

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, May 26, 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 6:02 p.m.

II. Attendance:

Commissioners Present: Cheryl Floyd, Chairman
Dwight Johnson, Vice-Chairman
Allie Brooks
Glynn Willis
Jeffrey Tanner
John Martin
Chris Mishoe
Gregory Miller

Commissioners Absent: Doris Lockhart

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

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

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

Chairman Cheryl Floyd opened the meeting and welcomed the public in attendance and watching online.

Chairman Cheryl Floyd requested a review of the meeting minutes from April 28, 2026.

III. Review and Motion of Minutes:

- **Meeting of April 28, 2026**

Motion to approve minutes – Commissioner Glynn Willis made a motion to approve the minutes of the Planning Commission meeting of April 28, 2026 / Second – Vice-Chairman Dwight Johnson and Commissioner John Martin / Unanimously approved 7 to 0 the minutes of the April 28, 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 was requesting three separate amendments to the planning commission agenda items.

Agenda Item PC#2026-44 staff requests to defer the agenda item due to parcels falling within the overlay. Staff intends to bring the items back before the Commission and include the Corridor Overlay District statement as the items were advertised but the information relating to the overlay district was erroneously omitted.

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, 90143-01-007.

Agenda Item PC#2026-45 staff requests to strike seven (7) parcels 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004 and 90128-05-013. Staff intends to bring the parcels back with properties that are located closer within the vicinity of the properties so they can be zoned together in one grouping.

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.~~

During the discussion of the agenda amendments, Commissioner Jeffrey Tanner entered the Planning Commission Meeting at 6:06 p.m., and assumed his respective seat at the dais.

Agenda Item PC#2026-52 is a sketch plan and staff has received a request from the Applicant requesting that their item be deferred from this agenda. They are still working with the South Carolina Department of Transportation (SCDOT) on ingress/egress issues and they want to ensure that all adjustments have been made prior to the item being brought before the Commission for review.

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.

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested amendments as stated by staff for the agenda items **PC #2026-44, PC#2026-45 and PC#2026-52** be accepted and the agenda amended for the Planning Commission meeting of May 26, 2026 / Second – Commissioner Allie Brooks / The Commission voted 8 to 0 to amend the agenda and remove agenda items **PC#2026-44** and **PC#2026-52** from review and consideration for the present meeting of May 26, 2026 and to amend **PC#2026-45** striking parcel numbers 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004 and 90128-05-013 from consideration for the present meeting of May 26, 2026.

The Chairman spoke to the public in the meeting and online and explained the meeting procedures prior to the presentation of the agenda items to be heard for the May 26, 2026, Planning Commission 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.

(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 Nine (9) and was unzoned. He stated at the last month's meeting staff had requested an item be deferred as they had been in discussions with the property owner to find a zoning that fit the uses of the property, the property owner and the community. The future land use for the district is Urban and the recommendations of B-3, general commercial and R-5, multi-family residential districts both fit the land use for the parcel. Mr. Brown continued with the presentation showing images of the property and the adjacent properties. He stated that zoning had been proposed surrounding the parcel some being B-3 and some still unzoned. The parcel is a conforming use and is a manufactured home park. The recommendation for the parcel was an R-5, which allows manufactured home parks and would accommodate the present use of the parcel. Due to some concerns from the residents in the area of the manufactured home park being moved up towards Old Ebenezer Road, staff worked with the property owner to address the concerns and they were amendable to split zoning the property. Staff does not normally recommend split zoning properties without a recordable plat. As the plat has been received staff has provided the Commission with a copy to show the split zoning of the parcel. The portion of the parcel that is facing Old Ebenezer Road is being requested for a B-3, general commercial district zoning designation and the remaining portion of the parcel is recommended for an R-5, multi-family residential district zoning designation which allows for the manufactured home park which the property is presently being used for to be conforming. The property was properly posted and advertised for public meeting per the Florence County Ordinances.

There were comments and discussion from the Commission regarding property across the street on Old Ebenezer Road, being recommended for B-3, general commercial district zoning designation and presently pending before County Council for review and approval of the 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 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.

Mr. Ethan Brown stated that staff had not received any comments or inquiries pertaining to the requested zoning map amendment.

Ms. Glenda Coleman, 111 S. Ives Street, Florence, SC, was present in the meeting and requested to ask a question, regarding her property on S. Ives Street, Florence.

In response to the inquiry Mr. Brown stated that her property Tax Map Number 90117-08-004, on S. Ives Street, Florence, had been deferred in PC Item Number 45. The parcel would be brought back to the Planning Commission at a later date. He informed her that she would receive another letter with the zoning recommendation when the tax map number is brought back before the Commission for review and recommendation. He further stated that the recommendation would still be B-3, general commercial but it would not be presented to the Commission until next month June 23, 2026, when additional properties within that area are presented.

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson made a motion that the requested zoning map amendment **PC#2026-21** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-21 for a portion of the parcel to B-3, general commercial district zoning designation and for a portion of the parcel to R-5, multi-family residential district zoning designation as designated and provided on the plat dated April, 17, 2026.**

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.

