

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, February 24, 2026
6:00 P.M.
County Complex
Room 803

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 Department building.

I. Call to Order

II. Review and Motion of Minutes

- Meeting of January 27, 2026

III. Public Hearings

Map Amendments:

PC#2026-02

A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 And To Change The Zoning Designation From Unzoned For The Properties In Group One Of The Highway 76 Corridor Project. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026.

PC#2026-03

Map Amendment Requested By Vinestreet Investments, LLC, To Change The Zoning Designation From R-5 Multi-Family Residential District To B-3 General Commercial District For The Property Located At 118 Third Loop Road, Florence, SC, As Shown On Florence County Tax Map Number 00151, Block 01, Parcel 015.

PC#2026-04

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-004, 01012-01-008, 01012-01-015, 01012-01-016, 01012-01-240.

PC#2026-05

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00075-01-011, 00075-01-012, 00075-01-071, 00075-01-176, 00075-01-177, 00075-01-239, 00100-01-099, 00100-01-154, 00100-01-187, 01012-01-014,

01012-01-017, 01012-01-026, 01012-01-027, 01012-01-028, 01012-01-029, 01012-01-030, 01012-01-031, 01012-01-032, 01012-01-033, 01012-01-034, 01012-01-035, 01012-01-036, 01012-01-037, 01012-01-113, 01012-01-196, 01012-01-241, 01012-01-270.

PC#2026-06

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-011, 90155-01-003, 90155-01-005, 90155-01-006, 90155-01-007, 90155-01-008, 90155-01-009, 90155-02-002, 90155-02-003, 90155-02-004, 90155-02-005, 90155-02-007, 90155-02-009, 90155-02-010, 90155-02-011, 90155-02-012, 90155-02-013, 90155-02-014, 90155-02-015, 90155-02-016, 90155-02-017.

PC#2026-07

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-018, 90152-01-019, 90152-01-020, 90152-01-022, 90152-01-025, 90152-01-027.

PC#2026-08

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Eight Of The East Highway 76 Gateway Study From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 90155-01-001, 90155-02-018, 90155-02-019, 90155-02-020.

IV. Other Business

V. Director’s Report:

- Summary Plats (January 2026)
- Building Reports (January 2026)

VI. Adjournment

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, January 26, 2026, at 6:00 p.m.
County Complex, Room 803
180 N. Irby St., Florence, South Carolina 29501

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and lobby of the County Complex and on the information board in the lobby of the Planning and Building Inspection Departments office.

The agenda was also mailed to the media.

I. Call to Order:

Chairman Cheryl Floyd called the meeting to order at 6:00 p.m.

II. Attendance:

Commissioners Present:

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

Commissioners Absent:

Doris Lockhart

Staff Present:

J. Shawn Brashear, Planning Director
Ethan Brown, Deputy Director
Holly Smith Senior Planner
Lisa Becoat, Executive Assistant/Secretary

Public Attendance:

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

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

Chairman Cheryl Floyd opened the meeting welcoming and recognizing Boy Scout Troop 475 with their Scout Master Mr. Nathan Flowers, who were in attendance at the meeting learning about Civic Duties. Chairman Cheryl Floyd explained the appointed and volunteer duties of the Florence County Planning

Commission as the recommending body to Florence County Council on public matters of Planning and Building for the citizens of Florence County.

III. Review and Motion of Minutes:

- **Meeting of November 18, 2025**

Motion to approve minutes – Vice-Chairman Dwight Johnson made a motion to approve the minutes of the Planning Commission meeting of November 18, 2025 / Second – Commissioner John Martin / Unanimously approved 8 to 0 the minutes of the November 18, 2025, Planning Commission meeting.

IV. Public Hearing:

Sketch Plan:

PC#2026-01

Sketch Plan Amendment 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 property was off of East Palmetto Street, in Florence in County Council District Six (6). Water and sewer are available to the site through the City of Florence. He further stated that the surrounding land uses were mostly residential and vacant properties with the North side of the street being an undeveloped industrial park. The applicant desires to amend their original sketch plan to subdivide the property into 703 residential lots. During the course of the development of the development plans for the infrastructure and stormwater for the subdivision, it was noted that a change of the layout for the stormwater drainage ponds was necessary and that modification of the layout allowed an increase of thirty-eight lots within the subdivision. There is no differences in sizes as the lots are still fifty (50) and sixty (60) feet wide lots. The lot area is East on Palmetto Street near the Marion County Line at the entrance of the Paper Mill Road area. Mr. Brashear continued with the presentation showing views of the property and the surrounding areas. He provided a view of the amended sketch plan showing the additional thirty-eight (38) lots, with new or modified streets, sidewalks and the likes included on the amended sketch plan. He further stated that the amended sketch plan had been reviewed at a Technical Review Meeting and no additional comments, from the Department of Transportation (DOT), Public Works or Fire Department were outstanding and the amended sketch plan was recommended for approval. Mr. Brashear provided images of the amended sketch plan showing all the green space, increased residential lots, setbacks, street information, basically all of the property statistical information which is included on the requested amended sketch plan. The property was properly posted, advertised and public notices posted per Florence County Ordinances. Mr. Brashear further stated that no comments or inquiries pertaining to the amended sketch plan were received.

There were questions and discussions from the Commissions.

In response to questions and discussion from the Commission, Mr. Brashear stated that there was a primary entry into the subdivision and one to the far left which initially will be for emergency use but as the development progresses it will turn into another primary accessible road.

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

In response to additional questions and discussion from the Commission, Mr. Brashear stated that depending on how the developer develops the homes will depend on whether they will have to have temporary FICO turnabouts within the subdivision.

There was discussion from the Commission of the preservation of older seasoned trees within the entrance of the subdivision.

Mr. Brashear further stated that staff had allowed and encouraged more phasing within this project as it would allow the developer some flexibility within the project regarding subdividing of the lots. Within the sketch plan it is laid out when the second entrance must become a part of the subdivision and no longer be just an emergency egress. It is laid out within the phases and the DOT improvements that must be met at certain intervals of the phases.

Chairman Cheryl Floyd and Mr. Brashear, Planning Director, took the time and opportunity to address Boy Scout Troop 475 and explain what the amended sketch plan review and technical review process meant regarding residential or industrial subdivisions within Florence County. They additionally explained all the entities that are involved in the process of the review and what they review in reference to the subdivision and sketch plan, such as, E-911 Addressing, roads, traffic concerns, water and sewer availability to the site, fire hydrants, stormwater, subdivision of lots, amenities and the likes. They explained that all technical requirements must be met prior to the Commissions consideration, review and recommendation or approval for the project to move forward as a best fit for the Communities and Citizens of Florence County.

Mr. Brashear mentioned for the Commission, the public in attendance and online that the Developer and Engineer of the project were present in the meeting and were available to answer any specific questions regarding the amended sketch plan.

There were no additional questions, comments or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested amended sketch plan.

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

Chairman Cheryl inquired of anyone in attendance who desired to speak in opposition to the requested amended sketch plan.

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

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested amended sketch plan **PC #2026-01** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 8 to 0 to approve as presented the requested amended sketch plan **PC #2026-01**.

The Public Hearing portion of the meeting was closed.

V. Other Business:

Chairman Cheryl Floyd stated that the Commission needed to conduct other business to include the election of officers and to review the draft 2026 Planning Commission Meeting Calendar.

Election of Officers

Mr. J. Shawn Brashear, Director, Planning and Building Department administered the nominations and votes for the office of Chairman.

Motion – Commissioner Dwight Johnson made a motion and nomination for Commissioner Cheryl Floyd to be appointed and to remain as Chairman for the calendar year 2026 / Second – Commissioner John Martin / No other nominations were made. / The vote carried 7 to 0 that Chairman Cheryl Floyd be appointed and remain as the Chairman for calendar year 2026. Commissioner Cheryl Floyd did not vote.

Chairman Cheryl Floyd administered the nominations and votes for the office of Vice-Chairman.

Motion – Chairman Cheryl Floyd made a motion and nomination for Commissioner Dwight Johnson to be appointed and to remain as Vice-Chairman for the calendar year 2026 / Second – Commissioner Glynn Willis. No other nominations were made. The vote carried 7 to 0 that Commissioner Dwight Johnson be appointed as the Vice-Chairman for calendar year 2026. Commissioner Dwight Johnson did not vote.

Chairman Cheryl Floyd stated that the Commission needed to review and adopt the 2026 Planning Commission Meeting Schedule. She wanted the Commission members to be aware of the dates that were adjusted due to Florence County proposed holiday routines. There was no questions, discussion or comments regarding the 2026 Planning Commission Meeting Schedule and Commissioner Allie Brooks made a motion that the draft 2026 Planning Commission Meeting Schedule dates be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 8 to 0 to approve the Draft 2026 Planning Commission Meeting Schedule.

Mr. Brashear explained to the Commission, the public in attendance and online in the meeting that the information on the meeting schedule that discussed deadline information of the 3rd Tuesday of the Previous Month (Agenda Approved Items), is to inform the public that items placed on the agenda must be approved

by and before the 3rd Tuesday of the previous month to be included for the respective month's agenda. He provided an example of a customer presenting staff an application on the deadline date and requesting that the item be included on the respective month's agenda and staff not having enough time to conduct a thorough review of the information. He wanted the Commission to be aware of that information and what it meant in case they were asked. Applicant's need to provide the information to staff in a timely manner for a thorough review and timely publication of the items for the agenda to ensure that it is included onto the respective month's agenda. This information is not new and has always been there but staff just wanted to remind the Commission and the public who maybe listening in.

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 (November and December 2025)**
- **Building Report for (November and December 2025)**

VI. Adjournment:

There were no further questions, comments and or discussion and Commissioner Glynn Willis made a motion that the Planning Commission meeting be adjourned / Second – Commissioner Glynn Willis / The Commission voted 8 to 0 to adjourn the meeting.

The meeting adjourned at 6:19 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.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 24, 2026
PC#2026-02**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To **Variable Development District 2** And To Change The Zoning Designation From Unzoned For The Properties In Group One Of The Highway 76 Corridor Study. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026.

LOCATION: The Highway 76 Corridor Study

TAX MAP NUMBERS: 90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently unzoned with current uses consisting of commercial and residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject property is **B-6, Industrial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are either unzoned or CMU.
4. Florence County Comprehensive Plan:
The future land use designation for the property is currently Variable Development District 1 (VD1). Florence County has requested to change future land use designation to Variable Development District (VD2). The requested rezoning of the property to B-6, Industrial District is compatible with the requested Variable Development District 2 future land use designation.

