

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, May 26, 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 April 28, 2026

III. Public Hearings

Map Amendments:

- 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.
- PC#2026-22** Map Amendment Requested By Stoney C. Moore To Change The Zoning Designation From MR, Mixed Residential District To B-3, General Commercial District For The Properties Located Off Of East Palmetto Street, Florence, SC, As Shown On Florence County Tax Maps As 00307-01-004, 00307-01-059, 00307-01-060, 00307-01-061, And A Portion Of 00307-01-058.
- PC#2026-23** Map Amendment Requested By Darryl K. Blackburn To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2733 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 054.
- PC#2026-24** Map Amendment Requested By Suzanne M. Braddock To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2729 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 055.

- PC#2026-25** Map Amendment Requested By Robert F. And Katrina A. Gaskins To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2725 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 032.
- PC#2026-26** Map Amendment Requested By Megan M. And Matthew P. Wentzel To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2719 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 033.
- PC#2026-27** Map Amendment Requested By Shannon S. Januesheske To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2715 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 034.
- PC#2026-28** Map Amendment Requested By John D. Newland, (TTEE) To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2709 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 035.
- PC#2026-29** Map Amendment Requested By Mary Jean Smith To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2703 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 036.
- PC#2026-30** Map Amendment Requested By Charles McPherson To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2403 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 071.
- PC#2026-31** Map Amendment Requested By James McPherson II And Patricia McPherson To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2397 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 037.
- PC#2026-32** Map Amendment Requested By Kip A. Jones To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2728 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 051.
- PC#2026-33** Map Amendment Requested By Francis McPherson To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2720 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 044.

- PC#2026-34** Map Amendment Requested By William Kenneth, Jr. And Phyllis C. Brown To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2722 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 027.
- PC#2026-35** Map Amendment Requested By Priscilla Bochette To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2706 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 030.
- PC#2026-36** Map Amendment Requested By Christopher Hester And Mary M. Spell Hester To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2618 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 031.
- PC#2026-37** Map Amendment Requested By Roni Lee And Scarlett B. McManus To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2510 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 041.
- PC#2026-38** Map Amendment Requested By Margaret E. Hanna-Lownsberry And Erick W. Lownsberry To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2504 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 044.
- PC#2026-39** Map Amendment Requested By Billy A. And Beth D. Taylor To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2412 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 045.
- PC#2026-40** Map Amendment Requested By Sheldon And Megan Floyd To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2404 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 072.
- PC#2026-41** Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This

Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90128-02-004, 90128-02-005, 90128-02-009, 90128-02-018, 90128-03-014, 90128-03-016, 90128-04-024, 90137-02-004, 90137-02-011, 90137-03-002, 90137-03-003, 90137-03-004, 90137-03-005, 90137-03-006, 90137-03-016, 90137-03-017, 90137-03-018, 90137-03-020, 90150-01-024, 90150-01-025.

PC#2026-42 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90150-01-007, 90150-01-008, 90150-01-009, 90150-01-010, 90150-01-011, 90150-01-012, 90150-01-013, 90150-01-014, 90150-01-015, 90150-01-016, 90150-01-017, 90150-01-018, 90150-01-019, 90150-01-020, 90150-01-021, 90150-01-022, 90150-01-023, 90150-01-040, 90150-01-042, 90150-01-045, 90150-01-046.

PC#2026-43 Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90137-02-007, 90137-02-009, 90150-01-002, 90150-01-003, 90150-01-004, 90150-01-005, 90150-01-006.

PC#2026-44 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90143-01-006, 90143-01-07.

PC#2026-45 Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As

They Are Reflected On The Tax Maps As: 00177-01-002, 00177-01-052, 00177-01-053, 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-013.

PC#2026-46 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-004, 00177-01-023, 00177-01-026, 00177-01-041, 00177-01-042, 00177-01-046, 00177-01-047, 00207-01-002, 00207-01-007, 00207-01-010, 00207-01-012, 00207-01-017, 00207-01-019, 90150-01-043, 90150-01-044, 90156-01-001, 90156-01-002, 90156-01-003, 90156-02-018, 90156-02-019.

PC#2026-47 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00075-01-008, 00075-01-299, 00075-01-302, 00075-01-304, 00075-01-305, 00075-01-306, 01012-01-002, 01012-01-007, 01012-01-009, 01012-01-010, 01012-01-011, 01012-01-012, 01012-01-013, 01012-01-239, 01012-01-273, 01012-01-274.

PC#2026-48 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-051, 10018-01-052, 10018-01-053, 10018-01-054, 10018-01-055, 10018-01-056, 10018-01-057, 10018-01-058, 10018-01-059, 10018-01-060, 10018-01-061, 10018-01-062, 10018-01-063, 10018-01-064, 10018-01-065, 10018-01-066, 10018-01-067, 10018-01-068, 10018-01-069, 10018-01-070, 10018-01-071, 10018-01-072, 10018-01-073, 10018-01-074, 10018-01-075, 10018-01-076, 10018-01-077, 10018-01-078, 10018-01-079, 10018-01-080, 10018-01-081, 10018-01-082, 10018-01-101, 10018-01-102, 10018-01-103, 10018-01-104, 10018-01-105, 10018-01-106, 10018-01-107, 10018-01-108, 10018-01-109, 10018-01-110, 10018-01-111, 10018-01-112, 10018-01-113, 10018-01-114, 10018-01-115, 10018-01-116, 10018-01-117, 10018-01-118, 10018-01-119, 10018-01-120, 10018-01-125, 10018-01-126, 10018-01-127, 10018-01-128, 10018-01-130, 10018-01-131, 10018-01-132, 10018-01-133, 10018-01-134, 10018-01-135, 10018-01-136, 10018-01-137, 10018-01-138, 10018-01-139, 10018-01-140, 10018-01-141, 10018-01-142, 10018-01-143, 10018-01-144.

PC#2026-49 Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-174, 10018-01-175, 10018-01-176, 10018-01-177, 10018-01-178, 10018-01-179, 10018-01-180, 10018-01-181, 10018-01-182, 10018-01-183, 10018-01-184, 10018-01-185, 10018-01-187, 10018-01-188, 10018-01-189, 10018-01-190, 10018-01-191, 10018-01-192, 10018-01-193, 10018-01-194, 10018-01-195,

10018-01-196, 10018-01-197, 10018-01-198, 10018-01-199, 10018-01-200, 10018-01-201, 10018-01-202, 10018-01-203, 10018-01-204, 10018-01-205, 10018-01-206, 10018-01-207, 10018-01-208, 10018-01-209, 10018-01-210, 10018-01-211, 10018-01-212, 10018-01-213, 10018-01-214, 10018-01-215, 10018-01-216, 10018-01-217, 10018-01-218, 10018-01-219, 10018-01-220, 10018-01-221, 10018-01-222, 10018-01-223, 10018-01-224, 10018-01-225, 10018-01-226, 10018-01-227, 10018-01-228, 10018-01-229, 10018-01-230, 10018-01-231, 10018-01-232, 10018-01-233, 10018-01-234, 10018-01-235, 10018-01-236, 10018-01-237, 10018-01-238.

Sketch Plans:

- PC#2026-50** Sketch Plan Requested By McNabb, LLC For Annberry Phases 2 And 3, Located Off Of N. Ebenezer Road, Florence SC, As Shown On Florence County Tax Map Number 00098, Block 01, Parcel 432.
- PC#2026-51** Sketch Plan Requested By John Curl Of Curl Development, For Olde English, Located Off Of Claussen Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 073.
- PC#2026-52** Sketch Plan Requested By HP Freedom, LLC, For Freedom Park, Located Off Of Freedom Boulevard, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 061.
- PC#2026-53** Sketch Plan Requested By AM Properties SC, LLC, For The Adams, Located Off East Old Marion Highway, Florence, SC, As Shown On Florence County Tax Map Number 00305, Block 01, Parcel 113.

Road Naming:

- PC#2026-54** Request For The Naming Of A Private Road, Dilmani Drive, Located Off Pisgah Road In Florence, SC As Shown On Florence County Tax Map: 00120, Block 01, Parcel 029.

IV. Other Business

V. Director's Report:

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

VI. Adjournment

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 30th, 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.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 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.

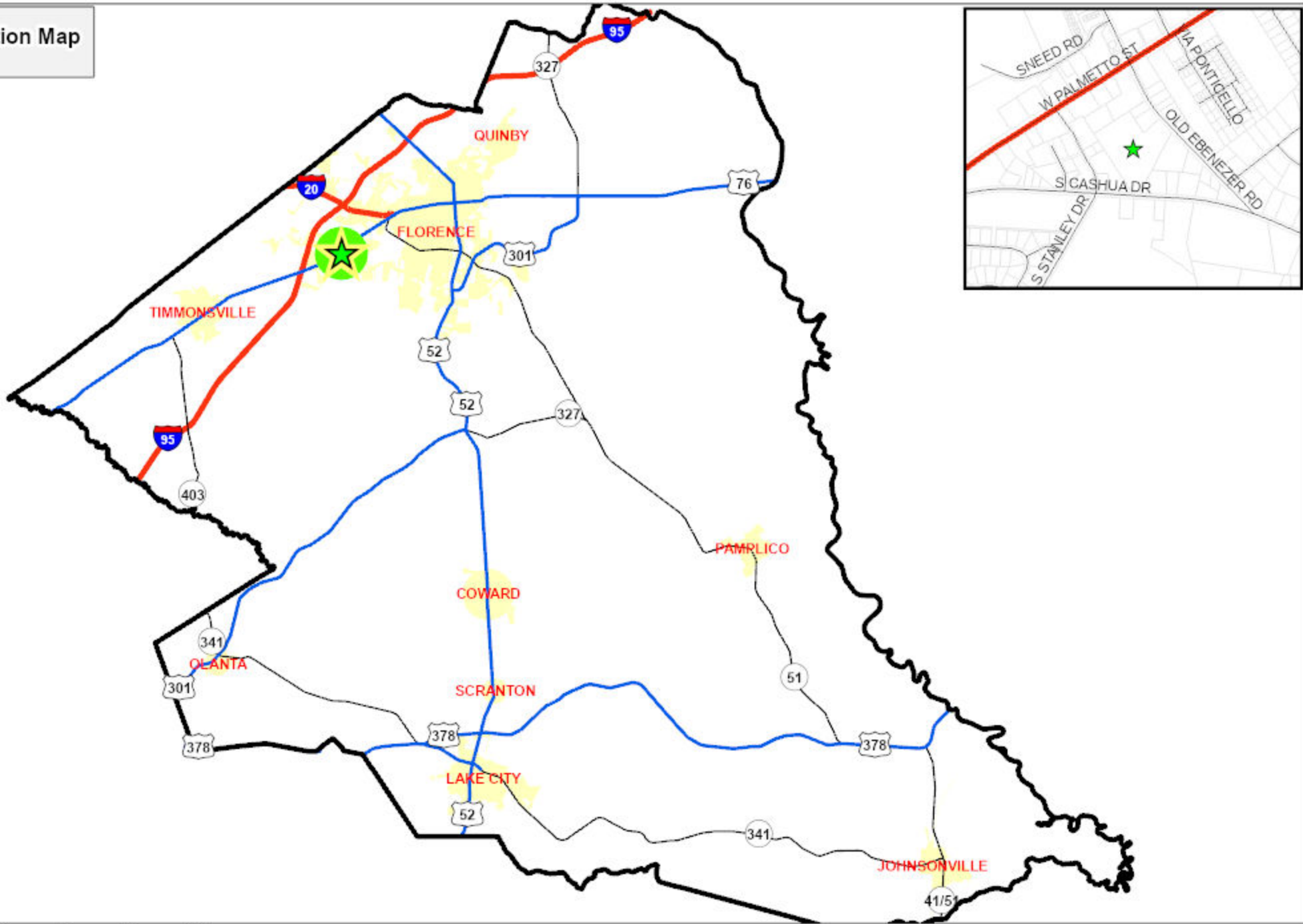
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

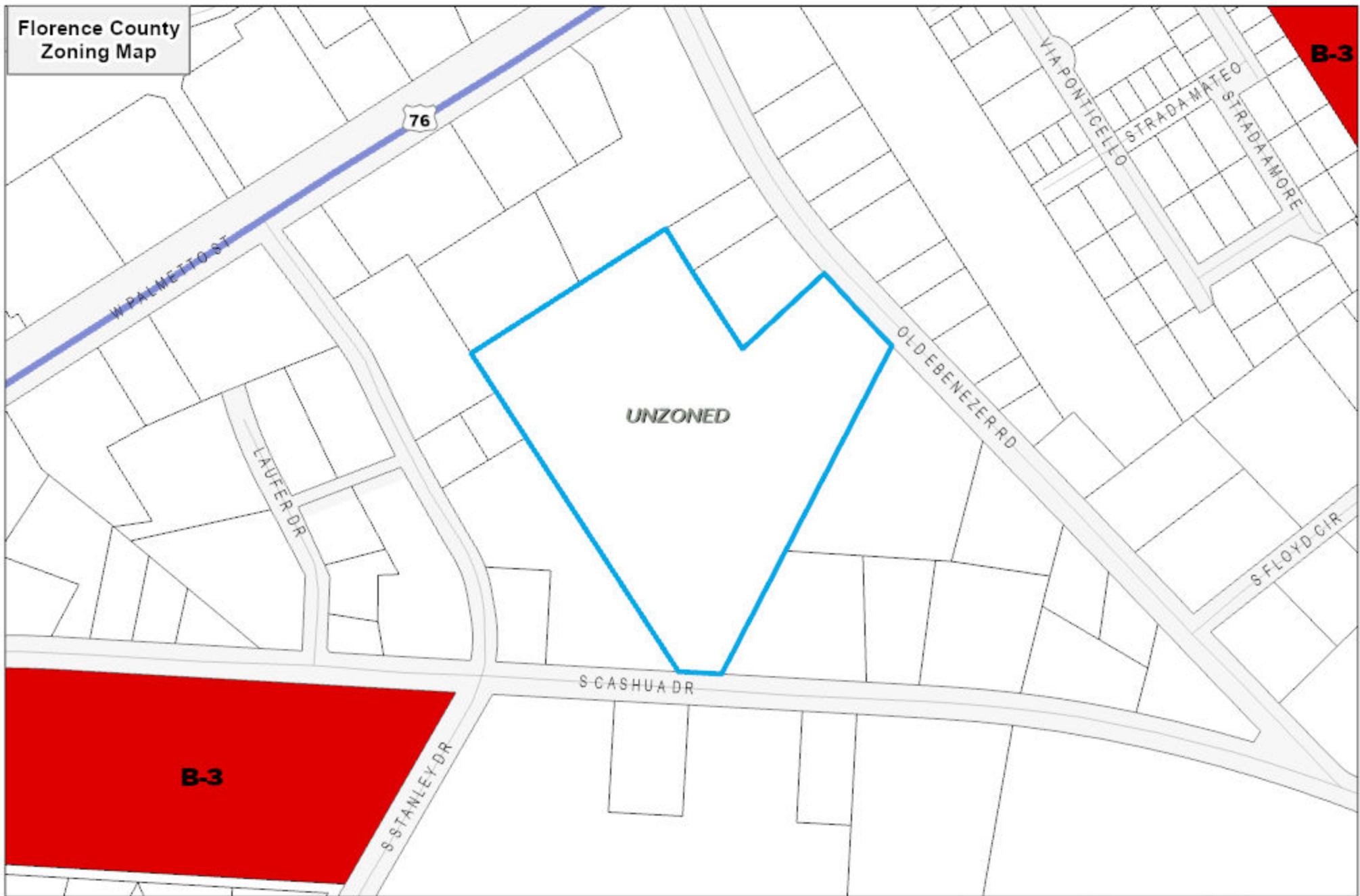


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 9
PC#2026-21

Florence County
Zoning Map



Current County Zoning
■ S-3 GENERAL
■ UNZONED

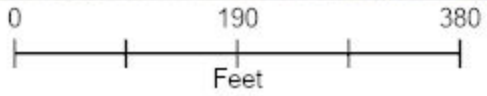
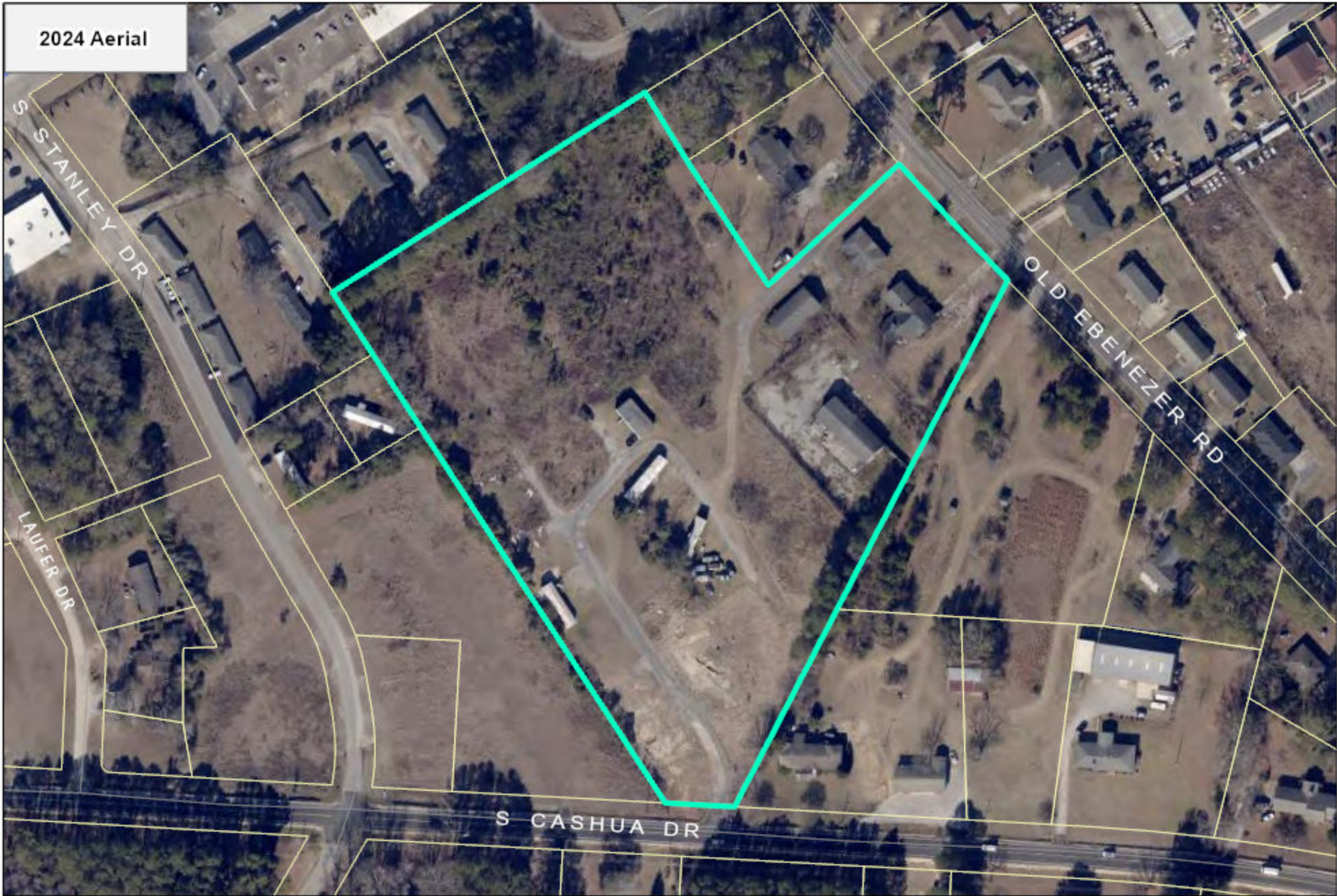
Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 9
PC#2026-21

0 260 520 Feet



2024 Aerial



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 9
PC#2026-21

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-22**

SUBJECT: Map Amendment Requested By Stoney C. Moore To Change The Zoning Designation From MR, Mixed Residential District To **B-3, General Commercial District** For The Properties Located Off Of East Palmetto Street, Florence, SC, As Shown On Florence County Tax Maps As 00307-01-004, 00307-01-059, 00307-01-060, 00307-01-061, And A Portion Of 00307-01-058.

LOCATION: East Palmetto Street, Florence SC

TAX MAP NUMBERS: 00307-01-004, 00307-01-059, 00307-01-060, 00307-01-061, And A Portion Of 00307-01-058

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Jimmy W. McKissick, ETAL

APPLICANT: Stoney C. Moore

ZONING/LAND AREA: MR / Approximately 10.21 acres

WATER/SEWER AVAILABILITY: City of Florence

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: MR

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are vacant and zoned MR, Lower Density Mixed Residential District.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject properties to **B-3, General Commercial District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / MR
South: Florence County / Vacant / RU-2
West: Florence County/ Residential, Vacant / MR
East: Florence County / Religious Services, Vacant, Commercial / RU-2, B-3

4. Transportation Access and Circulation:

Present access to these properties is by the way of East Palmetto Street, Florence, SC.

5. Traffic Review:

The rezoning of these properties from MR, Lower Density Mixed Residential District to B-3, General Commercial District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for these properties is currently Variable Development District (VD1). The requested rezoning of these properties is compatible with the designated future land use.

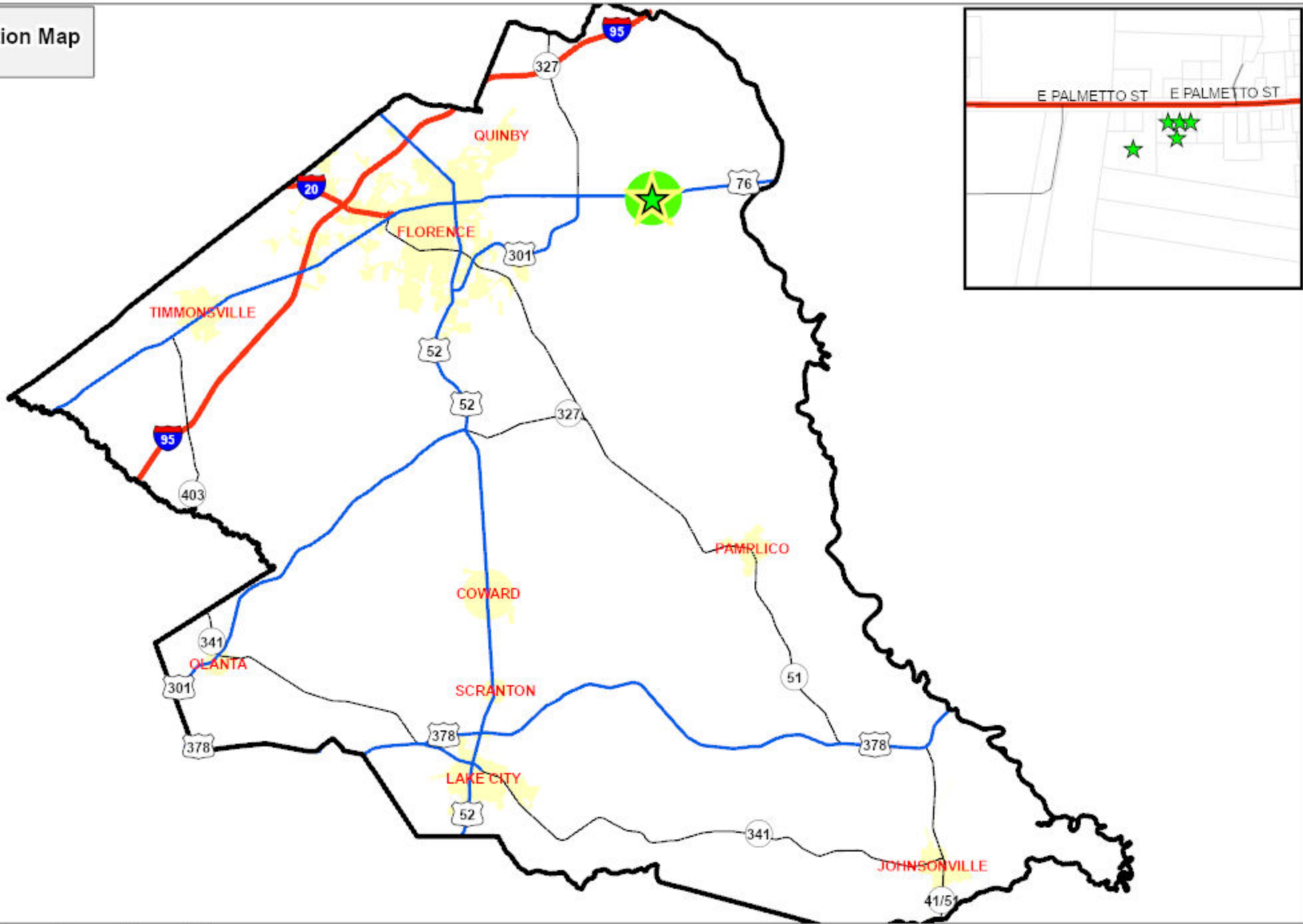
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map

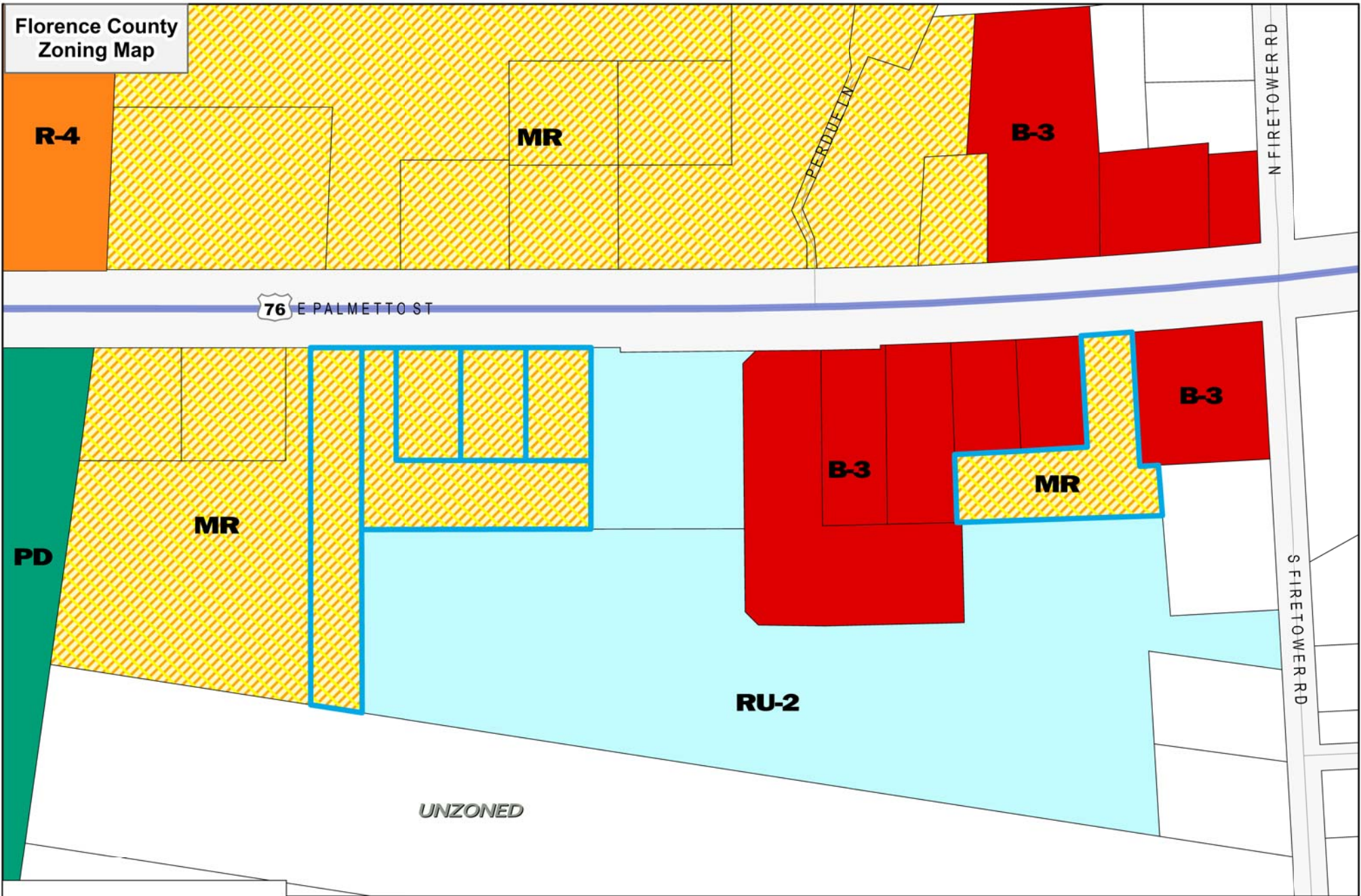


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 6
PC#2026-22

**Florence County
Zoning Map**



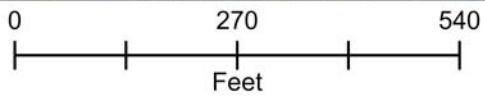
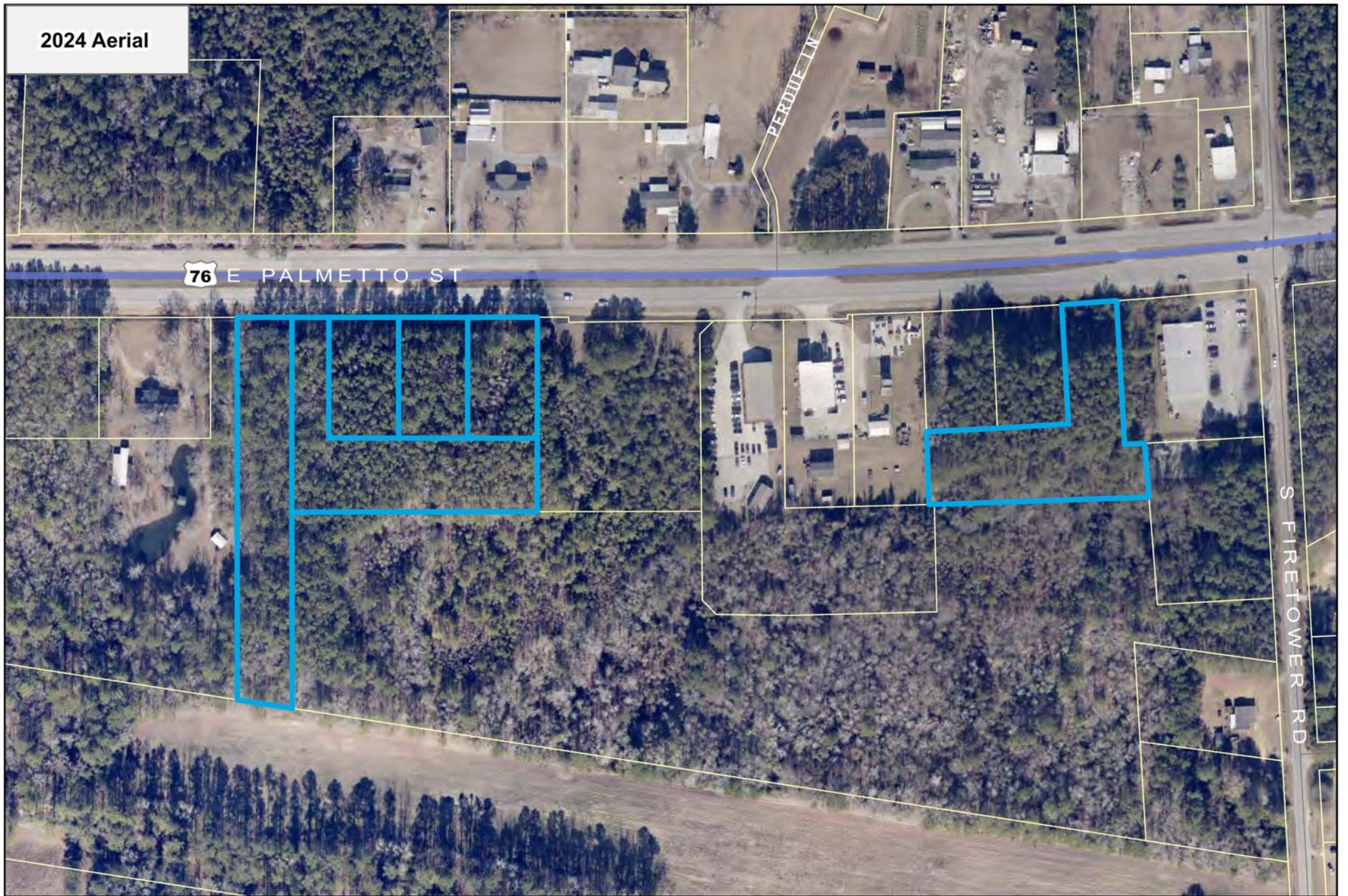
- Current County Zoning**
- B-3 GENERAL
 - MR, MIXED RESIDENTIAL, LOW DENSITY
 - PD, PLANNED DEVELOPMENT
 - R-4, MULTI-FAMILY, LIMITED
 - RU-2, RESOURCE
 - UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

**Council District 6
PC#2026-22**

33

2024 Aerial



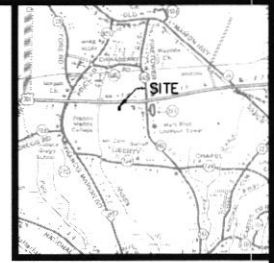
Florence County
Planning Department
Meeting Date:
05/26/2026



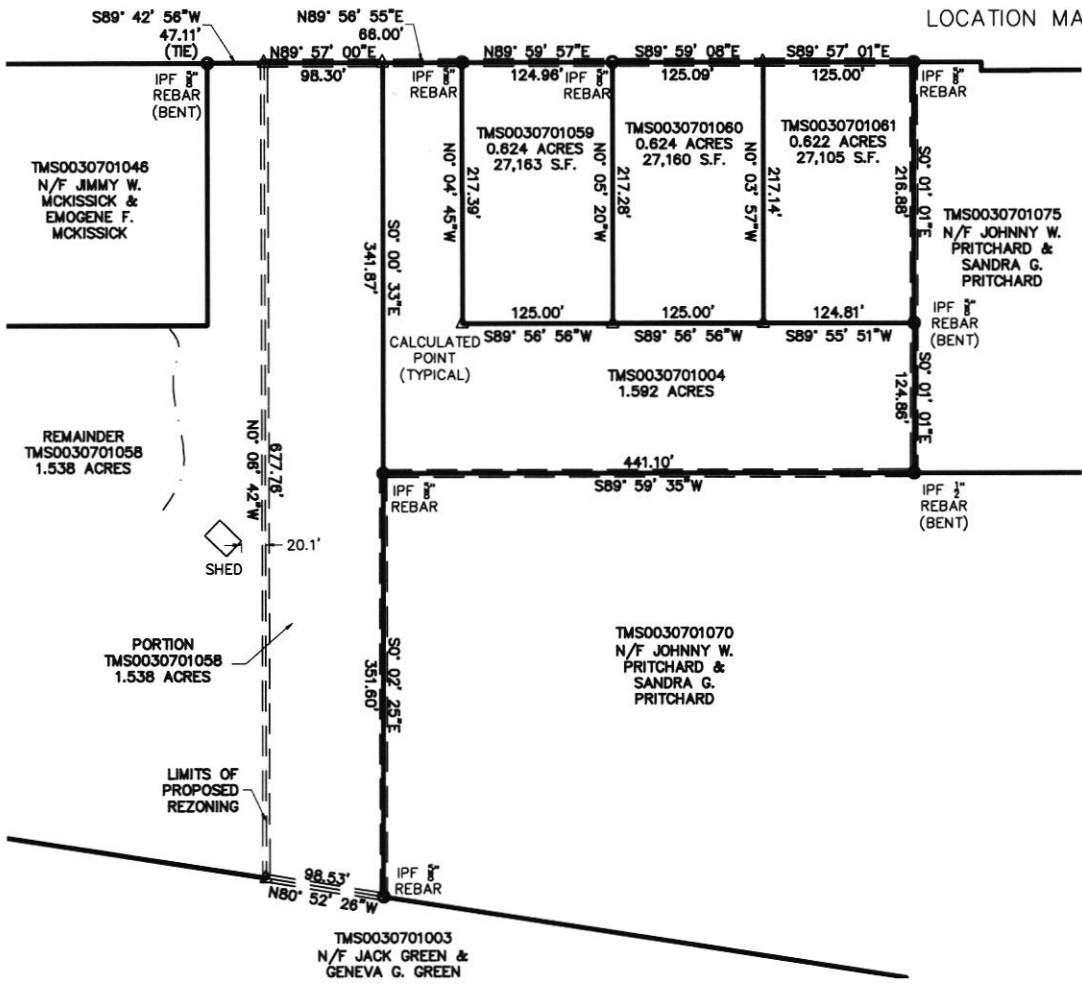
Council District 6
PC#2026-22



US HIGHWAY 76 & 301
R/W VARIES



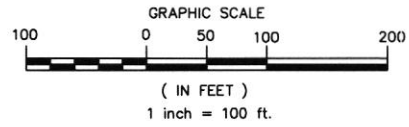
LOCATION MAP



- IPF- IRON PIN FOUND
- IPS- IRON PIN SET (5/8" REBAR)

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AS SHOWN ON FEDERAL INSURANCE ADMINISTRATIVE FLOOD HAZARD MAP 45041C0159E, DATED DECEMBER 16, 2014.

P L A T
OF



THE PROPOSED REZONING OF 5.00 ACRES, LOCATED EAST OF THE CITY OF FLORENCE. SURVEYED FEBRUARY 23, 2026

FOR

REID D. HUGGINS, PLS
S.C. REG. # 26599
1836 PARTRIDGE CIR.
FLORENCE SC 29505

JIMMY W. MICKISSICK

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

PRELIMINARY

REID D. HUGGINS, PLS SC REG.# 26599



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-23**

SUBJECT: Map Amendment Requested By Darryl K. Blackburn To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2733 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 054.

LOCATION: 2733 Arthur Road, Florence SC

TAX MAP NUMBERS: 00210-01-054

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Darryl K. Blackburn Jr.

APPLICANT: Darryl K. Blackburn Jr.

ZONING/LAND AREA: Unzoned / Approximately .81 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone this subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

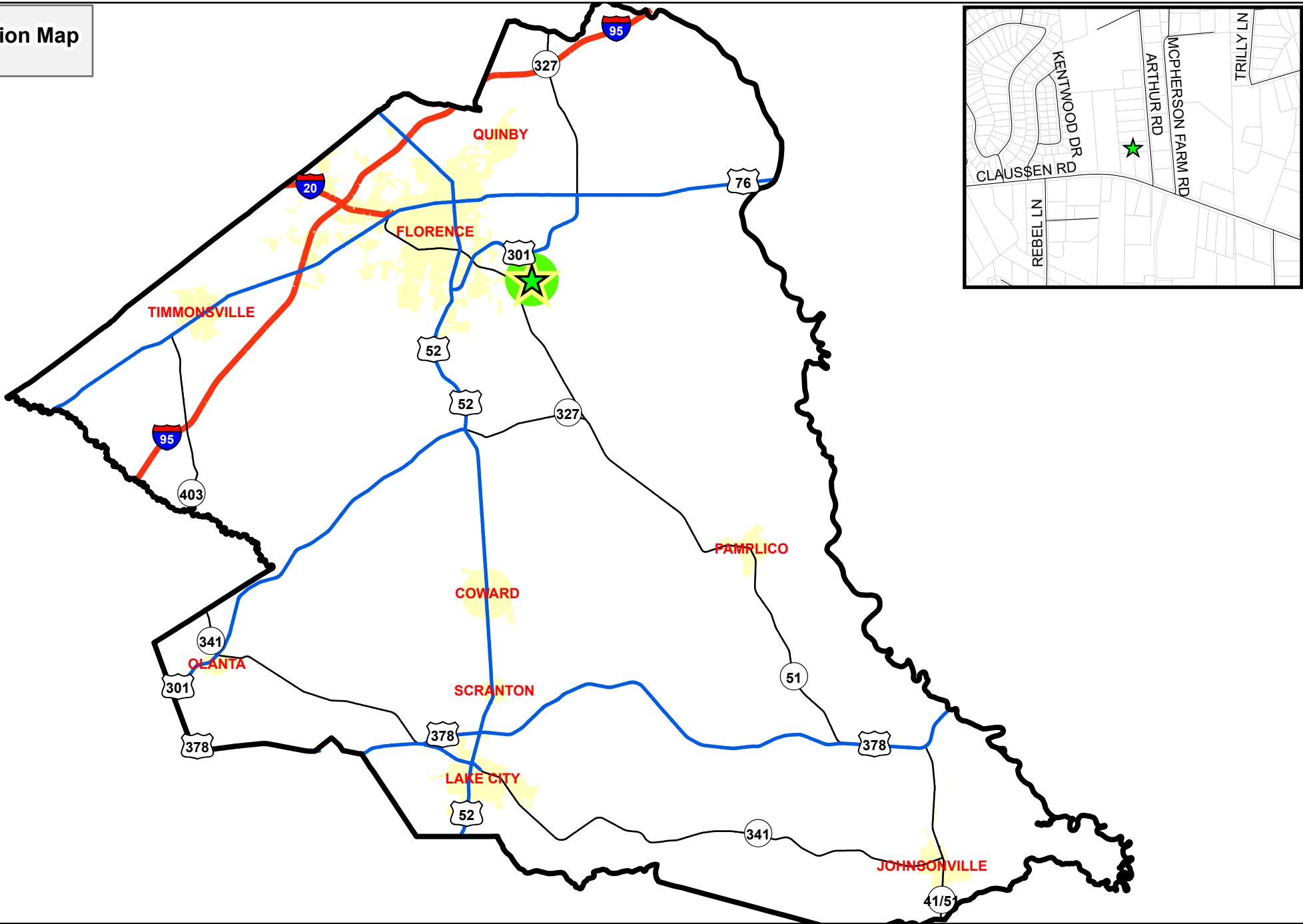
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-23




0 60 120 Feet

Current County Zoning
UNZONED

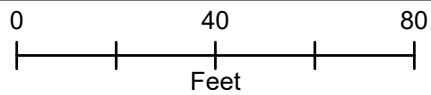
**Florence County
Planning Department
Meeting Date:
05/26/2026**

**Council District 5
PC#2026-23**

39



2024 Aerial



Darryl K. Blackburn
2733 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-23
00210-01-054

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-24**

SUBJECT: Map Amendment Requested By Suzanne M. Braddock To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2729 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 055.

LOCATION: 2729 Arthur Road, Florence SC

TAX MAP NUMBERS: 00210-01-055

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Suzanne M. Braddock

APPLICANT: Suzanne M. Braddock

ZONING/LAND AREA: Unzoned / Approximately .84 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

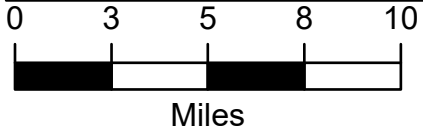
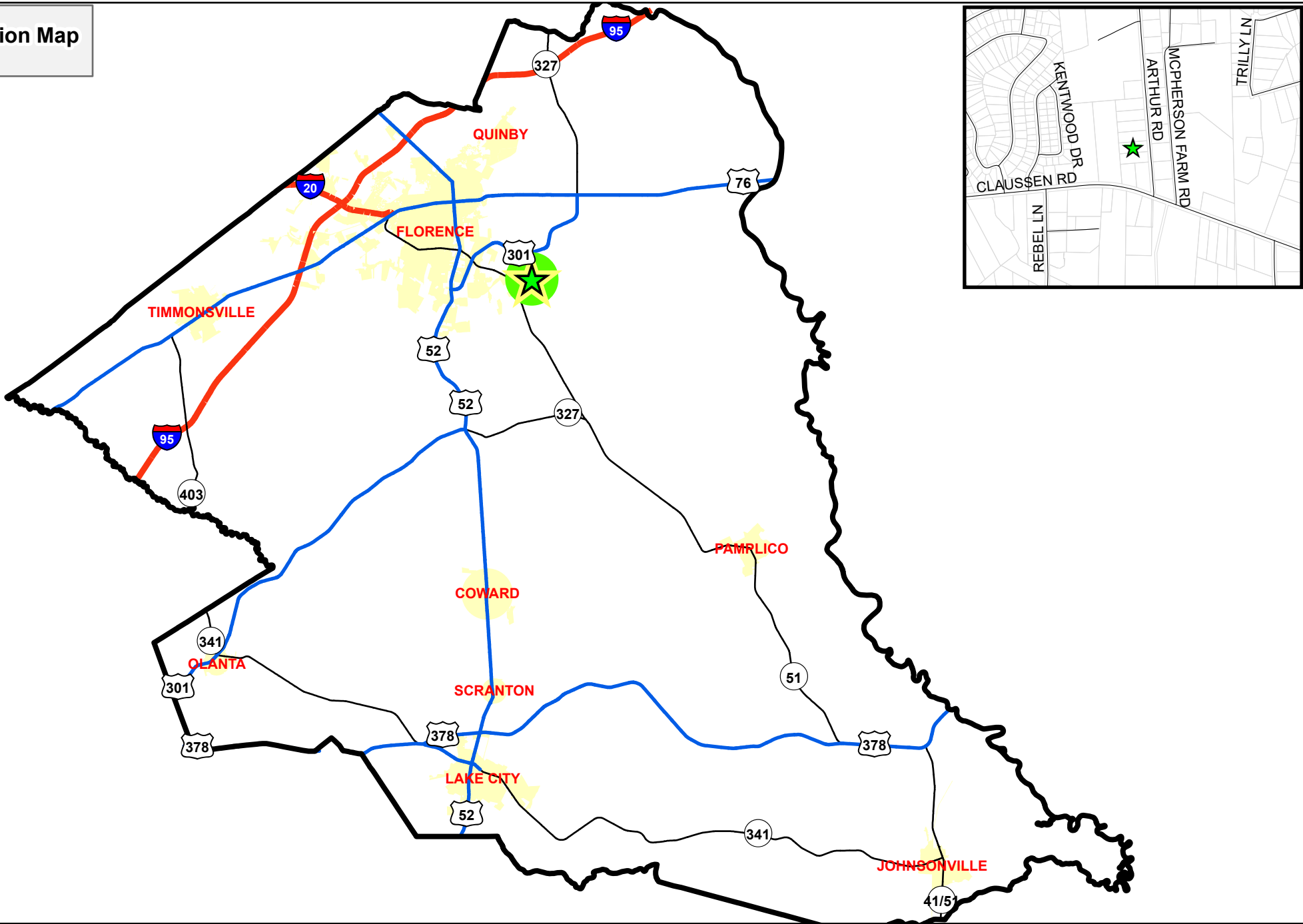
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map

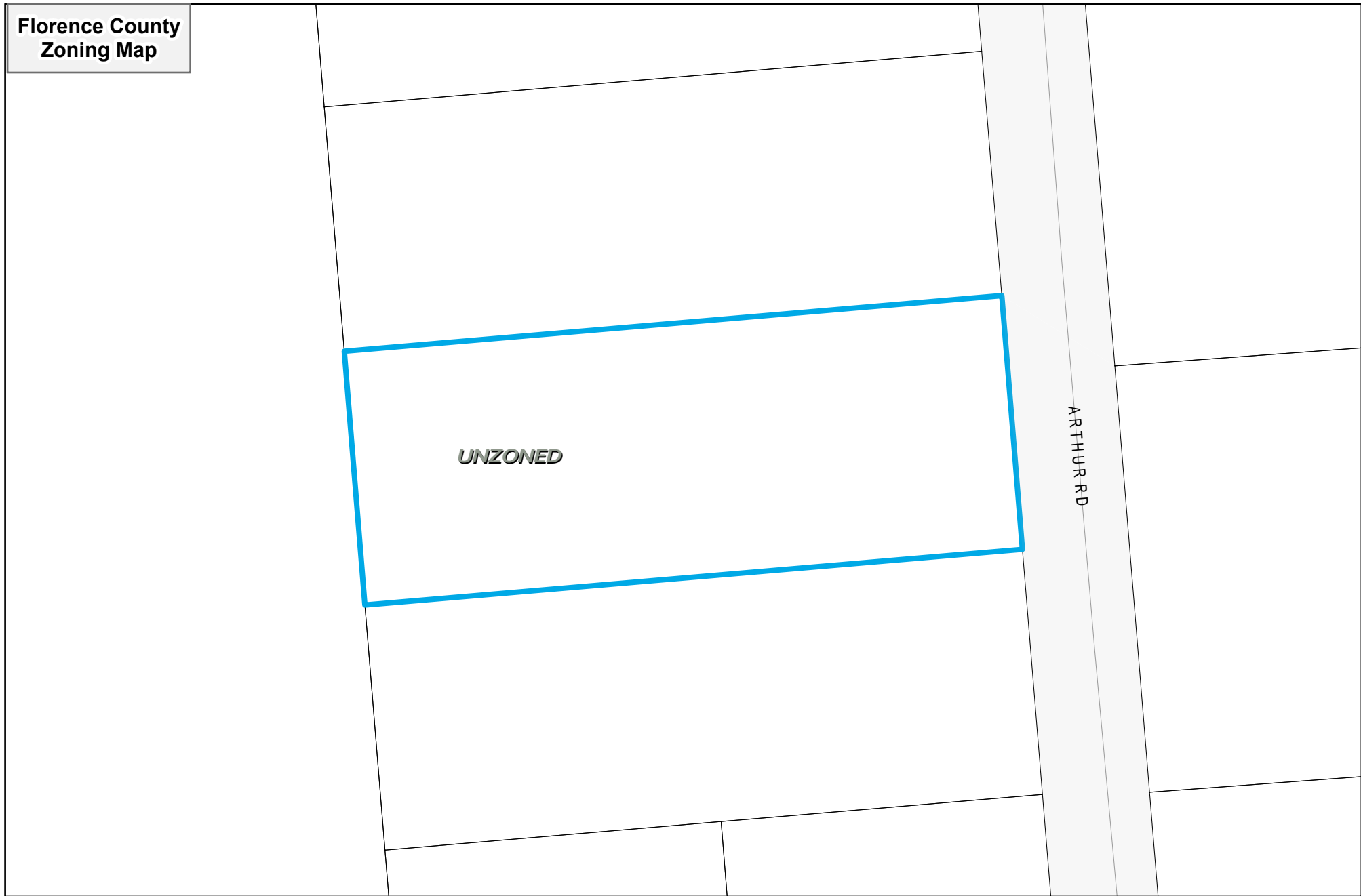


Florence County
Planning Department
Meeting Date:
05/26/2026



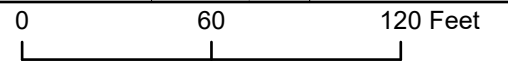
Council District 5
PC#2026-24

**Florence County
Zoning Map**



UNZONED

ARTHUR RD



Current County Zoning
UNZONED

**Florence County
Planning Department
Meeting Date:
05/26/2026**

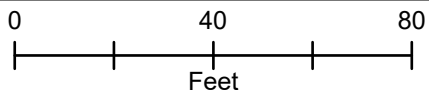
**Council District 5
PC#2026-24**



2024 Aerial



ARTHUR RD



Suzanne M Braddock
2729 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-24
00210-01-055

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-25**

SUBJECT: Map Amendment Requested By Robert F. And Katrina A. Gaskins To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2725 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 032.

