

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, November 18, 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:

Commissioner Glynn Willis called the meeting to order at 6:07 p.m.

II. Attendance:

Commissioners Present: Allie Brooks
Glynn Willis
Jeffrey Tanner
John Martin
Gregory Miller

Commissioners Absent: Cheryl Floyd, Chairman
Dwight Johnson, Vice-Chairman
Doris Lockhart
Chris Mishoe

Staff Present: J. Shawn Brashear, Planning Director
Ethan Brown, Deputy Director
Lisa Becoat, Administrative Assistant/Secretary

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

Commissioner Glynn Willis led the Pledge of Allegiance to the American Flag and provided the invocation for the meeting.

Mr. J. Shawn Brashear stated that the Chairman and Vice-Chairman could not be present and that a nomination had to be made to select a Chairman to conduct the remainder of the Meeting. Commissioner Glynn Willis nominated Commissioner Allie Brooks, Jr., to Chair the PC Meeting for November 18, 2025. There were no other nominations and all members unanimously agreed that Commissioner Allie Brooks, Jr., would chair the Planning Commission Meeting for November 18, 2025

III. Review and Motion of Minutes:

Chairman Allie Brooks thanked the public for their attendance at the meeting and requested a review and approval of the Minutes of the Planning Commission Meeting of October 28, 2025.

- **Meeting of October 28, 2025**

Motion to approve minutes – Commissioner Glynn Willis made a motion to approve the minutes of the Planning Commission meeting of October 28, 2025 / Second – Commissioner John Martin / Unanimously approved 5 to 0 the minutes of the October 28, 2025, Planning Commission meeting.

IV. Public Hearing:

Map Amendments:

PC#2025-41

A Comprehensive Plan And Zoning Map Amendment Requested By Johnny Pritchard To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 And To Change The Zoning Designation From MR, Lower Density Mixed Residential District To RU-2, Rural Resource District For The Property Located Off Of S. Firetower Road And E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00307, Block 01, Parcel 070.

(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 17.75 acre property was in County Council District six (6) and zoned MR, Lower Density Mixed-Residential. City of Florence provides water to the area with limited sewer services. He further stated that the property was west of Florence on Highway 76 between the City of Florence and Marion County border. Mr. Brashear continued with the presentation showing images of the property and the surrounding properties. He stated that the property had road frontage on Highway 76 and S. Firetower Road. The future land use is Variable Development District 1 and to accommodate the requested zoning change to RU-2, the comprehensive land map designation must change to Variable Development District 2. The property is underdeveloped and the public hearing notices were properly posted, along with public notices advertised in the newspaper and posted in public buildings as required by the Florence County Ordinances.

There were questions and discussions from the Commissions.

In response to questions and discussion from the Commission, Mr. Brashear stated that mixed-residential was solely residential. The applicant is interested in doing some agricultural and farm use. The request originally came up when the applicant requested to place a house and barn on the property. Staff informed them that they could build their home, but the agricultural type barn would not be allowed under

the present zoning designation. Mr. Brashear stated that staff had received no comments or inquiries pertaining to the request comprehensive plan and zoning map amendment.

Chairman Allie Brooks inquired if there were any additional questions and or discussion from the Commission.

There were no additional questions, comments or discussion from the Commission and Chairman Allie Brooks opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested comprehensive plan and zoning map amendment.

Mr. Johnny Pritchard, 2321 Red Doe Road, Florence, SC was present in the meeting and spoke in favor of the comprehensive plan and zoning map amendment. He stated that he and his spouse Sandra Pritchard purchased parcel number 00307-01-070 in the beginning of 2024 desiring to build a home on the frontage of Palmetto Street. They also desire to use some of the land to plant trees and small agriculture type stuff. They also desire to put an agriculture shop in to store equipment and the likes. Staff informed them that with the property being zoned MR, what they desired would not be allowed in that area. They are planning to build their home in 2026 fronting on the Palmetto side of the property and use the Firetower frontage side to plant trees and farm the land. They desire to have the property rezoned to move forward with their projects. When the property was initially rezoned they were out of town celebrating their twentieth (20th) anniversary and were not able to attend the public meeting.

There was questions and comments from the Commission.

