01-005, 90159-01-006, 90159-01-007, 90159-01-008, 90159-01-009, 90159-01-010, 90159-01-011, 90159-01-012, 90159-01-013, 90159-02-001, 90159-02-002, 90159-02-003, 90159-02-004, 90159-02-005, 90159-02-006, 90159-02-007, 90159-02-008, 90159-02-009, 90159-02-010, 90159-02-011,

90159-02-012, 90159-02-016, 90159-02-017.

(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. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were located within County Council District seven on the East side of town.

Mr. Brashear read the comments and inquiries received pertaining to the requested zoning map amendment. (A copy of the call log, comments and inquiries are maintained at the Florence County Planning and Building Department.)

He stated that staff had conducted a public meeting regarding the zonings and the residents that attended were in support of the recommendation of zoning for their properties and Florence County efforts to protect their residential properties. Mr. Brashear continued with the presentation showing images of the properties and the surrounding adjacent properties.

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

There were no questions, comments 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 amendment.

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

Chairman Cheryl Floyd inquired if there was anyone in attendance who desired to speak opposed to the requested zoning map amendment.

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

There were no further questions, comments or discussion and Commissioner Allie Brooks made a motion that the requested zoning map amendment **PC#2025-37** be approved as presented for an R-2, Single-Family Residential zoning designation / Second – Commissioner Glynn Willis / The Commission voted 9 to 0 to approve the requested zoning map amendment **PC#2025-37** for an R-2, Single-Family Residential zoning designation.

PC#2025-38 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-245, 01012-01-246, 01012-01-247, 01012-01-248, 01012-01-249, 01012-01-250, 01012-01-251, 01012-01-252, 01012-01-253, 01012-01-254, 01012-01-255, 01012-01-256, 01012-01-257, 01012-01-258, 01012-01-259, 01012-01-260, 01012-01-261, 01012-01-262, 01012-01-271.

(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. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were located within County Council District three on the West side of town along Brittany Drive. The properties are multi-family housing units and the zoning recommendation of R-5A, Multi-Family Residential would allow for the structures within that zoning designation. Mr. Brashear continued with the presentation showing images of the properties and the surrounding adjacent properties. .

Mr. Brashear read the comments and inquiries received pertaining to the requested zoning map amendment. (A copy of the call log, comments and inquiries are maintained at the Florence County Planning and Building Department.)

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that the apartments known as Brittany Place were under the jurisdictional municipality of the City of Florence.

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

There were no additional questions, comments or discussion from 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 zoning map amendment.

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

Chairman Cheryl Floyd inquired if there was anyone in attendance who desired to speak opposed to the requested zoning map amendment.

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

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested zoning map amendment **PC#2025-38** be approved as presented for R-5A, Multi-Family Residential zoning designation / Second – Vice-Chairman Dwight Johnson / The Commission voted 9 to 0 to approve the requested zoning map amendment **PC#2025-38** for R-5A, Multi-Family Residential zoning designation.

Mr. Brashear requested permission from the Chairman of the Commission to address the public.

He explained to the public in attendance and online that the decisions of the Board of the Planning Commission pertaining to zoning designations were recommendations to the Florence County Council. Florence County Council in turn would review those recommendations in three readings prior to making final execution of recommended zoning designations. He further explained that the first reading was an introduction of the Ordinance, the second and third readings are where County Council would review and accept or deny the recommended request. The meeting held at the Planning

Commission tonight was the public hearing for the items which gave anyone an opportunity to present, speak and express their concerns regarding any zoning designations. He further stated that if anyone desired to present anything or had questions regarding the zonings which would move onto Florence County Council, they should contact and reach out to the Clerk to County Council, Mrs. Hope Jones in the Florence County Administration Office. If they needed her contact information they should contact Planning and Building Staff and they would make that information available to them.

Sketch Plans:

PC#2025-39

Sketch Plan Requested By Nathan Pound, PE / Thomas & Hutton For Brighton Grove, Located Off Of E. McIver Road, Quinby, SC, As Shown On Florence County Tax Map Number 00175, Block 01, Parcels 037 and 038.

(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. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report to the Commission and stated the properties were approximately 57.57 acres with water available to the site by the City of Florence. Sewer is not presently available but the City of Florence has stipulated that they are willing to provide sewer services to the location. He mentioned that the information packet had the properties zoned designation as Unzoned and R-3A, but staff had recently become aware that the property has actually been annexed and zoned through the Town of Quinby and all the property is presently zoned R-3A. Staff conducted a technical review of the sketch plan and is satisfied that all questions have been answered and the sketch plan meets all technical review requirements of Florence County Land Development Standards. The property is located just South of the Town in Quinby. Mr. Brashear continued with the presentation providing images of the property and the adjacent properties. There is a small parcel within the two larger parcels that is unzoned and will remain unzoned as that property owner did not desire to sell their parcel to the developer to make it a part of the subdivision. The developer will develop around that parcel of land. Presently, both parcels are vacant land including the small parcel and the property is adjacent to the City of Florence Municipal

boundaries. Mr. Brashear went over details of the sketch plan and provided information regarding street trees, sidewalks, and the likes. As an R-3A zoning designation the minimum lots sizes are fifty (50') feet wide and "A" designates that no manufactured homes are allowed in the zoning district. The sketch plan proposes for 211 residential lots, with sixteen point six (16.6) acres of open space and the property is not within a flood zone. The property was properly posted, public meeting advertised and staff has not received any comments or inquiries regarding the requested sketch plan.