LOCATION: 2725 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-032

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Robert F. and Katrina A. Gaskins

APPLICANT: Robert F. and Katrina A. Gaskins

ZONING/LAND AREA: Unzoned / Approximately .81 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

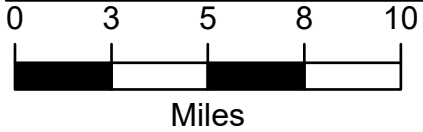
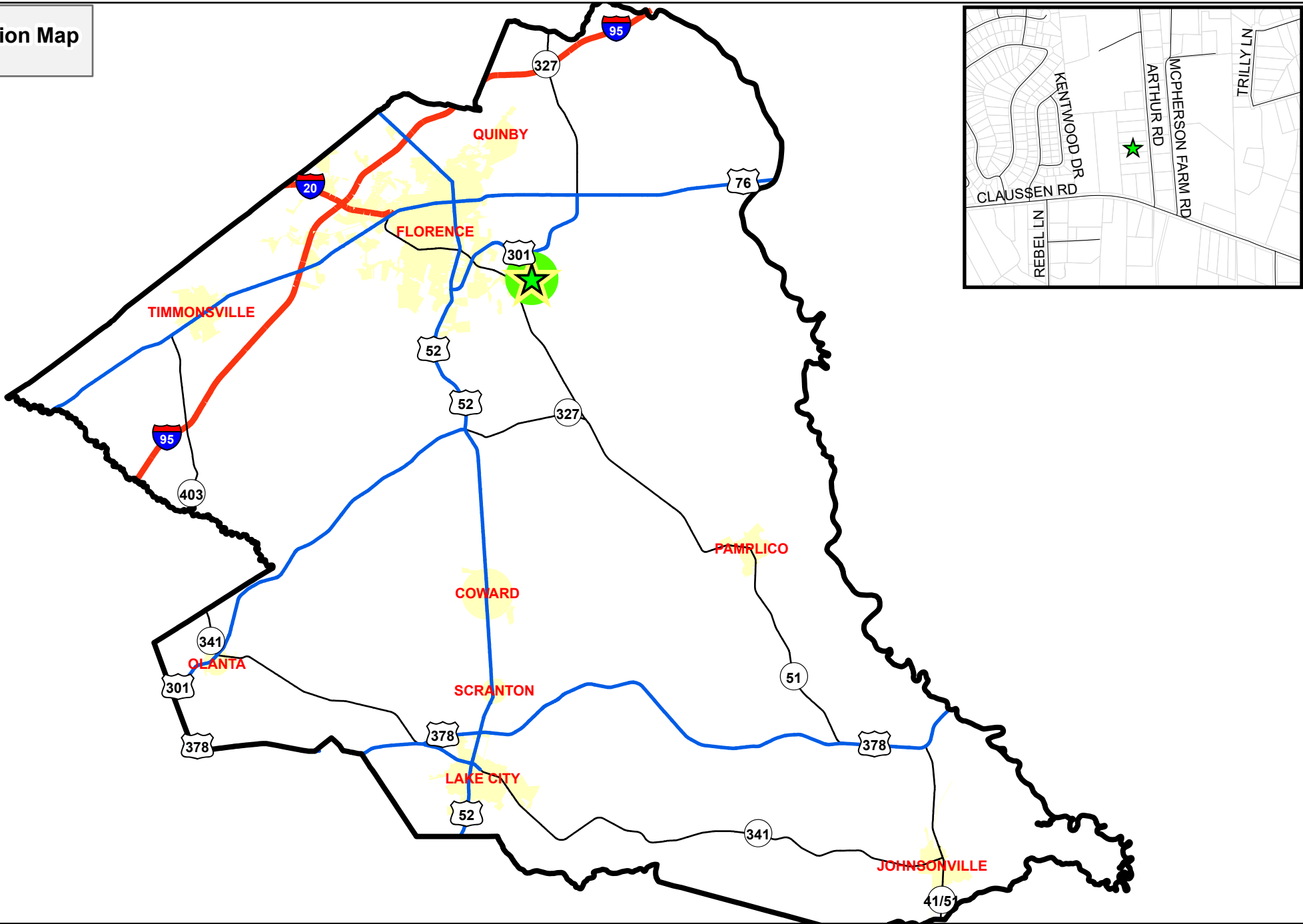
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map

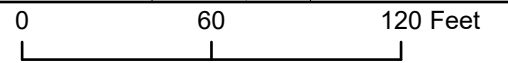
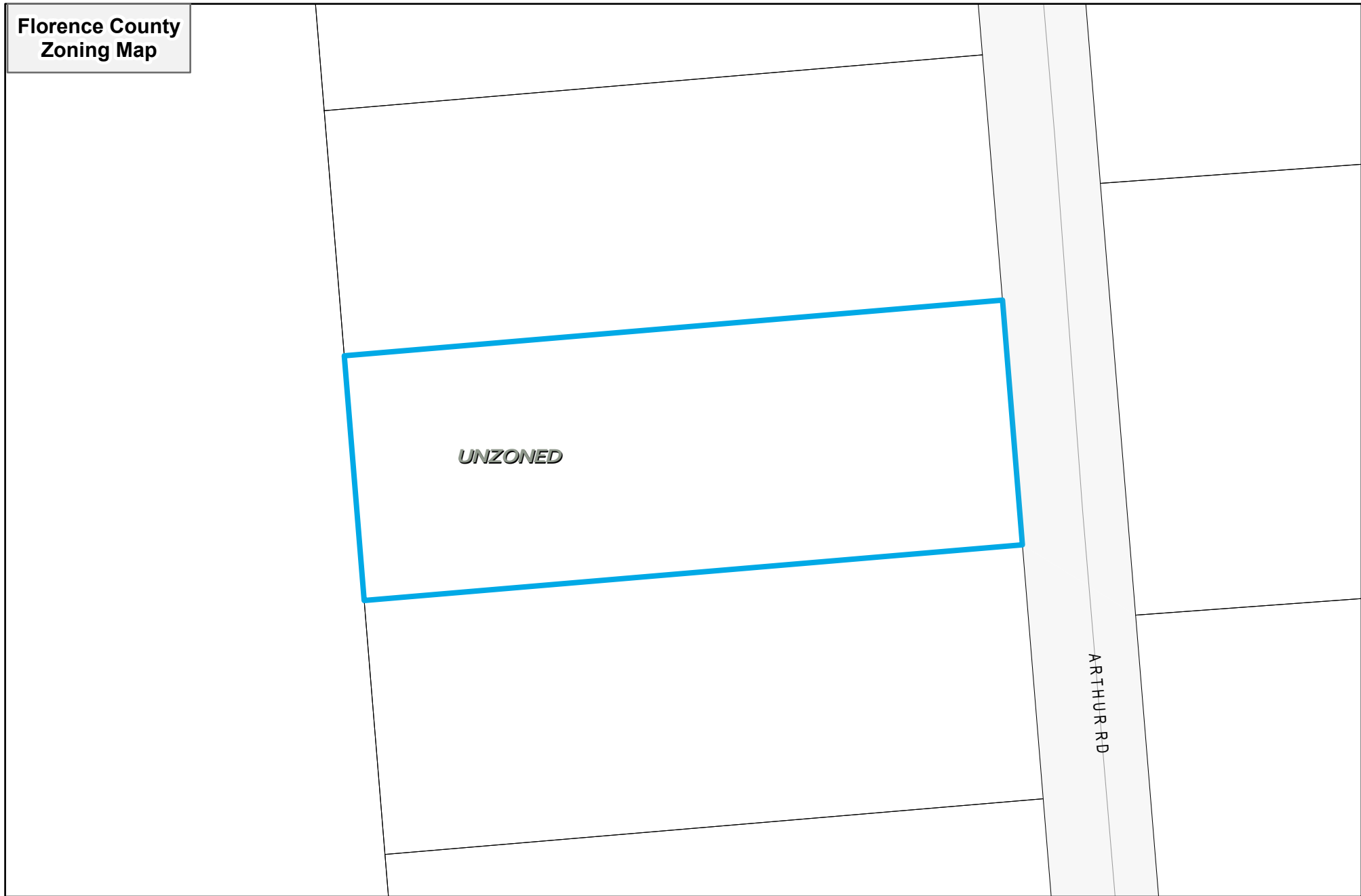


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-25

**Florence County
Zoning Map**



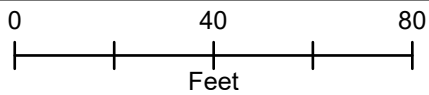
Current County Zoning
UNZONED

**Florence County
Planning Department
Meeting Date:
05/26/2026**

**Council District 5
PC#2026-25**



2024 Aerial



Robert F & Katrina A Gaskins
2725 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-25
00209-01-032

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-26**

SUBJECT: Map Amendment Requested By Megan M. And Matthew P. Wentzel To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2719 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 033.

LOCATION: 2719 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-033

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Megan M. and Matthew P. Wentzel

APPLICANT: Megan M. and Matthew P. Wentzel

ZONING/LAND AREA: Unzoned / Approximately .81 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

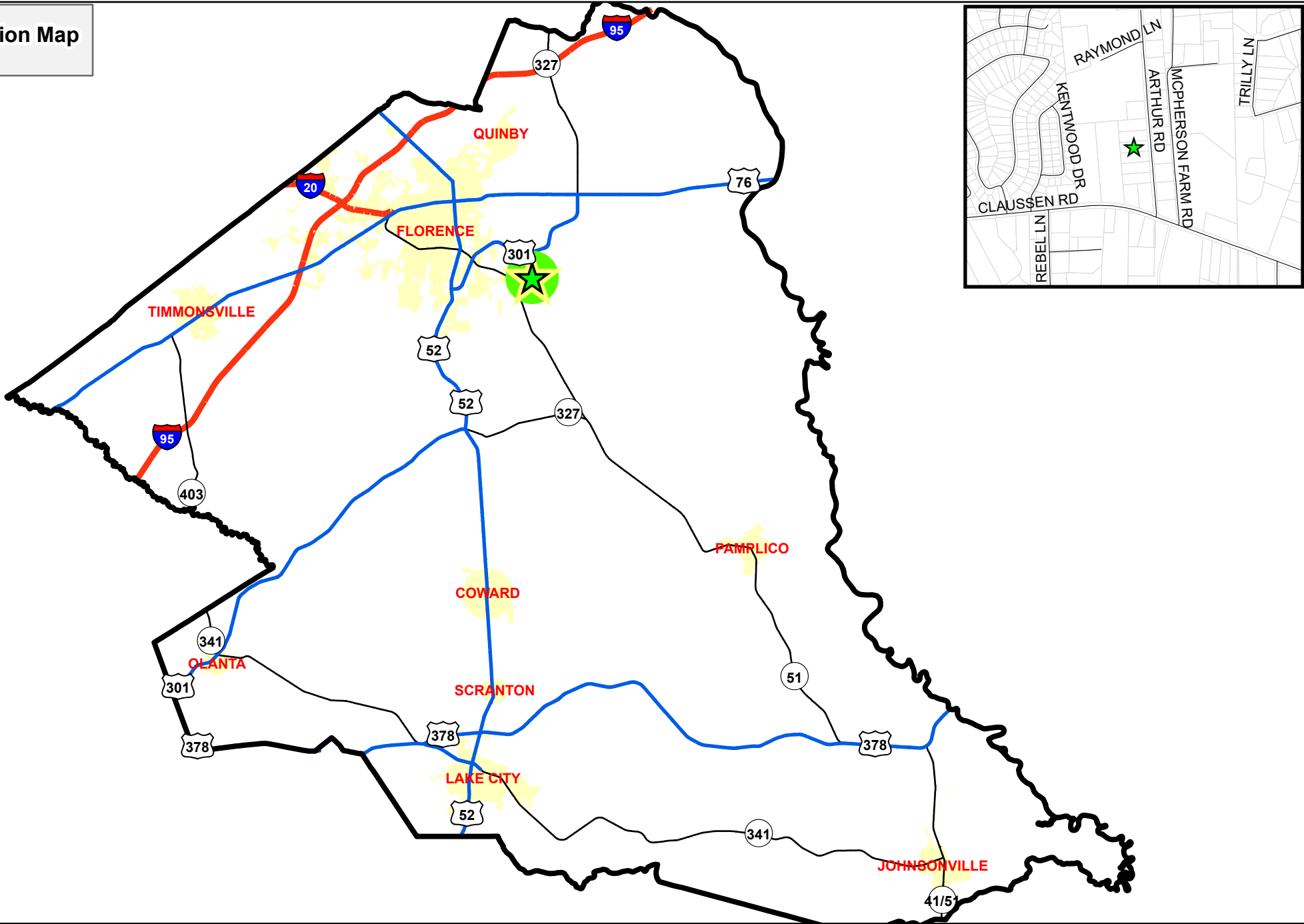
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

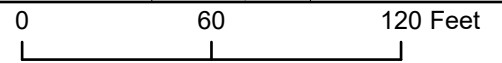
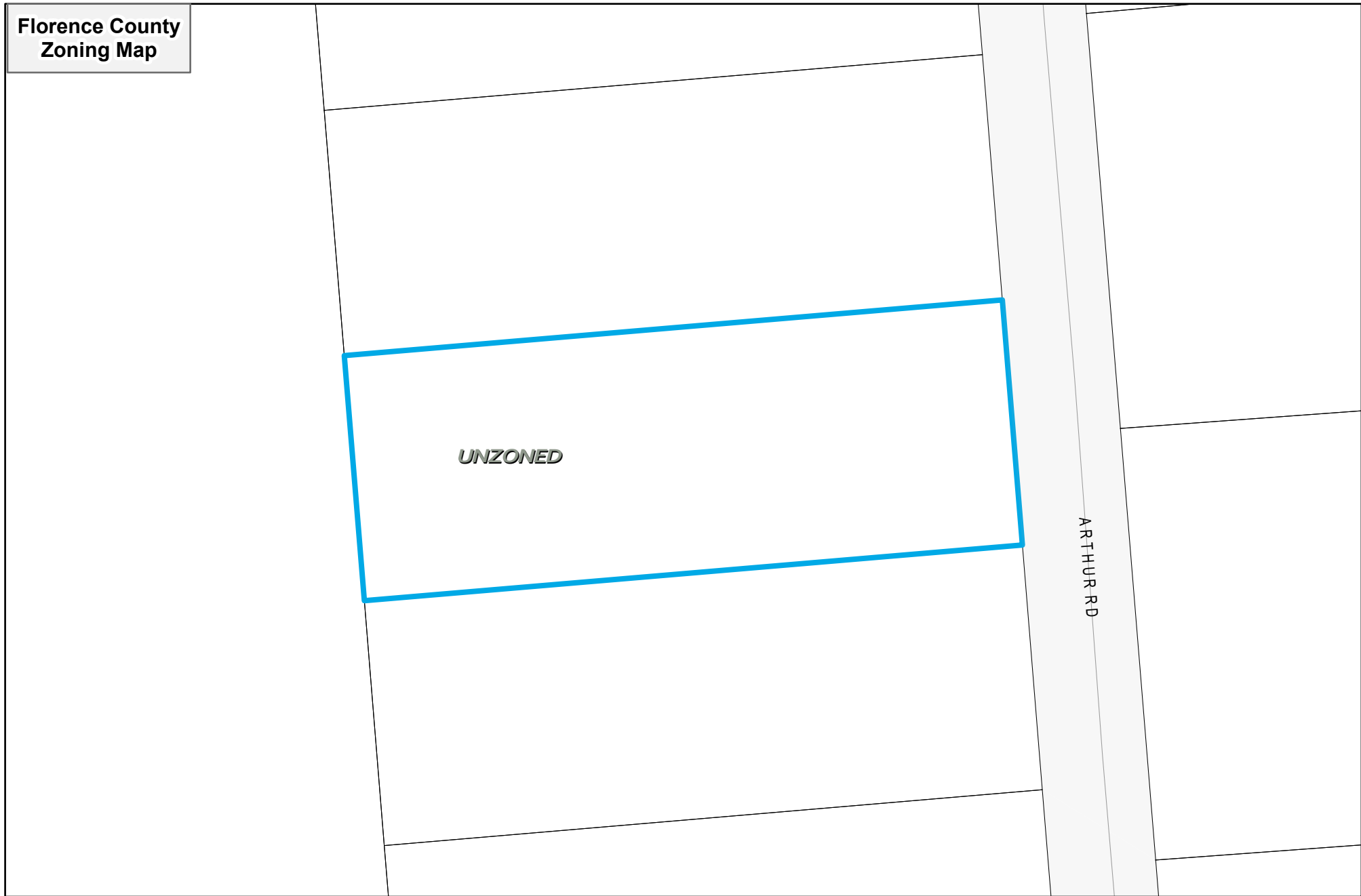
Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-26



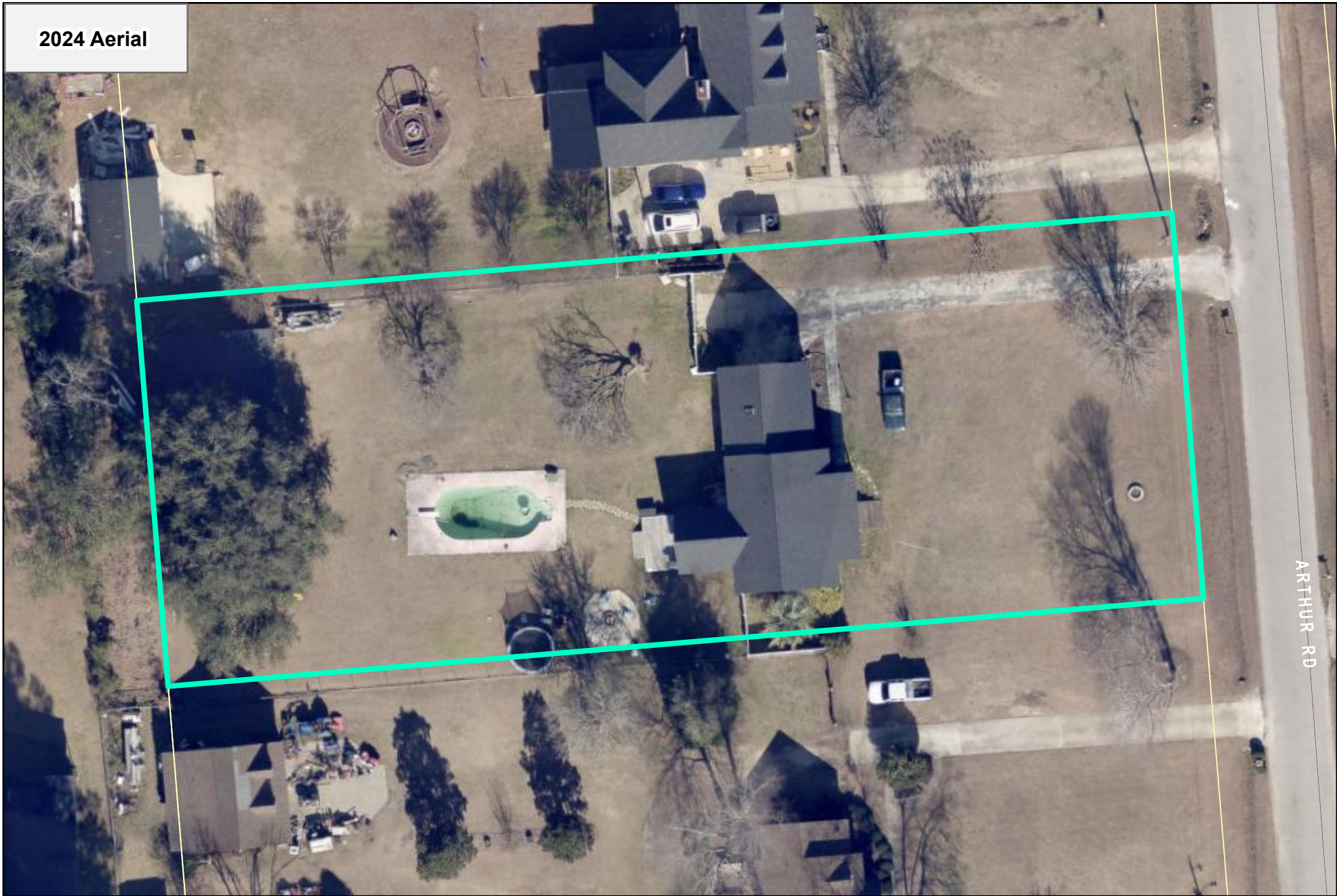
Current County Zoning
UNZONED

**Florence County
Planning Department
Meeting Date:
05/26/2026**

**Council District 5
PC#2026-26**



2024 Aerial



0 40 80
Feet

Megan M & Matthew P Wentzel
2719 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-26

00209-01-033

55

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-27**

SUBJECT: Map Amendment Requested By Shannon S. Januesheske To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2715 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 034.

LOCATION: 2715 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-034

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Shannon S. Januesheske

APPLICANT: Shannon S. Januesheske

ZONING/LAND AREA: Unzoned / Approximately .81 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District.**
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

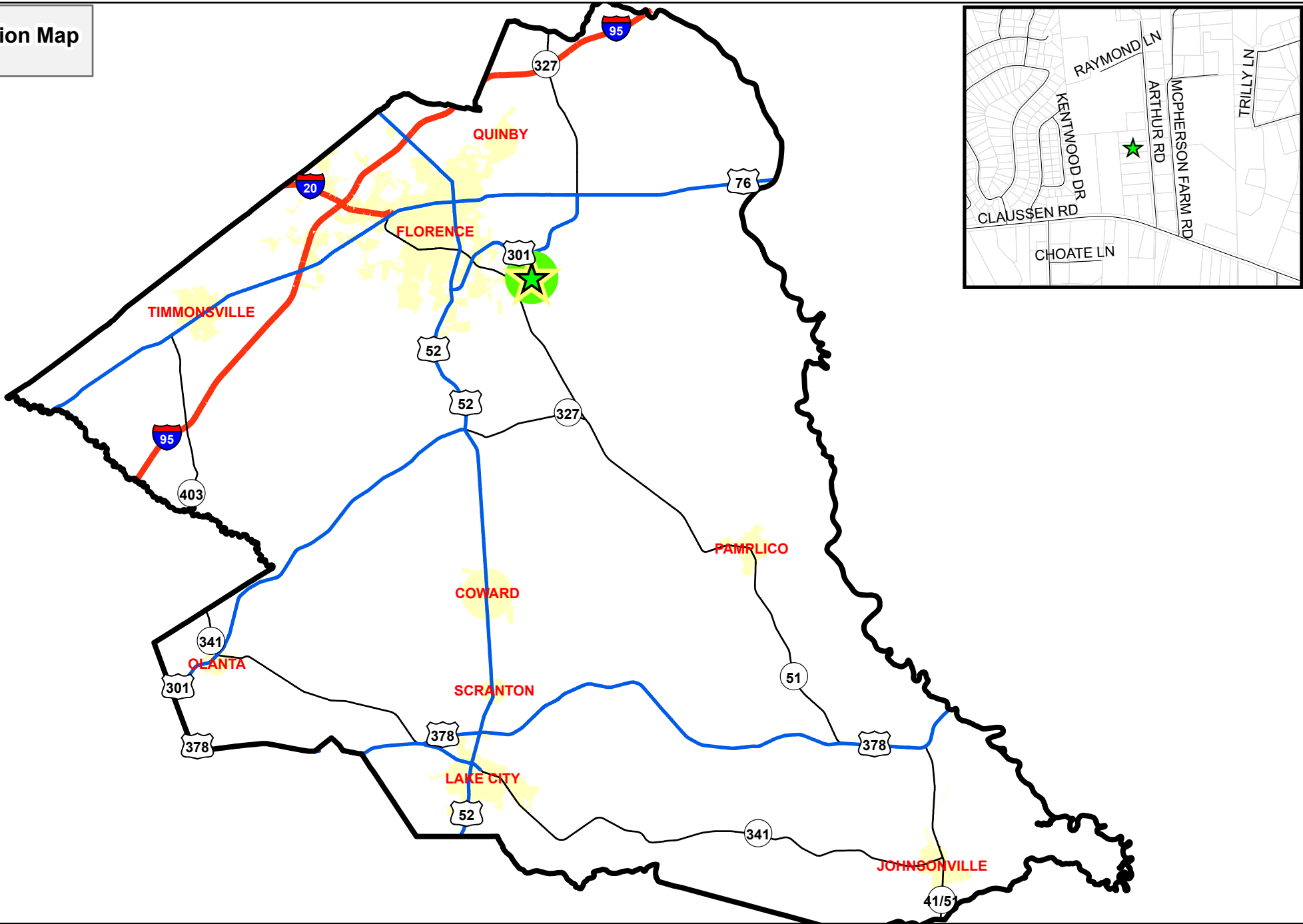
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

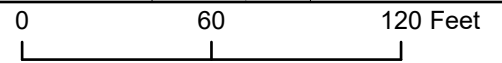
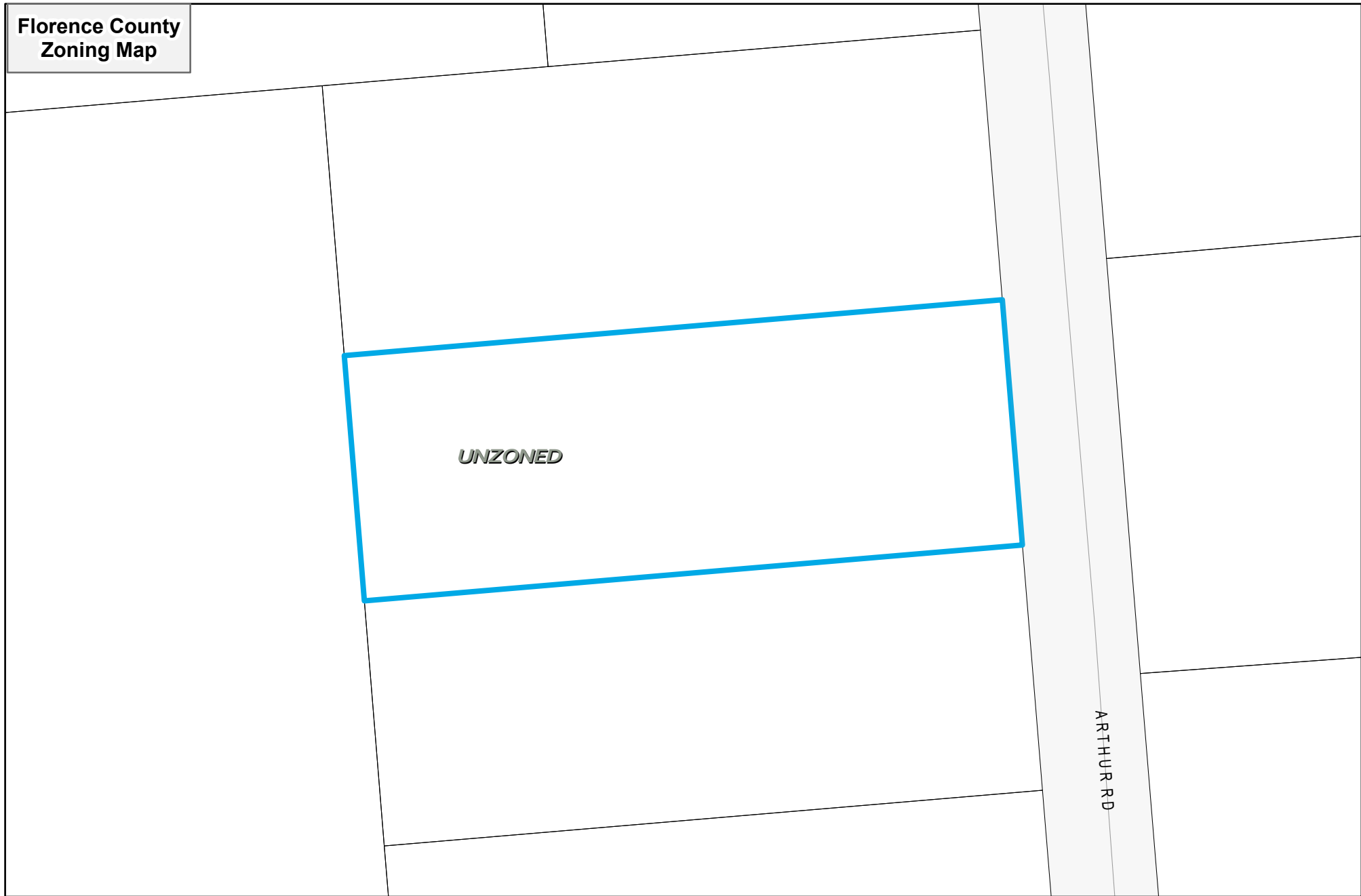
Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-27



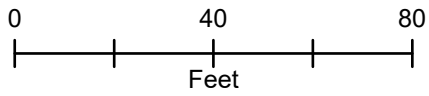
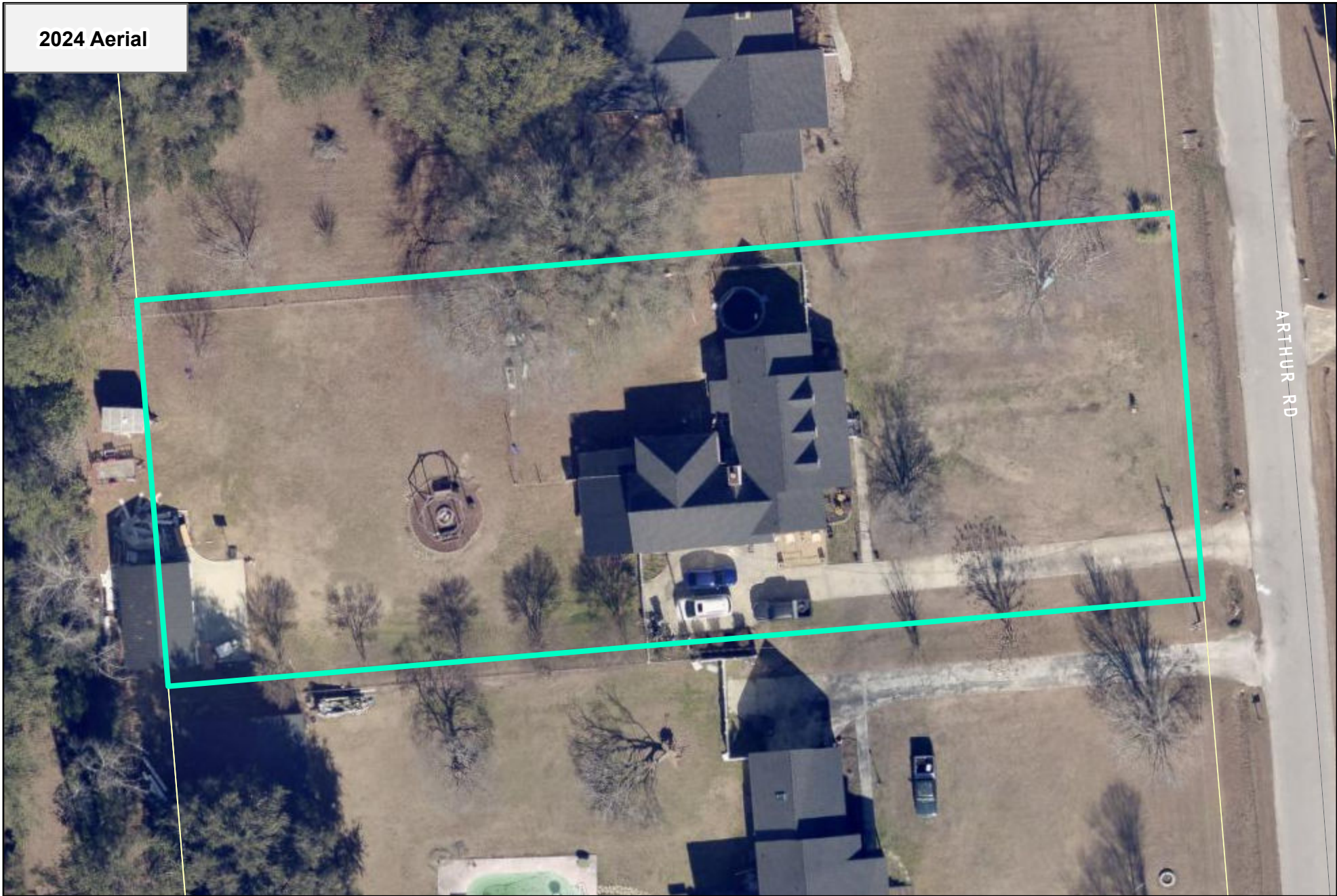
Current County Zoning
UNZONED

**Florence County
Planning Department
Meeting Date:
05/26/2026**

**Council District 5
PC#2026-27**

59

2024 Aerial



Shannon S Januesheske
2715 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-27

00209-01-034

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-28**

SUBJECT: Map Amendment Requested By John D. Newland, (TTEE)
To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2709 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 035.

LOCATION: 2709 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-035

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: John D. Newland (TTEE)

APPLICANT: John D. Newland (TTEE)

ZONING/LAND AREA: Unzoned / Approximately .90 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District.**
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

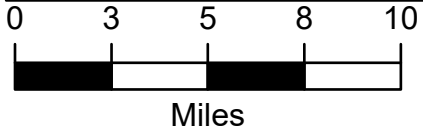
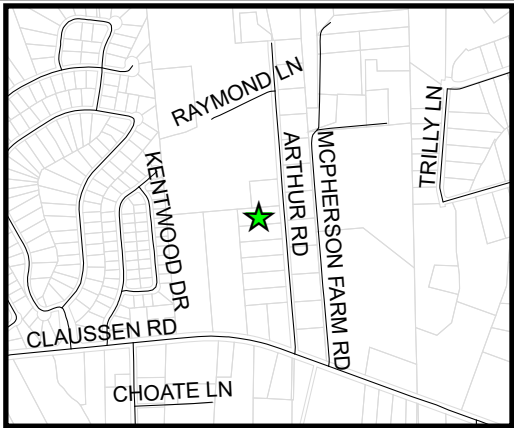
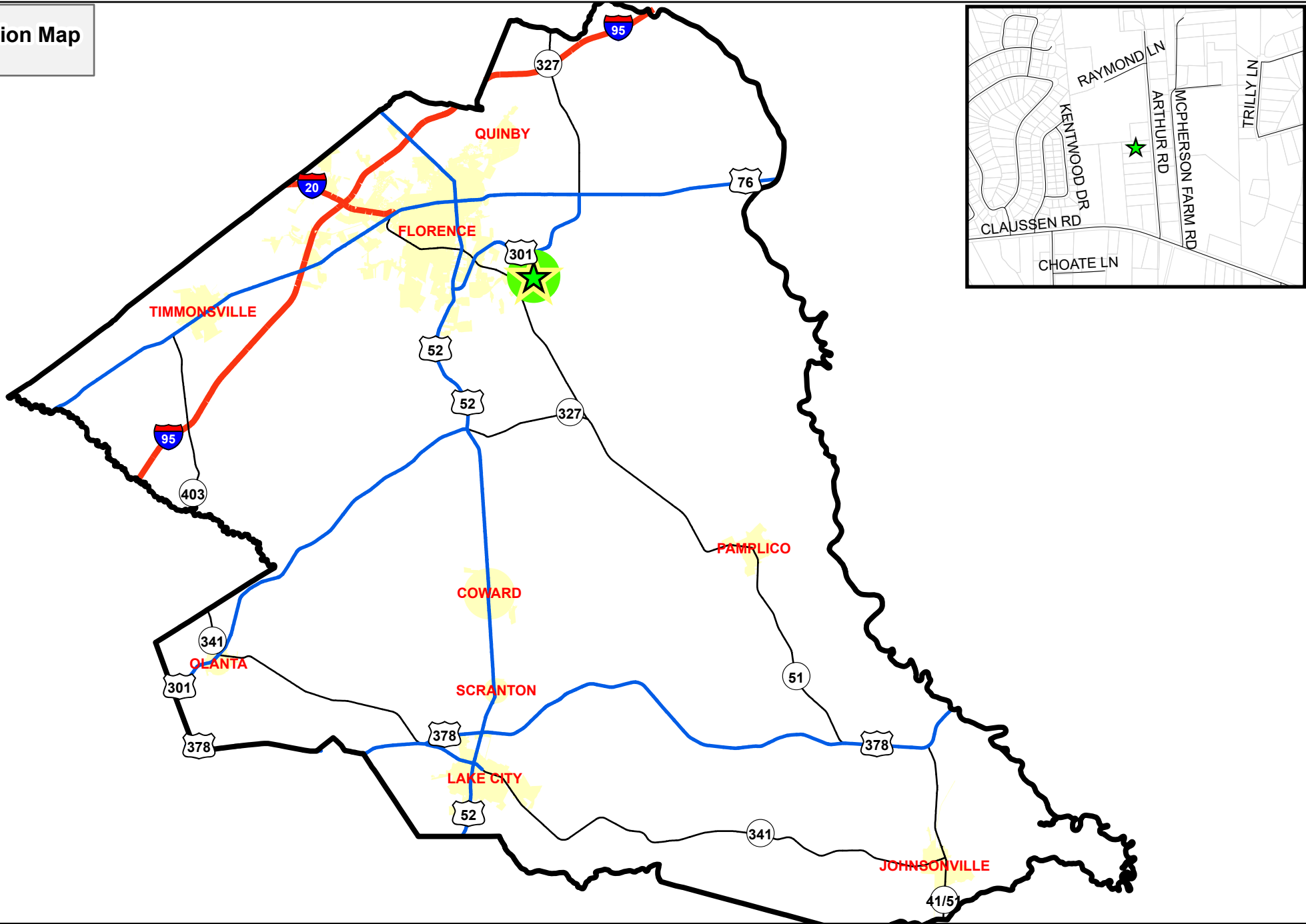
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

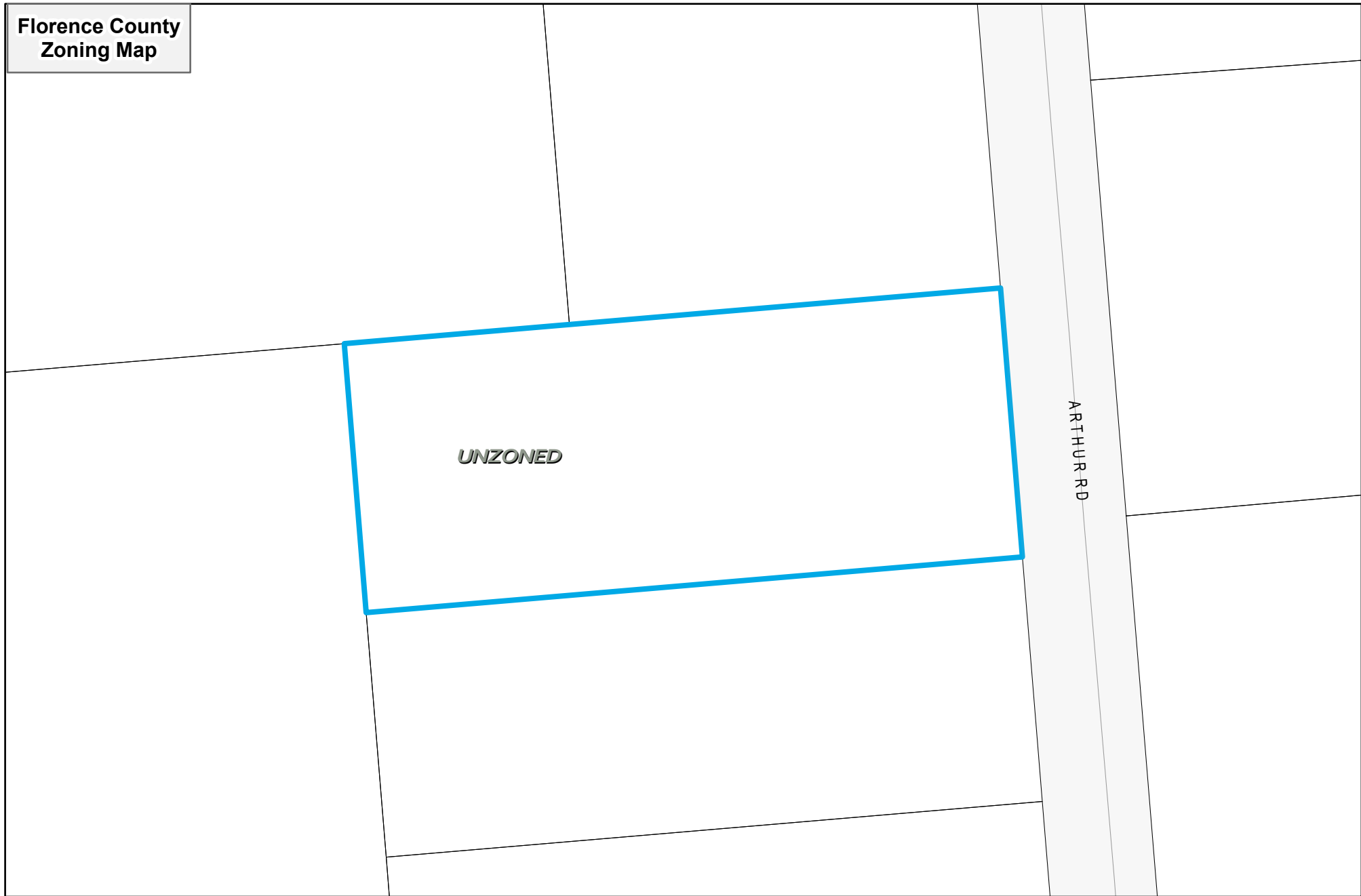
Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-28



0 60 120 Feet

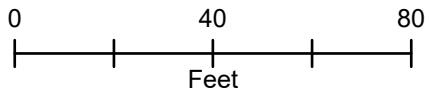
Current County Zoning
UNZONED

**Florence County
Planning Department
Meeting Date:
05/26/2026**

**Council District 5
PC#2026-28**



2024 Aerial



John D Newland TTEE
2709 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-28
00209-01-035

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-29**

SUBJECT: Map Amendment Requested By Mary Jean Smith To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2703 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 036.

LOCATION: 2703 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-036

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Mary Jean Smith

APPLICANT: Mary Jean Smith

ZONING/LAND AREA: Unzoned / Approximately .90 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District.**
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

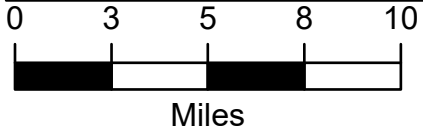
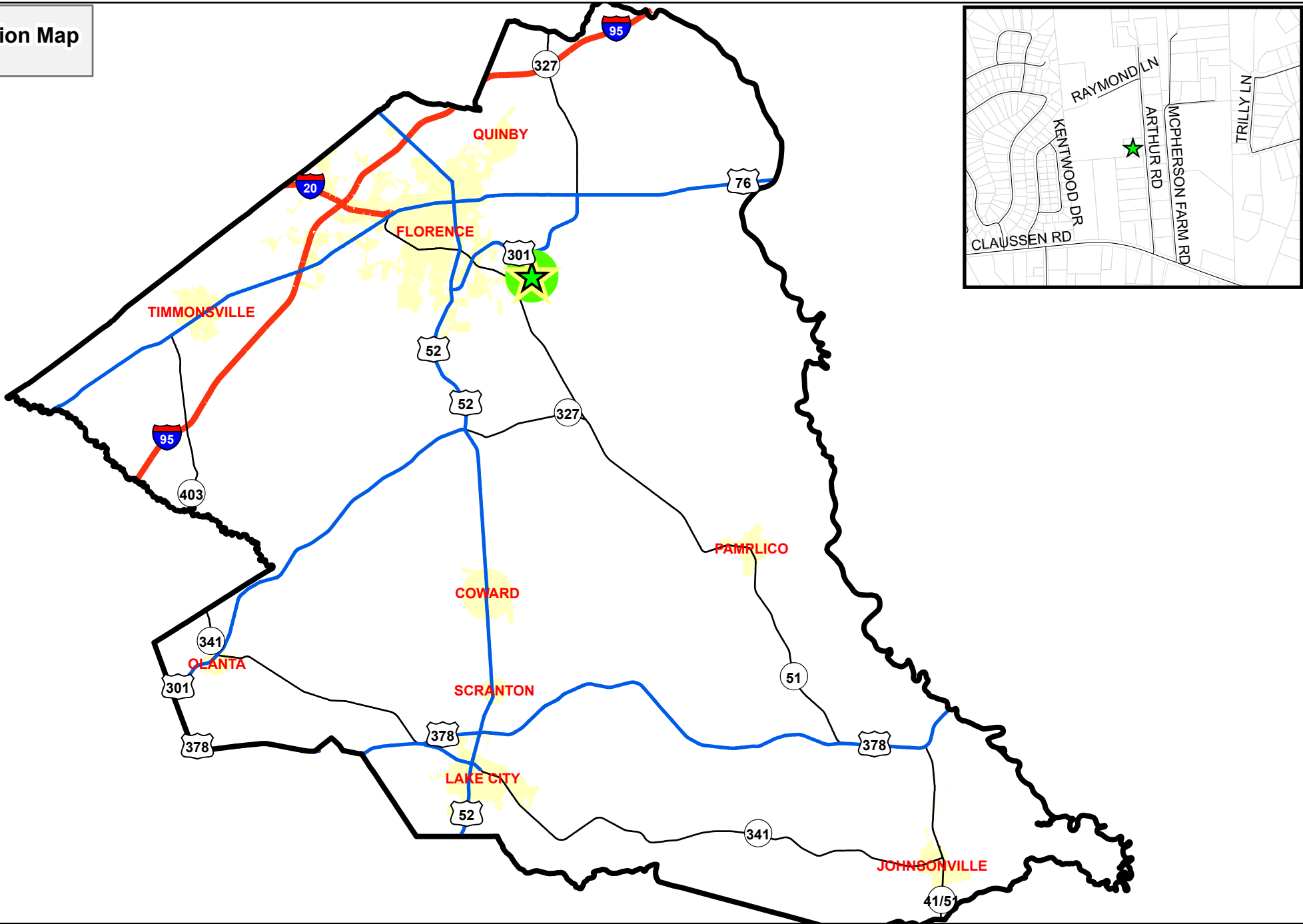
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026

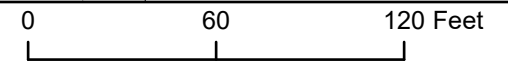


Council District 5
PC#2026-29



UNZONED

ARTHUR RD



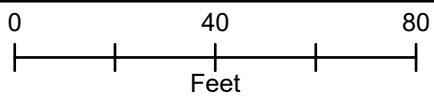
Current County Zoning
UNZONED

**Florence County
Planning Department
Meeting Date:
05/26/2026**

**Council District 5
PC#2026-29**



2024 Aerial



Mary G Smith
2703 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-29
00209-01-036

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-30**

SUBJECT: Map Amendment Requested By Charles McPherson To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2403 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 071.

