

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

Vice-Chairman Dwight Johnson, called the meeting to order at 6:00 p.m.

**II. Attendance:**

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

**Commissioners Absent:** Cheryl Floyd, Chairman  
Doris Lockhart  
John Martin

**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.

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

Prior to the review of the planning commission meeting minutes and presentation of the items for review on the agenda Vice-Chairman Dwight Johnson, stated that the Chairman was ill and would not be present at the meeting. He welcomed Commissioner Chris Mishoe, the newest member appointed to the Planning Commission. He additionally thanked Commissioner Linda Borgman for her many years of service to the Planning Commission and to the citizens of Florence County. This was Commissioner Borgman's last planning commission meeting.

### **III. Review and Motion of Minutes:**

- **Meeting of February 25, 2025**

**Motion to approve minutes** – Commissioner Allie Brooks made a motion to approve the minutes of the Planning Commission meeting of February 25, 2025 / Second – Commissioner Glenn Willis / Unanimously approved 6 to 0 the minutes of the February 25, 2025, Planning Commission meeting.

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

#### **Map Amendments:**

<b>PC#2025-07</b>	<b>Map Amendment Requested By Florence County To Change The Zoning Designation For A Portion Of The Properties Of Tax Map Numbers 00045, Block 03, Parcels 046, 084, 103, 123, and 04510-03-023, From Unzoned To B-3 General Commercial.</b>
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(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.

Mr. Brashear provided the comments and inquiries received pertaining to the requested zoning map amendment item PC#2025-07. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

He further stated that a recent stir within the Town of Olanta had prompted the requested zoning map amendment. A manufactured home had been placed on a lot that was split zoned. By the roadway the home was not allowed but back behind the remainder of the property which was unzoned was where the manufactured home was placed, it was allowed. A request from the Mayor of the Town requested that staff review the zoning designations of the area and zone the properties accordingly. All property owners were notified of the requested zoning map amendment changes;

however, staff has only spoken with some of the property owners. Staff has not received any inquiries in opposition to the requested zoning map amendment changes.

The properties are in County Council District One with various zoning designations consisting of B-3, R-1 and Unzoned zoning designations. Mr. Brashear continued with the presentation showing images of the various properties and the zonings of those properties. Staff recommended changing the zonings for all the properties to B-3, General Commercial. The properties were properly posted, and property owners were notified of the public meeting.

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

There were no questions, comments and or discussion from the Commission and Vice-Chairman Dwight Johnson 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.

Vice-Chairman Dwight Johnson 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 #2025-07** be approved as presented / Second – Commissioner Allie Brook / The Commission voted 6 to 0 to approve the requested zoning map amendment **PC#2025-07** as presented.

**PC#2025-08                      Map Amendment Requested By Florence County To Change The Zoning Designation For A Portion Of The Properties Of Tax Map Numbers 00045, Block 03, Parcels 048, 049, and 056, From Unzoned To R-1 Single Family Residential.**

(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 in County Council District

One and the zoned properties were approximately 5.54 acres and the unzoned properties were approximately 3.41 acres.

Mr. Brashear provided the comments and inquiries received pertaining to the requested zoning map amendment item PC#2025-08. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

Mr. Brashear continued with the presentation showing images of the various properties, adjacent properties and their zoning designations.

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

There were no questions, comments and or discussion from the Commission and Vice-Chairman Dwight Johnson 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.

Vice-Chairman Dwight Johnson 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 #2025-08** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 6 to 0 to approve the requested zoning map amendment **PC#2025-08** as presented.

**PC#2025-09                      Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To MR, Mixed Residential, Low Density District Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 00045-03-092.**

(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 approximately 10.1 unzoned acres of

property was in County Council District One, located right on the edge of the town of Olanta. The newest zoning designation of Mixed Residential is fitting for the existing development belonging to and owned by the housing authority. Mr. Brashear continued with the presentation showing images of the property, adjacent properties and the zoning designations. He stated that staff had not received any telephone calls or inquiries from the community regarding the requested zoning map amendment.

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

In response to questions and comments from the Commission Mr. Brashear stated that the homes on the property are existing homes, under the housing authority and, are single family duplexes.

There were no further questions, comments and or discussion from the Commission and Vice-Chairman Dwight Johnson 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.

Vice-Chairman Dwight Johnson 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 Linda Borgman and Commissioner Glynn Willis made a motion that the requested zoning map amendment **PC #2025-09** be approved as presented / Second – Commissioner Jeffrey Tanner / The Commission voted 6 to 0 to approve the requested zoning map amendment **PC#2025-09** as presented.

