

**Agenda**  
**Florence County Planning Commission**  
**Regular Meeting**  
**Tuesday, April 28, 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 March 24, 2026

**III. Public Hearings**

**Map Amendments:**

**PC#2026-11**

A Comprehensive Plan And Zoning Map Amendment Requested By Shawn Devlin Curl To Change The Future Land Use Designation From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From RU-2, Rural Resource District To B-3, General Commercial District For The Property Located Off Of East Howe Springs Road, Florence, SC As Shown On Tax Map Number 00180, Block 01, Parcel 254.

**PC#2026-12**

A Comprehensive Plan And Zoning Map Amendment Requested By Milton and Susanna Graham To Change The Future Land Use Designation From Suburban District To Variable Development District 1 And To Change The Zoning Designation From R-2, Single Family Residential District To RU-1, Rural Community District For The Property As Shown On Tax Map Number 00432, Block 05, Parcel 014 Located At 402 Diamond Branch Road, Johnsonville, SC.

**PC#2026-13**

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 Properties In Group Two Of The Highway 76 Corridor Project. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-001, 00241-01-002, 00241-01-011.

**PC#2026-14** A Comprehensive Plan And Zoning Map Amendment Requested By Dr. Alphonso Bradley To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From RU-1, Rural Community District To R-3A, Single Family Residential District, For The Property Located Off Of Fairfield Circle, Florence, SC, As Shown On Florence County Tax Map Number 01211, Block 01, Parcel 007.

**PC#2026-15** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-026, 00241-01-027, 00241-01-028, 00241-01-029, 00241-01-030, 00241-01-031, 00241-01-032, 00241-01-033, 00241-01-034, 00241-01-035, 00241-01-036, 00241-01-037, 00241-01-038, 00241-01-039, 00241-01-040, 00241-01-041, 00241-01-042, 00241-01-043, 00241-01-044, 00241-01-045, 00241-01-046, 00241-01-047, 00241-01-048, 00241-01-049, 00241-01-050, 00241-01-051, 00241-01-052, 00241-01-053, 00241-01-058, 00241-01-059, 00241-01-060, 00241-01-061, 00241-01-062, 00241-01-063, 00241-01-064, 00241-01-065, 00241-01-066, 00241-01-067, 00241-01-068, 00241-01-069, 00241-01-070, 00241-01-071, 00241-01-072, 00241-01-073, 00241-01-074, 00241-01-075, 00241-01-076, 00241-01-077, 00241-01-078, 00241-01-079, 00241-01-080, 00241-01-081, 00241-01-082, 00241-01-083, 00241-01-084, 00241-01-085, 00241-01-086, 00241-01-087.

**PC#2026-16** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-091, 00241-01-092, 00241-01-093, 00241-01-094, 00241-01-095, 00241-01-096, 00241-01-097, 00241-01-098, 00241-01-099, 00241-01-100, 00241-01-101, 00241-01-102, 00241-01-103, 00241-01-104, 00241-01-105, 00241-01-106, 00241-01-107, 00241-01-108, 00241-01-109, 00241-01-110, 00241-01-111, 00241-01-112, 00241-01-113, 00241-01-114, 00241-01-115, 00241-01-116, 00241-01-117, 00241-01-118, 00241-01-119, 00241-01-120, 00241-01-121, 00241-01-122, 00241-01-123, 00241-01-124, 00241-01-125, 00241-01-126.

**PC#2026-17** Map Amendment Requested By Florence County To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 00241-01-025.

**PC#2026-18** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-018, 01012-01-019, 01012-01-020, 01012-01-021, 01012-01-

022, 01012-01-023, 01012-01-025, 01012-01-094, 01012-01-122, 01012-01-132, 01012-01-133, 01012-01-197, 01012-01-199, 01012-01-225, 01012-01-226, 01012-01-264, 01012-01-267, 01012-01-268, 01012-01-272.

**PC#2026-19**

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-001, 10018-01-002, 10018-01-003, 10018-01-004, 10018-01-005, 10018-01-006, 10018-01-007, 10018-01-008, 10018-01-009, 10018-01-010, 10018-01-011, 10018-01-012, 10018-01-013, 10018-01-014, 10018-01-015, 10018-01-016, 10018-01-038, 10018-01-039, 10018-01-040, 10018-01-041, 10018-01-042, 10018-01-043, 10018-01-044, 10018-01-045, 10018-01-046, 10018-01-047, 10018-01-048, 10018-01-049, 10018-01-050, 10018-01-083, 10018-01-084, 10018-01-085, 10018-01-086, 10018-01-087, 10018-01-088, 10018-01-089, 10018-01-090, 10018-01-091, 10018-01-092, 10018-01-093, 10018-01-094, 10018-01-095, 10018-01-096, 10018-01-097, 10018-01-098, 10018-01-099, 10018-01-100, 10018-01-121, 10018-01-122, 10018-01-123.

**PC#2026-20**

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-145, 10018-01-146, 10018-01-147, 10018-01-148, 10018-01-149, 10018-01-150, 10018-01-151, 10018-01-152, 10018-01-153, 10018-01-154, 10018-01-155, 10018-01-159, 10018-01-160, 10018-01-161, 10018-01-162, 10018-01-163, 10018-01-164, 10018-01-165, 10018-01-166, 10018-01-167, 10018-01-168, 10018-01-169, 10018-01-170, 10018-01-171, 10018-01-172, 10018-01-173, 10018-01-186.

**PC#2026-21**

Map Amendment Requested By Florence County To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 01012-01-024.

**IV. Other Business**

**V. Director's Report:**

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

**VI. Adjournment**

**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 Pamlico 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.

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Lisa M. Becoat  
Secretary

Approved by:

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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, April 28, 2026  
PC#2026-11**

**SUBJECT:** A Comprehensive Plan And Zoning Map Amendment Requested By Shawn Devlin Curl To Change The Future Land Use Designation From Variable Development District 2 To **Variable Development District 1** And To Change The Zoning Designation From RU-2, Rural Resource District To **B-3, General Commercial District** For The Property Located Off Of East Howe Springs Road, Florence, SC As Shown On Tax Map Number 00180, Block 01, Parcel 254.

**LOCATION:** East Howe Spring, Florence SC

**TAX MAP NUMBERS:** 00180, Block 01, Parcel 254

**COUNCIL DISTRICT(S):** 5; County Council

**OWNER OF RECORD:** Clarke Howard W (LE)

**APPLICANT:** Shawn Devlin Curl

**ZONING/LAND AREA:** RU-2 / Approximately 2.96 acres

**WATER/SEWER AVAILABILITY:** City of Florence

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

**FLOOD ZONE:** X

**PARCEL ZONING DESIGNATION:** RU-2

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject property is vacant and is zoned RU-2, Rural Resource 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: Florence County / Residential/ RU-1  
South: Florence County / Residential / R-2  
West: Florence County/ Residential, Vacant / R-1

East: Florence County/ Commercial / RU-1 (Pending County Council approval for B-3)

4. Transportation Access and Circulation:

Present access to the property is by the way of E. Howe Spring Road and Longfellow Drive, Florence, SC.

5. Traffic Review:

The rezoning of this property from RU-2, Rural Resource District to B-3, General Commercial District could have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for the above-mentioned property is currently Variable Development District 2 (VD2). The applicant has requested to change the future land use designation of this property to Variable Development District 1 (VD1). The requested rezoning of this property to B-3, General Commercial District is compatible with the requested Variable Development District 1 (VD1) future land use designation.

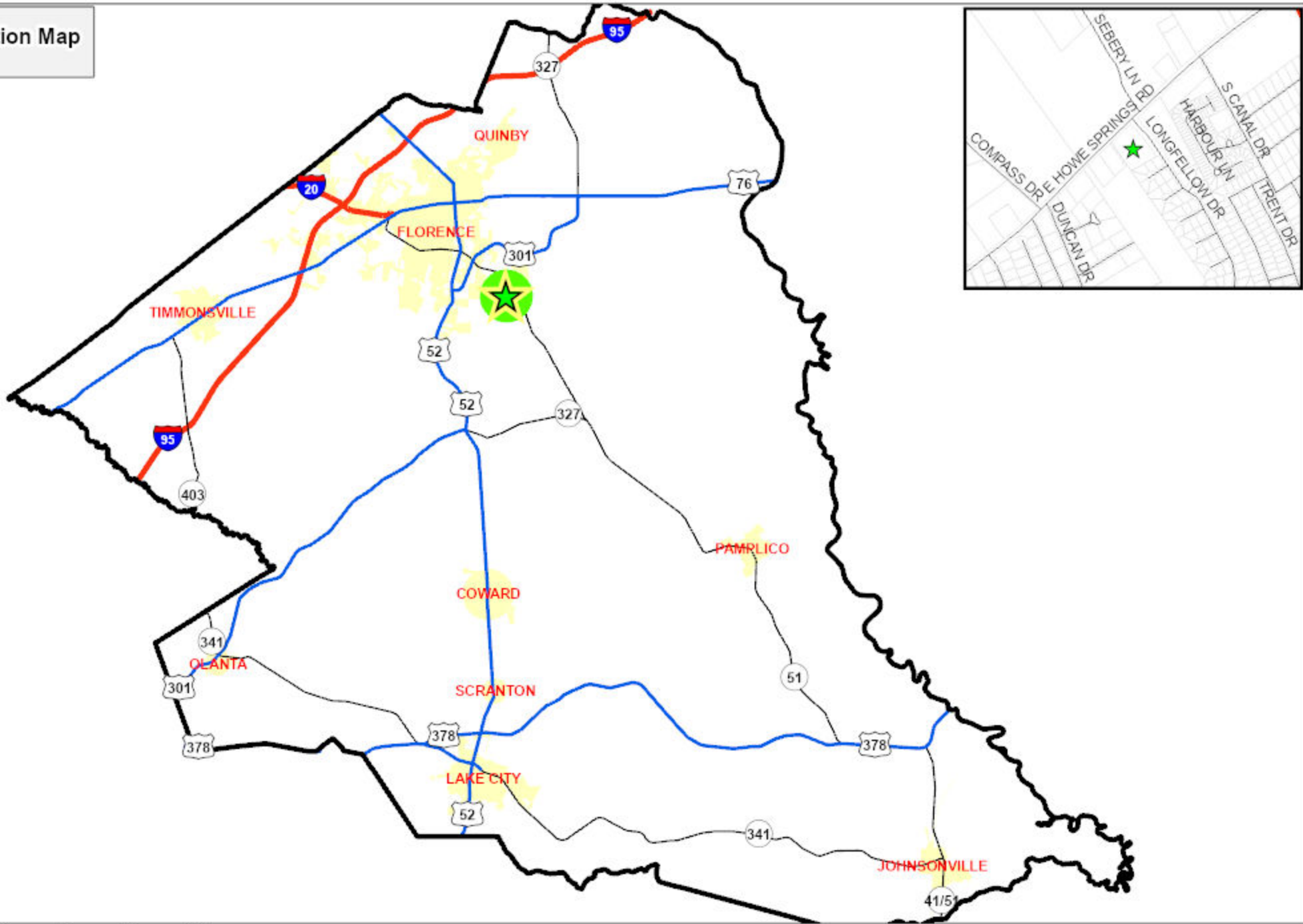
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, May 21, 2026 @ 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

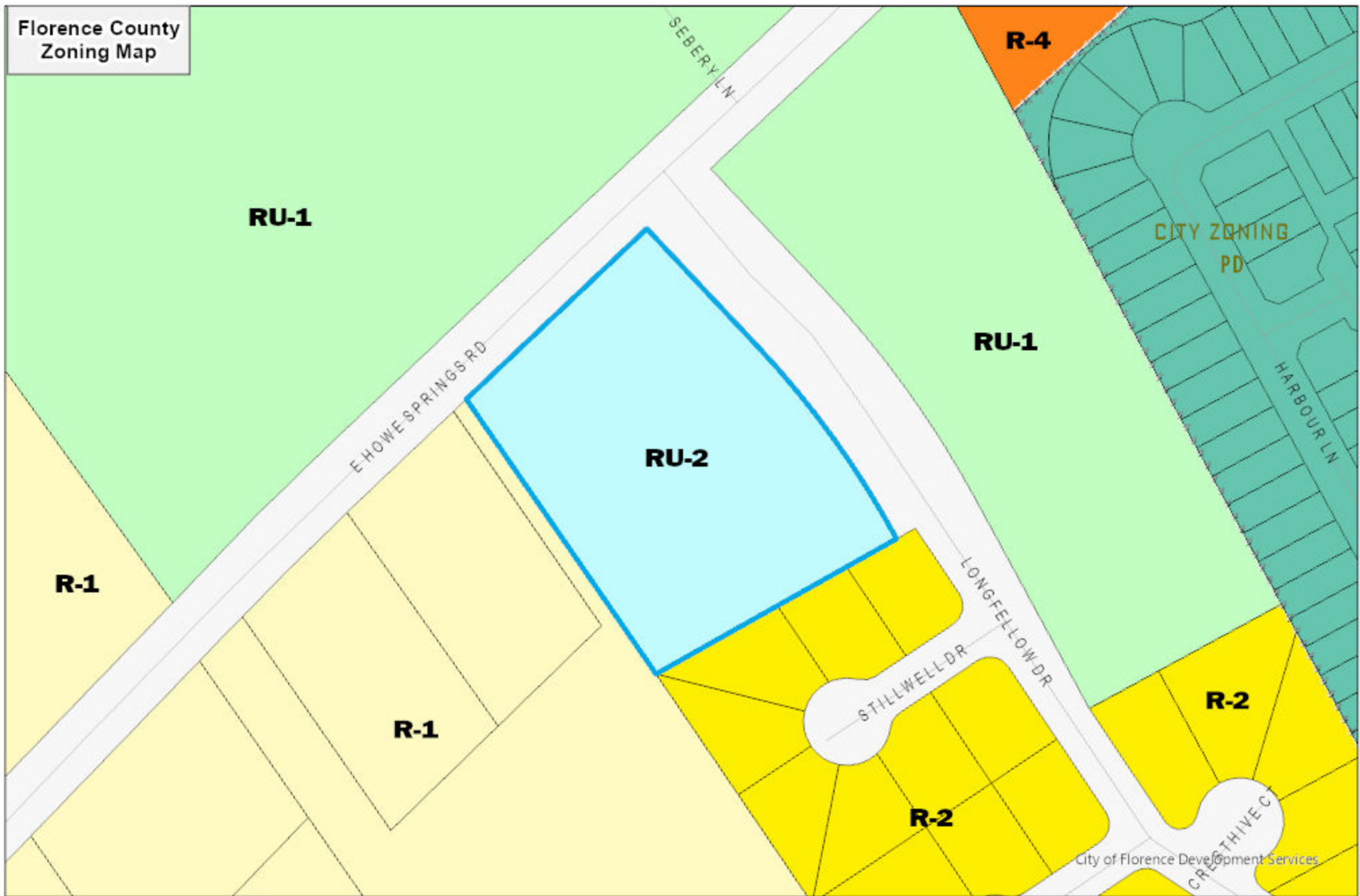


Florence County  
Planning Department  
Meeting Date:  
04/28/2026



**Council District 5**  
**PC#2026-11**

Florence County  
Zoning Map



- Current County Zoning**
- R-1, SINGLE-FAMILY, LARGE LOTS
  - R-2, SINGLE-FAMILY, MEDIUM LOTS
  - R-4, MULTI-FAMILY, LIMITED
  - RU-1, COMMUNITY
  - RU-2, RESOURCE

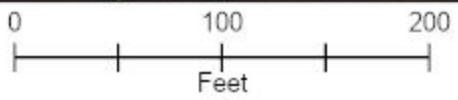
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Florence County  
Planning Department  
Meeting Date:  
04/28/2026

**Council District 5**  
**PC#2026-11**



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
04/28/2026



**Council District 5**  
**PC#2026-11**

E HOWE SPRINGS RD

LONGFELLOW DR

STILLWELL DR

Variable  
Development  
District 1

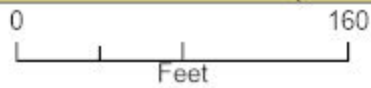
Variable  
Development  
District 2

Suburban  
District

Urban  
District

Future Land Use  
Land Use Code  
City Zoning

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



Florence County  
Planning Department  
Meeting Date:  
04/28/2026

Council District 5  
PC#2026-11



**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 28, 2026  
PC#2026-12**

**SUBJECT:** A Comprehensive Plan And Zoning Map Amendment Requested By Milton and Susanna Graham To Change The Future Land Use Designation From Suburban District To **Variable Development District 1** And To Change The Zoning Designation From R-2, Single Family Residential District To **RU-1, Rural Community District** For The Property As Shown On Tax Map Number 00432, Block 05, Parcel 014 Located At 402 Diamond Branch Road, Johnsonville, SC.

