

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

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

II. Attendance:

Commissioners Present: Dwight Johnson, Vice-Chairman
Allie Brooks
Doris Lockhart
Glynn Willis
John Martin
Chris Mishoe
Jeffrey Tanner

Commissioners Absent: Cheryl Floyd, Chairman
Gregory Miller

Staff Present: J. Shawn Brashear, Planning Director
Ethan Brown, Deputy Director
Holly Smith, Senior Planner
Patrick Ward, IT Dept, A/V Support
Lisa Becoat, Executive Assistant/Secretary

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

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

Vice-Chairman Dwight Johnson opened the meeting and welcomed the public in attendance and watching online. He stated that the Chairman Cheryl Floyd was under the weather and wished her a speedy recovery.

Vice-Chairman Dwight Johnson requested a review of the meeting minutes from February 24, 2026.

III. Review and Motion of Minutes:

- **Meeting of February 24, 2026**

Motion to approve minutes – Commissioner Glynn Willis made a motion to approve the minutes of the Planning Commission meeting of February 24, 2026 / Second – Commissioner John Martin / Unanimously approved 6 to 0 the minutes of the February 24, 2026, Planning Commission meeting.

IV. Public Hearing:

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.

(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 Seven (7) and the surrounding properties consisted of commercial, industrial and some residential uses. The recommended zoning designation for the parcel was B-6, Industrial District. The surrounding properties are unzoned, commercial mixed use (CMU) and pending County Councils approval for a rural community (RU-1) zoning designation. He went through the images within the presentation stating that the parcels were just East of the City of Florence on Highway 76. He further stated that the agenda item was on the agenda last month but staff had to request a deferral as it was determined that the comprehensive plan future land use designation also had to be changed to update the zoning on the parcels due to the variety of industrial uses in the area. He continued with the presentation providing images and informational uses for the properties and adjacent properties. Per the Florence County Ordinances all public notices were sent and the properties were properly posted announcing the public meeting.

Commissioner Jeffrey Tanner entered the Planning Commission Meeting at 6:04 p.m., and assumed his respective seat at the dais.

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.)

Vice-Chairman Dwight Johnson 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 Vice-Chairman Dwight Johnson 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 zoning map amendment.

Vice-Chairman Dwight Johnson 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 Allie Brooks made a motion that the requested map amendment **PC #2026-02** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to approve as presented the requested map amendment **PC #2026-02 for a B-6, Industrial District zoning designation.**

PC#2026-09 Map Amendment Requested By Tom Scheeler To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 111 Located Off Of East Howe Springs Road, Florence, SC, From R-4 Multi-Family Residential District, Limited to B-3, General Commercial.

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

Mr. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the property fronted Howe Springs Road and is in County Council District Five (5). He further stated that the owner of record is Hike Properties, LLC and the applicant is Thomas Scheeler. The two point fifty-six acre (2.56 acre) property is presently zoned R-4, Multi-Family Residential District, Limited, and the applicant desires for the property to be zoned B-3, General Commercial District. He continued with the presentation providing images of the property and the adjacent properties. The vacant wooded property is south of the City of Florence off of Pamplico Highway on Howe Springs Road where a variety of businesses front the property and another business is adjacent to the property. The property is fronted by a Dollar General and Fire Department. To the north of the property on the right is an elementary school. The property was properly posted and letters sent per Florence County Ordinances.

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.)