LOCATION: 2403 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-071

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Charles McPherson

APPLICANT: Charles McPherson

ZONING/LAND AREA: Unzoned / Approximately .81 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District.**
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

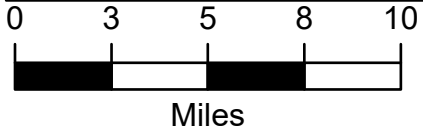
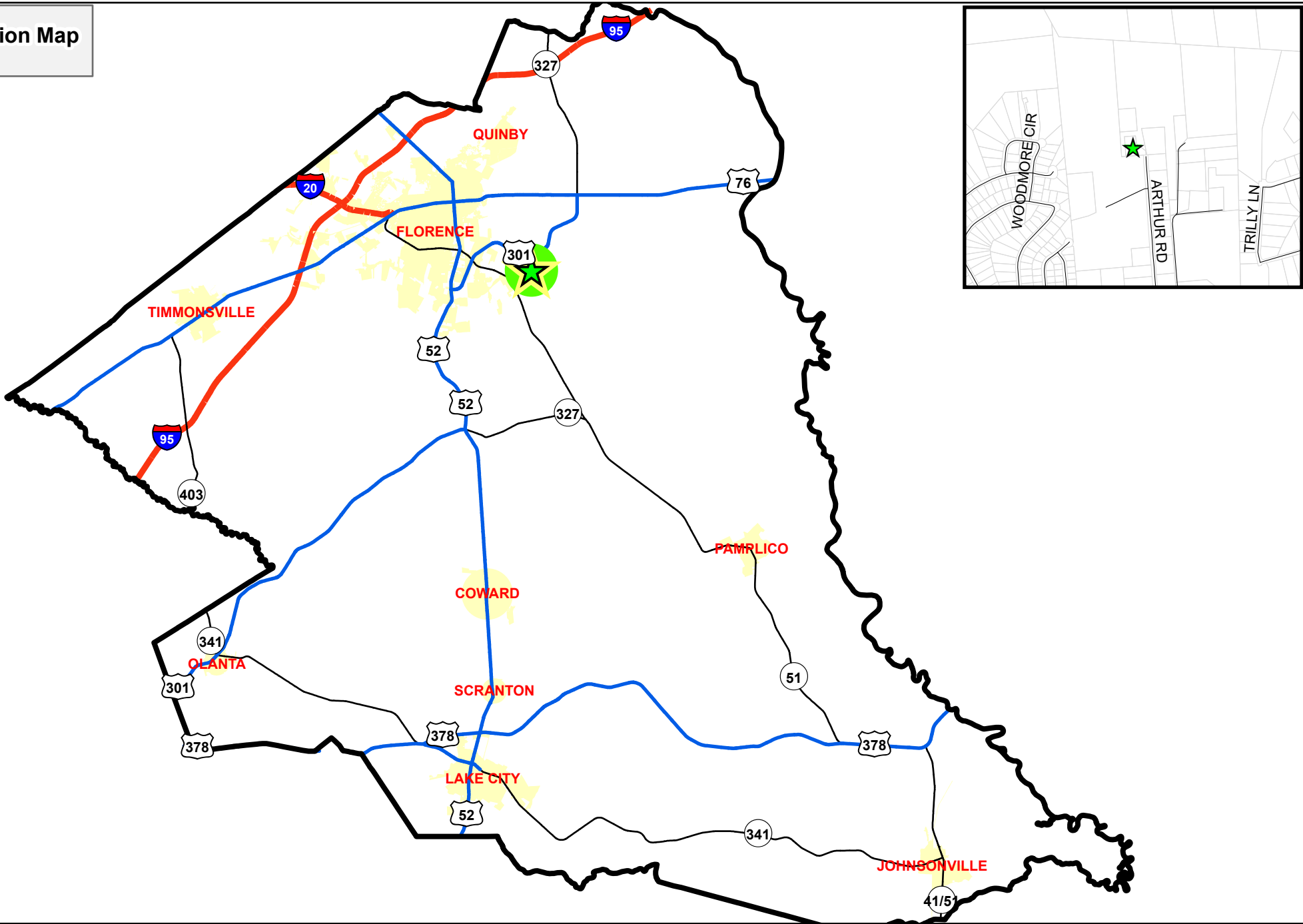
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



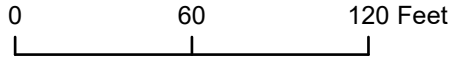
Council District 5
PC#2026-30

**Florence County
Zoning Map**



UNZONED

ARTHUR RD



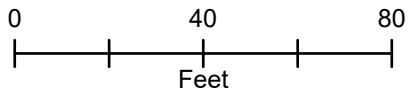
Current County Zoning
UNZONED

**Florence County
Planning Department
Meeting Date:
05/26/2026**

**Council District 5
PC#2026-30**



2024 Aerial



Charles McPherson
2403 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-30
00209-01-071

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-31**

SUBJECT: Map Amendment Requested By James McPherson II And Patricia McPherson To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2397 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 037.

LOCATION: 2397 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-037

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: James McPherson II and Patricia McPherson

APPLICANT: James McPherson II and Patricia McPherson

ZONING/LAND AREA: Unzoned / Approximately 1.09 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District.**
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

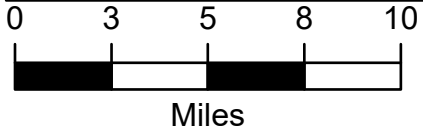
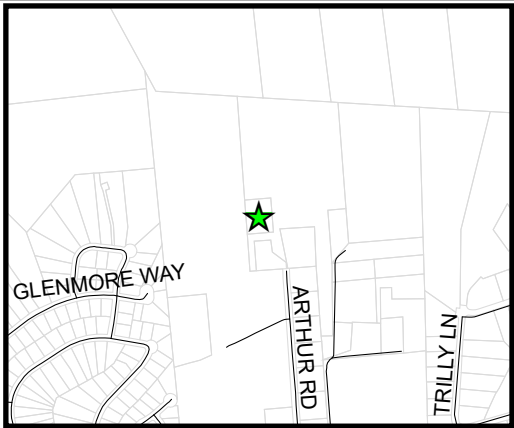
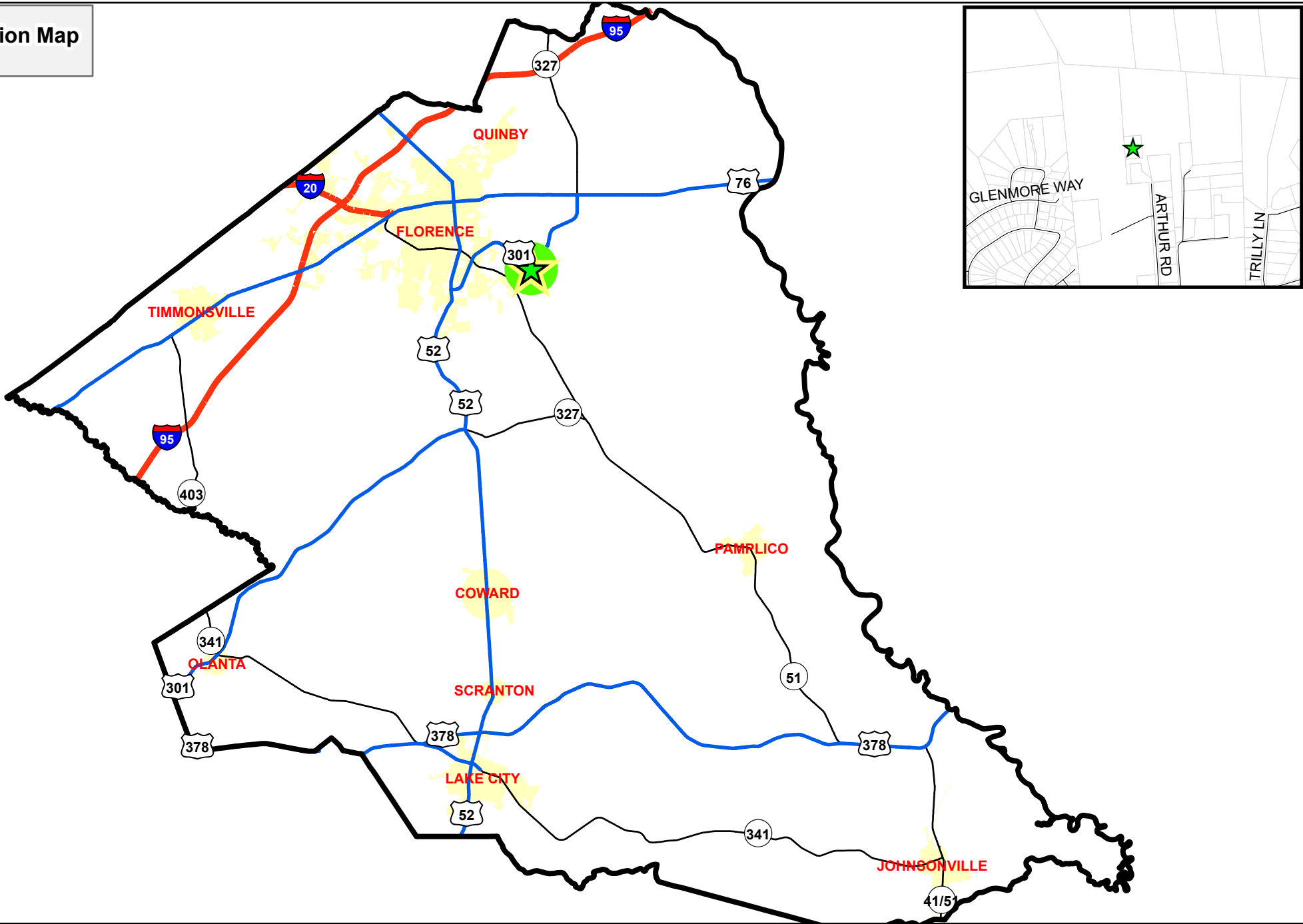
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

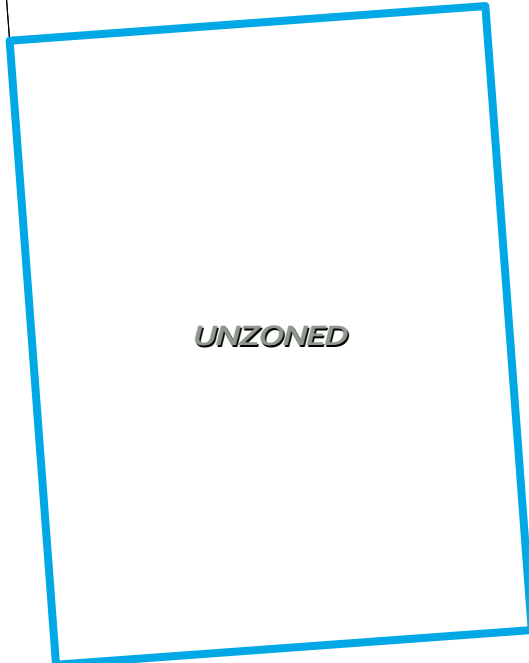
Location Map



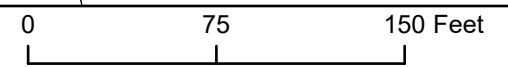
Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-31



UNZONED



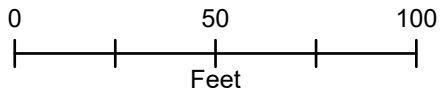
Current County Zoning
UNZONED

**Florence County
Planning Department
Meeting Date:
05/26/2026**

**Council District 5
PC#2026-31**



2024 Aerial



James & Patricia McPherson
2397 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-31
00209-01-037

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-32**

SUBJECT: Map Amendment Requested By Kip A. Jones To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2728 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 051.

LOCATION: 2728 Arthur Road, Florence SC

TAX MAP NUMBERS: 00210-01-051

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Kip A. Jones

APPLICANT: Kip A. Jones

ZONING/LAND AREA: Unzoned / Approximately .92 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

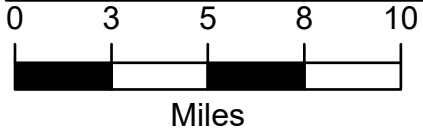
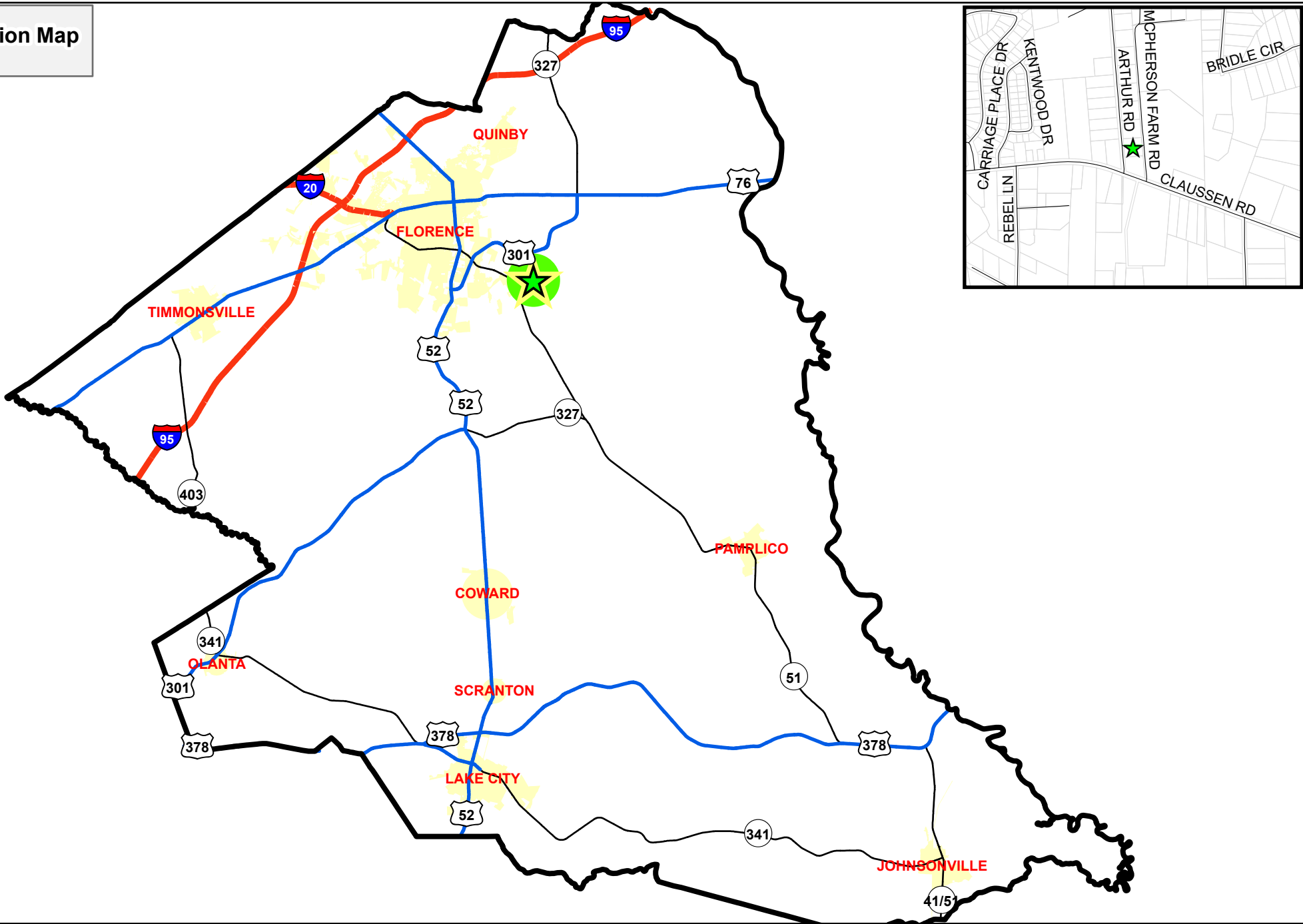
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



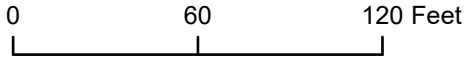
Council District 5
PC#2026-32



UNZONED

ARTHUR RD

MCPHERSON FARM RD



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-32

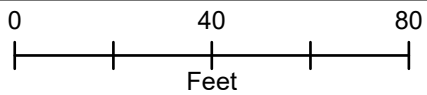


2024 Aerial



ARTHUR RD

MCPHERSON FARM RD



Kip A Jones
2728 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-32
00210-01-051

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-33**

SUBJECT: Map Amendment Requested By Francis McPherson To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2720 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 044.

LOCATION: 2720 Arthur Road, Florence SC

TAX MAP NUMBERS: 00210-01-044

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Francis McPherson

APPLICANT: Francis McPherson

ZONING/LAND AREA: Unzoned / Approximately .92 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

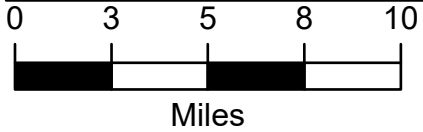
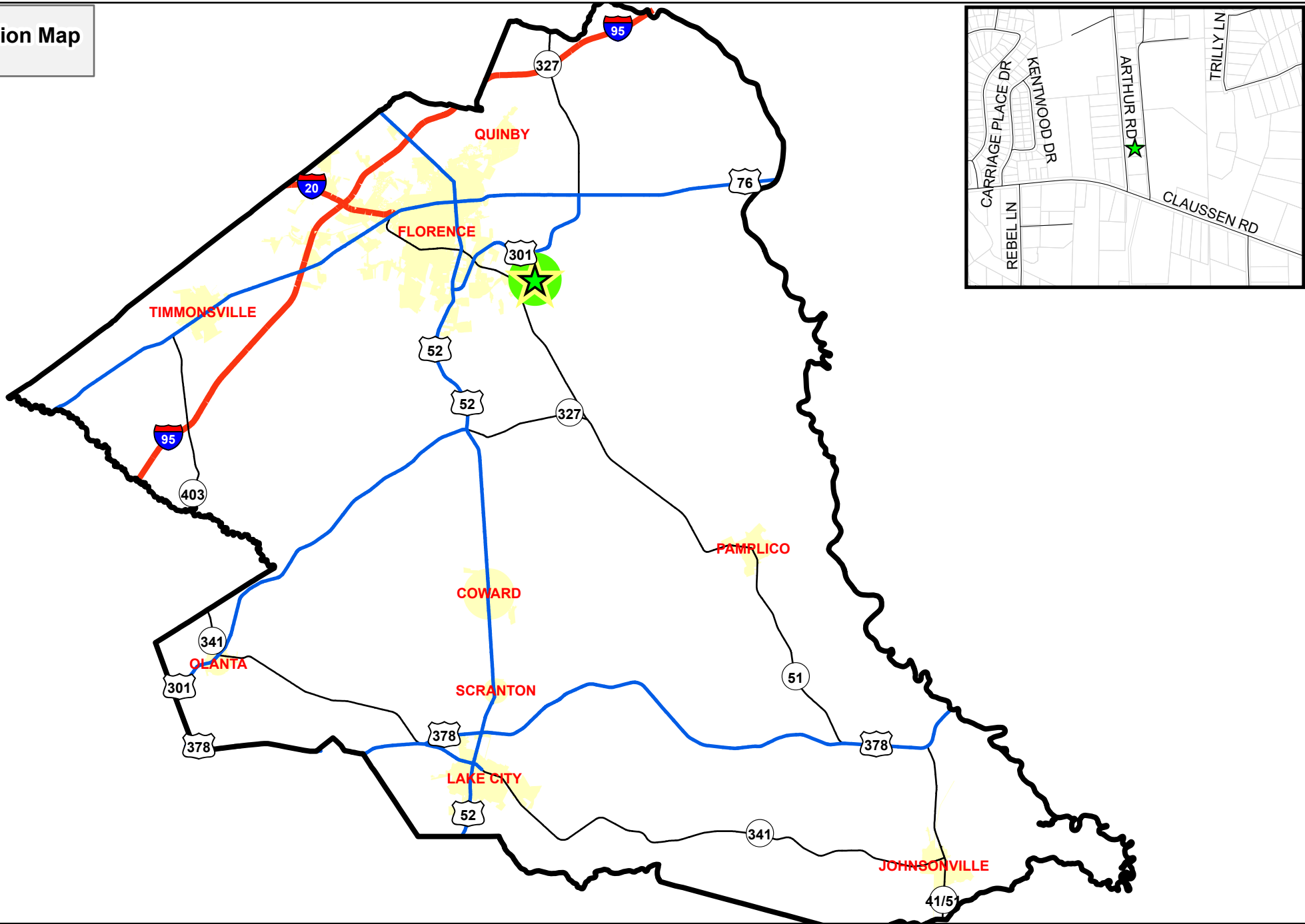
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map

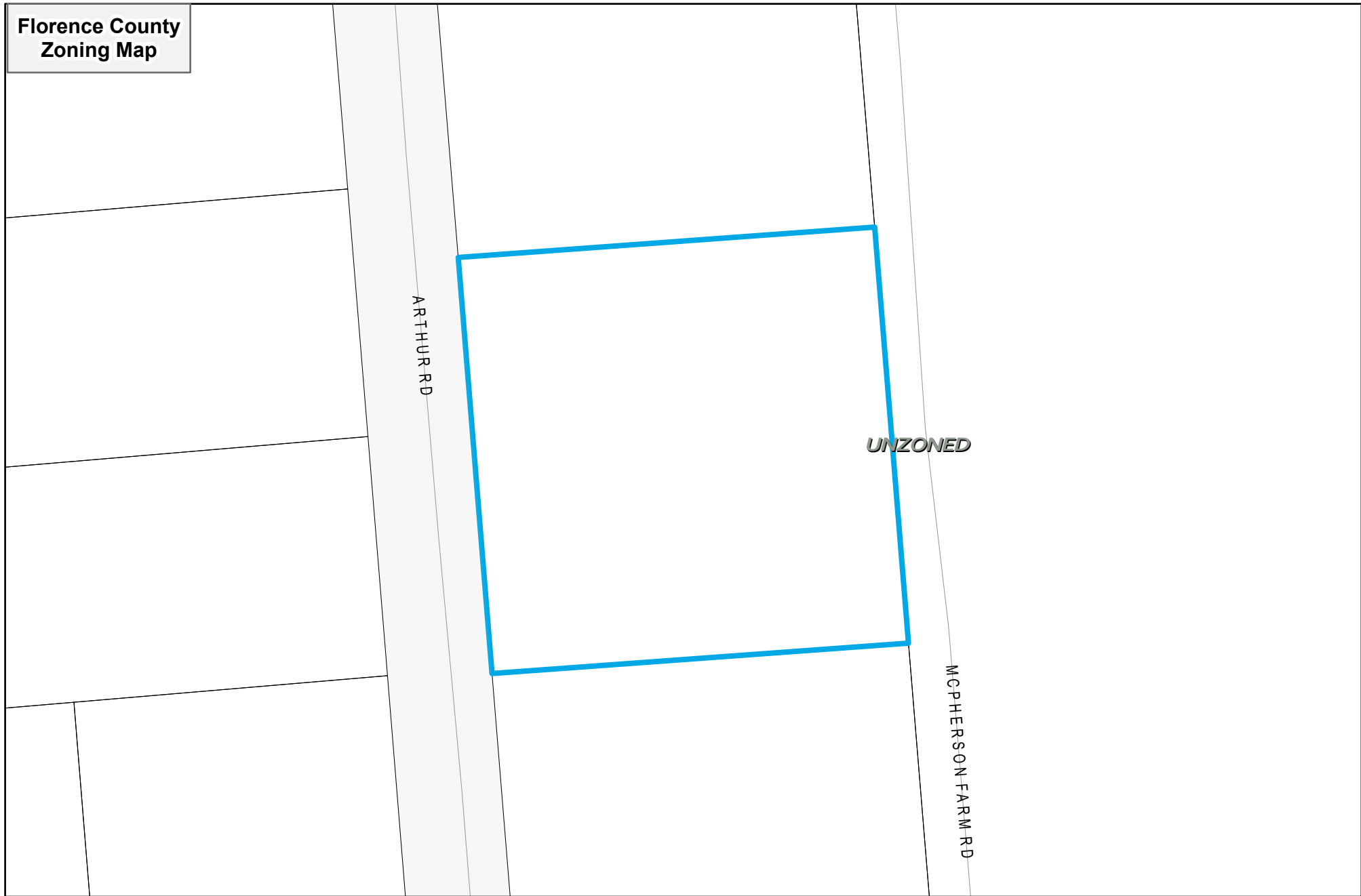


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-33

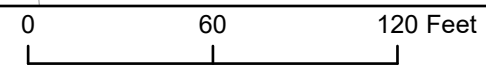
**Florence County
Zoning Map**



ARTHUR RD

UNZONED

MCPHERSON FARM RD



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-33

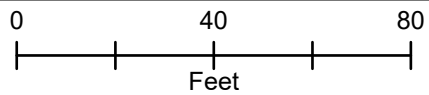


2024 Aerial



ARTHUR RD

MCPHERSON FARM RD



Francis McPherson
2720 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-33
00210-01-044

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-34**

SUBJECT: Map Amendment Requested By William Kenneth, Jr. And Phyllis C. Brown To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2722 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 027.

LOCATION: 2722 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-027

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: William Kenneth, Jr. and Phyllis C. Brown

APPLICANT: William Kenneth, Jr. and Phyllis C. Brown

ZONING/LAND AREA: Unzoned / Approximately .93 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

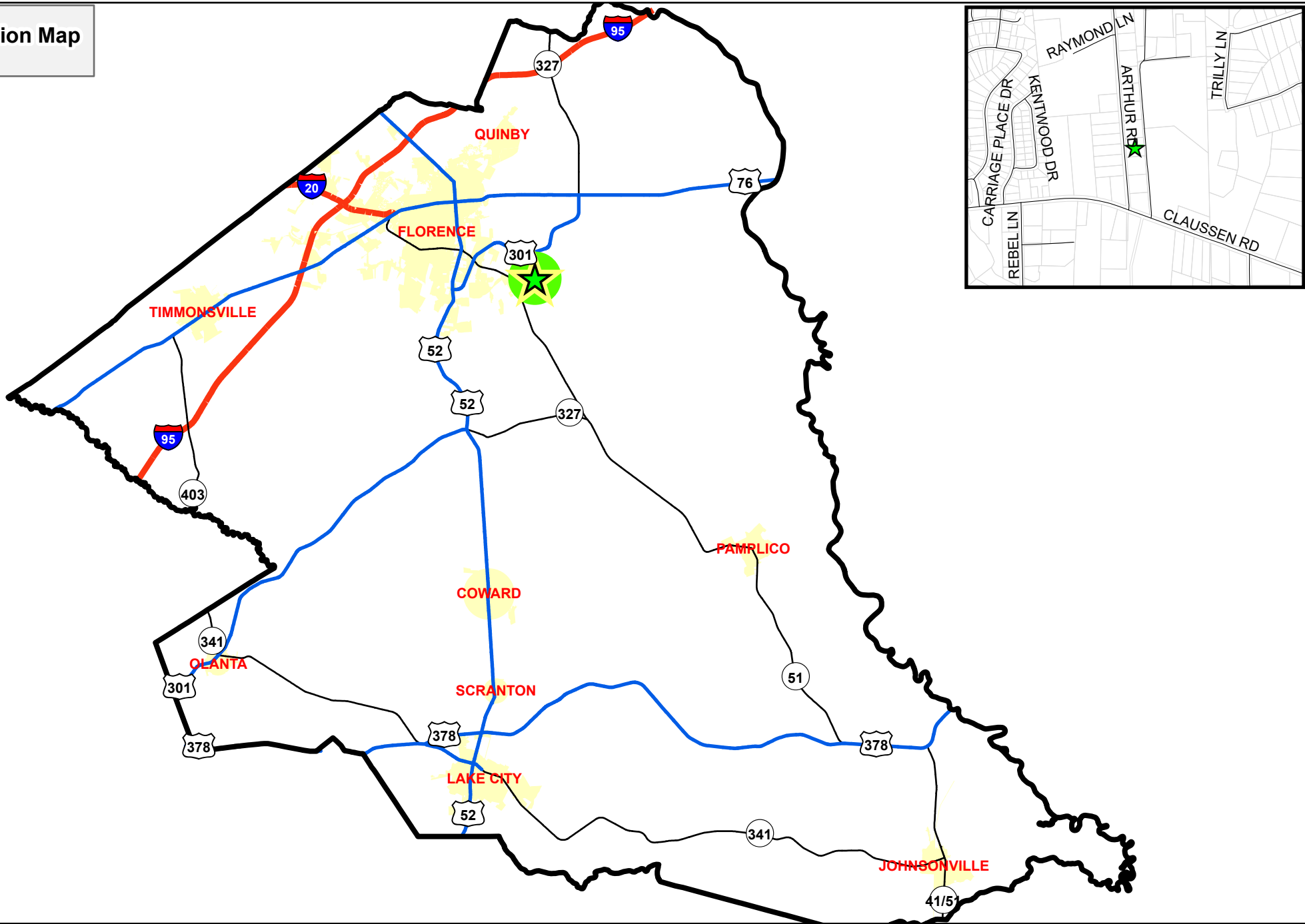
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-34

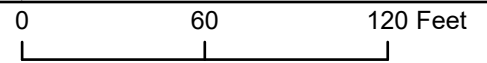
**Florence County
Zoning Map**



UNZONED

ARTHUR RD

MCPHERSON FARM RD



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

**Council District 5
PC#2026-34**



2024 Aerial



ARTHUR RD

MCPHERSON FARM RD

0 40 80
Feet

Florence County
Planning Department
Meeting Date:
05/26/2026



William K. & Phyllis C. Brown
2722 ARTHUR RD
Florence, SC 29505

Council District 5
PC#2026-34
00209-01-027

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-35**

SUBJECT: Map Amendment Requested By Priscilla Bochette To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2706 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 030.

LOCATION: 2706 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-030

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Priscilla Bochette

APPLICANT: Priscilla Bochette

ZONING/LAND AREA: Unzoned / Approximately .93 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned
4. Transportation Access and Circulation:
Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

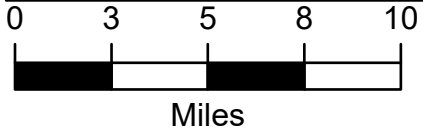
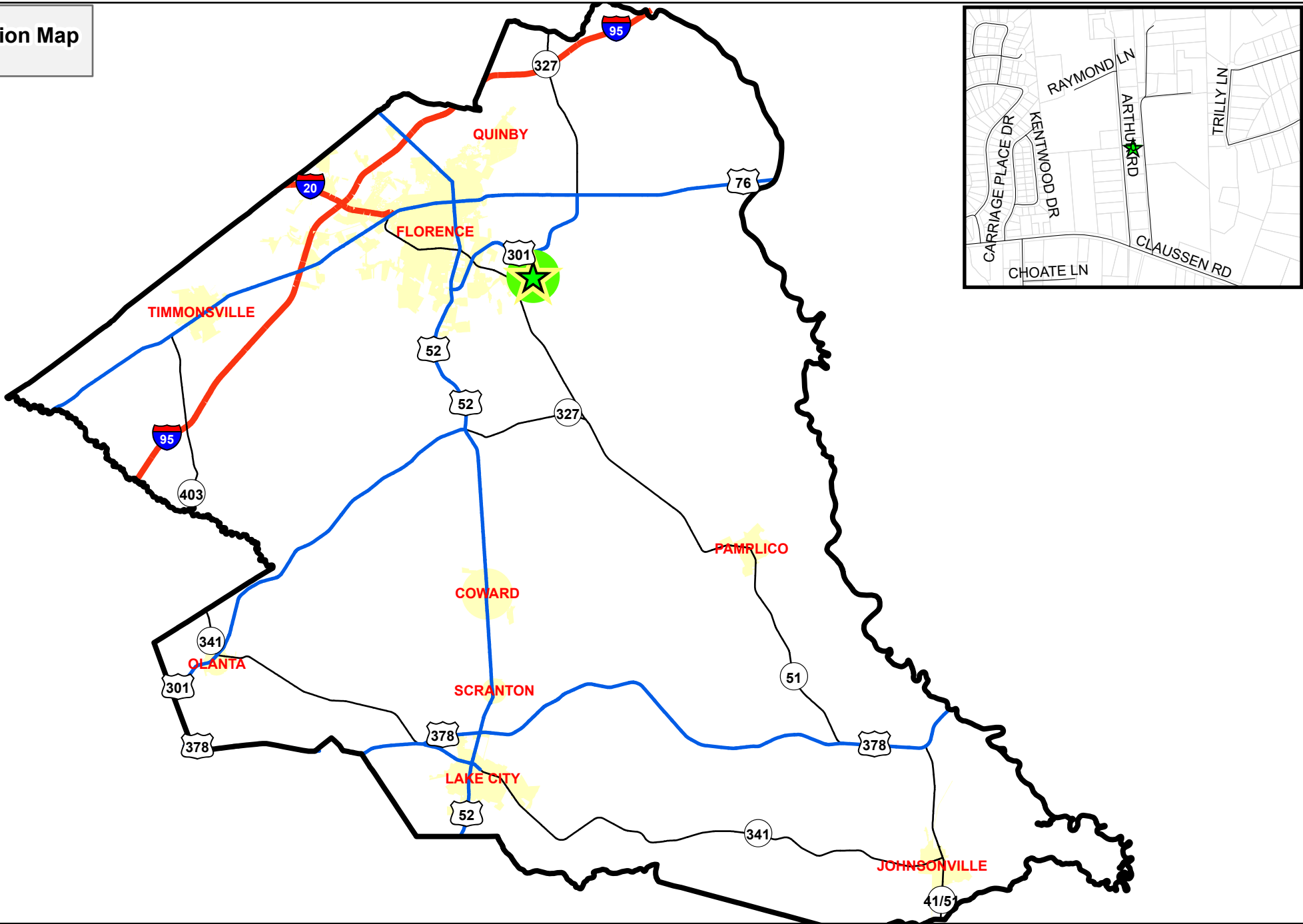
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



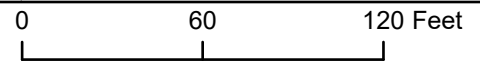
Council District 5
PC#2026-35



UNZONED

ARTHUR RD

MC PHERSON FARM RD



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

**Council District 5
PC#2026-35**

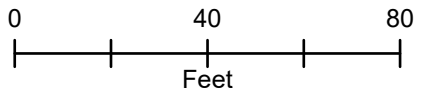


2024 Aerial



ARTHUR RD

MCPHERSON FARM RD



Priscilla Bochette
2706 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-35
00209-01-030

100

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-36**

SUBJECT: Map Amendment Requested By Christopher Hester And Mary M. Spell Hester To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2618 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 031.

LOCATION: 2618 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-031

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Christopher Hester and Mary M. Spell Hester

APPLICANT: Christopher Hester and Mary M. Spell Hester

ZONING/LAND AREA: Unzoned / Approximately .91 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned
4. Transportation Access and Circulation:
Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

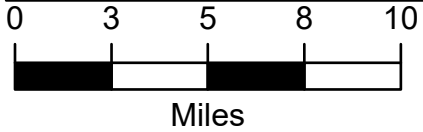
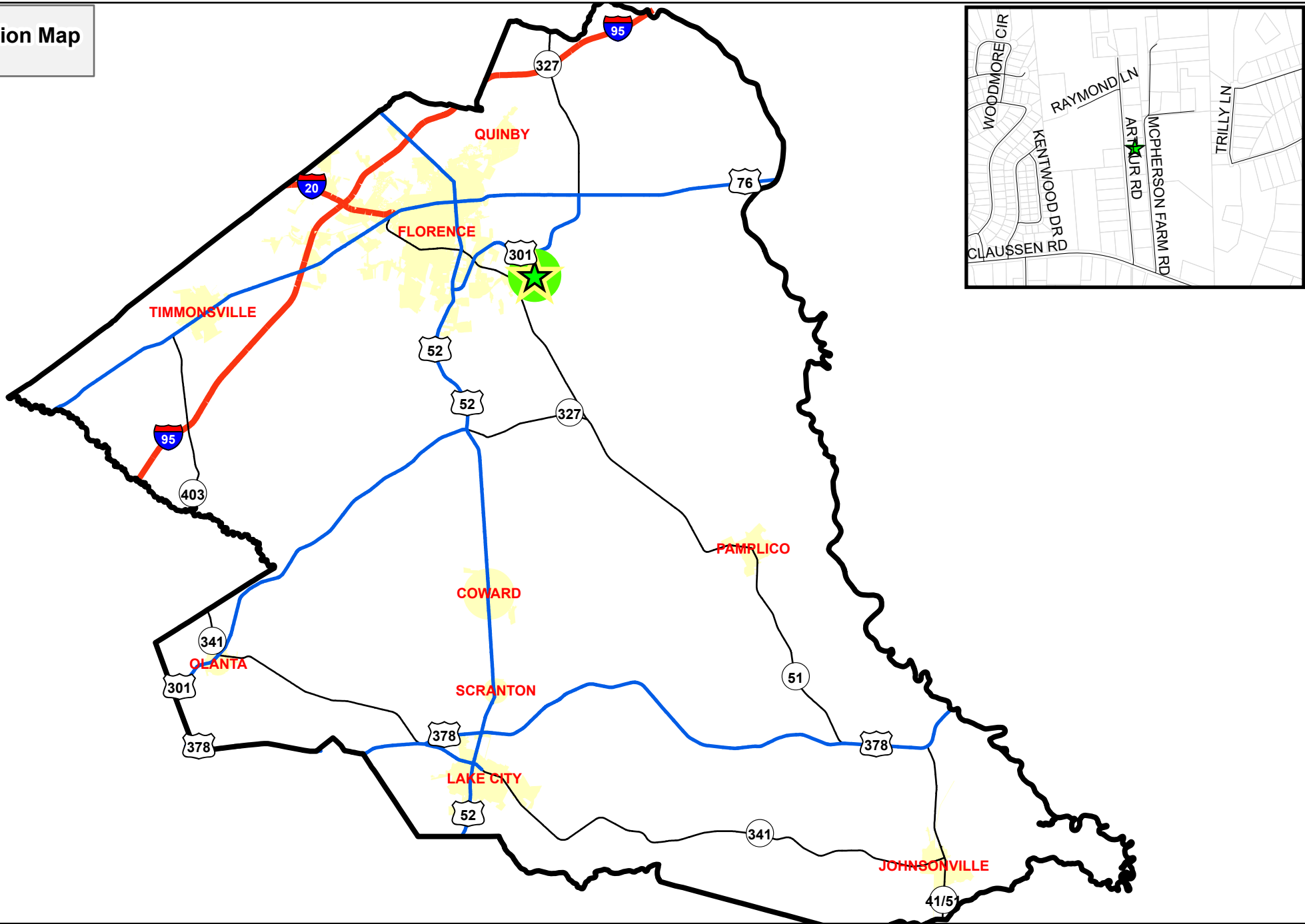
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-36

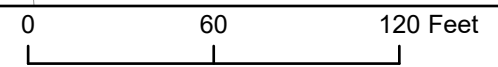
**Florence County
Zoning Map**



ARTHUR RD

MCPHERSON FARM RD

UNZONED



Current County Zoning
UNZONED

**Florence County
Planning Department
Meeting Date:
05/26/2026**

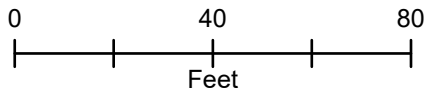
**Council District 5
PC#2026-36**



2024 Aerial

ARTHUR RD

MCPHERSON FARM RD



Christopher & Mary M Spell Hester
2618 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-36
00209-01-031

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-37**

SUBJECT: Map Amendment Requested By Roni Lee And Scarlett B. McManus To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2510 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 041.

LOCATION: 2510 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-041

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Roni Lee and Scarlett B. McManus

APPLICANT: Roni Lee and Scarlett B. McManus

ZONING/LAND AREA: Unzoned / Approximately .84 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned
4. Transportation Access and Circulation:
Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

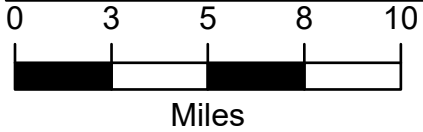
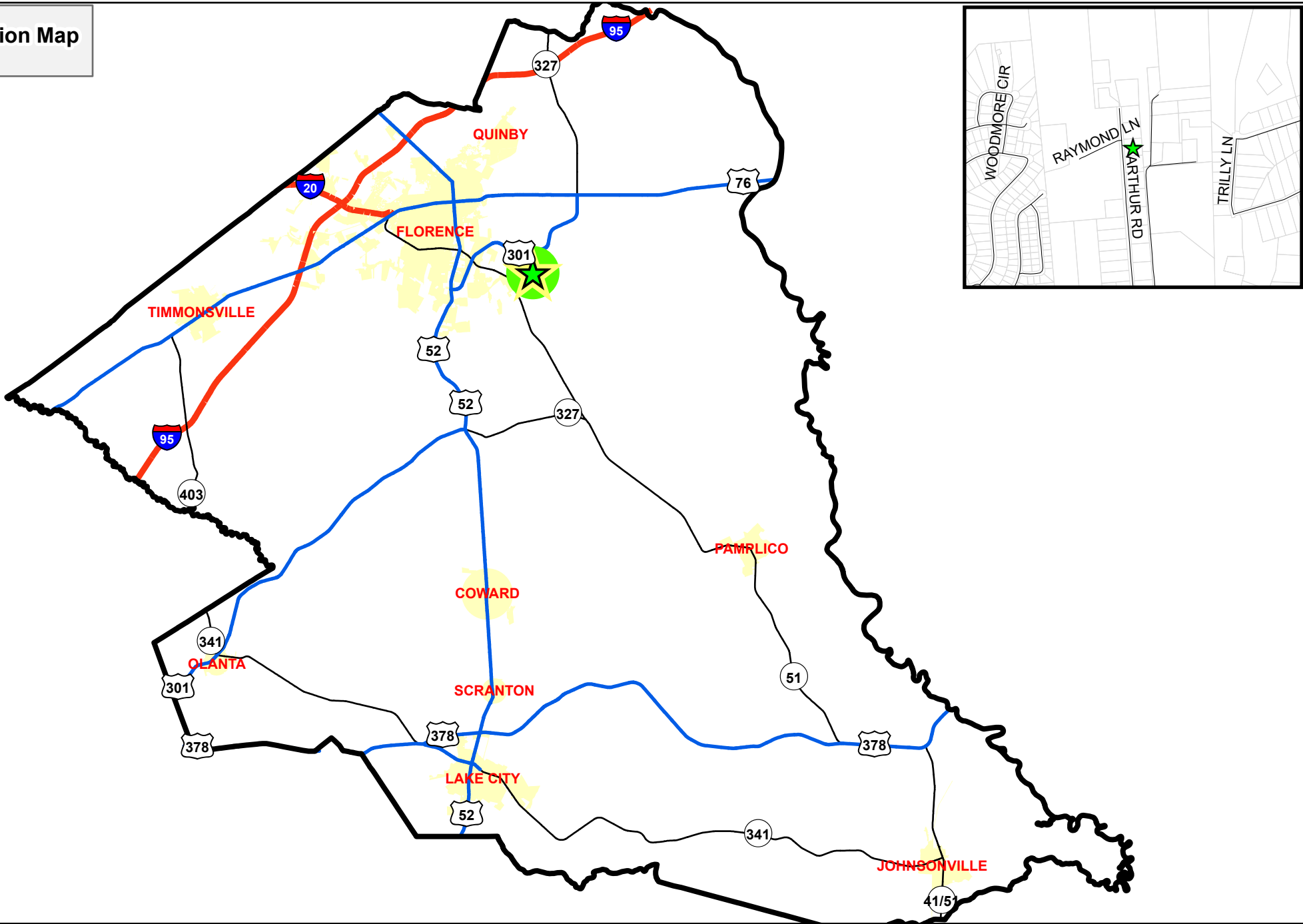
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-37

**Florence County
Zoning Map**

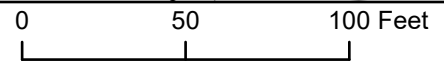


RAYMOND LN

ARTHUR RD

MCPHERSON FARM RD

UNZONED



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

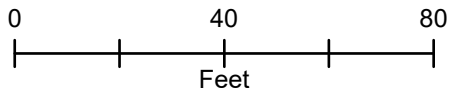
**Council District 5
PC#2026-37**



2024 Aerial



ARTHUR RD
RAYMOND LN



Roni L & Scarlett B McManus
2510 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-37
00209-01-041 110

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-38**

SUBJECT: Map Amendment Requested By Margaret E. Hanna-Lownsberry And Erick W. Lownsberry To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2504 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 044.