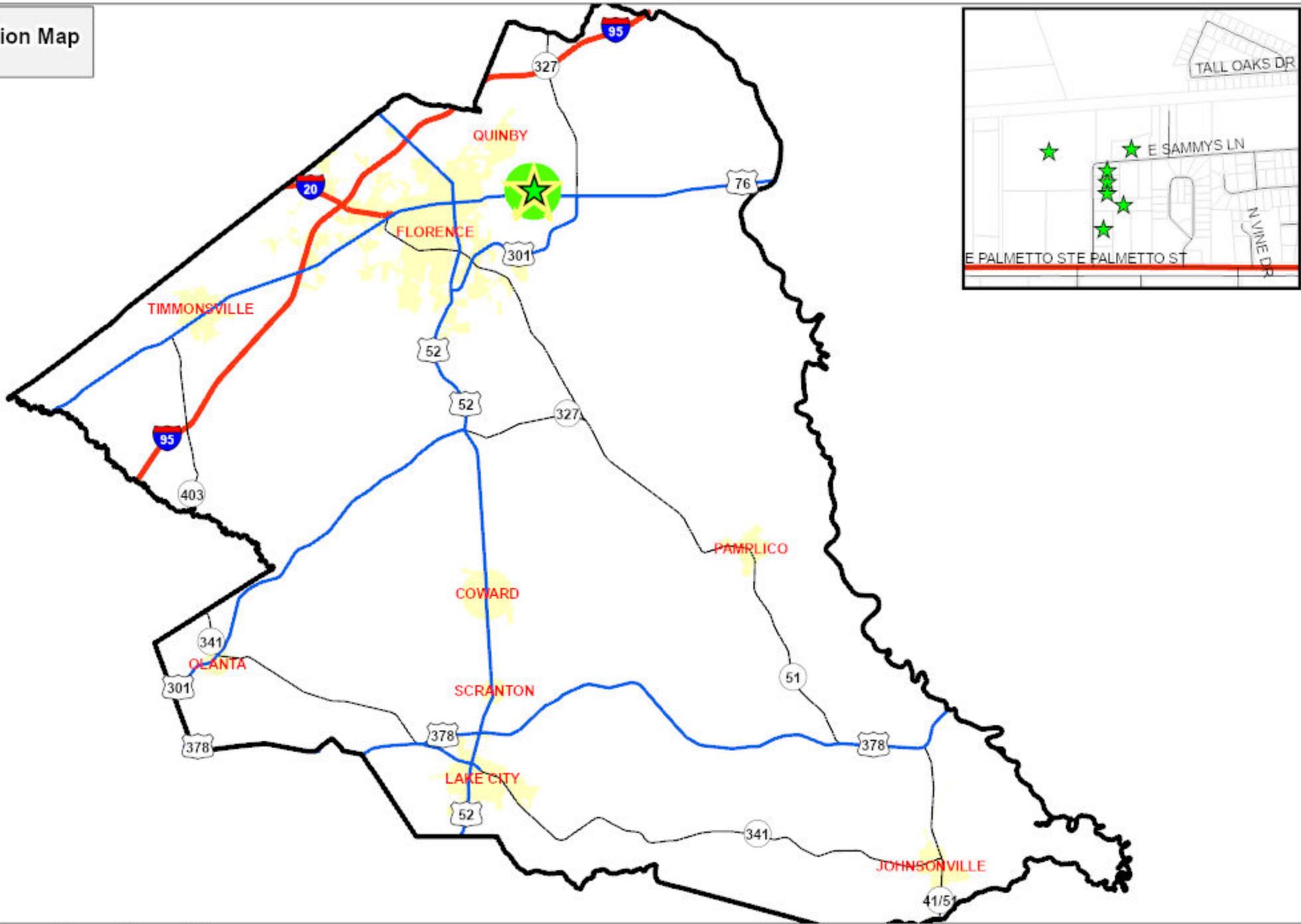
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the County Council agenda for Thursday, March 19, 2025 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence, SC 29501.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Comprehensive Plan Map

Location Map

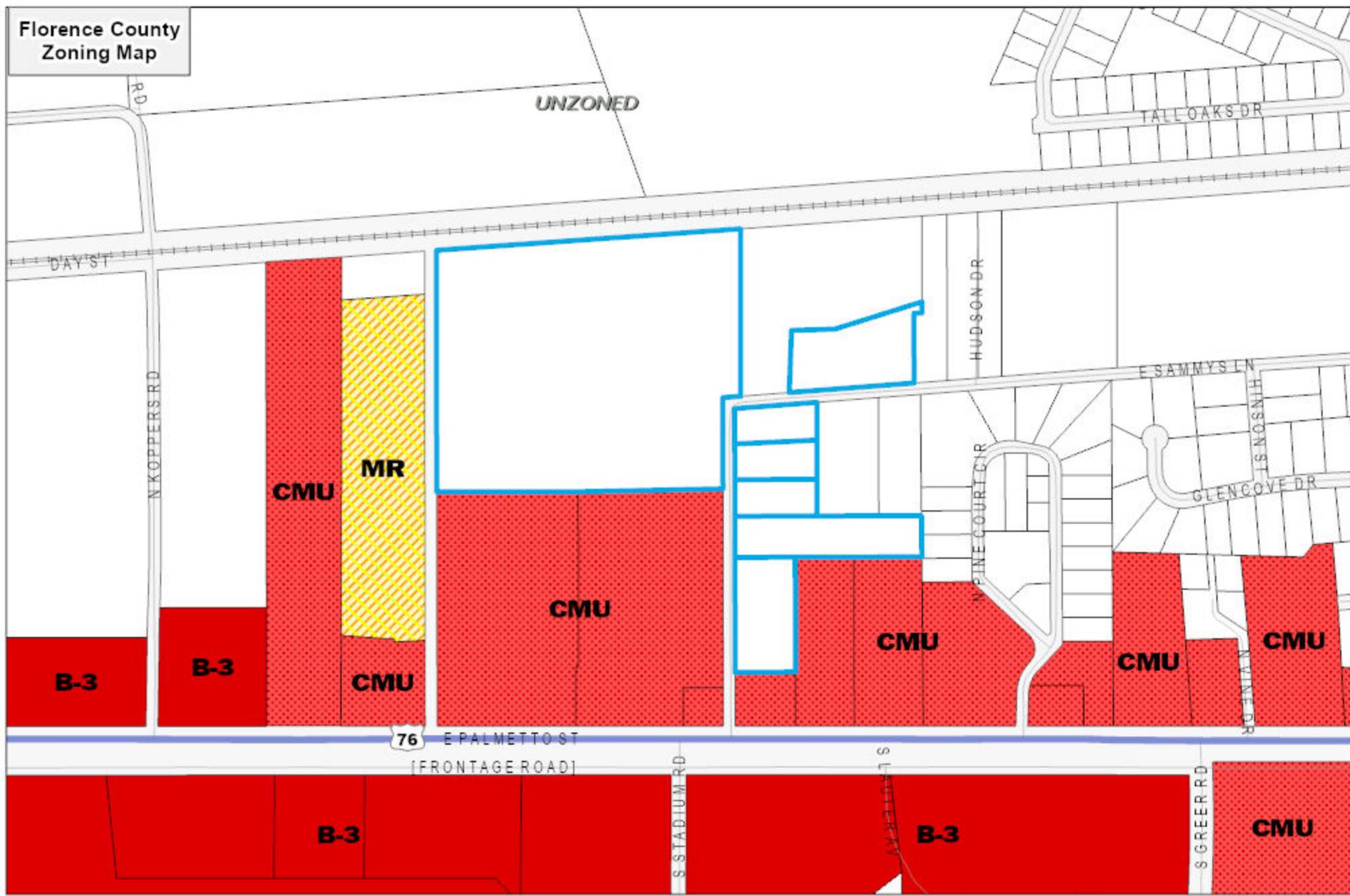


Florence County
Planning Department
Meeting Date:
02/24/2026



Council District 7
PC#2026-02

**Florence County
Zoning Map**



Current County Zoning

- B-3 GENERAL
- CMU, COMMERCIAL MIXED-USE
- MR, MIXED RESIDENTIAL, LOW DENSITY
- UNZONED

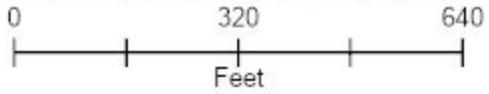


Florence County
Planning Department
Meeting Date:
02/24/2026

**Council District 7
PC#2026-02**

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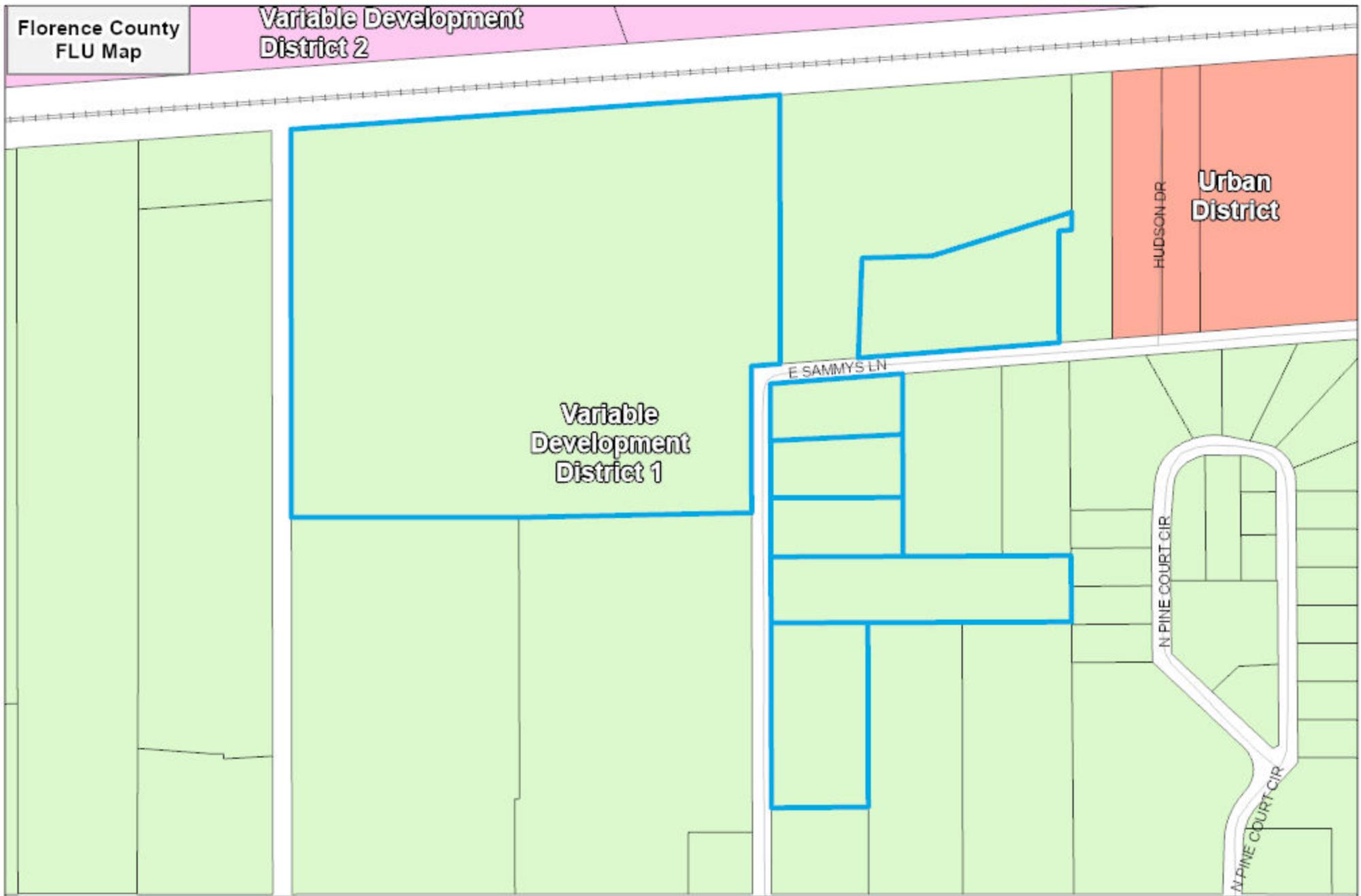
2024 Aerial



