

**Minutes**  
**Regular Meeting of the Florence County Planning Commission**  
**Tuesday, April 28, 2026, at 6:00 p.m.**  
**County Complex, Room 803**  
**180 N. Irby St., Florence, South Carolina 29501**

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

The agenda was also mailed to the media.

**I. Call to Order:**

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

**II. Attendance:**

**Commissioners Present:** Cheryl Floyd, Chairman  
Dwight Johnson, Vice-Chairman  
Allie Brooks  
Doris Lockhart  
Glynn Willis  
John Martin  
Gregory Miller

**Commissioners Absent:** Jeffrey Tanner  
Chris Mishoe

**Staff Present:** Ethan Brown, Deputy Director  
Holly Smith, Senior Planner  
Stephen White, IT Dept, A/V Support  
Lisa Becoat, Executive Assistant/Secretary

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

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

Chairman Cheryl Floyd opened the meeting and welcomed the public in attendance and watching online including Dr. Alphonso Bradley, a member of County Council.

Chairman Cheryl Floyd requested a review of the meeting minutes from March 24, 2026.

### III. Review and Motion of Minutes:

- **Meeting of March 24, 2026**

**Motion to approve minutes** – Commissioner Glynn Willis made a motion to approve the minutes of the Planning Commission meeting of March 24, 2026 / Second – Commissioner Allie Brooks / Unanimously approved 6 to 0 the minutes of the March 24, 2026, Planning Commission meeting.

### IV. Public Hearing:

#### Map Amendments:

Prior to the presentation of the items to be reviewed on the agenda Mr. Ethan Brown, Deputy Director, Florence County Planning and Building requested that the Planning Commission amend the agenda for the meeting. He stated that staff had been in communication with the property owner of Tax Map Number 01012-01-024 and they are still reviewing information and recommending zonings that best fit the use for the property. As such staff requested that the agenda be amended to remove agenda item PC#2026-21 from review and consideration for the meeting.

**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.**

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested map amendment **PC #2026-21** be removed from the review and consideration for the present Planning Commission agenda meeting of April 28, 2026 / Second – Vice-Chairman Dwight Johnson / The Commission voted 6 to 0 to amend the agenda and remove agenda item PC#2026-21 from review and consideration for the present meeting of April 28, 2026.

**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.**

(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. Ethan Brown, Deputy Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the property was in County Council District Five (5) off of East Howe Springs Road, Florence and the owner of record for the property is Howard W. Clarke. Staff has an authorization letter on file from Mr. Clarke for Shawn Devlin Curl to conduct business on his behalf. The property is currently zoned RU-2, (Rural Resource) and is approximately two point nine six acres (2.96 acres) and the applicant is requesting a B-3 (General Commercial) zoning designation. Staff had previously reviewed and recommended zoning for some of the property in the area, but was not able to bring this property forward due to the requirement for listing is different, per the Florence County Ordinances, when a comprehensive land use map must be changed prior to the zoning change. The recommended changes would be consistent with previously recommended zonings awaiting County Council approval for properties to the East of the parcel. The property was properly posted and advertised per the Florence County Ordinance.

Mr. Ethan Brown, Deputy Director, Florence County Planning and Building read the comments and inquiries received pertaining to the requested comprehensive plan and zoning map amendment. ( A copy of the call log, comments and inquiries are maintained at the Florence County Planning and Building Department.)

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission Mr. Ethan Brown stated that the road name was Long Fellow Drive.

There were no further questions, comments or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested comprehensive plan and zoning map amendment.

Commissioner Gregory Miller entered the Planning Commission Meeting at 6:05 p.m., and assumed his respective seat at the dais.

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

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

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

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested comprehensive plan and zoning map amendment **PC#2026-11** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 6 to 1 to approve as presented the requested comprehensive plan and zoning map amendment **PC#2026-11 for Variable Development District 1 and B-3, General Commercial zoning designation.** (Commissioner John Martin voted in opposition as he felt the zoning should remain as RU-2, Rural Resource District.)