LOCATION: 2504 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-044

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Margaret E. Hanna-Lownsberry and Erick W. Lownsberry

APPLICANT: Margaret E. Hanna-Lownsberry and Erick W. Lownsberry

ZONING/LAND AREA: Unzoned / Approximately .80 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned
4. Transportation Access and Circulation:
Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

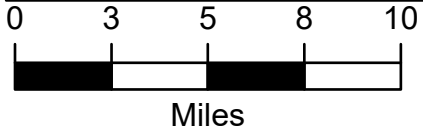
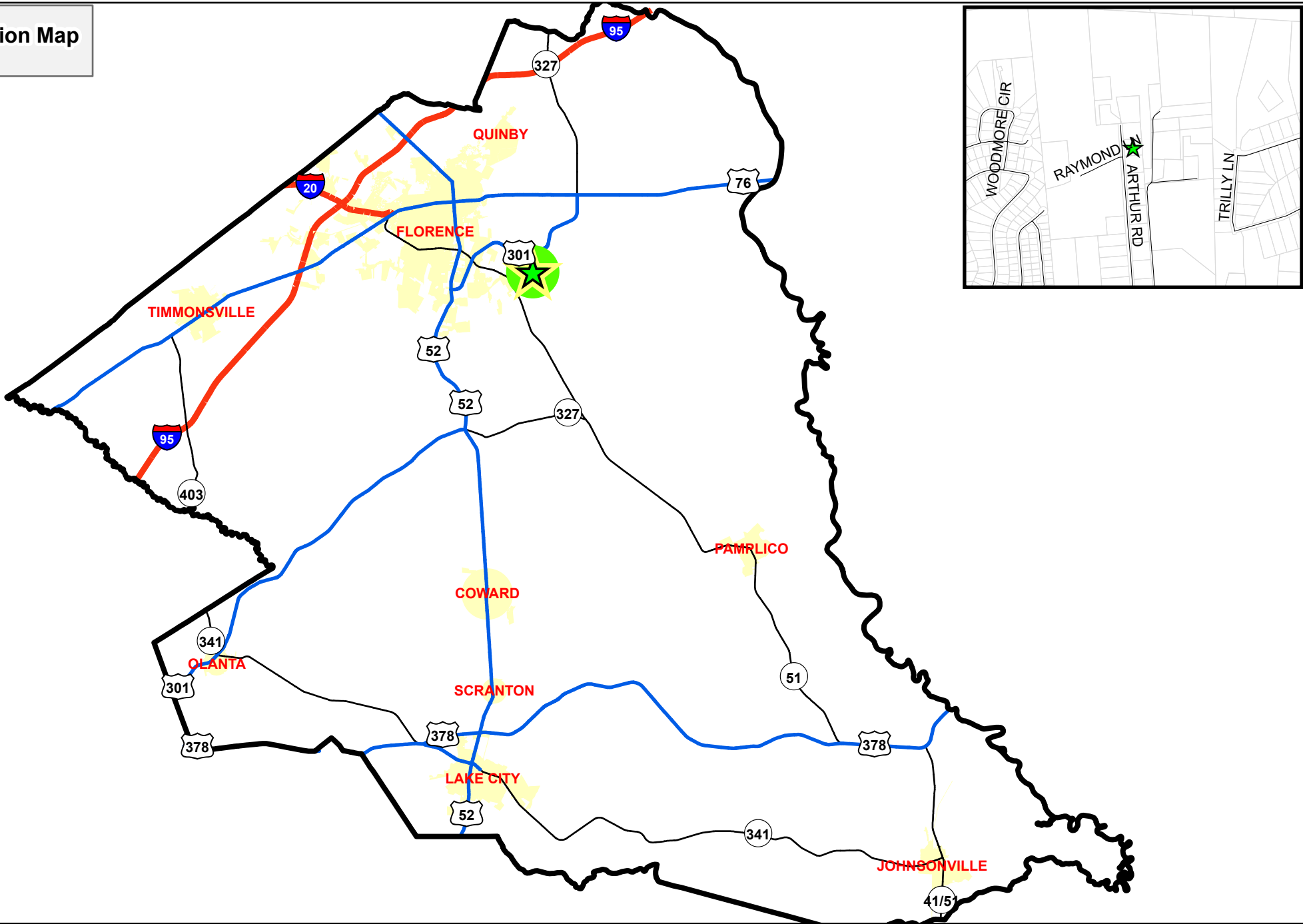
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-38

113

**Florence County
Zoning Map**

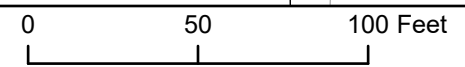


ARTHUR RD

MCPHERSON FARM RD

RAYMOND LN

UNZONED



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-38



2024 Aerial



ARTHUR RD

RAYMOND LN

0 40 80
Feet

Margaret E Hanna-Lownsberry
Erick W Lownsberry
2504 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-38
00209-01-044

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-39**

SUBJECT: Map Amendment Requested By Billy A. And Beth D. Taylor To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2412 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 045.

LOCATION: 2412 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-045

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Billy A. and Beth D. Taylor

APPLICANT: Billy A. and Beth D. Taylor

ZONING/LAND AREA: Unzoned / Approximately .81 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned
4. Transportation Access and Circulation:
Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

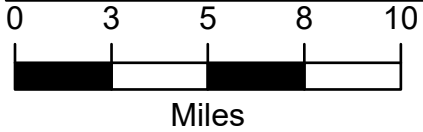
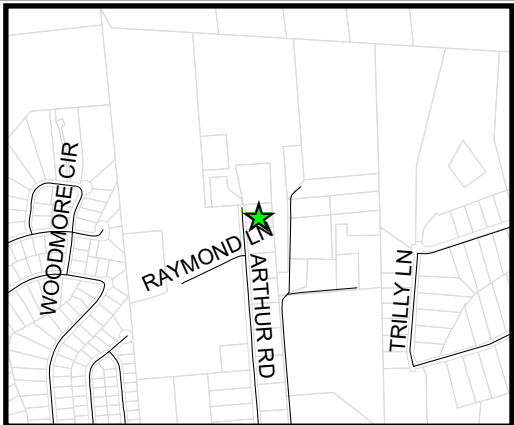
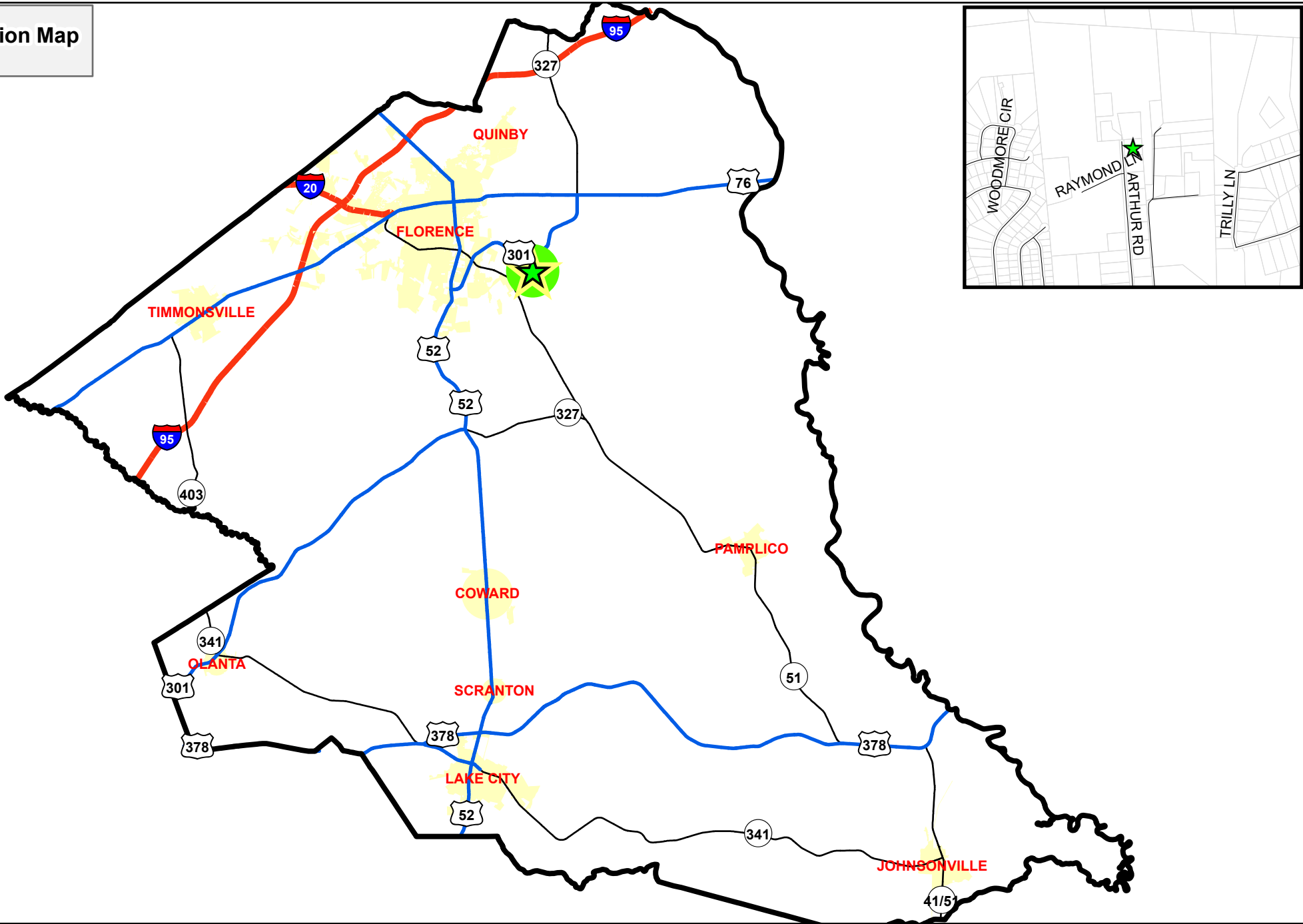
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-39

118

**Florence County
Zoning Map**

UNZONED

ARTHUR RD

MCPHERSON FARM RD

0 50 100 Feet

Current County Zoning
UNZONED

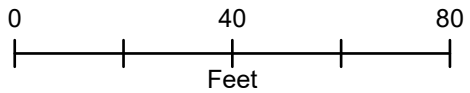
Florence County
Planning Department
Meeting Date:
05/26/2026

**Council District 5
PC#2026-39**

119



2024 Aerial



Billy A & Beth D Taylor
2412 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-39
00209-01-045

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-40**

SUBJECT: Map Amendment Requested By Sheldon And Megan Floyd To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2404 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 072.

LOCATION: 2404 Arthur Road, Florence SC

TAX MAP NUMBERS: 00209-01-072

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Sheldon and Megan Floyd

APPLICANT: Sheldon and Megan Floyd

ZONING/LAND AREA: Unzoned / Approximately 1.53 acres

WATER/SEWER AVAILABILITY: No Water/ No Sewer

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: 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 proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Residential / Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County / Residential / Unzoned
4. Transportation Access and Circulation:
Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

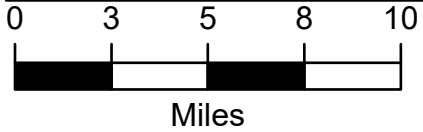
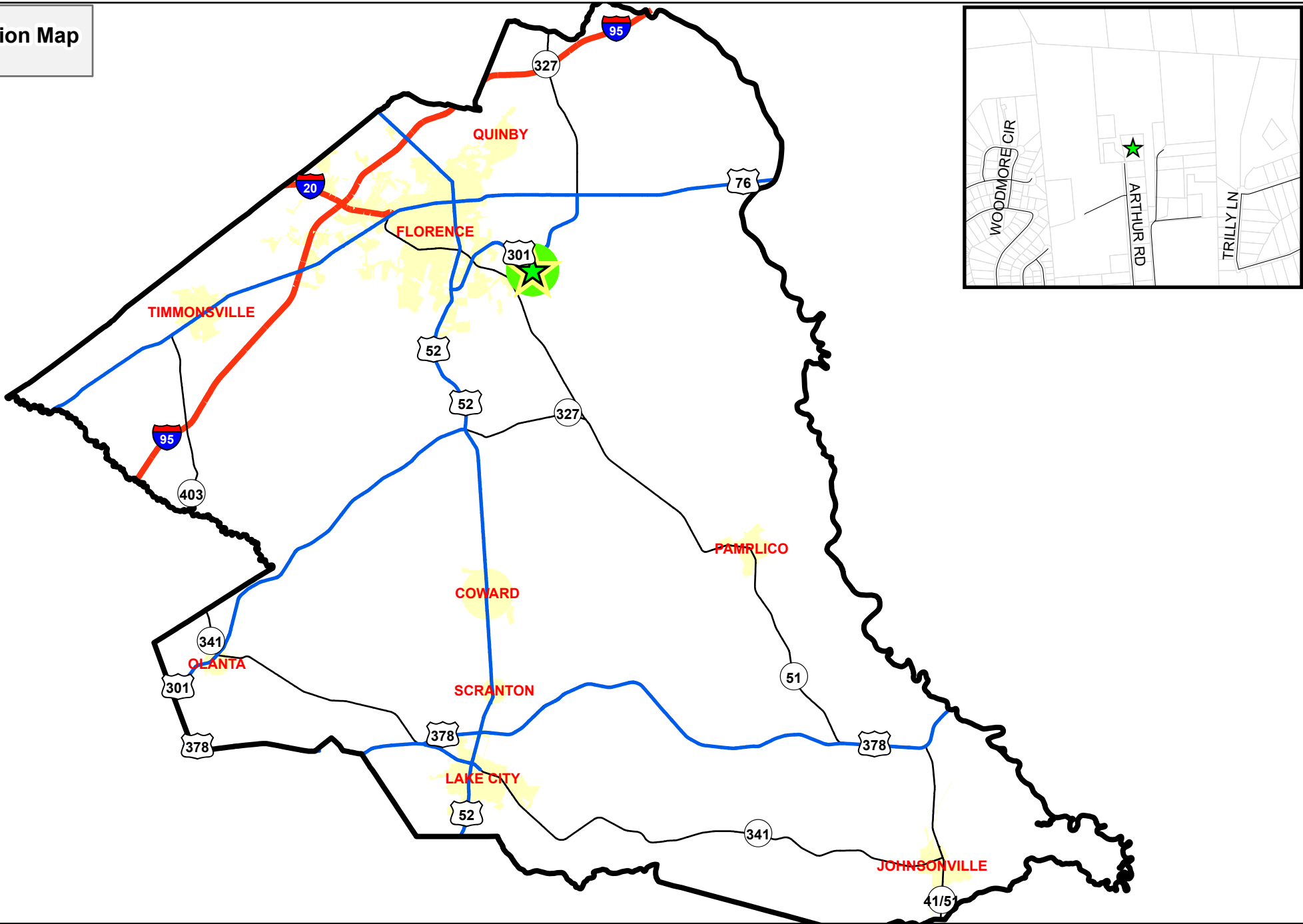
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

Location Map



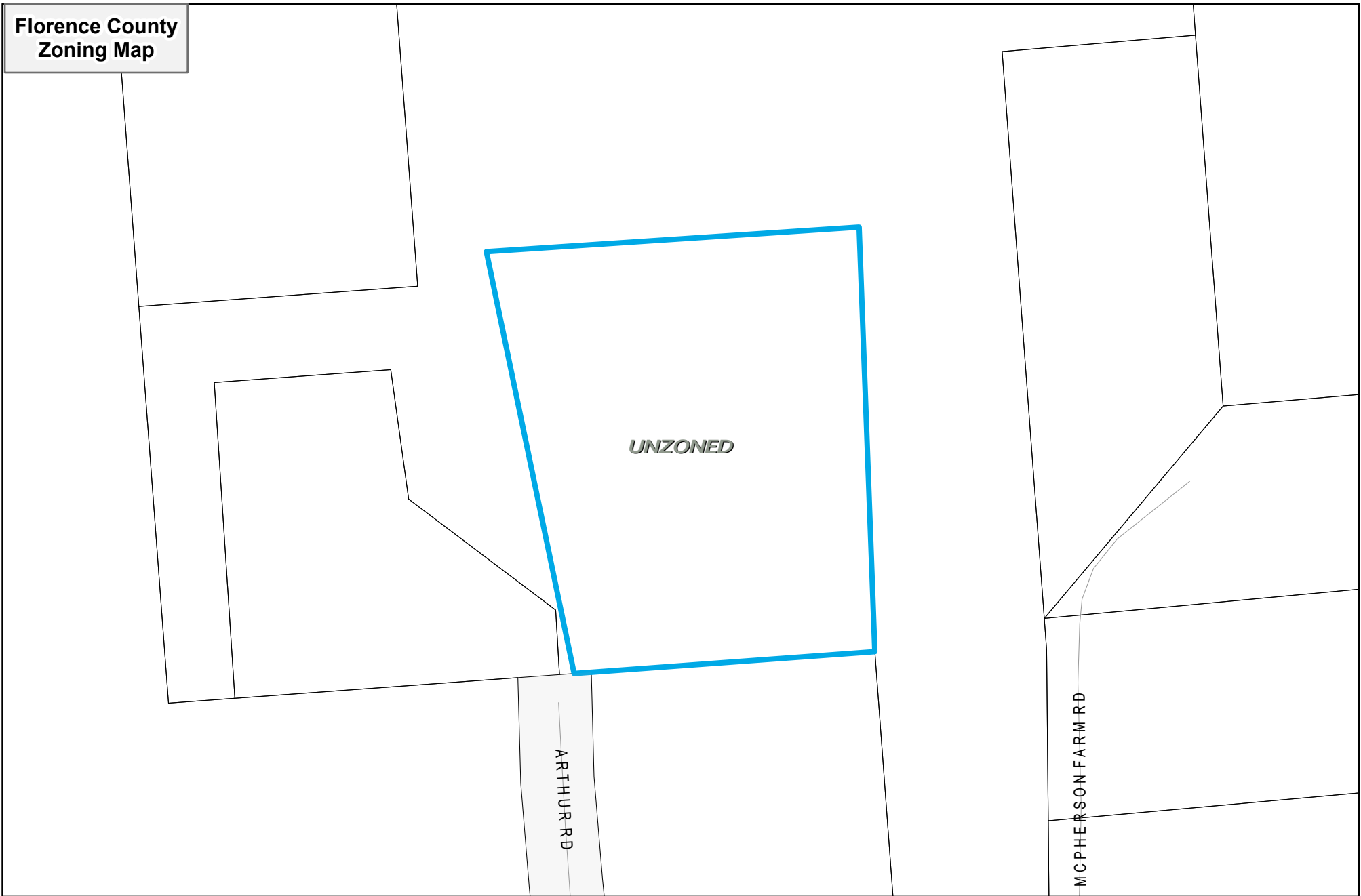
Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-40

123

**Florence County
Zoning Map**



UNZONED

ARTHUR RD

MCPHERSON FARM RD

0 80 160 Feet

Current County Zoning
UNZONED

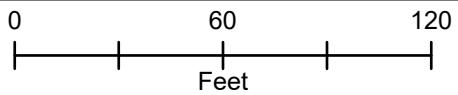
Florence County
Planning Department
Meeting Date:
05/26/2026

**Council District 5
PC#2026-40**

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2024 Aerial



Sheldon & Megan Floyd
2404 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5
PC#2026-40
00209-01-072

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-41**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90128-02-004, 90128-02-005, 90128-02-009, 90128-02-018, 90128-03-014, 90128-03-016, 90128-04-024, 90137-02-004, 90137-02-011, 90137-03-002, 90137-03-003, 90137-03-004, 90137-03-005, 90137-03-006, 90137-03-016, 90137-03-017, 90137-03-018, 90137-03-020, 90150-01-024, 90150-01-025.

LOCATION: The Highway 76 Corridor Project

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 residential and vacant.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is **RU-1, Rural Community District**.

3. Surrounding Land Use and Zoning:

The surrounding properties are either unzoned and CMU, Commercial Mixed-Use District.

4. Florence County Comprehensive Plan:

The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

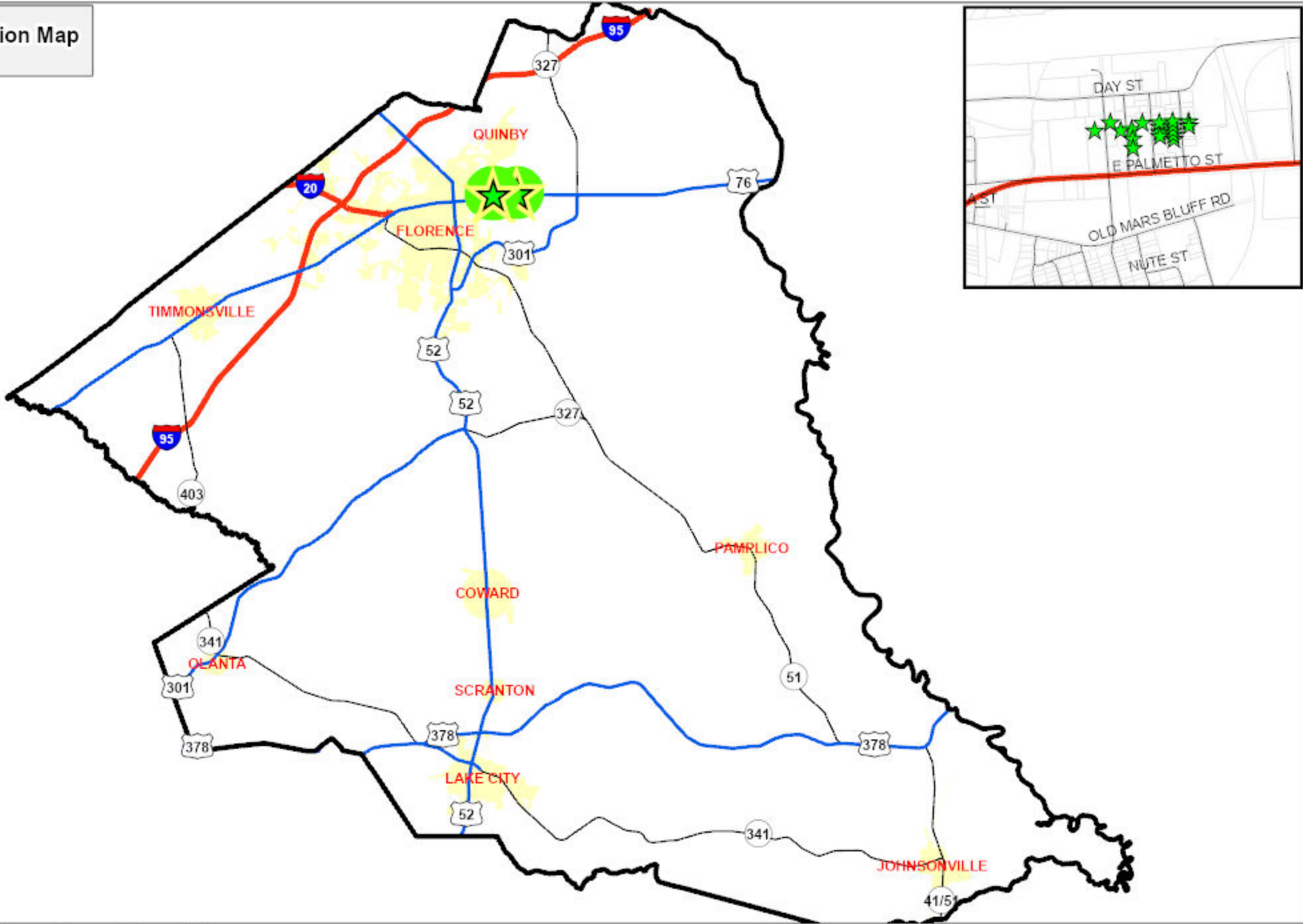
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

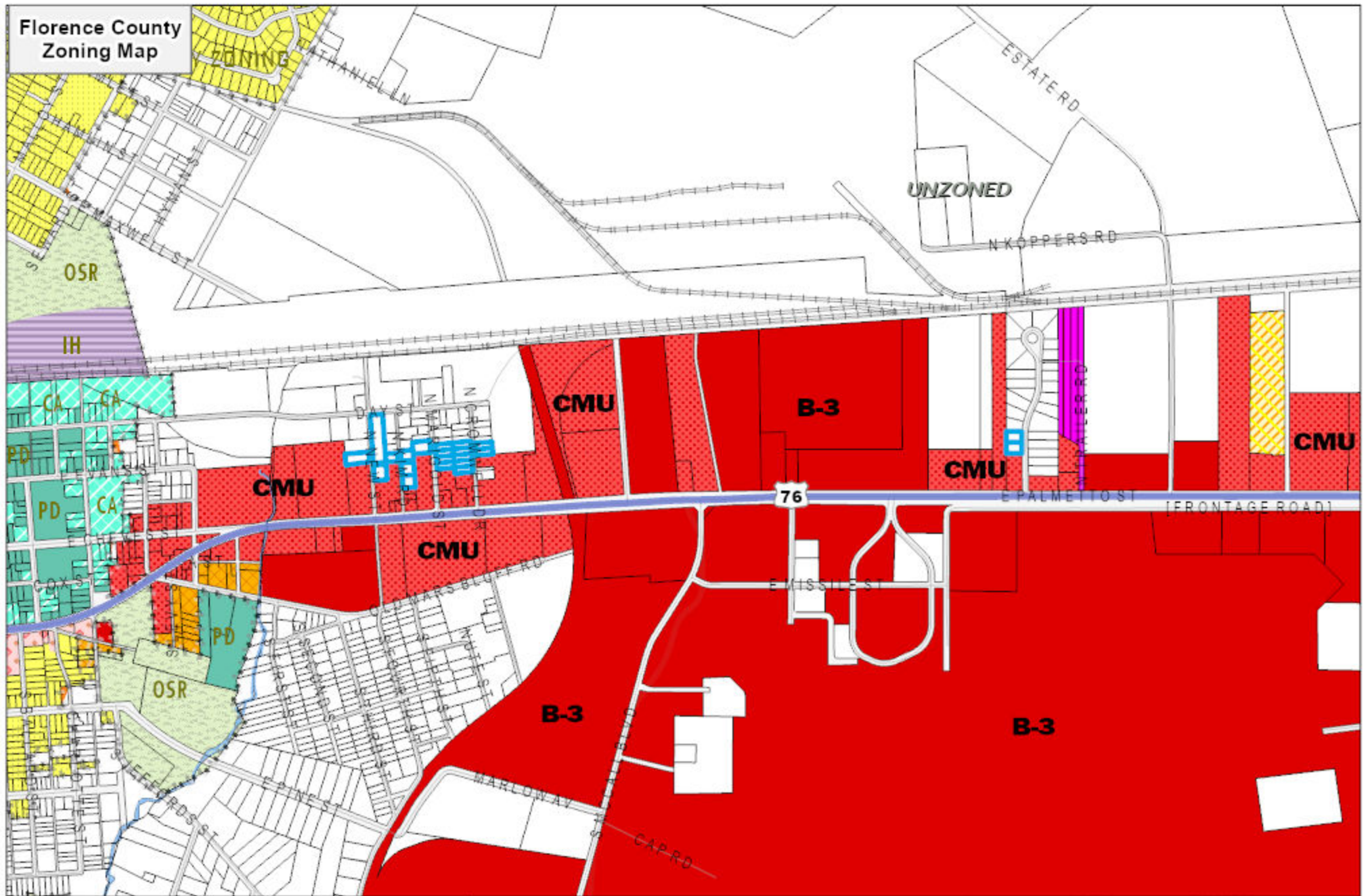


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 7
PC#2026-41

**Florence County
Zoning Map**



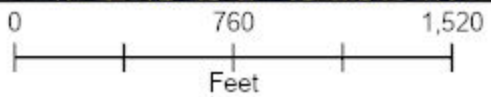
Current County Zoning	
■ B-3 GENERAL	■ R-3A
■ CMU, COMMERCIAL MIXED-USE	■ R-4, MULTI-FAMILY, LIMITED
■ FO/IL, FLEX OFFICE/LIGHT INDUSTRIAL	■ RU-1, COMMUNITY
■ MR, MIXED RESIDENTIAL, LOW DENSITY	■ RU-2, RESOURCE
■ PD, PLANNED DEVELOPMENT	■ UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

**Council District 7
PC#2026-41**



2024 Aerial



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 7
PC#2026-41

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-42**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90150-01-007, 90150-01-008, 90150-01-009, 90150-01-010, 90150-01-011, 90150-01-012, 90150-01-013, 90150-01-014, 90150-01-015, 90150-01-016, 90150-01-017, 90150-01-018, 90150-01-019, 90150-01-020, 90150-01-021, 90150-01-022, 90150-01-023, 90150-01-040, 90150-01-042, 90150-01-045, 90150-01-046.

LOCATION: The Highway 76 Corridor Project

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 residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **RU-1, Rural Community District**.
3. Surrounding Land Use and Zoning:
The surrounding properties are either unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District.
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

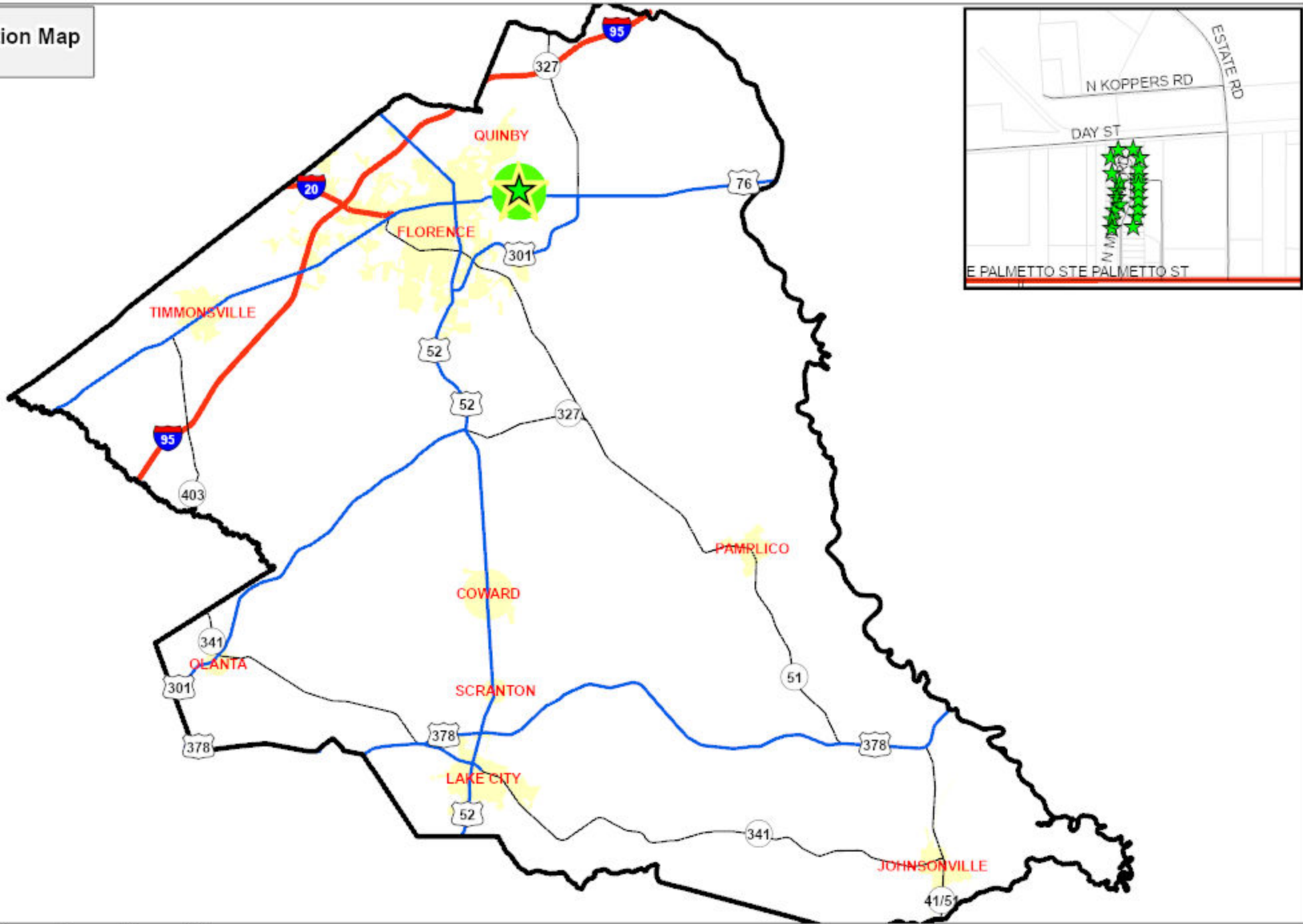
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

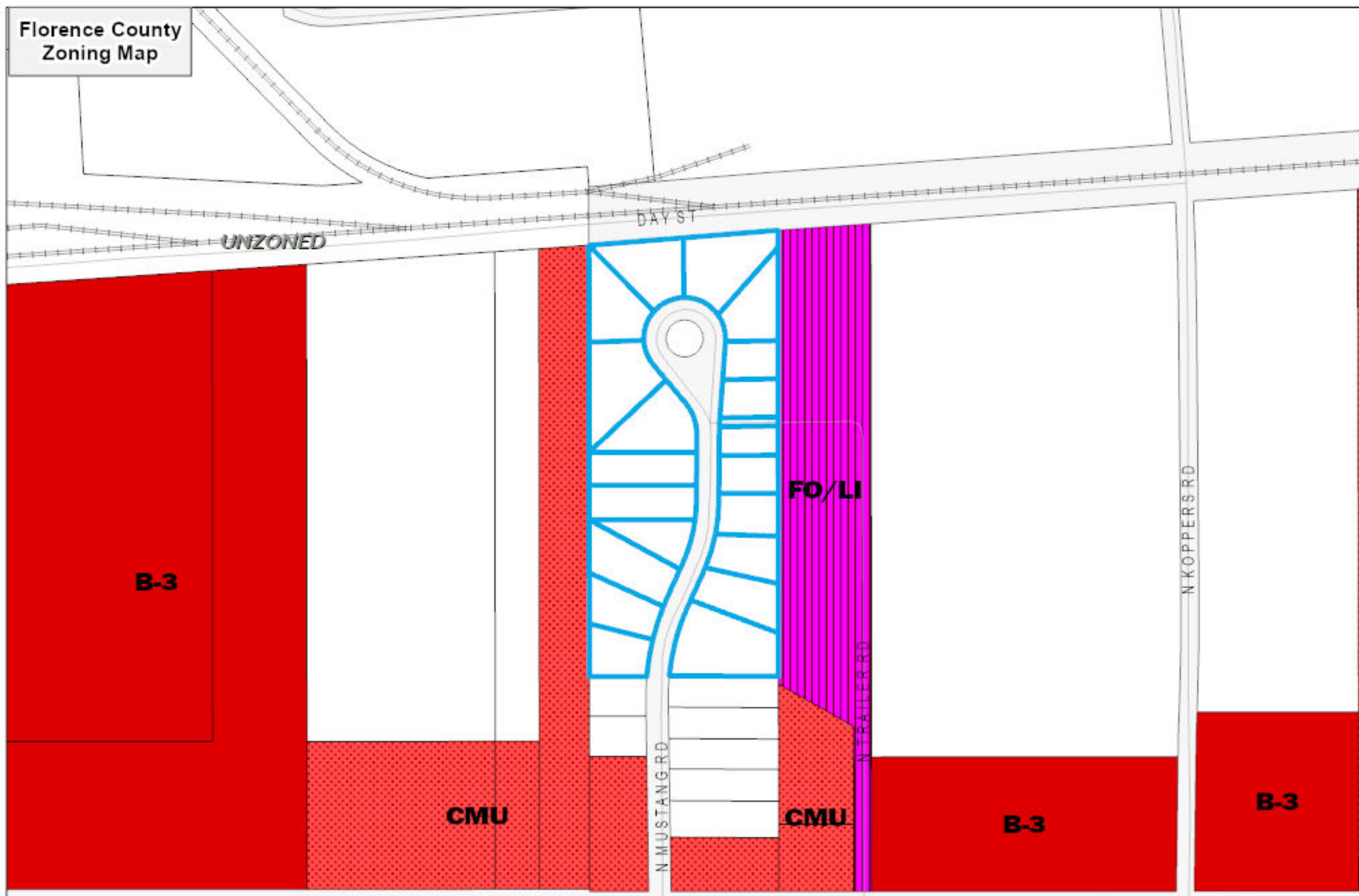


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 7
PC#2026-42

Florence County
Zoning Map



- Current County Zoning
- B-3 GENERAL
 - CMU, COMMERCIAL MIXED-USE
 - FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
 - UNZONED

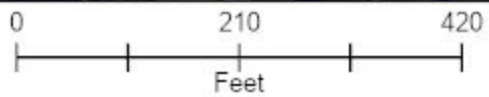
0 290 580 Feet

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 7
PC#2026-42



2024 Aerial



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 7
PC#2026-42

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-43**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90137-02-007, 90137-02-009, 90150-01-002, 90150-01-003, 90150-01-004, 90150-01-005, 90150-01-006.

LOCATION: The Highway 76 Corridor Project

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 residential and vacant.
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 either unzoned, CMU, Commercial Mixed-Use District, and FO/LI, Flex Office/Light Industrial District.

4. Florence County Comprehensive Plan:

The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

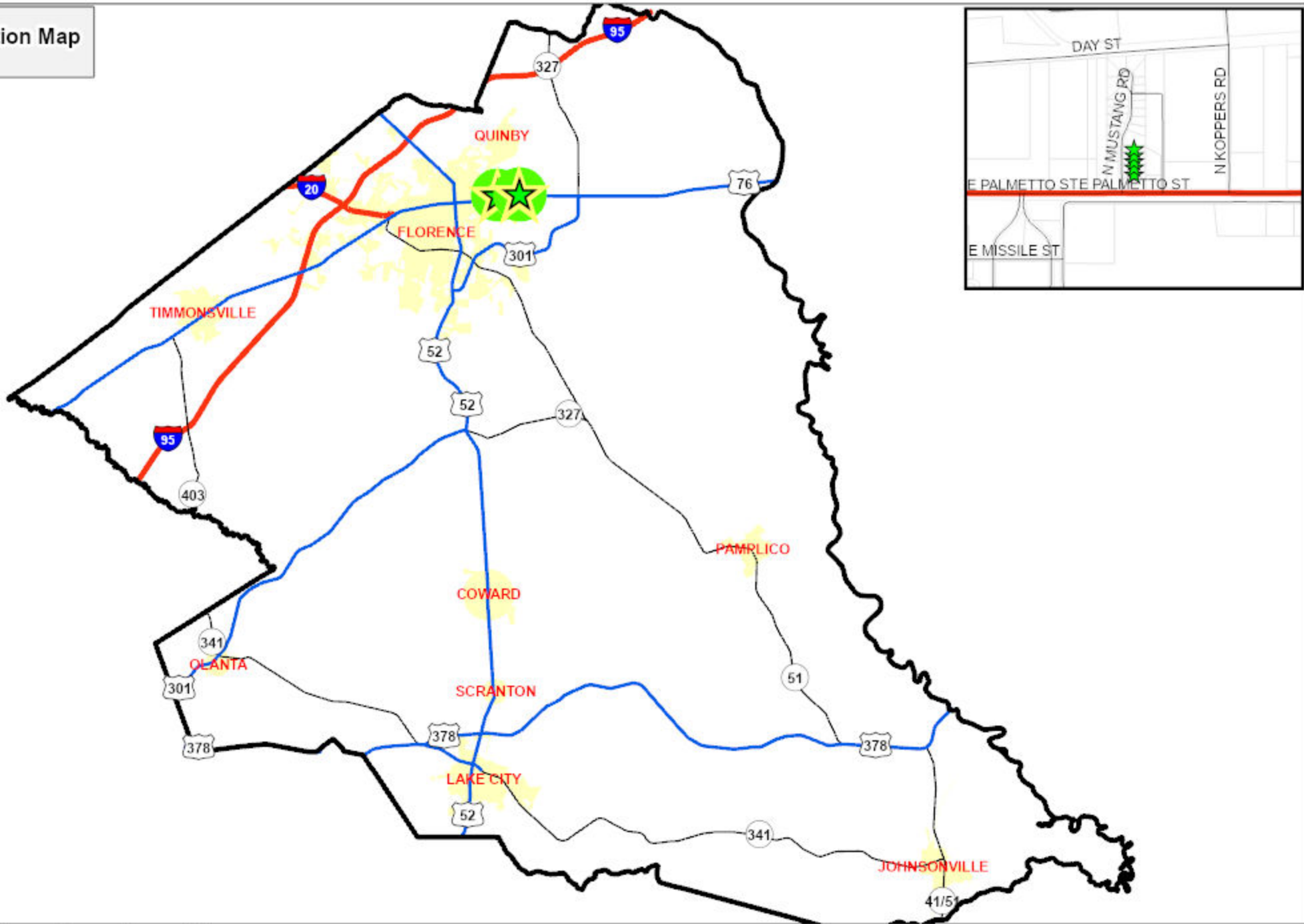
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

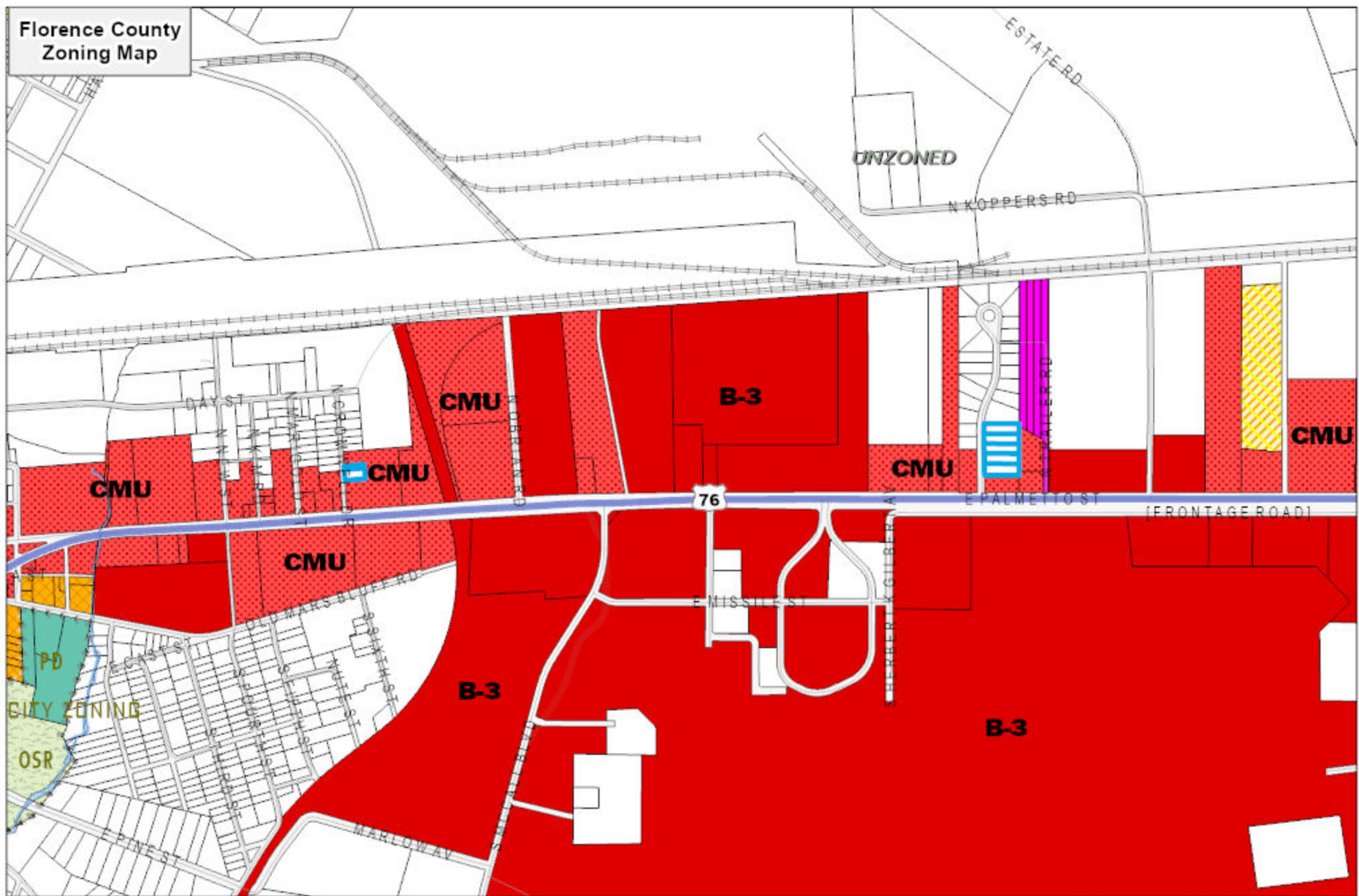


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 7
PC#2026-43

**Florence County
Zoning Map**



Current County Zoning	
■ B-3 GENERAL	■ PD, PLANNED DEVELOPMENT
■ CMU, COMMERCIAL MIXED-USE	■ R-3A
■ FOIL, FLEX OFFICE/LIGHT INDUSTRIAL	■ RU-1, COMMUNITY
■ MR, MIXED RESIDENTIAL, LOW DENSITY	UNZONED

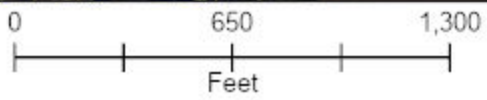
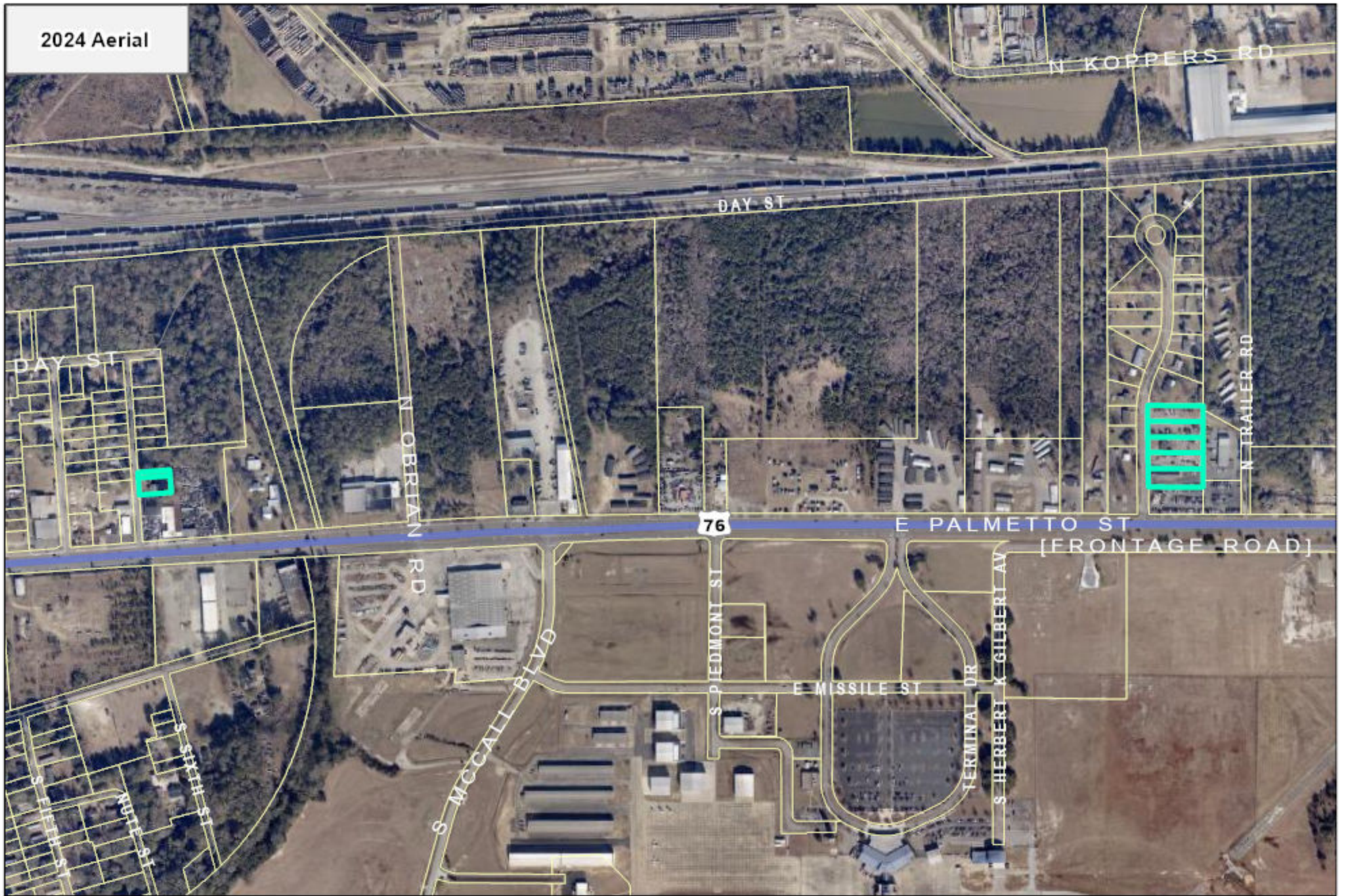


Florence County
Planning Department
Meeting Date:
05/26/2026

**Council District 7
PC#2026-43**



2024 Aerial



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 7
PC#2026-43

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-44**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90143-01-006, 90143-01-07.

