

**Minutes**  
**Regular Meeting of the Florence County Planning Commission**  
**Tuesday, July 22, 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 6:06 p.m.

**II. Attendance:**

**Commissioners Present:** Cheryl Floyd, Chairman  
Dwight Johnson, Vice-Chairman  
Allie Brooks  
Glynn Willis  
Jeffrey Tanner

**Commissioners Absent:** Doris Lockhart  
John Martin  
Chris Mishoe  
Greggory Miller

**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 Allie Brooks provided the invocation for the meeting.

### III. Review and Motion of Minutes:

- **Meeting of June 24, 2025**

**Motion to approve minutes** – Commissioner Allie Brooks made a motion to approve the minutes of the Planning Commission meeting of June 24, 2025 / Second – Vice-Chairman Dwight Johnson / Unanimously approved 5 to 0 the minutes of the June 24, 2025, Planning Commission meeting.

### IV. Public Hearing:

#### Map Amendments:

**PC#2025-26                      Map Amendment Requested By David W. Elliott To Change The Zoning Designation For Property Located Off East Palmetto Street Florence, SC, As Shown On Florence County Tax Maps As 00276-01-021 (CMU) and 00307-01-001 From Unzoned (UZ) To Planned Development District (PD).**

(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 right off the east side of Palmetto Street, by the Fairgrounds. The properties are in County Council District 6, the applicant is David W. Elliott, and 34.72 acres of the property are in the commercial mixed use district while 342.78 acres of the property are unzoned. Water to the site is available through the City of Florence, however, sewer services are presently not available. The applicant and staff have been in contact with the City of Florence, and they have indicated that City sewer services will be provided to the location. Mr. Brashear continued with the presentation showing images of the property and the surrounding adjacent properties. The proposed sketch plan for the planned development has been reviewed at a Technical Review Meeting and all concerns by regulatory agencies have been satisfied. It is proposed to have four hundred and fifty lots at forty-five feet wide on thirty-five percent of the property; another four hundred and twenty lots at fifty-five feet wide on thirty-five percent of the property and three hundred and eighty nine lots at sixty-five feet wide on thirty-one percent of the property. The development proposes having three ingress and egress accesses from Liberty Chapel Road, Firetower Road and East Palmetto Street. He further stated that one small property that abuts Palmetto Street would be reserved for B-3 commercial usage and the sketch plan for the planned development lists the types of commercial businesses that would fit within the requested planned development. The developer has provided a narrative of how the planned development fits within the technical

requirements of the Florence County Code of Ordinances. The property is presently vacant wooded land on all sides.

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 staff had not received any comments or inquiries pertaining to the requested zoning map amendment.

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 amendment.

Mr. Jeremy Bunner, Vice-President, Land Acquisition for Integral, was present in the meeting and spoke in favor of the requested zoning map amendment. He stated they are the applicants for the project along with Paul Tryon, David Elliott the Engineer for the project and Robert Thomas. They desire to build a master plan community and not just another subdivision. Their goal is to meet the future need for housing on the East side of Florence in anticipation of future development. They are looking forward to being good neighbors to Francis Marion University and the many travelers that transit the area of the East Gateway into Florence and to Myrtle Beach, South Carolina. They are in support of the project and are available to answer any questions from the public and the Commissioners.

There were no additional comments or questions and Chairman Cheryl Floyd inquired if there was any public 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 amendment.

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the requested zoning map amendment **PC #2025-26** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 5 to 0 to approve the requested zoning map amendment **PC#2025-26** as presented.

**PC#2025-22**

**Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-010, 00238-01-024, 00238-01-032, 00238-01-039, 00238-01-042, 00238-01-061, 00238-01-064, 00238-01-069, 00238-01-071, 02371-01-024, 02371-01-025, 02371-01-026, 02371-01-027, 02371-01-029, 02371-01-030, 02371-01-031, 02371-01-032,**