**LOCATION:** 402 Diamond Branch Road, Johnsonville SC

**TAX MAP NUMBERS:** 00432, Block 05, Parcel 014

**COUNCIL DISTRICT(S):** 2; County Council

**OWNER OF RECORD:** Milton and Susanna M Graham

**APPLICANT:** Milton and Susanna M Graham

**ZONING/LAND AREA:** R-2 / Approximately .86 acres

**WATER/SEWER AVAILABILITY:** City of Johnsonville Water/ No Sewer

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

**FLOOD ZONE:** X

**PARCEL ZONING DESIGNATION:** R-2

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The current use of the subject property is residential and is zoned R-2, Single-Family Residential District.
2. Proposed Land Use and Zoning:  
The proposal is to rezone the subject property to **RU-1, Rural Community District**.
3. Surrounding Land Use and Zoning:  
North: Florence County / Residential / R-2  
South: Florence County / Vacant / RU-1

West: Florence County/ Vacant / RU-1

East: Florence County/ Vacant / RU-1

4. Transportation Access and Circulation:

Present access to the property is by the way of Diamond Branch Road, Johnsonville SC.

5. Traffic Review:

The rezoning of this property from R-2, Single-Family Residential District to RU-1, Rural Community District could have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for the above-mentioned property is currently Suburban. The applicant has requested to change the future land use designation of this property to Variable Development District 1 (VD1). The requested rezoning of this property to RU-1, Rural Community District is compatible with the requested Variable Development District 1 (VD1) future land use designation.

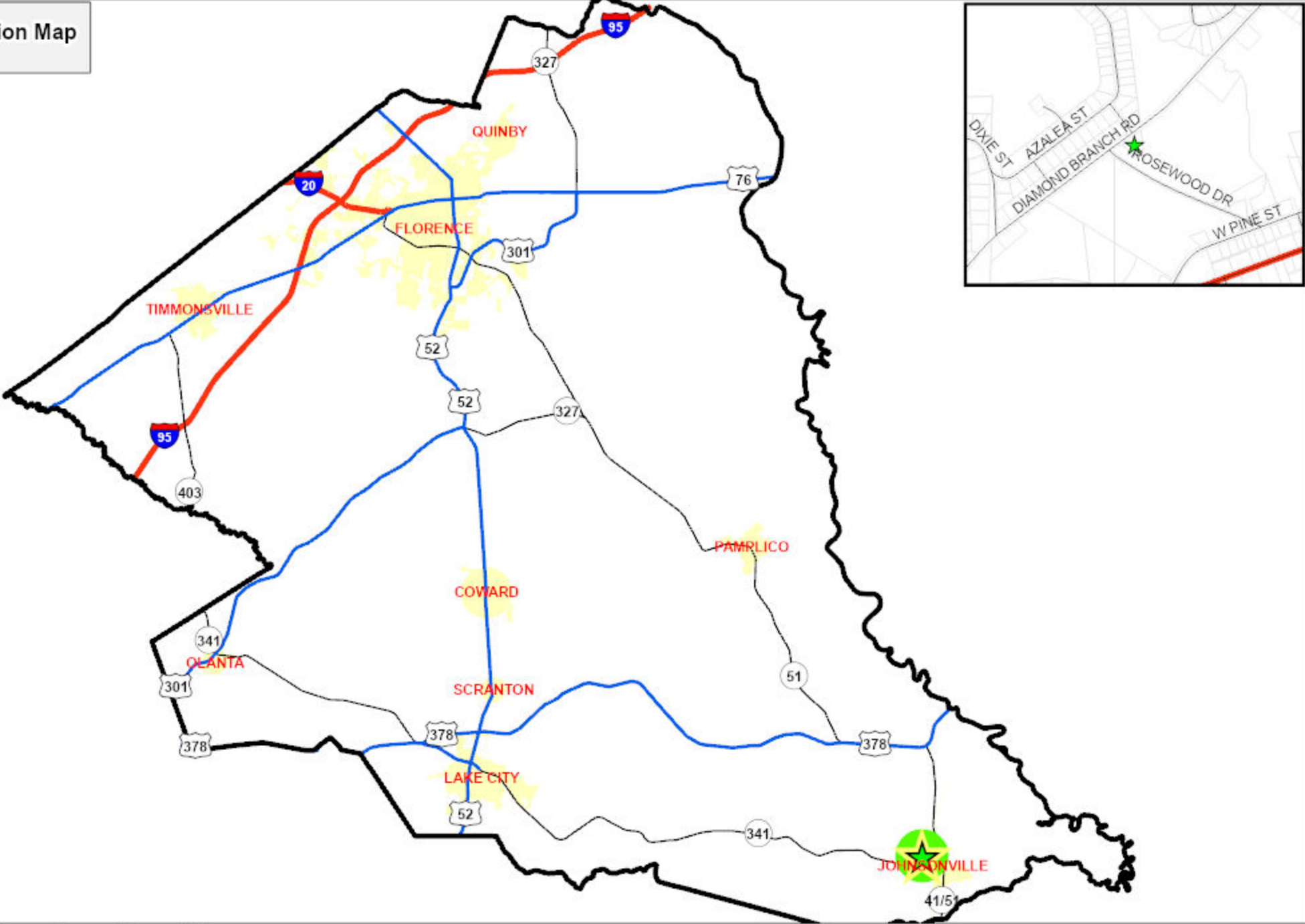
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, May 21, 2026 @ 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

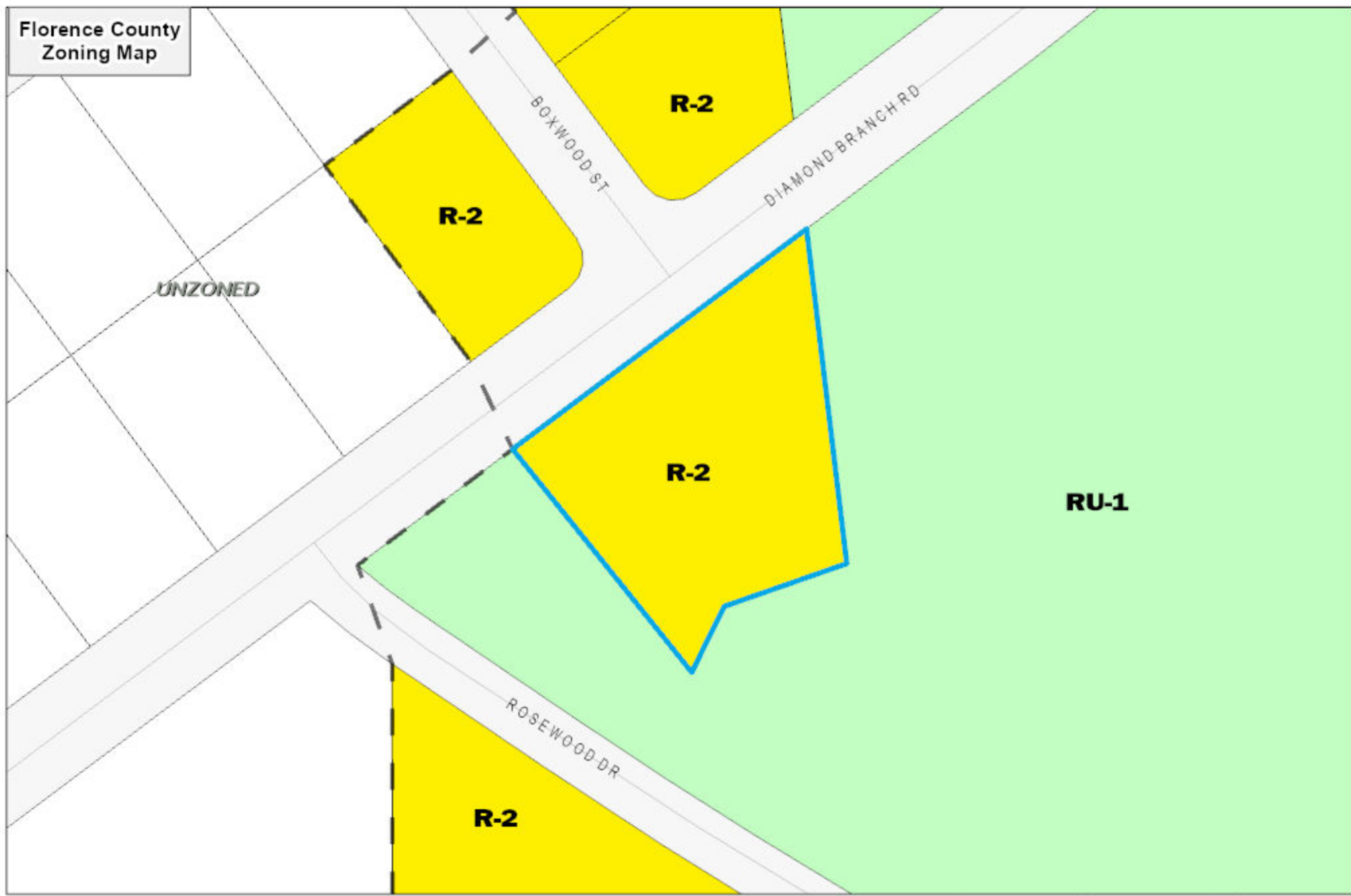


Florence County  
Planning Department  
Meeting Date:  
04/28/2026



**Council District 2**  
**PC#2026-12**

**Florence County  
Zoning Map**



0 90 180 Feet

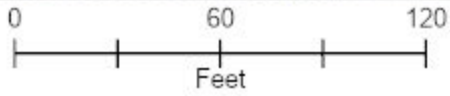
- Current County Zoning**
- R-2, SINGLE-FAMILY, MEDIUM LOTS
  - RU-1, COMMUNITY
  - UNZONED

Florence County  
Planning Department  
Meeting Date:  
04/28/2026

**Council District 2  
PC#2026-12**



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
04/28/2026



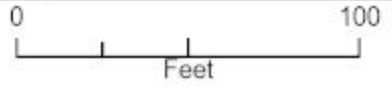
**Council District 2**  
**PC#2026-12**

**Florence County  
FLU Map**



Future Land Use  
Land Use Code  
City Zoning

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



Florence County  
Planning Department  
Meeting Date:  
04/28/2026

**Council District 2  
PC#2026-12**

22

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 28, 2026  
PC#2026-13**

**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 Properties In Group Two Of The Highway 76 Corridor Project. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-001, 00241-01-002, 00241-01-011.

**LOCATION:** The Highway 76 Corridor Project

**TAX MAP NUMBERS:** 00241-01-001, 00241-01-002, 00241-01-011

**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 industrial and vacant.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is **B-6, Industrial District**.

3. Surrounding Land Use and Zoning:

All surrounding properties are unzoned, CMU, and MMF.

4. Florence County Comprehensive Plan:

The future land use designation for these properties is currently Variable Development District 1 (VD1). Florence County has requested to change the future land use designation of these properties to Variable Development District 2 (VD2). The requested rezoning of these properties to B-6, Industrial District is compatible with the requested Variable Development District 2 future land use designation.

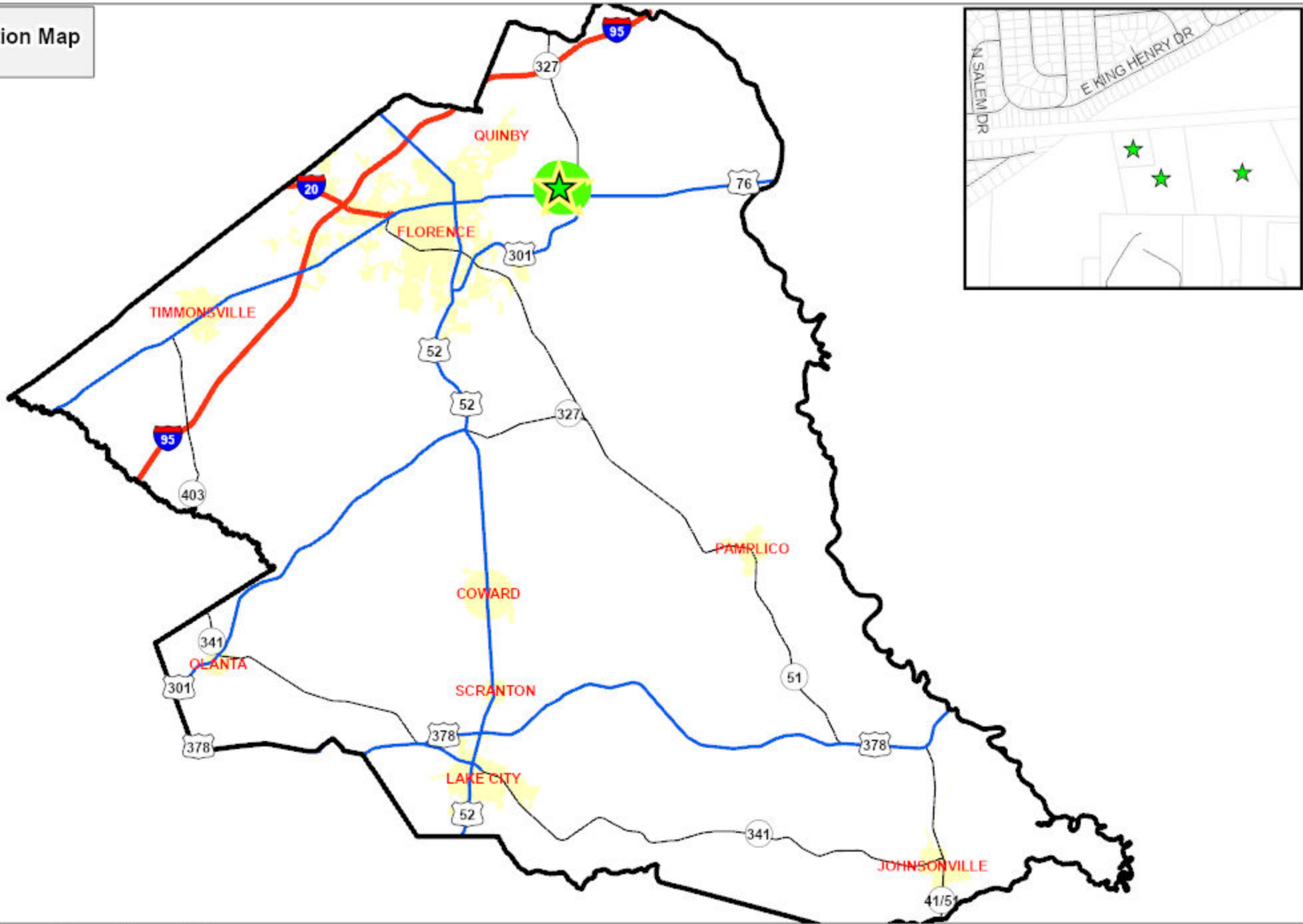
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the County Council agenda for Thursday, May 21, 2026 @ 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