In response to questions and comments from the Commission Mr. Pritchard stated that his spouse desires to plant various agriculture things, such as trees, flowers, grass, a garden, utilize some of the property as farmland without livestock. They presently have some equipment such as tractors, lawn mowers and the likes but no place to store them.

There were no further questions, comments or discussion and Chairman Allie Brooks inquired if there was any public in attendance who desired to speak in opposition to the requested comprehensive plan and zoning map amendment.

There was no public in attendance who desired to speak in opposition to the requested comprehensive plan and zoning map amendment.

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested comprehensive plan and zoning map amendment **PC #2025-41** be approved as presented for Variable Development District 2 and (RU-2), Rural Resource District zoning designations / Second – Commissioner John Martin / The Commission voted 5 to 0 to approve as presented the requested zoning map amendment **PC#2025-41** for Variable Development District 2 and (RU-2), Rural Resource District zoning designation.

PC#2025-42

A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To Suburban Development District And To Change The Zoning Designation From Unzoned To R-2, Single-Family Residential District For The Property Located Off Of Arrowood Drive, Florence, SC, As Shown On Florence County Tax Map Number 01012, Block 01, Parcel 195.

(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 1.04 acre property was located within County Council District three (3) on the west side of Highway 76. He stated that the property was one from the previous month that did not move forward as the comprehensive plan map had to change for the requested zoning and additional time was required for proper notice per Florence County Ordinances. Mr. Brashear continued with the presentation showing images of the properties and the surrounding properties which are slated to be rezoned R-2. The property is presently a vacant lot and the property owner desires that the property be zoned single family residential (R-2) .

There were questions from the Commission.

In response to questions from the Commission Mr. Brashear stated that staff had received no comments or inquiries pertaining to the requested comprehensive plan and zoning map amendments.

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

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

Chairman Allie Brooks inquired if there was any public in attendance who desired to speak in opposition to the requested comprehensive plan and zoning map amendments.

There was no public in attendance who desired to speak in opposition to the requested comprehensive plan and zoning map amendments.

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested comprehensive plan and zoning map amendment **PC# 2025-42** be approved as presented for Suburban Development (SD) and (R-2), Single-Family Residential zoning designations. / Second – Commissioner John Martin / The Commission voted 5 to 0 to approve as presented the requested zoning map amendment **PC#2025-42** for Suburban Development (SD) and (R-2), Single-Family Residential zoning designations.

PC#2025-43

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven 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: 01012-01-042, 01012-01-043, 01012-01-044, 01012-01-045, 01012-01-046, 01012-01-047, 01012-01-048, 01012-01-049, 01012-01-050, 01012-01-051, 01012-01-052, 01012-01-053, 01012-01-054, 01012-01-055, 01012-01-056, 01012-01-057, 01012-01-058, 01012-01-059, 01012-01-060, 01012-01-061, 01012-01-062, 01012-01-063, 01012-01-064, 01012-01-065, 01012-01-066, 01012-01-067, 01012-01-068, 01012-01-069, 01012-01-070, 01012-01-071, 01012-01-072, 01012-01-073, 01012-01-074, 01012-01-075, 01012-01-076, 01012-01-077, 01012-01-095, 01012-01-118, 01012-01-119, 01012-01-121, 01012-01-125, 01012-01-126.

(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 currently unzoned and located within County Council Districts three (3) and nine (9). Staff's recommendation is that the properties be zoned (R-2) Single-Family Residential. The properties are on the West side of Highway 76, Palmetto Street, off of Hobart Drive and Manor Way and are single residential lots. Staff conducted a public drop-in at Florence County Planning and Building for all the large groups of zoning, to encourage the public and property owners to come in and learn more about zoning and how it impacted their 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.)

Mr. Brashear continued with the presentation showing images of the properties, adjacent properties and the surrounding area.

There were questions and comments from the Commission.

In response to questions and comments from the Commission Mr. Brashear stated that staff did not think there were any nonconformities within the neighborhood of the aforementioned properties.

Chairman Allie Brooks inquired if there were any further questions, comments or discussion from the Commission.

There were no further questions, comments or discussion from the Commission and Chairman Allie Brooks opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested zoning map amendment.