Florence County
Planning Department
Meeting Date:
02/24/2026

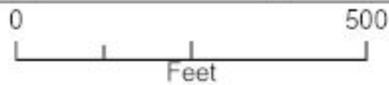


Council District 7
PC#2026-02



Future Land Use
Land Use Code
City Zoning

- Variable Development District 1
- Urban District
- Suburban District
- Downtown Development District



Florence County
Planning Department
Meeting Date:
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Council District 7
PC#2026-02



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 24, 2026
PC#2026-03**

SUBJECT: Map Amendment Requested By Vinestreet Investments, LLC, To Change The Zoning Designation From R-5 Multi-Family Residential District To **B-3 General Commercial District** For The Property Located At 118 Third Loop Road, Florence, SC, As Shown On Florence County Tax Map Number 00151, Block 01, Parcel 015.

LOCATION: 118 Third Loop Road, Florence SC

TAX MAP NUMBERS: 00151, Block 01, Parcel 015

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Vinestreet Investments, LLC

APPLICANT: Vinestreet Investments, LLC

ZONING/LAND AREA: R-5 / Approximately .55 acres

WATER/SEWER AVAILABILITY: City of Florence Water/ No Sewer

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: R-5

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is commercial and is zoned R-5, Multi-Family Residential District.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to B-3, General Commercial District.
3. Surrounding Land Use and Zoning:
North: City of Florence / Public Service Building/ City Zoning
South: City of Florence / Residential / City Zoning
West: Florence County/ Commercial, Vacant / B-3
East: City of Florence/ Commercial / City Zoning

4. Transportation Access and Circulation:

Present access to the property is by the way of Third Loop Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from R-5, Multi-Family Residential District to B-3, General Commercial District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Urban District (UD). The requested rezoning of the property is compatible with the designated future land use.

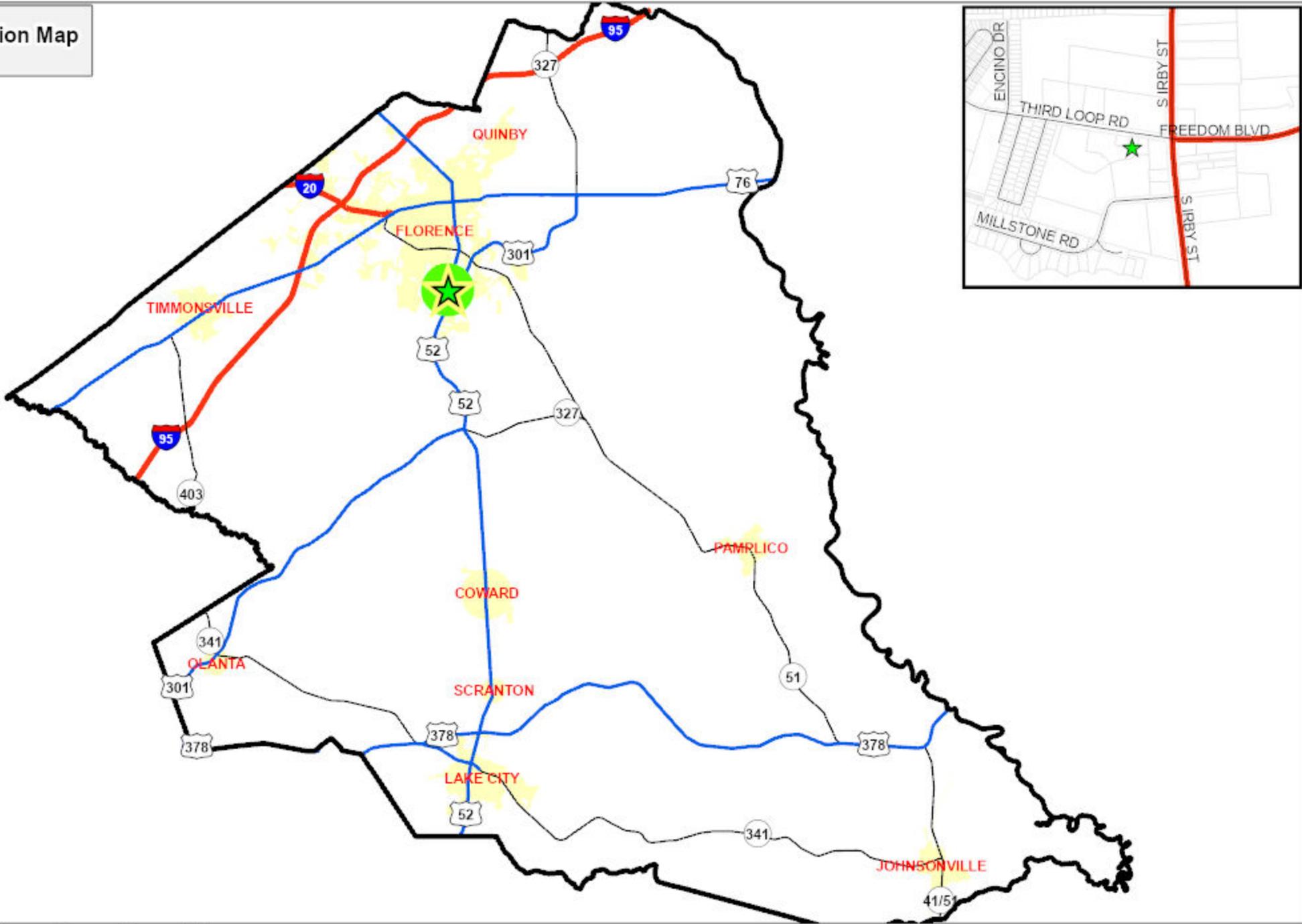
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, March 19, 2025 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map



Florence County
Planning Department
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Council District 5
PC#2026-03

Florence County
Zoning Map

THIRD LOOP RD

CG

B-3

R-5

CITY ZONING

CG

NC-6.3

R-5

0 75 150 Feet

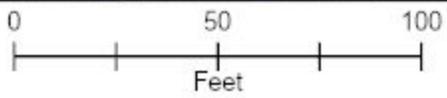
Current County Zoning
■ S-3 GENERAL
■ R-5, MULTI-FAMILY

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Council District 5
PC#2026-03



2024 Aerial



Florence County
Planning Department
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Council District 5
PC#2026-03

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 24, 2026
PC#2026-04**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: The Highway 76 Corridor Study

TAX MAP NUMBERS: 01012-01-004, 01012-01-008, 01012-01-015, 01012-01-016, 01012-01-240

COUNCIL DISTRICT(S): 9; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses consisting of residential and vacant.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **R-4, Multi-Family Residential District, Limited**.
3. Surrounding Land Use and Zoning:
All surrounding properties are unzoned.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties' future land use designation.

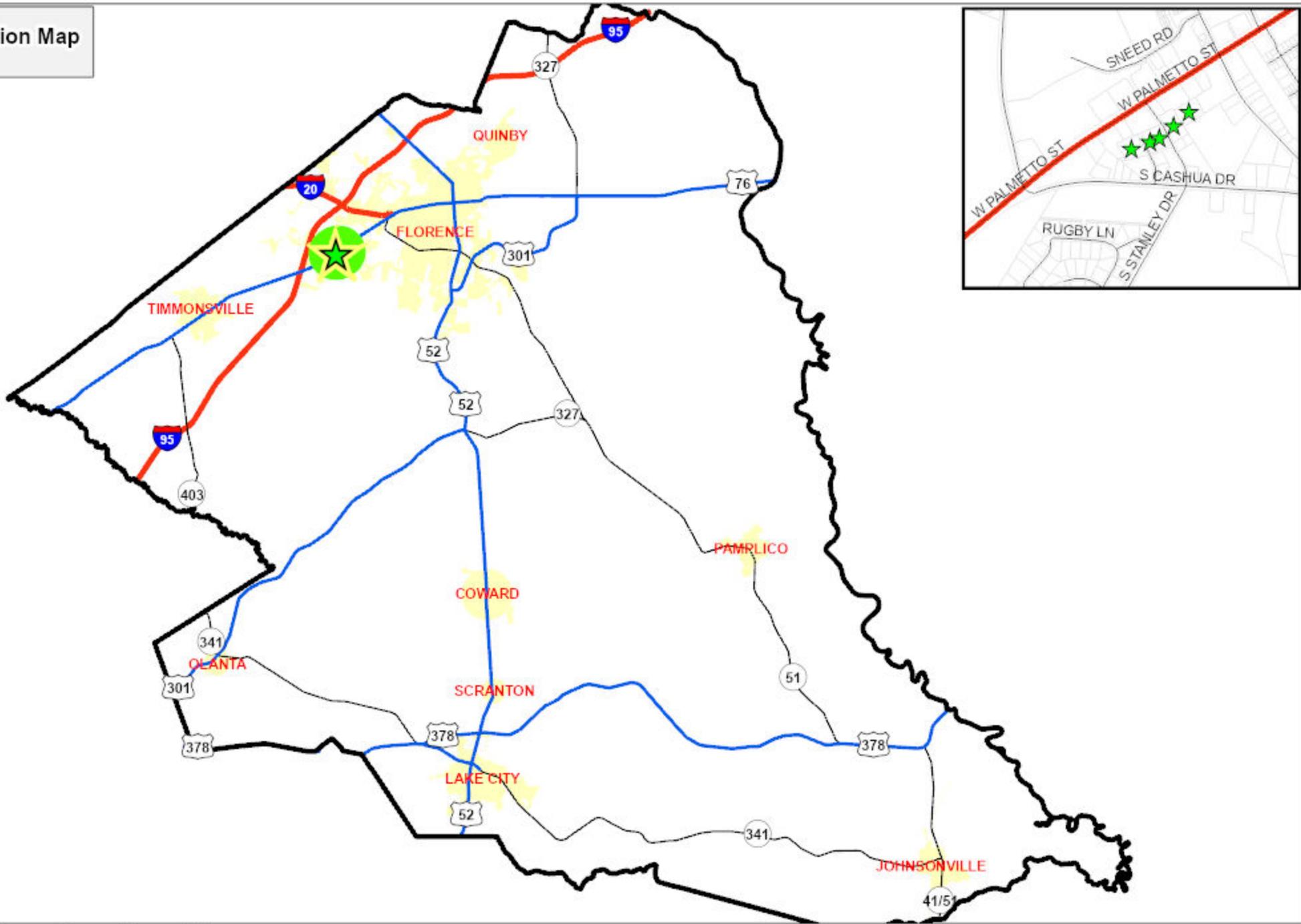
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- Zoning Map
- Aerial Map

