

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, June 24, 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 6:03 p.m.

II. Attendance:

Commissioners Present: Cheryl Floyd, Chairman
Allie Brooks
Doris Lockhart
Glynn Willis
Jeffrey Tanner
John Martin
Chris Mishoe

Commissioners Absent: Dwight Johnson, Vice-Chairman

Staff Present: J. Shawn Brashear, Planning Director
Holly Smith, Senior Planner
Cierra McFadden, Planner II
Lisa Becoat, Administrative Assistant/Secretary

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

Chairman Cheryl Floyd led the Pledge of Allegiance to the American Flag and provided the invocation for the meeting.

III. Review and Motion of Minutes:

- **Meeting of May 27, 2025**

Motion to approve minutes – Commissioner Glynn Willis made a motion to approve the minutes of the Planning Commission meeting of May 27, 2025 / Second – Commissioner Allie Brooks / Unanimously approved 7 to 0 the minutes of the May 27, 2025, Planning Commission meeting.

Prior to the review of the meeting items on the Planning Commission's agenda Mr. J. Shawn Brashear requested that the Commission consider striking the Tax Map Number 02381-03-018 from PC #2025-16 as a redundant property with another item on the agenda. He stated when that reached that item number on the agenda, he would make the Commission aware of the removal.

Chairman Cheryl Floyd recognized the many dedicated years of service to the Citizens of Florence County and the Planning Commission by Commissioner Karon Epps and Commissioner Linda Borgman. Both Commissioners have or will be replaced on the Planning Commission Board.

Mr. J. Shawn Brasher additionally stated that staff desired that the Commission defer the Text Amendment PC# 2025-21 until the next meeting in July 2025. He would remind the Commission once they reached that item in the meeting.

IV. Public Hearing:

Map Amendments:

PC#2025-14 Map Amendment Requested By Florence County To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 00238, Block 01, Parcel 010, From Unzoned To R-3A, Single Family Residential District.

(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 portion of property was in County Council District 6 in the County Club area of Highway 327. Earlier last year the Commission zoned the outer layers of Highway 327 and now staff are going back and zoning the neighborhoods within that area. The property is sandwiched within townhomes and is a remainder of country club property that staff was requesting a portion of the property to be zoned R-3A. Staff will request the properties to the left and to the right to also be zoned R-3A but is only requesting a portion of the one property to be zoned R-3A. Mr. Brashear continued with the presentation showing images of

the property and the surrounding adjacent properties. Staff had three public community meetings at the Country Club prior to the public hearing, but only two included the property being discussed. All the public that attended the community meetings were in favor of the requested zoning designations.

Mr. Brashear provided the comments and inquiries received pertaining to the requested zoning map amendments and stated that all the comments and inquiries received were exclusive to PC items 2025-14, 15 and 16 which are all zonings of properties within the Country Club Highway 327. 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.)

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 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 Glynn Willis made a motion that the requested zoning map amendment **PC #2025-14** be approved as presented / Second – Commissioner Allie Brook / The Commission voted 7 to 0 to approve the requested zoning map amendment **PC#2025-14** as presented.

PC#2025-15

Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To R-1, Single Family Residential District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 02381-01-023, 02381-01-024, 02381-01-025, 02381-01-026, 02381-02-001, 02381-03-016, 02381-03-018, 23806-01-039, 23806-01-040.

(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 nine (9) properties were in a circle within the Country Club of South Carolina and that the larger lots fit the recommended R-1 zoning designation.

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

In response to questions from the Commission, Mr. Brashear stated that the previous comments and inquiries read pertained to all the recommended zoning of the properties within the County Club of South Carolina. The comments were simple inquiries or were in favor of the zoning recommendations. Staff additionally, had two town halls with the community on the zoning of the properties. The properties were properly posted, and letters went out to all the property owners.

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 #2025-15** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to approve the requested zoning map amendment **PC#2025-15** as presented.

Mr. J. Shawn Brashear requested that the Commission strike the Tax Map Number 02381-03-018 from PC #2025-16 as a duplicate tax map number.

Commissioner Glynn Willis made a motion that the requested Tax Map Number 02381-03-018 be stricken from PC #2025-16 as a duplicate tax map number. / Second – Commissioner Allie Brooks / The Commission voted 7 to 0 to strike from PC #2025-16 Tax Map Number 02381-03-018.

Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To R-3A, Single Family Residential District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-060, 02381-03-019, 02381-03-031, 02381-03-032, 23806-01-001, 23806-01-002, 23806-01-003, 23806-01-004, 23806-01-005, 23806-01-006, 23807-01-001, 23807-01-002, 23807-01-003, 23807-01-004, 23807-01-005, 23807-01-006, 23807-01-007, 23807-01-008, 23807-01-009, 23807-01-010, 23807-01-011, 23807-01-012, 23807-01-013, 23807-01-014, 23807-01-015, 23807-01-016, 23807-01-017, 23807-01-018, 23807-01-019, 23807-01-020, 23807-01-021, 23807-01-022, 23807-01-023, 23807-01-024, 23807-01-029, 23807-01-034.

(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 thirty-six (36) properties were within the Country Club of South Carolina. When staff met with the community they appeared to be in support of the requested zoning for the aforementioned properties. Letters were sent to the property owners, and the properties were properly posted.

There were questions by the Commission.

In response to questions from the Commission, Mr. Brashear stated that the properties included the undeveloped areas in the center of the property area. The land area was not large enough to recommend R-1 zoning and thus staff recommended R-3A zoning for the designated areas.

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

There was discussion of the excellent job staff did in meeting with the community and getting community feedback prior to presenting the properties for zoning to the Planning Commission.

In response to the attorney of staff's public community zoning outreach, Mr. Brashear stated that next month staff would be bringing the remaining Tax Map Numbers of three hundred or so properties within the Country Club of South Carolina for zoning. A community public outreach meeting was held again on June 23, 2025, from 3:00 p.m. to 6:00 p.m., and staff will meet again with the community on Thursday, June 26, 2025, to gain their input before presenting the properties to the Planning Commission for recommended zoning. The turnouts have been well attended by the Community.

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 Jeffrey Tanner made a motion that the requested zoning map amendment **PC #2025-16** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to approve the requested zoning map amendment **PC#2025-16** as presented.

PC#2025-17

Map Amendment Requested By Rodney Rogers To Change The Zoning Designation For Property Of Tax Map Number 00077, Block 01, Parcel 002 Located At 3520 Alligator Road, Florence SC, From Unzoned to B-3 General Commercial.

(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 11.59 acres of unzoned property was in County Council District Four at 3520 Alligator Road, Florence, SC. The site has the City of Florence water, but no sewer is available to the area. The B-3 zoning designation is supported by the comprehensive plan. Mr. Brashear continued with the presentation showing images of the property and the adjacent properties. The property is currently utilized as a mini storage facility and has a manufactured home park on one side and manufactured homes all around. Directly across the road is also a stick built home, with some manufactured homes also on the same lot. It is a commercial use property. The property owners have been notified, and proper notice of the requested zoning was posted and advertised. Staff has received no telephone calls and or inquiries regarding the proposed zoning.

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 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 Glynn Willis made a motion that the requested zoning map amendment **PC #2025-17** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the requested zoning map amendment **PC#2025-17** as presented.

PC#2025-18 Map Amendment Requested By Thomas and Hutton/Walter Warren To Change The Zoning Designation For Property Of Tax Map Number 00175, Block 01, Parcel 037 Located At East McIver Road, Florence SC, From R-1 Single Family Residential District to R-3A Single Family Residential District.

(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 35.88 acres of property was located on East McIver Road, Florence, SC and the owner of record was Robyn Jones. The property is located just outside of the municipal boundaries of Quinby, South Carolina. He further stated that earlier last year the Williamsburg Circle community area was zoned R-3A and now the owner desires that the contiguous property be zoned R-3A. The comprehensive plan land use designation supports the proposed recommended zoning for the property. It is a large vacant parcel, and staff has properly posted the property, notified the property owner and advertised the zoning per the requirements of the Florence County Ordinances. Staff has not received any comments or inquiries regarding the recommended zoning of the property.

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

In response to questions from the Commission, Mr. Brashear stated that City Zoning was also adjacent to the proposed requested zoned property and the R-3A zoning is equivalent to the zoning for that area.

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 #2025-18** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 6 to 1 to approve the requested zoning map amendment **PC#2025-18** as presented. Commissioner John Martin was opposed to the requested zoning map amendment.

Sketch Plans:

PC#2025-19

Sketch Plan Requested By McNabb, LLC For Annberry, Located Off Of N. Ebenezer Road, Florence SC, As Shown On Florence County Tax Map Number 00098, Block 01, Parcel 432.