Ms. Sharon L. Jackson, 3022 W. Palmetto Street, Florence, SC, was present in the meeting and spoke in favor of the requested zoning map amendment. She stated that she lived on the corner of Manor Way Drive but her home faces W. Palmetto Street. She desires that her property be zoned B-3, as her property is directly across from Urgent Care and the Carolina Bank.

In response to comments from Ms. Jackson staff informed her that her property was not included in the item and would be coming up later in the meeting; and, that her property was being recommended for a (B-3) General Commercial zoning designation.

Chairman Allie Brooks inquired if there was anyone in attendance who desired to speak in opposition to the requested zoning map amendment.

Mr. Samuel Bateman, 1224 Hobart Drive, Florence, SC was present in the meeting and stated that he was not sure if he was in favor or opposed to the requested zoning map amendment as he did not understand what questions to ask. He doesn't understand what the County is trying to do with rezoning and would like to meet with staff to discuss what it means.

In response to Mr. Bateman's comments, Chairman Allie Brooks requested that Mr. J. Shawn Brashear provide a brief summary of the requested zoning and how zoning directly impacts properties. He discussed the differences of the size lots for residential properties based on the recommended zoning recommendation. He additionally explained how zoning restricts what the property could be utilized for as it preserved what the property was initially intended for and that is residential use. He also explained how having property that is unzoned could lead to many uses on a property which some may not desire to have in a residential neighborhood. Finally, he explained that once a property is zoned no other uses are allowed besides what would be allowed in that zoning designation.

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested zoning map amendment **PC#2025-43** be approved as presented for an (R-2), Single-Family Residential zoning designation / Second – Commissioner John Martin / The Commission voted 5 to 0 to approve **PC#2025-43** for an (R-2), Single-Family Residential zoning designation.

PC#2025-44 **Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven 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: 00100-01-050, 00100-01-060, 00100-01-061, 00100-01-101, 01012-01-038, 01012-01-040, 01012-01-078.**

(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 in County Council districts three (3) and nine (9) on the West side of Florence and were being presented and recommended for (B-3), General Commercial zoning designation. He continued with the presentation showing images of the

properties and adjacent properties. All the properties front West Palmetto Street, Florence and have a variety of different uses mainly commercial and residential. Single family residential homes are allowed within a B-3 zoning designation. Staff has tried to preserve the area as business that fronts West Palmetto Street as most of the homes have been converted into general businesses along the road frontage. The properties were properly posted, notices of public meeting advertised and posted in public buildings and letters were 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 Allie Brooks inquired if there were any questions or discussion from the Commission.

In response to questions and comments from the Commission Mr. Brashear stated that the property which Ms. Jackson previously mentioned faced West Palmetto Street.

There were no further questions, comments or discussion from the Commission and Chairman Allie Brooks opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested zoning map amendment.

Ms. Sharon L. Jackson, 3022 W. Palmetto Street, Florence, SC, was present in the meeting and spoke in favor of the requested zoning map amendment. She stated that she was in favor of the recommended zoning of (B-3) General Commercial for her property.

Chairman Allie Brooks inquired if there was anyone in attendance who desired to speak in opposition to the requested zoning map amendment.

There was no public in attendance who desired to speak in opposition 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#2025-44** be approved as presented for a (B-3), General Commercial zoning designation / Second – Commissioner John Martin / The Commission voted 5 to 0 to approve the requested zoning map amendment **PC#2025-44** for (B-3), General Commercial zoning designation.

PC#2025-45

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven 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: 00101-01-309, 00101-01-401, 00101-01-402.

(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 County Council District three (3) and staff was recommending an (R-5A), Multi-Family Residential zoning designation for the aforementioned properties. Mr. Brashear continued with the presentation showing images of the properties and the surrounding adjacent properties showing the multi-family housing in the area. The properties were properly posted, notices of public meeting advertised and posted in public buildings and letters were sent to the property owners per Florence County Ordinances. Mr. Brashear stated that staff had received no comments or inquirers regarding the requested zoning map amendment.

Chairman Allie Brooks inquired if there were any questions or discussion from the Commission.