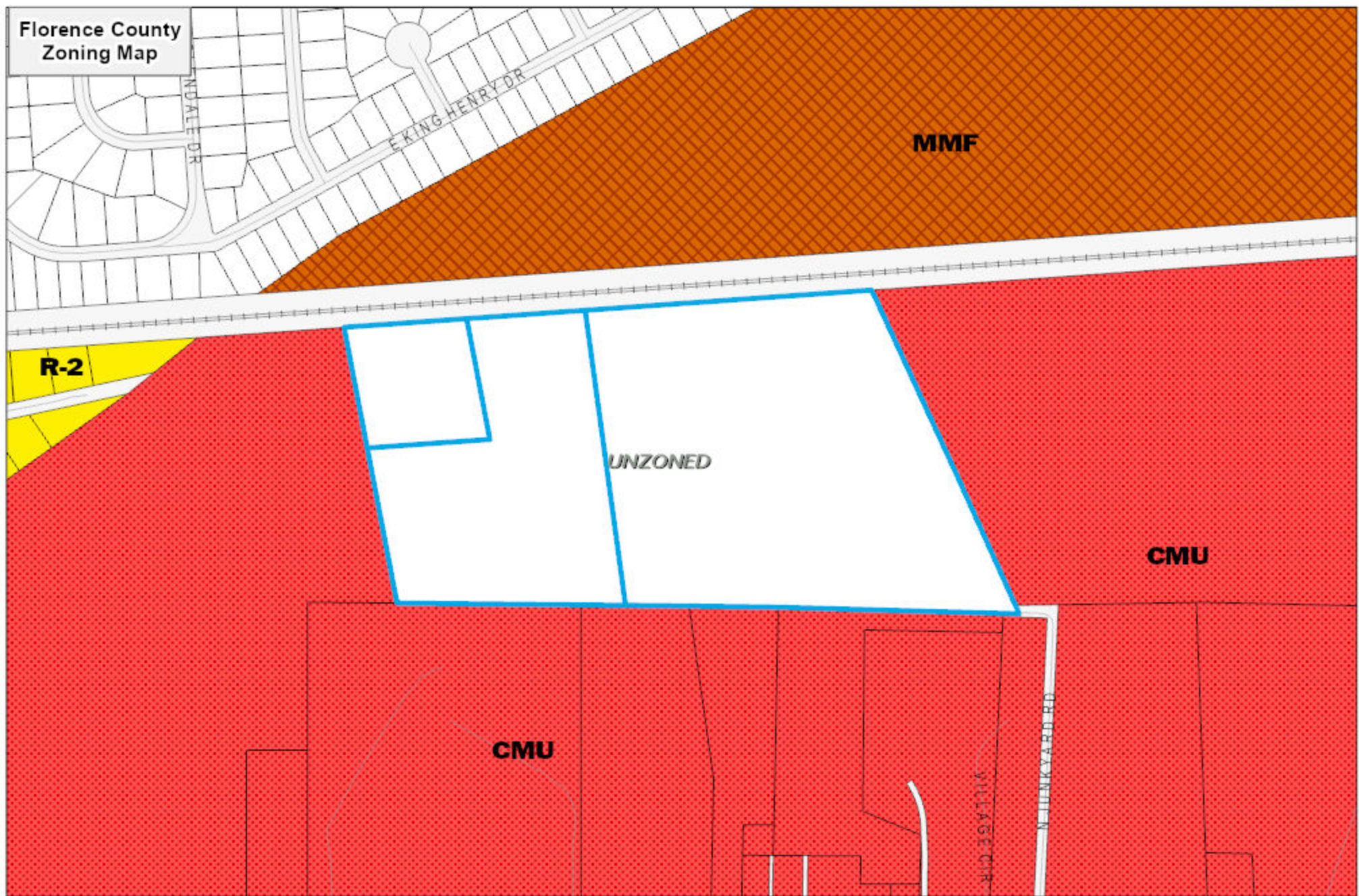


Florence County  
Planning Department  
Meeting Date:  
04/28/2026







Council District 7  
PC#2026-13

**Florence County  
Zoning Map**



**Current County Zoning**

-  **CMU, COMMERCIAL MIXED-USE**
-  **MMF, MIXED MULTI-FAMILY**
-  **R-2, SINGLE-FAMILY, MEDIUM LOTS**
-  **UNZONED**

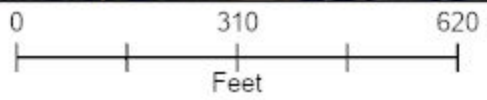
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Florence County  
Planning Department  
Meeting Date:  
04/28/2026

**Council District 7  
PC#2026-13**



2024 Aerial

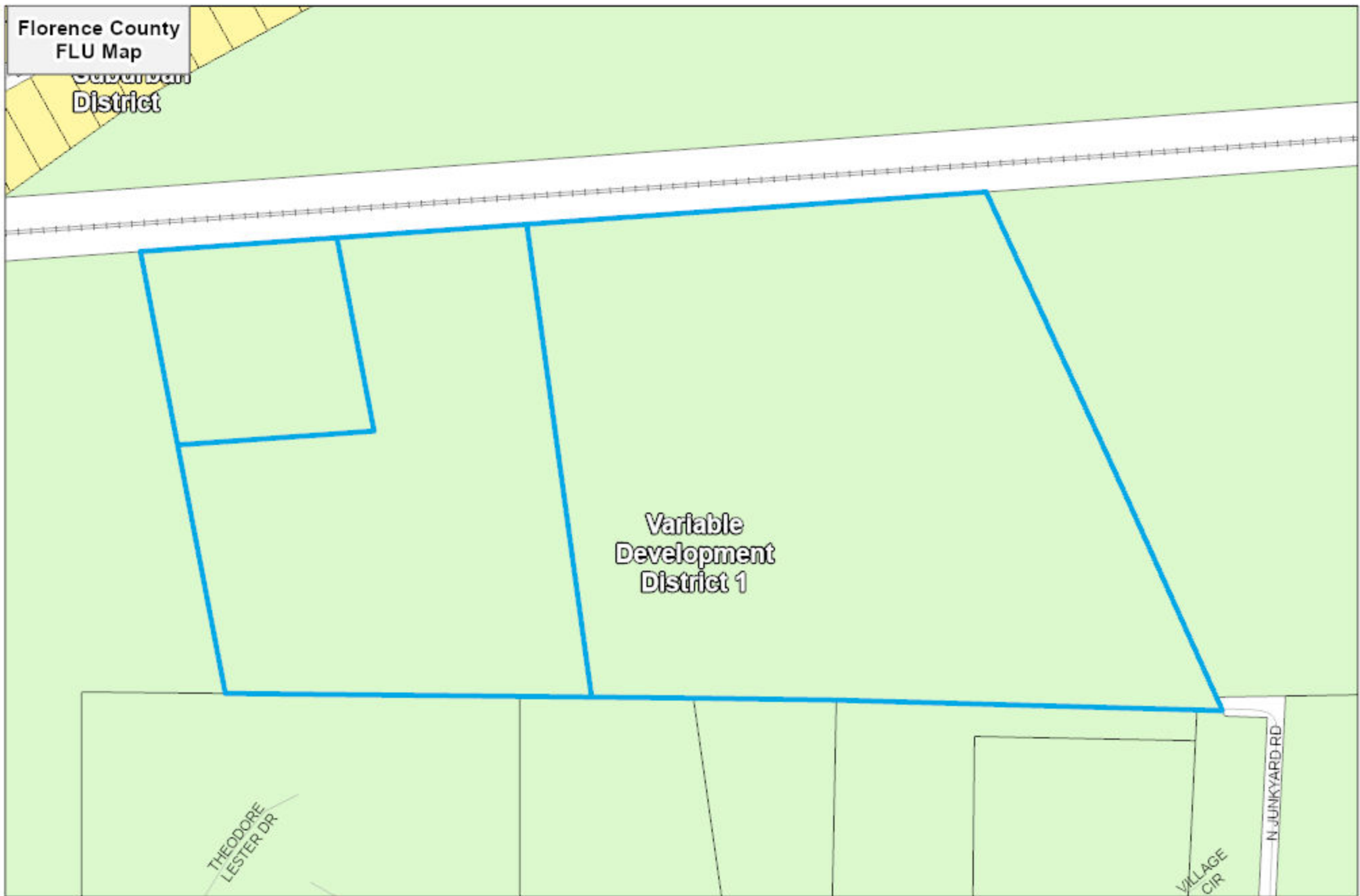


Florence County  
Planning Department  
Meeting Date:  
04/28/2026



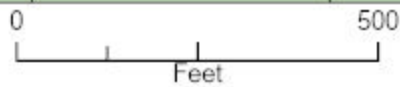
Council District 7  
PC#2026-13

Suburban  
District



Future Land Use  
Land Use Code  
City Zoning

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



Florence County  
Planning Department  
Meeting Date:  
04/28/2026

Council District 7  
PC#2026-13



**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 28, 2026  
PC#2026-14**

**SUBJECT:** A Comprehensive Plan And Zoning Map Amendment Requested By Dr. Alphonso Bradley To Change The Future Land Use From Variable Development District 2 To **Variable Development District 1** And To Change The Zoning Designation From RU-1, Rural Community District To **R-3A, Single Family Residential District**, For The Property Located Off Of Fairfield Circle, Florence, SC, As Shown On Florence County Tax Map Number 01211, Block 01, Parcel 007.

**LOCATION:** Fairfield Circle, Florence SC

**TAX MAP NUMBERS:** 01211, Block 01, Parcel 007

**COUNCIL DISTRICT(S):** 3; County Council

**OWNER OF RECORD:** Housing Authority of Florence, INC

**APPLICANT:** Dr. Alphonso Bradley

**ZONING/LAND AREA:** RU-1 / Approximately 14.79 acres

**WATER/SEWER AVAILABILITY:** City of Florence

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

**FLOOD ZONE:** X

**PARCEL ZONING DESIGNATION:** RU-1

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject property is vacant and is zoned RU-1, Rural Community District.
2. Proposed Land Use and Zoning:  
The proposal is to rezone the subject property to **R-3A, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:  
North: Florence County / Residential / Unzoned, B-3  
South: Florence County / Vacant, Commercial / B-3  
West: Florence County/ Residential, Vacant / Unzoned

East: Florence County/ Residential / R-3A

4. Transportation Access and Circulation:

Present access to the property is by the way of Fairfield Circle, Florence SC.

5. Traffic Review:

The rezoning of this property from RU-1, Rural Community District to R-3A, Single-Family Residential District could have minimal impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for the above-mentioned property is currently Variable Development District 2 (VD2). The applicant has requested to change the future land use designation of this property to Variable Development District 1 (VD1). The requested rezoning of this property to R-3A, Single-Family Residential District is compatible with the requested Variable Development District 1 (VD1) future land use designation.

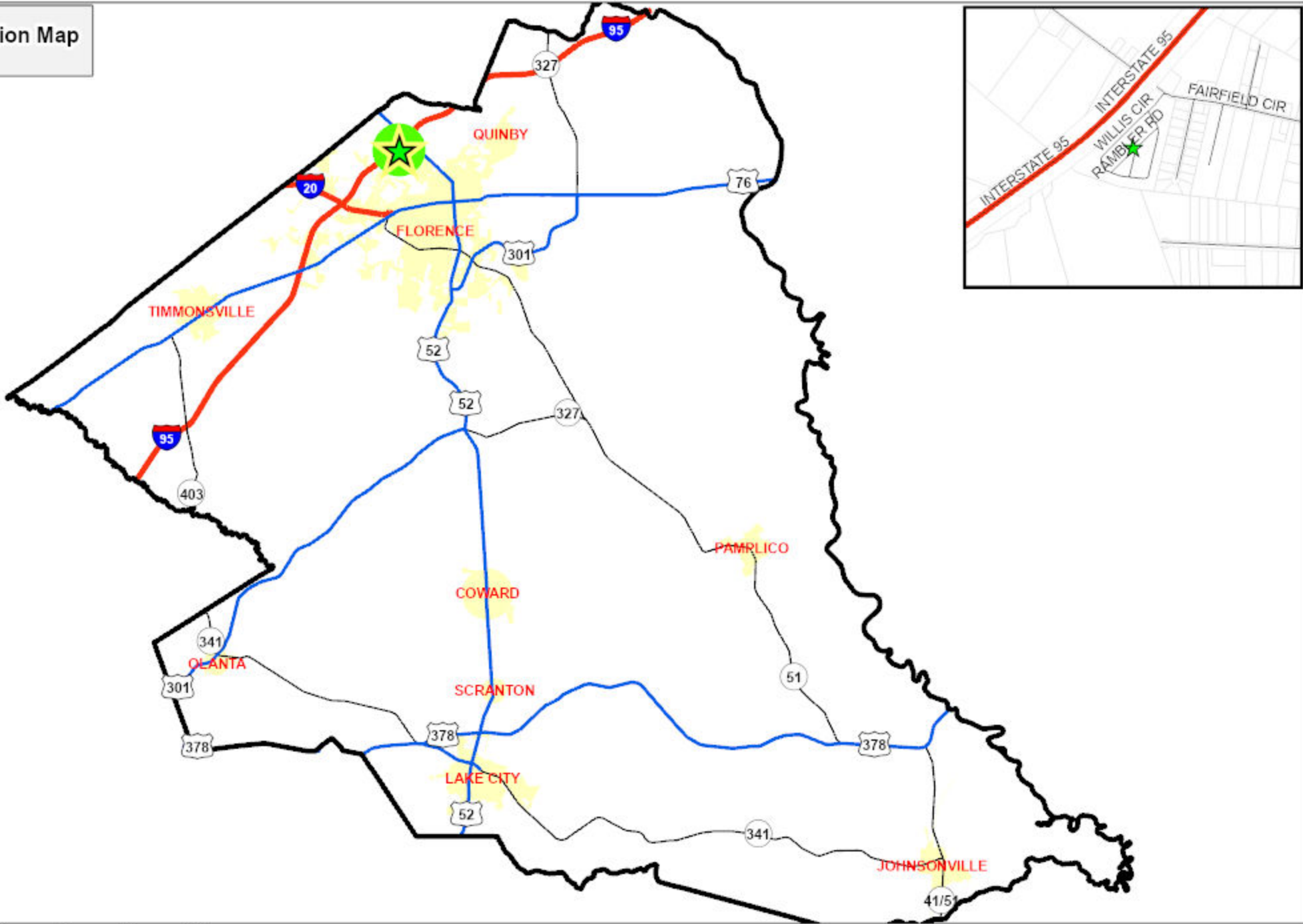
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, May 21, 2026 @ 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

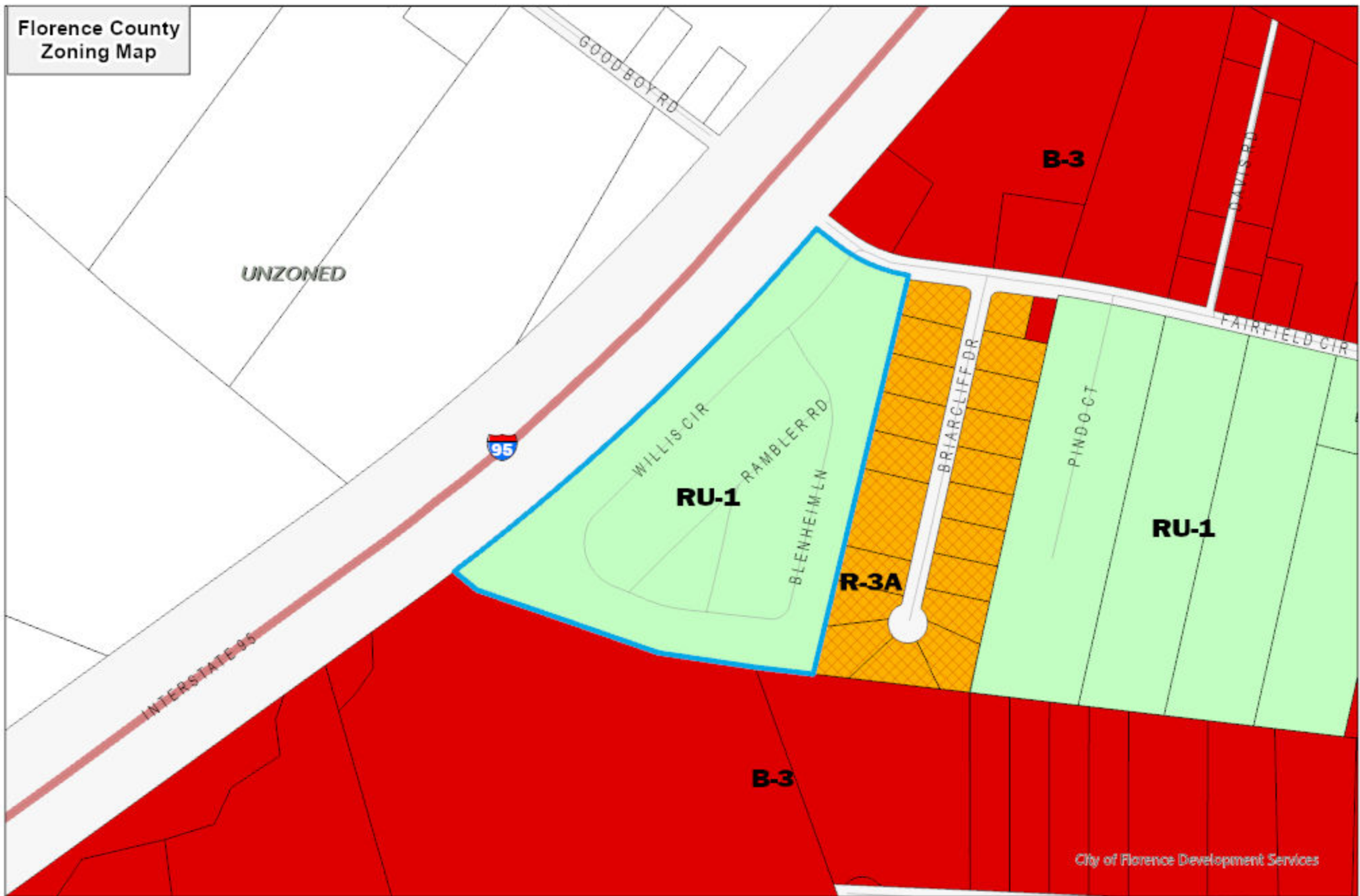


Florence County  
Planning Department  
Meeting Date:  
04/28/2026



**Council District 3**  
**PC#2026-14**

Florence County  
Zoning Map



- Current County Zoning
- B-3 GENERAL
  - R-3A
  - RU-1, COMMUNITY
  - UNZONED

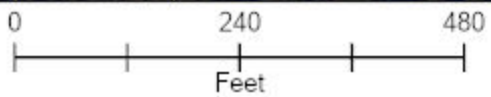
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Florence County  
Planning Department  
Meeting Date:  
04/28/2026