Location Map

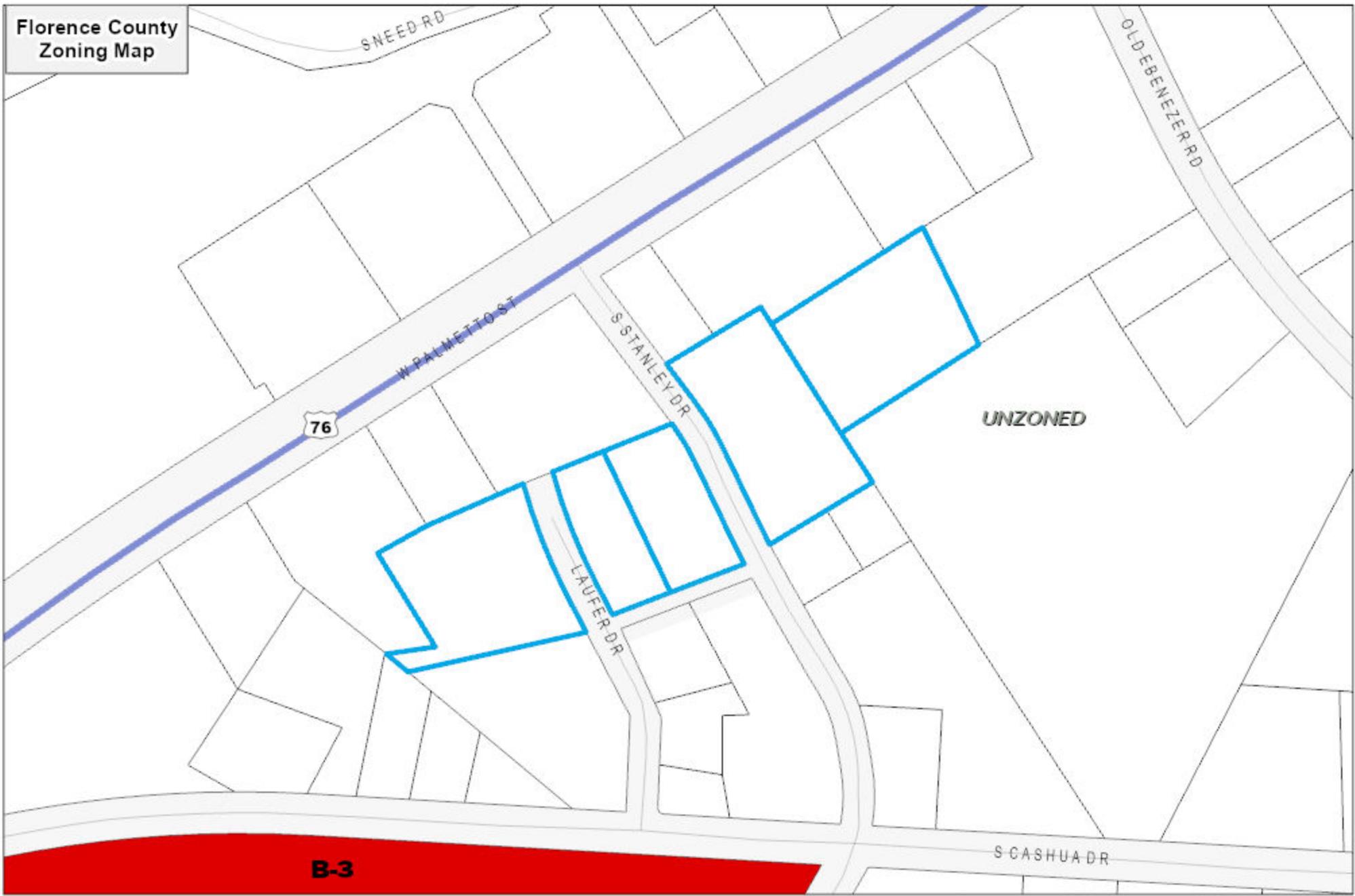


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Council District 9
PC#2026-04

Florence County
Zoning Map



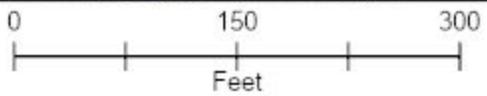
Current County Zoning
■ B-3 GENERAL
■ UNZONED

Florence County
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Council District 9
PC#2026-04



2024 Aerial



Florence County
Planning Department
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Council District 9
PC#2026-04

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 24, 2026
PC#2026-05**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: The Highway 76 Corridor Study

TAX MAP NUMBERS: 00075-01-011, 00075-01-012, 00075-01-071, 00075-01-176, 00075-01-177, 00075-01-239, 00100-01-099, 00100-01-154, 00100-01-187, 01012-01-014, 01012-01-017, 01012-01-026, 01012-01-027, 01012-01-028, 01012-01-029, 01012-01-030, 01012-01-031, 01012-01-032, 01012-01-033, 01012-01-034, 01012-01-035, 01012-01-036, 01012-01-037, 01012-01-113, 01012-01-196, 01012-01-241, 01012-01-270

COUNCIL DISTRICT(S): 4 & 9; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses consisting of residential and commercial.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are unzoned or subject to City of Florence Zoning.

4. Florence County Comprehensive Plan:

The recommended zoning district is compatible with the subject properties' future land use designation.

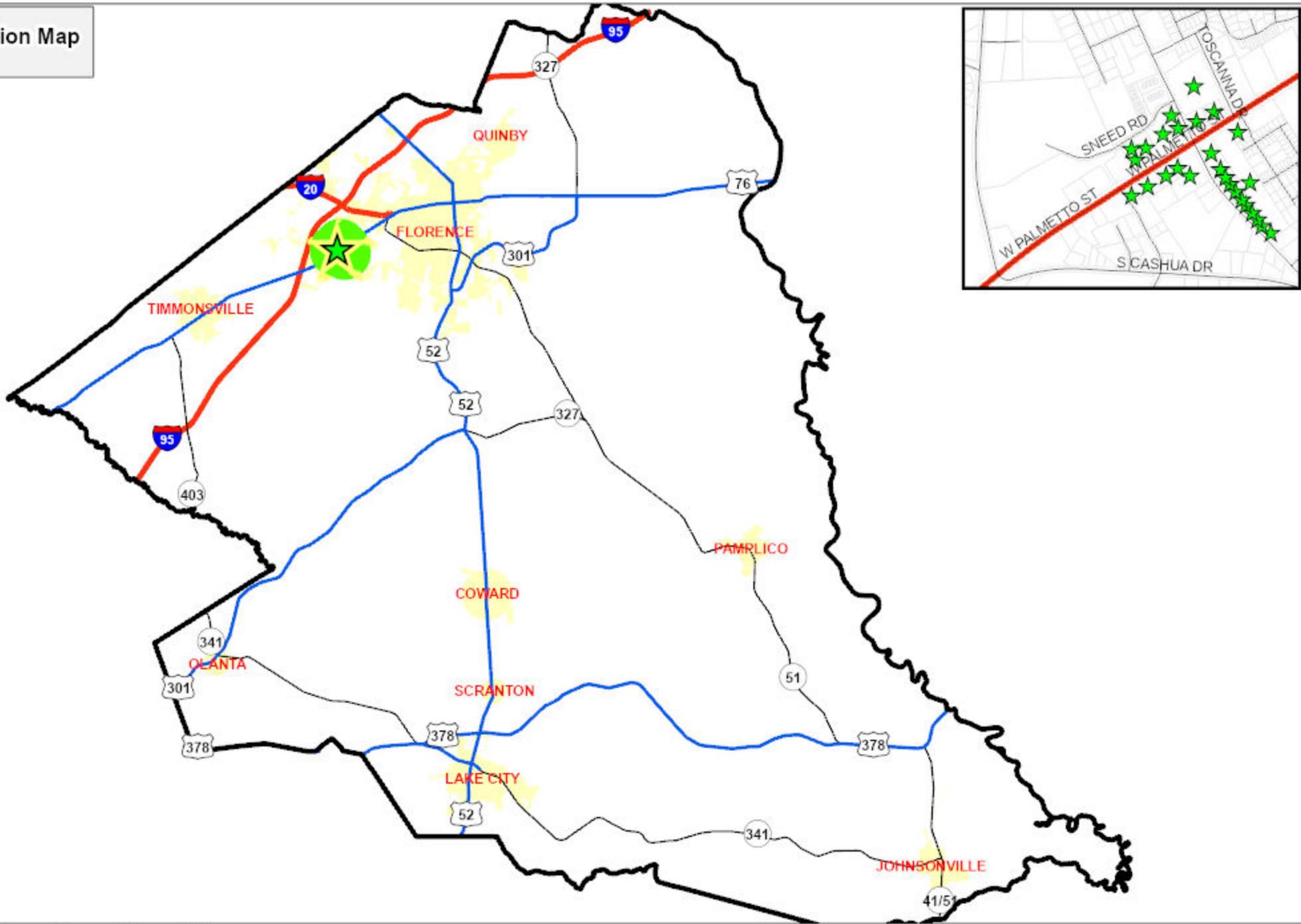
FLORENCE COUNTY COUNCIL MEETING:

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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map