There were no questions, comments or discussion from Commission and the Chairman Allie Brooks 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 Allie Brooks inquired if there was anyone in attendance who desired to speak in opposition to the requested zoning map amendment.

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

There were no further questions, comments or discussion and Commissioner Jeffrey Tanner made a motion that the requested zoning map amendment **PC#2025-45** be approved as presented for (R-5A), Multi-Family Residential zoning designation / Second – Commissioner Glynn Willis / The Commission voted 5 to 0 to approve the requested zoning map amendment **PC#2025-45** for (R-5A), Multi-Family Residential zoning designation.

PC#2025-46 **Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven 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: 90152-01-015, 90155-03-033, 90155-03-034, 90155-03-039, 90155-03-040, 90155-06-001, 90155-06-002, 90155-06-005, 90155-06-006.**

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

Mr. 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 County Council District seven (7) and staff was recommending an (MR), Lower Density, Mixed-Residential zoning designation for the aforementioned properties. Mr. Brashear continued with the presentation showing images of the properties and the surrounding adjacent properties on the East side of Florence. He provided information to the Commission of the property that would be grandfathered in as legally

nonconforming, as it was developed with a single manufactured home which would not be allowed within the recommended zoning designation. Staff did the best they could in the recommendation of (MR) to preserve the general area of the properties within that zoning designation.

There were questions by the Commission.

In response to questions by the Commission, Mr. Brashear stated that (MR), Lower Density, Mixed-Residential allowed single-family residential homes with several densities and setbacks. No commercial would be allowed within the zoning designation. The lot sizes would vary within this zoning district.

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 no further questions, comments or discussion from Commission and the Chairman Allie Brooks opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested zoning map amendment.

Ms. Stephanie Walz, 3008 Glencove Drive, Florence was present in the meeting and requesting to make comments. She stated that her property would be addressed in the next agenda item, but did back up against the properties presently being discussed. She was interested in knowing what both of the zoning designations actually meant so that she could say whether she was for or against the requested zoning designation.

In response to the inquiry Mr. Brashear stated that (MR), Mixed Lower Residential Density allows a variety of lot sizes for single-family residential use, where (R-2), Single Family Residential is a strict size residential lot of eighty-feet (80'), which is the most significant noticeable difference. He further stated that the residential lots across from the road from her residence could possibly be sub-divided into smaller lots within the heart of the Glencove Community. Mr. Brashear further explained that the properties were currently unzoned and with that zoning designation a plethora of things could be allowed with only some restrictions. He stated that they could have a home occupation but not a business in the backyard, such as a nightclub, adult entertainment, auto body shop and the likes of those things. With a designated zoning such as (MR) or (R-2) the neighborhood is protected to residential usage, they could still have a home occupation but the business would have to be conducted within the home with no outside signage or advertisements in the yard.

There was further discussion and comments from the Commission regarding zoning and protections of zonings and how they can affect properties including properties in rural areas used for farming.

Chairman Allie Brooks inquired if there was anyone in attendance who desired to speak in opposition to the requested zoning map amendment.

Mr. Kirk Wardy, 3113 E. Eastway Drive, Florence, was present in the meeting and spoke in opposition to the requested zoning map amendment. He stated that he believed that certain restrictions should apply to the properties, however, with the way things are today, if someone wanted to have a business in their backyard, they should be allowed to do that. Restrictions should apply to properties so that someone does not impede on another's property and affect their quality of life. Today people are trying to employ themselves and don't have the money to rent a building but possibly could afford to pay the monthly fee for a shed in their backyard for their business, then he thinks that should be allowed. He believed that a balance needed to be applied so it would allow for some options of employment or entrepreneurship. He does not think that zoning is a bad idea but the recommended zoning should be different to allow more options for the property owner.

There were questions and comments from the Commission.

In response to questions and comments from the Commission, Mr. Brashear stated that a property owner could have a business in the recommended zoning designation but the business must be conducted out of the home or in a room attached to the home, it could not be in a separate building or detached from the primary residence. A woodworker could have a shop in their attached garage. In a (B-3), General Commercial zoning district you could have a residential home and shed on the property for a business, however no residential zoning district in Florence County allows a business to be conducted in a separate detached building.