(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 46.08 acres of property was off N. Ebenezer Road, Florence, SC, with water and sewer available to the site by the City of Florence. The development is proposing forty-nine (49) residential lots on twenty-two (22) acres of the total parcel. Staff conducted a technical review meeting on the sketch plan and all issues have been resolved. Mr. Brashear provided images of the vacant property and adjacent properties and stated that there was a twenty (20') plus foot buffer between the property and the adjacent developed development of Vintage Place. As part of the presentation, he noted on the sketch plan for the

Commission that the road goes in and then at the end becomes a hammerhead and the lines on the sketch plan are the power companies right of way which separates the property from the community beside it. The property was properly posted, and staff did not receive any public comments or inquiries regarding the requested sketch plan. As part of the sketch plan approval, the developer is requesting a variance; note 16, on the sketch plan states that “the road is designed in accordance with the International Fire Code and approved by the Fire Department.” Florence County development standards state that the subdivision must have a cul de sac, however, the fire code provides different options for the roads. What the developer has proposed is an acceptable method by the fire code and the Fire Department has reviewed and accepted the alternate hammerhead method for the road. If the sketch plan is approved that would be a condition to be allowed within the development per the sketch plan vice a cul de sac.

There were questions from the Commission.

In response to questions from the Commission Mr. Brashear indicated that the property would remain unzoned. Staff would prefer the development to be zoned but presently there is nothing to cause that to happen. It is typical for a sketch plan to remain unzoned. Unless the property owner comes back and requests the property be zoned it will remain unzoned. Sidewalks for the development are not shown on the present sketch plan, but the development will have sidewalks.

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

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 proposed sketch plan.

Mr. Darryl Hall, 1081 Wessex Drive, Florence, was present in the meeting and spoke in favor of the proposed sketch plan. He stated that he and his spouse own the property and intend to build residential workforce homes on the lots as they did in other subdivisions. They have met all the County requirements and take responsibility for their proposed project.

There were no questions and or comments for Mr. Hall and Chairman Cheryl Floyd inquired if there was any public 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 were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed sketch plan be approved including the requested road variance for

PC #2025-19. / Second – Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed sketch plan **PC#2025-19** with the requested road variance.

**PC#2025-20 Sketch Plan Requested By Beverly Homes For Oakley Point,
Located Off Of E. Palmetto Street, Florence SC, As Shown On
Florence County Tax Map Number 00307, Block 01, Parcel 012.**

(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, 299.70 acres of property was in County Council District Six and the owner of record was Joseph W. and Mark H. King. He further stated that the property was originally considered and approved earlier in the year for a different sketch plan which was contingent upon zoning and other variances. The property owner, however, has obtained a different developer and is proposing a different development. The lots will vary in size from 50 feet to 60 feet wide. It will be a large subdivision with a total of 665 residential lots. The property is East of the City of Florence on Highway 76. Mr. Brashear continued with the presentation showing images of the property and the adjacent property area. He stated that the development is grouped into 19 phases, and a traffic study was conducted for the project and suggested improvements were recommended by South Carolina Department of Transportation (SCDOT), which should begin with phase 9 of the project. Mr. Brashear provided additional details reviewing the sketch plan with the Commission of the recommended road improvements required to be made per SCDOT's recommendations. Staff has conducted a technical review of the sketch plan and all questions regarding the development have been satisfied. Staff has received no inquiries from the public regarding the proposed sketch plan. The property was properly posted per the Florence County Ordinances and letters sent to the property owner.

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

There were comments from the Commission regarding the development being an improvement from the previous developer's sketch plan which had much smaller lots.

There were no further questions, comments, and or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from those 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 any public 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 were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed sketch plan **PC #2025-20** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 7 to 0 to approve the proposed sketch plan **PC#2025-20** as presented.

Text Amendment:

PC#2025-21 Request For Text Amendments To The Florence County Code of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE.

Based on staff's earlier request in the meeting Chairman Cheryl Floyd requested a motion to defer **PC #2025-21**.

Commissioner Allie Brooks made a motion to defer text amendment **PC #2025-21**. / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to defer 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 (May 2025)**
- **Building Report for (May 2025)**

VI. Adjournment:

Prior to adjourning the meeting, the Chairman reminded the Commission to start early getting their hours of continuing education training completed. If they have questions or any concerns, they should notify planning staff.

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 7 to 0 to adjourn the meeting.

The meeting adjourned at 6:35 p.m.

Lisa M. Becoat
Secretary

Approved by:

J. Shawn Brashear
Planning Director

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