02371-01-033, 02371-01-034, 02371-01-036, 02371-01-037,  
 02371-01-039, 02371-01-040, 02371-01-041, 02371-01-042,  
 02371-02-001, 02371-02-002, 02371-02-003, 02371-02-005,  
 02371-02-006, 02371-02-008, 02371-02-009, 02371-02-012,  
 02371-02-013, 02381-01-005, 02381-01-006, 02381-01-007,  
 02381-01-009, 02381-01-010, 02381-01-011, 02381-01-012,  
 02381-01-013, 02381-01-014, 02381-01-015, 02381-01-016,  
 02381-01-017, 02381-01-018, 02381-01-019, 02381-01-020,  
 02381-01-021, 02381-01-022, 02381-02-002, 02381-02-003,  
 02381-02-004, 02381-02-005, 02381-02-006, 02381-02-007,  
 02381-02-008, 02381-02-009, 02381-02-010, 02381-02-011,  
 02381-02-012, 02381-02-013, 02381-02-014, 02381-02-015,  
 02381-02-016, 02381-03-001, 02381-03-002, 02381-03-003,  
 02381-03-004, 02381-03-005, 02381-03-006, 02381-03-007,  
 02381-03-008, 02381-03-009, 02381-03-010, 02381-03-011,  
 02381-03-012, 02381-03-013, 02381-03-014, 02381-03-015,  
 02381-03-017, 02381-03-020, 02381-03-021, 02381-03-022,  
 02381-03-023, 02381-03-024, 02381-03-025, 02381-03-026,  
 02381-03-029, 02381-03-030, 02382-01-001, 02382-01-002,  
 02382-01-003, 02382-01-004, 02382-01-005, 02382-01-006,  
 02382-01-007, 02382-01-008, 02382-01-009, 02382-01-010,  
 02382-01-011.

(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 unzoned and within the Country Club of South Carolina and were in County Council Districts six and a portion of seven. The existing land use is a golf course, unzoned properties with developed and undeveloped lots. It is located within the northern corridor of Florence County. Mr. Brashear continued with the presentation showing images of the properties and adjacent properties. He stated that the lots were being recommended for the most restrictive residential zone district in Florence County designed for larger lots and larger homes. He additionally stated that home based businesses were allowed within the requested residential zoning district, but no signs or images could be placed outside of the home or homes to indicate that a business was being conducted there.

Mr. Brashear stated that he had an exhaustive list of comments and inquiries received pertaining to the requested zoning map amendments for PC items 2025-22, 23 and 24. He provided and read all the comments to the Commission. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

Mr. Brashear further stated that letters had gone out to all property owners and that staff had conducted four different community public meetings. The meetings were held at the community club house providing the opportunity for residents to speak with staff and inquire about the recommended zoning of the properties within the proposed area and why the recommended zoning was taking place. It is another segment of the overall goal that one day the entire County will be zoned. He stated that the donut holes within the County had been zoned, the major Highway 76 and 327 corridors and now staff were reviewing and picking up the large subdivisions adjacent to those major corridors and offering protection to those communities.

The Commission complimented staff on their due diligence effort of going into the neighborhoods and speaking with the communities regarding the requested zonings for their area.

There were questions and comments from the Commission.

In response to questions and comments from the Commission Mr. Brashear stated that the golf course and throughways were included in the recommended zonings and would be zoned R-1 if approved along with the other properties. Golf courses, tennis courts, i.e. support uses and the likes are allowed within an R-1 zoning district.

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

There were no 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 amendment.

Mr. Herman Cook, 3809 Byrnes Boulevard, Florence, SC, County Club of South Carolina, was present in the meeting and spoke in favor of the requested zoning map amendment. He stated that their residence is in the County Club of South Carolina but the property directly across the street from their home was not and he wanted to know how the recommended zoning would affect the property across the street from theirs.

In response to the inquiry, Mr. Brashear stated that the affected properties in question would be recommended for a zoning of R-1 and would be captured in a later agenda.

Mr. Victor Caulder, 2223 Zaharias Court, Florence, SC, was present in the meeting and spoke in favor of the requested zoning map amendment. He stated that they recently moved to Florence from Charleston, SC, and purchased their home. There are several vacant and open lots beside their property, and they are in strong support of the recommended rezoning of R-1 for the properties.

Cynthia Barsha, 4332 Byrnes Boulevard, Florence, SC, was present in the meeting and spoke in favor of the requested zoning map amendment. She stated that she left Miami and purchased her property in Florence because of the community and how spaced out the homes are. She feels blessed and secure while walking around her community, riding her bike and even just walking her dog. She desires that the integrity of the neighborhood stay the same as that is what her family bought into. She is in support of the recommended rezoning to maintain the structure of the community.

Chairman Cheryl Floyd inquired if there was any public 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 and or discussion and Commissioner Glynn Willis made a motion that the requested zoning map amendment **PC #2025-22** be approved as presented for an R-1 zoning designation / Second – Commissioner Allie Brooks / The Commission voted 4 to 0 to approve the requested zoning map amendment **PC#2025-22** as presented for an R-1 zoning designation. (Vice-Chairman Dwight Johnson abstained from the voting as he indicated that he owns property within the requested zoning area of the Country Club of South Carolina.)