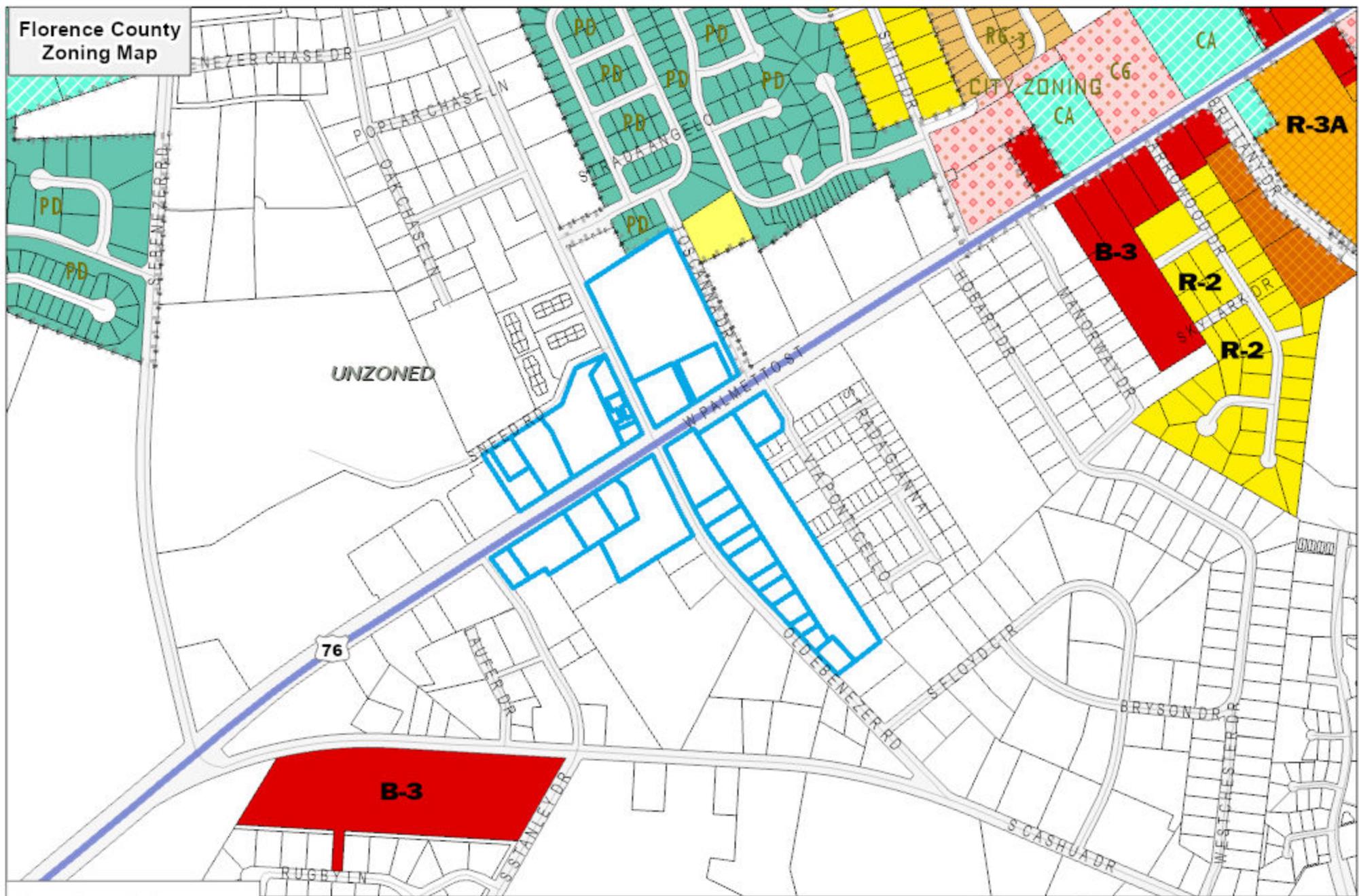


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Council District 4,9
PC#2026-05

Florence County Zoning Map



- Current County Zoning**
- B-3 GENERAL
 - PD, PLANNED DEVELOPMENT
 - R-2, SINGLE-FAMILY, MEDIUM LOTS
 - R-3A
 - R-5A
 - UNZONED

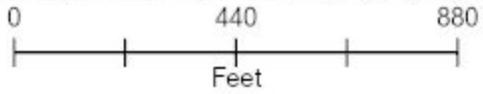
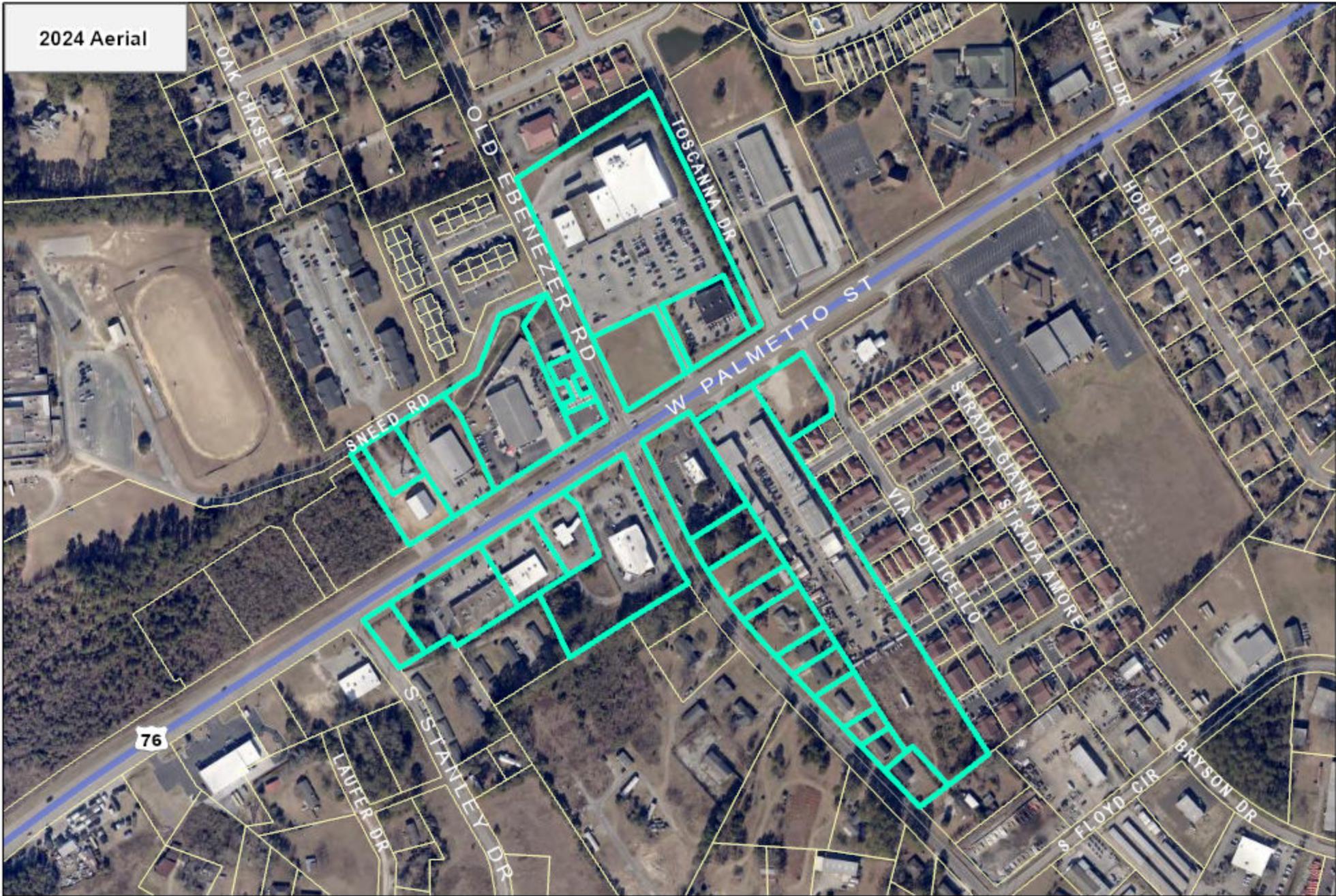
0 590 1,180 Feet

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Council District 4,9
PC#2026-05



2024 Aerial



Florence County
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Council District 4,9
PC#2026-05

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 24, 2026
PC#2026-06**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: The Highway 76 Corridor Study

TAX MAP NUMBERS: 90152-01-011, 90155-01-003, 90155-01-005, 90155-01-006, 90155-01-007, 90155-01-008, 90155-01-009, 90155-02-002, 90155-02-003, 90155-02-004, 90155-02-005, 90155-02-007, 90155-02-009, 90155-02-010, 90155-02-011, 90155-02-012, 90155-02-013, 90155-02-014, 90155-02-015, 90155-02-016, 90155-02-017

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses consisting of residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **RU-1, Rural Community District**.
3. Surrounding Land Use and Zoning:
The surrounding properties are either CMU, unzoned, or pending County Council's approval for rezoning.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties' future land use designation.

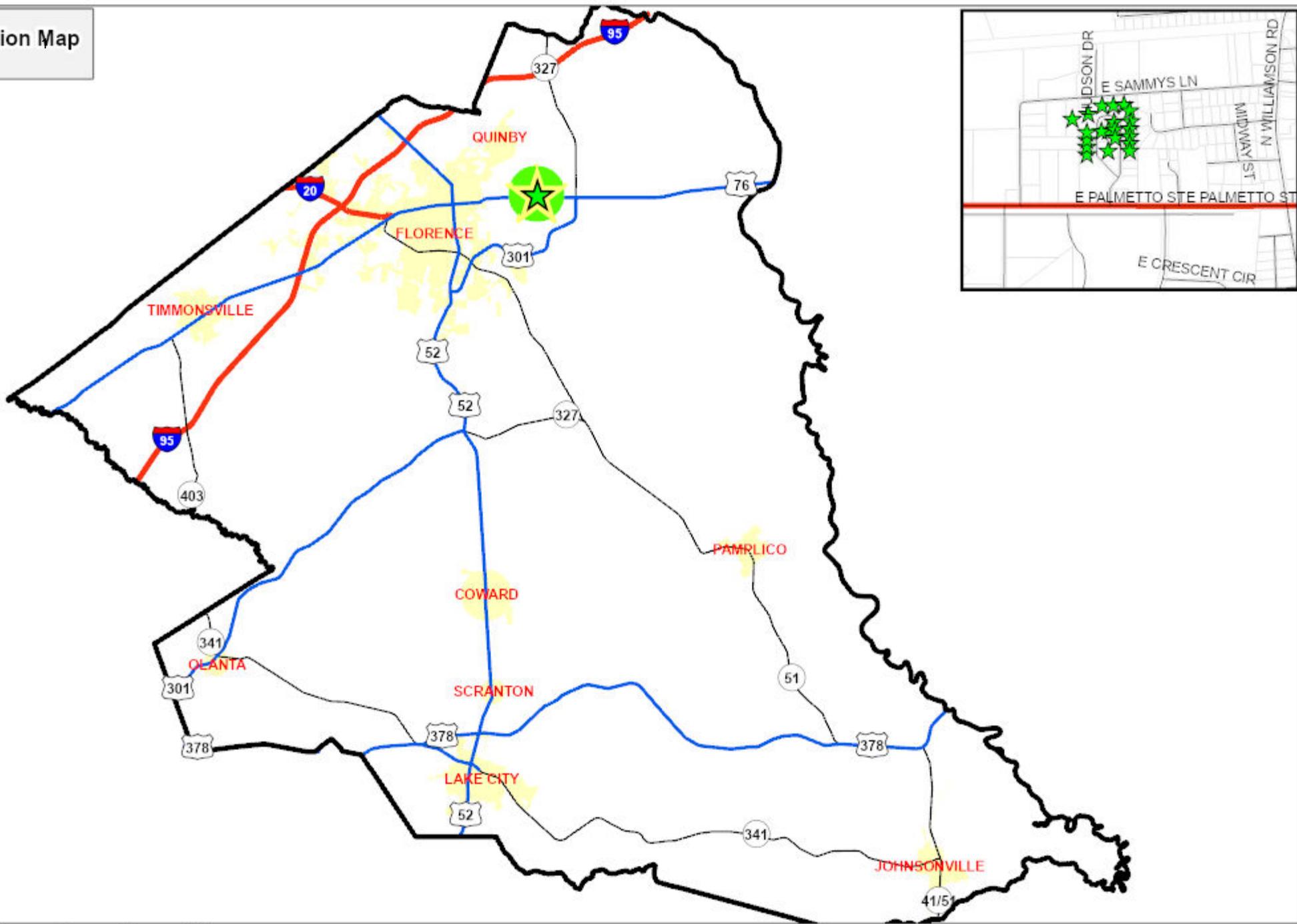
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, March 19, 2026 at 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence, SC 29501.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map

