

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, February 24, 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
Doris Lockhart
Glynn Willis
John Martin
Chris Mishoe
Gregory Miller

Commissioners Absent: Allie Brooks
Jeffrey Tanner

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 and welcomed the public in attendance and watching online. Chairman Cheryl Floyd requested a review of the meeting minutes from January 27, 2026.

III. Review and Motion of Minutes:

- **Meeting of January 27, 2026**

Motion to approve minutes – Commissioner Glynn Willis made a motion to approve the minutes of the Planning Commission meeting of January 27, 2026 / Second – Vice-Chairman Dwight Johnson and Commissioner John Martin / Unanimously approved 7 to 0 the minutes of the January 27, 2026, Planning Commission meeting.

IV. Public Hearing:

Map Amendments:

Prior to the start of the items to be reviewed for the Public Hearing, Mr. J. Shawn Brashear requested that the Planning Commission defer PC #2026-02 until a later date.

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.

Vice-Chairman Dwight Johnson made a motion to defer PC#2026-02 / Second – Commissioner John Martin / Unanimously approved 7 to 0 to defer PC #2026-02 until a later date.

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.

(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 in County Council District Five (5) and was approximately point fifty-five acres (.55 acres). Water is provided to the site by the City of Florence but no sewer is available. The parcel is located on Third Loop Road near South Irby Street. To the north, south and east of the parcel is City of Florence zoning and to the west it is B-3 zoning. The property is presently vacant as the dis-repaired structure was removed from the parcel. Mr. Brashear continued with the presentation showing images of the property and adjacent properties. Per the Florence County Ordinances all public notices were sent and the property properly posted for public meeting.

There were questions and discussions from the Commission.

In response to questions and discussions from the Commission, Mr. Brashear stated that there is a cell tower to the rear of the property. He additionally stated that the requested map amendment was an owner's request and that the owner of the property was present in the meeting.

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

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 map amendment.

Mr. River Norton, 1130 Took Place, Florence SC, the property owner, was present in the meeting and spoke in favor of the requested map amendment. He stated that they purchased the property approximately one year ago. It had a dis-repaired machine shop on it and the building was torn down. They noticed that the property was zoned R-5, but everything to the west of it was zoned B-3. They desire to have the parcel consistently conform to the zoning that is presently in the area. There is a cell tower to the rear of the property. With the R-5 zoning on the property they were not sure how they could create housing in that area. The commercial zoning of the property appears to be the best use and fit for the parcel.

Chairman Cheryl Floyd inquired of anyone in attendance who desired to speak in opposition to the requested map amendment.

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

Commissioner Glynn Willis requested to abstain from the voting process of the item as he indicated that the company he works for has an easement on the property.

There were no further questions, comments or discussion and Commissioner John Martin made a motion that the requested map amendment **PC #2026-03** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 6 to 0 to approve as presented the requested map amendment **PC #2026-03 for a B-3, General Commercial District zoning designation.** (Commissioner Glynn Willis abstained from the voting).

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.

(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 five properties were in County Council District Nine (9) and the recommended zoning designation was R-4, Multi-Family Residential District, Limited. The properties are duplexes which are allowed in an R-4 zoning district. Mr. Brashear continued with the presentation showing images of the properties and adjacent properties.

There were questions and discussions among the Commission as to the actual properties in the area of West Palmetto Street, (i.e. strip mall with Dominio's Pizza, Bakery Shop, Flower Shop, Residential properties, etc.)

In response to questions and discussions of the Commission, Mr. Brashear stated that there were also two vacant properties in the middle of the parcels. As staff reviewed the zonings of the parcels, they wanted to ensure they did not get into any spot zoning concerns or place any of the properties into a non-conforming use.

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

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 map amendment.