**PC#2025-23**

**Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 02382-01-012, 02382-01-014, 02382-01-015, 02382-01-016, 02382-01-017, 02382-01-018, 02382-01-019, 02382-01-020, 02382-01-021, 02382-01-022, 02382-01-023, 02382-01-024, 02382-01-025, 02382-01-026, 02382-01-027, 02382-01-028, 02382-01-029, 02382-01-030, 02382-01-031, 02382-01-032, 02382-01-033, 02382-01-034, 02382-01-035, 02382-01-036, 02382-01-037, 02382-01-038, 02382-02-002, 02382-02-003, 02382-02-004, 02382-03-001, 02382-03-002, 02382-03-003, 02382-03-004, 02382-03-005, 02382-03-006, 02382-03-007, 02382-03-009, 02382-03-010, 02382-03-011, 02382-03-012, 02382-03-013, 02383-01-001, 02383-01-002, 02383-01-003, 02383-01-004, 02383-01-005, 02383-01-006, 02383-01-007, 02383-01-008, 02383-01-009, 02383-01-010, 02383-01-011, 02383-01-012, 02383-01-013, 02383-01-014, 02383-01-015, 02383-01-016, 02383-02-001, 02383-02-002, 02383-02-003, 02383-02-004, 02383-02-005, 02383-02-006, 02383-02-007, 02383-02-008, 02383-02-009, 02383-02-010, 02383-02-011, 02383-02-012, 02383-02-013, 02383-02-014, 02383-02-015, 02383-02-016,**

02383-03-001, 02383-03-002, 02383-03-003, 02383-03-004,  
02383-03-005, 02383-03-006, 02383-03-007, 02383-03-008,  
02383-03-009, 02383-03-010, 02383-03-011, 02383-03-012,  
02383-03-013, 02383-03-014, 02383-03-015, 02383-03-016,  
02383-03-017, 02383-03-018, 02383-03-019, 02383-03-020,  
02383-03-021, 02383-03-022, 02383-03-023, 02383-03-024,  
02383-03-025. 02383-03-026, 02383-03-027, 02383-03-028,  
02383-03-029.

(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 unzoned properties were located within the Country Club of South Carolina in the northern corridor of Florence County. As part of the presentation, he showed images of the properties and the adjacent properties.

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

There were no 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 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 any public 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 amendment.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the requested zoning map amendment **PC #2025-23** be approved as presented for an R-1 zoning designation / Second – Commissioner Glynn Willis / The Commission voted 4 to 0 to approve the requested zoning map amendment **PC#2025-23** as presented for an R-1 zoning designation. (Vice-Chairman Dwight Johnson abstained from the voting as he indicated that he owned property within the requested zoning area of the Country Club of South Carolina.)

**Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 02383-03-030, 02383-03-031, 02383-03-032, 02383-03-033, 02384-01-001, 02384-01-002, 02384-01-003, 02384-01-004, 02384-01-005, 02384-01-006, 02384-01-007, 02384-01-008, 02384-01-009, 02384-01-010, 02384-01-011, 02384-01-012, 02384-01-013, 02384-01-014, 02384-01-015, 02384-01-017, 02384-01-018, 02384-01-021, 02384-01-022, 02384-01-023, 02384-01-024, 02384-02-002, 02384-02-003, 02384-02-004, 02384-02-005, 02384-02-006, 02384-02-007, 02384-02-008, 02384-03-001, 02384-03-002, 02384-03-003, 02384-03-004, 02384-04-002, 02384-04-003, 02384-04-004, 02384-04-005, 02384-04-006, 02384-04-007, 02384-04-008, 02384-04-009, 02384-04-010, 02384-04-011, 02384-04-012, 02384-04-013, 02384-04-014, 02384-04-015, 23806-01-007, 23806-01-008, 23806-01-009, 23806-01-010, 23806-01-011, 23806-01-013, 23806-01-014, 23806-01-015, 23806-01-016, 23806-01-017, 23806-01-018, 23806-01-019, 23806-01-020, 23806-01-021, 23806-01-022, 23806-01-023, 23806-01-024, 23806-01-025, 23806-01-026, 23806-01-027, 23806-01-028, 23806-01-029, 23806-01-030, 23806-01-031, 23806-01-032, 23806-01-034, 23806-01-035, 23806-01-036, 23806-01-037, 23806-01-038, 23806-01-041, 23806-01-042, 23806-01-043, 23806-01-044, 23806-01-045, 23806-01-046, 23806-01-047, 23806-01-048, 23806-01-049, 23806-01-050, 23806-01-051, 23806-01-053, 23806-01-054, 23806-01-055, 23806-01-056, 23806-01-057, 23806-01-058, 23806-01-059, 23806-01-060, 23806-01-061, 23806-01-062.**

(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 unzoned properties were within the Country Club of South Carolina, in the northern sector of Florence County. Mr. Brashear continued with the presentation showing images of the property and adjacent properties.