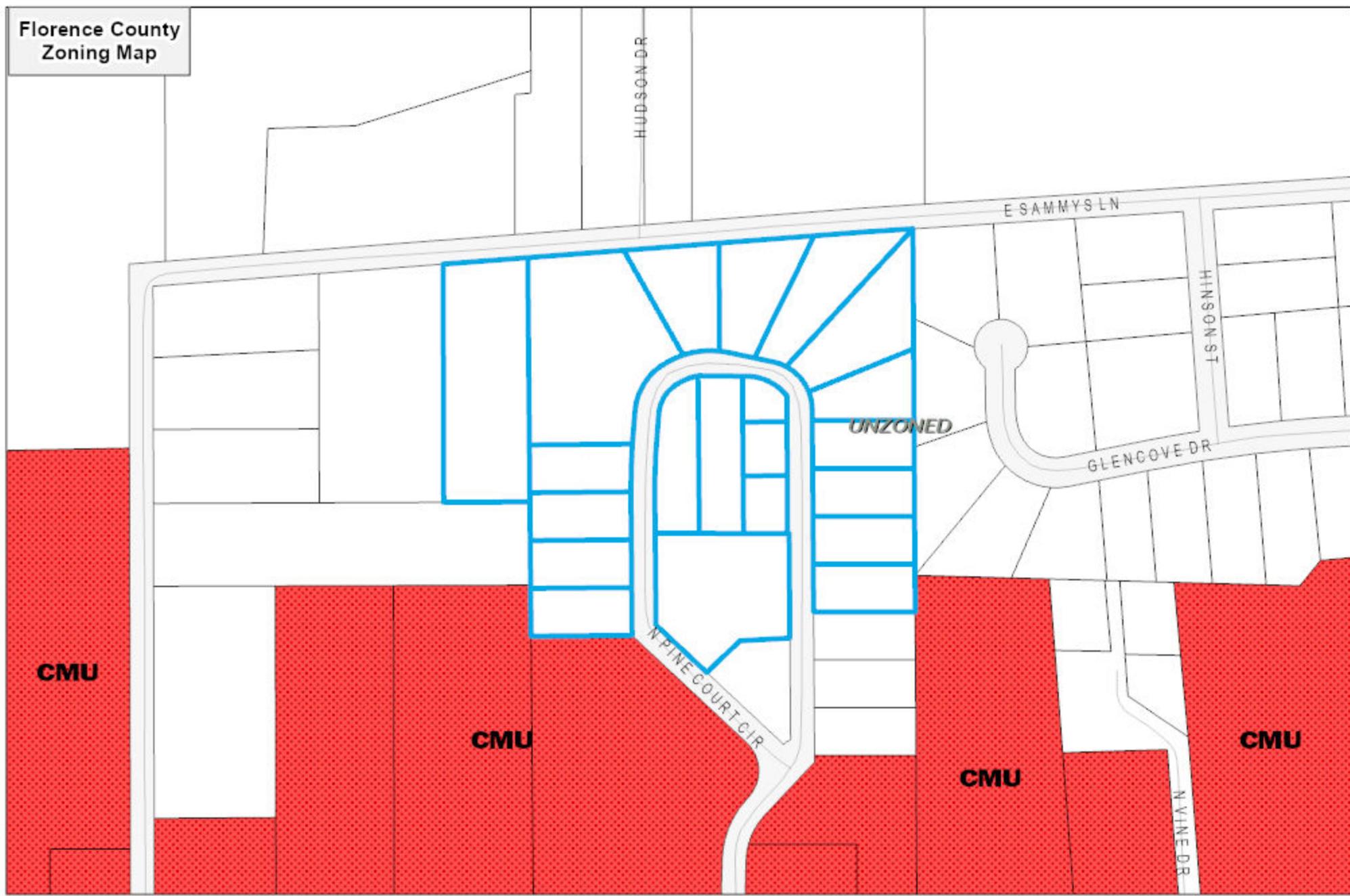


Florence County
Planning Department
Meeting Date:
02/24/2026



Council District 7
PC#2026-06

Florence County
Zoning Map



CMU

CMU

CMU

CMU

UNZONED

HUDSON DR

E SAMMYS LN

HINSON ST

GLENCOVE DR

N PINE COURT CIR

N VINE DR

0 210 420 Feet

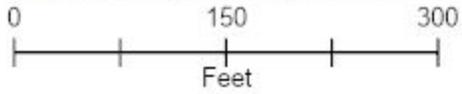
Current County Zoning
CMU, COMMERCIAL MIXED-USE
UNZONED

Florence County
Planning Department
Meeting Date:
02/24/2026

Council District 7
PC#2026-06



2024 Aerial



Florence County
Planning Department
Meeting Date:
02/24/2026



Council District 7
PC#2026-06

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 24, 2026
PC#2026-07**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: The Highway 76 Corridor Study

TAX MAP NUMBERS: 90152-01-018, 90152-01-019, 90152-01-020, 90152-01-022, 90152-01-025, 90152-01-027

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses consisting of residential, vacant, or commercial.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **MR, Lower Density Mixed Residential District.**
3. Surrounding Land Use and Zoning:
The surrounding properties are either unzoned or pending County Council's approval for rezoning.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties' future land use designation.

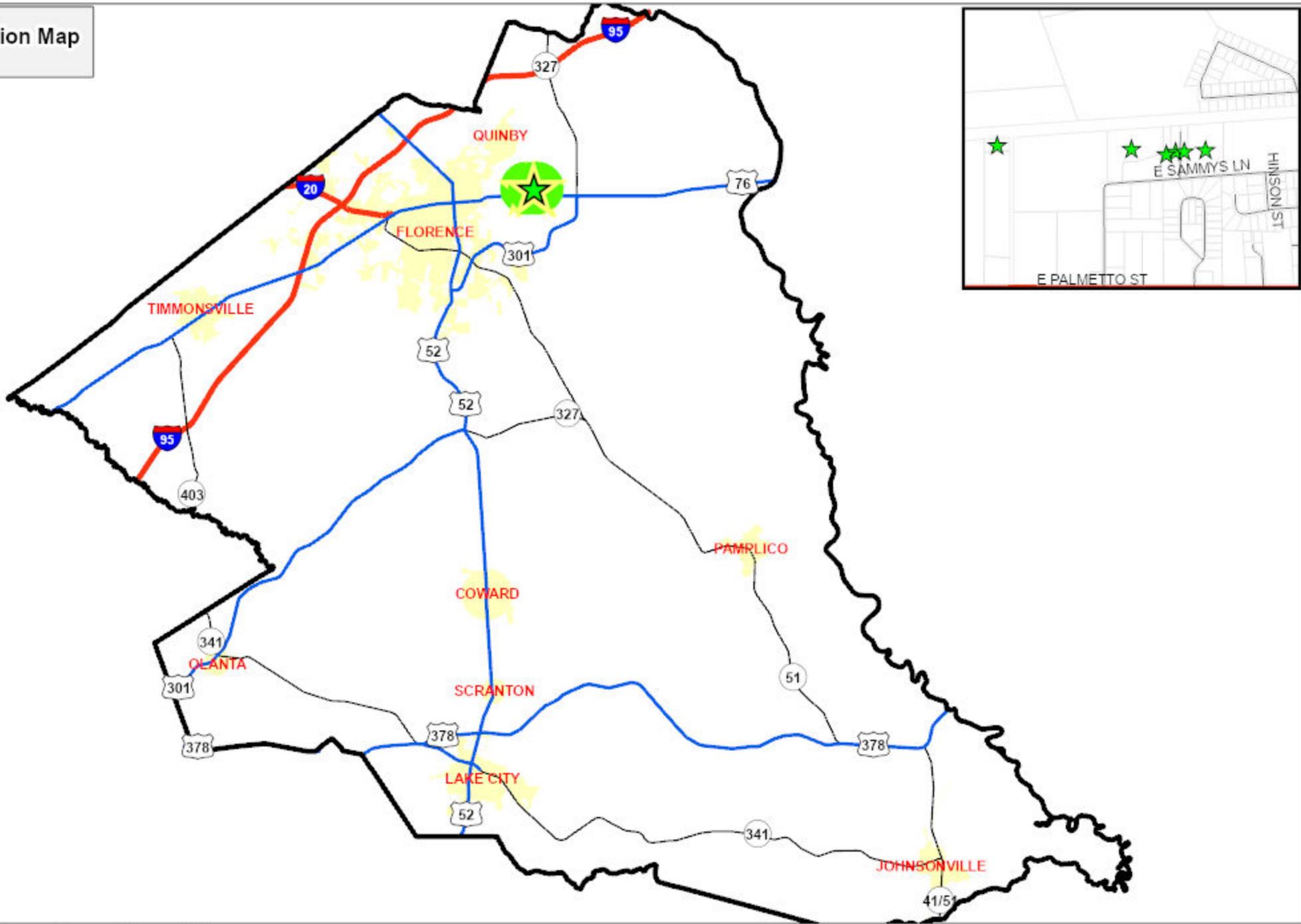
FLORENCE COUNTY COUNCIL MEETING:

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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map

