



# Florence County Planning Commission

April 28, 2026

6:00 PM

**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**

## 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

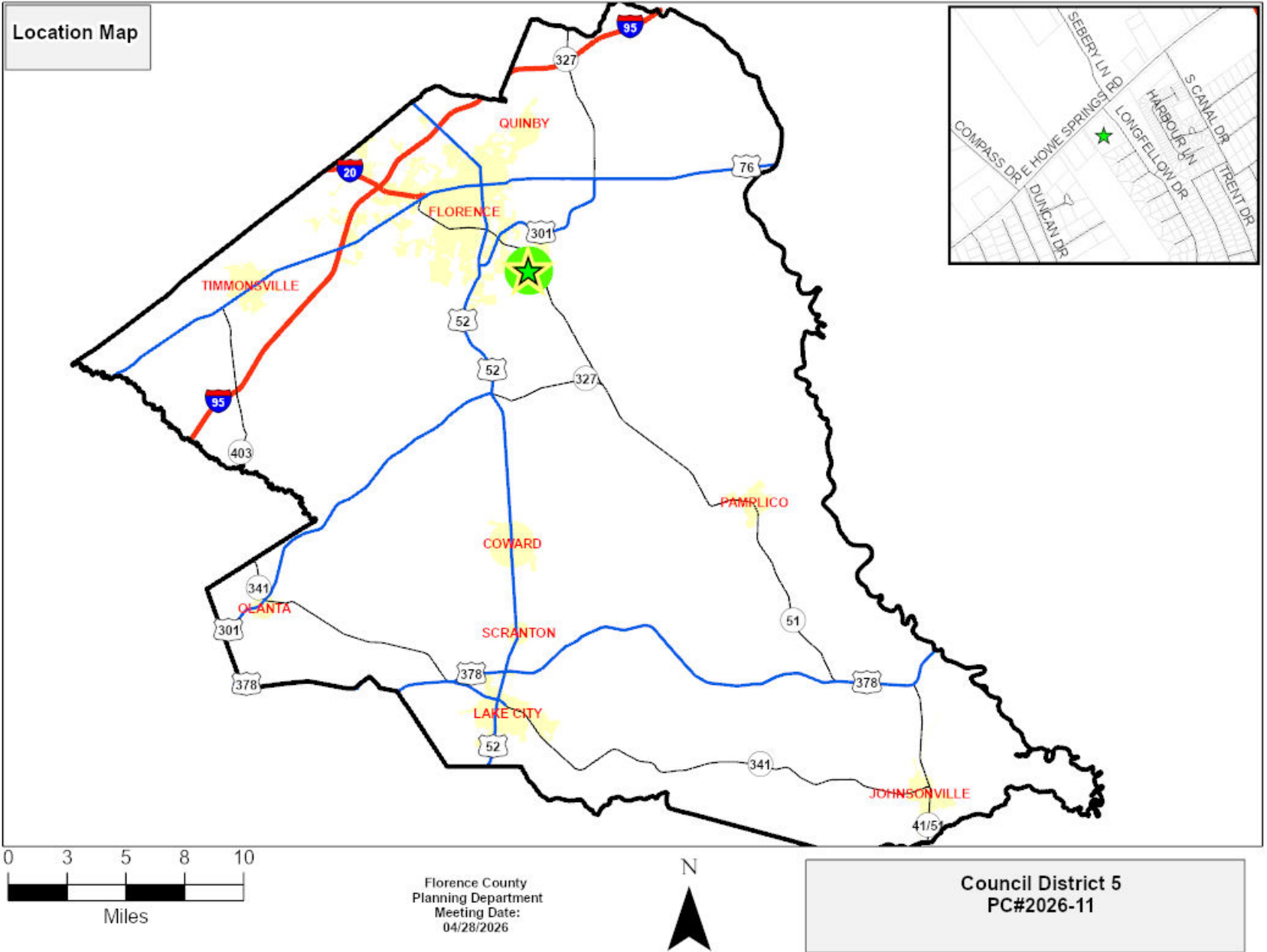
**WATER/SEWER AVAILABILITY:** City of Florence

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

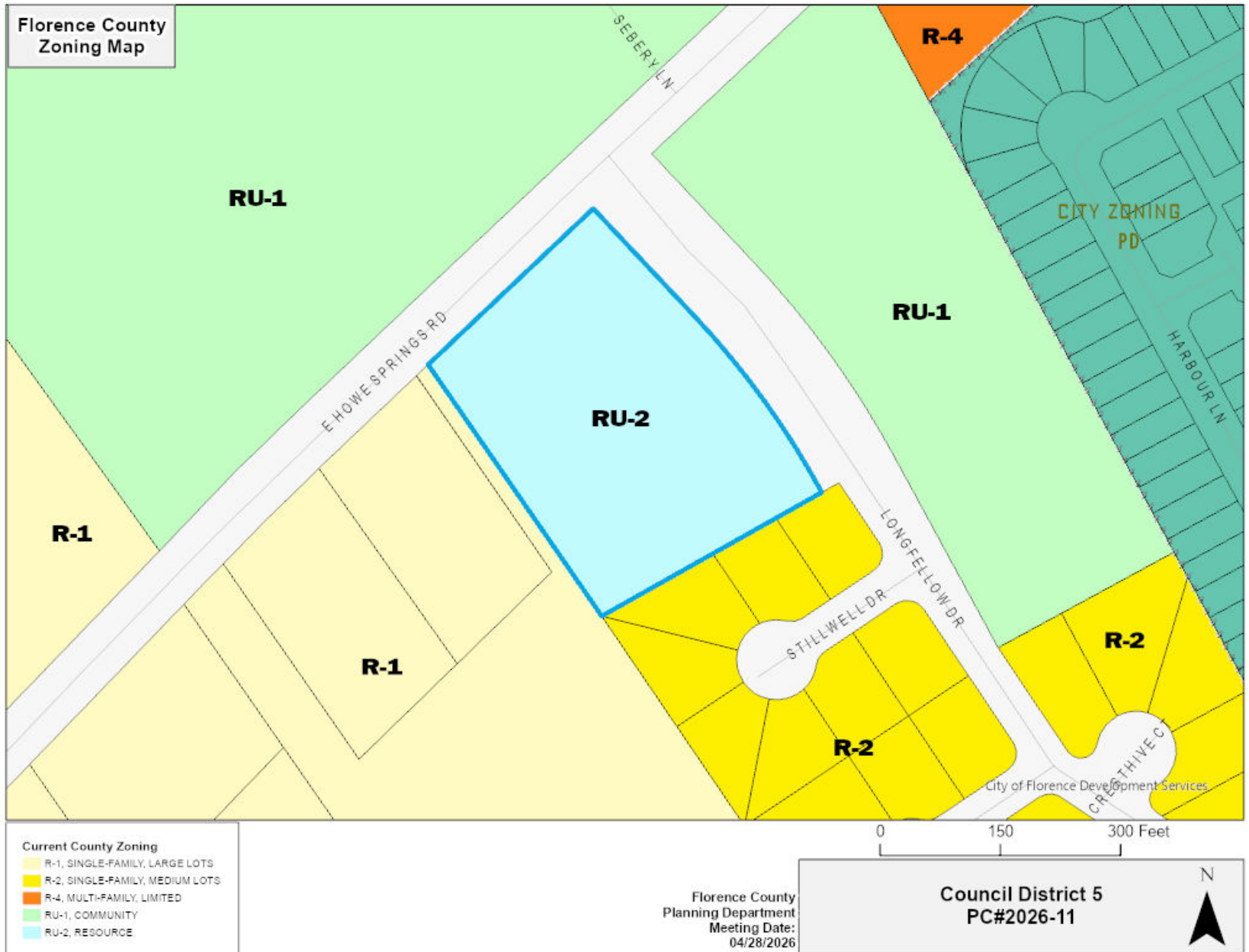
**FLOOD ZONE:** X

**PARCEL ZONING DESIGNATION:** RU-2

# PC#2026-11 Location Map



# PC#2026-11 Zoning Map



# PC#2026-11 Aerial Map

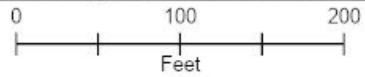


2024 Aerial

E HOWE SPRINGS RD

LONGFELLOW DR

STILLWELL DR

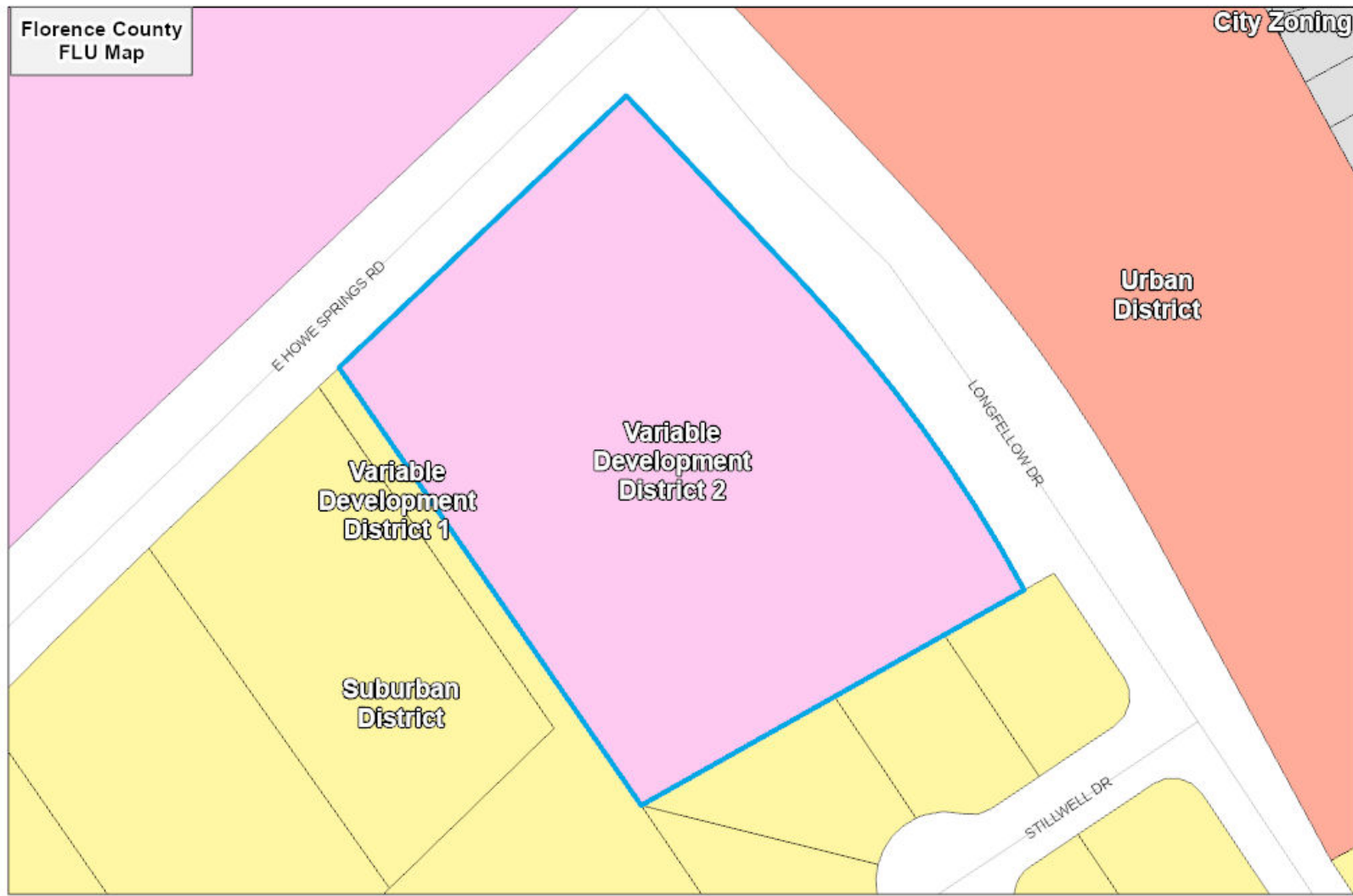


Florence County  
Planning Department  
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**Council District 5  
PC#2026-11**

# PC#2026-11 Comprehensive Plan 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:  
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Council District 5  
PC#2026-11



# PC#2026-11 Subject Property



# PC#2026-11 Adjacent Properties



POV: North of subject property off of E. Howe Springs Rd



POV: East of subject property off of E. Howe Springs Rd



POV: West of subject property off of E. Howe Springs Rd



POV: South of subject property off of Longfellow Dr.