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. Brashear stated that the previous comments read out in the meeting pertained to PC items 2025-22, 23 and 24. Staff did not locate any nonconforming properties within the requested zoning areas.



There were no further 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 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 any public 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 amendment.

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the requested zoning map amendment **PC #2025-24** be approved as presented for an R-1 zoning designation / Second – Commissioner Glynn Willis / The Commission voted 4 to 0 to approve the requested zoning map amendment **PC#2025-24** as presented for an R-1 zoning designation. (Vice-Chairman Dwight Johnson abstained from the voting as he indicated that he owned property within the requested zoning area of the Country Club of South Carolina.).

**Text Amendments:**

**PC#2025-25**

**Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, Sec. 30-111, (10) And (11).**

(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 proposed changes would be two new sections for the development standards for unzoned areas within Florence County Zoning Ordinance. He further stated that within the unzoned areas the ordinance did not address development standards for townhomes and minimal standards for multi-family housing. Staff understands that different types and sorts of housing are needed and thus some regulations are required to be in place to address that. Staff has reviewed the ordinance for other zoning designations and types of housing and made those applicable for the unzoned areas within the requested new sections. Mr. Brashear went over the requested changes in detail with the Commissioners and public in attendance at the meeting including requirements pertaining to roads, densities, sidewalks, fencing, parking, bufferyards, and the likes within these unzoned

areas. Staff understands that different housing types are needed in the unzoned areas but also want to ensure the respectability of the neighbors in those areas as the properties are unzoned.

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

Vice-Chairman Dwight Johnson stated that he did not have any questions but did desire to amend the requested text amendment once the motion was made. He wanted to amend the text amendment to include the applicable sections of the Ordinance that would allow Planning Commission approval of any projects that would exceed five acres for both Townhomes and Multi-Family developments. Five acres fits with the other sections of the Florence County Ordinance zoning standards and should apply in these sections as it would be consistent with the amendment.

There was discussion of clarification of the wording to the amended text. That Staff would be limited to the improvements of developments up to five acres; beyond that it would have to be reviewed by the Planning Commission for townhomes and multi-family developments.

Mr. Brashear stated that if the text amendment were approved staff would ensure that the information was placed within the applicable sections of the ordinance.

There were no further questions, comments, or discussion and Commissioner Glynn Willis made a motion that the requested text amendment be made to **PC#2025-25** , “That staff would be limited to approving developments up to five acres for townhomes and multi-family developments within the unzoned areas, approval from the Planning Commission would be required if the project exceeded five acres.” / Second – Commissioner Allie Brooks / The Commission voted 5 to 0 to approve the amendment to the request text amendment in **PC# 2025-25**.

Commissioner Allie Brooks made a motion to approve the Text Amendment **PC #2025-25** as amended. / Second – Commissioner Glynn Willis / The Commission voted 5 to 0 to approve the requested text amendment **PC #2025-25** as amended.

**PC#2025-21**

**Request For Text Amendments To The Florence County Code of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE.**

(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 planning commission items were taken out of numerical order as the recommended text amendment was deferred last month as staff desired additional time to review the requested changes to the text amendment. Staff provided a summation of the recommended changes to the requested text amendment to each Commissioner. Mr. Brashear stated that since so many changes were made within the requested text amendment staff thought it would be easier to understand a summation of what the requested changes were. For the most part there were no regulatory changes, staff desired to clean up the language, formatting and the likes to make the sections of the ordinance more conducive. For the public's edification and the Commission members understanding Mr. Brashear went through page by page of the requested changes that were being requested for the land development and subdivision section of the ordinance.

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 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 were no further questions, comments, or discussion and Commissioner Glynn Willis made a motion to approve as presented text amendment **PC #2025-21**. / Second – Commissioner Allie Brooks / The Commission voted 5 to 0 to approve as presented text amendment **PC #2025-21**.

The Public Hearing portion of the meeting was closed.

## **V. Other Business:**

### **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 (June 2025)**
- **Building Report for (June 2025)**

**VI. Adjournment:**

Prior to adjournment of the meeting, Mr. Brashear informed the Commission and the public in attendance at the meeting that the Planning Commission would have a published meeting in August of 2025.

There were no further questions, comments and or discussion and Vice-Chairman Dwight Johnson made a motion that the Planning Commission meeting be adjourned / Second – Commissioner Glynn Willis / The Commission voted 5 to 0 to adjourn the meeting.

The meeting adjourned at 6:50 p.m.

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Lisa M. Becoat  
Secretary

Approved by:

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J. Shawn Brashear  
Planning Director

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