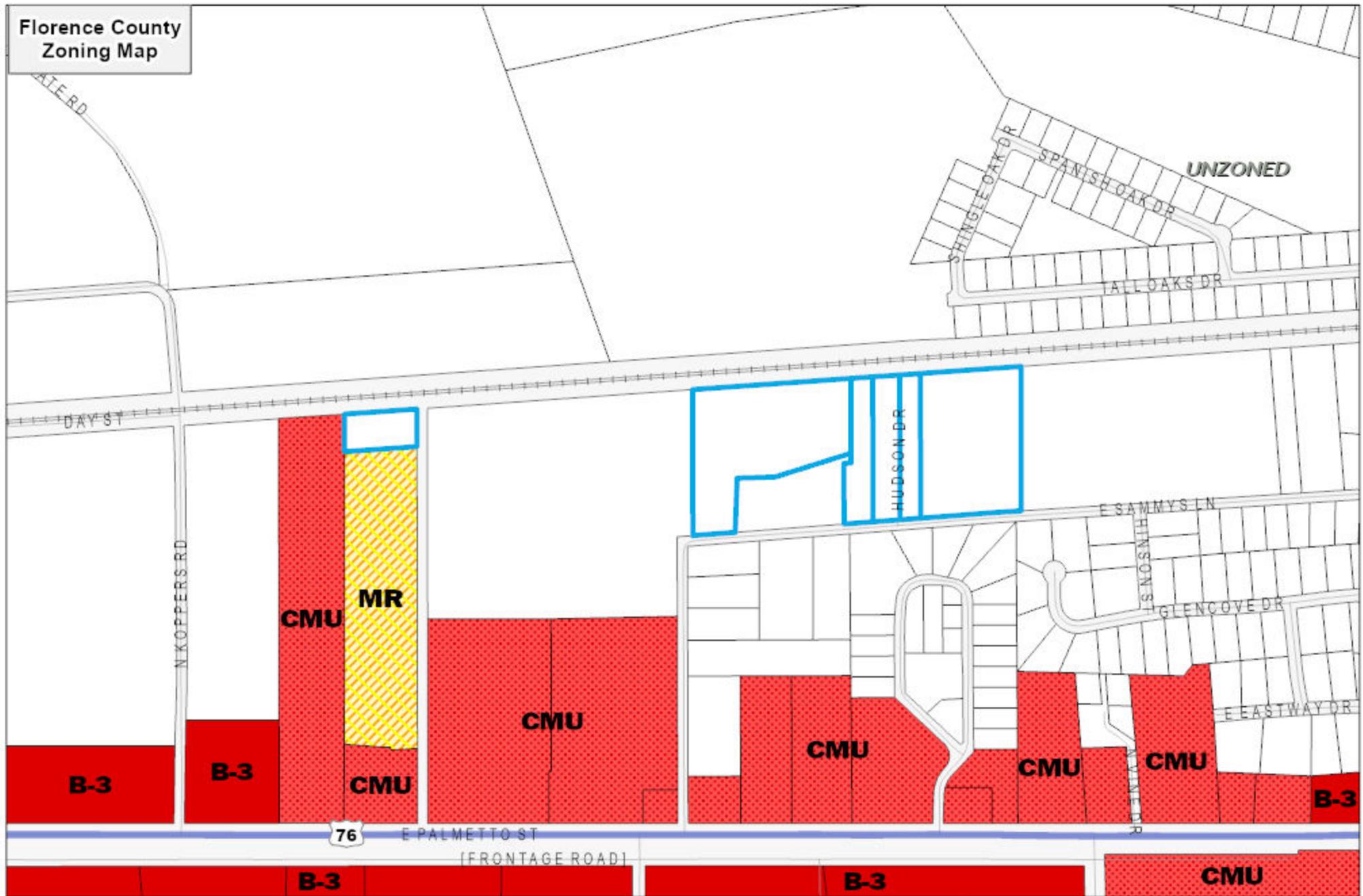


Florence County
Planning Department
Meeting Date:
02/24/2026



Council District 7
PC#2026-07

**Florence County
Zoning Map**



Current County Zoning

- B-3 GENERAL
- CMU, COMMERCIAL MIXED-USE
- MR, MIXED RESIDENTIAL, LOW DENSITY
- UNZONED

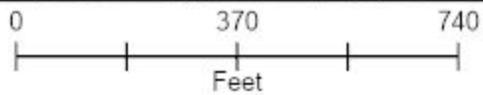
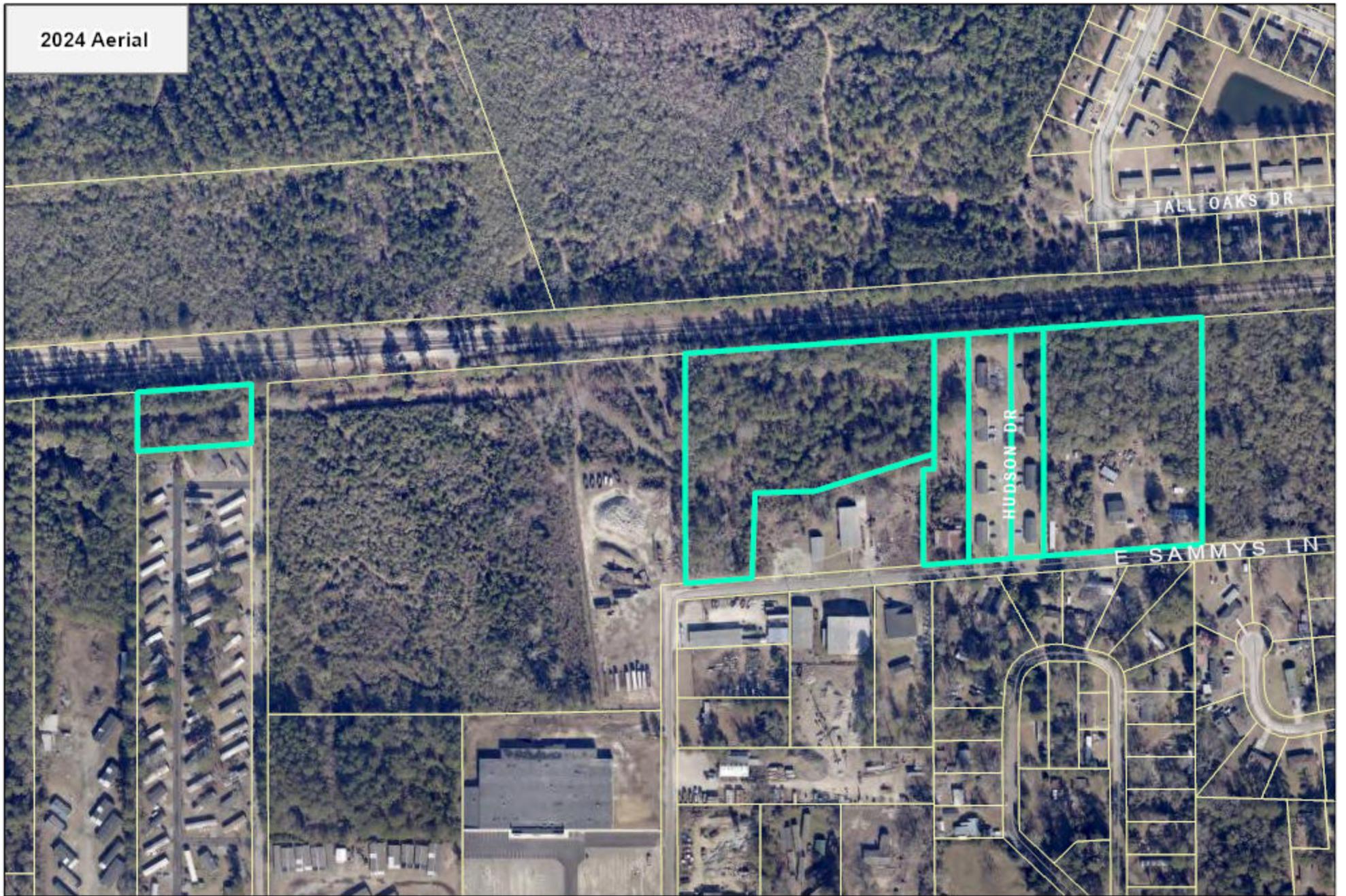
0 490 980 Feet

Florence County
Planning Department
Meeting Date:
02/24/2026

**Council District 7
PC#2026-07**



2024 Aerial



Florence County
Planning Department
Meeting Date:
02/24/2026



Council District 7
PC#2026-07

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 24, 2026
PC#2026-08**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Eight Of The East Highway 76 Gateway Study From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 90155-01-001, 90155-02-018, 90155-02-019, 90155-02-020.

LOCATION: The Highway 76 Gateway Study

TAX MAP NUMBERS: 90155-01-001, 90155-02-018, 90155-02-019, 90155-02-020

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses consisting of residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **RU-1, Rural Community District**.

3. Surrounding Land Use and Zoning:

The surrounding properties are either CMU, unzoned, or pending County Council's approval for rezoning.

4. Florence County Comprehensive Plan:

The recommended zoning district is compatible with the subject properties' future land use designation.

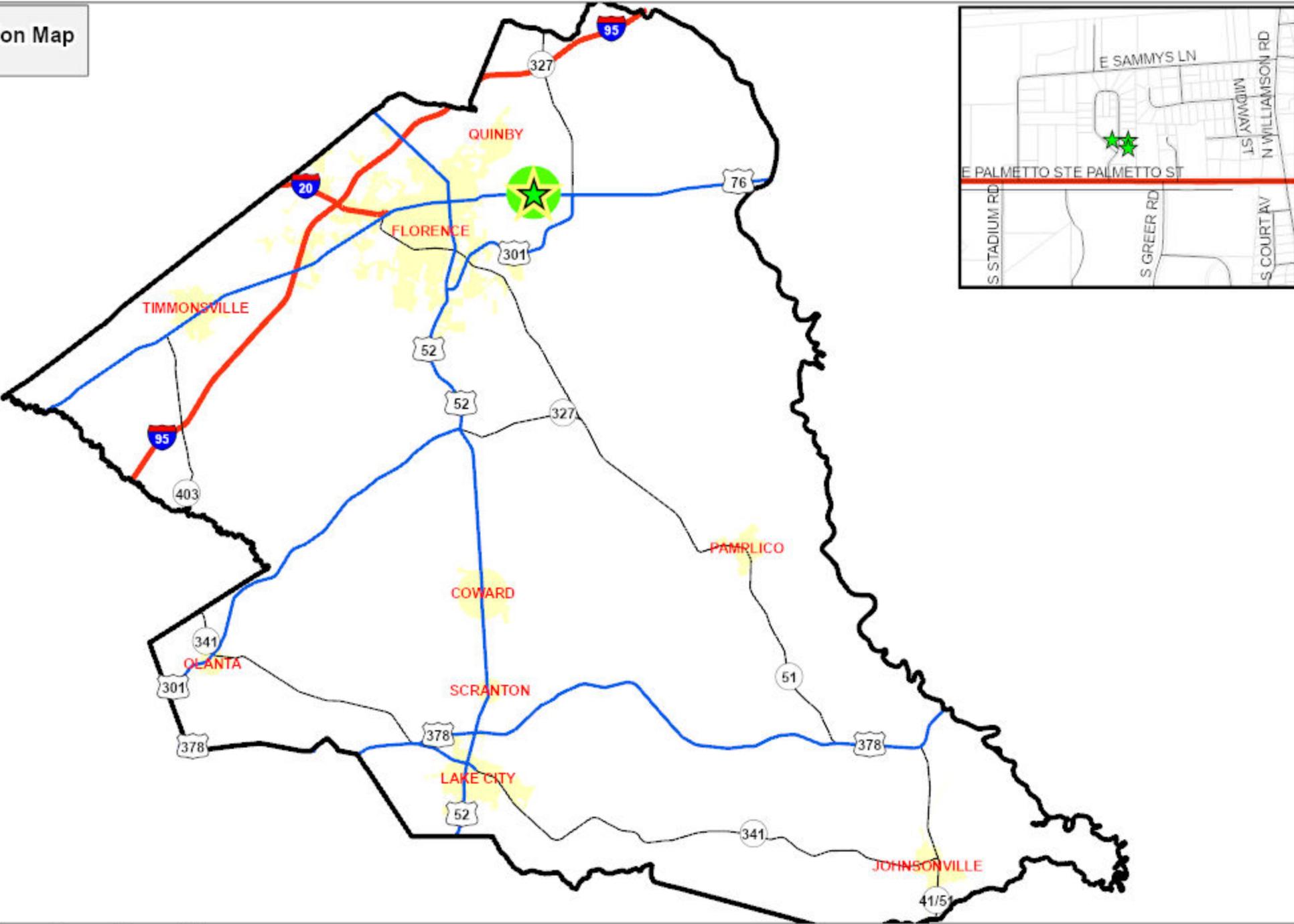
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, March 19, 2026 at 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence, SC 29501.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map