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

Chairman Cheryl Floyd inquired of anyone in attendance who desired to speak in 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 map amendment **PC #2026-04** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve as presented the requested map amendment **PC #2026-04 for an R-4, Multi-Family Residential District, Limited, zoning designation.**

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.**

(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 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. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that there were twenty-seven properties in the item to be reviewed, split between County Council Districts Four (4) and Nine (9). The recommended zoning designation was B-3, General Commercial District. He continued with the presentation showing images of the properties and adjacent properties. He stated that Ebenezer Road split the properties and to the north side of Palmetto Street the properties were commercial and to the south side existed a blend of commercial and residential properties. Within the County West Palmetto Street and S. Cashua Drive are major business corridors and Old Ebenezer Road, which used to be a quaint little neighbor has become a busy connector corridor between the two major business corridors. The properties are recommended for B-3, General Commercial Zoning designation which outright allows for single family dwellings. And as businesses grow and the area becomes busy it also allows the residential property owners to sell their properties as commercial use. Per the Florence County Ordinance, the properties were properly posted for public meeting.

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

There were no 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 map amendment.

Ms. Rosie Baun, 1324 Old Ebenezer Road, Florence was present in the meeting and spoke in favor of the requested map amendment. She stated that she owns one of the houses on Old Ebenezer Road and that it has been in her family since 1961. When her family moved into that area it was a dirt road and you could count how many cars that came down that road in any particular day. It has changed quite a bit. She further stated that right across from her home was a beautiful brick home and a duplex. The owner of the property in the last two months has come in and bulldozed the structures down. She inquired if the owner had to have a permit to remove the structures.

In response to the question posed by Ms. Baun, Mr. J. Shawn Brashear stated that a demolition permit would have been required to demolish the structures.

Ms. Baun continued to ask if the owner had filed any plans or if it were known what the owner planned to do with the property now that the structures had been removed. She desired to know because across the street from her property, those properties were not presently a part of the proposed zoning. The one side

of the street is being rezoned but the other side of the street presently is not being rezoned, and she wants to make sure that the owner is not getting any preferential treatment.

Mr. J. Shawn Brashear in response to the comments and inquiry stated that all the properties within that area would be reviewed for rezoning. Staff had not received any plans regarding any development on the site in question.

Ms. Baun continued to state that the rumor was that the owner intended to bring in double-wide manufactured homes and place them on the parcel. If the previous homes were there the owner would not be able to place double-wide manufactured homes on the property.

Chairman Cheryl Floyd informed the public and Ms. Baun that presently the property she is inquiring about is unzoned.

Ms. Baun stated that at the last meeting she was informed that the property owner did not have permits to place double-wide manufactured homes on the front of the parcel in question.

Chairman Cheryl Floyd informed Ms. Baun that it would be best if she sat down with the Planning Staff and discussed her questions and concerns regarding the property. The Planning Commission had not received anything to take action on regarding the property in question. There are parameters in place, development standards for duplexes, townhomes, whatever is planned for development will have to process through the Planning Department. The Chairman explained that the Planning Commission could not speak to what had not been officially received for review.

Ms. Baun could not understand why Planning Staff chose to zone one side of the street and not the other, it made no sense to her.

Chairman Cheryl Floyd explained that Planning Staff had been working hard on zoning throughout Florence County and that the zoning review happened in stages. The Commission was not sure why one side of the street was recommended for zoning as opposed to the other, but knew that the area had become part of the Corridor Study for zoning. The zoning studies will evidently reach past Interstate 95.

Ms. Baun desired to know how long it would be before the other side of the street would be looked at for zoning.

Mr. Brashear explained to the public and Ms. Baun that once zoning begins or is recommended it took approximately four (4) months before the zoning was approved. Once the zonings are approved at the Planning Commission they must appear for three (3) readings before County Council before the zoning is approved. He explained that Staff had started moving Westward with the zonings and will continue all zonings towards Timmonsville. Staff is trying to touch all of the neighborhoods as much as they can and will get to the other side of the street as soon as they can.

There was discussion within the meeting of the donut holed zonings within the City and the zonings that County completed and approved from the Fair Grounds on the East side of Highway 76 and are now working on the West side of Highway 76.

Mr. Brashear explained the process of how staff reviewed the properties and the surrounding areas of the properties to provide a recommended zoning. He additionally explained that the Planning staff reviews properties as much as staff and the Planning Commission can manage. Staff and the Planning Commission has reviewed as much as three hundred (300) properties a month for zoning and those meetings went well into the night, some until 11:00 p.m. Staff tries to bring as much before the Planning Commission as staff and the Commission can manage in one meeting.

Ms. Baun was really concerned about the effect the property across from her would have on her property. If a lot of double-wide manufactured homes were brought in, she felt that it would not be good for property values. She was in favor of the recommended zoning designation of B-3 for her property.