There were no further questions, comments or discussion and Commissioner John Martin made a motion that the requested zoning map amendment **PC#2025-46** be approved as presented for (MR), Lower Density Mixed-Residential zoning designation / Second – Commissioner Glynn Willis / The Commission voted 5 to 0 to approve the requested zoning map amendment **PC#2025-46** for (MR), Lower Density Mixed-Residential zoning designation.

PC#2025-47

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven 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: 90155-03-001, 90155-03-002, 90155-03-003, 90155-03-004, 90155-03-005, 90155-03-006, 90155-03-007, 90155-03-008, 90155-03-009, 90155-03-010, 90155-03-011, 90155-03-012, 90155-03-013, 90155-03-014, 90155-03-015, 90155-03-016, 90155-03-017, 90155-03-018, 90155-03-019, 90155-03-020, 90155-03-021, 90155-03-022, 90155-03-024, 90155-03-025, 90155-03-026, 90155-03-027, 90155-03-028, 90155-03-038, 90155-04-001, 90155-04-002, 90155-04-003, 90155-04-004, 90155-04-005, 90155-04-006, 90155-04-007, 90155-04-008, 90155-04-009, 90155-04-010, 90155-04-011, 90155-04-012, 90155-04-013, 90155-04-014, 90155-04-015, 90155-04-016, 90155-04-017, 90155-04-018, 90155-04-019, 90155-04-020, 90155-04-022, 90155-05-001, 90155-05-002, 90155-05-003, 90155-05-004, 90155-05-005, 90155-05-006, 90155-05-007, 90155-05-008.

(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 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 the Unzoned properties were located within County Council District seven (7) and staff was recommending a (R-2), Residential zoning designation for the aforementioned properties. Mr. Brashear continued with the presentation showing images of the properties and the surrounding adjacent properties on the East side of Florence in the Glencove Subdivision facing E. Sammy's Lane. The properties were properly posted with advertisements of the public meeting in the newspaper, posted on bulletin boards and on the Florence County Website per the Florence County Ordinances.

There were questions and comments from the Commission.

In response to questions and comments from the Commission Mr. Brashear stated that the property to the right and East of North Pine Drive is zoned (CMU) and is conforming. It is the old lay down yard that was used when internet was being run throughout the County. Mr. Brashear further explained that whatever the property was presently being used for and if it had a business that use would be grandfathered in and could still be conducted and if lost due to fire, hurricane or the building just rotted down, it could be replaced within eighteen (18) months per the Florence County Ordinances. He would recommend that if someone presently had a business in the proposed zoning area, that they would come to the Florence County Planning Office and get with zoning to obtain a certificate of zoning compliance as presently the properties are Unzoned. This gives them and staff a record that the use was already there prior to the property being zoned. The business could be proven in other ways but with a certificate of zoning compliance, it makes it clear that the business was present prior to the property being zoned.

There was further discussion of breezeways and other things that could be altered or added to a home/residence to support having an occupation or home based business.

Mr. Kirk Wardy was present in the meeting and requested to make comments. He stated that it would still be costly for a small business owner to begin a business. If there are ways that County could assist with business loans or something to help a person add onto their home. It just seems that it would be impossible for a small business owner to get a start even at their own residence. If there is a business in the neighborhood and the property is zoned and a new person moves in they will feel as if they can also have a business if they are a business owner.

There were questions and comments by the Commission.

In response to questions and comments by the Commission Mr. Brashear stated that the grandfathering of the use of properties goes with the land and not the owner of the property. Mr. Brashear provided an example of a property owner having a transmission shop and then selling that property to someone else.

In doing that the new owners could still have their business of a transmission shop or something close and similar to it, as the legally nonconforming use would still remain with the property. Now if the property were purchased and the person decided not to live in the area for approximately two (2) or three (3) years then the legally nonconforming use would be lost. The fact that someone new moves in and their next door neighbor has a legally nonconforming business does not affect them because the property is now zoned and the residential zoning designation now protects that neighborhood.

There was further discussion of residential zoning and the preservation and protections that would prevent everyone in a neighborhood from having an extra building on their property to conduct outside businesses.

There were no further questions, comments or discussion from the Commission and the Chairman Allie Brooks opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested zoning map amendment.