Council District 3  
PC#2026-14



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
04/28/2026

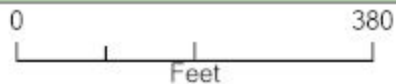


Council District 3  
PC#2026-14



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:  
04/28/2026

**Council District 3**  
**PC#2026-14**

33

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 28, 2026  
PC#2026-15**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-026, 00241-01-027, 00241-01-028, 00241-01-029, 00241-01-030, 00241-01-031, 00241-01-032, 00241-01-033, 00241-01-034, 00241-01-035, 00241-01-036, 00241-01-037, 00241-01-038, 00241-01-039, 00241-01-040, 00241-01-041, 00241-01-042, 00241-01-043, 00241-01-044, 00241-01-045, 00241-01-046, 00241-01-047, 00241-01-048, 00241-01-049, 00241-01-050, 00241-01-051, 00241-01-052, 00241-01-053, 00241-01-058, 00241-01-059, 00241-01-060, 00241-01-061, 00241-01-062, 00241-01-063, 00241-01-064, 00241-01-065, 00241-01-066, 00241-01-067, 00241-01-068, 00241-01-069, 00241-01-070, 00241-01-071, 00241-01-072, 00241-01-073, 00241-01-074, 00241-01-075, 00241-01-076, 00241-01-077, 00241-01-078, 00241-01-079, 00241-01-080, 00241-01-081, 00241-01-082, 00241-01-083, 00241-01-084, 00241-01-085, 00241-01-086, 00241-01-087.

**LOCATION:** The Highway 76 Corridor Project

**COUNCIL DISTRICT(S):** 6; 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 **R-3A, Single-Family Residential District.**

3. Surrounding Land Use and Zoning:

The surrounding properties are either unzoned, CMU, and PD (Planned Development District).

4. Florence County Comprehensive Plan:

The future land use designation for these properties is currently Suburban District (SD). The requested rezoning of these properties is compatible with the designated future land use.

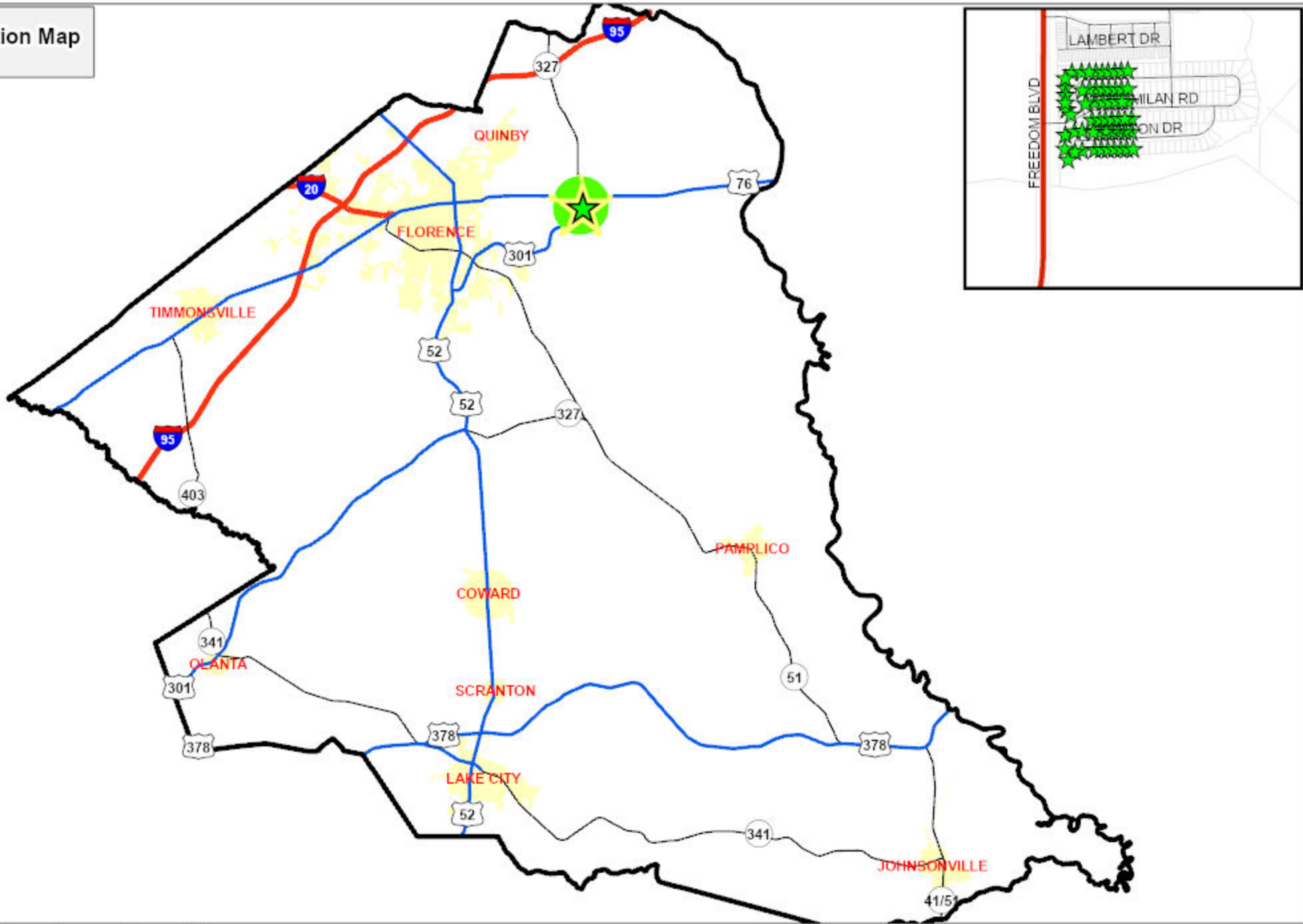
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, May 21, 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

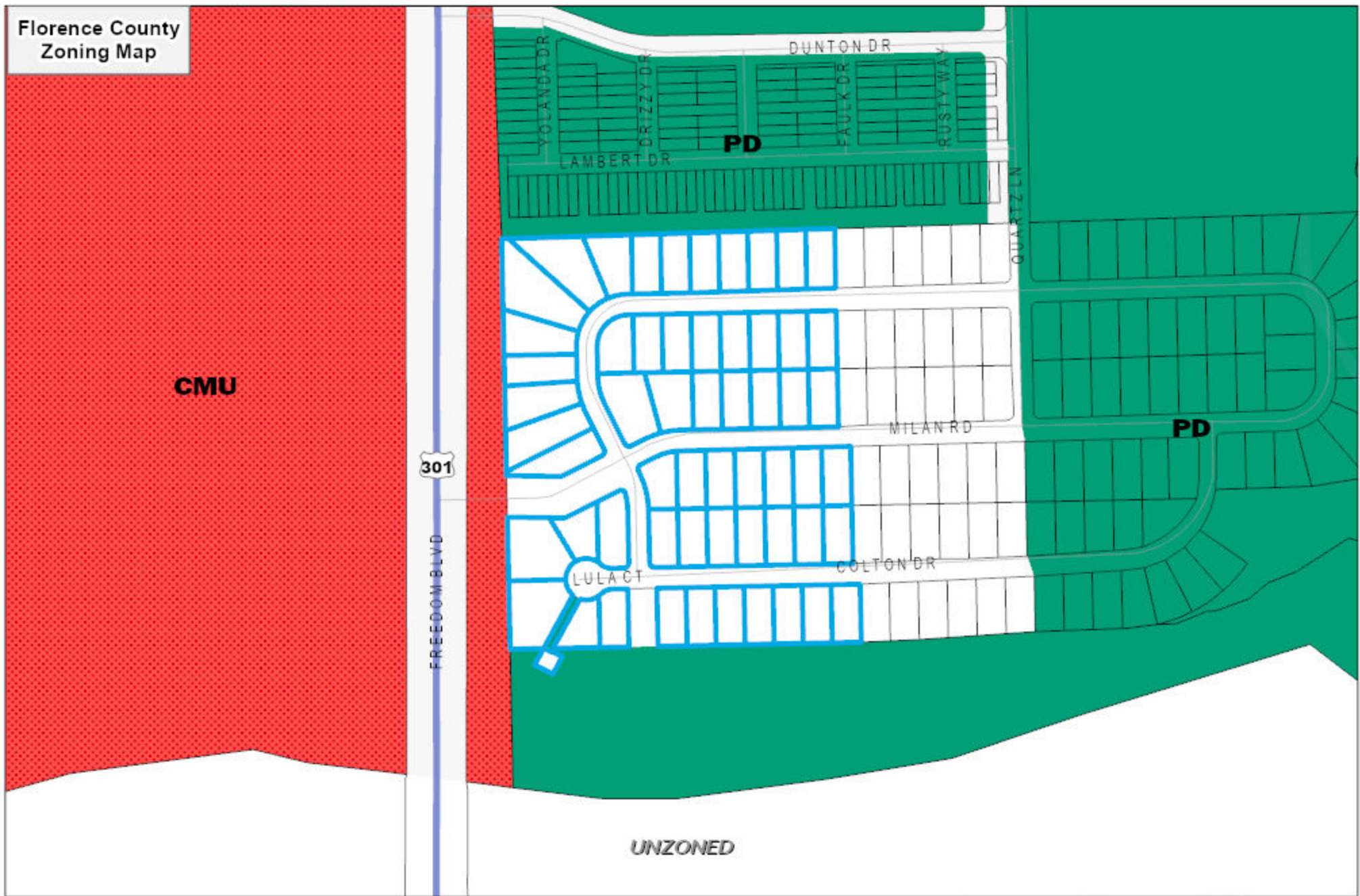


Florence County  
Planning Department  
Meeting Date:  
04/28/2026



**Council District 6**  
**PC#2026-15**

Florence County  
Zoning Map



301

FREEDOM BLVD

Current County Zoning  
CMU, COMMERCIAL MIXED-USE  
PD, PLANNED DEVELOPMENT  
UNZONED

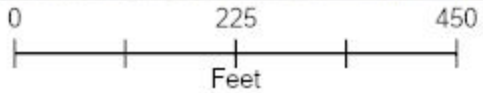
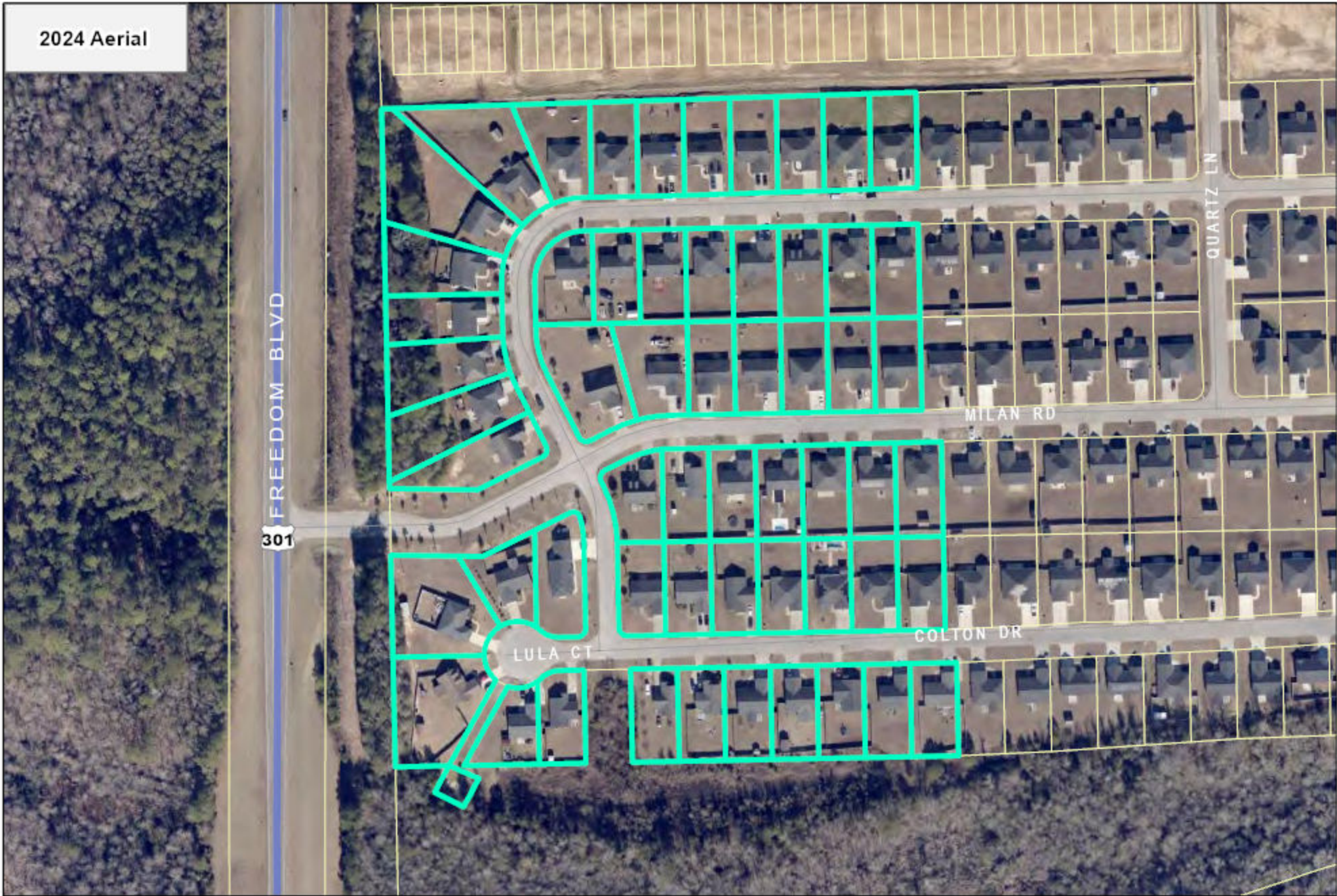
Florence County  
Planning Department  
Meeting Date:  
04/28/2026

0 310 620 Feet

Council District 6  
PC#2026-15



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
04/28/2026



Council District 6  
PC#2026-15

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 28, 2026  
PC#2026-16**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-091, 00241-01-092, 00241-01-093, 00241-01-094, 00241-01-095, 00241-01-096, 00241-01-097, 00241-01-098, 00241-01-099, 00241-01-100, 00241-01-101, 00241-01-102, 00241-01-103, 00241-01-104, 00241-01-105, 00241-01-106, 00241-01-107, 00241-01-108, 00241-01-109, 00241-01-110, 00241-01-111, 00241-01-112, 00241-01-113, 00241-01-114, 00241-01-115, 00241-01-116, 00241-01-117, 00241-01-118, 00241-01-119, 00241-01-120, 00241-01-121, 00241-01-122, 00241-01-123, 00241-01-124, 00241-01-125, 00241-01-126.