# Comments/Questions



**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

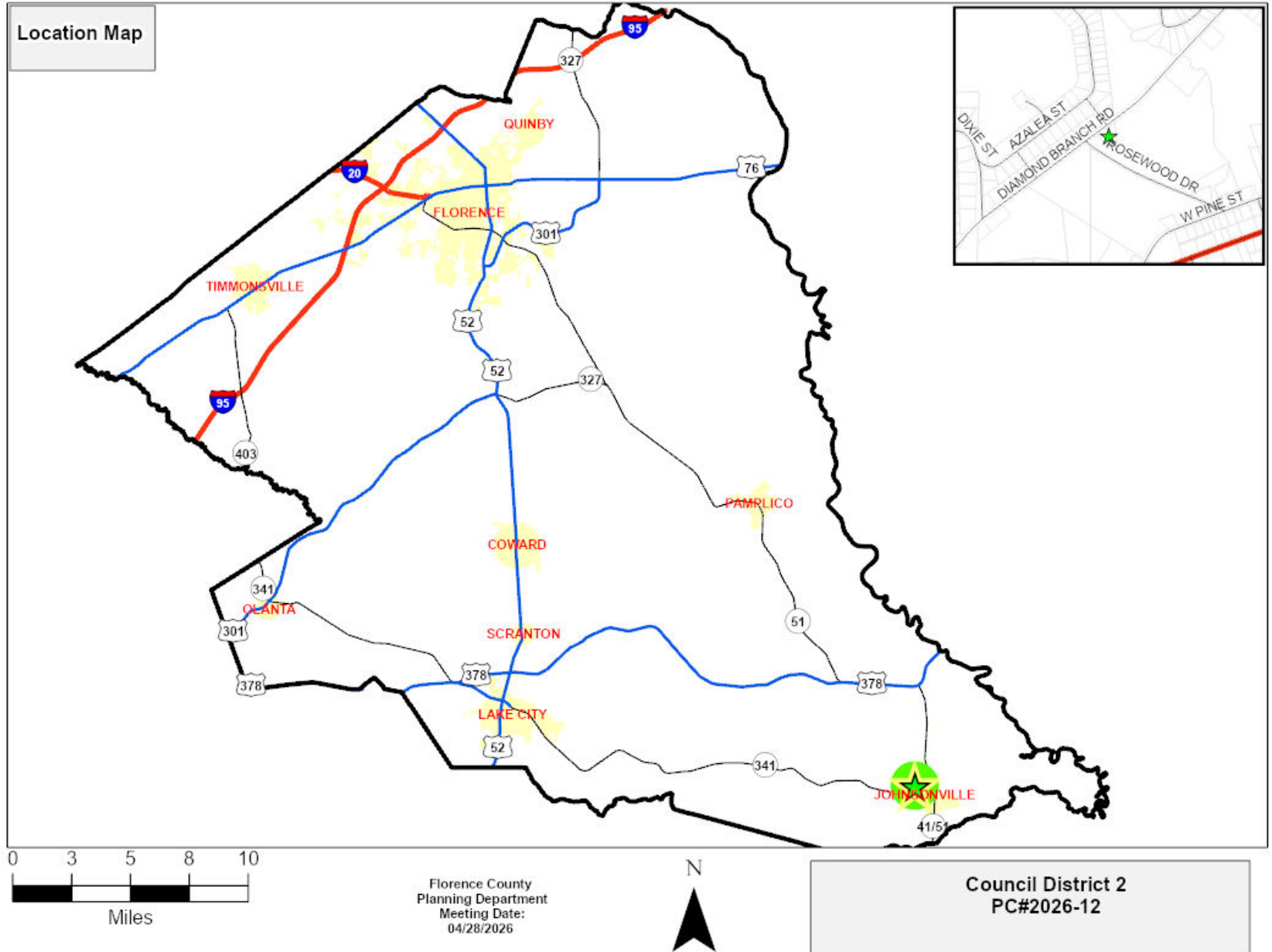
**WATER/SEWER AVAILABILITY:** City of Johnsonville Water/ No Sewer

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

**FLOOD ZONE:** X

**PARCEL ZONING DESIGNATION:** R-2

# PC#2026-12 Location Map



# PC#2026-12 Zoning Map




0 90 180 Feet

**Current County Zoning**

- R-2, SINGLE-FAMILY, MEDIUM LOTS
- RU-1, COMMUNITY
- UNZONED

Florence County  
Planning Department  
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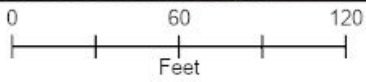
**Council District 2**  
**PC#2026-12**



# PC#2026-12 Aerial Map



2024 Aerial



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



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

# PC#2026-12 Comprehensive Plan Map

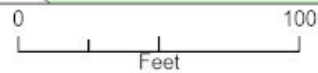


Future Land Use

Land Use Code

City Zoning

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



Florence County  
Planning Department  
Meeting Date:  
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Council District 2  
PC#2026-12



# PC#2026-12 Subject Property



**PC#2026-12 Adjacent Properties**



POV: East of the subject property off of Diamond Branch Rd



POV: West of the subject property off of Diamond Branch Rd



POV: North of the subject property off of Diamond Branch Rd



POV: South of the subject property off of Rosewood Dr

# Comments/Questions



**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

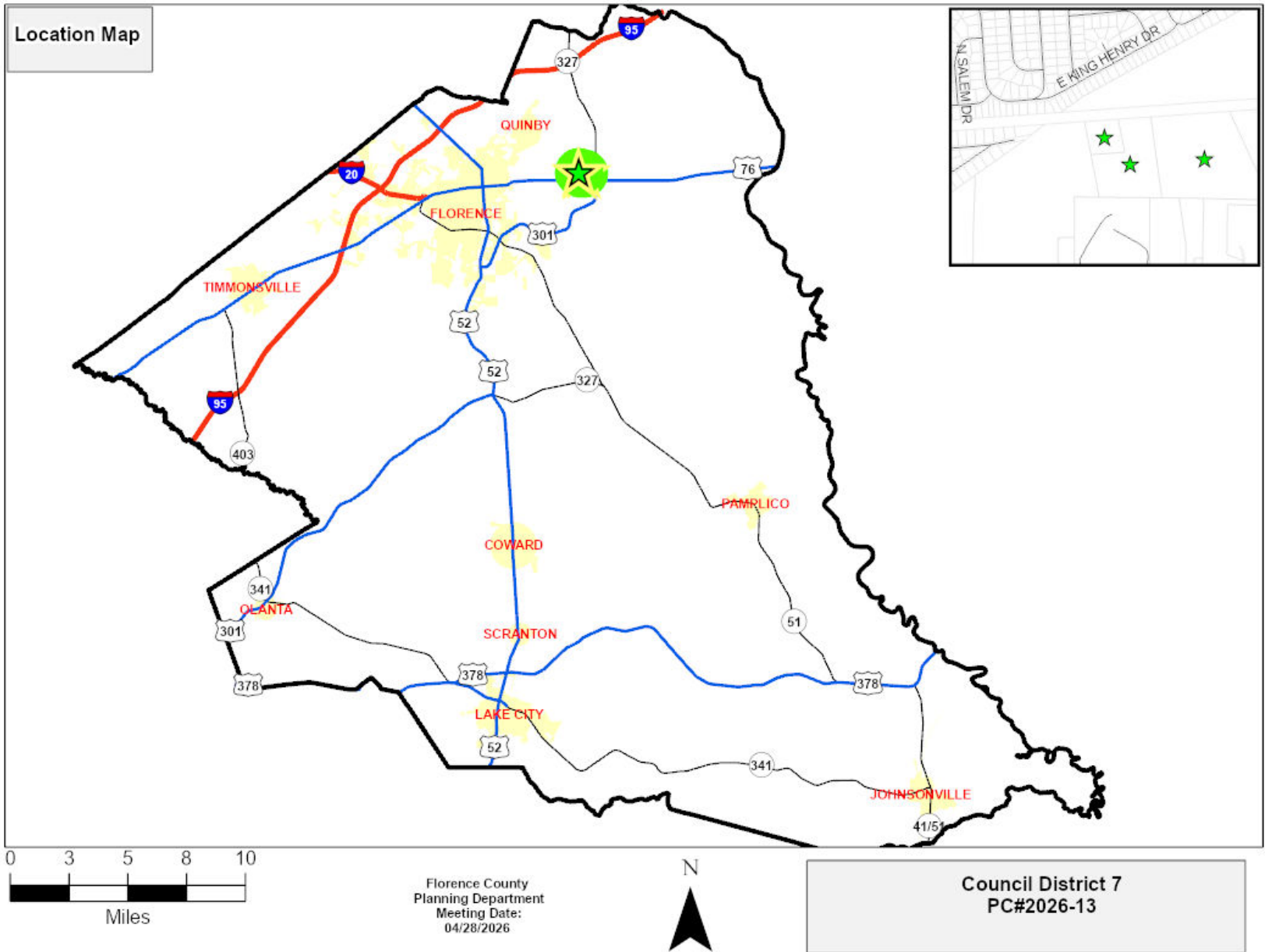
**TAX MAP NUMBERS:** 00241-01-001, 00241-01-002, 00241-01-011