Ms. Stephanie Walz, 3008 Glencove Drive, Florence, was present in the meeting and spoke in favor of the requested zoning map amendment. She stated that she grew up in the Glencove neighborhood and that she would like to protect the integrity of their neighborhood. She agreed with some of the things that were mentioned about having a business, but felt that if everyone opened up a shop or business in their backyard then the neighborhood would no longer be residential. Presently, she has a problem with all the businesses that are on Sammy's Lane, that abut her backyard. She also stated that she is glad that she stayed in the meeting as she better understood what was going on, as she originally thought that Florence County was trying to annex their properties into the City of Florence. Now that she understands better, she is in favor of all the properties being zoned residential (R-2).

Mr. Robert Isgett, from Darlington, SC but owner of the property at 3108 Sammys Lane, Florence, SC, was present in the meeting and spoke in favor of the requested zoning map amendment. He stated that across the street from his property there is a mobile home where the owner has died and the property was recently purchased. He stated that the property is an eyesore and desires and hopes that all those properties will be zoned also.

Chairman Allie Brooks inquired if there was anyone in attendance who desired to speak in opposition to the requested zoning map amendment.

Ms. Tiffany Johnson, 3107 Glencove Drive, Florence, SC, was present in the meeting and spoke in opposition to the requested zoning map amendment. She stated that she agreed that the area should be maintained as a residential neighborhood, but was not in favor of the restrictions imposed on the lots as she felt that interfered with what people may want or desired to do with their land. She felt that as long as it did not obstruct the lifestyle of others no restrictions should be imposed.

Chairman Allie Brooks reminded the public in attendance and on-line in the meeting that the Commission was an advisory Commission and that their recommendations regarding zonings could be appealed to Florence County Council and that staff could provide the information of whom to contact regarding that meeting.

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested zoning map amendment **PC#2025-47** be approved as presented for (R-2) Single-Family Residential zoning designation / Second – Commissioner John Martin / The Commission voted 5 to 0 to approve the requested zoning map amendment **PC#2025-47** for (R-2), Single-Family Residential zoning designation.

PC#2025-50

Map Amendment Requested By Anthony B. Moore To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 003 Located at 797 E. Howe Springs Road, Florence, SC From B-3, General Commercial District 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 1.63 acre property was located in County Council District seven (7) off of E. Howe Springs Road, Florence. He continued with the presentation providing images of the property and the surrounding adjacent properties. He stated that the property owner was present in the meeting and was making the request to have his property rezoned to (RU-1), Rural Community. Mr. Brashear further stated that the requested zoning for the property did conform to the comprehensive plan and that the business that is being conducted at the site would be allowed in the requested zoning district.

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 Allie Brooks inquired if there were any questions or discussion from the Commission.

In response to questions and comments from the Commission Mr. Brashear stated that to his understanding the applicant was requesting the zoning map change to allow him to place a manufactured home on the property. He has experienced some problems with theft of property on his site, including his shop and he desires to live within the property to help curb some of the activity and to protect his business. There are some limitations on how much of a commercial use that you can have on the parcel and the applicant is well within those limitations. In some instances, this would appear like a down zoning as it does have more restrictions than a (B-3), General Commercial zoning designation but the requested (RU-1) zoning designation would allow the manufactured home which the applicant is trying to accommodate there to protect his investment. Screening and buffer requirements are not required for a rezoning but for new uses it would be required.

There were no further questions, comments or discussion from the Commission and the Chairman Allie Brooks opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested zoning map amendment.

Mr. Anthony B. Moore, 797 E. Howe Springs Road, Florence, SC, the property owner was present in the meeting and spoke in favor of the requested zoning map amendment. He stated that he has been in business since 2005 and was originally on Pamplico Highway. He purchased the property in 2015 and have been at the present location since 2016. Lately, there has been an increase in crime in the area of his property. He further stated that he runs a tow service assisting Florence County, City of Florence and the State Highway Patrol. Last year he allowed the County to put in a 911 system and he now desires to put a home within the property so that he can provide better protection for his property, the people within Florence County and the vehicles entrusted to his safekeeping. Once a vehicle is towed onto the yard, he is totally responsible for that vehicle. He has run several intruders off of his property and had several break-ins to the lot. He is asking for the rezoning to better protect himself and the properties entrusted to his safekeeping. He would appreciate a favorable recommendation.