**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.**

(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. Ethan Brown, Deputy 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 Two (2) at the lower end of the County and the owner and applicant of record is Milton and Susanna M. Graham. The property is approximately point eighty-six acres (.86) and is presently zoned R-2 single family residential. As the property is within a municipality staff did reach out to the Town of Johnsonville to obtain their opinion regarding the zoning but no response was received. The surrounding property is zoned RU-1 but there are some smaller R-2 zonings within the area. A comprehensive land use map change was required to change the zoning for the parcel to an RU-1 zoning designation. The property owner's that own the RU-1 zoned properties in the area came before the Planning Commission a few years ago requesting the RU-1 and it was recommended by the Planning Commission and approved by County Council. Mr. Brown continued with the presentation and stated that there was a home on the lot but it has since been

properly demolished due to its dilapidated condition. He continued with the presentation showing updated images of the property and the adjacent properties. The comprehensive land use for the property is presently suburban district and the applicant is asking for a change to variable development district one (1) to match the surrounding area. Staff did not receive any telephone calls or inquiries regarding the requested comprehensive plan land use and zoning changes.

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

There were no further questions, comments or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested comprehensive plan and zoning map amendment.

Mr. Milton Graham 402 Diamond Branch Road, Johnsonville, SC, was present in the meeting and spoke in favor of the comprehensive plan and zoning map amendment. He thanked the Commission for their time and recommendation with the zoning map request.

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

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

There were no further questions, comments or discussion and Commissioner Allie Brooks made a motion that the requested comprehensive plan and zoning map amendment **PC#2026-12** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to approve as presented the requested comprehensive plan and zoning map amendment **PC#2026-12 for a Variable Development District 1 and RU-1, Rural Community District zoning designation.**

**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.**

(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. Ethan Brown, Deputy Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were a part of the Highway 76 Corridor Project and was scheduled to come before the Commission previously but it was determined that the future land use map had to be updated to request the proper zoning for the parcels. So, it was postponed awhile back to allow and ensure the appropriate advertisement period per the Florence County Ordinances. The parcels are in County Council District Seven (7), on the East side of Florence and part of the corridor. Staff is proposing a B-6 Industrial District zoning for the unzoned parcels, this is the heaviest zoning district the County has. Mr. Brown continued with the presentation showing images of the properties and the adjacent properties and the surrounding zonings for the properties. In front of the parcel the area is zoned commercial mixed use (CMU), across the railroad tracks is mixed multi-family (MMF). A portion of the properties is also Jordan Scrap Metal Yard. The requested comprehensive plan and zoning map amendment of variable development district two (2) and B-6 industrial zoning district were the closest fit to the current uses of properties within that zoning area. The properties were properly posted and advertised per the Florence County Ordinances.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brown stated that the property owner of Jordan Scrap Yard had been notified of the requested zoning map amendments, but staff had not received any inquiries or telephone calls from them regarding the recommended zoning map amendment request.

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

In response to questions and discussion from the Commission, Mr. Brown stated that Jordan Scrap Yard did not have to move their business as the requested zoning designation was a heavy industrial district and the salvage scrap yard would be an allowable use in that zoning designation.

There were no further questions, comments or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested comprehensive plan and zoning map amendment.

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

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

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

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested comprehensive plan and zoning map amendment **PC#2026-13** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve as presented the requested comprehensive plan and zoning map amendment **PC#2026-13 for a Variable Development District 2 and B-6, Industrial District zoning designation.**

**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.**

(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. Ethan Brown, Deputy 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 Three (3) and the owner of record was the Housing Authority of Florence, Incorporated. The applicant, Dr. Alphonso Bradley, the Executive Director of the Housing Authority, submitted the zoning request on behalf of the Housing Authority. The property is approximately fourteen point seventy-nine acres (14.79 acres) and zoned RU-1, rural community district. Water and sewer to the property is provided by the City of Florence utility department. Mr. Brown continued with the presentation provided images and zoning of the property and the adjacent properties. The Housing Authority is requesting a future land use change from variable development district two (2) to variable development district one (1), which allows less heavy industrial uses and more residential flexible uses. This change would also allow a zoning map change from RU-1, rural community zoning district to R-3A, single-family residential zoning district, matching the properties adjacent to the parcel. The property was previously a manufactured home park which has since been abandoned and from conversations with the applicant they desire to have some options for other types of housing on the property. The property was properly posted and advertised per Florence County Ordinances. Staff has not received any telephone calls or inquiries regarding the requested comprehensive plan land use and zoning changes.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brown stated that R-3A zoning designation allowed for single family and town homes. The “A” designates that no manufactured homes are allowed within the particular zoning district.

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

There were no further questions, comments or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested comprehensive plan and zoning map amendment.

Dr. Alphonso Bradley, Executive Director, of the Housing Authority of Florence, was present in the meeting and spoke in favor of the comprehensive plan and zoning map amendment. He stated that the housing authority purchased the abandoned property several years ago. They hired a consulting firm and the study results showed a need for senior housing within Florence County. It is their desire to develop a senior housing community with approximately eighty (80) senior resident homes; and, an R-3A zoning designation would allow the housing authority to develop such a community of housing.