**COUNCIL DISTRICT(S):** 7; County Council

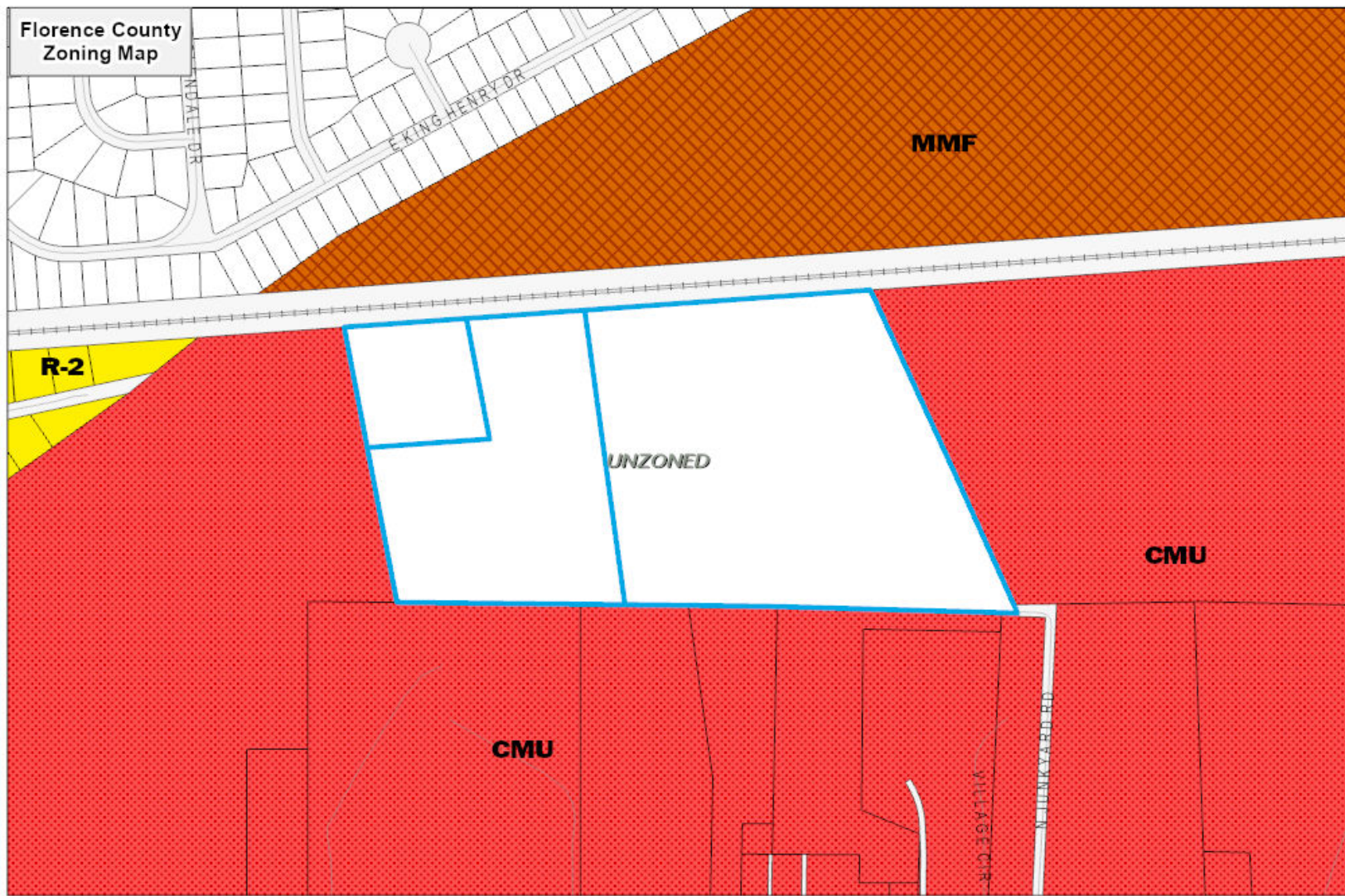
**APPLICANT:** County of Florence




**ZONING/LAND AREA:** Unzoned

# PC#2026-13 Location Map



# PC#2026-13 Zoning Map




Current County Zoning	
	CMU, COMMERCIAL MIXED-USE
	MMF, MIXED MULTI-FAMILY
	R-2, SINGLE-FAMILY, MEDIUM LOTS
	UNZONED

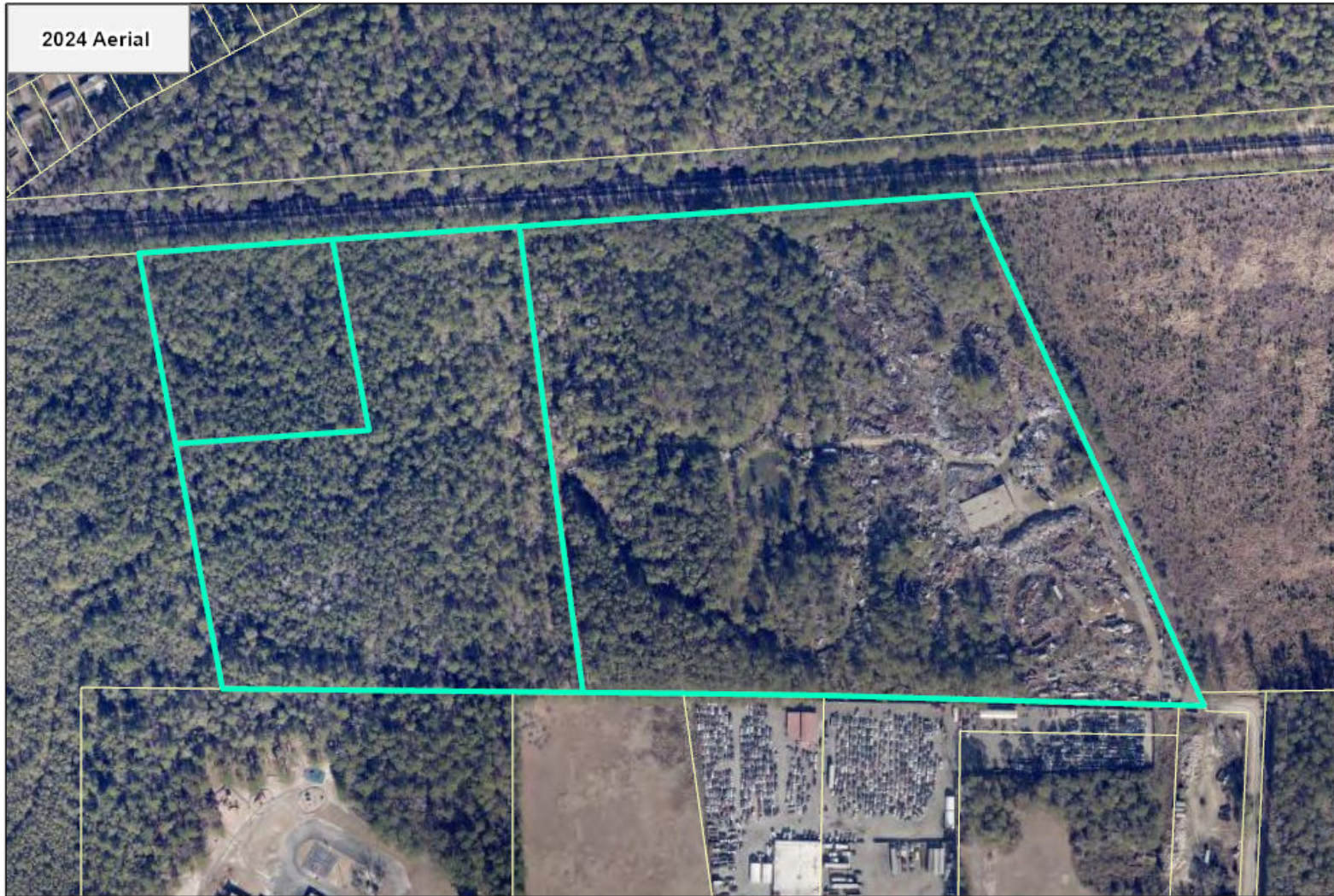
0 425 850 Feet

Florence County  
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Council District 7  
PC#2026-13



# PC#2026-13 Aerial Map



2024 Aerial

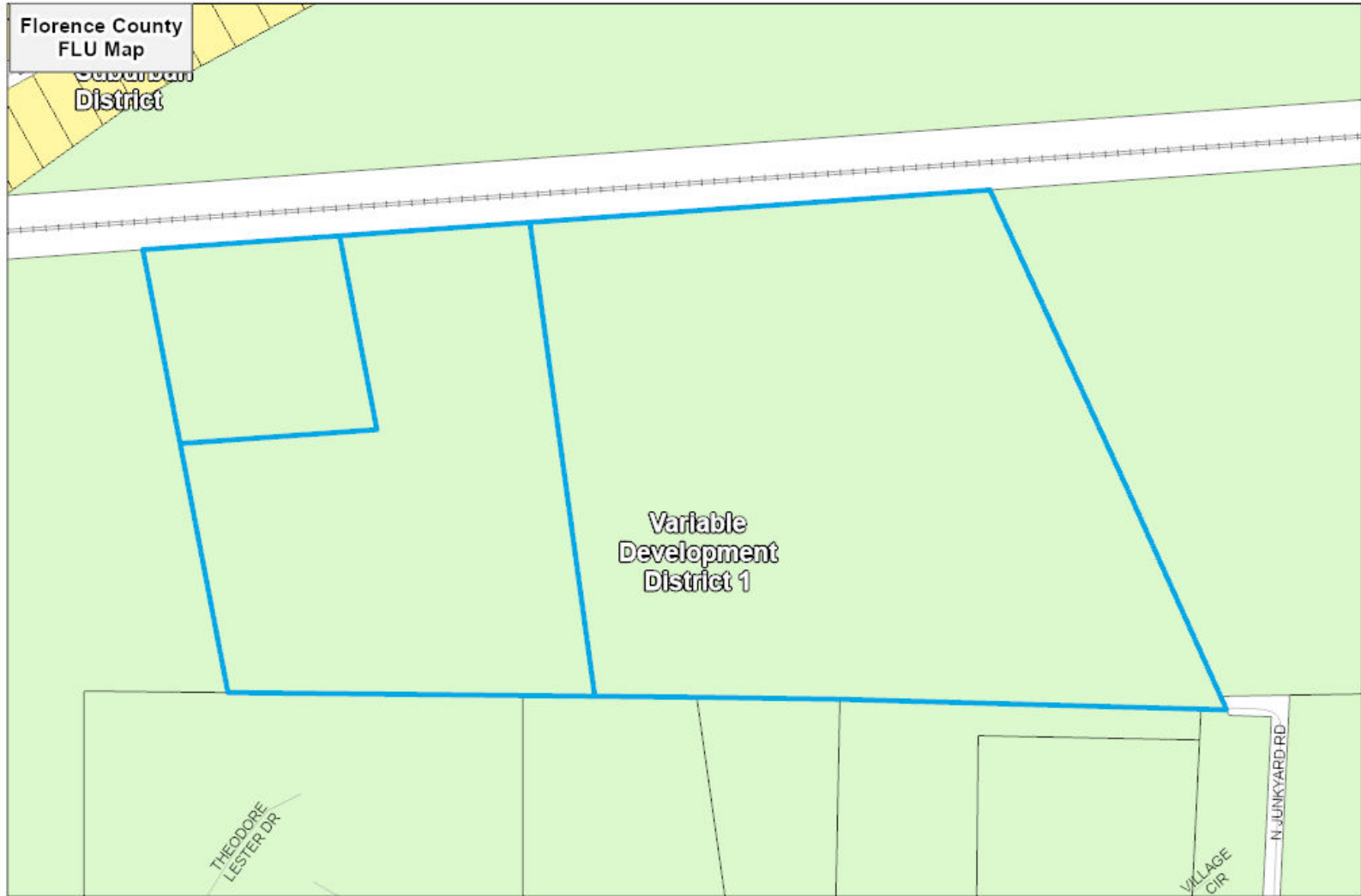
0 310 620  
Feet

Florence County  
Planning Department  
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Council District 7  
PC#2026-13

# PC#2026-13 Comprehensive Plan Map



Future Land Use  
Land Use Code  
City Zoning

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

Florence County  
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Council District 7  
PC#2026-13



## PC#2026-13 Subject Property



POV: One of the subject properties off of N. Junkyard Rd

# Comments/Questions



## 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

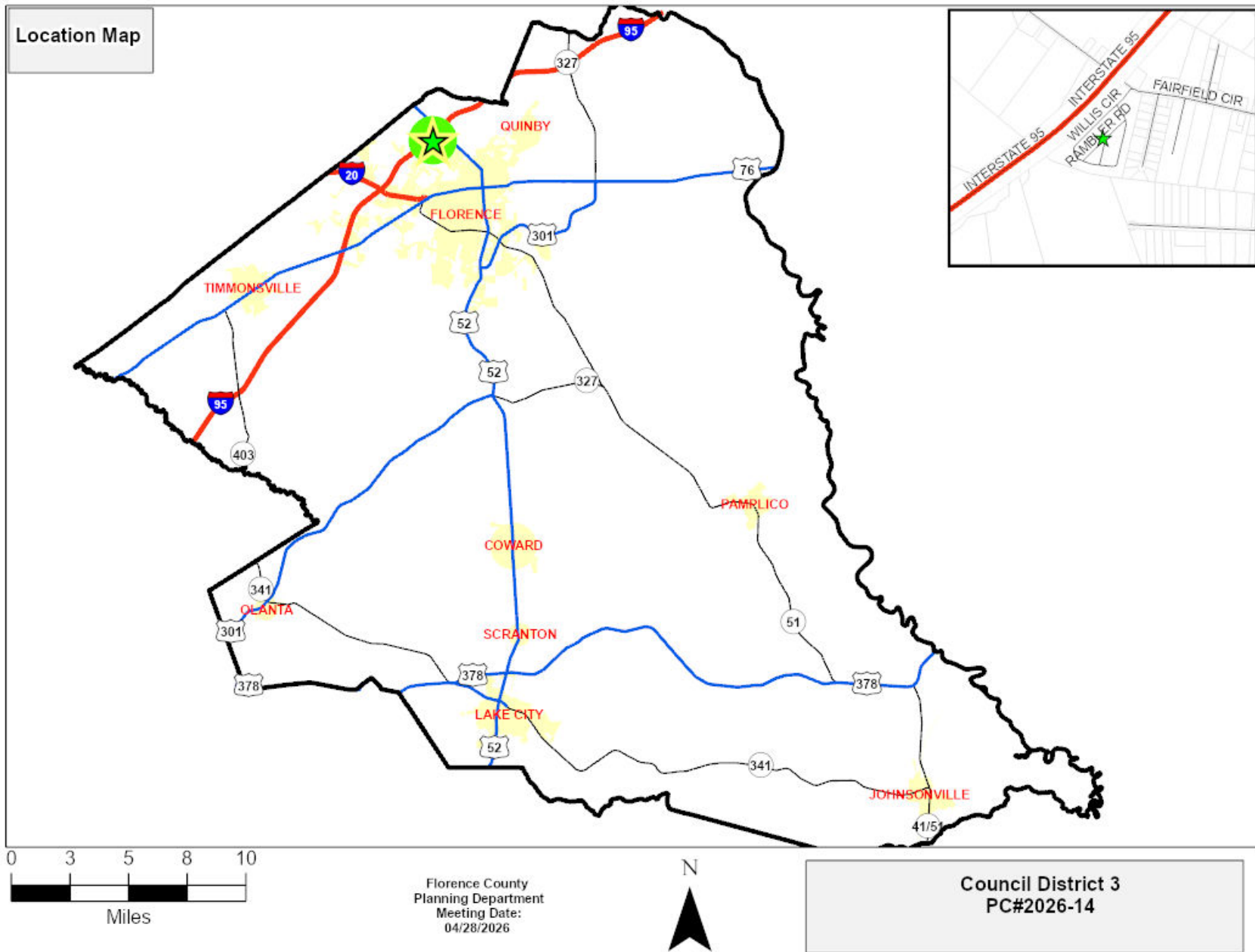
**WATER/SEWER AVAILABILITY:** City of Florence