There were questions and comments from the Commission.

In response to questions and comments from the Commission, Mr. Moore stated that it was his desire to live in the manufactured home on the property as a deterrent. He lived in Fenwick Grove, but he gave the home up for family members to have a place to stay and he was living in his grandparents' home which has since gone into probate. When he purchased the property it has always been his intention to place a home on the property. He additionally stated that he used to work with Windy Hill Fire Department and back in the day and for a number of years he was also a member of the Florence County Rescue Squad that was on Highway 52. He has been in Florence his entire life and he loves his type of work serving the Community. He has a five star rating and has worked with many law enforcement agencies and as Florence County grows it is more like a City. There is a new subdivision across the railroad tracks from his property and he has had residents from that area and the adjacent properties come or call him for assistance. His adjacent neighbors and neighborhoods are all customers and he desires to keep his property and the community safe.

There were no further questions, comments or discussion and Commissioner Allie Brooks inquired if there was anyone else in attendance who desired to speak opposition to the requested map amendment.

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

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested zoning map amendment **PC#2025-50** be approved as presented for (RU-1) Rural Community zoning designation / Second – Commissioner John Martin / The Commission voted 5 to 0 to approve the requested zoning map amendment **PC#2025-50** for (RU-1), Rural Community zoning designation.

Sketch Plan:

PC#2025-48

**A Sketch Plan Amendment Requested By Robert Weaver, PE /
Weaver Engineering For Southern Columns, Located Off Of E. Old
Marion Hwy., Florence, SC, As Shown On Florence County Tax Map
Number 00274, Block 01, Parcel 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 to the Commission and stated the unzoned property was located in County Council District 6 (six). Water is available through the City of Florence, but no sewer is presently available. He further stated that the property was East of Florence off of Old Marion Highway and the sketch plan amendment was part of the larger tract of land for a subdivision that was approved last year. The amendment covers the piece of vacant land that the developer now has an interest in doing something with. Mr. Brashear continued with the presentation showing images of the property, adjacent property and the surrounding area. He further stated that the thirteen (13) lots are what is being requested to be added to the sketch plan. Staff conducted a technical review meeting for the sketch plan and all questions have been resolved and technical requirements for the amendment to the sketch plan have been met to include Department of Transportation (DOT) concerns for the amendment.

Chairman Allie Brooks inquired if there were any comments, questions or discussion from the Commission.

In response to questions from the Commission, Mr. Brashear stated that staff had received no calls or inquiries regarding the amendment to the previously approved sketch plan.

There were no further comments, questions or discussion and Commissioner Allie Brooks opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested amendment to the previously approved sketch plan.

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

Chairman Allie Brooks inquired if there was anyone in attendance who desired to speak in opposition to the requested amendment to the previously approved sketch plan.

There was no public in attendance who desired to speak in opposition to the requested amendment to the previously approved sketch plan.

There were no further questions, comments or discussion and Commissioner Gregory Miller made a motion that the requested amendment to the previously approved sketch plan **PC#2025-48** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 5 to 0 to approve the amendment to the previously approved sketch plan **PC#2025-48**.

Road Naming:

PC#2025-49

Request For The Naming Of A Private Road, Adaline Estate Road, Located Off Stagecoach Road In Effingham, SC As Shown On Florence County Tax Maps: 00131-01-199, 00131-01-204, 00131-01-205.

(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 that the parcels were in County Council District Four (4). The applicants for the request are John Cook, Cook Brothers, LLC and Bill Haire, Carolina Homes and Sales and Construction, LLC. Mr. Brashear continued with the presentation showing images of the lots and the surrounding area. He further indicated that six (6) parcels were being subdivided off of a private road and the Florence County Ordinance states that six (6) lots or less can be divided off of a private road without consideration of the Planning Commission. There are some requirements that must be completed to allow this as a professional Engineer must conduct an evaluation or summation of the site for any stormwater drainage issues prior to staff stamping the final plat for approval. If the design professional makes any recommendations those recommendations must be completed prior to staff stamping the final plat. Mr. Brashear informed the Commission that they were not considering the sub-division of the land but was considering the naming of the private road Adaline Estate. The requested road name has been reviewed by E-911 Addressing Department and it is not a duplicate of any existing roads in the County and they recommend the approval of the private road. Mr. Brashear indicated that there had been no comments or inquiries regarding the requested road naming..