**PC#2025-10                      Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To MMF, Mixed Multi-Family Residential, District Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 00045-03-013.**

(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 property was in County Council

District One and was approximately 6.92 acres. Staff had the property listed as vacant, but it is not actually vacant, the property has an old schoolhouse structure located within. The last most recent use of the property was a nursing home type facility. The old structure was condemned many years ago, but staff was never successful in getting the property area cleaned up. The recommended zoning of mixed multi-family fits the large tract of land and the zoning for the district.

Mr. Brashear provided the comments and inquiries received pertaining to the requested zoning map amendment item PC#2025-10. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

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

There were no questions, comments and or discussion from the Commission and Vice-Chairman Dwight Johnson 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.

Vice-Chairman Dwight Johnson 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 #2025-10** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 6 to 0 to approve the requested zoning map amendment **PC#2025-10** as presented.

**PC#2025-11                      Map Amendment Requested By Florence County To Change The Zoning Designation For A Portion Of The Properties Of Tax Map Numbers 00045, Block 03, Parcel 045 and 04610-03-012 From Unzoned To RU-1, Rural Community 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 properties had a variety of split zonings consisting of RU-1, B-3 and Unzoned zoning designations.

Mr. Brashear provided the comments and inquiries received pertaining to the requested zoning map amendment item PC#2025-11. (A copy of the comments and inquiries are maintained at the Florence County Planning and Building Department.)

Mr. Brashear continued with the presentation showing images of the various rural properties with the split zonings, adjacent properties and their zoning designations. The properties were properly posted, and the public hearing notification of the meeting was also published.

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

In response to questions from the Commission Mr. Brashear stated that the requested zoning map amendment request would change the entirety of zonings on the property to an RU-1 zoning designation.

There were no further questions, comments and or discussion from the Commission and Vice-Chairman Dwight Johnson 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.

Vice-Chairman Dwight Johnson 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 Linda Borgman made a motion that the requested zoning map amendment **PC #2025-11** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 6 to 0 to approve the requested zoning map amendment **PC#2025-11** as presented.

**Text Amendments:**

**PC#2025-12**

**Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 30-99. Temporary Uses.**

(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 there were a plethora of new zoning districts, and as such, staff continues to work on the uses of those zoning designations. As staff reviewed the ordinance, they noticed that some conditional temporary uses that could be allowed in a B-3, General Commercial zoning district were not allowed in a CMU, Commercial Mixed-Use District. As a CMU is very similar to a B-3 zoning district, staff is requesting a change to allow those temporary uses that would be allowed in a B-3 zoning district also be allowed in a CMU zoning district.

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

In response to questions from the Commission Mr. Brashear stated although the word “Unzoned” was highlighted in the staff report under staff analysis (b)(7) a., it is a scrivener’s error, as nothing changed and or was significant pertaining to that word and why it was highlighted in the text.

There were no further questions, comments and or discussion from the Commission and Vice-Chairman Dwight Johnson opened the forum for public comments from anyone in attendance who desired to speak in favor of the proposed text amendment.

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

Vice-Chairman Dwight Johnson inquired if there was any public in attendance who desired to speak opposed to the proposed text amendment.

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

There were no further questions, comments and or discussion and Commissioner Allie Brooks made a motion that the proposed text amendment **PC #2025-12** be approved as presented / Second –



Commissioner Glynn Willis / The Commission voted 6 to 0 to approve the proposed text amendment **PC#2025-12** as presented.

**PC#2025-13**

**Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE I. – ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30-9. Unzoned Areas.**

(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 there was no change within the regulation staff desired to align the information within the Ordinance for easier interpretation and understandability. Staff also added the sections for Tiny Homes and Mining and Extraction Operations which are sections which already existed within the Ordinance and applied to Unzoned areas; but were not listed under that section. Staff continually tries to ensure that all information that is cross referenced within the Ordinance is listed under the section that it applies to in an attempt to avoid any confusion or not seeing the information which may be cross referenced in another section. This change will simplify the formatting of the text under this regulation to make it easier to see, understand and to find for reference and information of said requirements for unzoned areas.

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

There were no questions, comments, and or discussion from the Commission and Vice-Chairman Dwight Johnson opened the forum for public comments from those in attendance who desired to speak in favor of the proposed text amendment.

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

Vice-Chairman Dwight Johnson inquired if there was any public in attendance who desired to speak opposed to the proposed text amendment.

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

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the proposed text amendment **PC #2025-13** be approved as presented / Second

– Commissioner Allie Brooks / The Commission voted 6 to 0 to approve the proposed text amendment **PC#2025-13** as presented.

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 (February, March, April 2025)**
- **Building Report for (February, March, April 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 Linda Borgman / The Commission voted 6 to 0 to adjourn the meeting.

The meeting adjourned at 6:23 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.