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

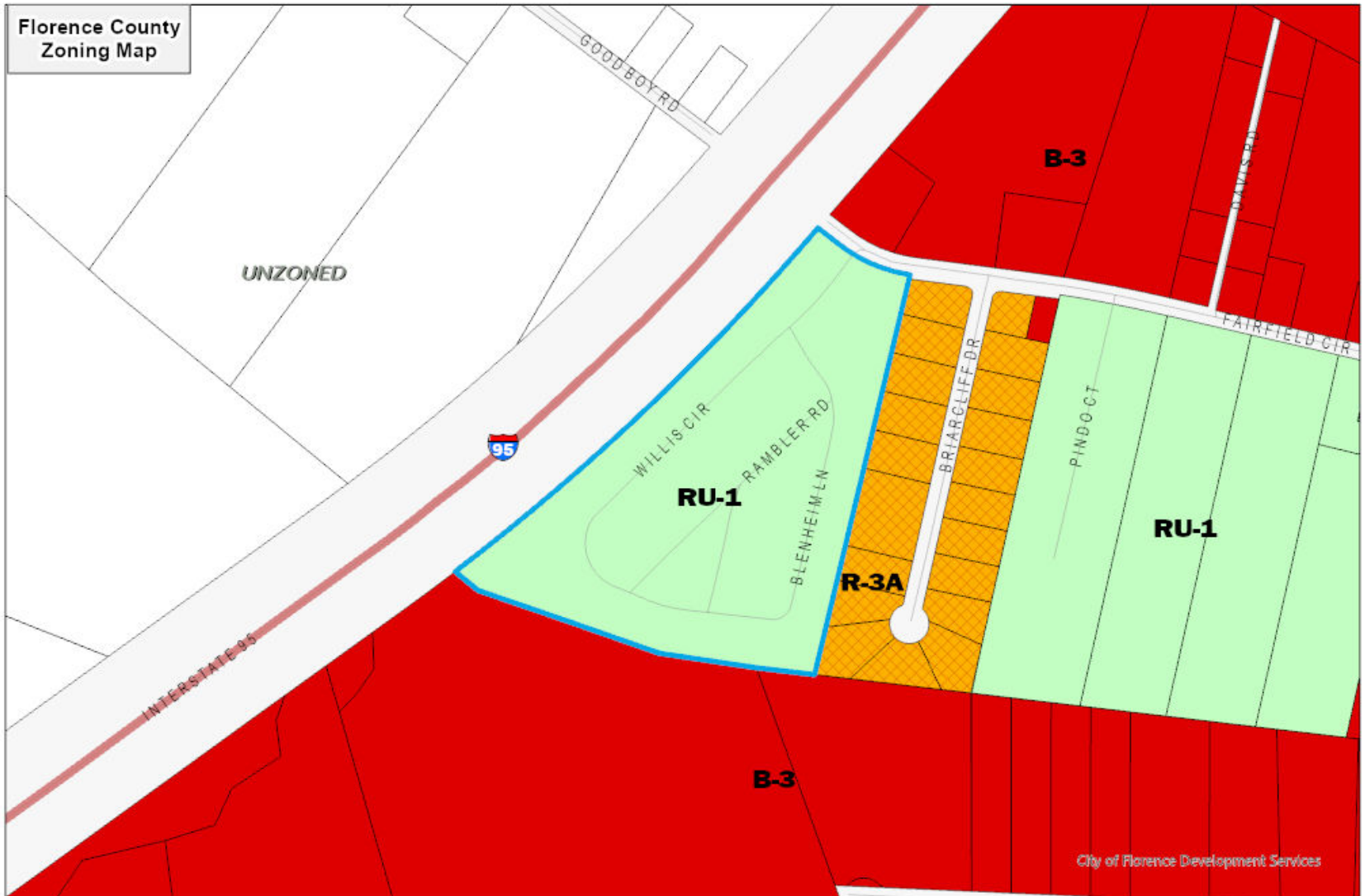
**FLOOD ZONE:** X

**PARCEL ZONING DESIGNATION:** RU-1

# PC#2026-14 Location Map



# PC#2026-14 Zoning Map



**Current County Zoning**

- B-3 GENERAL
- R-3A
- RU-1, COMMUNITY
- UNZONED

Florence County  
Planning Department  
Meeting Date:  
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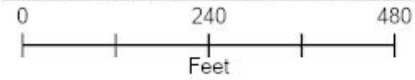
0 330 660 Feet

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

# PC#2026-14 Aerial Map



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
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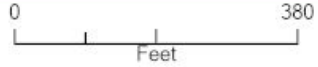
**Council District 3**  
**PC#2026-14**

# PC#2026-14 Comprehensive Plan Map



Future Land Use  
Land Use Code  
City Zoning

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



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

## PC#2026-14 Subject Property



POV: Subject property off of Fairfield Cir

**PC#2026-14 Adjacent Properties**



POV: East of the subject property off of Fairfield Cir

POV: North of the subject property off of Fairfield Cir



POV: West of the subject property

# Comments/Questions



## 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.

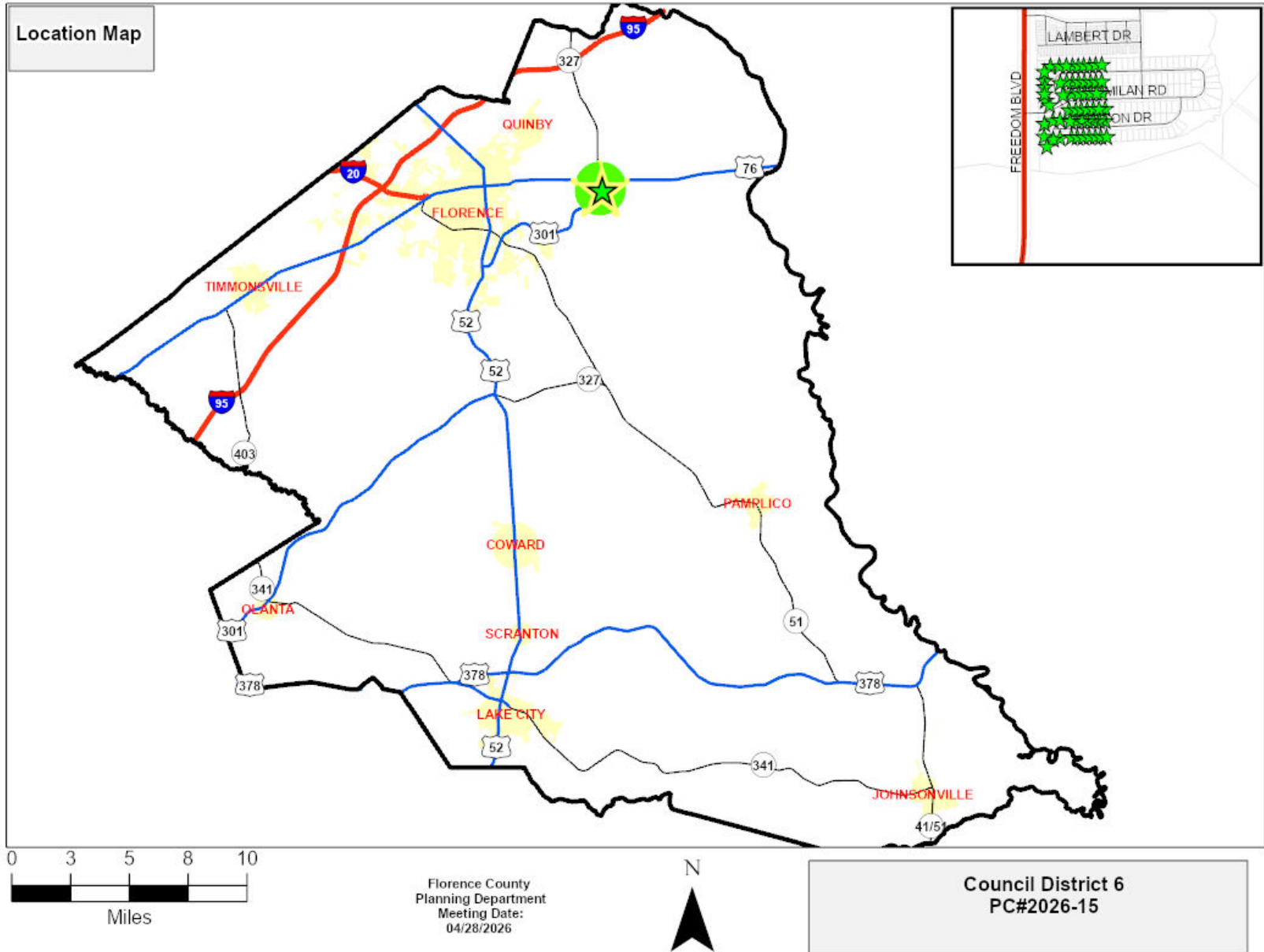
**LOCATION:** The Highway 76 Corridor Project

**COUNCIL DISTRICT(S):** 6; County Council

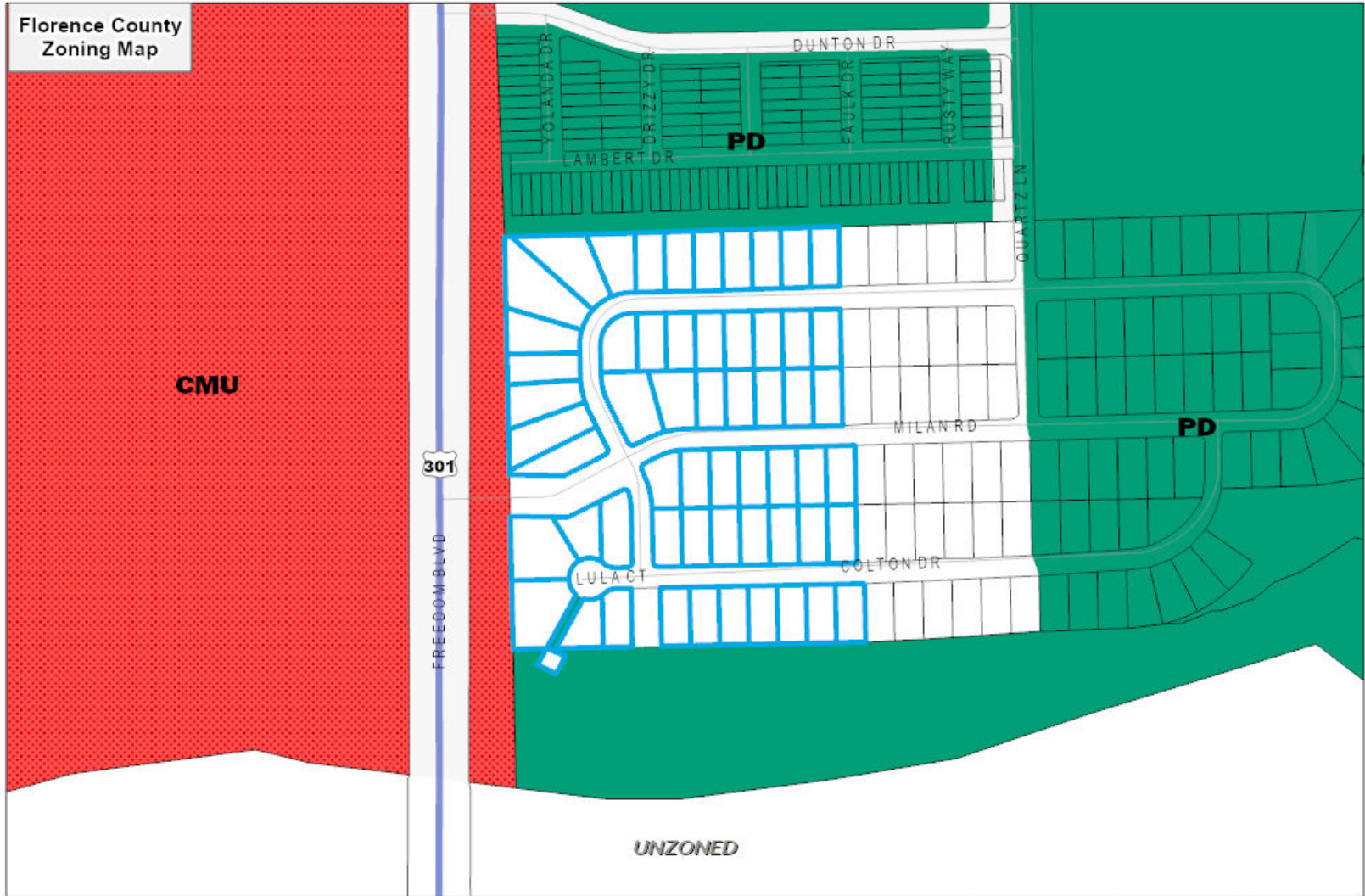
**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned

# PC#2026-15 Location Map



# PC#2026-15 Zoning Map



**Current County Zoning**

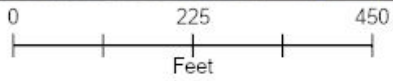
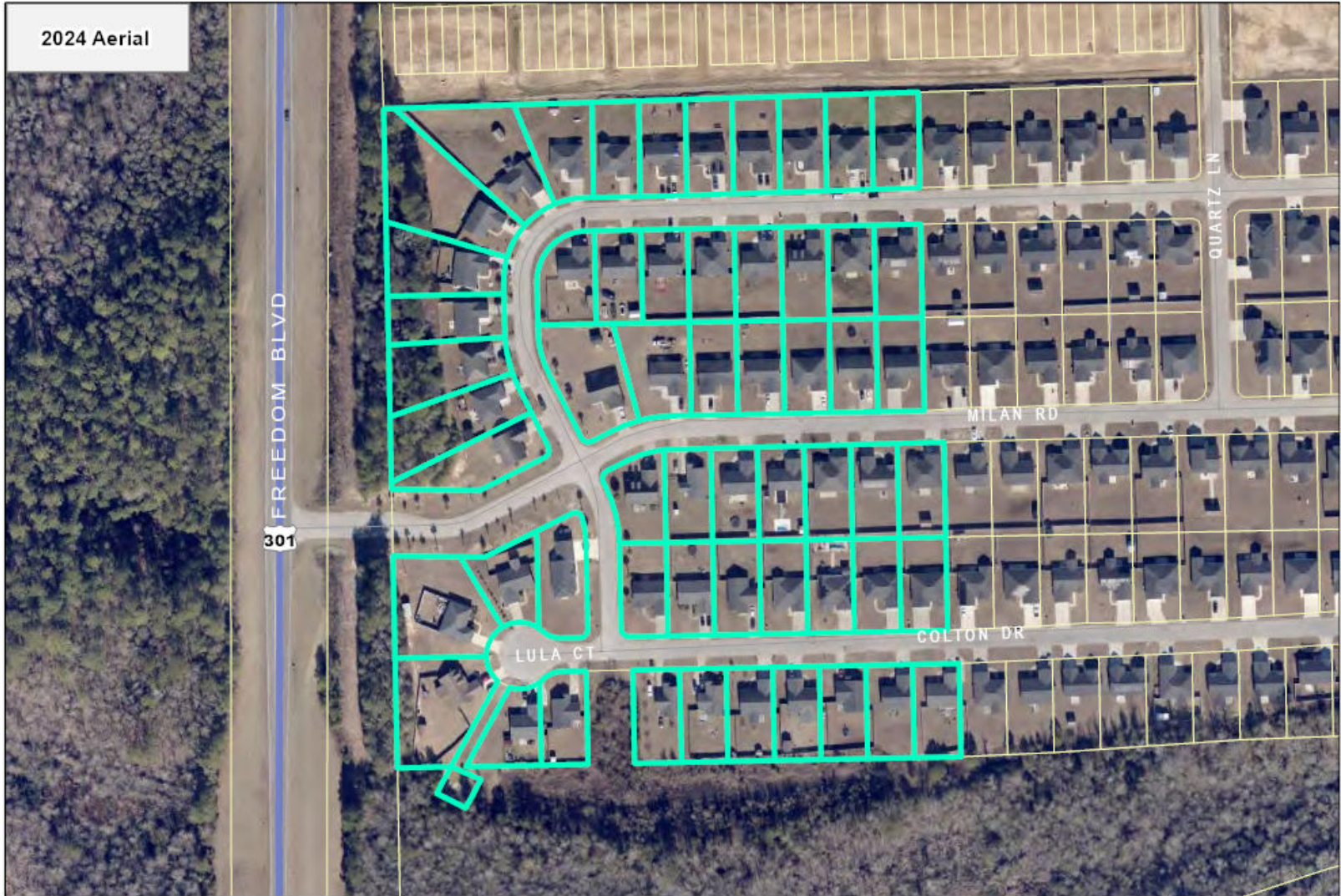
- CMU, COMMERCIAL MIXED-USE
- PD, PLANNED DEVELOPMENT
- UNZONED



Florence County  
Planning Department  
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**Council District 6  
PC#2026-15**

# PC#2026-15 Aerial Map



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

# PC#2026-15 Subject Properties



# Comments/Questions



## 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.

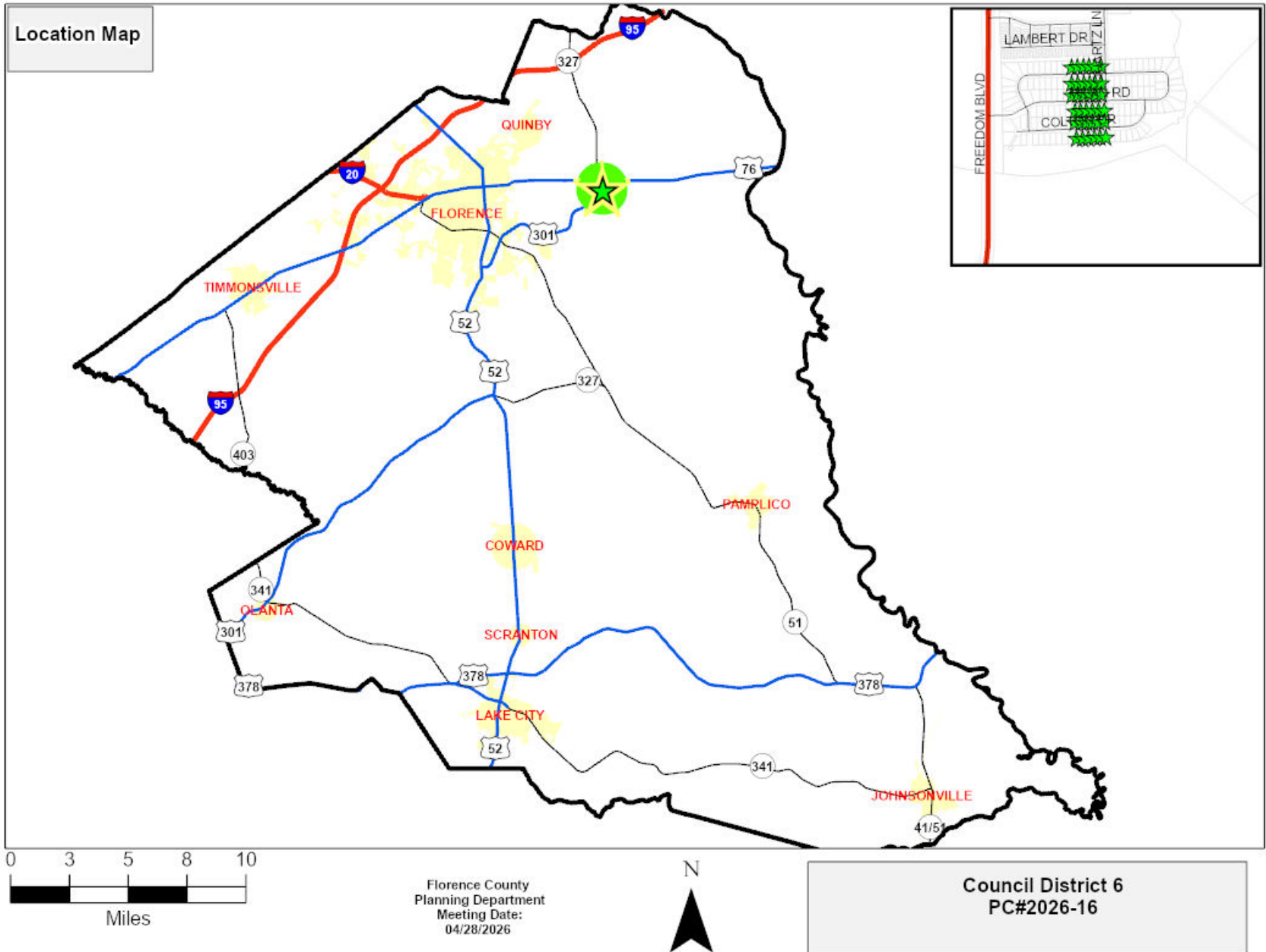
**LOCATION:** The Highway 76 Corridor Project

**COUNCIL DISTRICT(S):** 6; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned

# PC#2026-16 Location Map



# PC#2026-16 Zoning Map



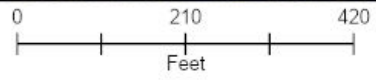
**Current County Zoning**

- CMU, COMMERCIAL MIXED-USE
- PD, PLANNED DEVELOPMENT
- UNZONED

Florence County  
Planning Department  
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**Council District 6**  
**PC#2026-16**

# PC#2026-16 Aerial Map



Florence County  
Planning Department  
Meeting Date:  
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Council District 6  
PC#2026-16

## PC#2026-16 Subject Properties



# Comments/Questions



**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

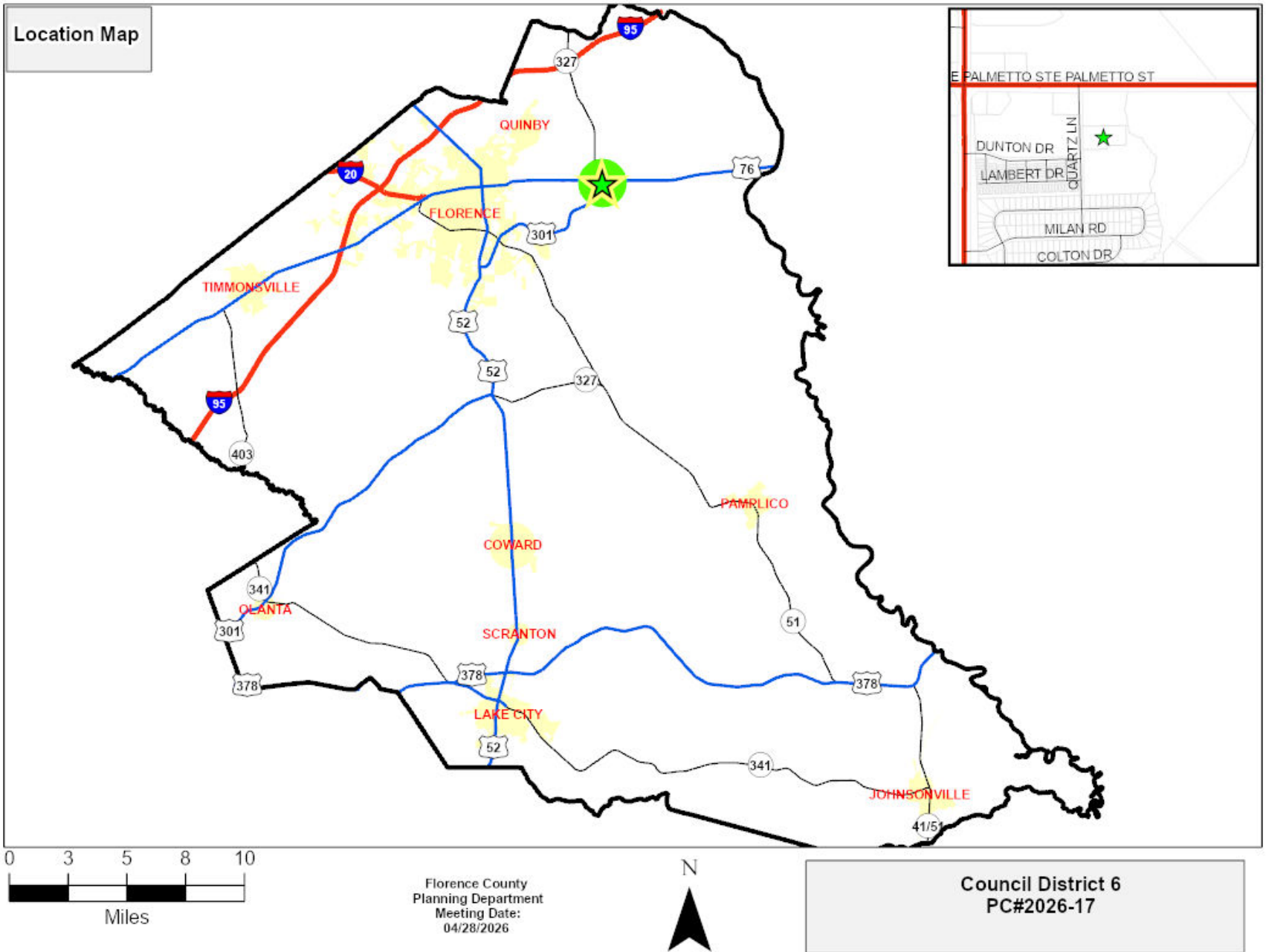
**TAX MAP NUMBERS:** 00241-01-025

**COUNCIL DISTRICT(S):** 6; County Council

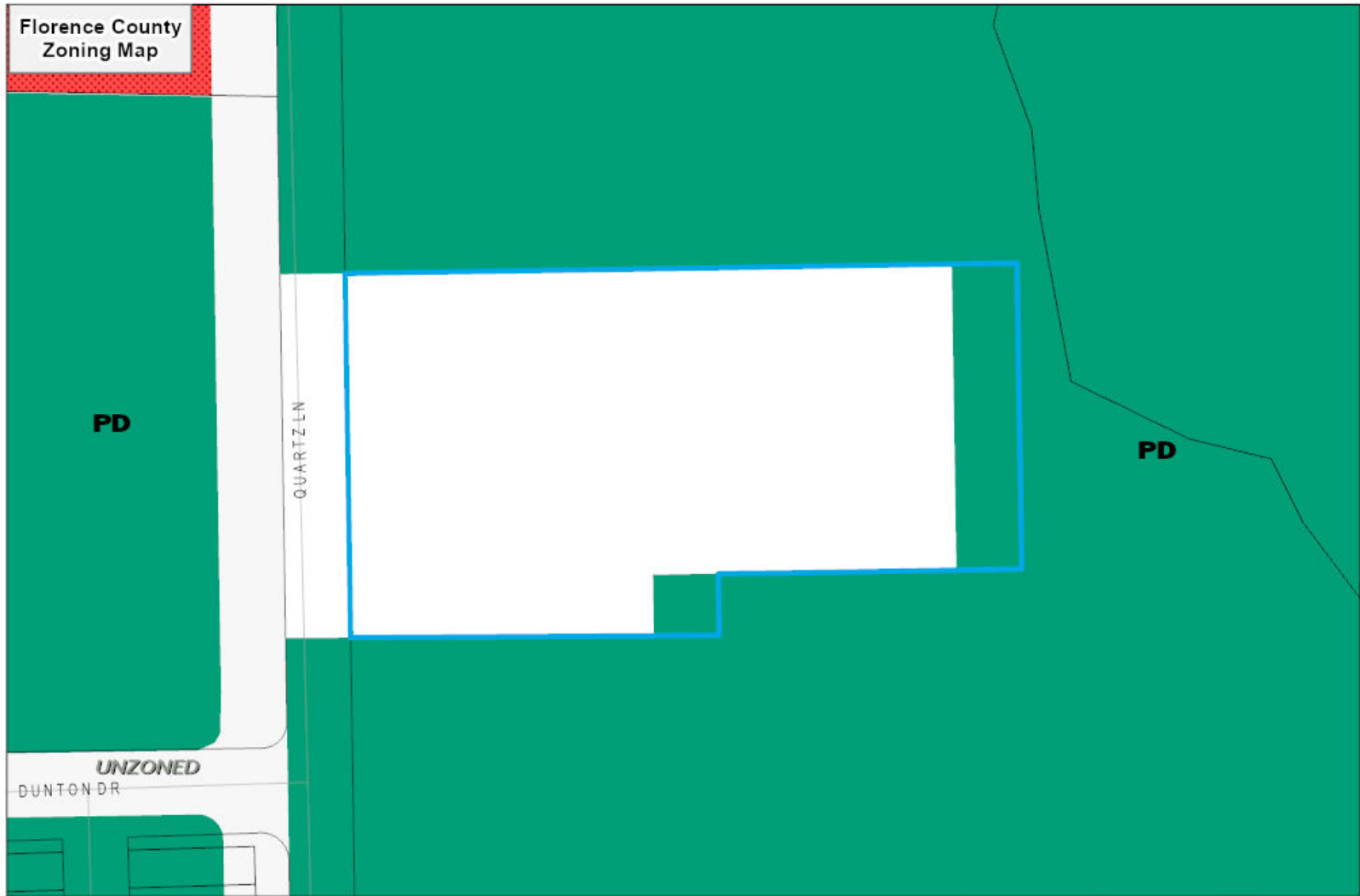
**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned

# PC#2026-17 Location Map



# PC#2026-17 Zoning Map




**Current County Zoning**

- CMU, COMMERCIAL MIXED-USE
- PD, PLANNED DEVELOPMENT
- UNZONED

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

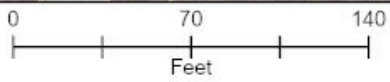


# PC#2026-17 Aerial Map



2024 Aerial

QUARTZ LN



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



Council District 6  
PC#2026-17

**PC#2026-17 Subject Property**



# Comments/Questions



**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.

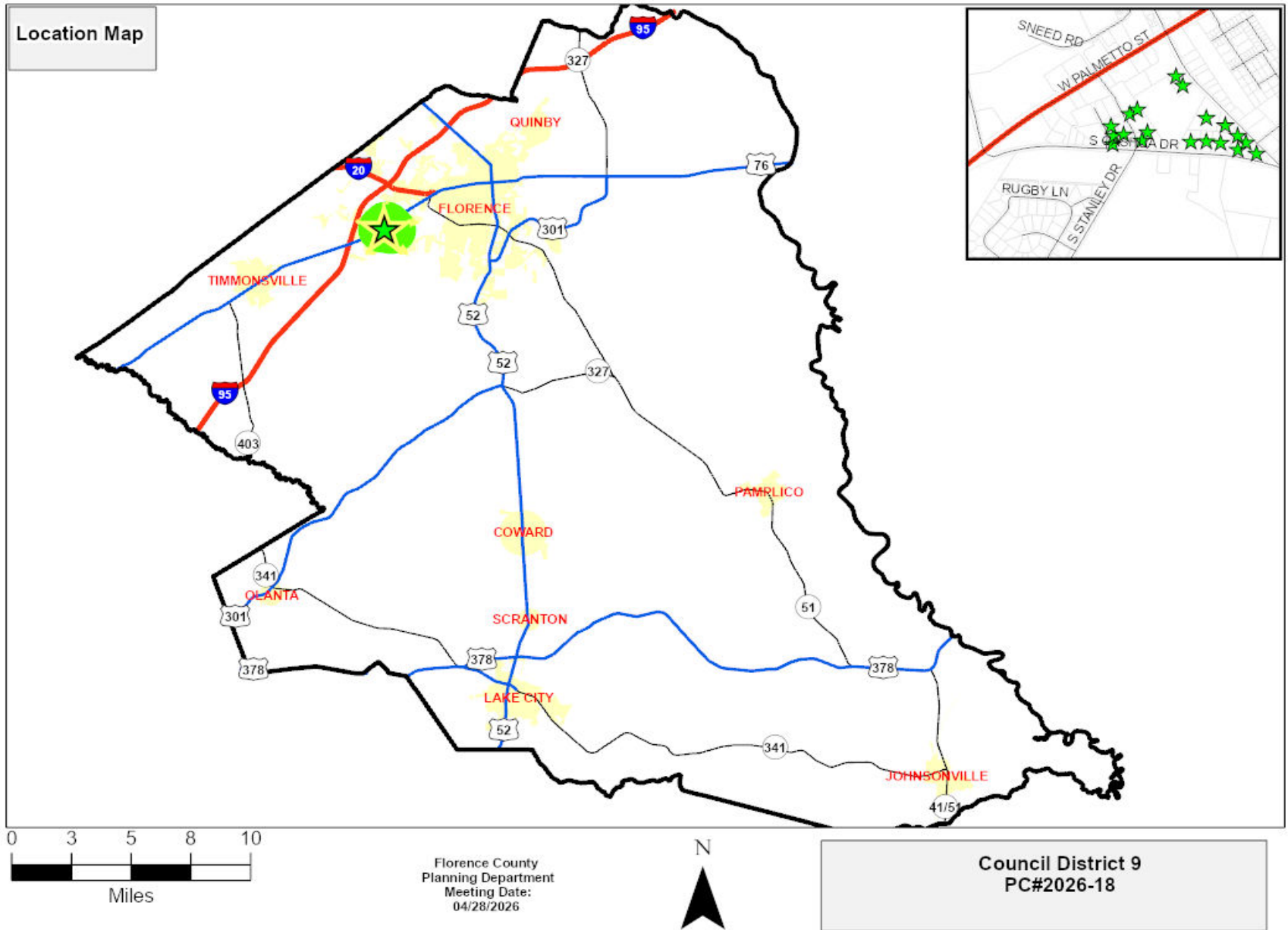
**LOCATION:** The Highway 76 Corridor Project

**COUNCIL DISTRICT(S):** 9; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned

# PC#2026-18 Location Map



# PC#2026-18 Zoning Map



**Florence County Zoning Map**

**Current County Zoning**

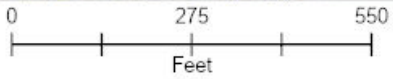
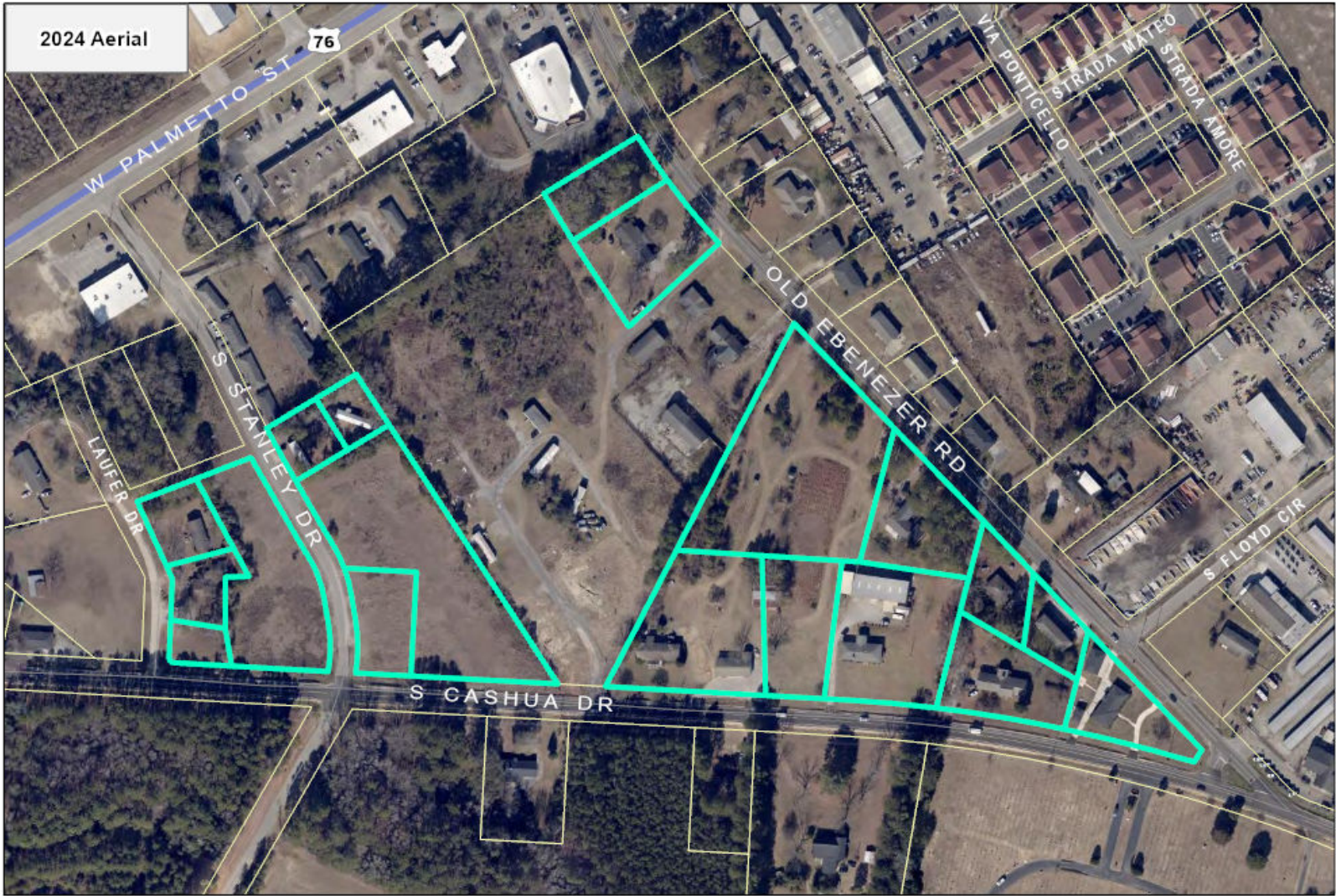
- B-3 GENERAL
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- UNZONED

0 375 750 Feet

Florence County  
Planning Department  
Meeting Date:  
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**Council District 9  
PC#2026-18**

# PC#2026-18 Aerial Map



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



Council District 9  
PC#2026-18

# PC#2026-18 Subject Properties



# Comments/Questions



## 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.

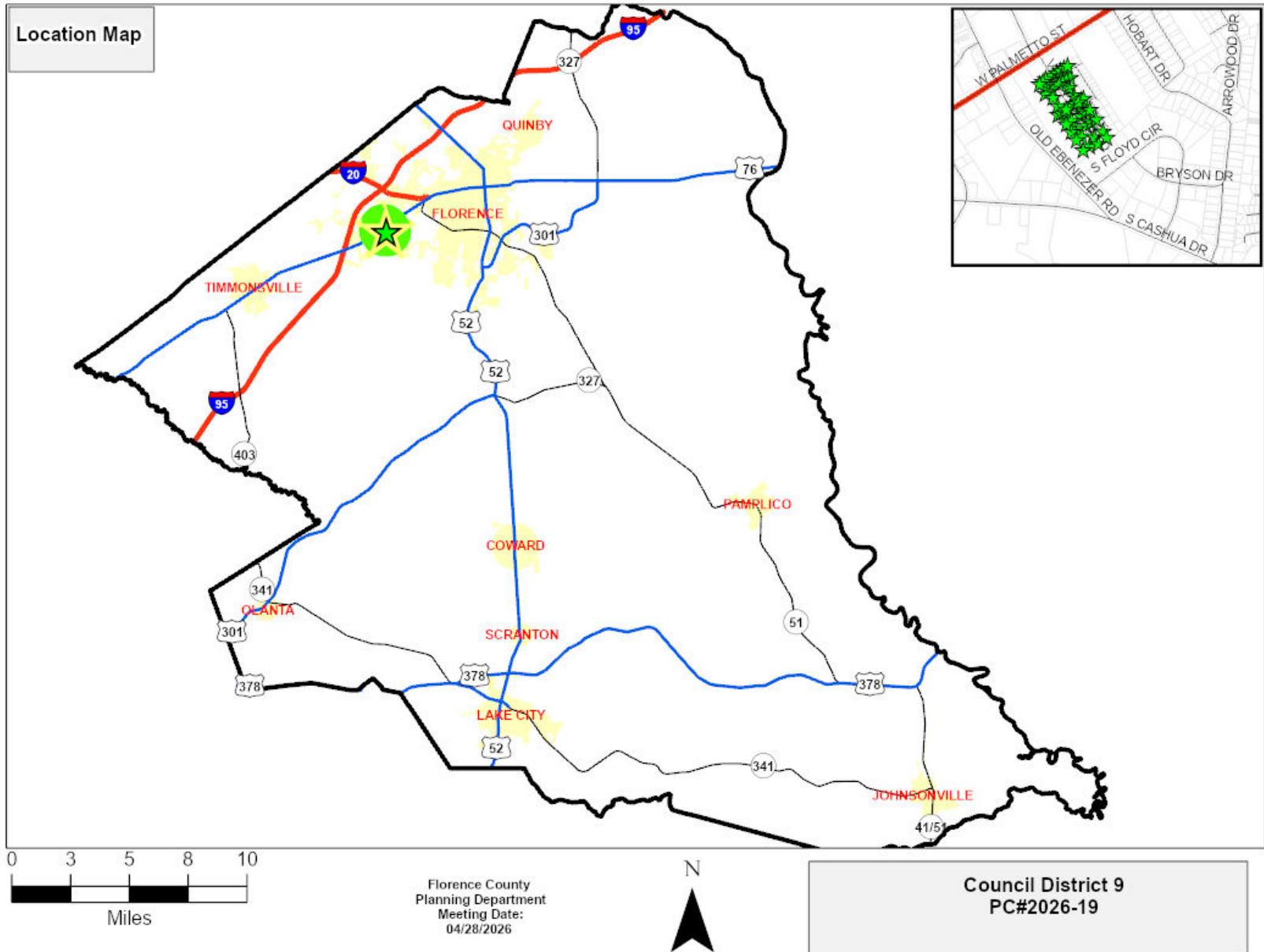
**LOCATION:** The Highway 76 Corridor Project