Chairman Allie Brooks inquired if there were any comments, questions or discussion from the Commission.

In response to comments and questions from the Commission, Mr. Brashear stated that the road is privately maintained by the property owners and the plat must be stamped and recorded that the road is privately maintained by the property owners. Each property owner has a stake in the condition and maintenance of their private road.

There were no further comments, questions or discussion and Commissioner Allie Brooks opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested private road naming.

Mr. Alexander Foxworth was present in the meeting and spoke in favor of the requested private road naming. He stated that he owned some property on Cobblestone Street and that it was his intention to mimic what the applicants are requesting. He has six (6) or less parcels that he desires to develop and understands that he must be in a cul-de-sac and based on the information provided in the meeting, the Commission does not have to review that type of request. He stated that he came to the meeting for research and development information. He desired clarification on the road naming vice having a sketch plan and the likes.

In response to comments from Mr. Foxworth, Mr. Brashear stated that the Commission was only reviewing the private road naming. He further explained that staff had the plat for the subdivided lots and a letter from the Engineer. Once staff addressed some questions from the Engineer's summation of the subdivided lots and stormwater drainage, staff will stamp the plat and the applicant can move forward with their project.

Chairman Allie Brooks inquired if there was anyone in attendance who desired to speak in opposition to the requested private road naming.

There was no public in attendance who desired to speak in opposition to the requested private road naming.

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested private road naming **PC#2025-49** be approved as presented / Second – Commissioner John Martin / The Commission voted 5 to 0 to approve the requested private road naming **PC#2025-49**.

Text Amendment:

PC#2025-31

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

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

Mr. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report to the Commission and stated that the item for review actually was presented two meetings ago and the Planning Commission had some outstanding questions and concerns regarding the text amendment. The requested text amendment clarifies that you cannot have more than a set number of principal residential homes on a single lot in the unzoned areas similar to that of the other rural districts. He further explained some of the other recommended changes to the ordinance such as impervious surface ratio's, floor area ratio's and such in unzoned and single lot areas. He further stated that staff just last evening had met with a group of farmer's in Coward, South Carolina regarding zoning. As the County continues pushing forward and further out with zoning, staff and the County is concerned about the farmers and how zoning will impact them. As part of the discussion, it was asked how they felt about having two residential homes on a single lot on their farm. There concerns was like most people, they don't build a home on the entire track of land as they did not desire that the bank have access to all of their property. They tend to carve out a track of

land for their family member as they definitely do not want the whole farmland to be in the hands of the bank should they foreclose on that residential home loan. As such the farmers had no problem with having a set number of principal residential dwellings on a single lot. Additionally, developments that are five (5) acres or more, regardless of the type of development, those items should come to the Planning Commission for review and public opinion on how it impacts the community and the surrounding areas. These types of projects are not a problem but could potentially become a problem if there is no regulation for them.

Chairman Allie Brooks inquired if there were any comments, questions or discussion from the Commission.

There were comments from the Commission providing thanks to staff for spending time with the Commission members to help them to understand the proposed changes to the text amendment and how those changes were a positive step in assisting farmers and protecting property owners within the county.

There were no further comments, questions or discussion and Commissioner Allie Brooks 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 Allie Brooks inquired if there was anyone in attendance who desired to speak in opposition to the requested text amendment.

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

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested text amendment **PC#2025-31** be approved as presented / Second – Commissioner John Martin and Commissioner Jeffrey Tanner / The Commission voted 5 to 0 to approve the requested text amendment **PC#2025-31**.

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 (October 2025)**
- **Building Report for (October 2025)**

VI. Adjournment:

Chairman Allie Brooks thanked everyone for the assistance with the meeting and the public for their appearance and sharing their concerns regarding their communities. There were no further questions, comments and or discussion and Commissioner Gregory Miller 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 7:36 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.