**LOCATION:** The Highway 76 Corridor Project

**COUNCIL DISTRICT(S):** 6; 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 **R-3A, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:  
The surrounding properties are either unzoned, CMU, and PD (Planned Development District).
4. Florence County Comprehensive Plan:  
The future land use designation for these properties is currently Suburban District (SD). The requested rezoning of these properties is compatible with the designated future land use.

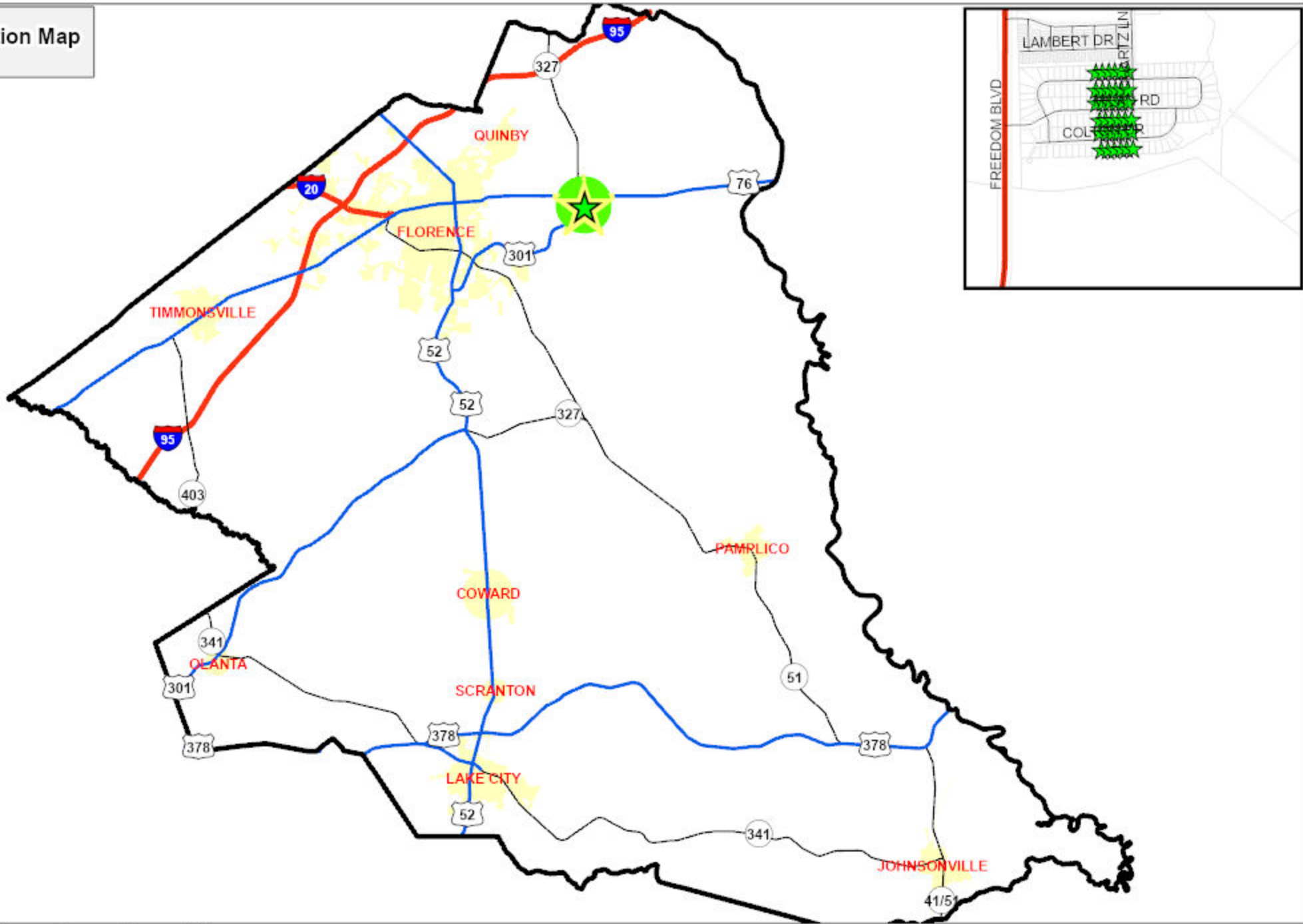
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, May 21, 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:  
04/28/2026



**Council District 6**  
**PC#2026-16**

Florence County  
Zoning Map



Current County Zoning  
CMU, COMMERCIAL MIXED-USE  
PD, PLANNED DEVELOPMENT  
UNZONED

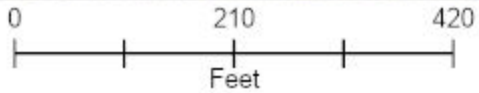
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Florence County  
Planning Department  
Meeting Date:  
04/28/2026

Council District 6  
PC#2026-16



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
04/28/2026



Council District 6  
PC#2026-16

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 28, 2026  
PC#2026-17**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 00241-01-025.

**LOCATION:** The Highway 76 Corridor Project

**TAX MAP NUMBERS:** 00241-01-025

**COUNCIL DISTRICT(S):** 6; 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 its current use consisting of commercial.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is **CMU, Commercial Mixed-Use District**.
3. Surrounding Land Use and Zoning:  
The surrounding properties are zoned PD, Planned Development District.
4. Florence County Comprehensive Plan:  
The future land use designation for the property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

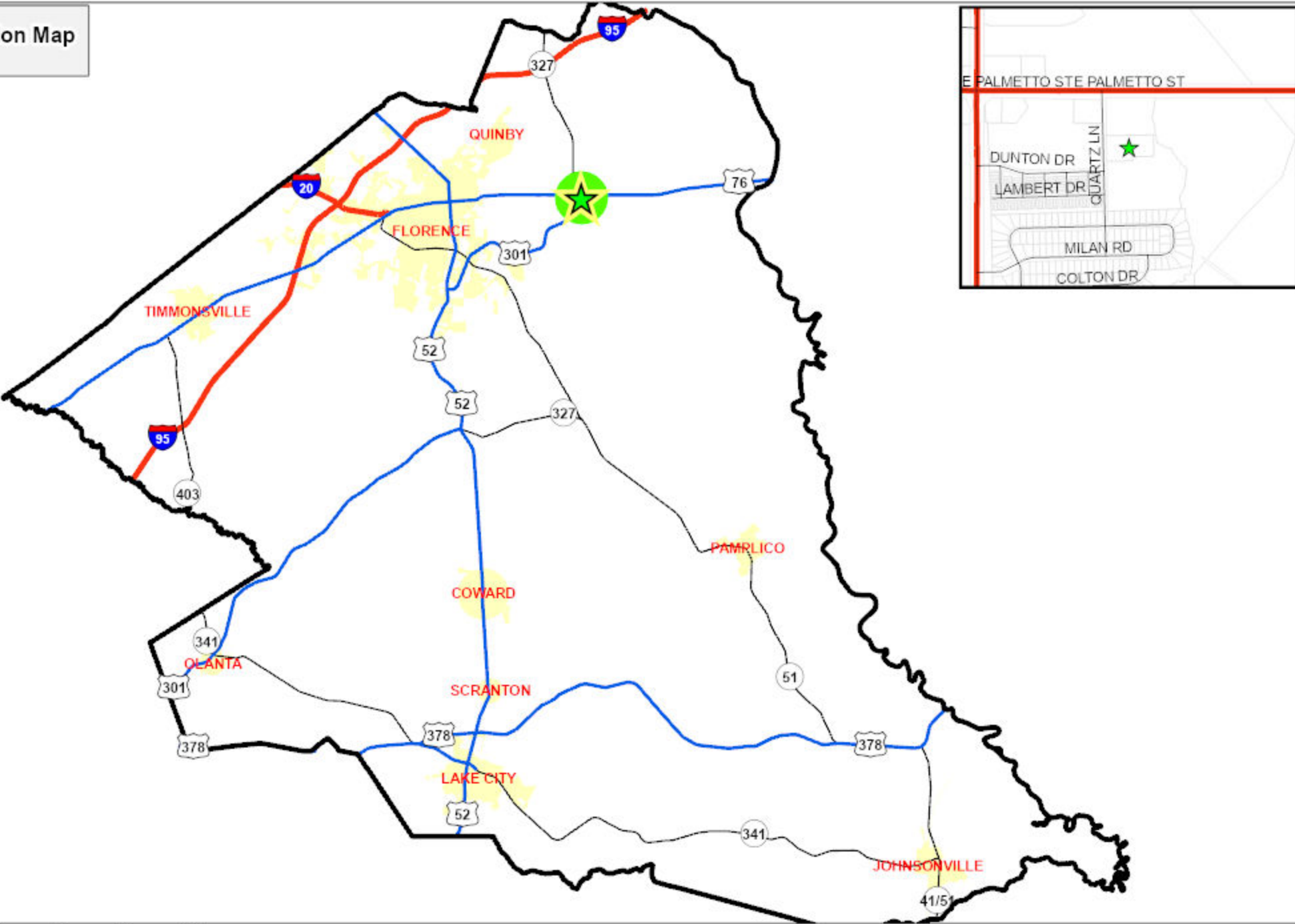
**FLORENCE COUNTY COUNCIL MEETING:**

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**ATTACHMENTS:**

- Location Map
- Zoning Map
- Aerial Map

Location Map

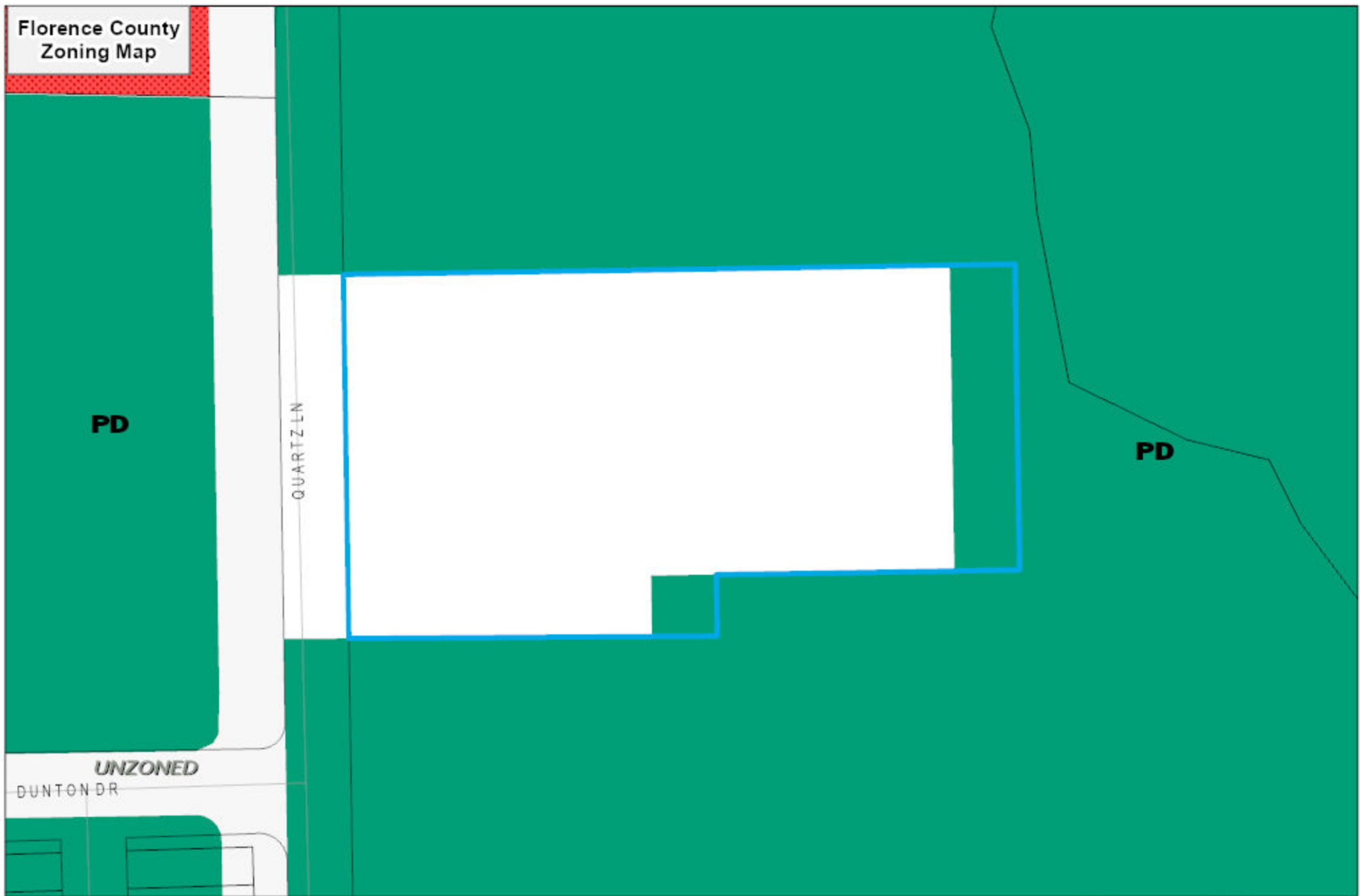


Florence County  
 Planning Department  
 Meeting Date:  
 04/28/2026



**Council District 6**  
**PC#2026-17**

**Florence County  
Zoning Map**



**Current County Zoning**  
CMU, COMMERCIAL MIXED-USE  
PD, PLANNED DEVELOPMENT  
UNZONED

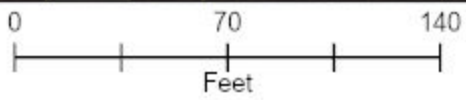
Florence County  
Planning Department  
Meeting Date:  
04/28/2026

0 100 200 Feet

**Council District 6  
PC#2026-17**



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
04/28/2026



Council District 6  
PC#2026-17

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 28, 2026  
PC#2026-18**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-018, 01012-01-019, 01012-01-020, 01012-01-021, 01012-01-022, 01012-01-023, 01012-01-025, 01012-01-094, 01012-01-122, 01012-01-132, 01012-01-133, 01012-01-197, 01012-01-199, 01012-01-225, 01012-01-226, 01012-01-264, 01012-01-267, 01012-01-268, 01012-01-272.

**LOCATION:** The Highway 76 Corridor Project

**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 its current use consisting of vacant and residential.
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:  
The surrounding properties are currently unzoned, B-3, or pending County Council’s approval of zoning for B-3.
4. Florence County Comprehensive Plan:  
The future land use designation for the property is currently Urban District (UD). The requested rezoning of this property is compatible with the designated future land use.