LOCATION: The Highway 76 Corridor Project

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 residential and vacant.
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 either unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District.
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

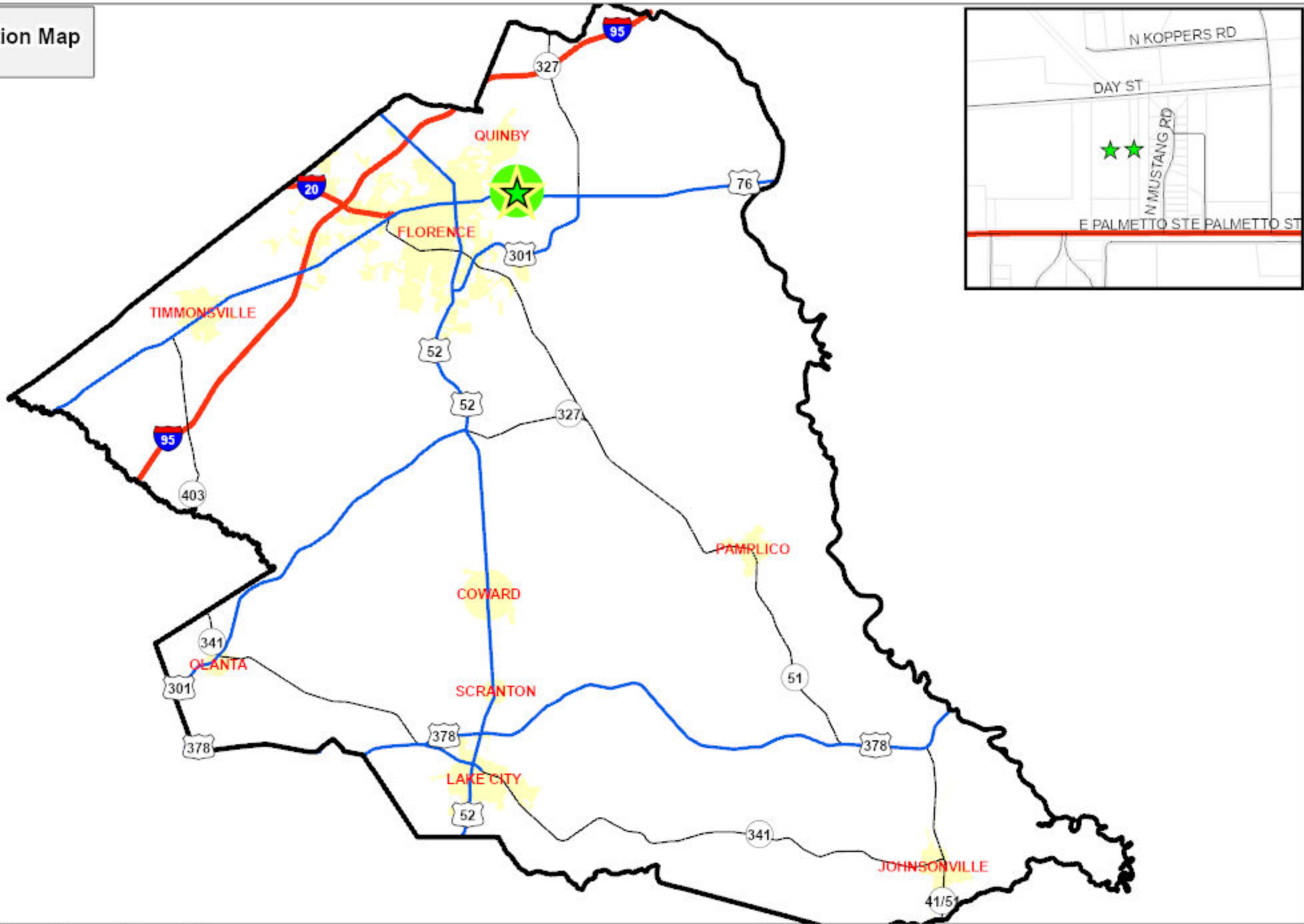
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

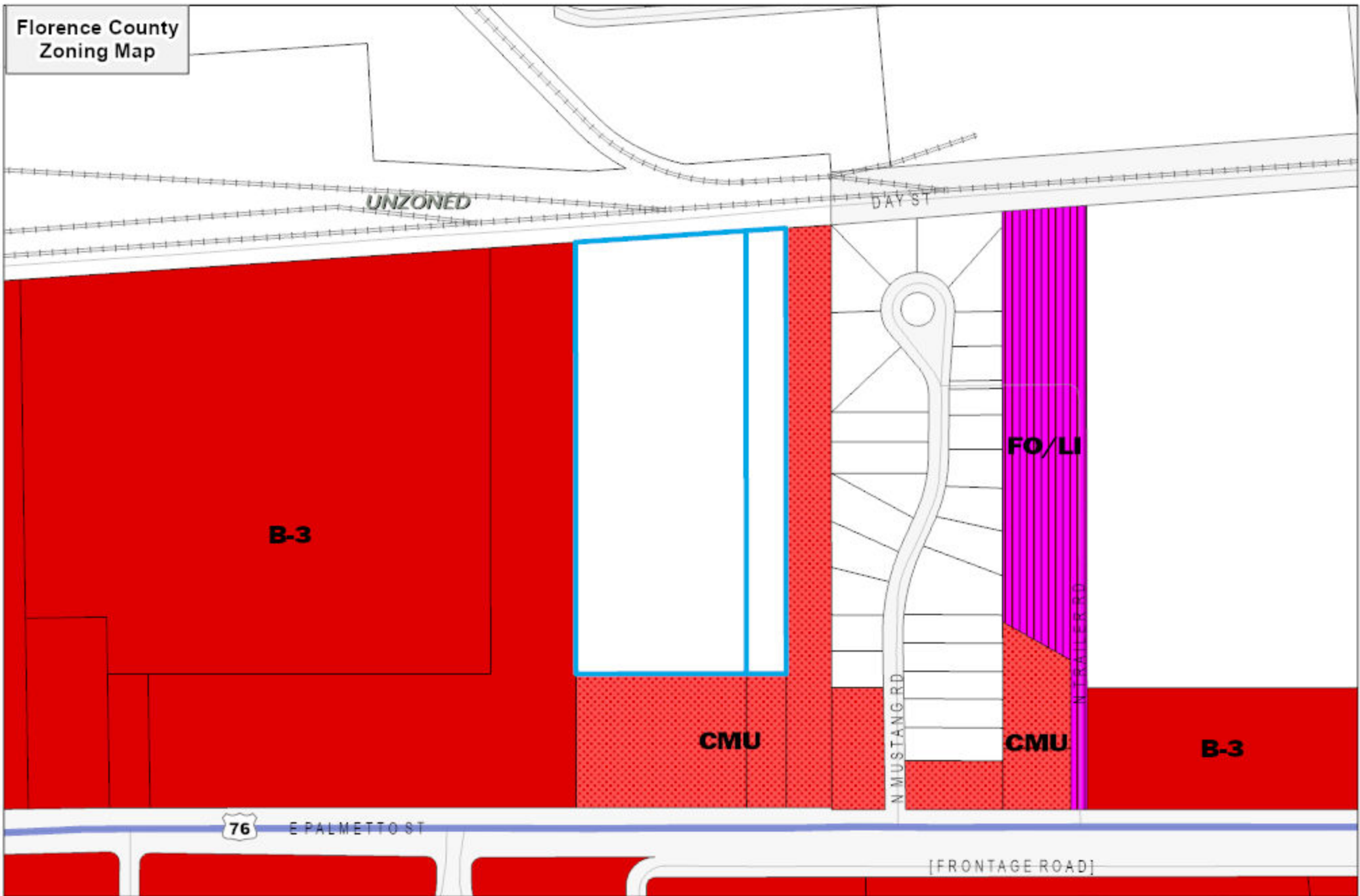


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 7
PC#2026-44

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- CMU, COMMERCIAL MIXED-USE
- FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
- UNZONED

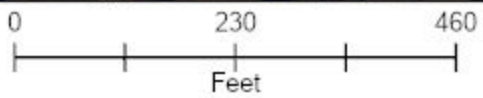


Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 7
PC#2026-44



2024 Aerial



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 7
PC#2026-44

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-45**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-002, 00177-01-052, 00177-01-053, 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-013.

LOCATION: The Highway 76 Corridor Project

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 residential and vacant.
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 either unzoned, CMU, B-3, or City of Florence zoning.

4. Florence County Comprehensive Plan:

The future land use designation for these properties is currently Variable Development District 1 (VD1) or Urban District (UD). The requested rezoning of these properties is compatible with the designated future land use.

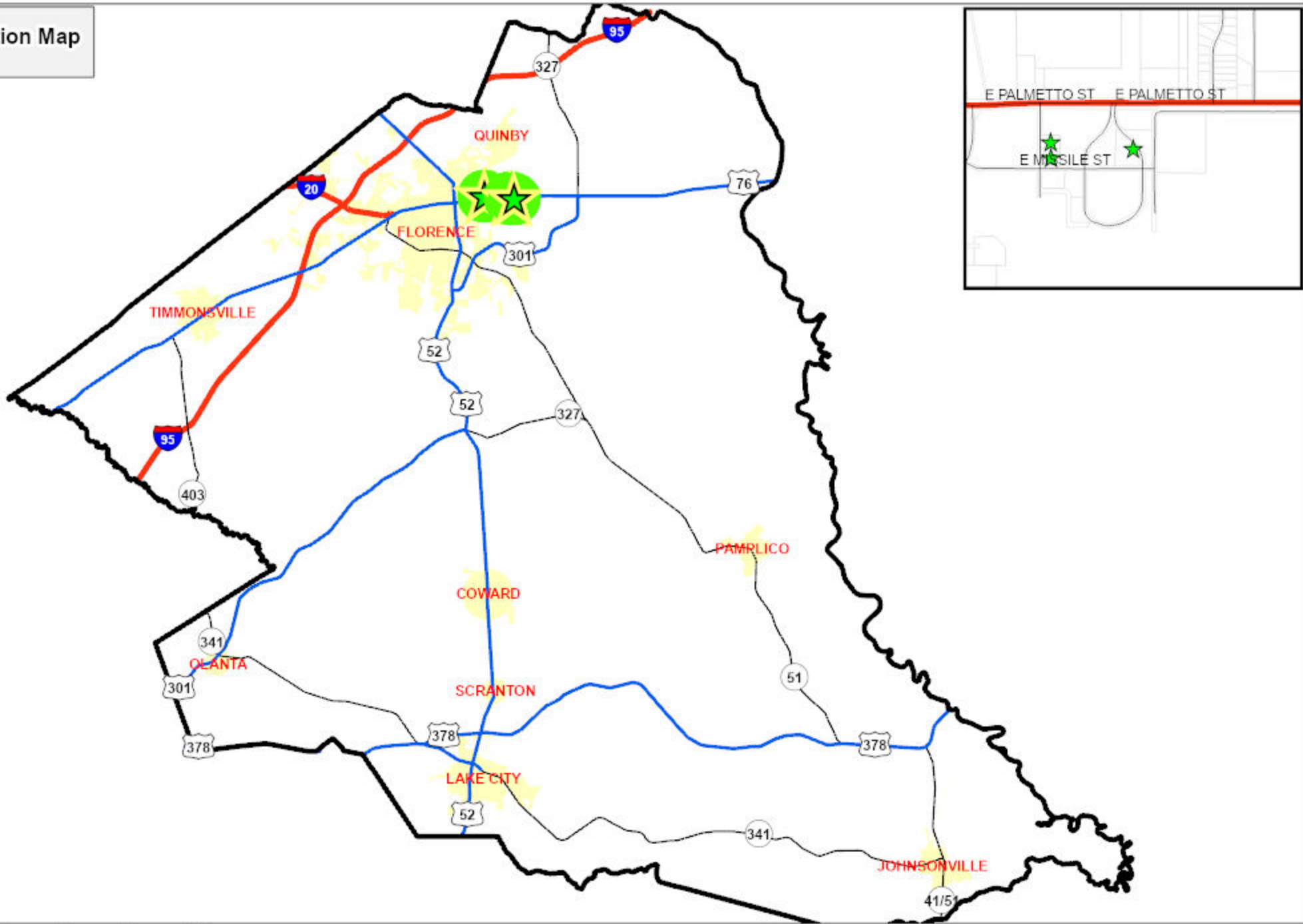
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

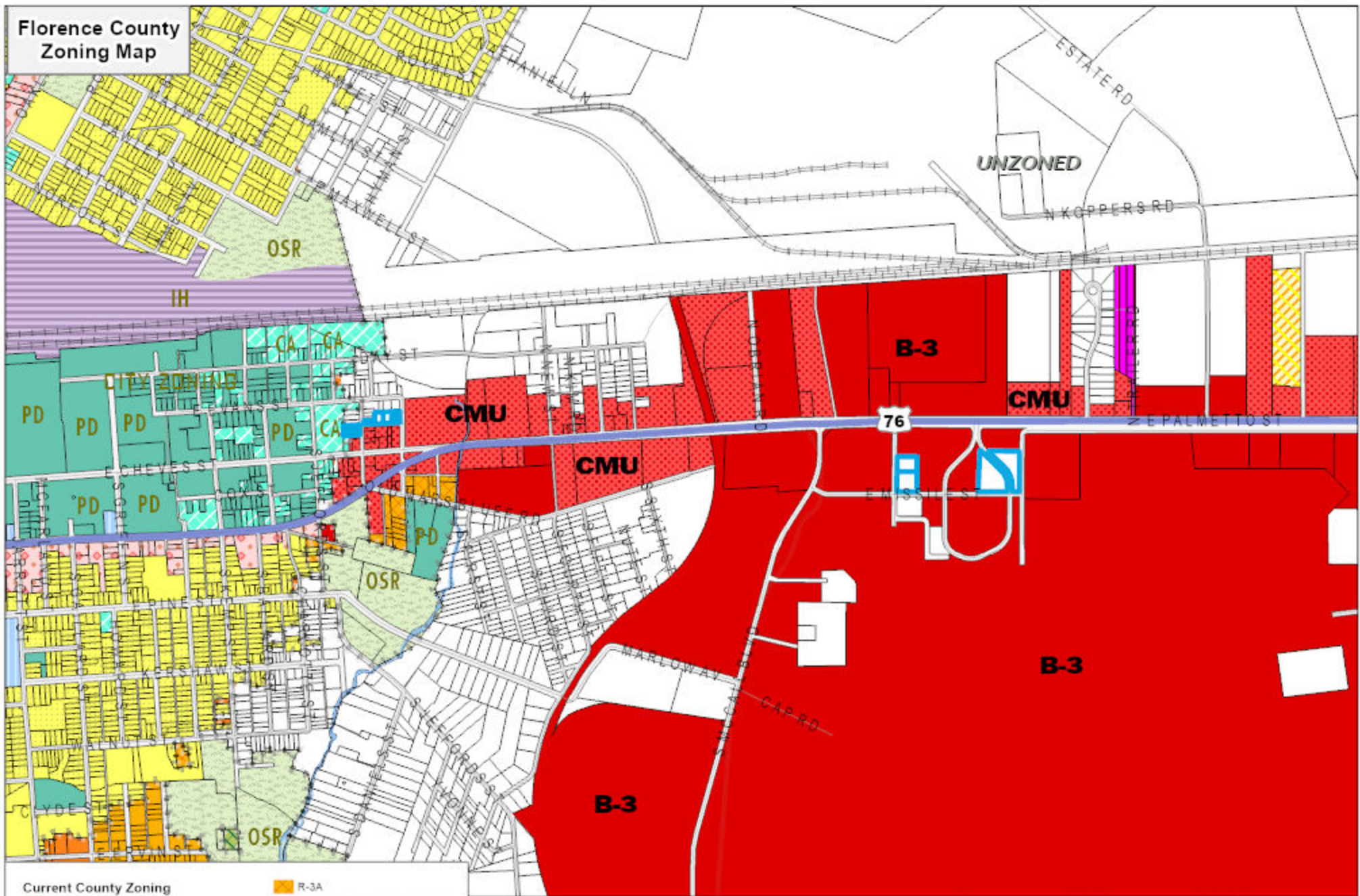


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 7
PC#2026-45

**Florence County
Zoning Map**



Current County Zoning

- | | |
|------------------------------------|----------------------------|
| S-1, LIMITED | R-3A |
| S-3 GENERAL | R-4, MULTI-FAMILY, LIMITED |
| CMU, COMMERCIAL MIXED-USE | R-5, MULTI-FAMILY |
| FOIL, FLEX OFFICE/LIGHT INDUSTRIAL | RU-1, COMMUNITY |
| MR, MIXED RESIDENTIAL, LOW DENSITY | RU-1A, RURAL COMMUNITY |
| PD, PLANNED DEVELOPMENT | RU-2, RESOURCE |
| R-3, SINGLE-FAMILY, SMALL LOTS | UNZONED |

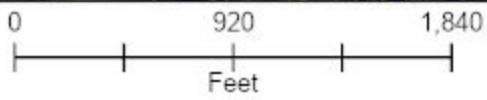
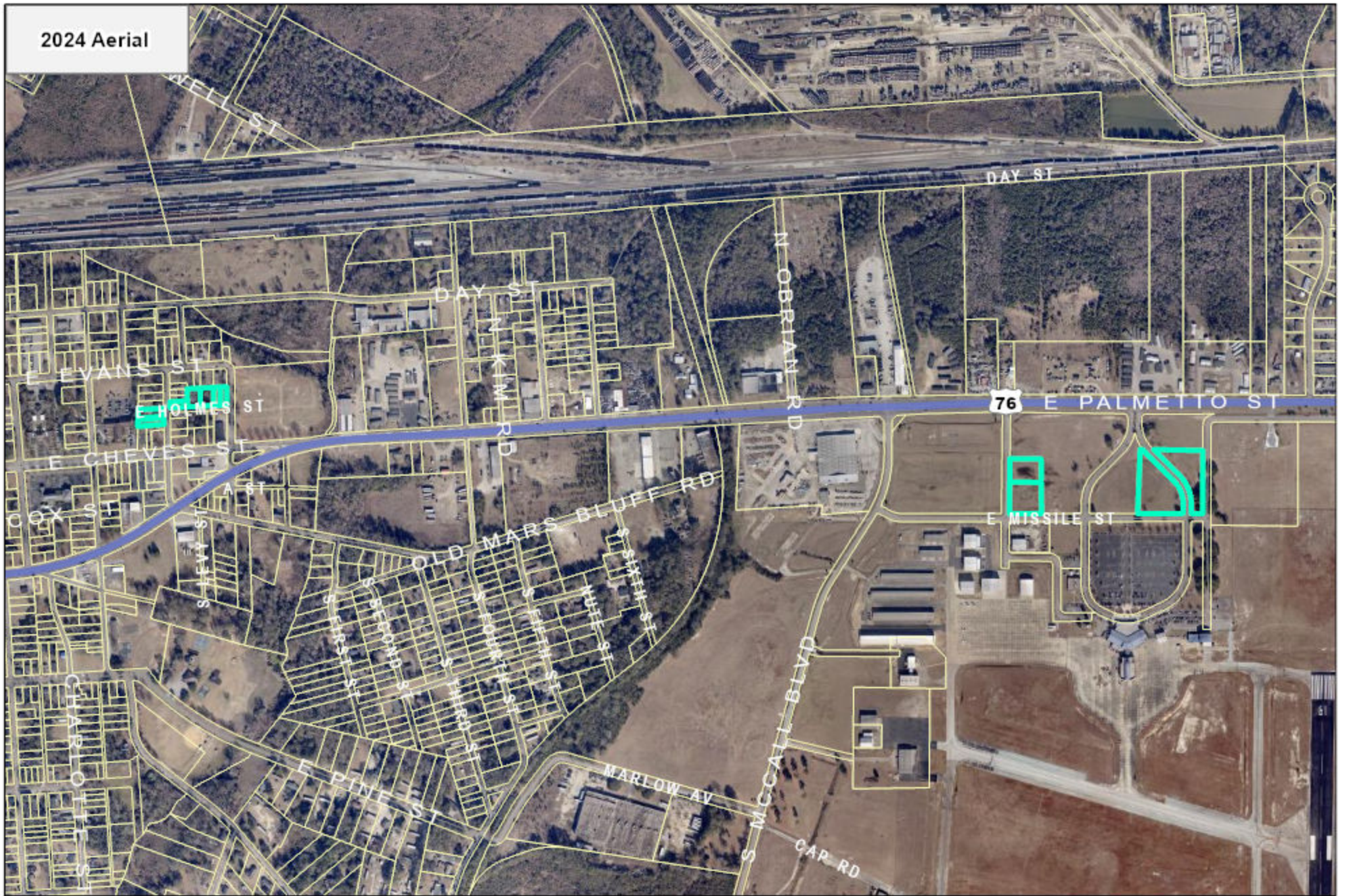
0 1,250 2,500 Feet

Florence County
Planning Department
Meeting Date:
05/26/2026

**Council District 7
PC#2026-45**



2024 Aerial



Florence County
 Planning Department
 Meeting Date:
 05/26/2026



Council District 7
PC#2026-45

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-46**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-004, 00177-01-023, 00177-01-026, 00177-01-041, 00177-01-042, 00177-01-046, 00177-01-047, 00207-01-002, 00207-01-007, 00207-01-010, 00207-01-012, 00207-01-017, 00207-01-019, 90150-01-043, 90150-01-044, 90156-01-001, 90156-01-002, 90156-01-003, 90156-02-018, 90156-02-019.

LOCATION: The Highway 76 Corridor Project

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 commercial, industrial, or vacant.
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 either unzoned, B-3, CMU, or FO/LI (Flex Office/Light Industrial District).
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Urban District (UD) or Variable Development District (1). The requested rezoning of these properties is compatible with the designated future land use.

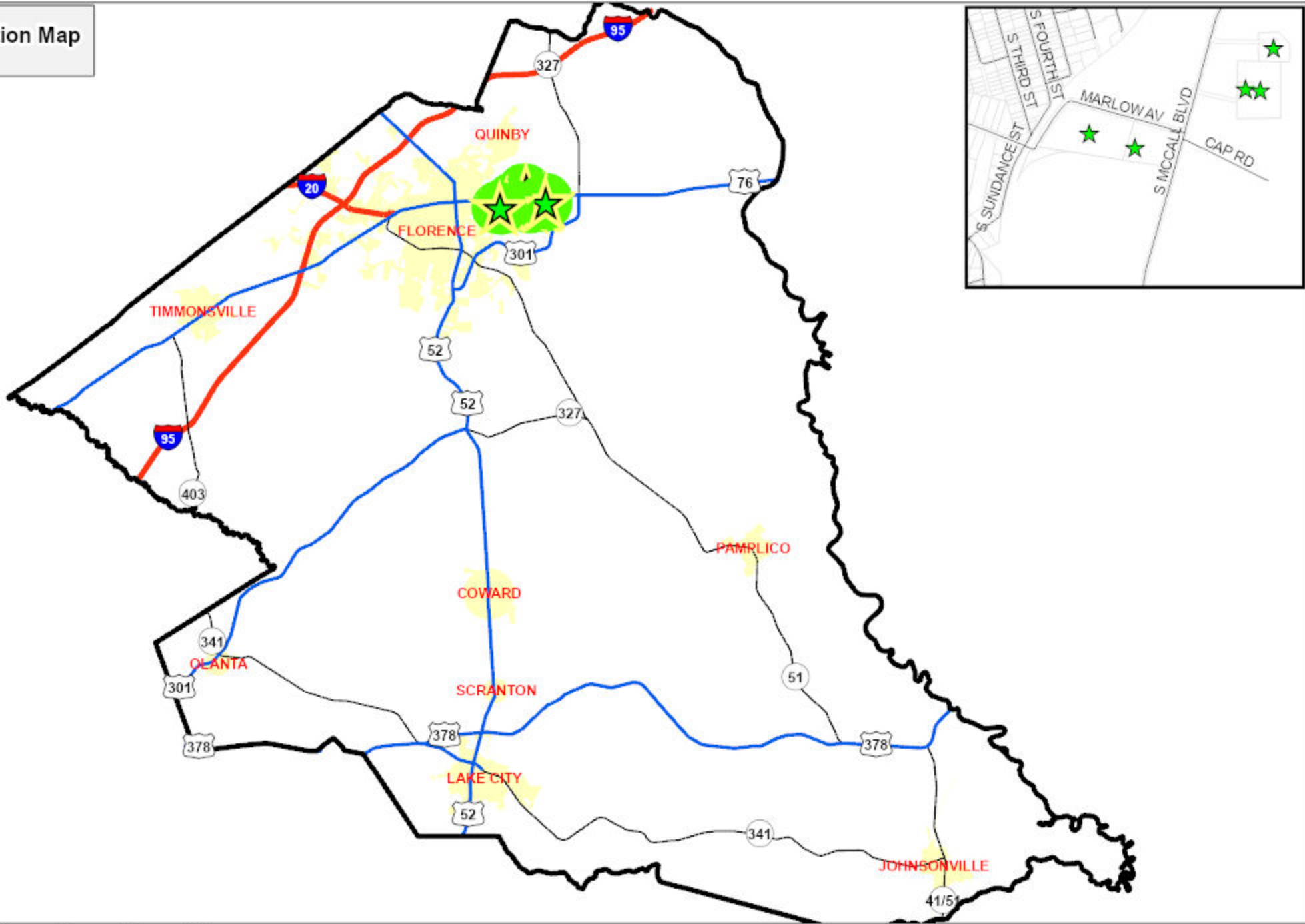
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

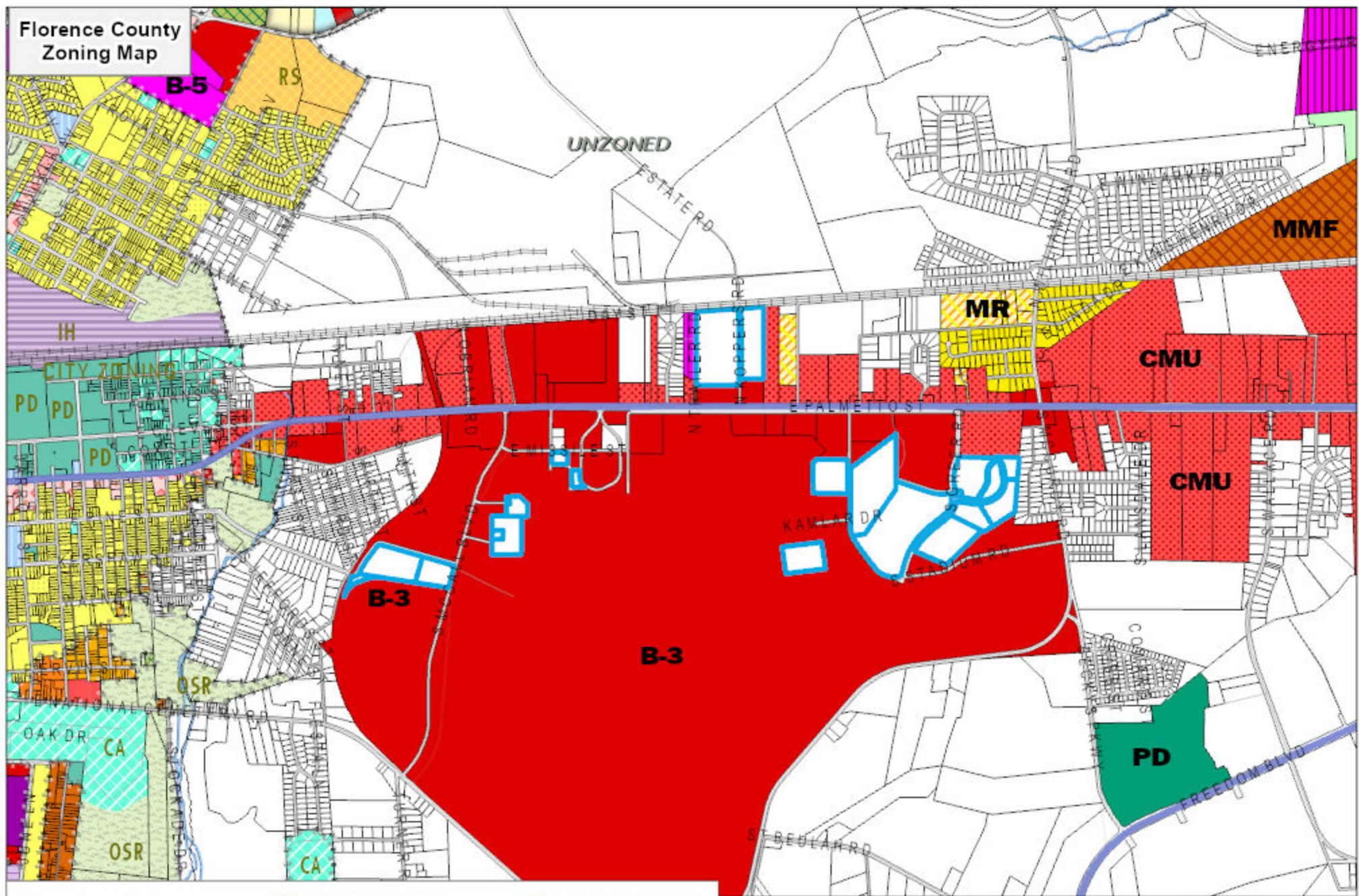


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 7
PC#2026-46

Florence County Zoning Map



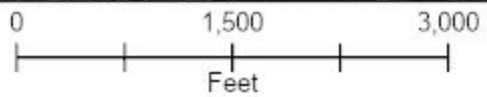
Current County Zoning			
■	B-1, LIMITED	■	R-4, MULTI-FAMILY, LIMITED
■	B-3 GENERAL	■	MR, MIXED RESIDENTIAL, LOW DENSITY
■	B-5, OFFICE-LIGHT INDUSTRIAL	■	PD, PLANNED DEVELOPMENT
■	B-6, INDUSTRIAL	■	R-1, SINGLE-FAMILY, LARGE LOTS
■	CMU, COMMERCIAL MIXED-USE	■	R-2, SINGLE-FAMILY, MEDIUM LOTS
■	FOILI, FLEX OFFICE/LIGHT INDUSTRIAL	■	R-3, SINGLE-FAMILY, SMALL LOTS
		■	R-3A
		■	RU-1, COMMUNITY
		■	RU-1A, RURAL COMMUNITY
		■	RU-2, RESOURCE
		■	UNZONED

Florence County
 Planning Department
 Meeting Date:
 05/26/2026

Council District 7
PC#2026-46

154

2024 Aerial



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 7
PC#2026-46

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-47**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00075-01-008, 00075-01-299, 00075-01-302, 00075-01-304, 00075-01-305, 00075-01-306, 01012-01-002, 01012-01-007, 01012-01-009, 01012-01-010, 01012-01-011, 01012-01-012, 01012-01-013, 01012-01-239, 01012-01-273, 01012-01-274.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 4, 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 current uses consisting of commercial, residential, or vacant.
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 either unzoned, B-3, pending County Council's approval for a B-3 zoning designation, or City of Florence zoning.
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Urban District (UD). The requested rezoning of these properties is compatible with the designated future land use.

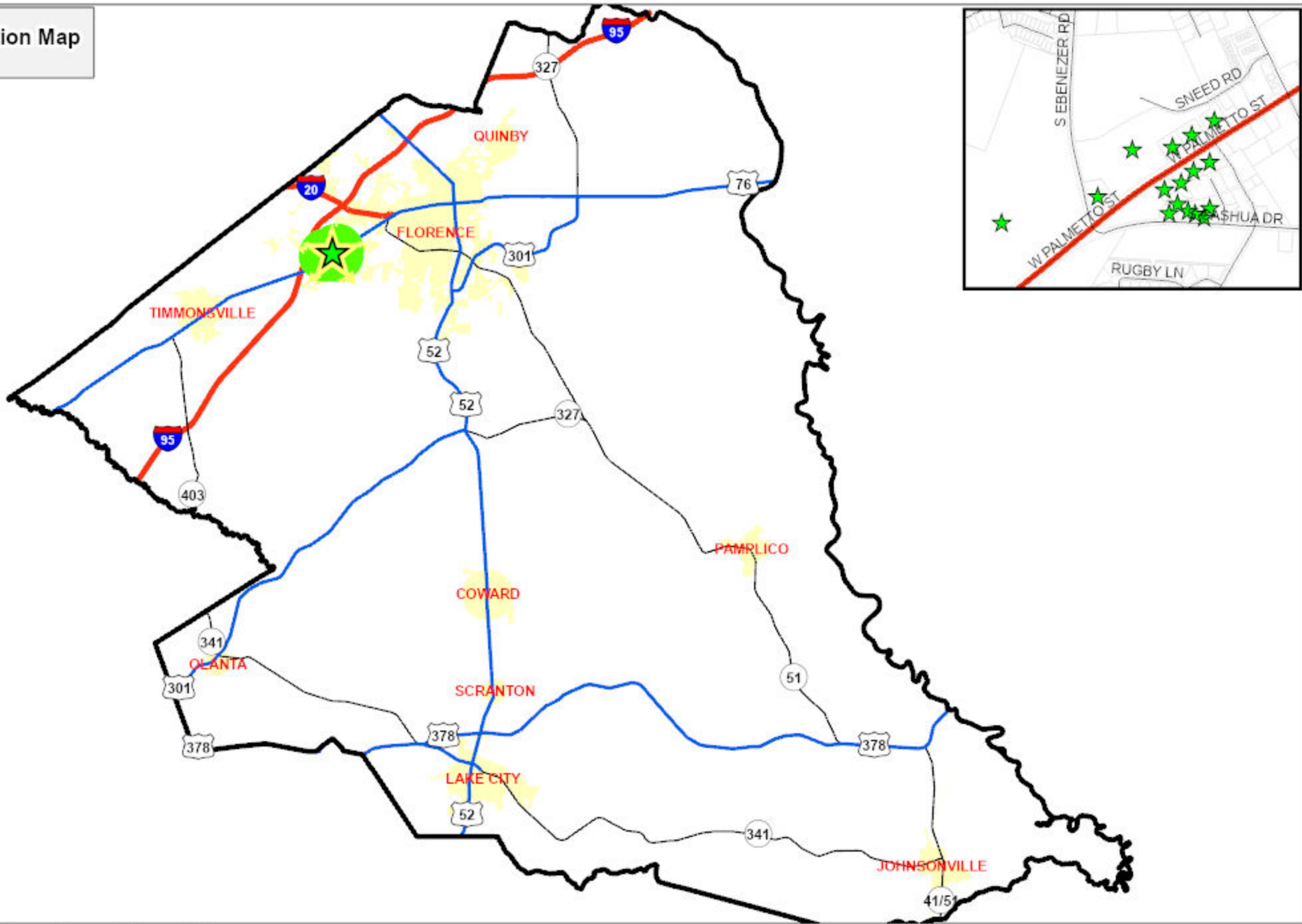
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

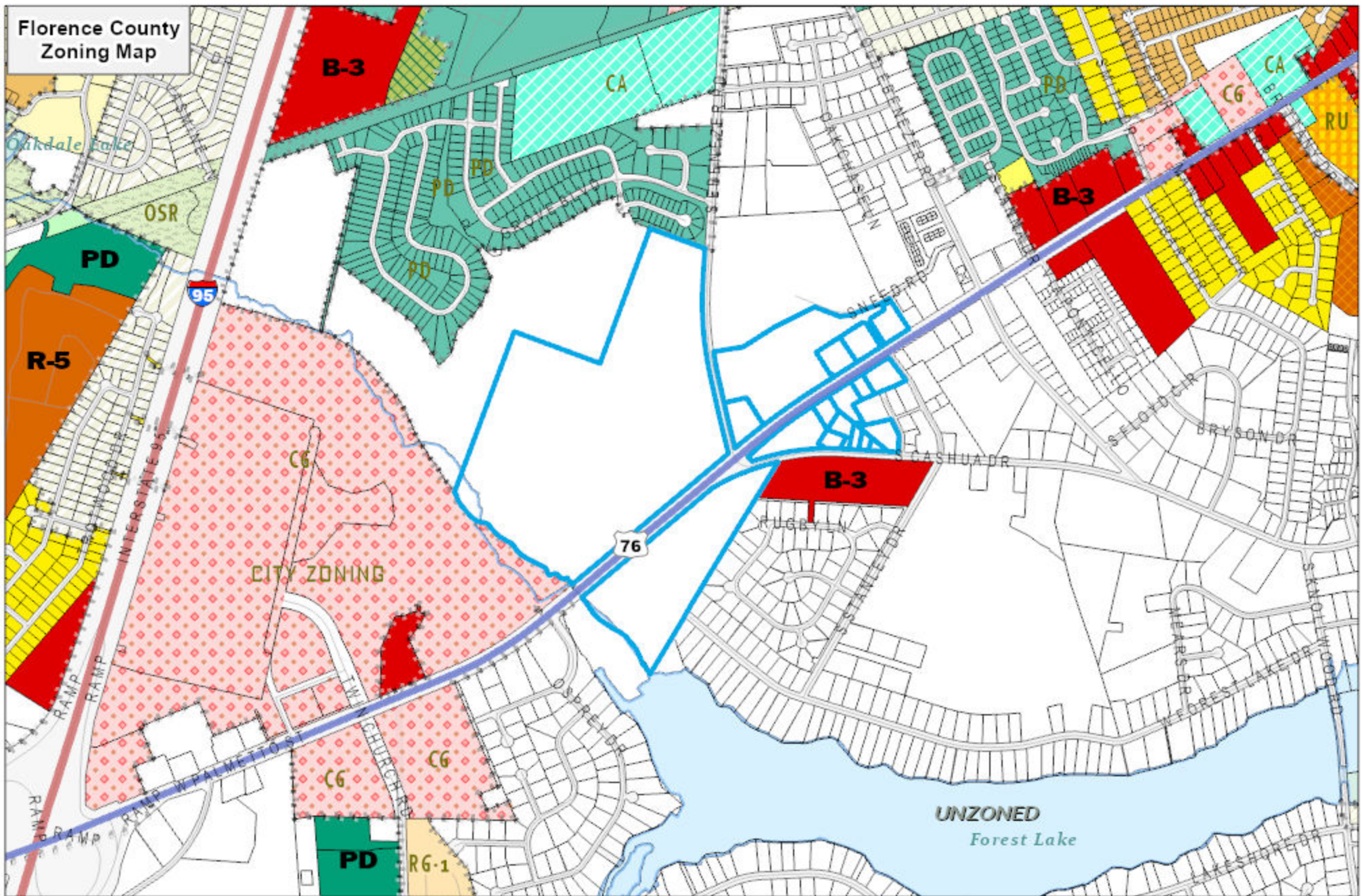


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 4,9
PC#2026-47

**Florence County
Zoning Map**



- | | | |
|---------------------------------|--------------------------------|------------------------|
| Current County Zoning | B-3 GENERAL | R-5, MULTI-FAMILY |
| PD, PLANNED DEVELOPMENT | R-1, SINGLE-FAMILY, LARGE LOTS | RU-1, COMMUNITY |
| R-2, SINGLE-FAMILY, MEDIUM LOTS | UNZONED | RU-1A, RURAL COMMUNITY |
| R-3A | | R-6-1 |

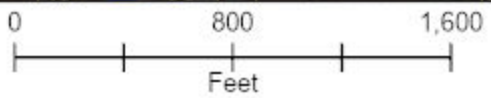
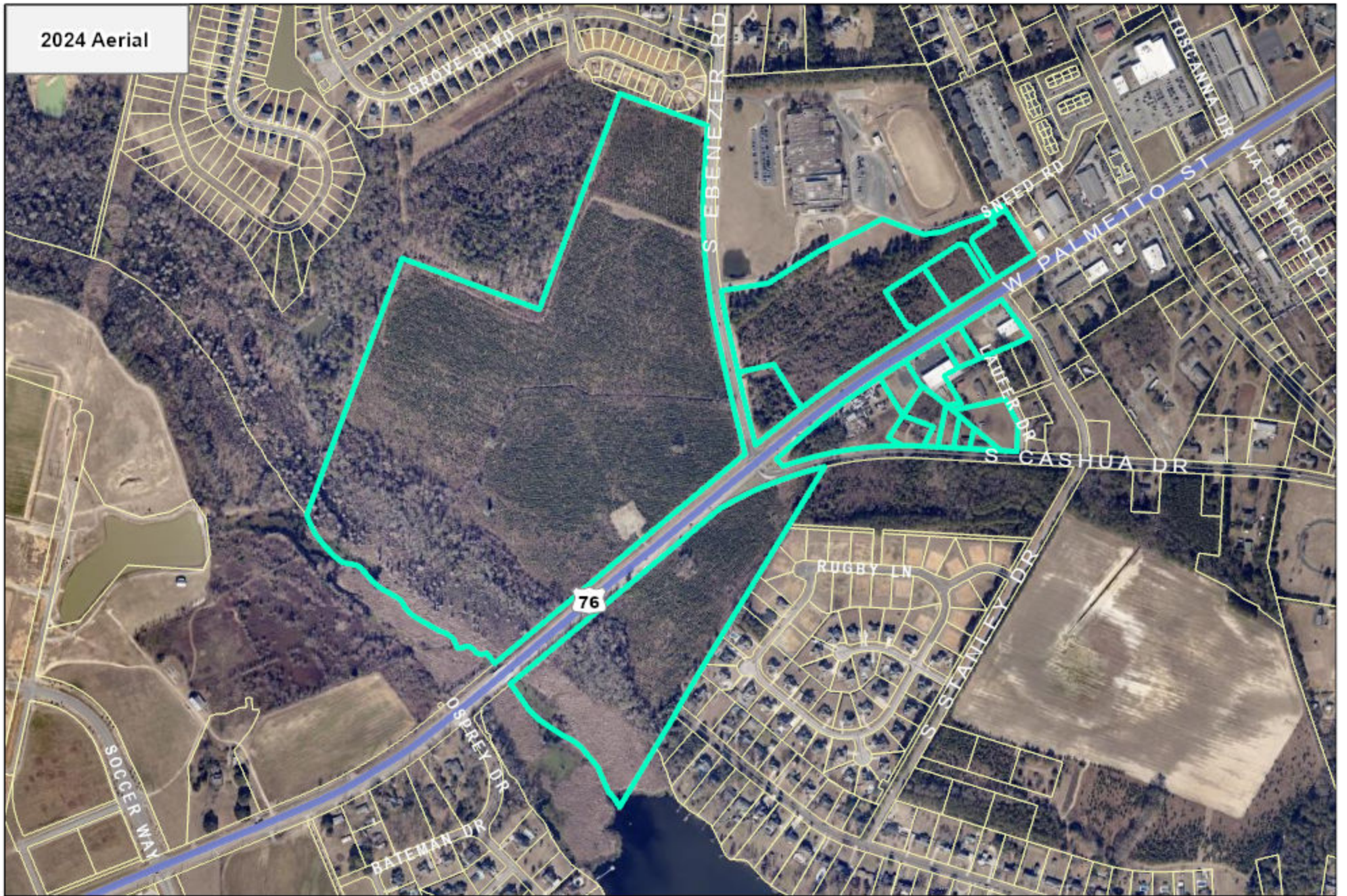
0 1,100 2,200 Feet

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 4,9
PC#2026-47



2024 Aerial



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 4,9
PC#2026-47

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-48**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-051, 10018-01-052, 10018-01-053, 10018-01-054, 10018-01-055, 10018-01-056, 10018-01-057, 10018-01-058, 10018-01-059, 10018-01-060, 10018-01-061, 10018-01-062, 10018-01-063, 10018-01-064, 10018-01-065, 10018-01-066, 10018-01-067, 10018-01-068, 10018-01-069, 10018-01-070, 10018-01-071, 10018-01-072, 10018-01-073, 10018-01-074, 10018-01-075, 10018-01-076, 10018-01-077, 10018-01-078, 10018-01-079, 10018-01-080, 10018-01-081, 10018-01-082, 10018-01-101, 10018-01-102, 10018-01-103, 10018-01-104, 10018-01-105, 10018-01-106, 10018-01-107, 10018-01-108, 10018-01-109, 10018-01-110, 10018-01-111, 10018-01-112, 10018-01-113, 10018-01-114, 10018-01-115, 10018-01-116, 10018-01-117, 10018-01-118, 10018-01-119, 10018-01-120, 10018-01-125, 10018-01-126, 10018-01-127, 10018-01-128, 10018-01-130, 10018-01-131, 10018-01-132, 10018-01-133, 10018-01-134, 10018-01-135, 10018-01-136, 10018-01-137, 10018-01-138, 10018-01-139, 10018-01-140, 10018-01-141, 10018-01-142, 10018-01-143, 10018-01-144.

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 current uses consisting of residential.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential Districts**.

3. Surrounding Land Use and Zoning:

The surrounding properties are either unzoned, B-3, or pending County Council's approval for a B-3 zoning designation.