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

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

There were no further questions, comments or discussion and Commissioner Allie Brooks made a motion that the requested comprehensive plan and zoning map amendment **PC#2026-14** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve as presented the requested comprehensive plan and zoning map amendment **PC#2026-14 for a Variable Development District 1 and R-3A, Single Family Residential District zoning designation.**

**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.**

(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. Ethan Brown, Deputy Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were a part of the Highway 76 Corridor Project and were in County Council District Six (6). It is the Sandstone Community Development on the East side of the corridor. Part of the community is an existing planned development which will remain as a planned development district for zoning purposes. The tax map numbers mentioned are part of the remaining portions which are not in the planned development. Mr. Brown continued with the presentation showing images of the properties and adjacent properties. He further stated that the next planning commission item had the remaining tax map numbers as staff separated the items so that the numbers would not all be together in one request. Staff is recommending R-3A single family residential for the properties as it closely matches the zoning for the parcels that are currently within the development, including the planned development. The "A" designates that no manufactured homes are allowed within the zoning designation and the recommended zoning should preserve what is presently existing within the area. The properties were properly posted and meeting advertised per Florence County Ordinances.

Mr. Ethan Brown, Deputy Director, Florence County Planning and Building read the comments and inquiries received pertaining to the requested zoning map amendment. He further stated that most of the inquiries received mentioned the development Sandstone so he would read all the comments pertaining to planning commission item number fifteen (15) and they would also apply to item number sixteen (16) as they are both parcels of the Sandstone community. (A copy of the call log, comments and inquiries are maintained at the Florence County Planning and Building Department.)

Mr. Brown further stated that a community public drop-in meeting was held on March 30<sup>th</sup>, 2026; for the recommended zonings of the Highway 76 Corridor Project. The meeting invited the property owners and any public to attend and learn more about zonings and the recommended and potential zonings for their properties and properties within Florence County.

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

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

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

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

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

Chairman Cheryl Floyd inquired of anyone in attendance at the meeting who desired to ask a question or obtain additional information.

Mr. Ronald Williams 5028 Milan Road, Florence, SC, was present in the meeting and requested to ask a question. He desired to know would the change of zoning make a difference in taxes. He also desired to know if solar panel installation on individual homes would be allowed in the recommended zoning designation.

In response to the questions from Mr. Williams, Mr. Ethan Brown stated that Florence County had different levels of solar systems and within the residential zoning districts the solar panel installation on homes was conditionally allowed. As such, each individual request would have to be reviewed and considered but solar panel installations are conditionally allowed and may have certain restrictions such as how large, where they could be placed, and things of that nature. They would have to be installed by a licensed solar panel installer and a building permit would have to be obtained to conduct the work.

There were further comments that a building permit for solar panels to be installed would have to be obtained and an inspection of the project would have to be conducted. It was also stated for Mr. Williams that the change of zoning for the property had no effect on the taxes of the property.

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested map amendment **PC#2026-15** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 7 to 0 to approve as presented the requested map amendment **PC#2026-15 for a R-3A, Single Family Residential District zoning designation.**

**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.**

(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. Ethan Brown, Deputy Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were a continuation of the Sandstone Community Development located in County Council District Six (6). Mr. Brown continued with the presentation showing images of the properties in the same neighborhood as the previous item and adjacent properties in the area. Staff is recommending an R-3A single family residential zoning for the properties as the parcels were separated into two agenda items so there would not be so many tax map numbers in one agenda item for the planning commission and for county council to present. The properties were properly posted and meeting advertised per Florence County Ordinances.

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

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

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

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

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

Chairman Cheryl Floyd inquired of anyone in attendance at the meeting who desired to ask a question or desired additional information.

There was no public in attendance who desired to ask questions or required additional information.

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson made a motion that the requested map amendment **PC#2026-16** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to approve as presented the requested map amendment **PC#2026-16 for a R-3A, Single Family Residential District zoning designation.**

**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.**

(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. Ethan Brown, Deputy Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the property was a part of the Highway 76 Corridor Zoning Project located in County Council District Six (6). The parcel number is adjacent to the Sandstone Community Development but is not a part of the planned development. The planned development surrounds the building but it is separate from the development. Staff is recommending a Commercial Mixed Use (CMU) zoning designation for the lot and tax map number 00241-01-025 which is the Federal Building. The recommending zoning of CMU is an allowable use within the recommended zoning district and the recommended zoning is the most conforming to the current use of the property. The property was properly posted per Florence County Ordinances and staff did not receive any telephone calls or inquiries regarding the recommended zoning map amendment.