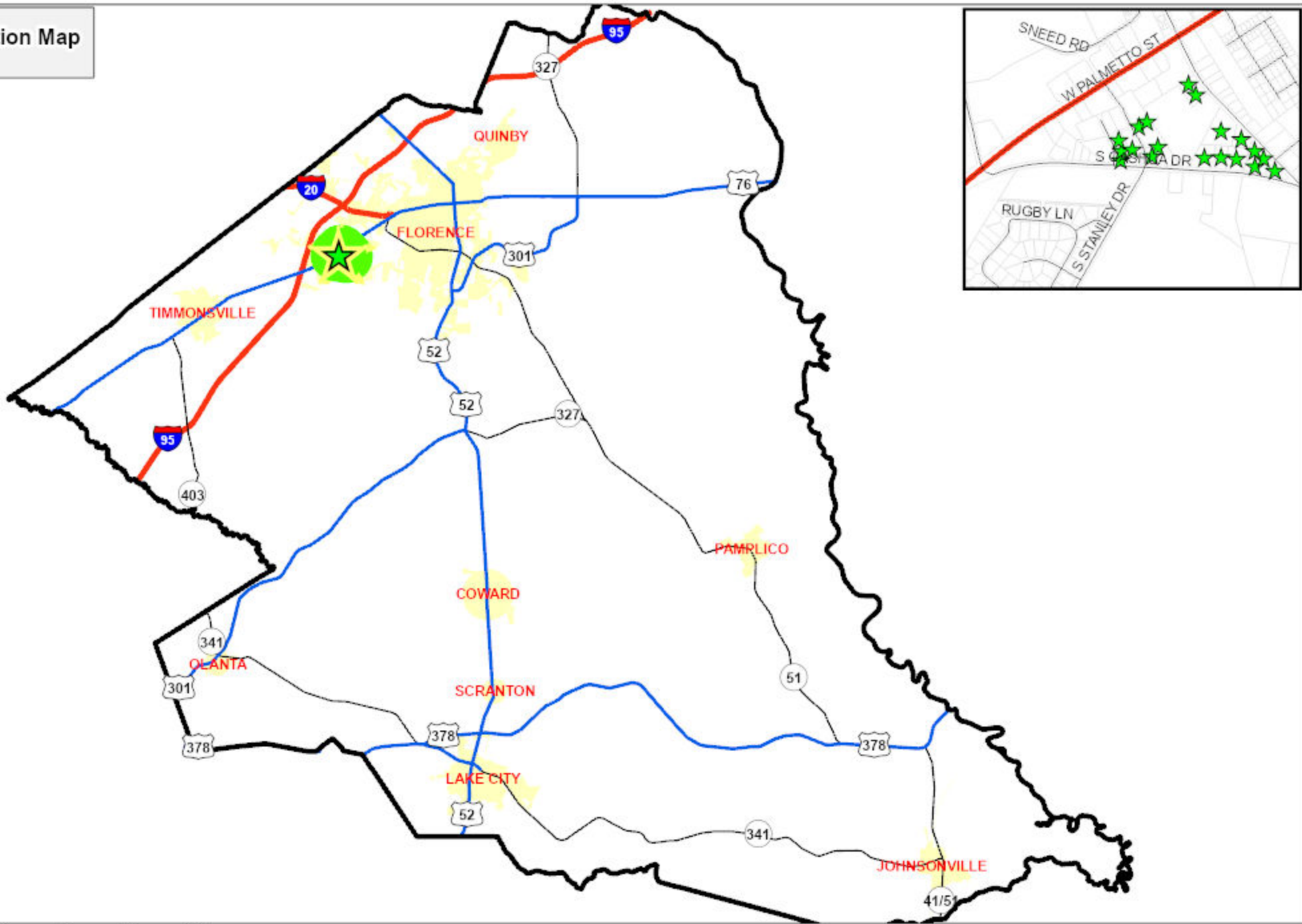
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, May 21, 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

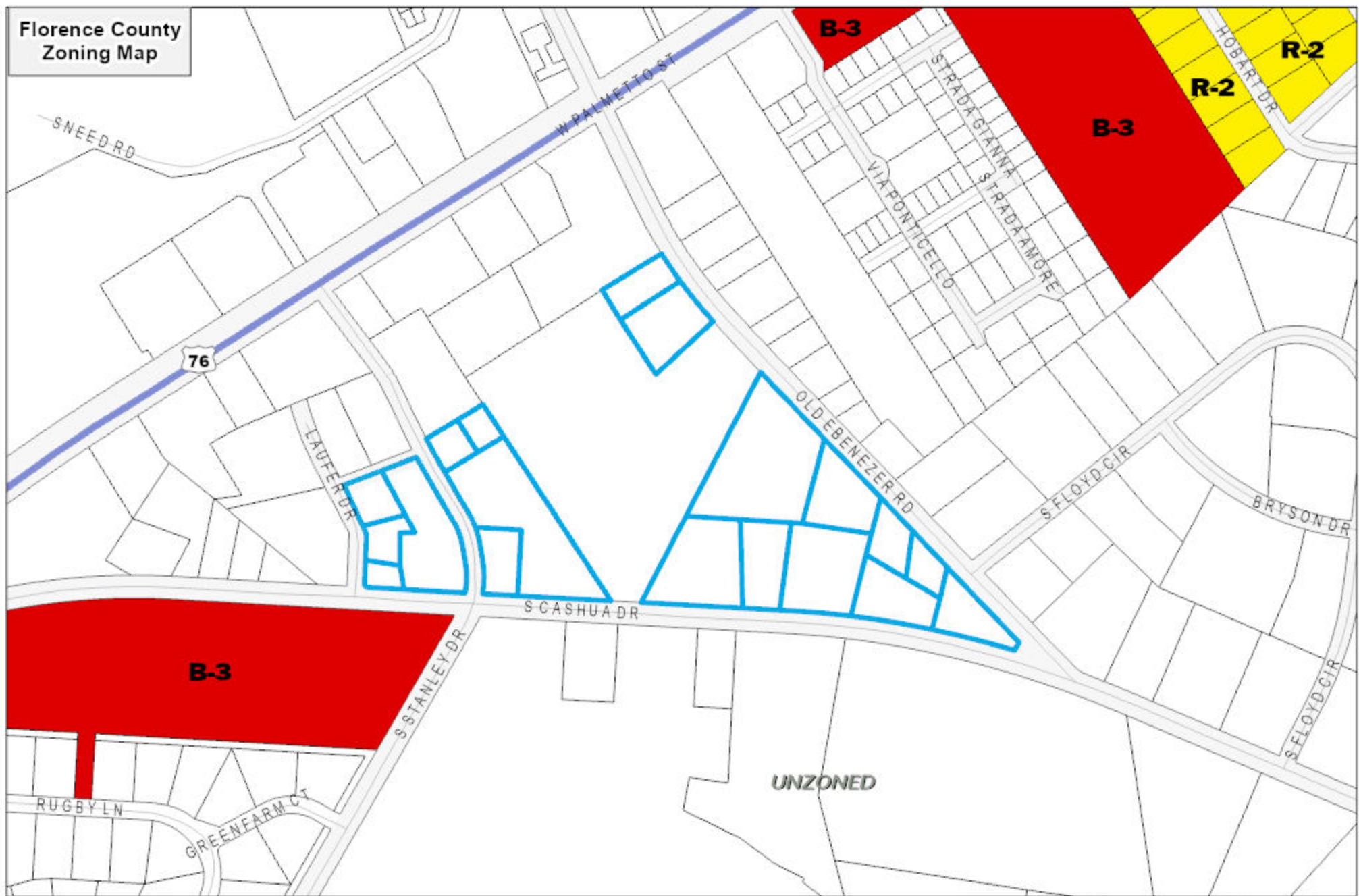


Florence County  
Planning Department  
Meeting Date:  
04/28/2026



**Council District 9**  
**PC#2026-18**

Florence County  
Zoning Map



0 375 750 Feet

Current County Zoning

- B-3 GENERAL
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- UNZONED

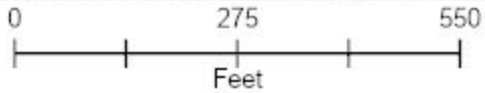
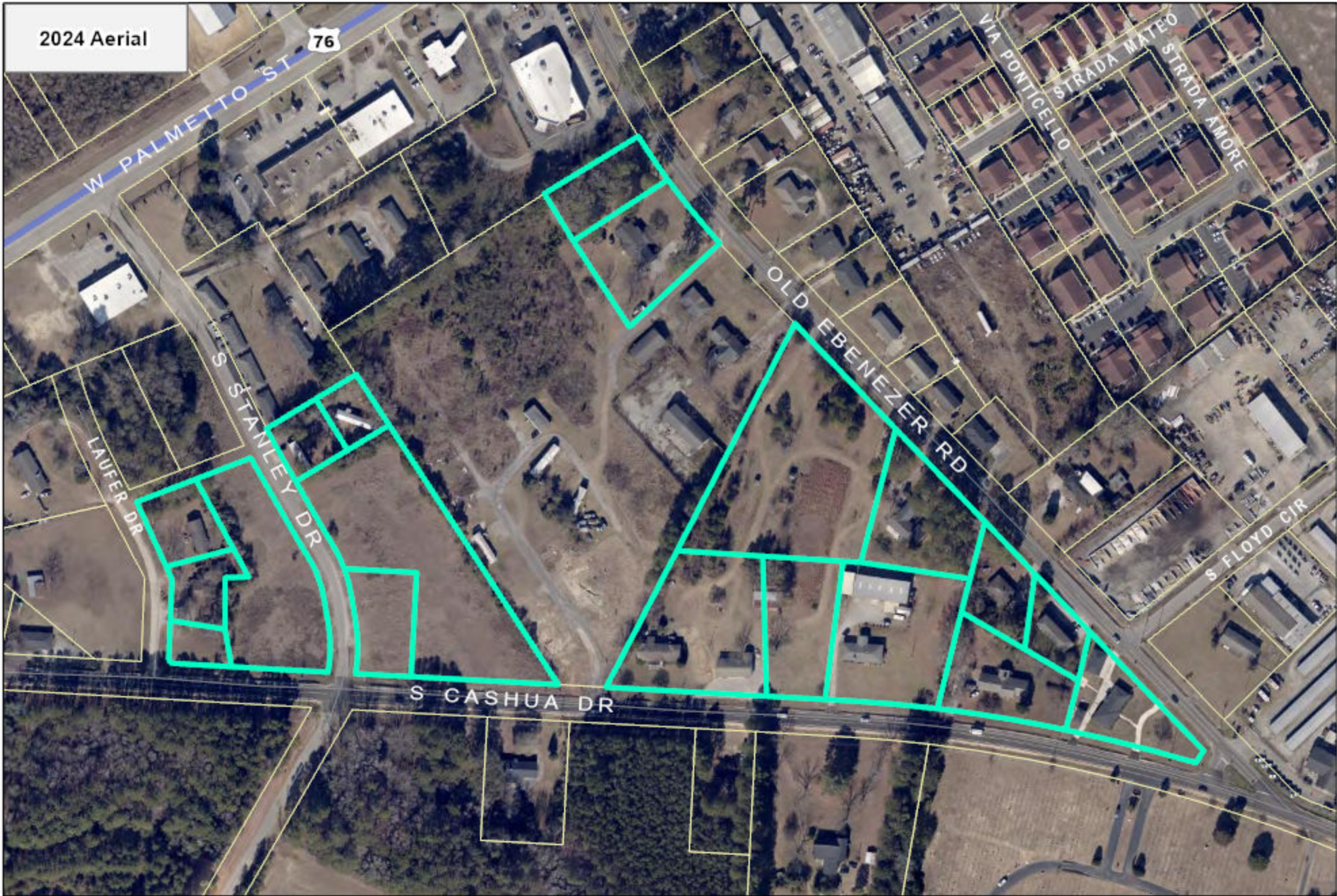
Florence County  
Planning Department  
Meeting Date:  
04/28/2026

Council District 9  
PC#2026-18



2024 Aerial

76



Florence County  
Planning Department  
Meeting Date:  
04/28/2026



Council District 9  
PC#2026-18

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 28, 2026  
PC#2026-19**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-001, 10018-01-002, 10018-01-003, 10018-01-004, 10018-01-005, 10018-01-006, 10018-01-007, 10018-01-008, 10018-01-009, 10018-01-010, 10018-01-011, 10018-01-012, 10018-01-013, 10018-01-014, 10018-01-015, 10018-01-016, 10018-01-038, 10018-01-039, 10018-01-040, 10018-01-041, 10018-01-042, 10018-01-043, 10018-01-044, 10018-01-045, 10018-01-046, 10018-01-047, 10018-01-048, 10018-01-049, 10018-01-050, 10018-01-083, 10018-01-084, 10018-01-085, 10018-01-086, 10018-01-087, 10018-01-088, 10018-01-089, 10018-01-090, 10018-01-091, 10018-01-092, 10018-01-093, 10018-01-094, 10018-01-095, 10018-01-096, 10018-01-097, 10018-01-098, 10018-01-099, 10018-01-100, 10018-01-121, 10018-01-122, 10018-01-123.

**LOCATION:** The Highway 76 Corridor Project

**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 its current use consisting of residential.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family District**.
3. Surrounding Land Use and Zoning:  
The surrounding properties are currently unzoned, B-3, or pending County Council's approval of zoning for B-3.

4. Florence County Comprehensive Plan:

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

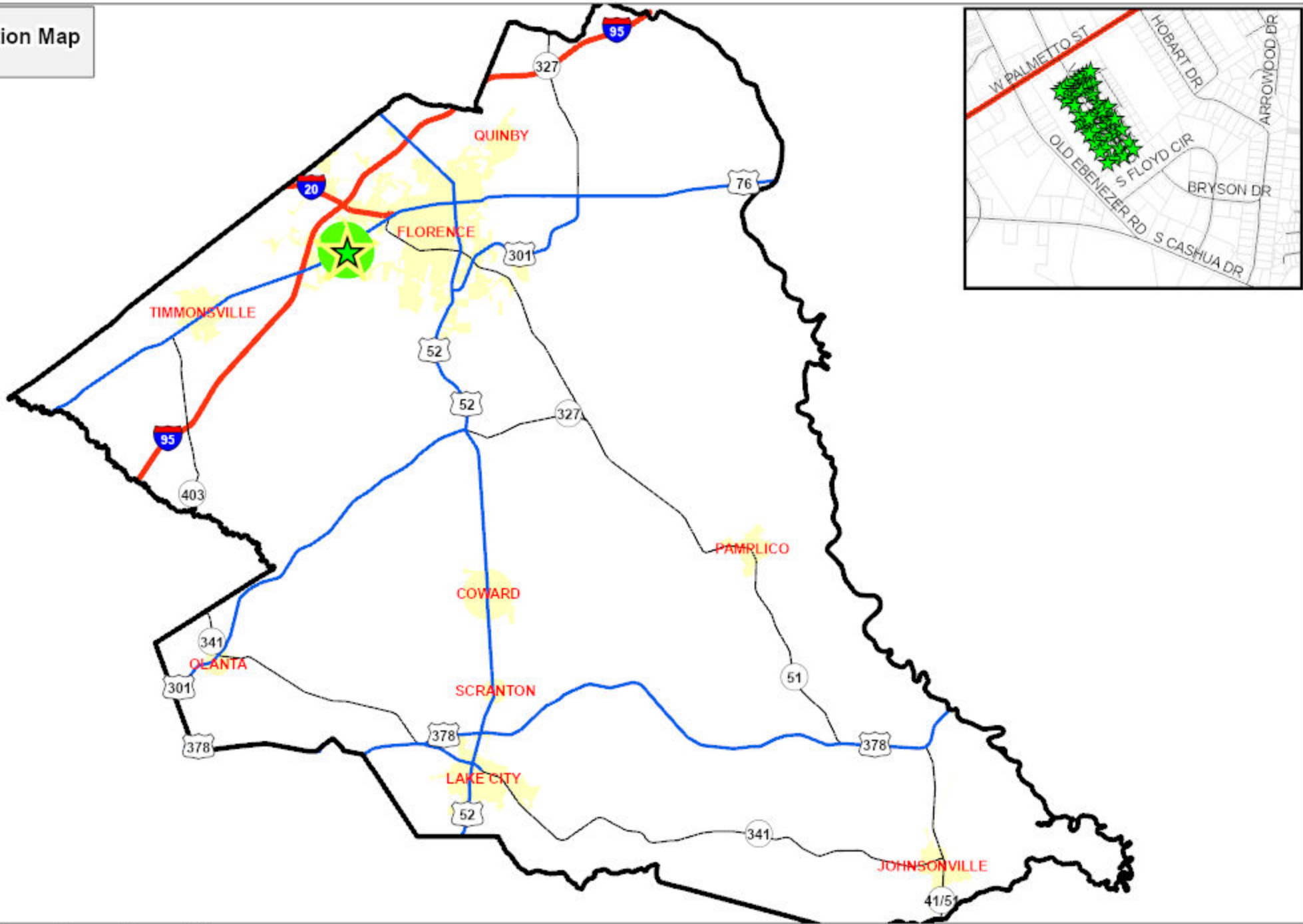
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, May 21, 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