There was additional discussion of staff placing a priority on reviewing the area for zoning due to public concerns.

Mr. Brashear explained to the public and the Commission that staff did have the properties laid out in groups and that staff would look to determine if the properties are scheduled to be in the next groups of properties to come up for zoning consideration. Mr. Brashear further explained that if the other side of the street were zoned B-3, General Commercial, single-family dwellings would still be allowed within that zoning designation. Manufactured homes are not allowed within a B-3 zoning designation.

There was further discussion of the Commission of the protections that zonings provide for the communities of properties. Without zoning, the areas are like the Wild, Wild West. Things do change and zonings can be stressful, but without zonings, even with the development standards, anything could apply.

Chairman Cheryl Floyd inquired of any additional public in attendance who desired to speak in favor or opposition to the requested map amendment.

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

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested map amendment **PC #2026-05** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve as presented the requested map amendment **PC #2026-05 for a B-3, General Commercial District, zoning designation.**

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.

(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 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. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were in County Council District Seven (7) and the recommended zoning designation was RU-1, Rural Community District. The properties lay just past the airport on the East Side of Highway 76, across from the highway maintenance department and the DMV office. Mr. Brashear continued with the presentation showing images of the properties and adjacent properties. Blended uses exist on the parcels of site built homes, single-family manufactured homes and one property has a business thereon and the uses are allowed in the proposed zoning district. Per Florence Ordinance the properties have been properly posted, public meeting advertised, posted in public buildings and letters sent to the property owners.

There were questions and discussion from the Commission.

In response to questions and discussions of the Commission, Mr. Brashear stated that the other properties in the area would be included in the next agenda item as they existed in the overlay boundary of five hundred feet (500') inland from Palmetto Street. The properties listed in the present agenda item are not subject to the overlay and are listed as a separate item.

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

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 map amendment.

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

Chairman Cheryl Floyd inquired of anyone in attendance who desired to speak in 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 John Martin made a motion that the requested map amendment **PC #2026-06** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve as presented the requested map amendment **PC #2026-06 for an RU-1, Rural Community District, zoning designation.**

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.

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

Mr. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were in County Council District Seven (7) and the recommended zoning designation was MR, Lower Density Mixed Residential District. The properties are just immediately to the North of the properties just reviewed. Mr. Brashear continued with the presentation showing images of the properties and adjacent properties. Staff recommends mixed residential for the aforementioned parcels as there are some duplex properties mixed within the area of zoning.

There were questions and discussion from the Commission.

In response to questions and discussions of the Commission Mr. Brashear stated that some of the other properties would be included with a different planning commission item as they required a recommended comprehensive plan map amendment change prior to a recommended zoning change.

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

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 map amendment.

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

Chairman Cheryl Floyd inquired of anyone in attendance who desired to speak in 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 Vice-Chairman Dwight Johnson made a motion that the requested map amendment **PC #2026-07** be approved as presented / Second – Commissioner Gregory Miller / The Commission voted 7 to 0 to approve as presented the requested map amendment **PC #2026-07 for an MR, Lower Density Mixed Residential District, zoning designation.**

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.

(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 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. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the four properties were in County Council District Seven (7) and lay within five hundred feet (500') of the curb at Highway 76 within the Florence County Gateway Corridor. This overlay district is above and beyond the simple zoning requirements and the four properties fall within that overlay requirement. Mr. Brashear continued with the presentation showing images of the properties and adjacent properties. Staff recommends RU-1, Rural Community District zoning designation as the aforementioned parcels are mixed with stick built homes and manufactured homes.

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

There were no 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 map amendment.

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

Chairman Cheryl Floyd inquired of anyone in attendance who desired to speak in 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 map amendment **PC #2026-08** be approved as presented / Second – Commissioner John Martin and Commissioner Chris Mishoe / The Commission voted 7 to 0 to approve as presented the requested map amendment **PC #2026-08 for an RU-1, Rural Community District zoning designation.**

The Public Hearing portion of the meeting was closed.

V. 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 (January 2026)**
- **Building Report for (January 2026)**

I. 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 John Martin / The Commission voted 7 to 0 to adjourn the meeting.

The meeting adjourned at 6:38 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.