There was discussion and statements from the Commission of the importance of having properties zoned and zoned properly. Having proper zoning can assist and prevent use within areas that are not conducive to a residential neighborhood.

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

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

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

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

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

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested map amendment **PC#2026-17** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 7 to 0 to approve as presented the requested zoning map amendment **PC#2026-17 for a CMU, Commercial Mixed-Use District, zoning designation.**

**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.**

(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. Ethan Brown, Deputy Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were a part of the Highway 76 Corridor Zoning Project located on the West side of Highway 76 in County Council District Nine (9). The parcels are presently unzoned and staff is recommending a B-3, General Commercial District Zoning Designation. He further stated that the parcels were on the other side of the street from the zonings that were recommended last month. As there were questions concerning staff's method of doing one side of the street versus both side together. Staff has a systemic way of approaching the recommended zonings and does their best to present approximately one hundred (100) properties at one time for zoning. Sometimes it works out and at other's it does not. Last month they were on one side of the street and this month they have

captured the other side of the street. Mr. Brown continued with the presentation showing images of the properties and the adjacent properties. He stated that based on the uses of the properties and the surrounding area staff felt that a B-3 general commercial zoning designation was the best fit for the uses within the recommended area. He additionally made note that stick built single-family homes were within the recommended zoning district and that they were and are allowed within a B-3 general commercial zoning district. The properties were properly posted and public meeting advertised per Florence County zoning ordinances.

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

In response to questions and discussion, Mr. Ethan Brown, Deputy Director, Florence County Planning and Building stated that staff had received some inquiries regarding the recommended zoning map amendment. Mr. Brown 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.)

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

Ms. Sarah Folkens, 1918 Osprey Drive, Florence, SC, was present in the meeting and desired to ask the Commission a question. She inquired if the recommended zoning area would be getting sewer services. She stated that since Publix's was going in across the street she had hoped that they would drill and add sewer services for the area.

In response to Mrs. Folkens, inquiry the Commission, neither staff knew if sewer would be installed within that area of the recommending zoning of the Highway 76 Corridor.

Dr. Mark Lawhon, 510 Ridgewood Drive, Florence, was present in the meeting and desired to ask the Commission a question. He stated that the properties surrounded his property, which would have been a part of Planning Commission Item Number 21, which was requested removed from the agenda for the meeting. They have been in discussions with staff regarding the best zoning fit for their property. He additionally made an open comment that sewer could be provided to the area if someone had two hundred thousand dollars (\$200,000.00) to put in a sewer pumping station. He further stated that there was a lot of mixed uses in the area and he has existing property in the area that he intends to split, as he desires to separate the B-3 commercial from the multi-family manufactured option. If the properties are zoned B-3 commercial would there be an option later to go back to residential homes.

In response to Dr. Lawhon comments there was discussion pertaining to the size of the property and whether or not it would be rezoned from B-3 commercial to a residential zoning. There was also discussion of contiguous, what the zonings of the property that may touch his properties. If the properties he desire to zone are residential properties and they touch other residential properties, it could be rezoned to what is contiguous with in the area. If they desire to go to another commercial zoning it could be done as long as the property is five acres (5 acres) or more. Anything less than five acres (5 acres) would be considered spot zoning and Florence County does its best to prevent spot zoning of properties.

There was further discussion that the properties surrounding his property of tax map number 01012-01-024 are being recommended for B-3 general commercial zoning district designation. There was discussion that B-3 general commercial is the most lenient zoning district. It is unique to other zoning districts as it allows a flux of residential zoned options and commercial options. Nothing industrial or manufacturing, but more like businesses. It is much more flexible than Florence Counties commercial mixed use zoning district of CMU, which looks at uses, and how far or how close to the property line the structures can be.

Chairman Cheryl Floyd inquired if there were any further questions, comments or discussion or anyone who desired to speak in opposition to the requested zoning map amendment.

There were no further questions, comments, or discussion and no one who desired to speak in opposition to the requested zoning map amendment.