There were questions and comments from the Commission.

In response to questions and comments from the Commission Mr. Brashear stated that Florence County could come back at a later time and recommend zoning of the smaller parcel contiguous with the adjacent properties so as not to have a zoning donut hole; as all the surrounding area would be designated as R-3A. The zoning could not be presently addressed because proper notice had not been provided to the property owner per Florence County Ordinances. There was discussion of annexation of the property into the City of Florence and Mr. Brashear explained the procedures for annexation and also explained that it would not be unusual for Florence County Planning Commission to go through the sketch plan approval process; the development plans; and the likes of the groundwork and the developer then annex the property into the City of Florence, either before permits or before the homes are actually sold. Sidewalks are included in the sketch plan. Ensuring trees and the likes are placed into a development is completed during the final inspection. If the trees are not installed during the final inspection, depending upon the number and conditions staff could allow that part to be escrowed until the project is finalized.

There was continued discussion regarding what is a part of the final inspection for subdivisions and also what could be a part of the escrow. Mr. Brashear explained that some completed subdivisions may not have trees and the likes but some are also bonded out. Staff is doing all they can to ensure that all requirements including sidewalks, trees, etc., are completed prior to the final plat being recorded for completed subdivisions. Mr. Brashear stated that the developer was present and could answer any further questions that the Commission had.

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

There were no additional questions, comments 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 proposed sketch plan.

There was no public in attendance who desired to speak in favor of the proposed sketch plan.

Chairman Cheryl Floyd inquired if there was anyone in attendance who desired to speak opposed to the proposed sketch plan.

There was no public in attendance who desired to speak opposed to the proposed sketch plan.

Mr. Nathan Pound, PE, Thomas & Hutton was present in the meeting and stated that he was the Engineer for the project. He further stated that Mr. Brashear had covered the project well and that he was available for any questions. He stated that the developer had already completed the process to annex the development into the Town of Quinby. The City of Florence had agreed to provide utilities and they have no intentions of annexing the property into the City of Florence. At the time of final plat recording, all trees should be planted and in place upon final inspection by the Planning Department.

Mr. Brashear stated that the property had been annexed into the Town of Quinby and that the roads would be private roads as the Town of Quinby does not have a mechanism to maintain its streets. The developer is aware of that and will be maintaining responsibilities of the streets. It will still have to go through all proper inspections, but the roads will not be maintained by Florence County, as they will be assigned to the Town of Quinby.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brashear stated that the road maintenance would be built into whatever description the developer had laid out for the HOA when they turnover that responsibility to that Community.

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the proposed sketch plan **PC#2025-39** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 9 to 0 to approve the proposed sketch plan **PC#2025-39**.

PC#2025-40

Sketch Plan Requested By Bluewater Civil Design, LLC For Freedom Reserve, Located Off Of E. National Cemetery Road, Florence, SC, As Shown On Florence County Tax Map Number 00208, Block 01, Parcel 057.

(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. J. Shawn Brashear, Director Florence County Planning and Building presented the staff report to the Commission and stated the property was in County Council District six and the applicant was Contender America. The parcel is approximately 70.32 acres with water available to the site by the City of Florence. Additionally, the City of Florence has stated they are willing to also serve sewer to the site. The surrounding and adjacent properties are residential, rural, vacant land, unzoned and some commercial businesses nearby. The property is not within a flood zone. Mr. Brashear provided some detailed information regarding the development to be developed Southeast of the City of Florence, off of Freedom Boulevard. The proposed sketch plan provides for 182 residential lots. Mr. Brashear continued with the presentation showing images of the property and the adjacent properties saddled between E. National Cemetery Road and Freedom Boulevard. He further stated that a technical review meeting was held to review the technical aspects of the sketch plan and all issues and concerns were resolved. The development will have street trees and sidewalks.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brashear stated that the cut outs within and along the property on Freedom Boulevard were a planned initiative by the Department of Transportation when the road was built to allow for future accesses to the properties along Freedom Boulevard. He also mentioned that note number 16, listed on the sketch plan would be a variance approval along with the sketch plan if the Planning

Commission approved the proposed request. He stated that sidewalks could potentially stop at lot lines. Basically, there could be a gap for one or two lots if they are not purchased then you could have the sidewalks pick back up again.

There was further discussion from the Commission regarding sidewalks and the damages to sidewalks prior to the completion of the project.