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

In response to questions and discussion from the Commission Mr. Brashear stated that the small parcel of land beside the parcel in question is a part of the subdivision, which is adjacent to the parcel, and the bufferyard requirements for the parcel would be determined by the type of use of the property. There are a variety of uses that could be a part of the general commercial use, such as strip mall and the likes nothing industrial. The applicant was not present in the meeting. The types of businesses that would be allowed on the property could be a restaurant, commercial offices, attorney or real estate offices. Vape stores could be allowed, and beverage or liquor stores would be based on location as they are allowed in a B-3 zoning district, however, it would depend on how close they are to a school or church. To the right of the property is a commercial use business which has been there for quite some time. Staff is not sure how there are so many different zonings in the area as it would be considered spot zoning by the standards that are presently being used by Florence County. Recommending the property for a B-3 zoning designation would not be spot zoning as it would be contingent on the next agenda item also being recommended for a general commercial B-3 zoning designation. The two property requests together are large enough that it would not be considered as spot zoning if they both are recommended for the requested zoning designation of B-3, General Commercial. The City of Florence zoning CA is similar to the County's general commercial zoning designation. When staff looks at zoning properties, they consider the City's zoning so that County's zoning is conducive to what is presently in the area. The R-4, multi-family residential district, limited would allow single-family and multi-family housing. There is a lot of residential dwellings in the Howe Springs Road area, but the area has also become a major throughfare for people going from one side of town to the other. There has been a lot of residential development within the Howe Springs Road area in the last twenty (20) years or so, which single family dwellings are allowed in a B-3 zoning district.

Vice-Chairman Dwight Johnson 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 Vice-Chairman Dwight Johnson 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.

Vice-Chairman Dwight Johnson 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 #2026-09** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 6 to 1 to approve as presented the requested map amendment **PC #2026-09 for a B-3, General Commercial zoning designation.** (Commissioner John Martin voted in opposition as he felt the zoning should remain as R-4, Multi-Family Residential zoning designation.)

PC#2026-10 Map Amendment Requested By John Benton To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 188 Located At 2106 East Howe Springs Road, Florence, SC, From RU-1 Rural Community District to B-3 General Commercial.

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

Mr. J. Shawn Brashear presented the staff report and presentation to the Commission. He stated that the property was in County Council District Five (5) and the owner of record was Southside Engine & Machine represented by John Benton. He continued with the presentation showing images of the property and the adjacent properties. The parcel is directly adjacent to the previous parcel. The applicant John Benton is concerned about the large lot directly at the throat of the existing neighborhood and what it would be used for. There have been discussions with the City of Florence about the potential for subdividing a portion of the two lots off the back of the property to create residential lots and create some sense of separation. Staff has inquired from the City of Florence information to determine the extent of the water and sewer in that area as single-family residential is allowed in a B-3 zoning designation.

There were questions and discussion from the Commission.

The applicant Mr. John Benton was present in the meeting.

In response to questions and discussion Mr. Brashear stated that a Commercial Electrical Business presently existing on the property.

Mr. Brashear continued with the presentation providing descriptions of the properties adjacent to and around the requested property to be zoned. The property was properly posted and notices posted of the public meeting per Florence County Ordinances.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that no inquiries were received pertaining to the request map amendment.

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

In response to questions and discussion from the Commission Mr. Brashear stated that if the applicant sub-divided the property, it would still be zoned B-3, General Commercial which does support Single-Family Residential dwellings. The uses of the property would be grandfathered in.

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

Mr. John Benton, 5714 Pamplico Highway, Florence, SC, was present in the meeting and spoke in favor of the requested map amendment. He stated that the building was built in 1990 and they have done nothing to address the zoning on the property until now. They were discussing the possibilities for their property when they discovered that the property was zoned RU-1, rural community. They are not sure how that came about because when the machine shop was built, it was approved for commercial zoning. Somehow since 1990 the zoning has changed and they desire to have the zoning changed back to commercial as they have desired possibilities of developing the remainder of the parcel.

There were no questions for the applicant from the Commission and Vice-Chairman Dwight Johnson inquired of any additional public in attendance who desired to speak in favor of or in opposition to the requested map amendment.

Mr. Shawn Delvin, 1716 Francis Marion Road, Florence, SC, was present in the meeting and spoke in favor of the requested map amendment.

There was no other public in attendance who desired to speak in favor of 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 #2026-10** be approved as presented / Second – Commissioner Doris Lockhart / The Commission voted 6 to 1 to approve as presented the requested map amendment **PC #2026-10 for a B-3, General Commercial District, zoning designation.** (Commissioner John Martin voted in opposition as he felt the zoning should remain as residential 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 (February 2026)**
- **Building Report for (February 2026)**

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 Allie Brooks / The Commission voted 7 to 0 to adjourn the meeting.

The meeting adjourned at 6:21 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.