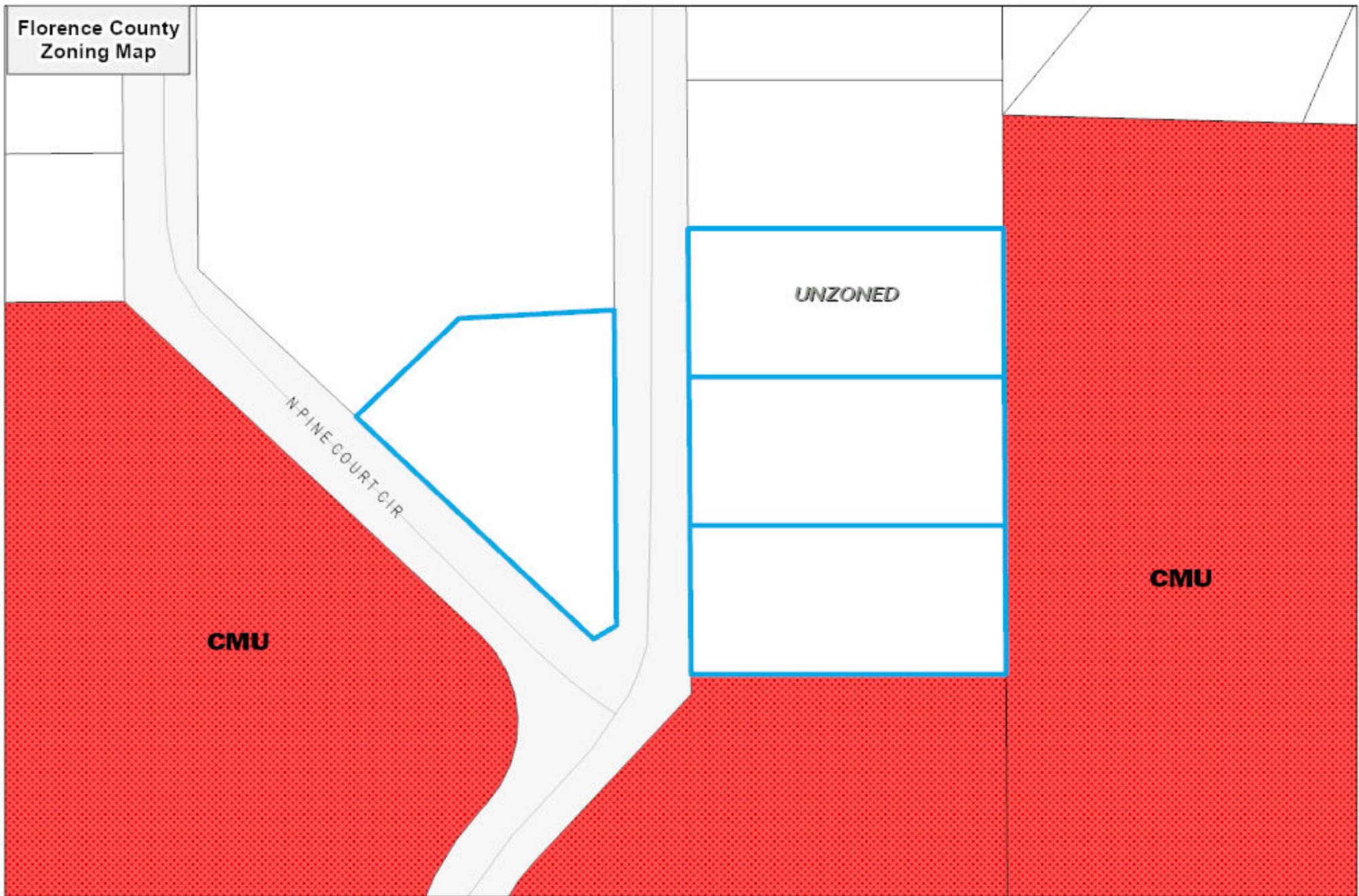


Florence County
Planning Department
Meeting Date:
02/24/2026



Council District 7
PC#2026-08

Florence County
Zoning Map



Current County Zoning

- CMU, COMMERCIAL MIXED-USE
- UNZONED

Florence County
Planning Department
Meeting Date:
02/24/2026

0 70 140 Feet

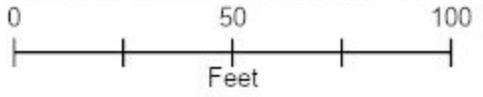
Council District 7
PC#2026-08

42

2024 Aerial



N PINE COURT CIR



Florence County
Planning Department
Meeting Date:
02/24/2026



Council District 7
PC#2026-08

Building Activity Report Summary

January 2026

Type of Permit	This Month			Year To Date			This Month Last Year			Year To Date Last Year		
	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees
Agricultural												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	7	\$1,389,242	\$4,569.00	7	\$1,389,242	\$4,569.00	1	\$40,000	\$260.00	1	\$40,000	\$260.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	3	\$7,350	\$72.30	3	\$7,350	\$72.30	1	\$1,000	\$20.00	1	\$1,000	\$20.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	10	\$1,396,592	\$4,641.30	10	\$1,396,592	\$4,641.30	2	\$41,000	\$280.00	2	\$41,000	\$280.00
Commercial												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	6	\$1,488,200	\$5,997.00	6	\$1,488,200	\$5,997.00	8	\$2,133,359	\$8,340.50	8	\$2,133,359	\$8,340.50
Engineering	7	\$0	\$8,360.00	7	\$0	\$8,360.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	5	\$45,915	\$425.00	5	\$45,915	\$425.00	5	\$143,600	\$1,245.00	5	\$143,600	\$1,245.00
Trade	21	\$952,770	\$4,131.10	21	\$952,770	\$4,131.10	14	\$723,485	\$825.90	14	\$723,485	\$825.90
Zoning	12	\$1,500,000	\$300.00	12	\$1,500,000	\$300.00	3	\$0	\$75.00	3	\$0	\$75.00
Totals	51	\$3,986,885	\$19,213.10	51	\$3,986,885	\$19,213.10	30	\$3,000,444	\$10,486.40	30	\$3,000,444	\$10,486.40
Industrial												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	1	\$5,000,000	\$8,020.00	1	\$5,000,000	\$8,020.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	2	\$256,950	\$0.00	2	\$256,950	\$0.00
Zoning	1	\$7,500,000	\$25.00	1	\$7,500,000	\$25.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	1	\$7,500,000	\$25.00	1	\$7,500,000	\$25.00	3	\$5,256,950	\$8,020.00	3	\$5,256,950	\$8,020.00
Manufactured Home												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	1	\$7,000	\$95.00	1	\$7,000	\$95.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	33	\$1,068,801	\$3,785.00	33	\$1,068,801	\$3,785.00	24	\$0	\$3,075.00	24	\$0	\$3,075.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	3	\$0	\$75.00	3	\$0	\$75.00
Totals	34	\$1,075,801	\$3,880.00	34	\$1,075,801	\$3,880.00	27	\$0	\$3,150.00	27	\$0	\$3,150.00
Multi-Family												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	1	\$27,727	\$150.00	1	\$27,727	\$150.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	1	\$0	\$20.00	1	\$0	\$20.00	3	\$739,475	\$3,959.00	3	\$739,475	\$3,959.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	2	\$27,727	\$170.00	2	\$27,727	\$170.00	3	\$739,475	\$3,959.00	3	\$739,475	\$3,959.00
Single Family Detached												
Accessory	5	\$261,800	\$1,410.00	5	\$261,800	\$1,410.00	6	\$99,001	\$965.00	6	\$99,001	\$965.00
Building	33	\$2,878,948	\$11,866.20	33	\$2,878,948	\$11,866.20	40	\$4,210,506	\$19,275.01	40	\$4,210,506	\$19,275.01
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	15	\$281,406	\$1,670.00	15	\$281,406	\$1,670.00	13	\$484,007	\$2,773.00	13	\$484,007	\$2,773.00
Trade	91	\$503,027	\$2,796.00	91	\$503,027	\$2,796.00	54	\$313,710	\$1,723.30	54	\$313,710	\$1,723.30
Zoning	1	\$0	\$25.00	1	\$0	\$25.00	1	\$0	\$25.00	1	\$0	\$25.00
Totals	145	\$3,925,181	\$17,767.20	145	\$3,925,181	\$17,767.20	114	\$5,107,224	\$24,761.31	114	\$5,107,224	\$24,761.31
Town Home												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	2	\$15,000	\$20.00	2	\$15,000	\$20.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	2	\$15,000	\$20.00	2	\$15,000	\$20.00	0	\$0	\$0.00	0	\$0	\$0.00
Two-Family Residential												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Not Applicable												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00

2026 SUMMARY PLATS

<u>Date</u>	<u>Plat Title</u>	<u>TMP Number</u>	<u>Location</u>	<u>Lots</u>	<u>Acreage</u>	
1/2/2026	Kevin Powell	00338-01-067	Florence	1	10	
1/6/2026	Scotty R Welch	80013-02-007	Lake City	1	1.22	
1/6/2026	Maisee Amanda Barrett	00134-03-025	Coward	1	1	
1/13/2026	Tina G Outlaw	00352-02-016	Pamplico	2	1.8	
1/15/2026	Eliza L Doherty	00305-01-205	Florence	1	0.23	
1/15/2026	Cultra Road LLC	00019-04-052	Timmonsville	2	25.99	
1/20/2026	Jordan Tyler Smith	00112-03-050	Scranton	1	0.46	
1/23/2026	Ronald W & Helen B Brown	00088-01-005	00088-01-011	Timmonsville	1	1.38
1/23/2026	Lucky 17 Property, LLC Cheryl Guzman	00054-04-092	Timmonsville	2	7.29	
1/26/2026	Sarious Nelson Lyerly	00230-31-029	Lake City	1	5	
1/26/2026	Heath Properties LLC	00166-31-027	Lake City	1	1.25	
1/30/2026	Frankie Joel Miles	00045-03-088	Olanta	1	15.58	
1/30/2026	Donald Smith	00137-03-004	Scranton	1	0.95	
1/30/2026	Samuel Mckenzie Amos	00116-31-119	Scranton	1	3	

2026 SUMMARY PLAT TOTALS

Month	Total Number of Plats	Total Number of Lots	Total Acres
January	14	17	75.15
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Year To Date			