4. Florence County Comprehensive Plan:

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

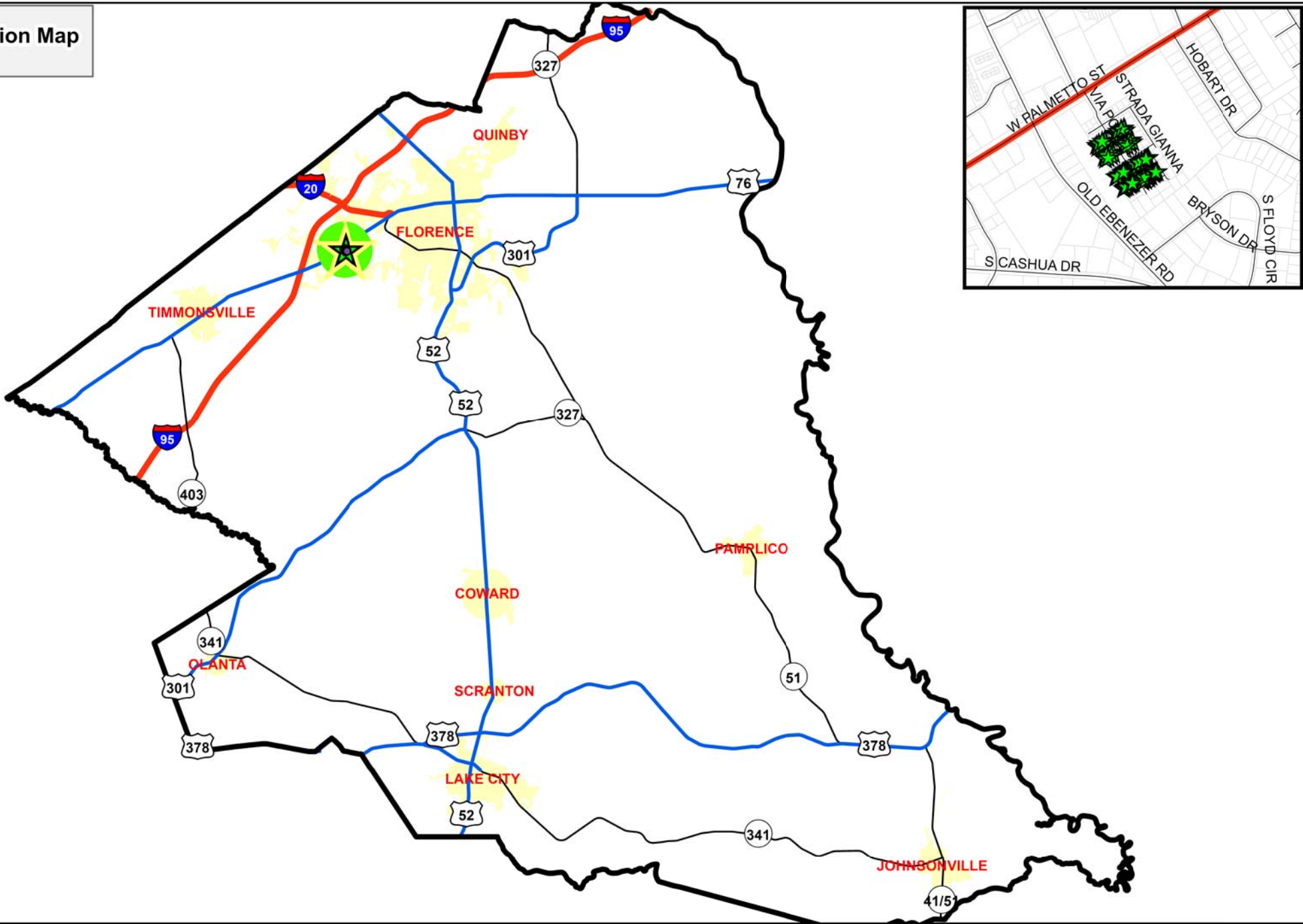
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

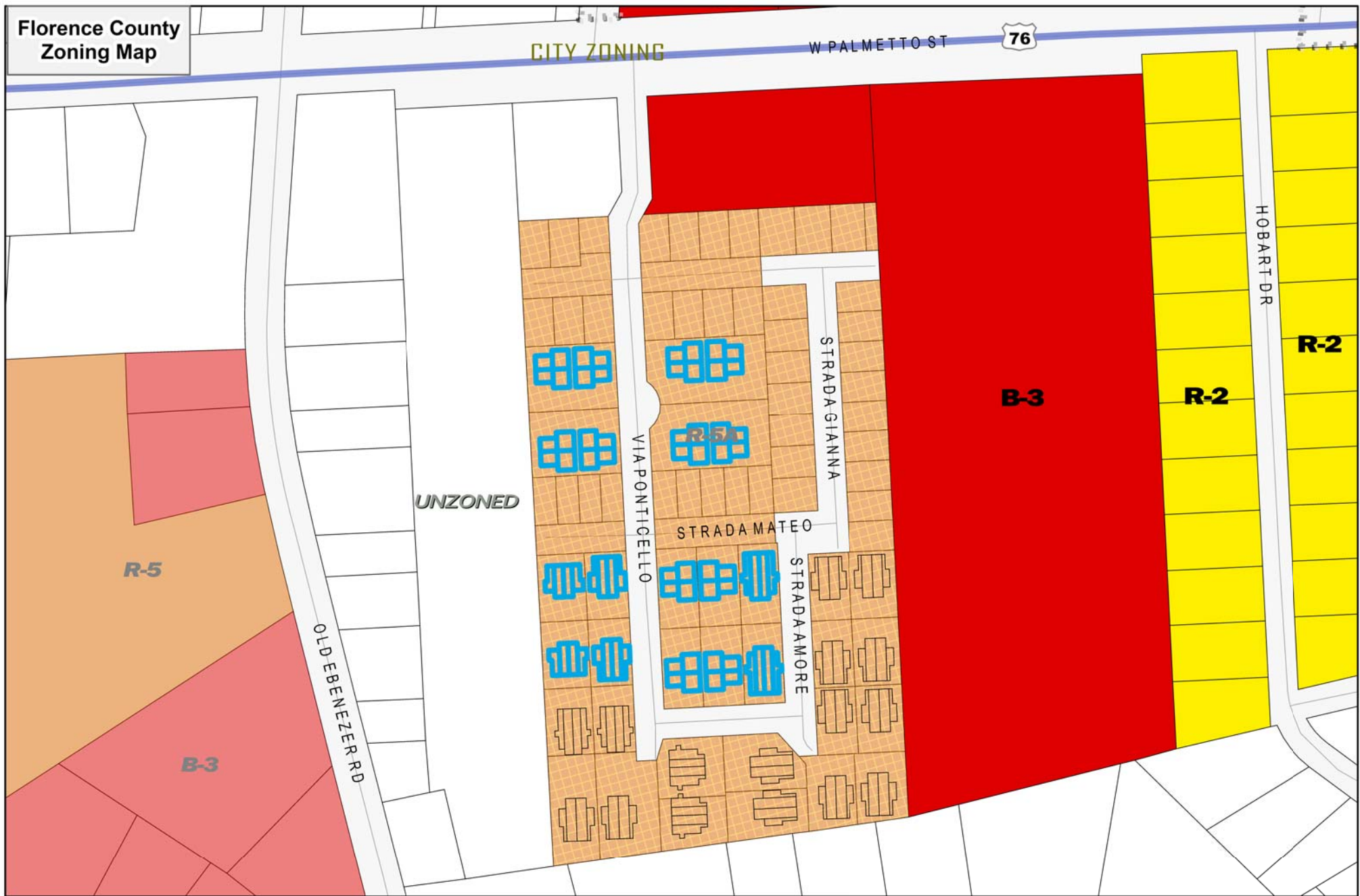


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 9
PC#2026-48

163



CITY ZONING

W PALMETTO ST

76

UNZONED

R-5

B-3

VIA PONTIGELLO

STRADA GIANNA

STRADA MATEO

STRADA AMORE

HOBART DR

R-2

R-2

0 220 440 Feet

Current County Zoning

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

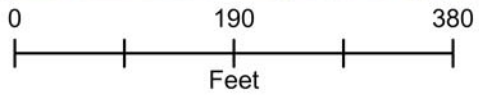
Hwy 76 Corridor Group 2 Zoning Proposals
(lighter than current county zoning)
Recommended to County Council
on April 28, 2026 by the
Planning Commission

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 9
PC#2026-48



2024 Aerial



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 9
PC#2026-48

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-49**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-174, 10018-01-175, 10018-01-176, 10018-01-177, 10018-01-178, 10018-01-179, 10018-01-180, 10018-01-181, 10018-01-182, 10018-01-183, 10018-01-184, 10018-01-185, 10018-01-187, 10018-01-188, 10018-01-189, 10018-01-190, 10018-01-191, 10018-01-192, 10018-01-193, 10018-01-194, 10018-01-195, 10018-01-196, 10018-01-197, 10018-01-198, 10018-01-199, 10018-01-200, 10018-01-201, 10018-01-202, 10018-01-203, 10018-01-204, 10018-01-205, 10018-01-206, 10018-01-207, 10018-01-208, 10018-01-209, 10018-01-210, 10018-01-211, 10018-01-212, 10018-01-213, 10018-01-214, 10018-01-215, 10018-01-216, 10018-01-217, 10018-01-218, 10018-01-219, 10018-01-220, 10018-01-221, 10018-01-222, 10018-01-223, 10018-01-224, 10018-01-225, 10018-01-226, 10018-01-227, 10018-01-228, 10018-01-229, 10018-01-230, 10018-01-231, 10018-01-232, 10018-01-233, 10018-01-234, 10018-01-235, 10018-01-236, 10018-01-237, 10018-01-238.

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 current uses consisting of residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential Districts.**

3. Surrounding Land Use and Zoning:

The surrounding properties are either unzoned, B-3, or pending County Council's approval for a B-3 zoning designation.

4. Florence County Comprehensive Plan:

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

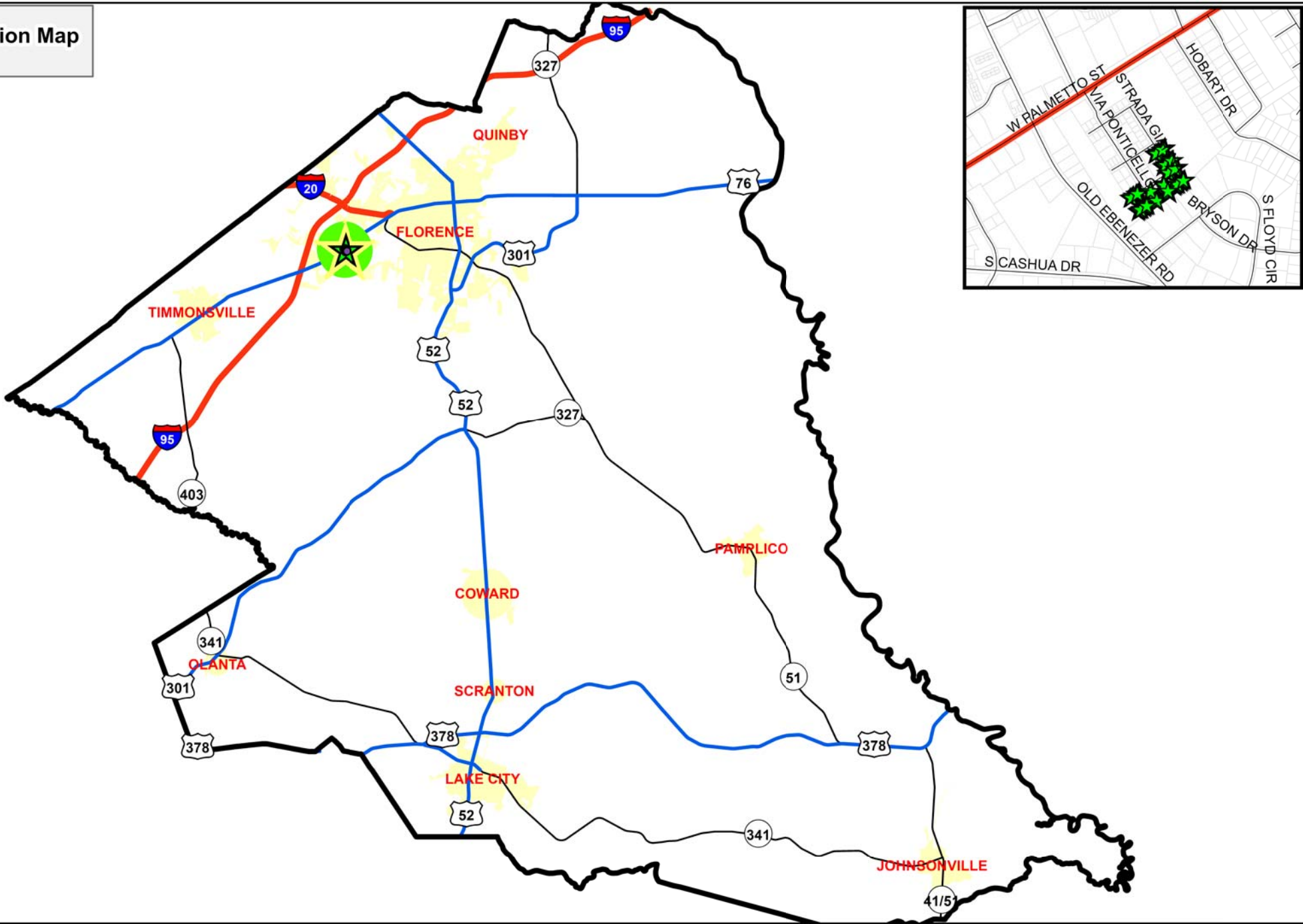
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, June 18, 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

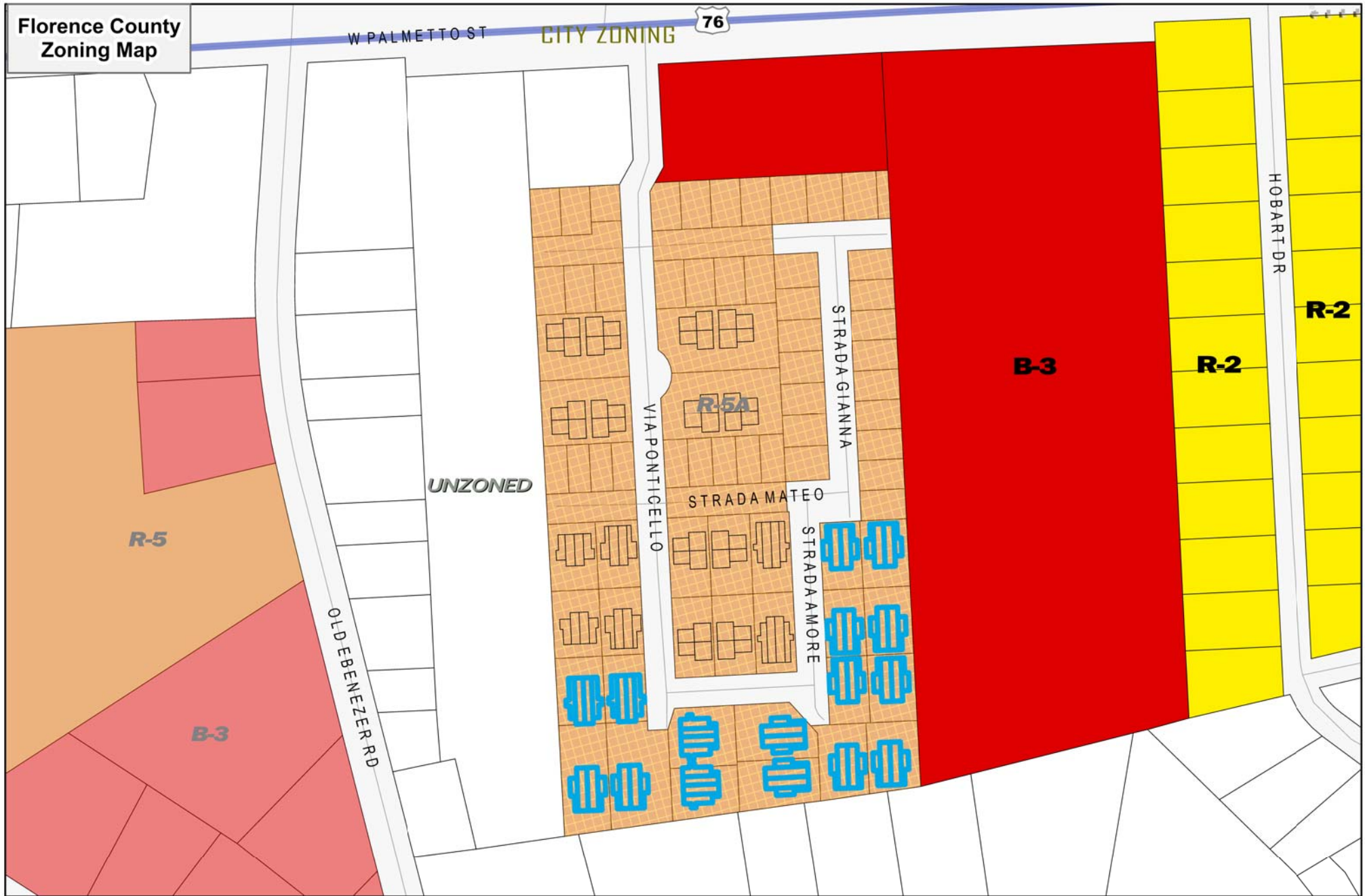


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 9
PC#2026-49

**Florence County
Zoning Map**



0 220 440 Feet

Current County Zoning

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

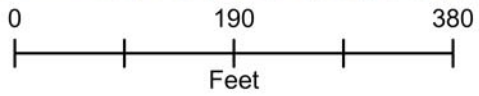
Hwy 76 Corridor Group 2 Zoning Proposals
(lighter than current county zoning)
Recommended to County Council
on April 28, 2026 by the
Planning Commission

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 9
PC#2026-49

169

2024 Aerial



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 9
PC#2026-49

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-50**

SUBJECT: Sketch Plan Requested By McNabb, LLC For Annberry Phases 2 And 3, Located Off Of N. Ebenezer Road, Florence SC, As Shown On Florence County Tax Map Number 00098, Block 01, Parcel 432.

LOCATION: The proposed project site is located off of N. Ebenezer Road, Florence SC

TAX MAP NUMBERS: 00098, Block 01, Parcel 432

COUNCIL DISTRICT(S): 3; County Council

OWNER OF RECORD: McNab, LLC

APPLICANT: McNab, LLC

ZONING/LAND AREA: Unzoned /Approximately 35.36 acres

WATER/SEWER AVAILABILITY: City of Florence

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

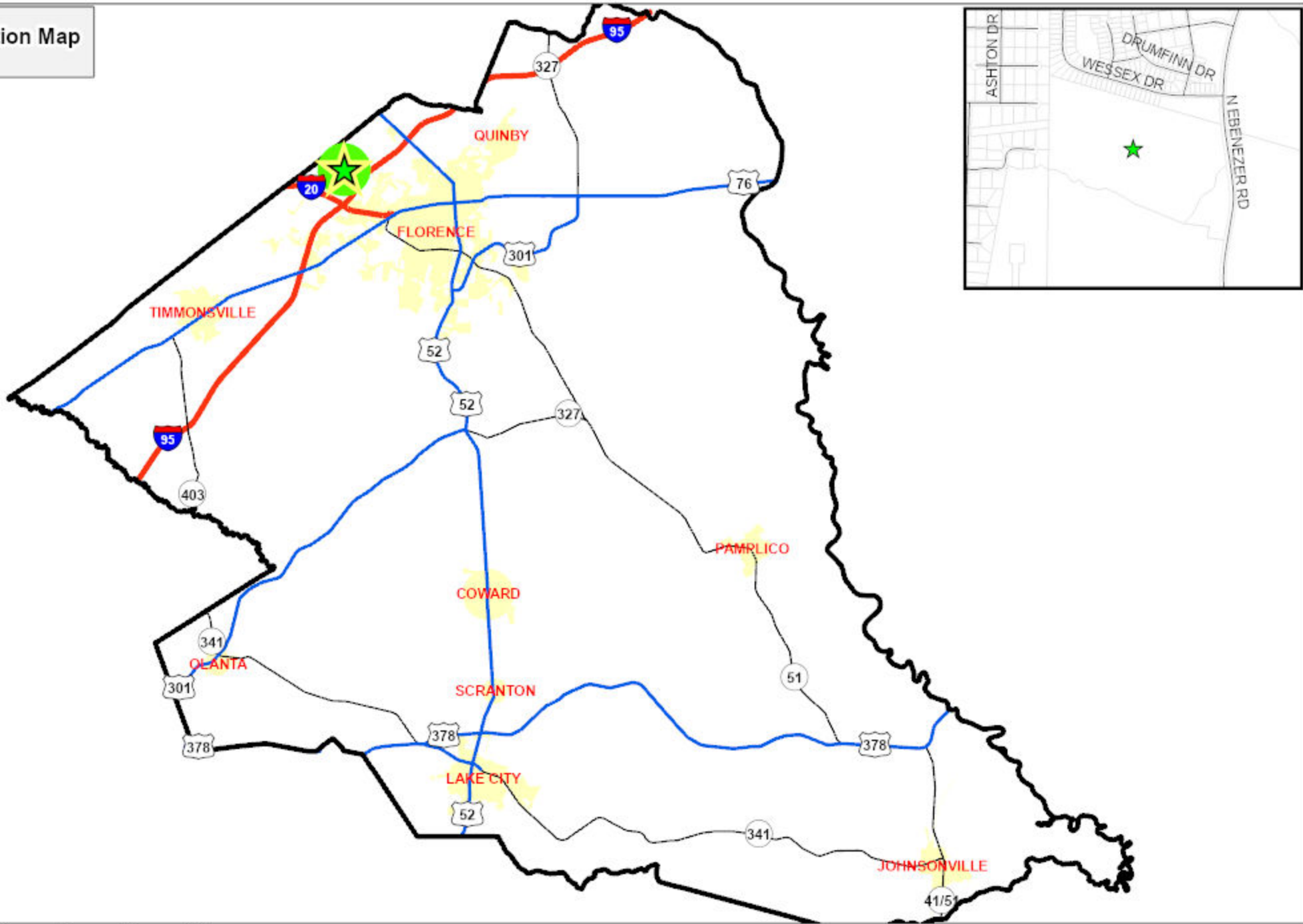
1. Surrounding Land Use and Zoning:
North: Florence County/ Residential/ Unzoned
South: Florence County/ Vacant/ Unzoned
West: Florence County/ Residential/ Unzoned
East: Florence County/ Vacant / Unzoned
2. Background
The applicant desires to subdivide subject property into 36 multi-family lots and 82 single-family lots.

3. Transportation Access and Circulation:
Present access to the property is by the way of N. Ebenezer Road, Florence, SC.
4. Proposed Road Names:
Lost Creek Drive, Silvercrest Drive, and Topaz Lane
5. Traffic Review:
Based on the applicant's request to develop 36 multi-family lots and 82 single-family lots, the additional traffic could have an impact on the current traffic flow.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan

Location Map

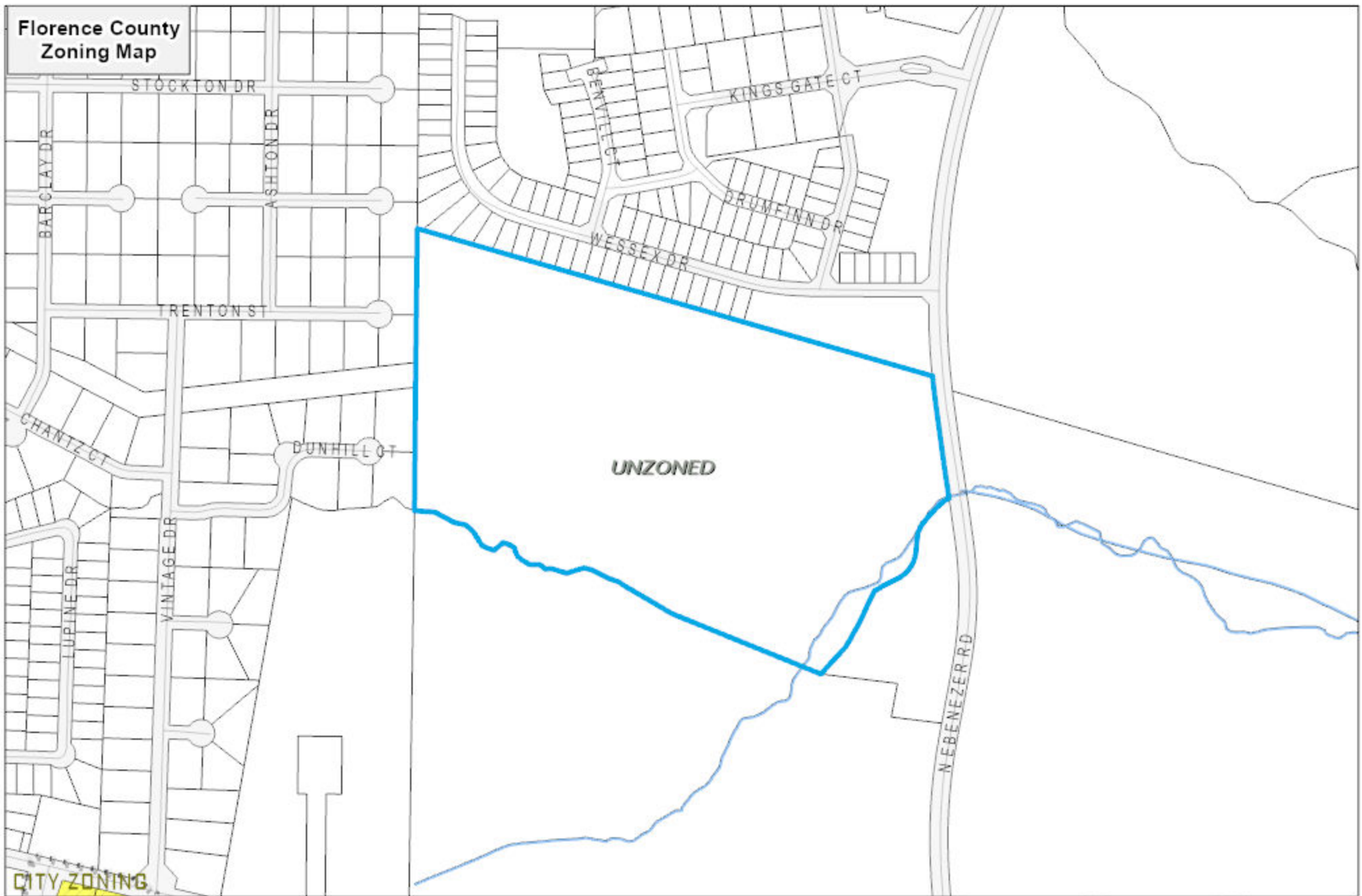


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 3
PC#2026-50 Sketch Plan-Annberry
173

**Florence County
Zoning Map**



0 475 950 Feet

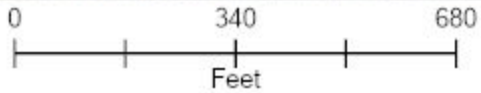
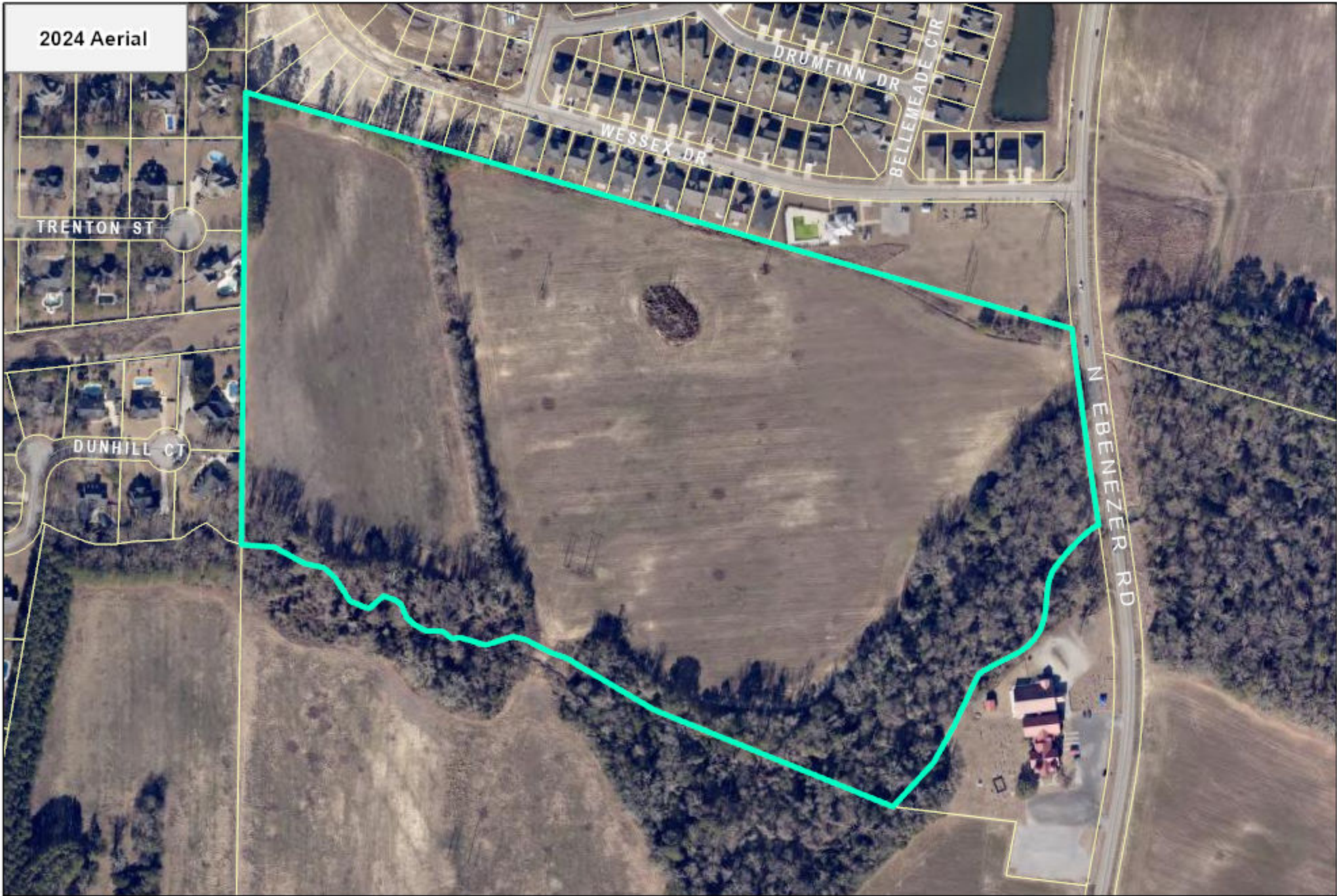
Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 3
PC#2026-50 Sketch Plan-Annberry
174



2024 Aerial



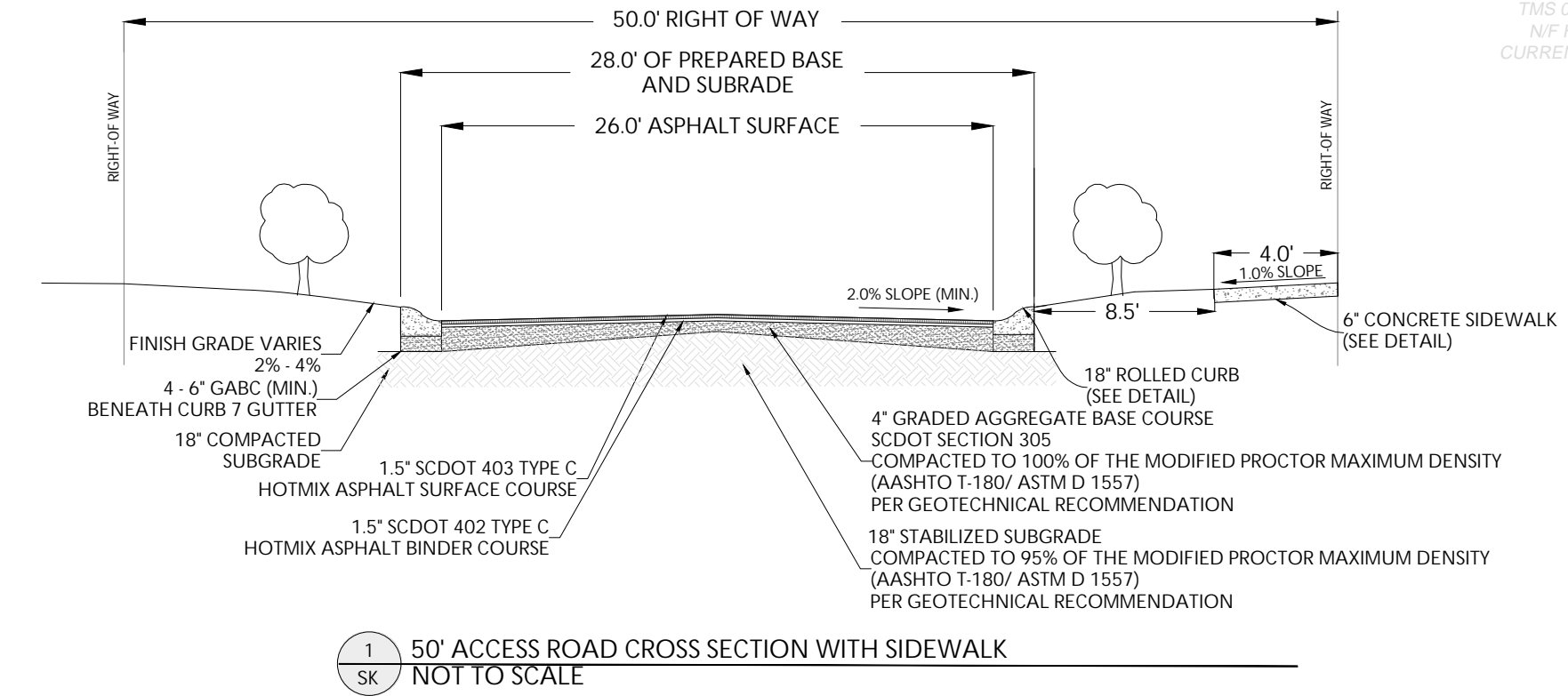
Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 3
PC#2026-50 Sketch Plan-Annberry
175

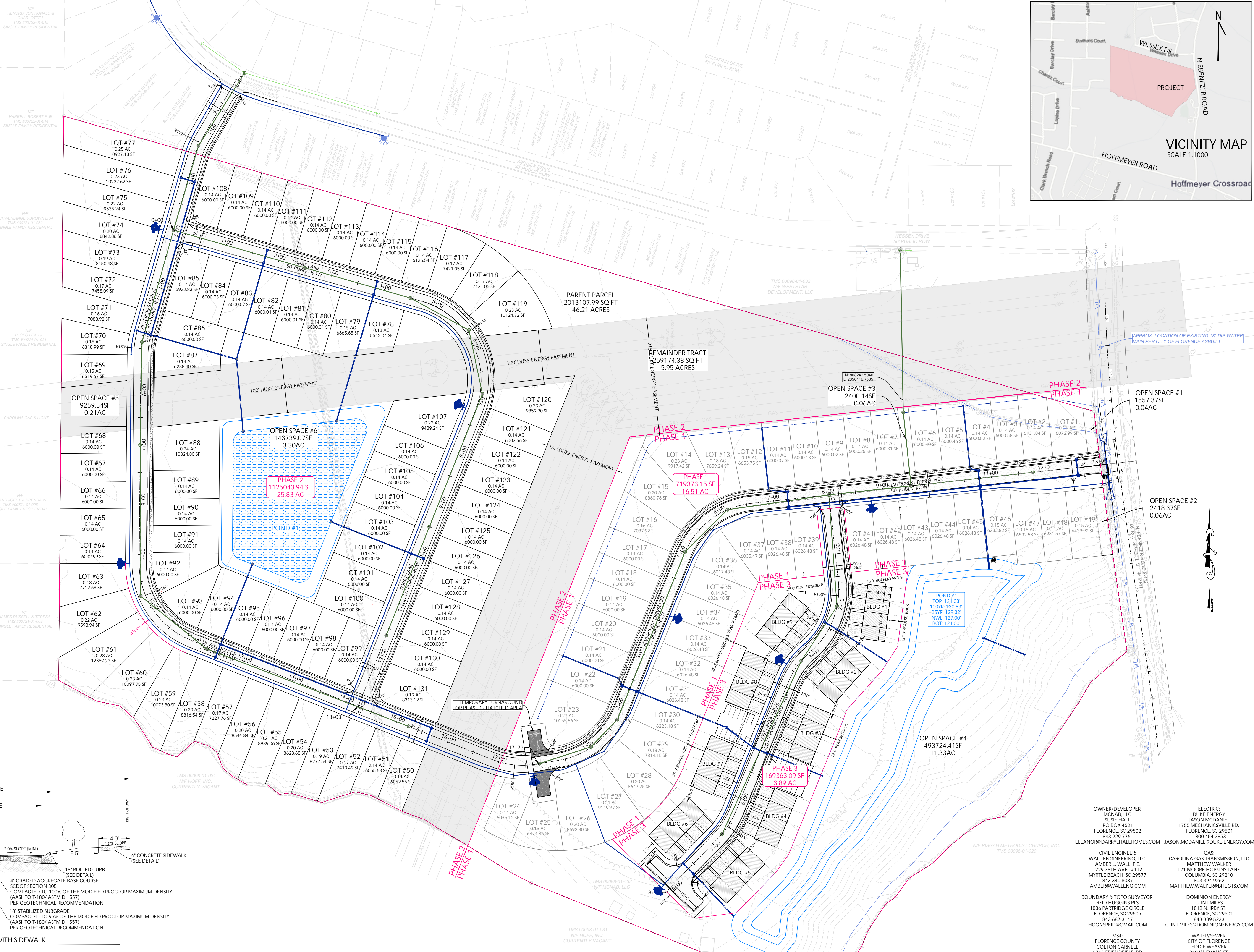
- NOTES:**
- TOTAL TRACT AREA IS 46.21 ACRES.
 - THIS DEVELOPMENT IS ALL OF PIN NO. 000305-01-113 AND 00098-01-439.
 - THIS PROPERTY IS UNZONED.
 - EASEMENTS
 - A 10' NON-EXCLUSIVE UTILITY/DRAINAGE EASEMENT IS BEING DEDICATED ALONG ALL FRONT AND SIDE PROPERTY/LOT LINES IN PERPETUITY.
 - ALL OTHER UTILITY/DRAINAGE EASEMENTS SHALL BE MINIMUM 20' WIDE.
 - THE INITIALS I.P.F. STAND FOR IRON PIN FOUND. THE INITIALS I.N. STAND FOR IRON NEW. 1/2" REBAR HAS BEEN PLACED ON ALL LOT CORNERS.
 - THIS TRACT IS IN FLOOD ZONE X AND ZONE A, MAP# 45041C0157E, 45041C0159E EFFECTIVE DATE 12/16/2014.
 - REFERENCE FIELD BOUNDARY AND TOPOGRAPHICAL SURVEY PROVIDED BY HUGGINS SURVEYING COMPANY.
 - NAD 83 STATE PLANE
 - NGVD 88 DATUM, BASE ELEVATION 0.00' MSL
 - TOTAL LINEAR FEET OF ROADWAY CENTERLINE: 1292 LF
 - LOT TYPES
 - PHASE 1: 18 SINGLE FAMILY LOTS
 - PHASE 2: 82 SINGLE FAMILY LOTS
 - PHASE 3: 36 TOWNHOMES
 - THE MINIMUM LOT SIZE
 - PHASE 1: 6000 SF
 - PHASE 2: 6000 SF
 - PHASE 3: 2300 SF
 - SETBACKS - SINGLE FAMILY
 - FRONT= 25'
 - SIDE= 5'
 - CORNER= 12.5'
 - REAR= 5'
 - SETBACKS - TOWNHOMES
 - FRONT= 25'
 - SIDE= 15'
 - REAR= 25'
 - LAND USE
 - THE EXISTING USE OF THE LAND IS VACANT, MOSTLY WOODED.
 - THE PROPOSED USE OF THE LAND IS RESIDENTIAL.
 - THE ROADS IN THE DEVELOPMENT WILL BE PUBLIC. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH FLORENCE COUNTY CODE OF ORDINANCES.
 - VARIANCE: THE ROAD IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AND APPROVED BY THE FIRE DEPARTMENT.
 - ALL STREET RIGHT OF WAYS AND PAVEMENT WIDTHS WILL BE IN ACCORDANCE WITH FLORENCE COUNTY SECTION 28.6-75.
 - CLUSTER MAIL BOXES TO BE PROVIDED FOR DEVELOPMENT IN ACCORDANCE WITH FLORENCE COUNTY SECTION 28.6-83.
 - LOTS TO BE MINIMUM 50' WIDE AT FRONT SETBACK.
 - WATER & SEWER TO BE PUBLIC AND PROVIDED BY THE CITY OF FLORENCE.
 - ALL WIRE UTILITIES SHALL BE PLACED UNDERGROUND INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND INTERNET.
 - ANY IMPROVEMENTS REQUIRED BY SCDOT WILL BE INSTALLED.

- STREET TREE NOTES:**
- TREES FOR ENTIRE BLOCK SHOULD BE PLANTED AT ONE TIME.
 - NEWLY PLANTED STREET TREES SHALL BE LOCATED IN SUCH A MANNER TO MINIMIZE DAMAGE TO STREETS, SIGWALKS, DRAINAGE INSTALLATION, AND UTILITY INSTALLATIONS.
 - TREES MUST BE PLANTED IN ACCORDANCE WITH RECONGNIZED HORTICULTURAL GUIDELINES. PLANTING DETAILS WILL BE MAINTAINED BY FLORENCE COUNTY.
 - NEWLY PLANTED STREET TREES SHALL BE WATERED AND MAINTAINED IN A HEALTHY MANNER BY THE DEVELOPER THROUGHOUT THE FIRST GROWING SEASON.
 - STREET TREES ARE REQUIRED TO BE INSTALLED AT THE TIME AS OTHER IMPROVEMENTS, AND MAY NOT BE ESCROWED AS AN INDIVIDUAL ITEM.
 - MINIMUM TREE SIZE SHALL BE TWO AND ONE-HALF INCHES IN DIAMETER UPON INSTALLATION.
 - 1 STREET TREE SHALL BE REQUIRED PER LOT LOCATED IN THE PUBLIC RIGHT OF WAY, WITH A MAXIMUM SPACING OF 60 FT ON CENTER.
 - STREET TREES SHALL NOT BE PLACED CLOSER THAN 5 FT FROM ANY WATER OR SEWER SERVICE.



PROJECT INFORMATION

PHASE	LOT TYPE	TYPICAL LOT AREA	ACREAGE	# OF UNITS	GROSS DENSITY UNITS/AC	MAX IMPERVIOUS SURFACE RATIO	MAX FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED
2	SINGLE-FAMILY	6000 SF	25.85	82	3.17 UNITS/AC	0.41	0.32	N/A	N/A
3	TOWNHOME	2350 SF	3.89	36	9.25 UNITS/AC	0.42	0.24	54	96



wall engineering
 1229 38th Ave. N #112, Myrtle Beach
 South Carolina, 29577 - walleng.com

**PRELIMINARY PLANS
 NOT FOR CONSTRUCTION**

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DATE: May 19, 2026
 PIN: 00098-01-432,439

DRAWN BY: ALW
 JOB NO.: 24-15

SKETCH PLAN

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft

**ANNBERRY PHASE 2 & 3
 FLORENCE COUNTY, SOUTH CAROLINA
 PREPARED FOR
 MCNAB, LLC**

SHEET NO.: **SK**

176

OWNER/DEVELOPER:
 MCNAB, LLC
 SUSIE HALL
 PO BOX 4521
 FLORENCE, SC 29502
 843-229-7761
 ELEANOR@DARRYLHALLHOMES.COM

ELECTRIC:
 DUKE ENERGY
 JASON MCDANIEL
 1755 MECHANICSVILLE RD.
 FLORENCE, SC 29501
 1-800-454-3853
 JASON.MCDANIEL@DUKEENERGY.COM

CIVIL ENGINEER:
 WALL ENGINEERING, LLC
 AMBER L. WALL, P.E.
 1229 38TH AVE. #112
 MYRTLE BEACH, SC 29577
 843-340-8087
 AMBER@WALLENG.COM

BOUNDARY & TOPO SURVEYOR:
 REID HUGGINS PLS
 1836 PARTRIDGE CIRCLE
 FLORENCE, SC 29505
 843-687-3147
 HGGNSREID@GMAIL.COM

DONORION ENERGY
 CLINT MILES
 1812 N. IRBY ST.
 FLORENCE, SC 29501
 843-389-9233
 CLINT.MILES@DONORIONENERGY.COM

WATER/SEWER:
 CITY OF FLORENCE
 EDDIE WEAVER
 210 W. EVANS ST.
 843-655-2047
 EWEAVER@CITYOFFLORENCE.COM

MS4:
 FLORENCE COUNTY
 COLTON CARNELL
 6746 FRIENDFIELD RD
 FLORENCE, SC 29501
 843-656-1516
 CCARNELL@FLORENCECO.ORG

ROADWAY:
 SCDOT
 TRAVIS PATRICK
 3018 EAST PALMETTO ST.
 FLORENCE, SC 29506
 843-629-5201
 PATRICKT@SCDOT.ORG

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-51**

SUBJECT: Sketch Plan Requested By John Curl Of Curl Development, For Olde English, Located Off Of Claussen Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 073.

LOCATION: The proposed project site is located off of Claussen Road, Florence SC

TAX MAP NUMBERS: 00209, Block 01, Parcel 073

COUNCIL DISTRICT(S): 5, 6; County Council

OWNER OF RECORD: Claussen Pointe Development INC

APPLICANT: John Curl of Curl Development

ZONING/LAND AREA: Unzoned /Approximately 71.11 acres

WATER/SEWER AVAILABILITY: City of Florence Water / No Sewer

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

FLOOD ZONE: AE; X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

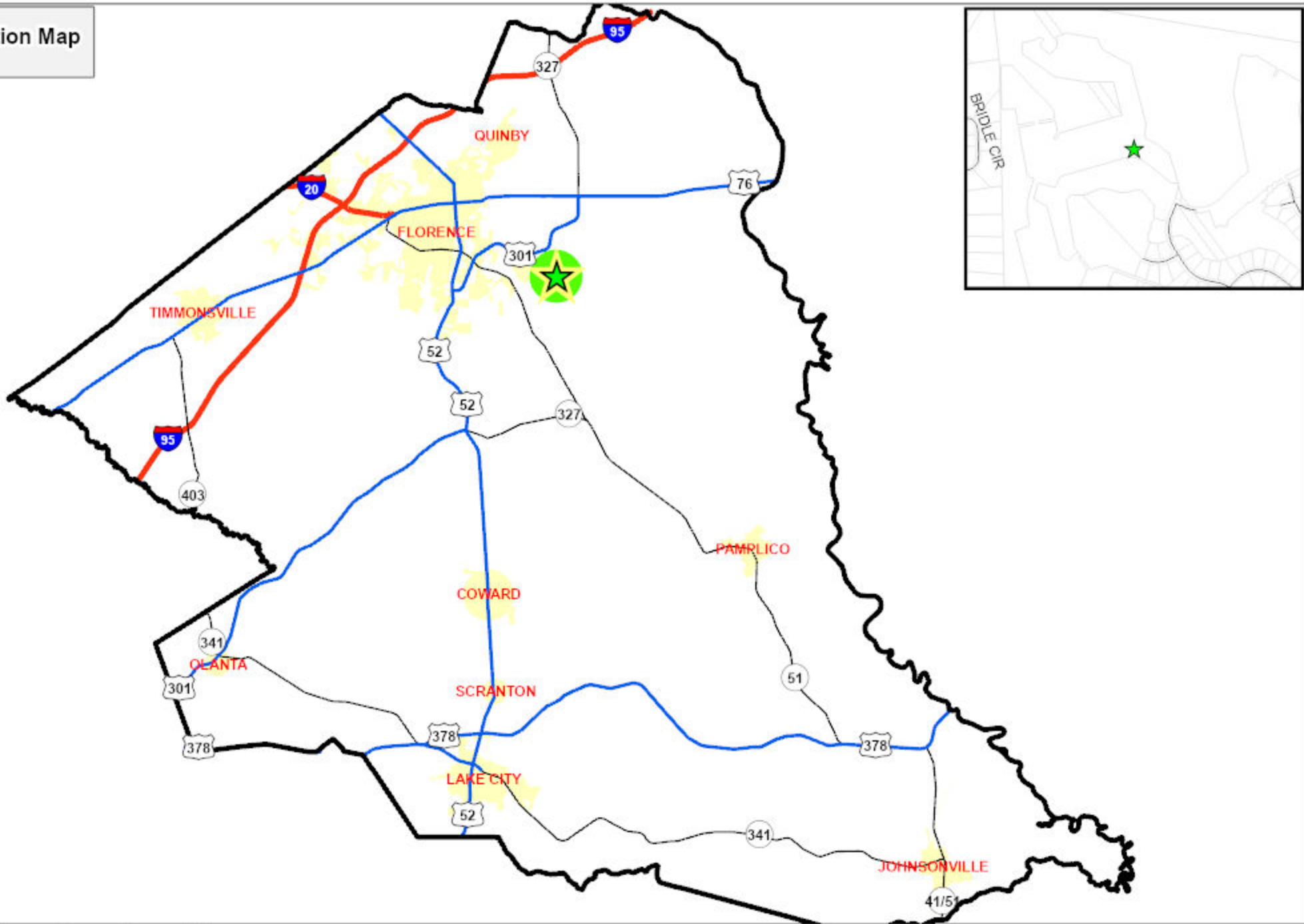
1. Surrounding Land Use and Zoning:
North: Florence County/ Vacant/ Unzoned
South: Florence County/ Residential/ Unzoned
West: Florence County/ Residential, Vacant/ Unzoned
East: Florence County/ Residential, Vacant / Unzoned
2. Background
The applicant desires to subdivide subject property into 107 residential lots.
3. Transportation Access and Circulation:
Present access to the property is by the way of Claussen Road, Florence, SC.