There were no further questions, comments or discussion and Commissioner Allie Brooks made a motion that the requested map amendment **PC#2026-18** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to approve as presented the requested zoning map amendment **PC#2026-18 for B-3, General Commercial District, zoning designation.**

Prior to presenting PC Item #19, Mr. Ethan Brown stated that the item is one neighborhood and would be broken up into two (2) planning commission items. It is a dense neighborhood with a flux of mixed uses, such as condo's, multi-family, single-family, and townhomes. Staff would be addressing the multi-family, then the single-family and town homes and then some grounds of the development. Staff will address the condo portion of the development at the Planning Commission meeting on next month. He additionally stated that he would also read all the inquiries pertaining to the development as a whole once and they would apply to both planning commission items as they are one neighborhood development.

**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.**

(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. Ethan Brown, Deputy Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were a part of the Highway 76 Corridor Zoning Project located on the West side of Highway 76 in County Council District Nine (9). The parcels are presently unzoned and staff is recommending a R-5A, Multi-Family District Zoning Designation. R-5A is the most lenient residential zoning district in Florence County, as it allows for a variety of residential uses. The “A” designates that no manufactured homes are allowed in the zoning district, however, you can have single-family, town homes, multi-family, and condominiums. As staff looked at the area this was the best fit for what the properties are being used for and to staff’s knowledge there are no nonconformities. Staff did their best to keep the character of the neighborhood intact. Mr. Brown continued with the presentation showing images of the properties within the Villa Arno development and the adjacent properties. The properties were separated into three separate planning commission items, two (2) planning commission items staff addressed tonight and the remaining parcels will be addressed at the next Planning Commission meeting. The properties were properly posted and public meeting advertised per Florence County Ordinances.

Mr. Ethan Brown, Deputy Director, Florence County Planning and Building read the comments and inquiries received pertaining to the requested zoning map amendment. He further stated that most of the inquiries received mentioned the development Villa Arno so he would read all the comments pertaining to planning commission item number nineteen (19) and they would also apply to planning commission item number twenty (20) as they are both parcels of the Villa Arno development. (A copy of the call log, comments and inquiries are maintained at the Florence County Planning and Building Department.)

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

There were no questions, comments or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from anyone in attendance who desired to speak in favor of or had a question regarding the requested zoning map amendment.

Ms. Nancy Zaice, 3227 Strada Mateo, Florence, SC, was present in the meeting and asked a question regarding annexation into the City of Florence. Rumors were heard that the reason the properties were being zoned were to prepare long term for annexation into the City of Florence.

In response to the Ms. Zaice's, inquiry the Commission informed her that the County does not annex properties into the City of Florence. That annexation happens when the resident provides and submits a request to the governing body of the City of Florence or the government body they desire to be annexed into.

There were no additional comments or discussion and Chairman Cheryl Floyd inquired if there was anyone in attendance who desired to speak in opposition to the requested zoning map amendment.

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

There were no further questions, comments or discussion and Commissioner Allie Brooks made a motion that the requested map amendment **PC#2026-19** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 7 to 0 to approve as presented the requested zoning map amendment **PC#2026-19 for a R-5A, Multi-Family District, zoning designation.**

**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.**

(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. Ethan Brown, Deputy Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were in the same neighbor of the previously reviewed item PC#2026-19. Mr. Brown continued with the presentation showing images of the properties now being reviewed within the Villa Arno development and the adjacent properties. He further stated that the properties were currently unzoned and are being recommended for the same zoning as the previous item PC#2026-19, R-5A, Multi-Family Residential zoning district. The “A” designates that manufactured homes are not allowed and the R-5A zoning designation has a variety of residential uses, which fit the proposed neighborhood uses. The properties were properly posted and public meeting advertised per Florence County Zoning Ordinances. Mr. Brown reminded the Commission that they would see the condominium portion of the Villa Arno Development at the next Planning Commission meeting. He stated that the condominiums were rather unique in that the ground upon which they sit has a parcel number and each unit also had a parcel number.

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

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

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

Chairman Cheryl Floyd inquired if there was anyone in attendance who desired to speak in opposition to the requested zoning map amendment.

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

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested map amendment **PC#2026-20** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 7 to 0 to approve as presented the requested zoning map amendment **PC#2026-20 for a R-5A, Multi-Family District, zoning designation.**

The Public Hearing portion of the meeting was closed.

**V. Director's Report:**

Mr. Ethan Brown presented the summary plat and building reports and they were also attached and presented for the Commission's review.

- **Summary Plat Report for (March 2026)**
- **Building Report for (March 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 7:03 p.m.

---

Lisa M. Becoat  
Secretary

Approved by:

---

Ethan Brown  
Deputy Director, Planning and Building

\*These minutes reflect only actions taken and do not represent a true verbatim transcript of the meeting.