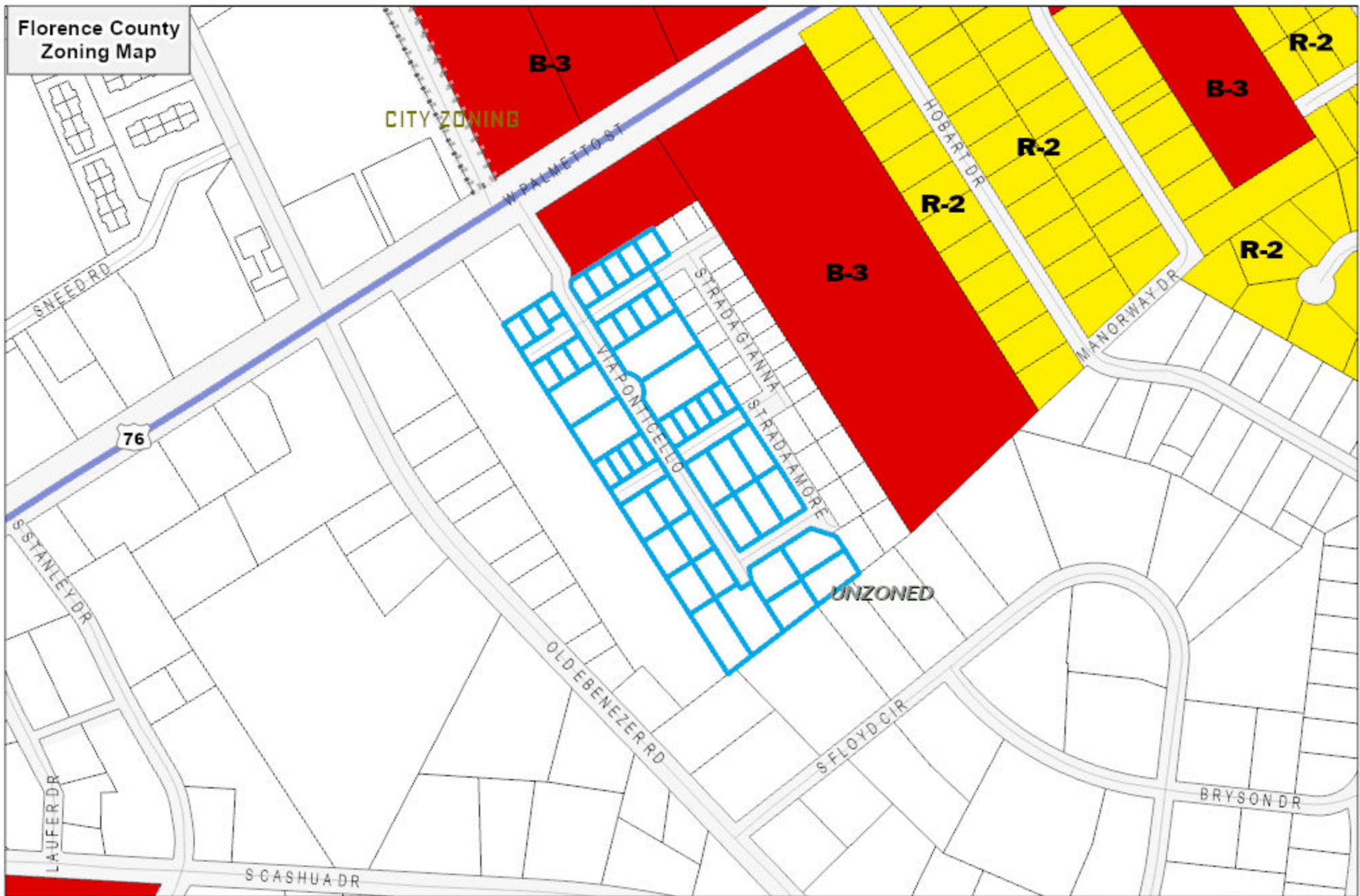


Florence County  
Planning Department  
Meeting Date:  
04/28/2026



Council District 9  
PC#2026-19

Florence County  
Zoning Map



Current County Zoning

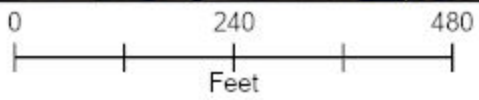
- B-3 GENERAL
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- UNZONED

Florence County  
Planning Department  
Meeting Date:  
04/28/2026

Council District 9  
PC#2026-19



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
04/28/2026



**Council District 9**  
**PC#2026-19**

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 28, 2026  
PC#2026-20**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-145, 10018-01-146, 10018-01-147, 10018-01-148, 10018-01-149, 10018-01-150, 10018-01-151, 10018-01-152, 10018-01-153, 10018-01-154, 10018-01-155, 10018-01-159, 10018-01-160, 10018-01-161, 10018-01-162, 10018-01-163, 10018-01-164, 10018-01-165, 10018-01-166, 10018-01-167, 10018-01-168, 10018-01-169, 10018-01-170, 10018-01-171, 10018-01-172, 10018-01-173, 10018-01-186.

**LOCATION:** The Highway 76 Corridor Project

**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 its current use consisting of residential.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family District**.
3. Surrounding Land Use and Zoning:  
The surrounding properties are currently unzoned, B-3, or pending County Council's approval of zoning for B-3.
4. Florence County Comprehensive Plan:  
The future land use designation for the property is currently Urban District (UD). The requested rezoning of this property is compatible with the designated future land use.

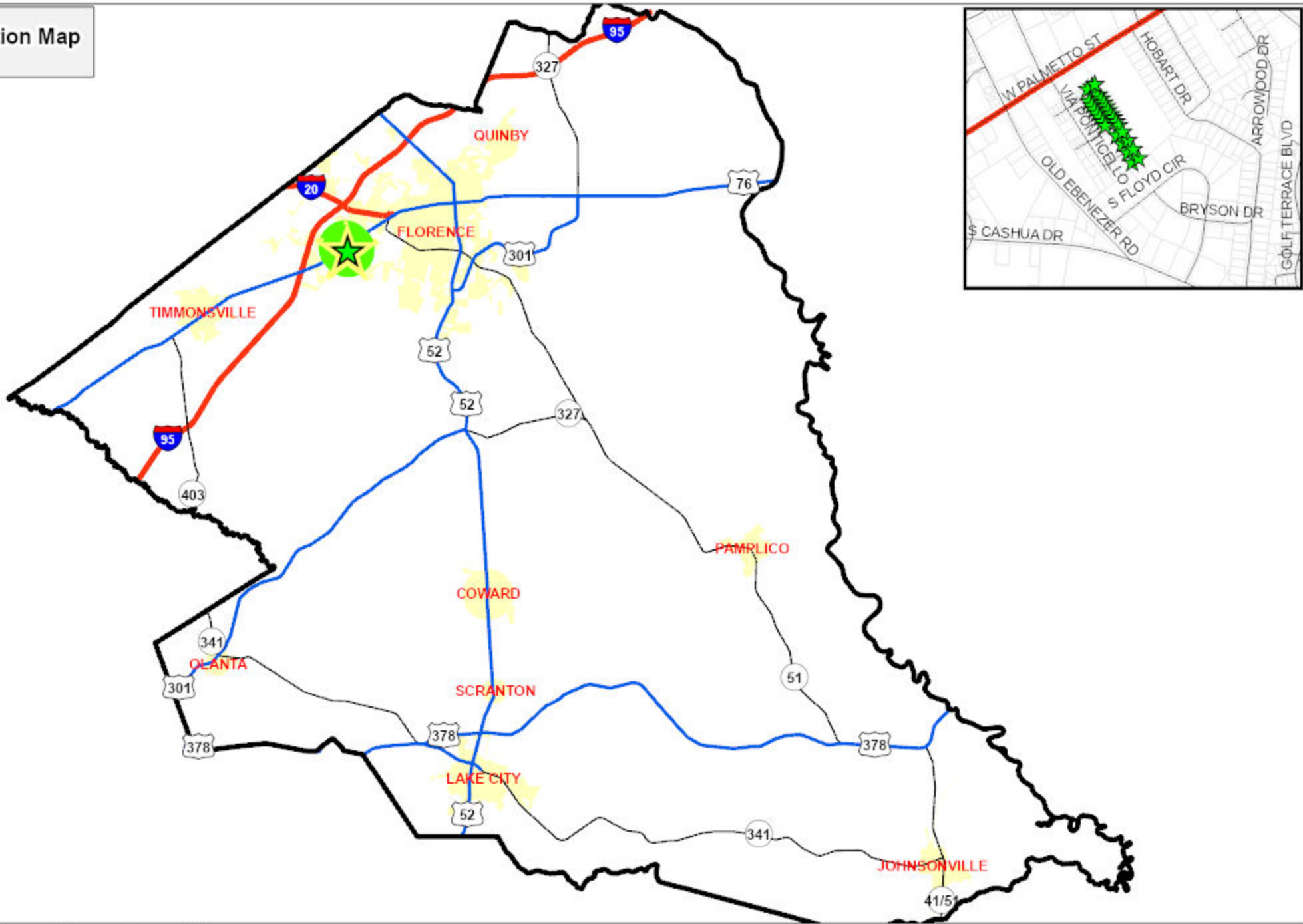
**FLORENCE COUNTY COUNCIL MEETING:**

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**ATTACHMENTS:**

- Location Map
- Zoning Map
- Aerial Map

Location Map

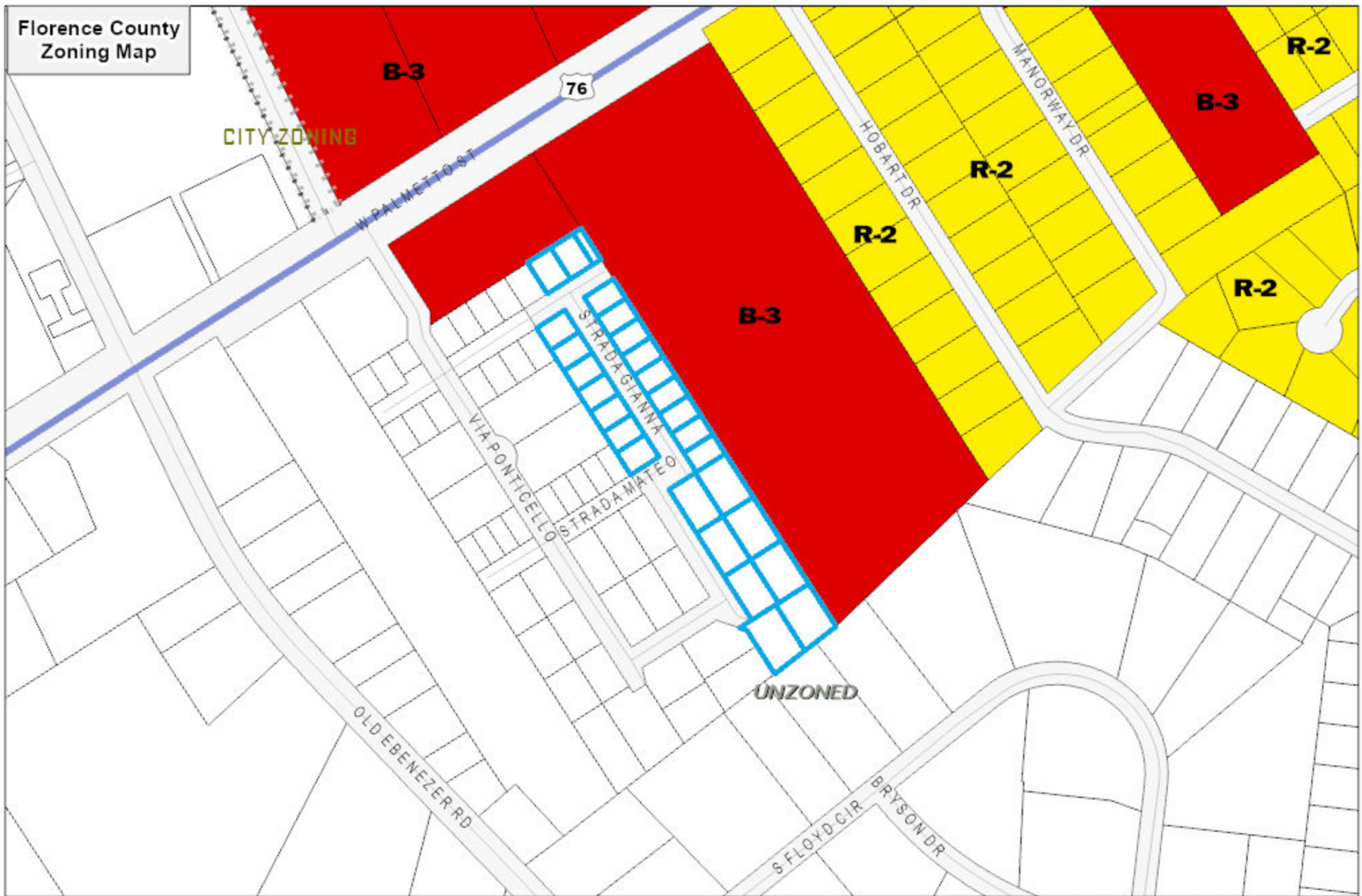


Florence County  
Planning Department  
Meeting Date:  
04/28/2026



**Council District 9**  
**PC#2026-20**

Florence County  
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- UNZONED

Florence County  
Planning Department  
Meeting Date:  
04/28/2026

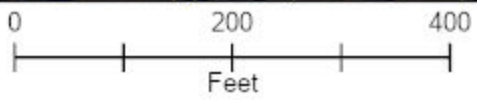
Council District 9  
PC#2026-20

0 280 560 Feet

N



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
04/28/2026



Council District 9  
PC#2026-20

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 28, 2026  
PC#2026-21**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 01012-01-024.

**LOCATION:** The Highway 76 Corridor Project

**COUNCIL DISTRICT(S):** 9; 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 its current use consisting of residential.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is **R-5, Multi-Family District**.
3. Surrounding Land Use and Zoning:  
The surrounding properties are currently unzoned or pending County Council's approval of zoning for B-3 and R-4.
4. Florence County Comprehensive Plan:  
The future land use designation for the property is currently Urban District (UD). The requested rezoning of this property is compatible with the designated future land use.