4. Proposed Road Names:
Ballmore Court, Brodick Court, Duffer Drive, Mulligan Drive, and Putters Court
5. Traffic Review:
Based on the applicant's request to develop 107 lots, the additional traffic could have an impact on the current traffic flow.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan

Location Map



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5,6
PC#2026-51 Sketch Plan-Olde English
179

Florence County
Zoning Map



CITY ZONING

UNZONED

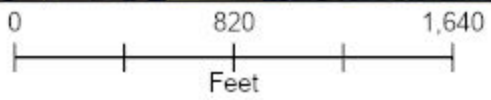
Current County Zoning
PD, PLANNED DEVELOPMENT
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5,6
PC#2026-51 Sketch Plan-Olde English



2024 Aerial

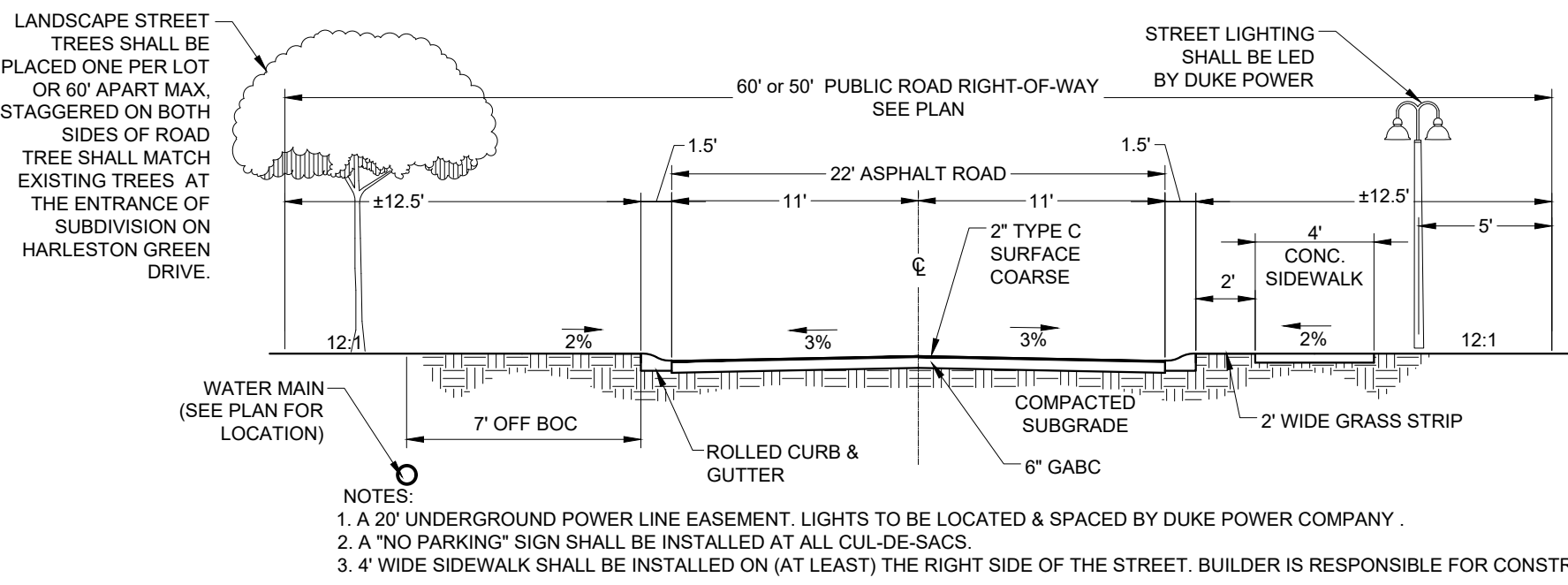
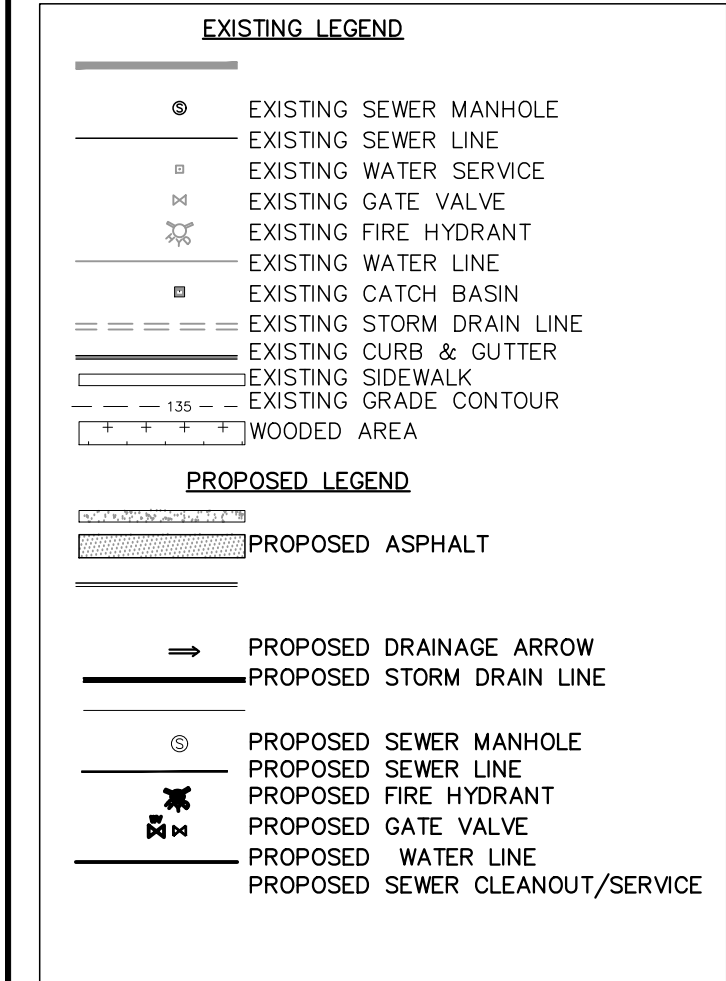
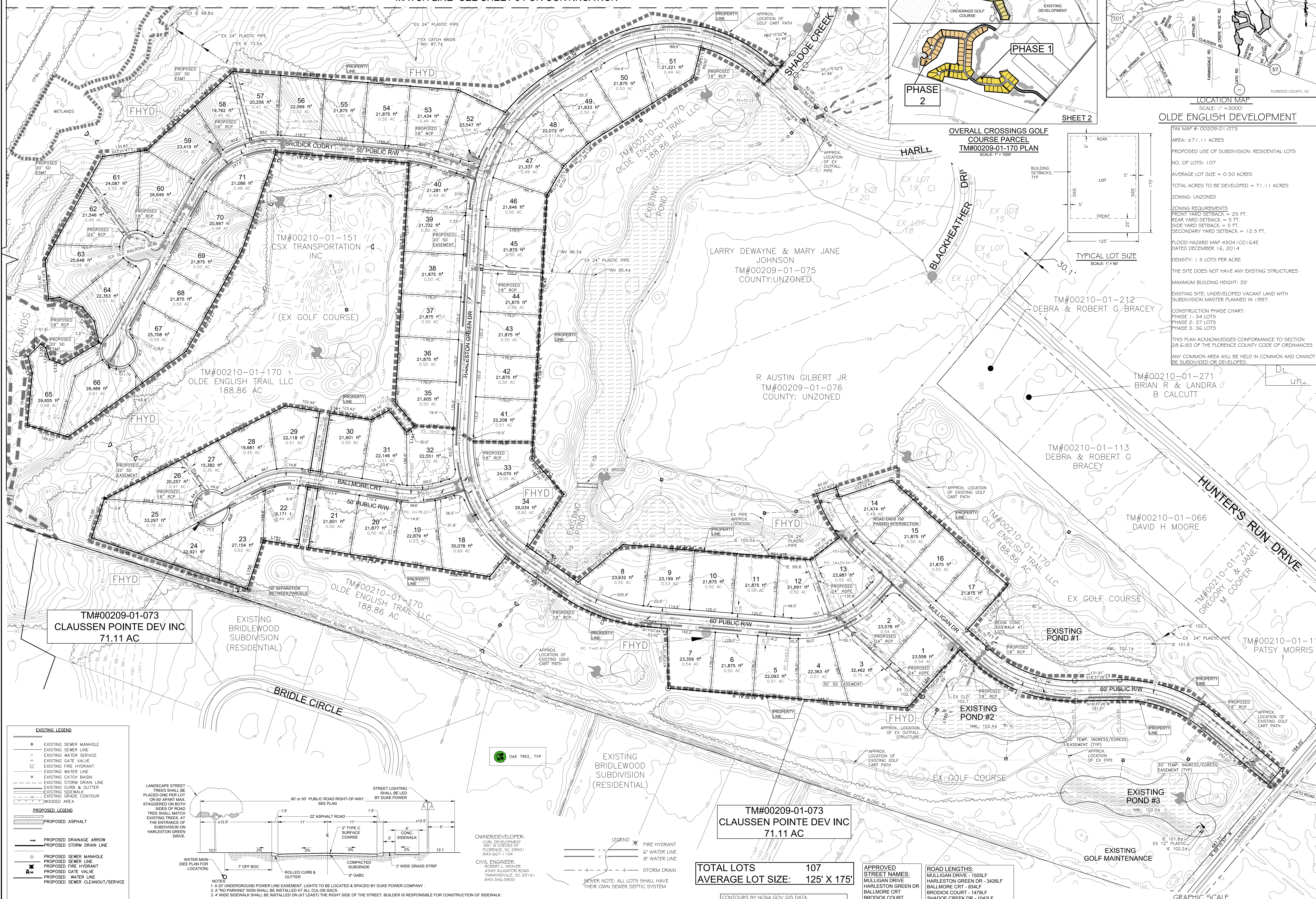
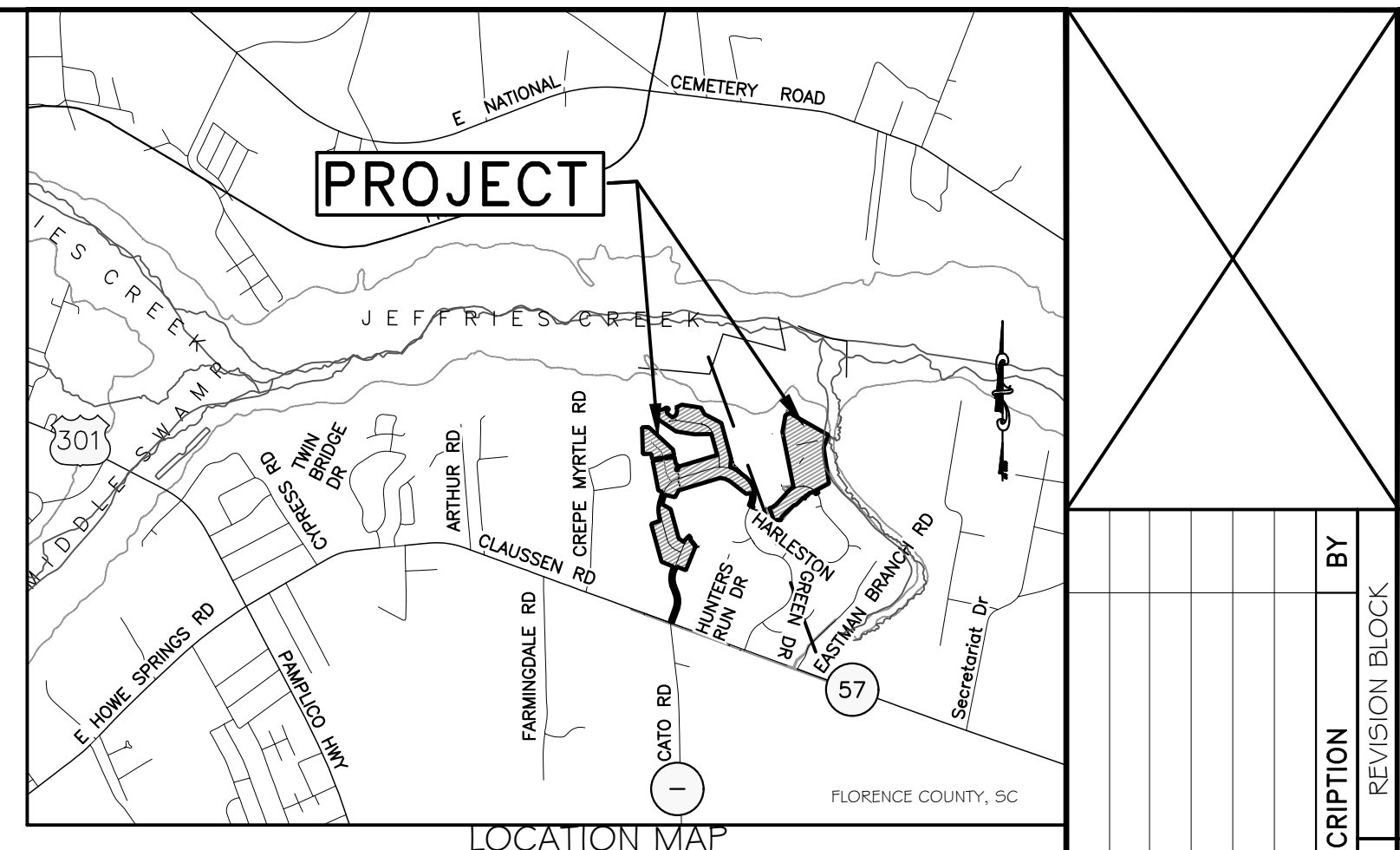
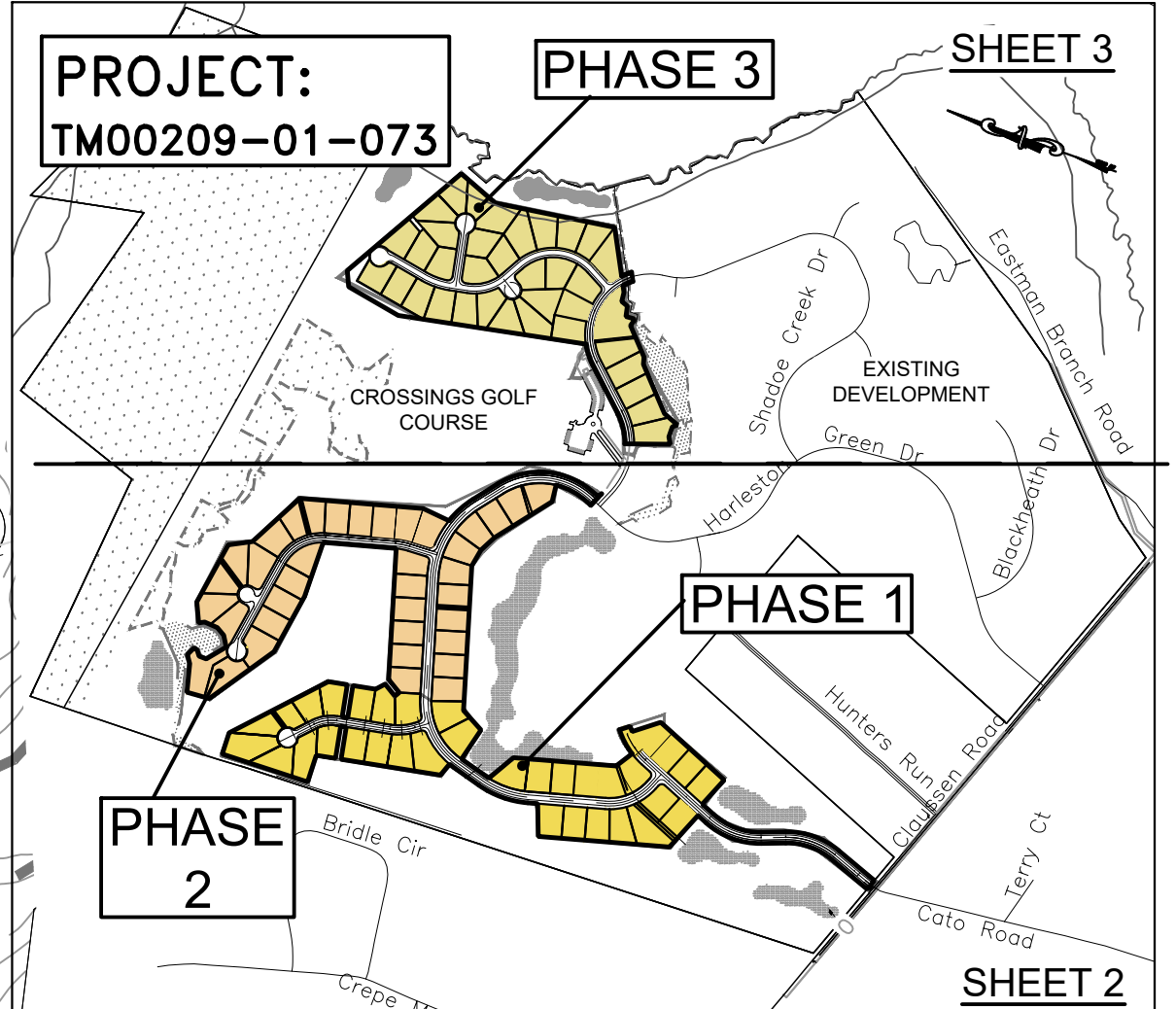


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5,6
PC#2026-51 Sketch Plan-Olde English
181

MATCH LINE- SEE SHEET 3 FOR CONTINUATION



OWNER/DEVELOPER:
CURL DEVELOPMENT
491 W CHEVY ST
FLORENCE, SC 29501
643-627-1104

CIVIL ENGINEER:
ROBERT L. WEAVER
4340 ALLIGATOR ROAD
TIMMONSVILLE, SC 29161
643-346-5500

LEGEND:
FIRE HYDRANT
6" WATER LINE
8" WATER LINE
STORM DRAIN
SEWER NOTE: ALL LOTS SHALL HAVE THEIR OWN SEWER SEPTIC SYSTEM

TM#00209-01-073
CLAUSSEN POINTE DEV INC
71.11 AC

TOTAL LOTS 107
AVERAGE LOT SIZE: 125' X 175'

APPROVED STREET NAMES:
MULLIGAN DRIVE
HARLESTON GREEN DR - 3428LF
BALLMORE CRT - 834LF
BRODICK COURT - 1479LF
SHADOLF CREEK DR - 1042LF
DUFFER DR - 1450LF
PUTTERS COURT - 391LF

ROAD LENGTHS:
MULLIGAN DRIVE - 1505LF
HARLESTON GREEN DR - 3428LF
BALLMORE CRT - 834LF
BRODICK COURT - 1479LF
SHADOLF CREEK DR - 1042LF
DUFFER DR - 1450LF
PUTTERS COURT - 391LF

CONTOURS BY NOAA GEOV GIS DATA.
2020 USGS SAVANNAH FEE DEE, SC
NAD83 (2011) 5C FT

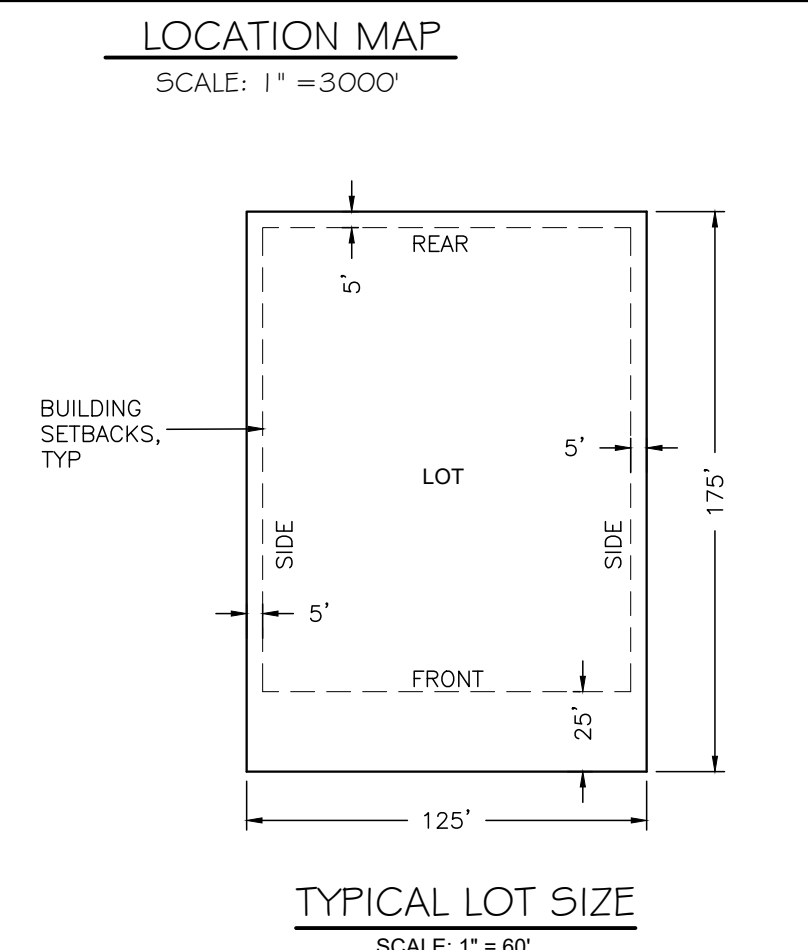
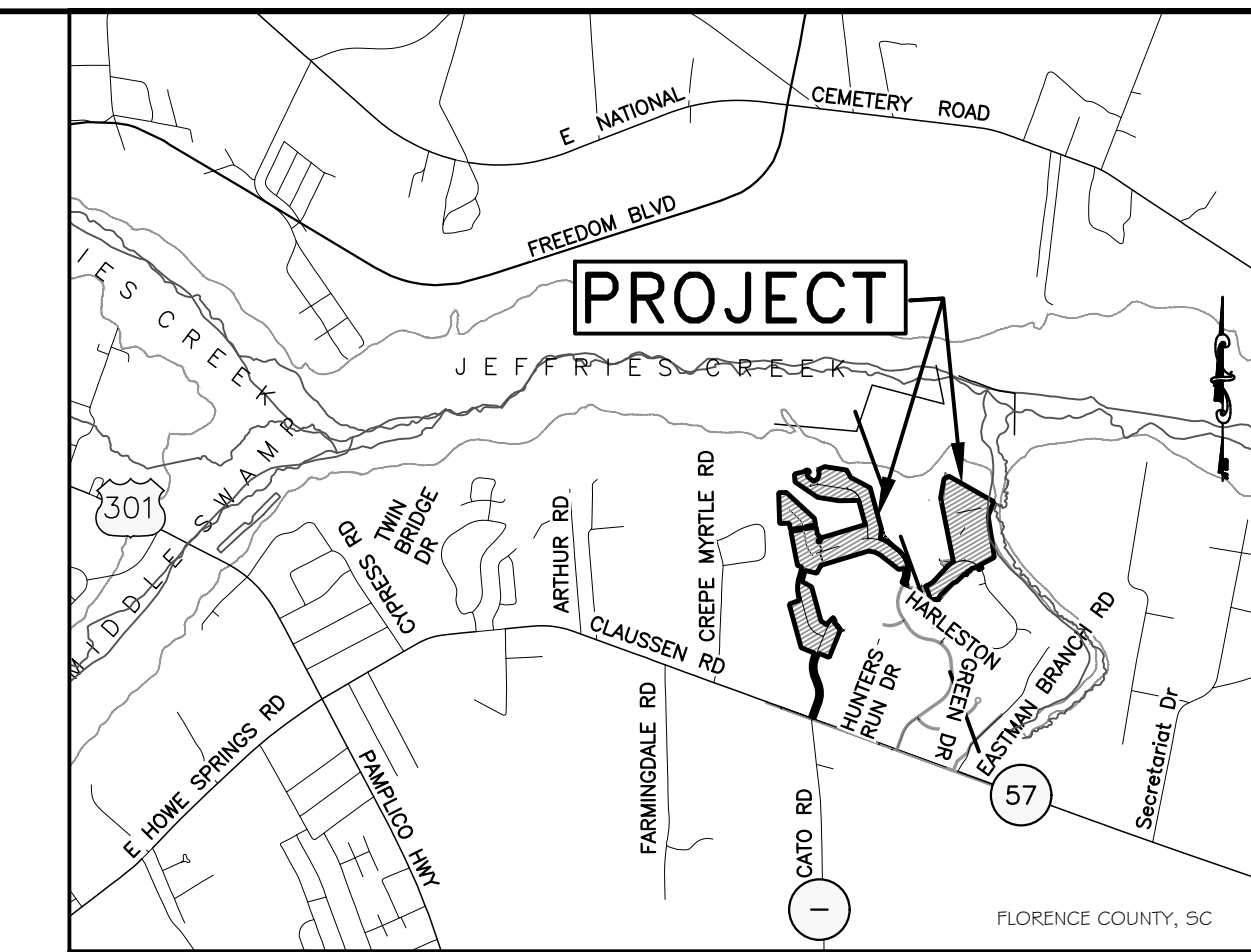
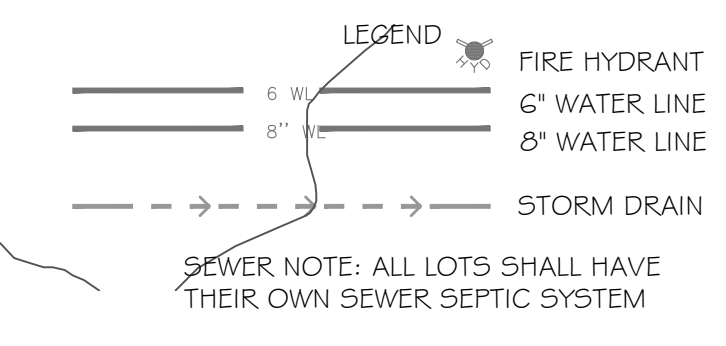
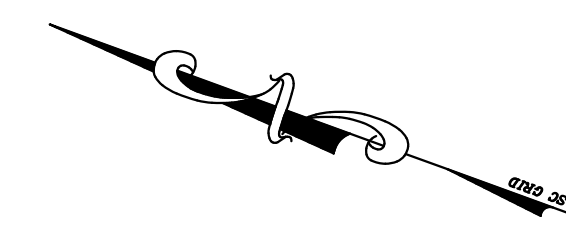


Project: Old English Development
Client: CURL DEVELOPMENT
Description: SKETCH PLAN PHASE 1 & 2
Project #: 25-016
Sheet #: 2 of 3

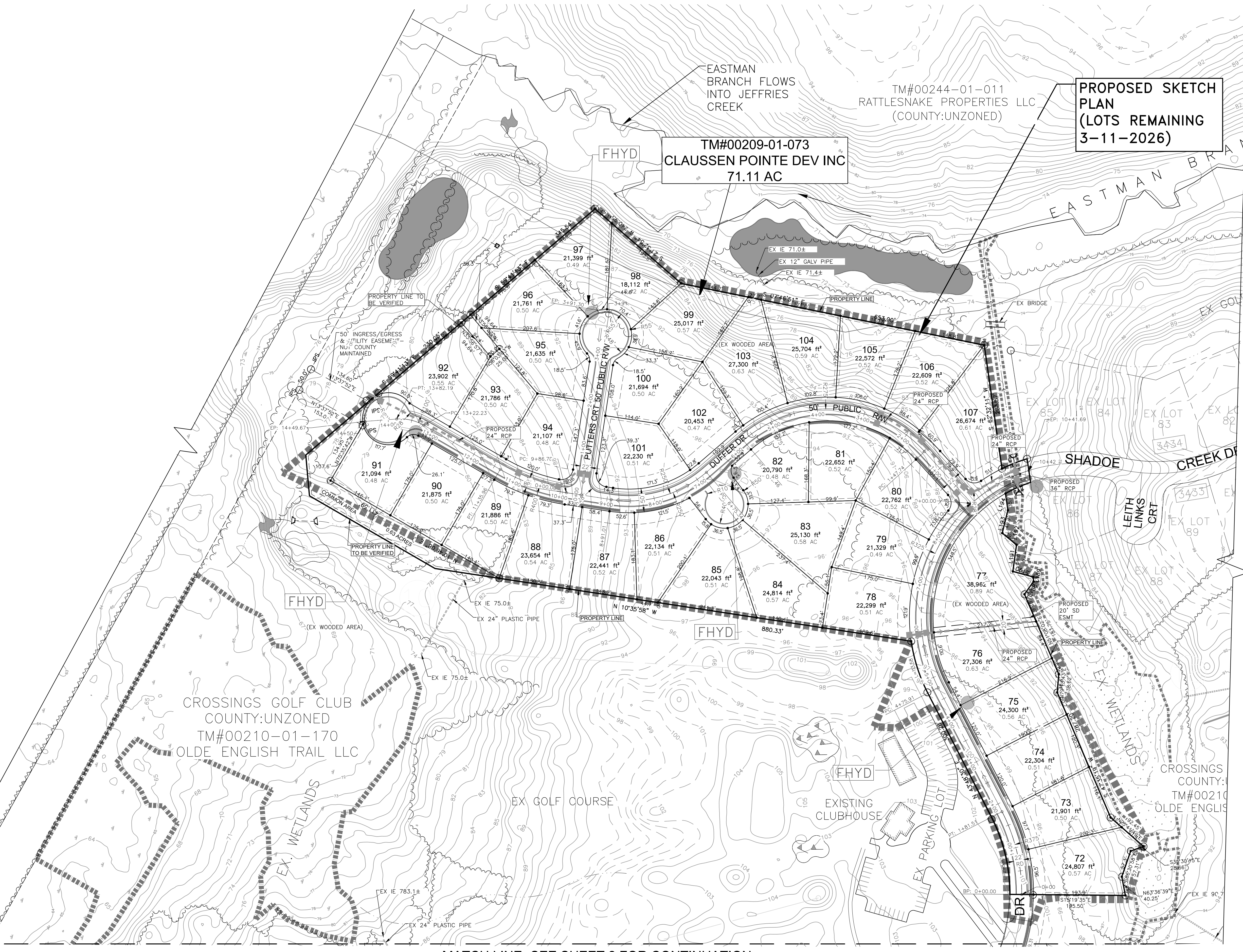
ROBERT L. WEAVER, P.E.
CIVIL ENGINEERING & LAND PLANNING
4340 ALLIGATOR ROAD
TIMMONSVILLE, SC 29161
643-346-5500
Drawn By: MFL County: FLORENCE (Code: 519/0508) Title: PLS
Scale: 1" = 1000'

NO. DATE PLAN SET REVISION DESCRIPTION BY

* DENOTES THAT SHEET WAS REVISED



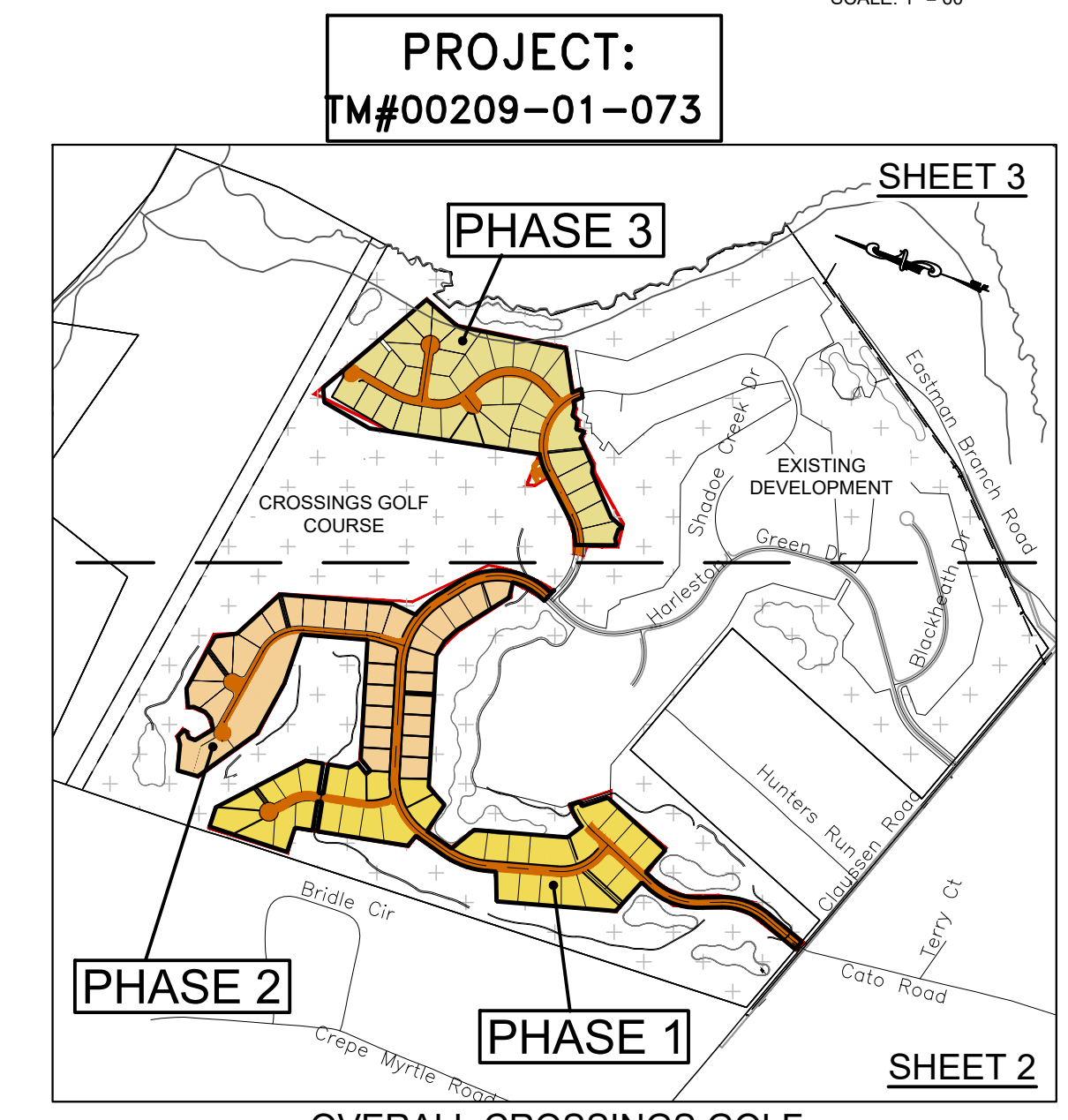
EXISTING LEGEND	
	EXISTING SEWER MANHOLE
	EXISTING SEWER LINE
	EXISTING WATER SERVICE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING CATCH BASIN
	EXISTING STORM DRAIN LINE
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING GRADE CONTOUR
	WOODED AREA
PROPOSED LEGEND	
	PROPOSED SIDEWALK
	PROPOSED ASPHALT
	LIMITS OF DISTURBANCE
	PROPOSED DRAINAGE ARROW
	PROPOSED STORM DRAIN LINE
	PROPOSED SWALE
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED WATER LINE
	PROPOSED SEWER CLEANOUT/SERVICE
	PROPOSED SEWER SRVC LINE
	PROPOSED WATER METER LINE



PROPOSED SKETCH PLAN (LOTS REMAINING 3-11-2026)

TM#00209-01-073 CLAUSSEN POINTE DEV INC 71.11 AC

TM#00244-01-011 RATTLESNAKE PROPERTIES LLC (COUNTY: UNZONED)



OWNER/DEVELOPER:
CURL DEVELOPMENT
491 W CHERRY ST
FLORENCE, SC 29501
843-667-1104

CIVIL ENGINEER:
ROBERT L. WEAVER
4340 ALLIGATOR ROAD
TIMMONSVILLE, SC 29161
843-346-5800

APPROVED STREET NAMES:
MULLIGAN DRIVE
HARLESTON GREEN DR
BALLMORE CRT
BRODICK COURT
DUFFER DR
PUTTERS COURT

ROAD LENGTHS:
MULLIGAN DRIVE - 1505LF
HARLESTON GREEN DR - 3426LF
BALLMORE CRT - 834LF
BRODICK COURT - 1479LF
DUFFER DR - 1450LF
PUTTERS COURT - 391LF

OLDE ENGLISH DEVELOPMENT

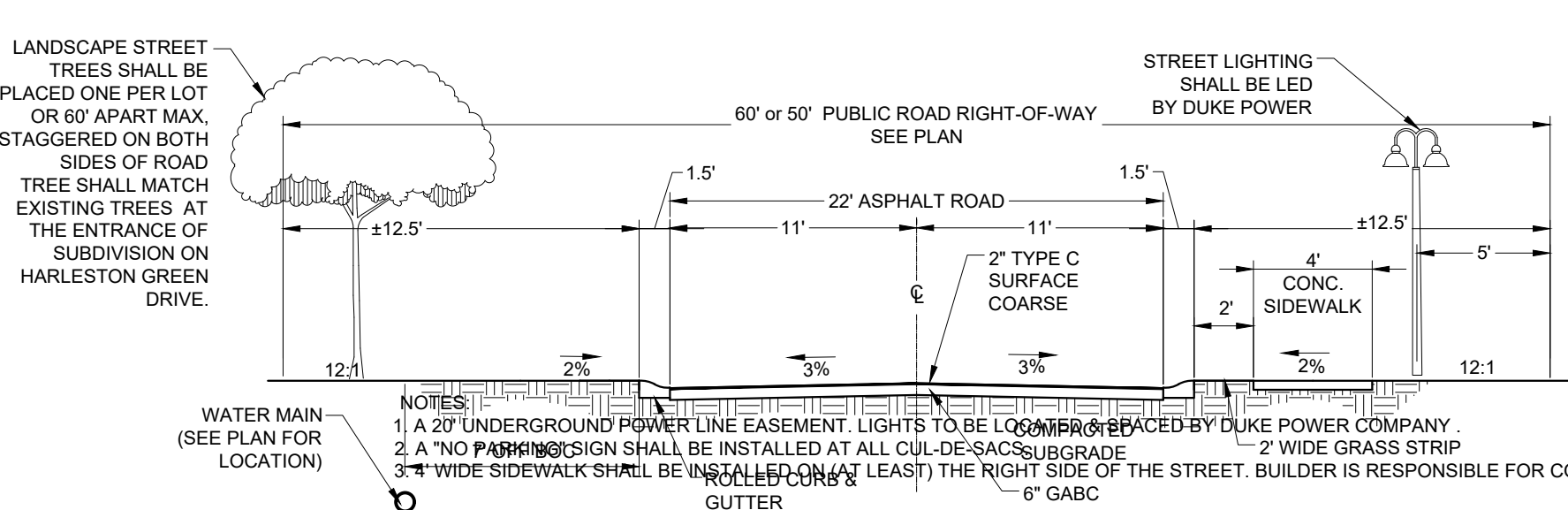
TAX MAP #: 00209-01-073
AREA: ± 71.11 ACRES
PROPOSED USE OF SUBDIVISION: RESIDENTIAL LOTS
NO. OF LOTS: 107
AVERAGE LOT SIZE = 0.50 ACRES
TOTAL ACRES TO BE DEVELOPED = 71.11 ACRES
ZONING: UNZONED

ZONING REQUIREMENTS
FRONT YARD SETBACK = 25 FT.
REAR YARD SETBACK = 5 FT.
SIDE YARD SETBACK = 5 FT.
SECONDARY YARD SETBACK = 12.5 FT.

FLOOD HAZARD MAP 45041C0164E
DATED DECEMBER 16, 2014
DENSITY: 1.5 LOTS PER ACRE
THE SITE DOES NOT HAVE ANY EXISTING STRUCTURES
MAXIMUM BUILDING HEIGHT: 35'
EXISTING SITE: UNDEVELOPED VACANT LAND WITH SUBDIVISION MASTER PLANNED IN 1997.

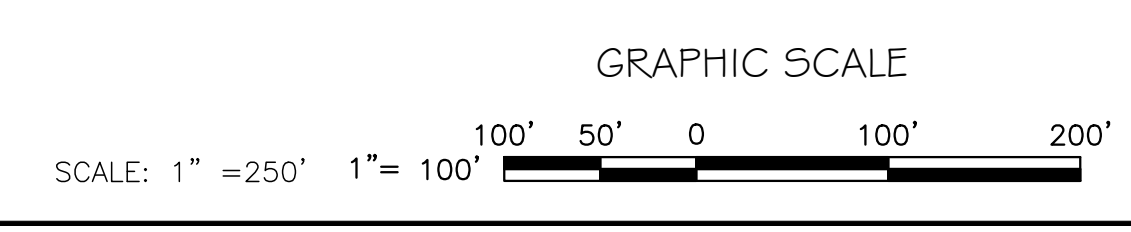
CONSTRUCTION PHASE CHART:
PHASE 1: 34 LOTS
PHASE 2: 37 LOTS
PHASE 3: 36 LOTS

THIS PLAN ACKNOWLEDGES CONFORMANCE TO SECTION 28.6-83 OF THE FLORENCE COUNTY CODE OF ORDINANCES
ANY COMMON AREA WILL BE HELD IN COMMON AND CANNOT BE SUBDIVIDED OR DEVELOPED.



TOTAL LOTS 107
AVERAGE LOT SIZE: 125' X 175'

CONTOURS BY NOAA GOV GIS DATA, 2020 USGS SAVANNAH FEE DEE, SC WAD83 (2011) USC FT



Description: SKETCH PLAN PHASE 3	Project: Olde English Development FLORENCE, SC	Client: CURL DEVELOPMENT	NO.	DATE	PLAN SET	REVISION DESCRIPTION
			*	*	*	* DENOTES THAT SHEET WAS REVISED
Project #			25-016			
Sheet #			3 of 3			

ROBERT L. WEAVER, P.E.
CIVIL ENGINEERING & LAND PLANNING
4340 ALLIGATOR ROAD
TIMMONSVILLE, SC 29161
843-346-5800

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SEAL: SOUTH CAROLINA CIVIL ENGINEER REG. NO. 8917

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-52**

SUBJECT: Sketch Plan Requested By HP Freedom, LLC, For Freedom Park, Located Off Of Freedom Boulevard, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 061.

LOCATION: The proposed project site is located off of Freedom Boulevard, Florence SC

TAX MAP NUMBERS: 00209, Block 01, Parcel 061

COUNCIL DISTRICT(S): 5, 6; County Council

OWNER OF RECORD: HP Freedom LLC

APPLICANT: HP Freedom LLC

ZONING/LAND AREA: Unzoned /Approximately 51 acres

WATER/SEWER AVAILABILITY: City of Florence

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

FLOOD ZONE: AE; X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

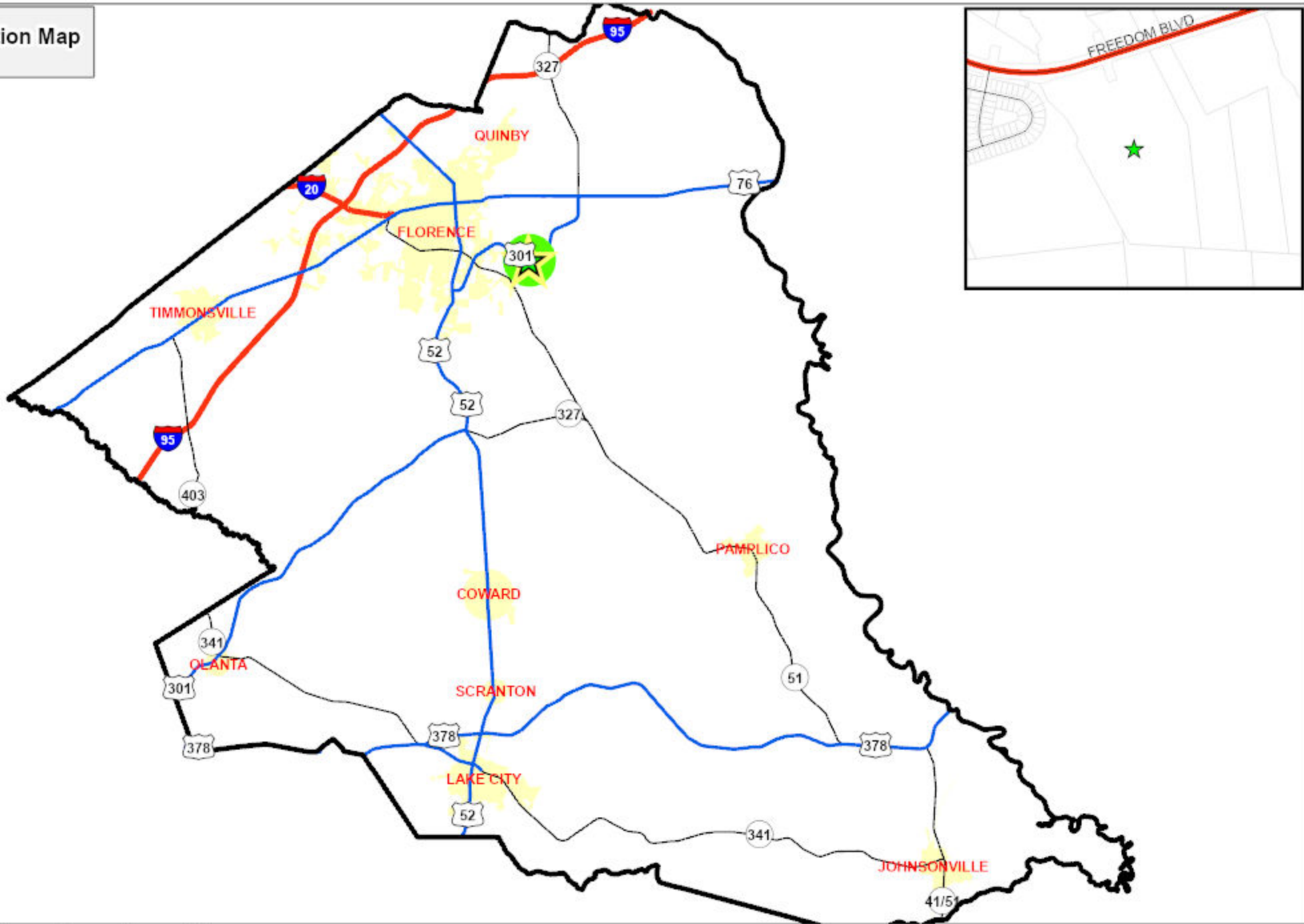
1. Surrounding Land Use and Zoning:
North: Florence County/ Residential, Vacant/ Unzoned
South: Florence County/ Residential, Vacant/ Unzoned
West: City of Florence/ Residential, Vacant/ City Zoning
East: Florence County/ Vacant / Unzoned
2. Background
The applicant desires to subdivide subject property into 114 residential rental lots.
3. Transportation Access and Circulation:
Present access to the property is by the way of Freedom Boulevard, Florence, SC.