Mr. Brashear stated that the practice was typical as the builders did not desire to have their sidewalks destroyed by their vehicles or trees run over prior to the completion of the project. The developer is requesting the variance of allowing that to be a part of the conditional approval so that when the building inspector goes out to conduct the final inspection for the lots there would have to be a tree and a sidewalk installed. This would extend the bond amount for the project by allowing that conditional requirement. The street trees would have to be installed at the time of certificate of occupancy, not at the time of close out.

There was further comments and discussion from the Commission regarding fire hydrants being mandated and not suggested as listed in sketch plan item number 15.

In response to the comments and discussion from the Commission Mr. Brashear stated to the Commission and public in attendance that the proposed plan was a sketch plan and that the actual location and sizes of fire hydrants and the likes would be reviewed and approved as a part of the development plan. If the proposed sketch plan is approved the developer would have to produce another set of plans which are the development plans and in those they would have to show where all the actual infrastructure is and the fire department at that time would then look and approve the location and sizes of those hydrants.

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

There were no additional questions, comments 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 proposed sketch plan.

Ms. Ashley Henthorn, 718 Lowndes Hill Road, Greenville, SC, the Engineer of record with Bluewater Civil Design was present in the meeting and spoke in favor of the proposed sketch plan. She stated that staff had presented the sketch plan project well and that she was available to answer any additional questions the public or Commission had.

There were no questions from the public or Commission and Chairman Cheryl Floyd inquired if there was anyone in attendance who desired to speak opposed to the proposed sketch plan.

There was no public in attendance who desired to speak opposed to the proposed sketch plan.

There was further discussion, questions, and comments by the Commission regarding sidewalks and the bonds. After their discussion, comments and questions, Commissioner Glynn Willis made a motion that the proposed sketch plan **PC#2025-40** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 9 to 0 to approve the proposed sketch plan **PC#2025-40**.

During the public portion of the meeting Mrs. Lucille Wheeler, 3004 Falcon Way, Florence, SC was present in the meeting and asked to speak. She indicated that she is new as a homeowner and desired to know about zoning. She had been in the meeting but did not understand or was not able to follow what was going on.

Mr. Brashear along with the Planning Commission Members went back to PC Item Number 2025-36, pulled up the aerial photos and went over the zoning and recommendations so that Mrs. Wheeler could ask questions and get a better understanding of the zoning designation and what that residential zoning recommendation meant for her property and the adjacent properties.

The Public Hearing portion of the meeting was closed.

V. Other Business:

During the other business segment of the meeting Commissioner Glynn Willis mentioned the discussion and comments of the Commission from the meeting of October 28, 2025 concerning a requested text amendment and the proposed changes. He provided

comments of his meeting with staff regarding the proposed changes and how the County seeks to ensure the protections of farmers, large landowners and the community from the abuse of others who would try to detour the land use regulations in an improper way. He stated that he felt that staff's research had been sufficient and that the item should be brought back before the Commission in November to explain the positives and reasons for the requested changes.

Mr. Brashear provided a brief example indicating that someone who had one hundred acres of land and someone wanted to allow their son to build a house on the property. He stated that rarely would someone come into Planning to obtain a permit to build a house on a hundred acre lot. They most times would go and get a plat and cut out a small piece of the land into the son's name as they do not desire to go into the bank and put the whole one hundred acres of the farm or large land under the banks name. They would most times prefer to cut out parcels of the land and put it in the child or grandchild's name to protect the remainder of the land. What staff is trying to prevent is mass development on a tract of land where there is no subdividing and you can have that when there is no oversight within the Ordinance. Staff wants to ensure that there are stipulations in place if someone wants to come into the County and build something large, then what acreage and density size would cause that to have to come to the Planning Commission for review and recommendation. This would be addressed within the requested changes within the text proposed text amendment.

There was further discussion of sketch plans and how long the developer had to complete the approved project of the sketch plan. Mr. Brashear explained the requirements of how the phases of the sketch plan and invested rights of the developer by the state worked; and, how those actions are handled within Florence County when approved sketch plan developments are not completed within a timely manner and when they must come back before the Commission for review and reapproval. Staff also intends to meet with some local farmers within Florence County to obtain their input regarding zonings of large farm areas, and rural properties, as they continue to review areas for recommended zonings within Florence County.

Commissioner Allie Brooks recognized the Vice-Chairman Dwight Johnson for his observation of noticing the concerns of a member of the public and the Chairman Cheryl Floyd for allowing Mrs. Wheeler to come forward to express her concerns regarding what she did not understand about the zoning and Planning Commission Meeting. Chairman

Cheryl Floyd reiterated that the Commission desires that the public come and address their concerns before the Planning Commission as they are the recommendation to County Council and they want to ensure that the public is heard regarding any item presented before them.

Director's Report:

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

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

VI. Adjournment:

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the Planning Commission meeting be adjourned / Second – Commissioner Glynn Willis / The Commission voted 9 to 0 to adjourn the meeting.

The meeting adjourned at 7:09 p.m.

Lisa M. Becoat
Secretary

Approved by:

J. Shawn Brashear

Director, Planning and Building

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