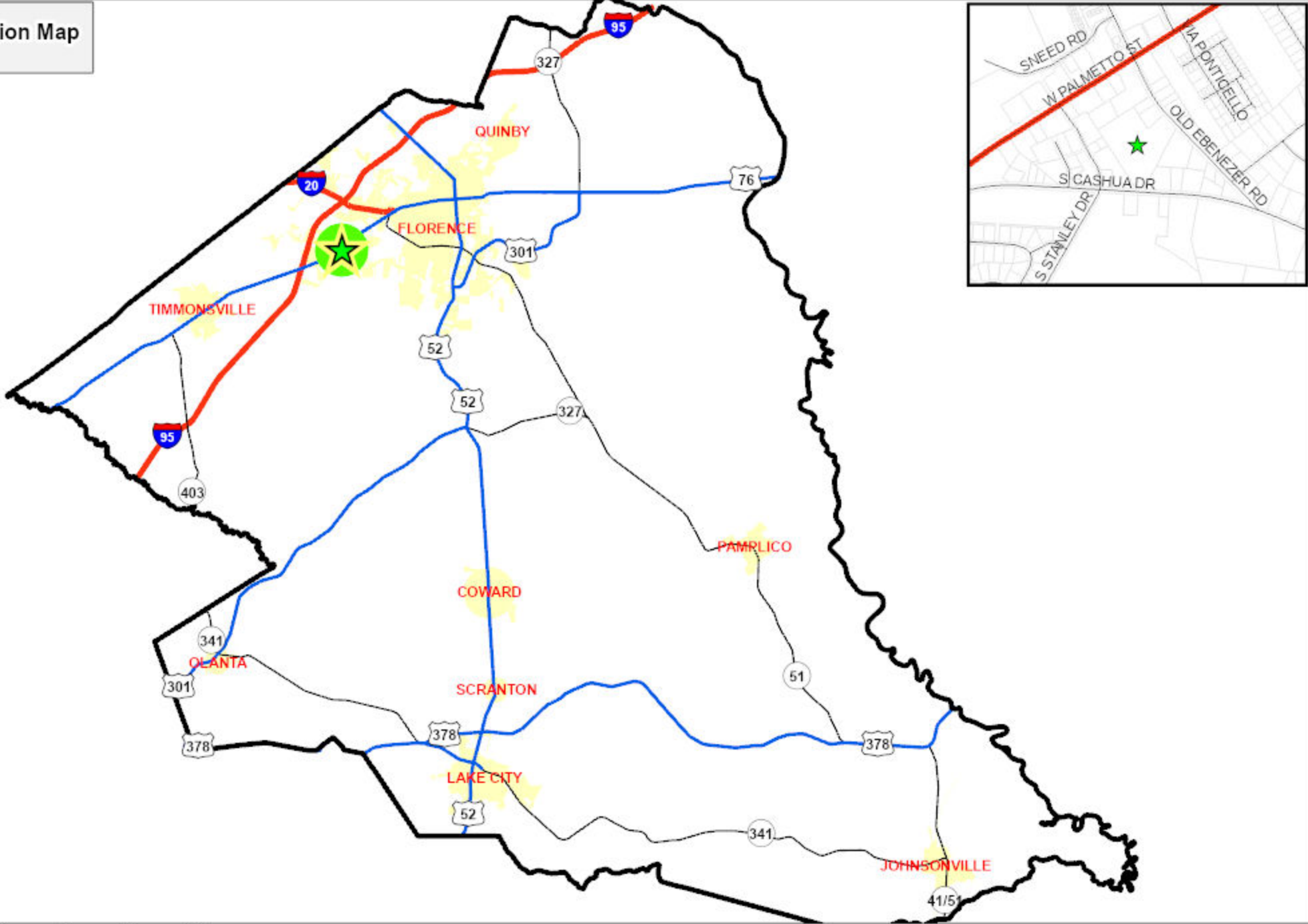
**FLORENCE COUNTY COUNCIL MEETING:**

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**ATTACHMENTS:**

- Location Map
- Zoning Map
- Aerial Map

Location Map

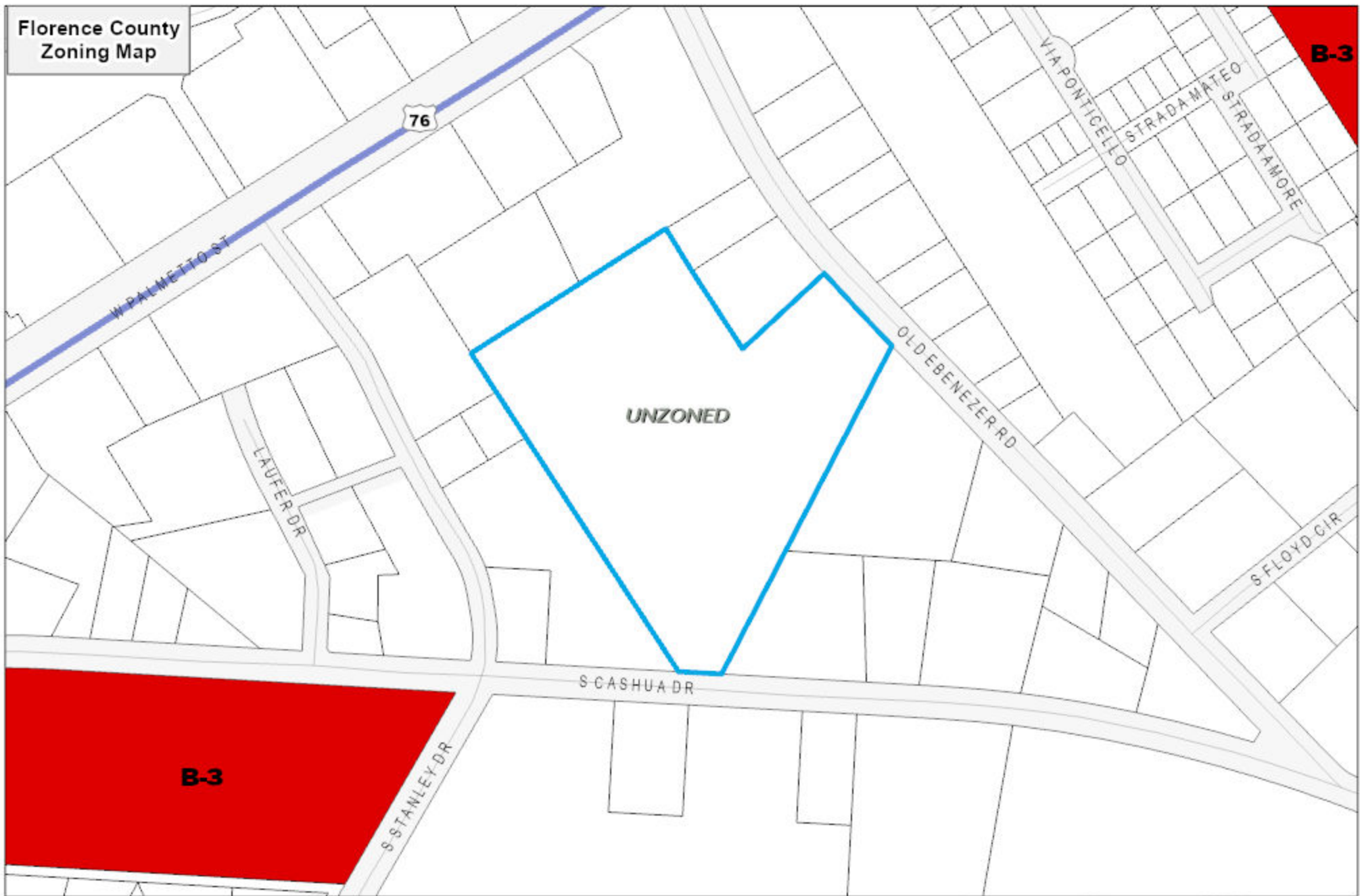


Florence County  
Planning Department  
Meeting Date:  
04/28/2026



**Council District 9**  
**PC#2026-21**

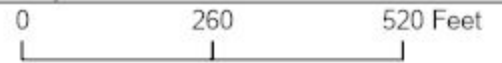
Florence County  
Zoning Map



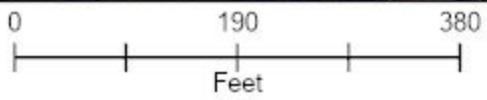
Current County Zoning  
■ S-3 GENERAL  
■ UNZONED

Florence County  
Planning Department  
Meeting Date:  
04/28/2026

Council District 9  
PC#2026-21



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
04/28/2026



Council District 9  
PC#2026-21

**MARCH 2026 SUMMARY PLATS**

<u>Date</u>	<u>Plat Title</u>	<u>TMP Number</u>	<u>Location</u>	<u>Lots</u>	<u>Acres</u>
3/4/2026	William J Perkins	00278-01-010 00278-01-020	Florence	3	92.03
3/5/2026	Blake Osbourne	60011-03-025 60011-03-033	Pamplico	1	0.77
3/5/2026	Nina C Eaddy and Wayne Coleman	00359-05-003	Hemingway	2	2.65
3/6/2026	Jeffrey L Lynch	00160-03-007	Coward	1	0.86
3/6/2026	Jeffrey L Lynch	00160-03-007	Coward	1	1.00
3/9/2026	Kyle W Daniel	00260-03-026 00260-03-075	Scranton	2	50
3/9/2026	Gary Mcclam Land CO LLC	00091-03-012	Lake City	1	1.24
3/11/2026	Craig Dubose	00130-01-101	Effingham	1	3.01
3/11/2026	G Mack Parker Estate	00308-01-015	Florence	3	15.55
3/13/2026	Steve Driggers	00137-03-145	Scranton	1	10.43
3/16/2026	Farm Finance LLC	00374-02-043	Pamplico	1	38
3/19/2026	Treva Singletary Pressley	00432-05-007	Johnsonville	2	2.16
3/19/2026	Carolina Home Sales & Construction, LLC	00153-01-293	Effingham	1	0.57
3/20/2026	Jeffrey L Lynch	00160-03-007	Coward	4	24.72
3/20/2026	Joseph W Hines	00284-01-056	Effingham	2	5
3/23/2026	Ethan E Miles	00065-36-046	Olanta	1	1
3/24/2026	Cody Harrison Webb	00082-01-055	Timmonsville	1	1
3/24/2026	Laura Godbold & Britney Medaniel Nobles	00357-05-004	Lake City	1	2.23
3/24/2026	Ryan Bell	00178-01-199	Florence	4	4.59
3/26/2026	Morf Products LLC	90125-01-034	Florence	5	1.88
3/26/2026	David E Thompson & Barbara S Thompson Life Estate	00242-01-010	Florence	1	5
3/26/2026	Sidney Reid Strickland	00039-04-037	Timmonsville	1	6.56
3/27/2026	Chandler Investment Properties INC	00031-04-091	Timmonsville	5	2.3
3/30/2026	Detra Y Nowlin	00102-01-158	Effingham	1	1
3/31/2026	AC Allen	00218-02-013	Effingham	1	0.23
3/31/2026	AC Allen	00217-02-052	Effingham	1	0.14
3/31/2026	William Glen Morris Jr.	00141-31-080	Lake City	1	5
					278.92

**2026 SUMMARY PLAT TOTALS**

<u>Month</u>	<u>Total Number of Plats</u>	<u>Total Number of Lots</u>	<u>Total Acres</u>
January	14	17	75.15
February	25	37	165.04
March	27	49	278.92
April			
May			
June			
July			
August			
September			
October			
November			
December			
<b>Year To Date</b>			

Building Activity Report Summary

March 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
<b>Agricultural</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	3	\$165,594	\$911.00	12	\$1,606,836	\$5,790.00	5	\$322,760	\$1,299.00	14	\$914,600	\$4,440.00
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	9	\$31,972	\$260.30	13	\$39,822	\$342.60	4	\$1,935	\$120.30	6	\$19,935	\$244.30
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
<b>Totals</b>	<b>12</b>	<b>\$197,566</b>	<b>\$1,171.30</b>	<b>25</b>	<b>\$1,646,658</b>	<b>\$6,132.60</b>	<b>9</b>	<b>\$324,695</b>	<b>\$1,419.30</b>	<b>20</b>	<b>\$934,535</b>	<b>\$4,684.30</b>
<b>Commercial</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	6	\$3,450,417	\$12,546.50	20	\$6,231,331	\$23,087.39	12	\$3,604,815	\$14,943.50	21	\$6,651,174	\$27,013.00
Engineering	5	\$75,000	\$2,990.00	16	\$11,075,000	\$15,620.00	0	\$0	\$0.00	1	\$800,000	\$435.00
Other	16	\$621,764	\$3,992.00	33	\$1,451,167	\$8,840.00	20	\$894,654	\$5,637.00	31	\$1,523,290	\$9,736.00
Trade	31	\$1,091,173	\$3,245.20	77	\$4,658,216	\$15,051.30	38	\$1,695,646	\$5,234.80	68	\$14,015,535	\$29,702.20
Zoning	9	\$400,000	\$225.00	29	\$3,900,000	\$775.00	13	\$0	\$325.00	18	\$0	\$450.00
<b>Totals</b>	<b>67</b>	<b>\$5,638,354</b>	<b>\$22,998.70</b>	<b>175</b>	<b>\$27,315,714</b>	<b>\$63,373.69</b>	<b>83</b>	<b>\$6,195,115</b>	<b>\$26,140.30</b>	<b>139</b>	<b>\$22,989,999</b>	<b>\$67,336.20</b>
<b>Industrial</b>												
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	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	0	\$0	\$0.00	2	\$256,950	\$0.00
Zoning	0	\$0	\$0.00	2	\$14,500,000	\$50.00	0	\$0	\$0.00	0	\$0	\$0.00
<b>Totals</b>	<b>0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>2</b>	<b>\$14,500,000</b>	<b>\$50.00</b>	<b>0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>3</b>	<b>\$5,256,950</b>	<b>\$8,020.00</b>
<b>Manufactured Home</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	1	\$7,000	\$95.00	0	\$0	\$0.00	1	\$9,360	\$135.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	26	\$994,084	\$2,970.00	87	\$2,614,174	\$10,155.00	41	\$0	\$5,125.00	84	\$0	\$10,500.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	1	\$0	\$25.00	3	\$0	\$75.00	0	\$0	\$0.00	4	\$0	\$100.00
<b>Totals</b>	<b>27</b>	<b>\$994,084</b>	<b>\$2,995.00</b>	<b>91</b>	<b>\$2,621,174</b>	<b>\$10,325.00</b>	<b>41</b>	<b>\$0</b>	<b>\$5,125.00</b>	<b>89</b>	<b>\$9,360</b>	<b>\$10,735.00</b>
<b>Multi-Family</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	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	1	\$15,000	\$50.00
Trade	0	\$0	\$0.00	1	\$0	\$20.00	20	\$3,144,600	\$14,269.00	25	\$4,144,075	\$21,702.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
<b>Totals</b>	<b>0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>2</b>	<b>\$27,727</b>	<b>\$170.00</b>	<b>20</b>	<b>\$3,144,600</b>	<b>\$14,269.00</b>	<b>26</b>	<b>\$4,159,075</b>	<b>\$21,752.00</b>
<b>Single Family Detached</b>												
Accessory	6	\$128,042	\$1,090.00	18	\$543,128	\$4,480.00	8	\$171,254	\$1,520.00	19	\$460,055	\$3,802.00
Building	38	\$3,950,526	\$16,062.03	104	\$8,898,369	\$37,442.23	38	\$4,232,878	\$17,373.40	113	\$11,294,480	\$50,227.91
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	30	\$654,651	\$3,769.00	63	\$1,239,330	\$7,245.00	13	\$421,234	\$2,284.00	41	\$1,151,519	\$6,656.00
Trade	98	\$594,338	\$3,046.40	278	\$1,570,828	\$8,665.00	48	\$385,312	\$1,827.00	174	\$1,564,070	\$6,720.50
Zoning	0	\$0	\$0.00	3	\$0	\$50.00	3	\$0	\$75.00	6	\$0	\$150.00
<b>Totals</b>	<b>172</b>	<b>\$5,327,557</b>	<b>\$23,967.43</b>	<b>466</b>	<b>\$12,251,655</b>	<b>\$57,882.23</b>	<b>110</b>	<b>\$5,210,678</b>	<b>\$23,079.40</b>	<b>353</b>	<b>\$14,470,124</b>	<b>\$67,556.41</b>
<b>Town Home</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	14	\$1,764,730	\$8,241.00	14	\$1,764,730	\$8,241.00	9	\$1,117,215	\$5,265.00	9	\$1,117,215	\$5,265.00
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	12	\$75,500	\$120.00	29	\$188,500	\$290.00	27	\$198,981	\$345.00	28	\$208,481	\$383.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
<b>Totals</b>	<b>26</b>	<b>\$1,840,230</b>	<b>\$8,361.00</b>	<b>43</b>	<b>\$1,953,230</b>	<b>\$8,531.00</b>	<b>36</b>	<b>\$1,316,196</b>	<b>\$5,610.00</b>	<b>37</b>	<b>\$1,325,696</b>	<b>\$5,648.00</b>
<b>Two-Family Residential</b>												
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
<b>Totals</b>	<b>0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>0</b>	<b>\$0</b>	<b>\$0.00</b>
<b>Not Applicable</b>												
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	\$0	\$25.00	1	\$0	\$25.00
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	1	\$0	\$25.00	1	\$0	\$25.00	0	\$0	\$0.00	0	\$0	\$0.00
<b>Totals</b>	<b>1</b>	<b>\$0</b>	<b>\$25.00</b>	<b>1</b>	<b>\$0</b>	<b>\$25.00</b>	<b>1</b>	<b>\$0</b>	<b>\$25.00</b>	<b>1</b>	<b>\$0</b>	<b>\$25.00</b>