4. Proposed Road Names:
Horizon Way, Skyview Way, and Solider Drive
5. Traffic Review:
Based on the applicant's request to develop 114 lots, the additional traffic could have an impact on the current traffic flow.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan

Location Map

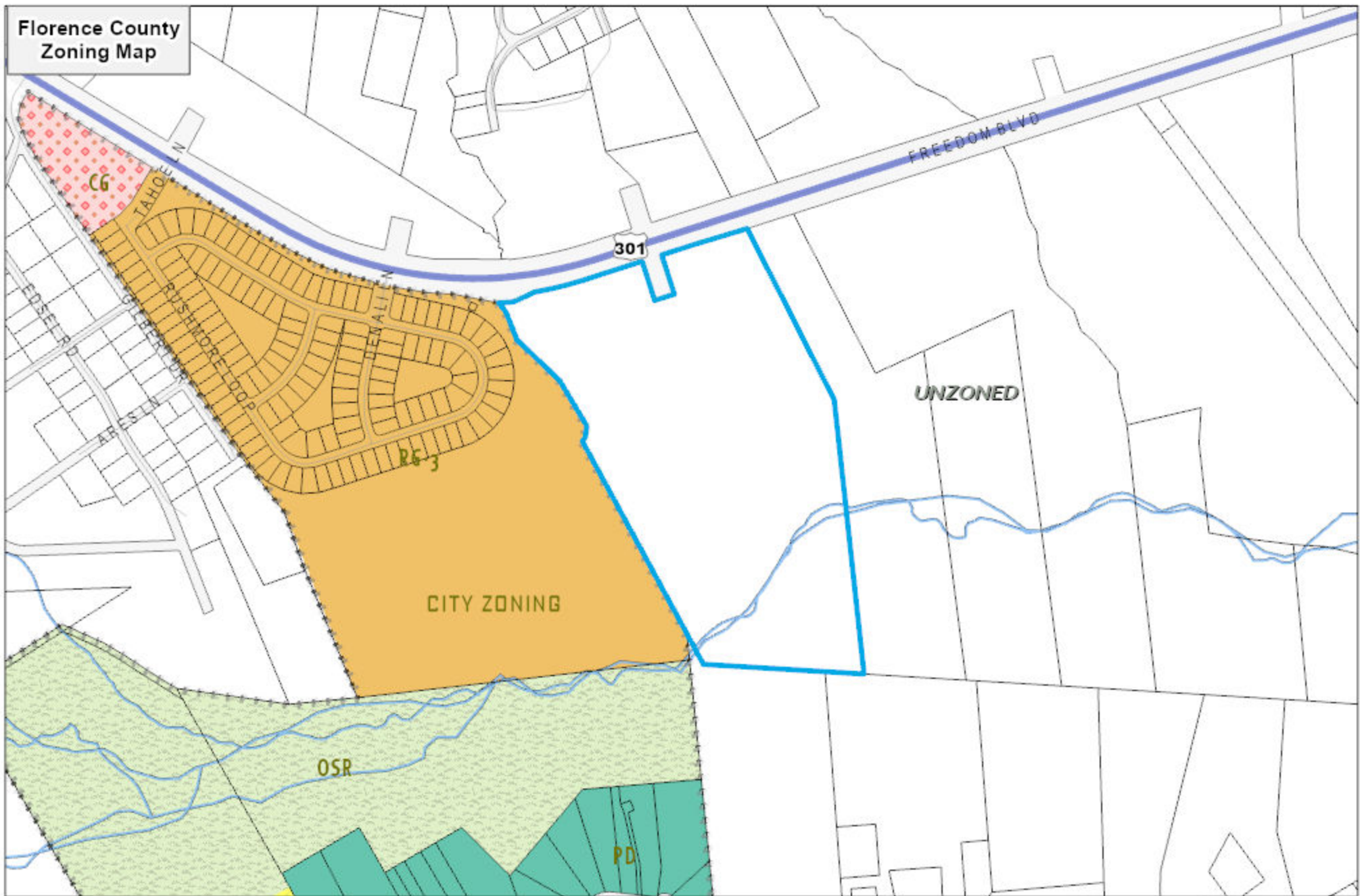


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 5,6
PC#2026-52 Sketch Plan-Freedom Park

**Florence County
Zoning Map**



0 620 1,240 Feet

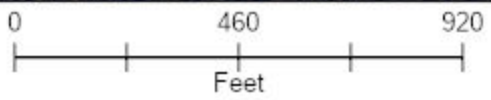
Current County Zoning
■ PD, PLANNED DEVELOPMENT
■ UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

**Council District 5,6
PC#2026-52**



2024 Aerial



Florence County
Planning Department
Meeting Date:
05/26/2026



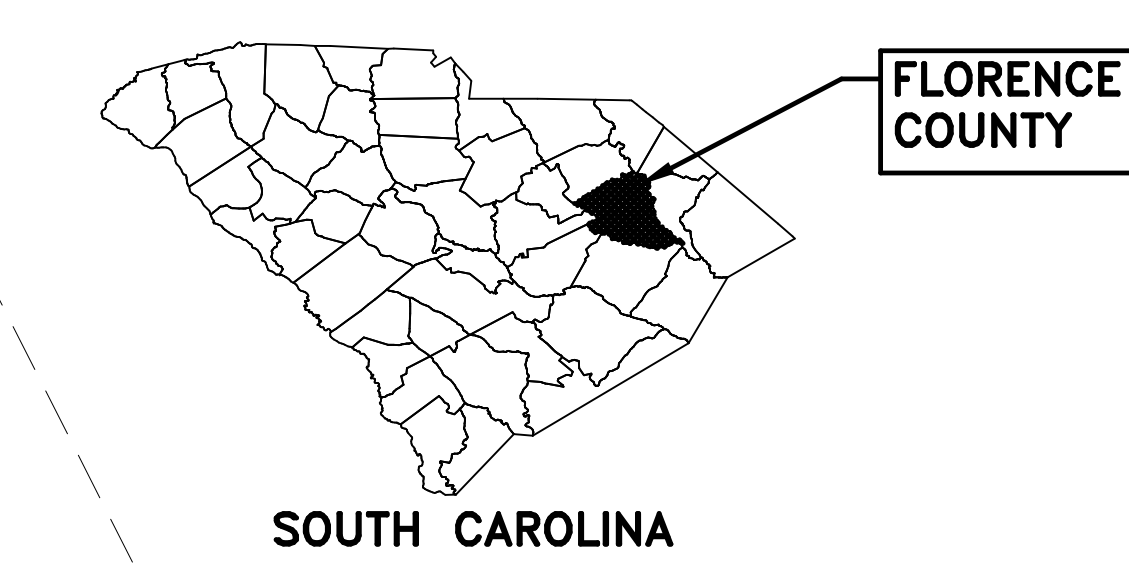
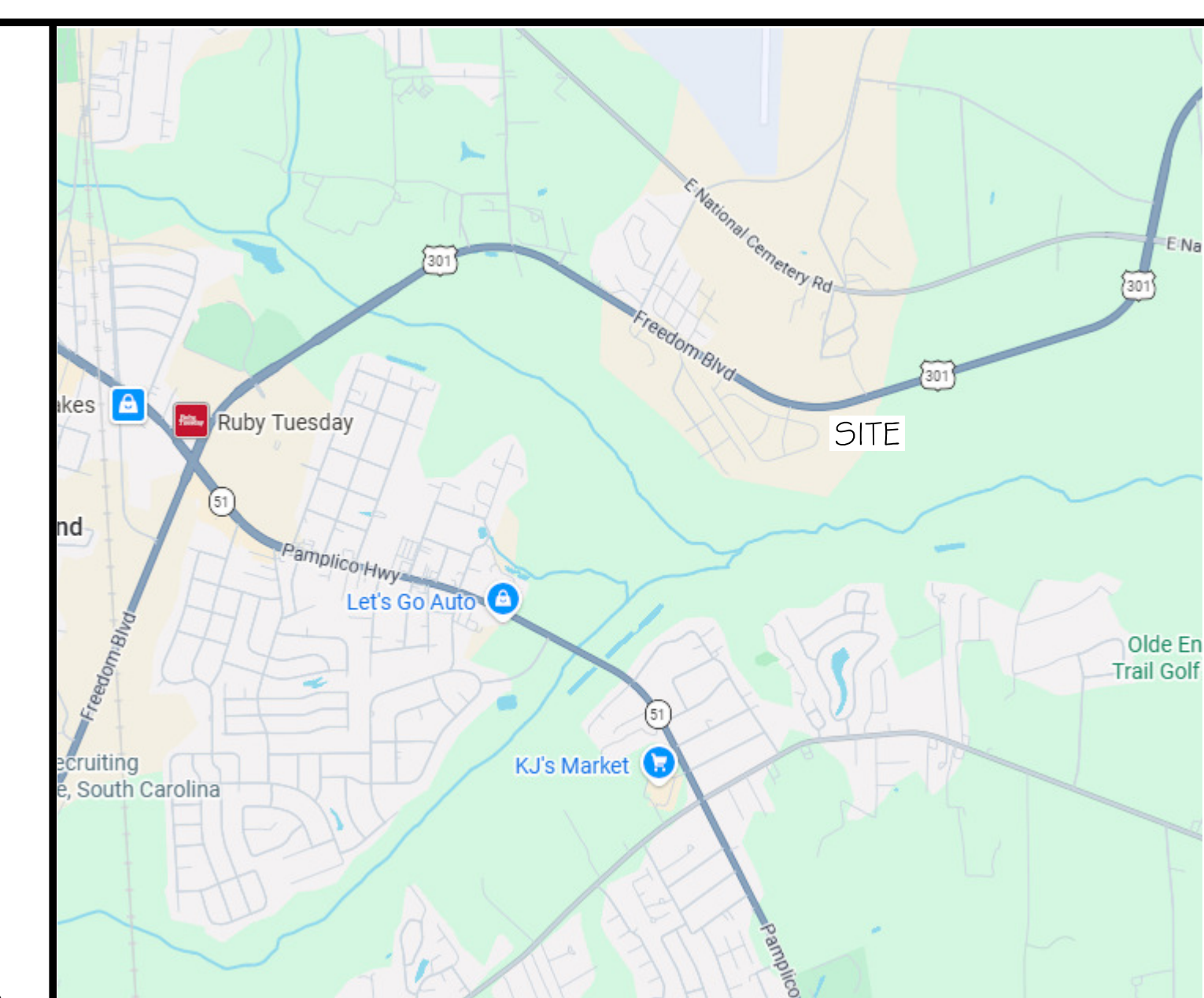
Council District 5,6
PC#2026-52

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2024.86'	72.04'	72.04'	N 85°37'24" E	2°02'19"
C2	1989.86'	326.46'	326.09'	N 76°55'24" E	9°24'00"

LINE	BEARING	DISTANCE
L1	N 42°21'42" E	21.89'
L2	N 07°28'08" E	57.28'
L3	N 30°57'35" W	268.94'
L4	N 46°22'25" W	284.78'
L5	N 21°36'53" W	144.03'
L6	N 37°27'11" W	57.06'
L7	N 64°41'43" E	111.08'
L8	N 72°08'03" E	100.02'
L9	S 17°05'52" E	4.97'

Topographic Survey
FLORENCE COUNTY, S.C.
 REQUESTED BY:
LARRY PARKER & JACK HOLT
 DATE: JANUARY 13, 2026
 JOB NO: 26010
 TAX MAP NO. 00209-01-061

ANDERSEN LAND SURVEYING, LLC
 PO BOX 489, TURBEVILLE, S.C. 29162
 OFFICE (843) 659-5081 EMAIL: ANDERSENSURVEY@GMAIL.COM



NO.	DATE	REVISION



UTILITIES SERVICE
POWER:
 Duke Energy
 Jason McDaniel
 Jason.McDaniel@duke-enrgey.com
 843-661-2285

GAS:
 Dominion Energy South Carolina
 1812 N Irby St.
 Florence, S.C. 29501
 Ralph Haward
 rhaward@scana.com
 843-676-3629

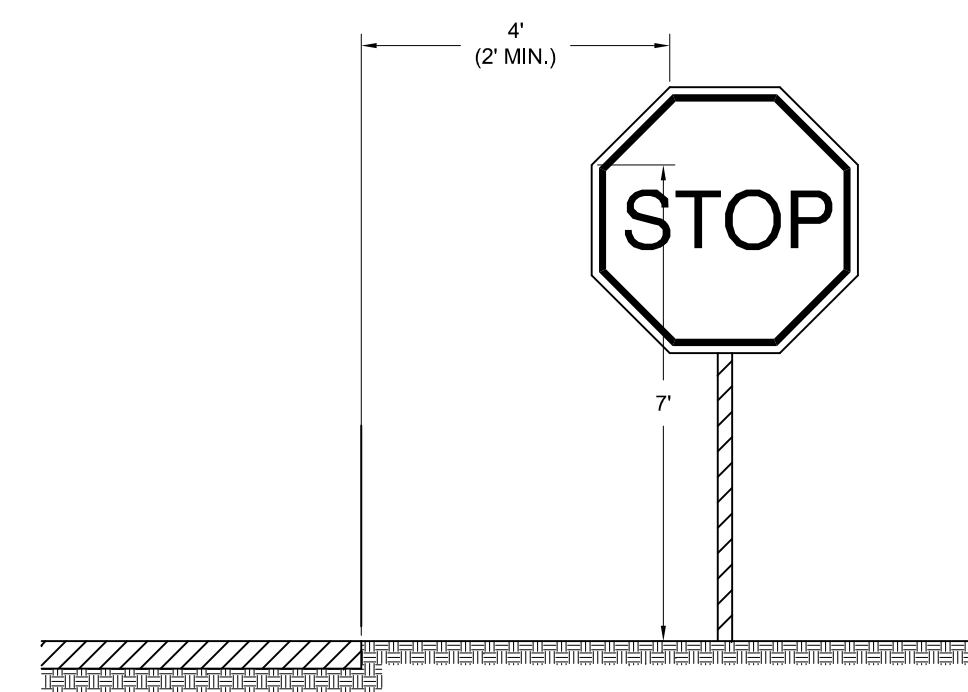
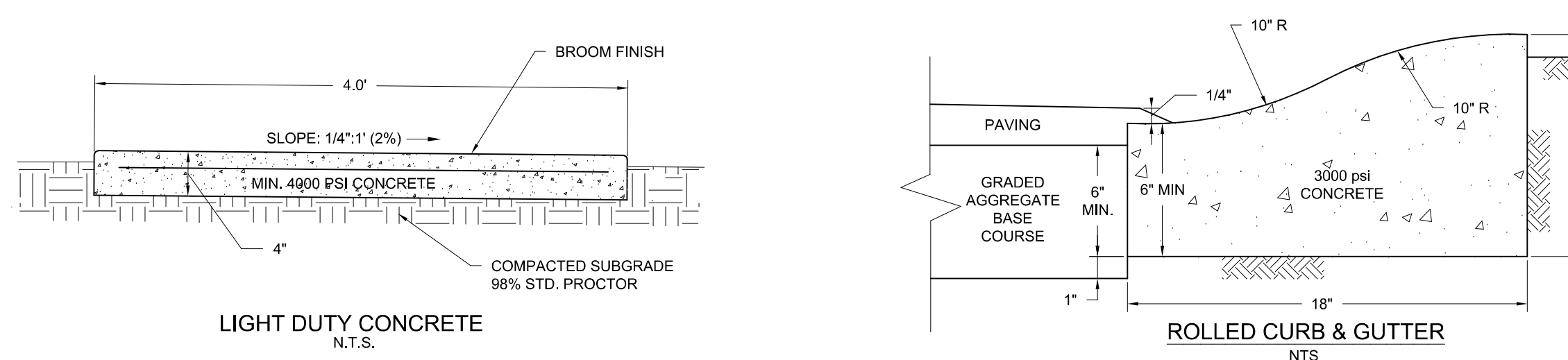
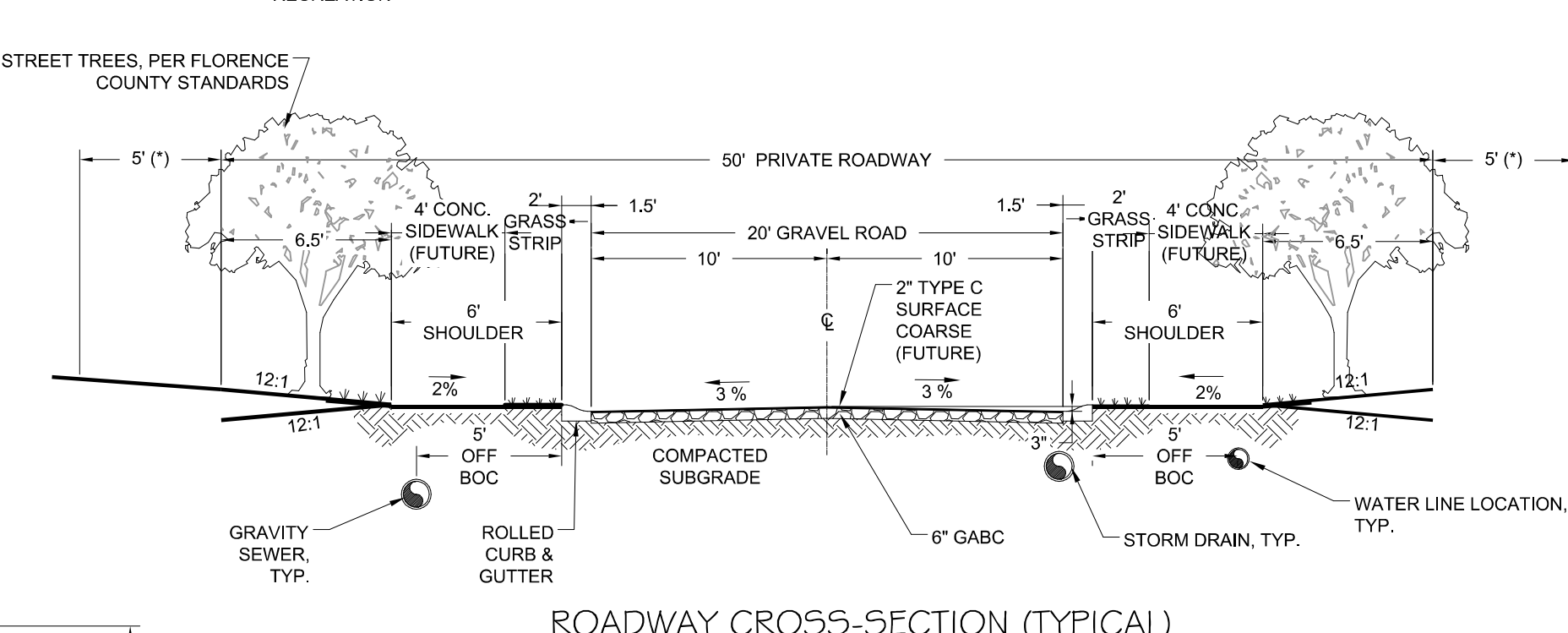
TELEPHONE:
 AT&T
 1300 Catawba Ct.
 Camden, S.C. 29020
 Terrell Burch
 tb0481@att.com
 803-518-8107

CABLE:
 Charter Spectrum
 3235 South Cashua Drive
 Florence, S.C. 29501
 Darren Grier
 Darren.Grier@charter.com
 843-913-7940 Ext. 5559856

PLANNING, ROADS, DRAINAGE, WATER, & SEWER
SCDOT:
 City of Florence
 Water and Sewer Utility Provider
 324 W. Evans St.
 Florence, S.C. 29501
 843-665-2047

Florence County Planning & MS4
 518 South Irby St.,
 Florence, SC 29501
 Office: (843) 676-8600

- DEVELOPER:**
 HP FREEDOM, LLC
 217 DOZIER BLVD., Suite 104
 Florence, SC 29501
- BUILDING SETBACKS:**
 FRONT (FROM BOC): 33 FT
 REAR (BETWEEN UNITS): 26 FT
 SIDE (BETWEEN DECKS): 25 FT
- SITE DATA:**
- TAX MAP = #00209-01-061
 - TOTAL SITE = 51.00 ACRES
 - AREA OF DEVELOPMENT: 25.30 ACRES
 - EXISTING LAND USE: UNDEVELOPED
 - PROPOSED LAND USE: SINGLE-FAMILY (MOBILE HOME DEVELOPMENT NOT SUBDIVIDED)
 - RESIDENTIAL DENSITY: 4.3 (UNITS / ACRE)
 - NUMBER OF LOTS: 109 UNITS (2 PARKING STALLS/UNIT)
 - PROJECT AREA IS NOT LOCATED IN A 100 YR FLOOD ZONE
 - CURRENT ZONING = UNZONED
 - MAXIMUM BUILDING HEIGHT = 38 FEET
 - THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES.
 - WATER, SEWER & SPECIFICATIONS WILL BE COORDINATED WITH THE CITY PRIOR TO DEVELOPMENT PLAN APPROVAL AND/OR ISSUANCE OF LETTER OF AVAILABILITY.
 - ALL INTERNAL ROADWAYS / DRIVES SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - ALL INTERSECTIONS WILL BE EQUIPPED WITH STREET LIGHTS PER ORDINANCE.
 - ALL BUFFERYARDS WILL BE BASED ON DISTANCE ONLY. DEVELOPER WILL PRESERVE AND/OR INSTALL ADDITIONAL BUFFER VEGETATION AT THEIR DISCRETION.



1. PERMANENT TRAFFIC CONTROL SIGNS AND DEVICES, INCLUDING STREET NAME SIGNS, SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER PER THE LOCAL MUNICIPAL LAND DEVELOPMENT REGULATIONS.
 2. THE ROAD CONTRACTOR SHALL INCLUDE A UNIT PRICE IN THEIR BID FOR OBTAINING AND INSTALLING ALL TRAFFIC CONTROL SIGNS, DEVICES, AND STREET NAME SIGNS REQUIRED IN THIS DEVELOPMENT.

DESCRIPTION:
 SKETCH PLAN

PROJECT:
 FREEDOM PARK

OWNER:
 HP FREEDOM, LLC

DESIGNED BY:
 ROBERT L. WEAVER, P.E.
 4340 ALLIGATOR ROAD
 TIMMONSVILLE, S.C. 29161

PROJECT NO.:
 29161

SHEET:
 1 OF 1

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Robert L. Weaver, P.E.
4340 Alligator Rd., Timmonsville, SC 29161
(843) 346-5800 | bweaver@weaverengineeringinc.com

May 19, 2026

Ms. Holly Smith
Senior Planner
Florence County Planning
518 South Irby Street
Florence, SC 29501

**Re: Freedom Park – Planning Commission Meeting
Florence County, SC**

Good morning Ms. Smith
We hereby request to defer the Freedom Park project until the June 2026 Planning
Commission Meeting.

Sincerely,



Robert L. Weaver, P.E.

RLW/jld
Enc: See above
Cc: Larry Parker, *HP Freedom, LLC*
Jack Holt, *HP Freedom, LLC*

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-53**

SUBJECT: Sketch Plan Requested By AM Properties SC, LLC, For The Adams, Located Off East Old Marion Highway, Florence, SC, As Shown On Florence County Tax Map Number 00305, Block 01, Parcel 113.

LOCATION: The proposed project site is located off of East Old Marion Highway, Florence SC

TAX MAP NUMBERS: 00305, Block 01, Parcel 113

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: AM Properties SC, LLC

APPLICANT: AM Properties SC, LLC

ZONING/LAND AREA: Unzoned /Approximately 25.46 acres

WATER/SEWER AVAILABILITY: City of Florence Water/ No Sewer

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

FLOOD ZONE: A; X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

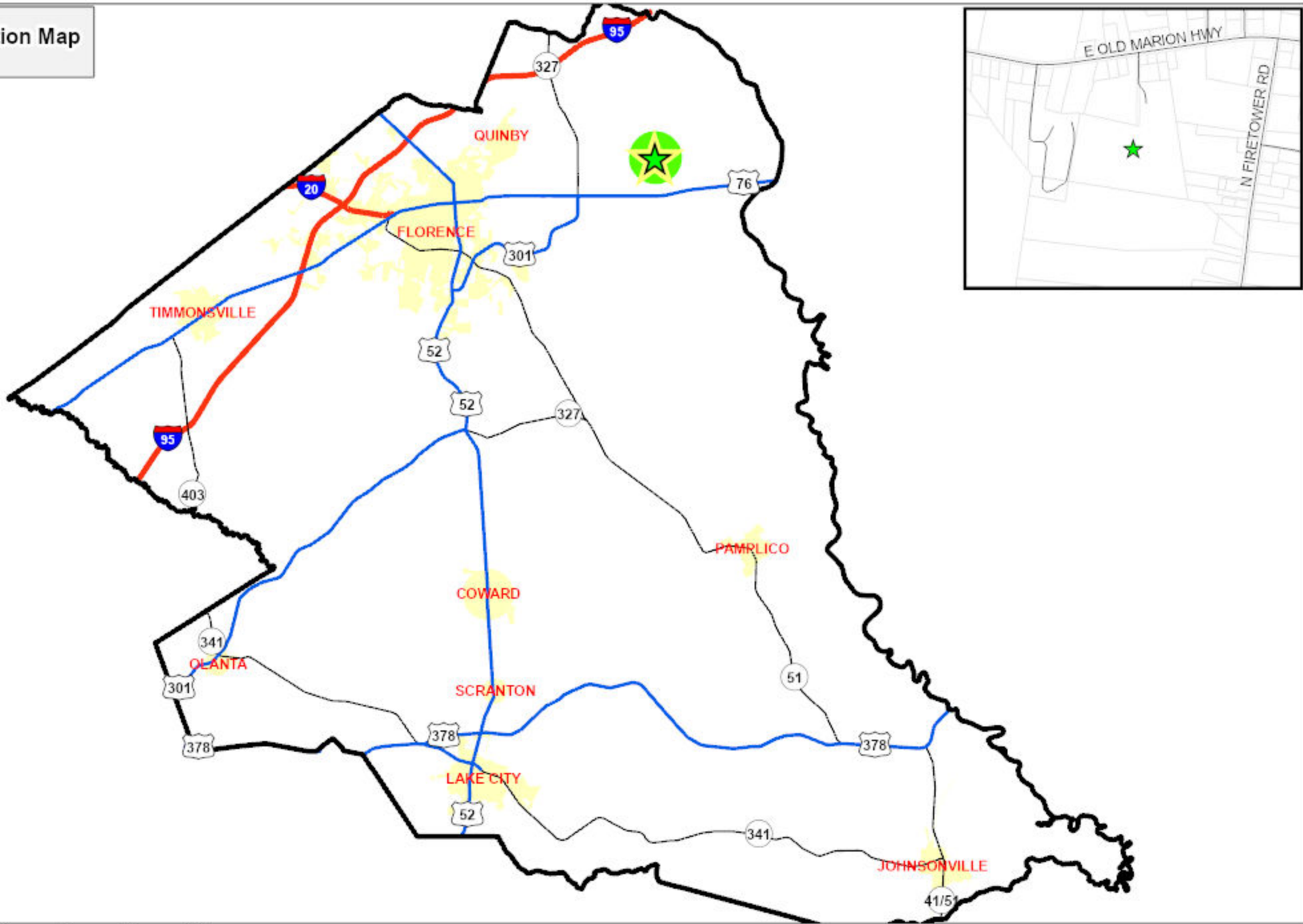
1. Surrounding Land Use and Zoning:
North: Florence County/ Residential/ Unzoned
South: Florence County/ Residential, Vacant/ Unzoned
West: Florence County/ Residential/ Unzoned
East: Florence County/ Residential / Unzoned
2. Background
The applicant desires to subdivide subject property into 18 residential lots.
3. Transportation Access and Circulation:
Present access to the property is by the way of Pond Road, Florence, SC.

4. Proposed Road Names:
Renaming of Pond Road to Dev Street
5. Traffic Review:
Based on the applicant's request to develop 18 lots, the additional traffic could have an impact on the current traffic flow.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan

Location Map

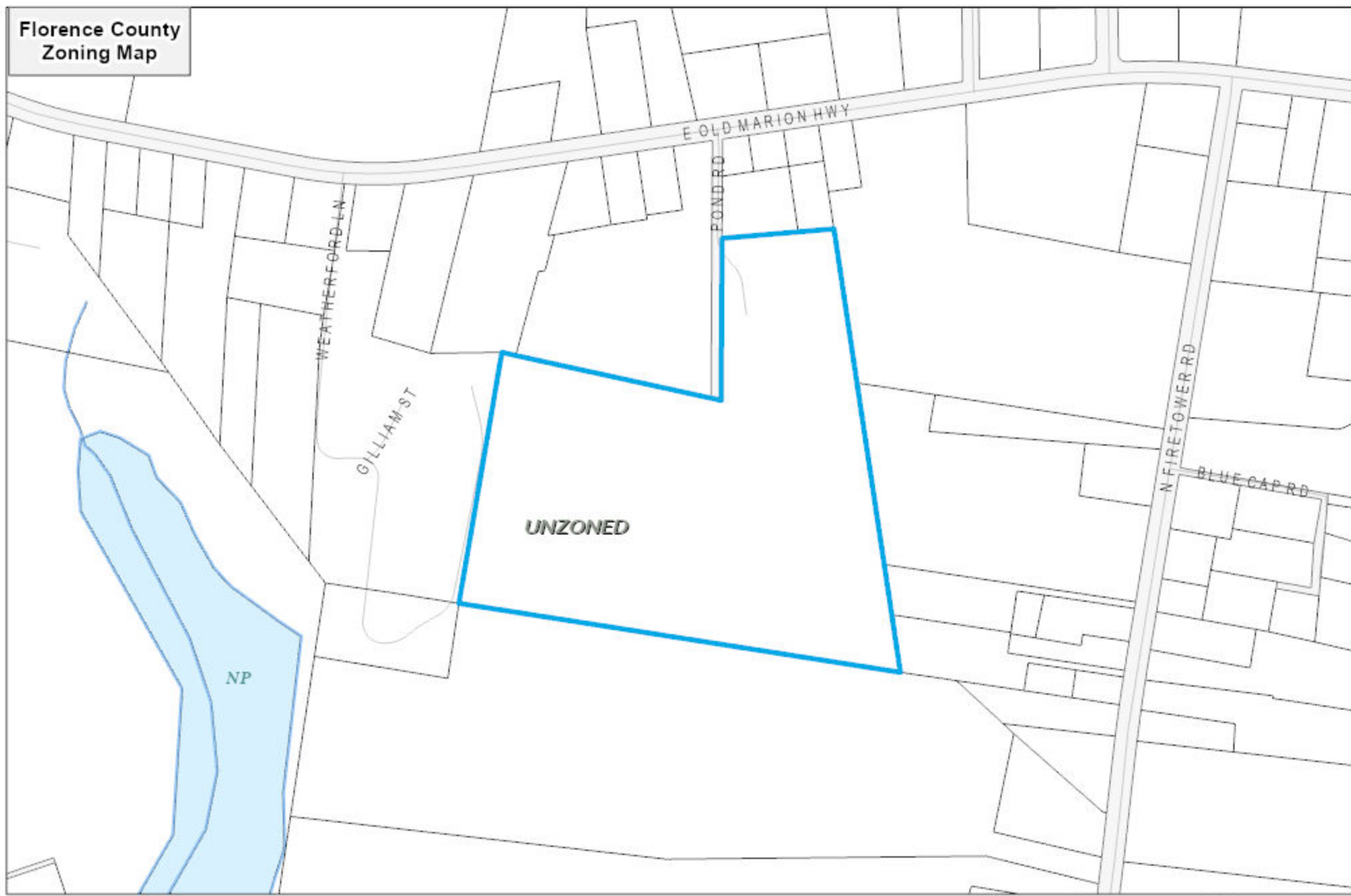


Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 6
PC#2026-53

Florence County
Zoning Map



0 380 760 Feet

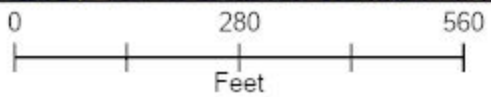
Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 6
PC#2026-53



2024 Aerial



Florence County
Planning Department
Meeting Date:
05/26/2026



Council District 6
PC#2026-53

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
MAY 26, 2026
PC#2026-54**

SUBJECT: Request for the Street Naming of Dilmani Drive

LOCATION: Off Pisgah Road, Florence, SC

TAX MAP NUMBER: 00120-01-029

COUNCIL DISTRICT: 3; County Council

APPLICANT(S): Randy Capps on behalf of Jonathan Chandler, Church Industrial Investments, LLC

STAFF ANALYSIS:

The applicants are proposing to name a private road located off of Pisgah Road in Florence, SC. The proposed street name is Dilmani Drive.

The road is shown on Florence County Tax Map 00120, Block 01, Parcel 029.

The private road has been requested for a single-family development.

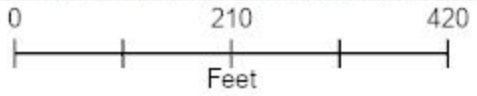
FINDINGS:

1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised of the minimum requirements to name roads.
3. Road names are not duplicates of existing road names in Florence County.
4. The road names have been approved by the County addressing office.

ATTACHMENTS:

1. Aerial Map
2. Site Plan

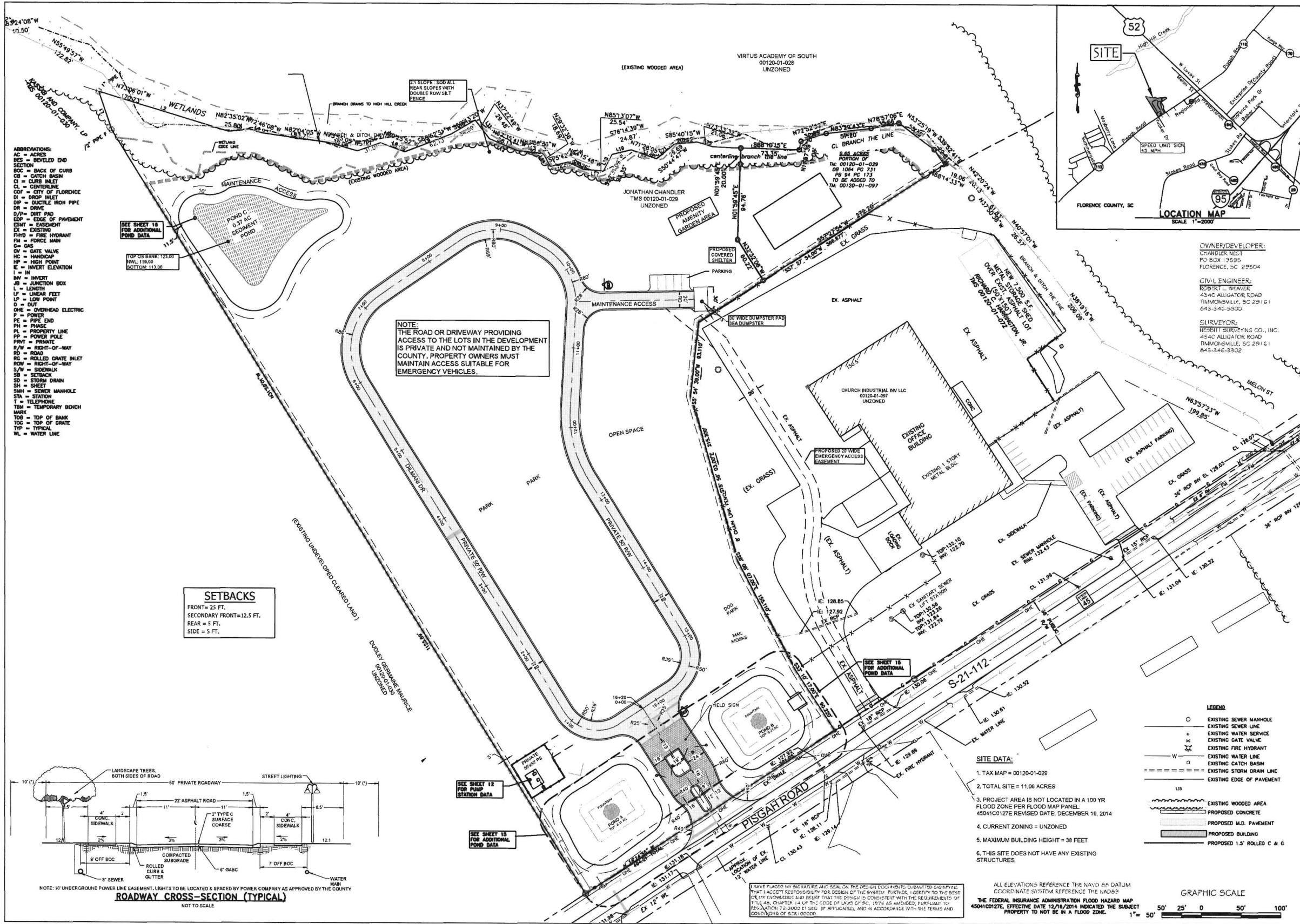
2024 Aerial



Florence County
Planning Department
Meeting Date:
05/26/2026

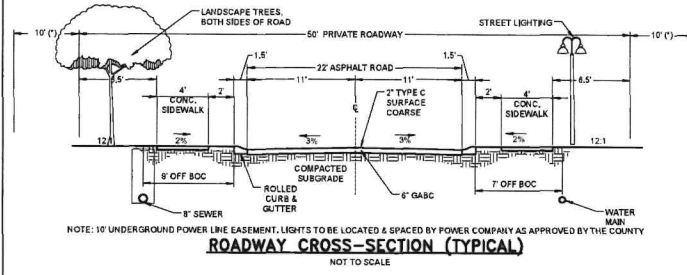


Council District 3
PC#2026-54 Private Road-Dilmani Dr
199



- ABBREVIATIONS:**
- AC = ACRES
 - BES = BEVELED END SECTION
 - BOC = BACK OF CURB
 - CB = CATCH BASIN
 - CI = CURB INLET
 - CL = CENTERLINE
 - COF = CITY OF FLORENCE
 - DI = DROP INLET
 - DI = DUCTILE IRON PIPE
 - DI = DRIVE
 - D/P = DIRT PAD
 - EDP = EDGE OF PAVEMENT
 - EX = EXISTING
 - FHD = FIRE HYDRANT
 - FM = FORCE MAIN
 - GA = GATE
 - GV = GATE VALVE
 - HC = HANDICAP
 - HP = HIGH POINT
 - I = INVERT ELEVATION
 - IN = INVERT
 - JOB = JUNCTION BOX
 - L = LENGTH
 - LF = LINEAR FEET
 - LP = LOW POINT
 - O = OUT
 - ONE = OVERHEAD ELECTRIC
 - P = POWER
 - PE = PIPE END
 - PL = PHASE
 - PL = PROPERTY LINE
 - PP = POWER POLE
 - PRV = PRIVATE
 - R/W = RIGHT-OF-WAY
 - RD = ROAD
 - RC = ROLLED GRADE INLET
 - R/W = RIGHT-OF-WAY
 - S/W = SIDEWALK
 - SB = SETBACK
 - SD = STORM DRAIN
 - SH = SHEET
 - SMH = SEWER MANHOLE
 - STA = STATION
 - T = TELEPHONE
 - TBM = TEMPORARY BENCH MARK
 - TOP = TOP OF BANK
 - TOG = TOP OF GRADE
 - TYP = TYPICAL
 - WL = WATER LINE

SETBACKS
 FRONT = 25 FT.
 SECONDARY FRONT = 12.5 FT.
 REAR = 5 FT.
 SIDE = 5 FT.



NOTE:
 THE ROAD OR DRIVEWAY PROVIDING ACCESS TO THE LOTS IN THE DEVELOPMENT IS PRIVATE AND NOT MAINTAINED BY THE COUNTY. PROPERTY OWNERS MUST MAINTAIN ACCESS SUITABLE FOR EMERGENCY VEHICLES.



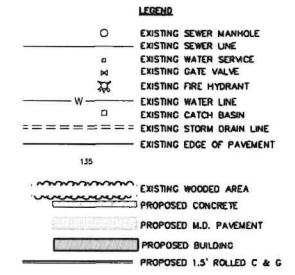
OWNER/DEVELOPER:
 CHANDLER NEST
 PO BOX 13595
 FLORENCE, SC 29504

CIVIL ENGINEER:
 ROBERT L. WEAVER, P.E.
 4340 ALLIGATOR ROAD
 TIMMONSVILLE, SC 29161
 843-346-5300

SURVEYOR:
 HESBITT SURVEYING CO., INC.
 4540 ALLIGATOR ROAD
 TIMMONSVILLE, SC 29161
 843-346-3302

Project: Chandler Nest		Description: SITE DEVELOPMENT PLAN	
Client: Chandler Nest		Description: SITE DEVELOPMENT PLAN	
Project No: 24-030	Revision: NO		
Sheet No: 3 of 26	Revision Description: NO		

- SITE DATA:**
- TAX MAP = 00120-01-020
 - TOTAL SITE = 11.06 ACRES
 - PROJECT AREA IS NOT LOCATED IN A 100 YR FLOOD ZONE PER FLOOD MAP PANEL 45041C0127E REVISED DATE, DECEMBER 16, 2014
 - CURRENT ZONING = UNZONED
 - MAXIMUM BUILDING HEIGHT = 38 FEET
 - THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES.



ALL ELEVATIONS REFERENCE THE NAVD 83 DATUM
 COORDINATE SYSTEM REFERENCE THE NAD83
 THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0127E, EFFECTIVE DATE 12/16/2014 INDICATED THE SUBJECT PROPERTY TO NOT BE IN A FLOOD ZONE.

Building Activity Report Summary

April 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
Agricultural												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	9	\$392,238	\$1,999.00	21	\$1,999,074	\$7,789.00	5	\$175,400	\$1,302.00	19	\$1,090,000	\$5,742.00
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	5	\$20,300	\$136.00	18	\$60,122	\$478.60	1	\$6,000	\$51.80	7	\$25,935	\$296.10
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	14	\$412,538	\$2,135.00	39	\$2,059,196	\$8,267.60	6	\$181,400	\$1,353.80	26	\$1,115,935	\$6,038.10
Commercial												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	3	\$2,268,740	\$7,850.00	23	\$8,500,071	\$30,937.39	7	\$2,215,857	\$5,925.00	28	\$8,867,031	\$32,938.00
Engineering	4	\$100,000	\$4,500.00	20	\$1,175,000	\$20,120.00	3	\$0	\$1,195.00	4	\$800,000	\$1,630.00
Other	7	\$497,486	\$2,144.50	40	\$1,948,653	\$10,984.50	9	\$334,750	\$2,542.50	40	\$1,858,040	\$12,278.50
Trade	12	\$706,654	\$2,206.00	89	\$5,364,870	\$17,257.30	20	\$631,941	\$1,797.70	88	\$14,647,476	\$31,499.90
Zoning	8	\$0	\$200.00	37	\$3,900,000	\$975.00	4	\$0	\$100.00	22	\$0	\$550.00
Totals	34	\$3,572,880	\$16,905.50	209	\$30,888,594	\$80,274.19	43	\$3,182,548	\$11,560.20	182	\$26,172,547	\$78,896.40
Industrial												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	1	\$568,000	\$2,719.00	1	\$568,000	\$2,719.00	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	1	\$0	\$50.00	1	\$0	\$50.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	2	\$5,371,000	\$10,778.00	4	\$5,627,950	\$10,778.00
Zoning	1	\$0	\$25.00	3	\$14,500,000	\$75.00	1	\$0	\$25.00	1	\$0	\$25.00
Totals	2	\$568,000	\$2,744.00	4	\$15,068,000	\$2,794.00	4	\$5,371,000	\$10,853.00	7	\$10,627,950	\$18,873.00
Manufactured Home												
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	30	\$1,221,610	\$3,625.00	117	\$3,835,784	\$13,805.00	28	\$0	\$3,375.00	112	\$0	\$13,875.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	3	\$0	\$75.00	0	\$0	\$0.00	4	\$0	\$100.00
Totals	30	\$1,221,610	\$3,625.00	121	\$3,842,784	\$13,975.00	28	\$0	\$3,375.00	117	\$9,360	\$14,110.00
Multi-Family												
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	2	\$125,050	\$624.00	27	\$4,269,125	\$22,326.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	0	\$0	\$0.00	2	\$27,727	\$170.00	2	\$125,050	\$624.00	28	\$4,284,125	\$22,376.00
Single Family Detached												
Accessory	9	\$418,950	\$2,575.00	27	\$962,078	\$7,080.00	11	\$199,673	\$1,805.00	30	\$659,728	\$5,607.00
Building	36	\$4,730,193	\$19,693.00	140	\$13,628,562	\$57,160.23	59	\$6,159,576	\$26,314.00	172	\$17,454,056	\$76,701.91
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	16	\$475,509	\$2,694.00	79	\$1,714,839	\$9,939.00	18	\$179,956	\$1,245.00	59	\$1,331,475	\$7,901.00
Trade	109	\$681,632	\$3,077.30	387	\$2,252,460	\$11,742.30	89	\$1,482,416	\$2,809.40	263	\$3,046,486	\$9,529.90
Zoning	3	\$0	\$75.00	6	\$0	\$125.00	5	\$4,100	\$185.00	11	\$4,100	\$335.00
Totals	173	\$6,306,284	\$28,114.30	639	\$18,557,939	\$86,046.53	182	\$8,025,721	\$32,358.40	535	\$22,495,845	\$100,074.81
Town Home												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	6	\$718,635	\$3,420.00	20	\$2,483,365	\$11,661.00	3	\$241,260	\$1,302.00	12	\$1,358,475	\$6,567.00
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	4	\$21,300	\$40.00	33	\$209,800	\$330.00	0	\$0	\$0.00	28	\$208,481	\$383.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	10	\$739,935	\$3,460.00	53	\$2,693,165	\$11,991.00	3	\$241,260	\$1,302.00	40	\$1,566,956	\$6,950.00
Two-Family Residential												
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	12	\$1,033,560	\$5,546.00	12	\$1,033,560	\$5,546.00
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
Totals	0	\$0	\$0.00	0	\$0	\$0.00	12	\$1,033,560	\$5,546.00	12	\$1,033,560	\$5,546.00
Not Applicable												
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	\$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	0	\$0	\$0.00	1	\$0	\$25.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	0	\$0	\$0.00	1	\$0	\$25.00	0	\$0	\$0.00	1	\$0	\$25.00

APRIL 2026 SUMMARY PLATS

<u>Date</u>	<u>Plat Title</u>	<u>TMP Number</u>	<u>Location</u>	<u>Lots</u>	<u>Acreage</u>
4/1/2026	Timothy Scott Sims	00226-03-054	Scranton	2	5.29
4/1/2026	Florence County	00150-01-089	Florence	1	0.74
4/2/2026	Marsh Furniture CO	60005-01-003	Pamplico	1	7.29
4/7/2026	Marice Nowlin	00103-01-194	Florence	1	1.00
4/10/2026	1301 Second Loop LLC	00123-01-006	Florence	1	2
4/10/2026	Dorian and Stephanie Brunson	00521-01-008	Florence	1	1.09
4/10/2026	Robyn Culick Jones Etal	00093-31-005	Scranton	1	0.93
4/10/2026	CCC Car Wash LLC	00202-01-066	Florence	1	0.22
4/10/2026	Wilbur V Poston Jr. & Krista Redmond Poston & Darrell Tyson Cagle & Sheri Skinner Cagle	00411-05-075	072 Johnsonville	1	1.75
4/13/2026	Angela C Smith Trustee of The A.C. Smith Trust	00411-05-048	009 Johnsonville	2	2.61
4/13/2026	Stoney Cleveland Moore	00309-01-097	Florence	1	0.54
4/14/2026	Neal & Cheryl Alexander	00427-05-016	Johnsonville	1	15
4/14/2026	Derrick Phillips & Cerina Cameron	00127-01-259	Effingham	1	0.88
4/14/2026	Walton Willard Dorrell	00132-01-052	Effingham	1	1
4/20/2026	Anderson Land Surveying LLC	00068-03-046	Olanta	2	2.1
4/20/2026	Shirley Cusac	00153-01-032	Florence	1	3
4/22/2026	T Hanna LLC	00423-05-012	Johnsonville	1	8.83
4/22/2026	Arturo & Tomasa Montiel	00188-03-016	Coward	1	1.84
4/22/2026	Martin B Stephens	00258-02-049	Scranton	3	9.44
4/23/2026	Vox Player	00423-05-011	059 012 Johnsonville	2	40.84
4/24/2026	Jimmy R Coleman	00110-01-015	Effingham	1	0.75
4/27/2026	Dexter Driggers	00436-05-006	Johnsonville	1	45
4/27/2026	Bufftex Holdings LLC	00436-05-001	Johnsonville	6	51.27
4/28/2026	Daniel L Owens Nolan Owens	00407-02-017	Johnsonville	2	2.03
4/28/2026	Melvin D Cantley & Donna W Cantley Trustee	00191-03-229	Coward	1	2.00
4/30/2026	Southern Aire Holding LLC	00054-04-006	Timmonsville	5	5.5234
4/30/2026	Jimmy McElveen	00061-04-069	Timmonsville	1	1.98
4/30/2026	James H Moore III	00026-03-002	Olanta	2	72.02
4/30/2026	Miriam B McIver	00020-04-003	Timmonsville	1	27.76
				46	314.72

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	29	46	314.72
May			
June			
July			
August			
September			
October			
November			
December			
Year To Date			