**COUNCIL DISTRICT(S):** 9; County Council

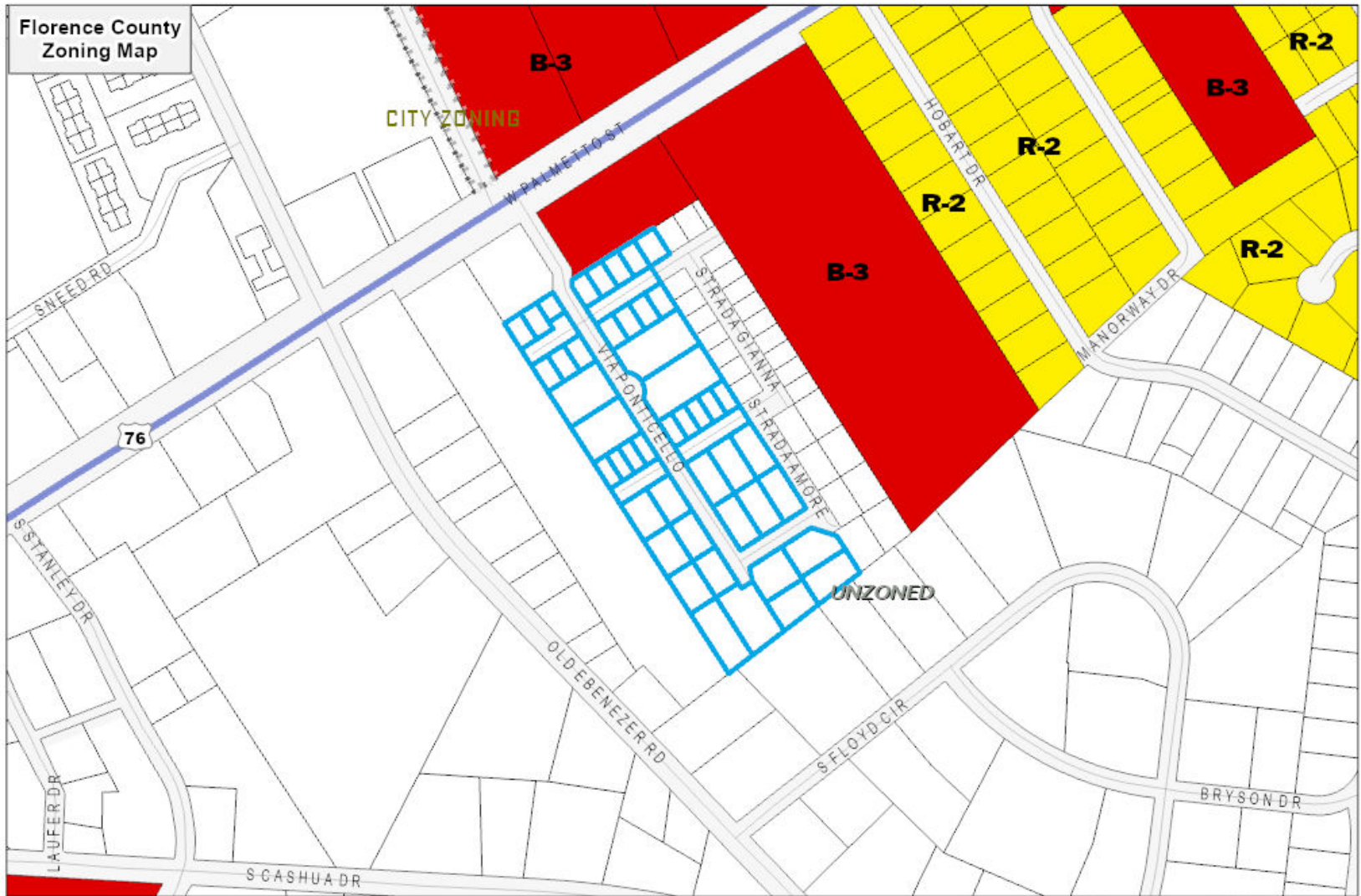
**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned

# PC#2026-19 Location Map



# PC#2026-19 Zoning Map




**Florence County Zoning Map**

**Current County Zoning**

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

Florence County  
Planning Department  
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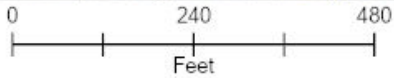
**Council District 9**  
**PC#2026-19**



# PC#2026-19 Aerial Map



2024 Aerial



Florence County  
Planning Department  
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04/28/2026



Council District 9  
PC#2026-19

# PC#2026-19 Subject Properties



# Comments/Questions



**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.

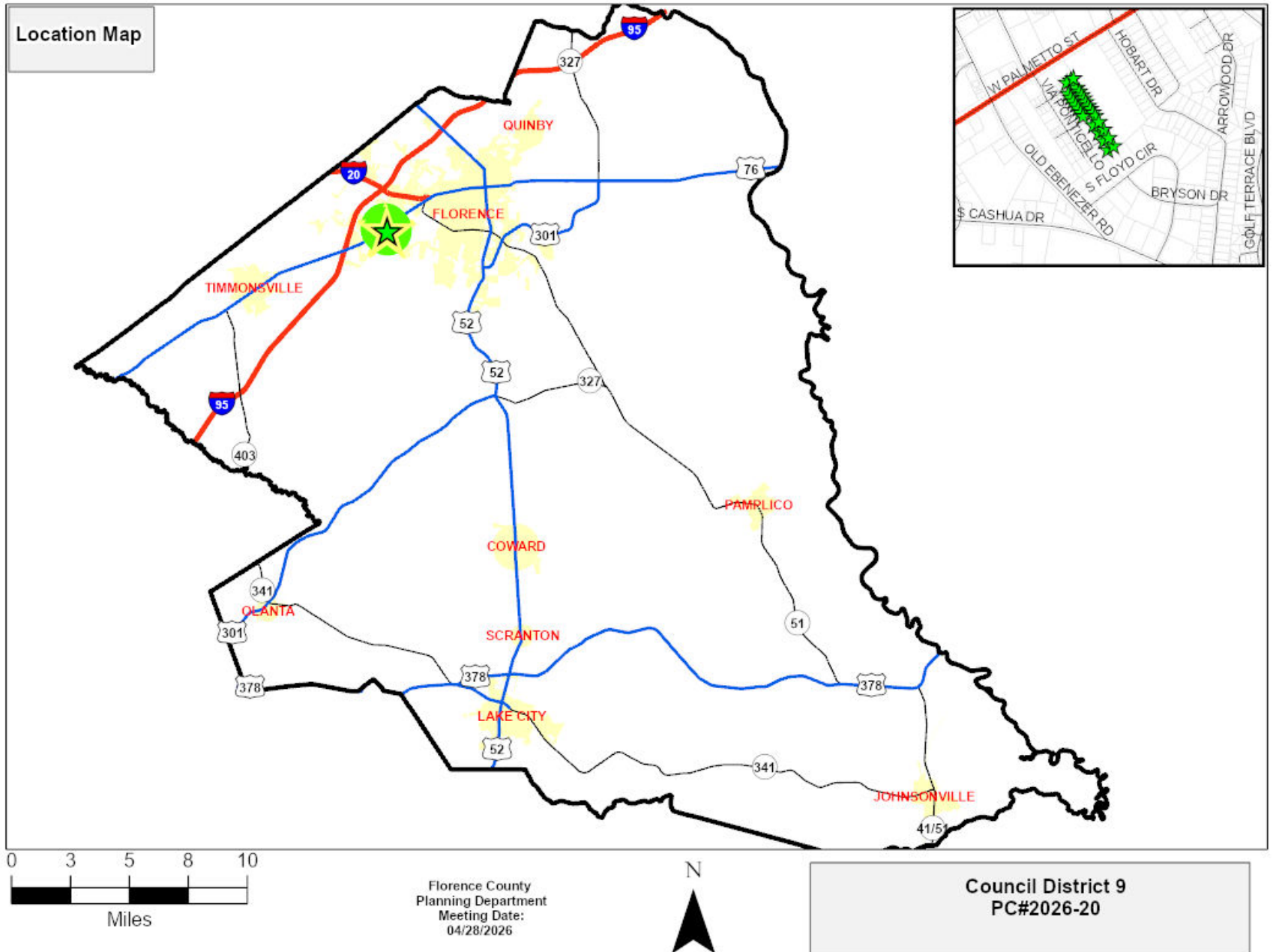
**LOCATION:** The Highway 76 Corridor Project

**COUNCIL DISTRICT(S):** 9; County Council

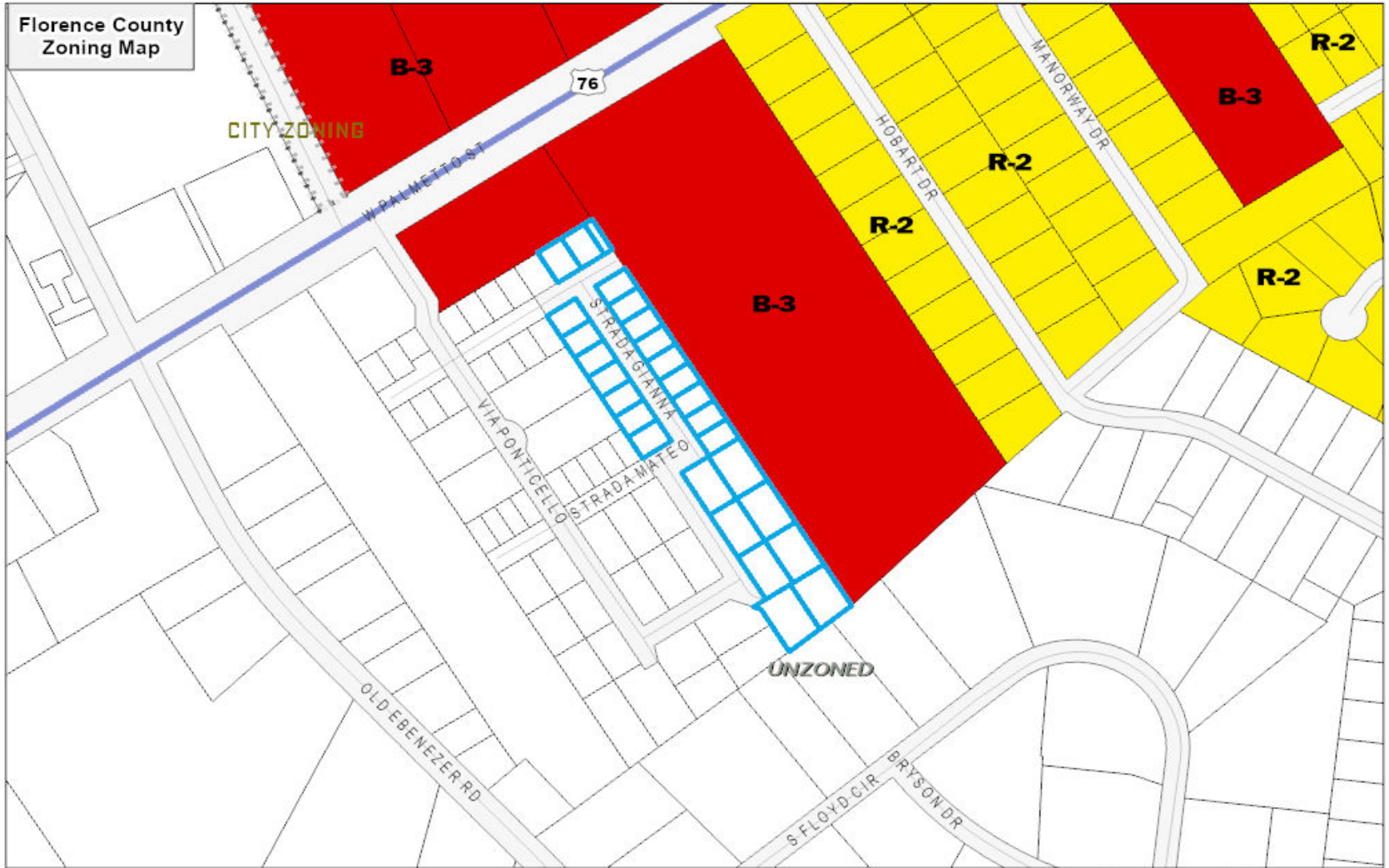
**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned

# PC#2026-20 Location Map



# PC#2026-20 Zoning Map



**Florence County Zoning Map**

**Current County Zoning**

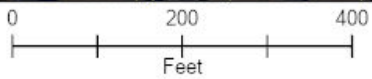
- B-3 GENERAL
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- UNZONED

0 280 560 Feet

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

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

# PC#2026-20 Aerial Map



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



Council District 9  
PC#2026-20

# PC#2026-20 Subject Properties



10018-01-160



10018-01-172



10018-01-163



10018-01-159

# Comments/Questions



**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.

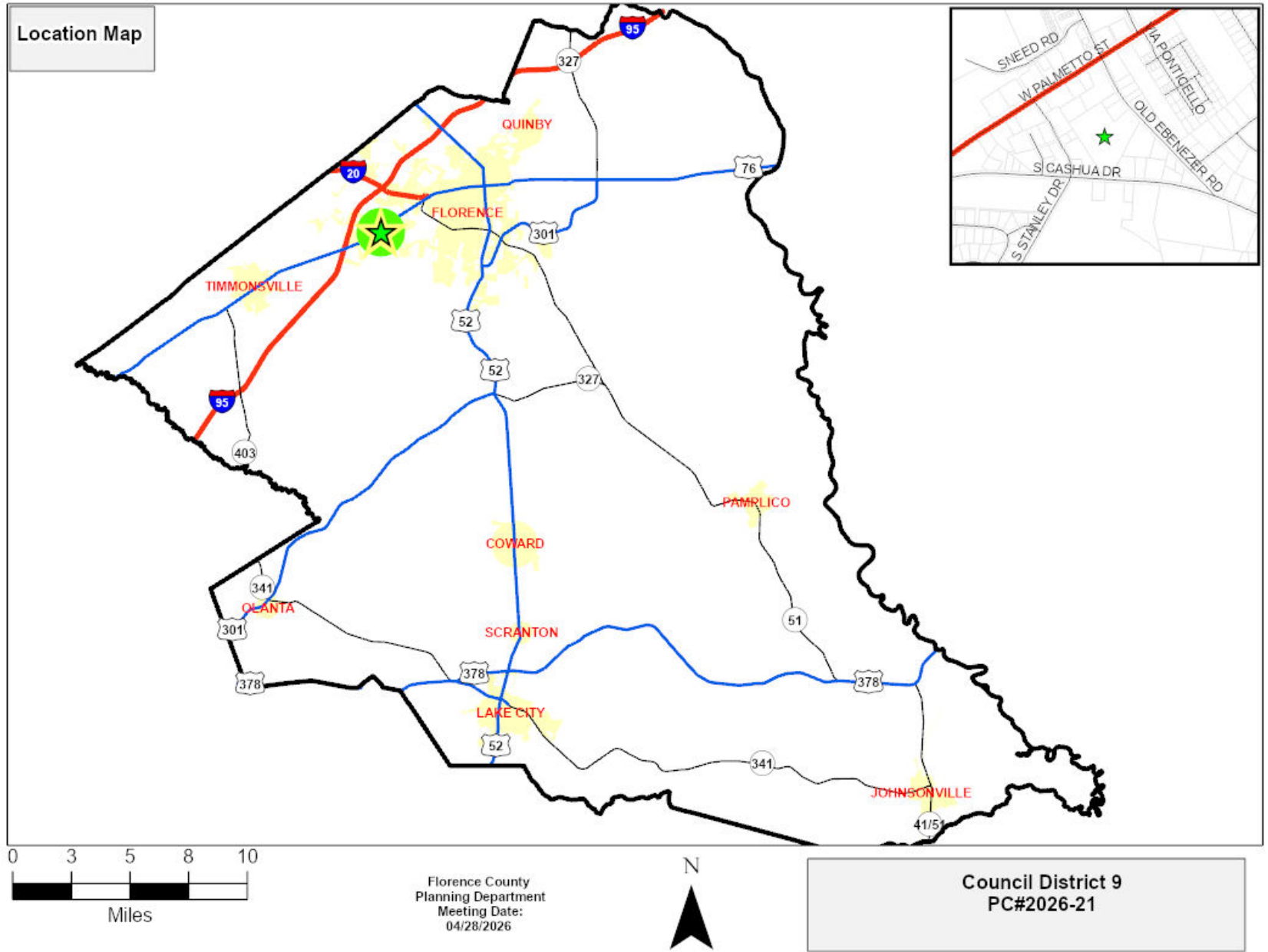
**LOCATION:** The Highway 76 Corridor Project

**COUNCIL DISTRICT(S):** 9; County Council

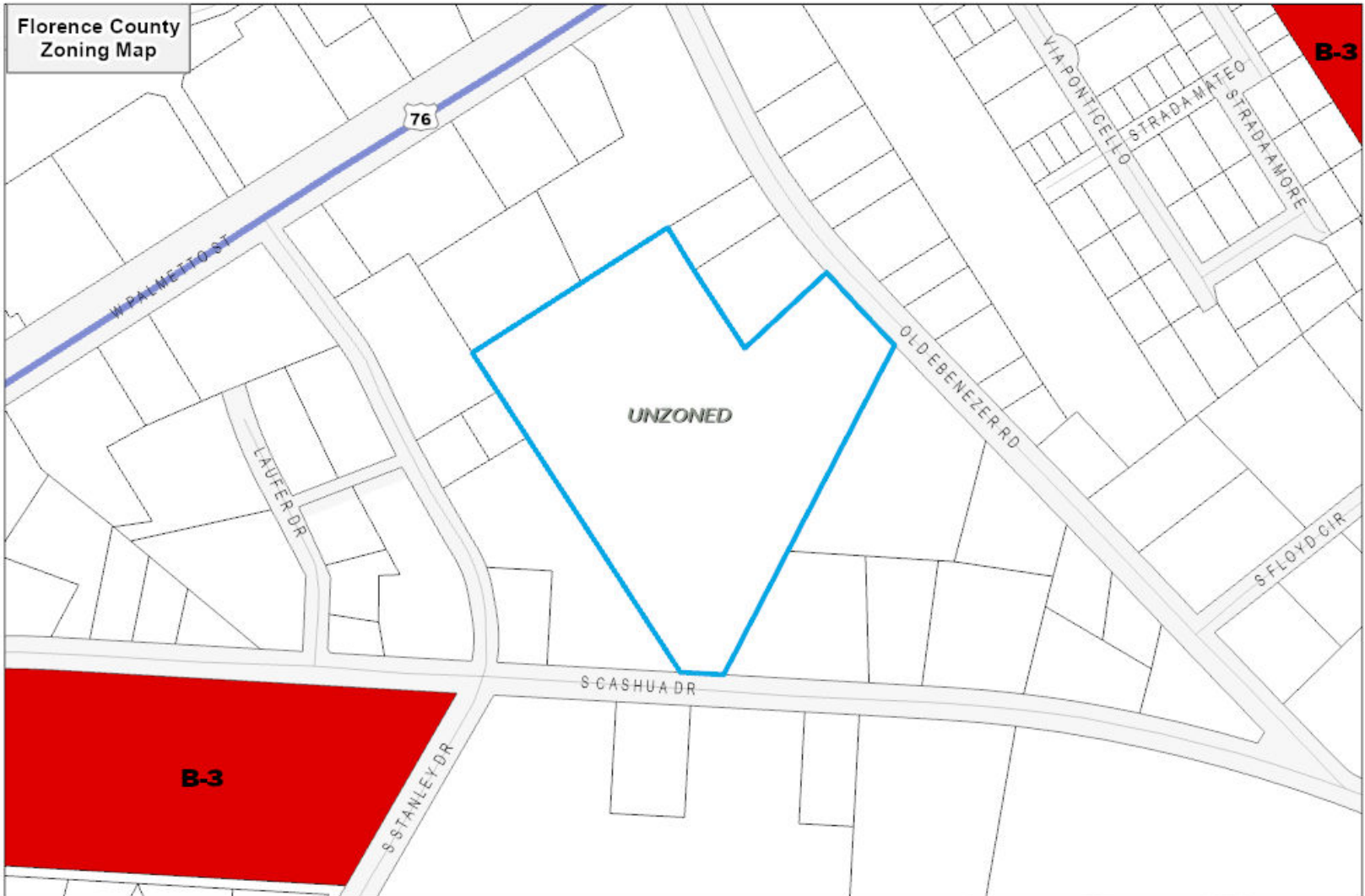
**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned

# PC#2026-21 Location Map



# PC#2026-21 Zoning Map




Current County Zoning

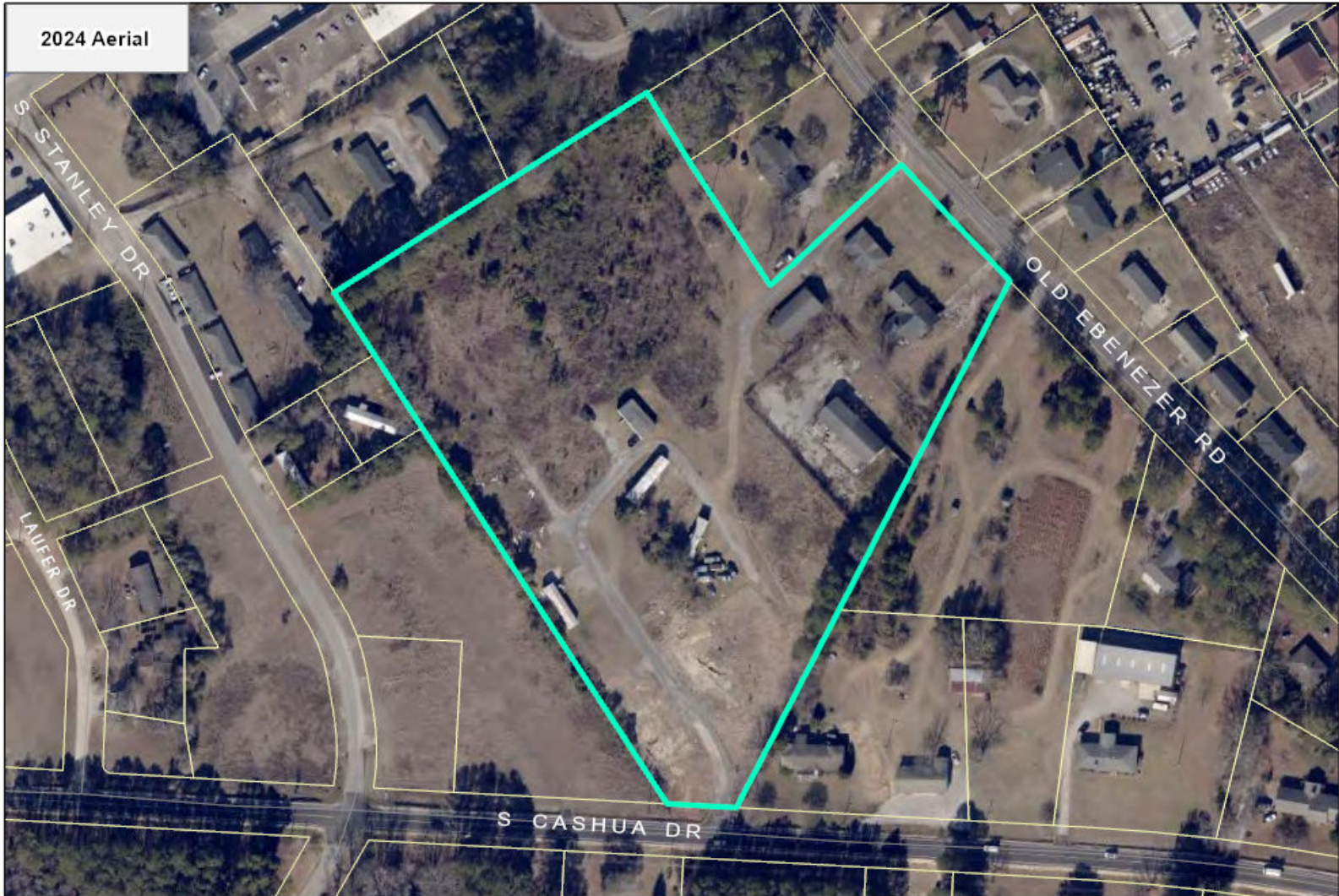
- B-3 GENERAL
- UNZONED

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

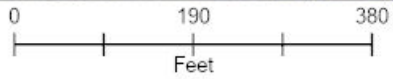
Council District 9  
PC#2026-21



# PC#2026-21 Aerial Map



2024 Aerial



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



Council District 9  
PC#2026-21

# PC#2026-21 Subject Property



# Comments/Questions



**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.**

**IV. Other Business**

**V. Director's Report:**

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

**VI. Adjournment**

THANK YOU  
FOR  
ATTENDING!