(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 County Council District Six (6) on the Eastern portion of Palmetto Street. The owner of record for the properties is Jimmy McKissick and the applicant for the request by letter of authorization is Stoney C. Moore. The properties together are approximately ten point twenty-one acres (10.21 acres) and water and sewer availability are through the City of Florence. Mr. Brown continued with the presentation providing images of the properties and the surrounding adjacent properties. Mr. Brown explained an issue to the west of the property where the owner did not have a full five acres of property and the property owner adjacent to that property allowed the applicant to zone a portion of their property and staff has included the plat filed at the Planning and Building Department annotating and reflecting where that line is. Once the zoning recommendation is reviewed and approved by Florence County Council the plat will be recorded for the record. The property was properly posted and advertised per the Florence County Ordinances.

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

Mr. Ethan Brown stated that staff had not received any comments or inquiries pertaining to the requested zoning map amendment.

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 Allie Brooks made a motion that the requested zoning map amendment **PC#2026-22** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-22 for B-3 General Commercial District zoning designation.**

Mr. Ethan Brown prior the presentation of the next zoning map amendments, showed a combined aerial map of the area. He explained to the Commission and public in attendance at the meeting that the next eighteen (18) items on the agenda from **PC#2026-23** through **PC#2026-40** were a cluster of individual requests exceeding five acres to the south and north of Arthur Road that were received for zoning. He further stated that the future land use allowed the applicants to request that their properties be zoned R-1, single-family residential district. As the requests were received from different property owners they must be presented as individual agenda requested items for proposed zonings all along Arthur Road. Additionally, he would read the received inquiries and comments received once and they would apply to all of the next eighteen (18) agenda items from **PC#2026-23** through **PC#2026-40**.

The Chairman Cheryl Floyd additionally made comments and stated that she had property that abutted some of the parcels, but she had no vetted or financial interest in what is taking place. She stated that as such there was no ethical conflict and that she is allowed to make a recommendation on the requested zoning requests.

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.

(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 unzoned property was in County Council District Five (5) and is approximately point eight one acres (.81 acres) with no water or sewer availability. The applicant Darryl K. Blackburn is requesting an R-1 single-family residential district zoning designation. Mr. Brown continued with the presentation showing images of the property and the postings of the property per Florence County Ordinances. There were no images provided of the surrounding properties which are all unzoned as they have also submitted individual requests to be rezoned R-1, single family residential.

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

Mr. Ethan Brown, Deputy Director, Florence County Planning and Building read the comments and inquiries received pertaining to the requested zoning map amendments. As previously stated, the comments and inquiries read pertain to the planning commission item numbers **2026-23**

through item numbers **2026-40** all along Arthur Road, Florence. (A copy of the call log, comments and inquiries are maintained at the Florence County Planning and Building Department.)

There were no further questions, comments or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from the property owner if present and 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 zoning map amendment **PC#2026-23** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-23 for an R-1, Single Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) and is approximately point eight four acres (.84 acres) with no water or sewer availability from any public entity. The applicant Suzanne M. Braddock is requesting an R-1 single-family residential district zoning designation. Mr. Brown continued with the presentation showing images of the property and the postings of the property 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 the property owner and 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 John Martin made a motion that the requested zoning map amendment **PC#2026-24** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-24 for an R-1, Single-Family Residential District zoning designation.**

Chairman Cheryl Floyd stated to the public in attendance and on-line that the Planning Commission was a recommending body for all the zoning map amendment requests and the request would all appear for introduction before County Council on June 18, 2026 at their regular meeting.

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.

(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 unzoned property was in County Council District Five (5) approximately point eight one acres (.81 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property and the required postings of the property 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 the property owners.

Mr. Robert Gaskins, 2725 Arthur Road, Florence, was present in the meeting and stated that he really had really nothing to say. He applied for the rezoning of his property and did not think that anyone would have a problem regarding his request.

Chairman Cheryl Floyd inquired of additional public in attendance who desired to speak in favor of the requested zoning map amendment.

There was no additional 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 Vice-Chairman Dwight Johnson made a motion that the requested zoning map amendment **PC#2026-25** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-25 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point eight one acres (.81 acres) with no available public

utilities. Mr. Brown continued with the presentation showing images of the property and the required postings of the property 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 the property owners and 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 Vice-Chairman Dwight Johnson made a motion that the requested zoning map amendment **PC#2026-26** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-26 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point eight one acres (.81acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property and indicated that the images did not show the required postings of the property per Florence County Ordinances, but that the property was properly posted.

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 the property owner and 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 Allie Brooks made a motion that the requested zoning map amendment **PC#2026-27** be approved as presented / Second – Commissioner John Martin / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-27 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point nine zero acres (.90 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property and the required postings of the property 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 the property owner.

Mr. John D. Newland, 2709 Arthur Road, Florence, SC was present in the meeting and spoke regarding the requested zoning map amendment. He thanked the Commission for accepting and reviewing the Community requests for rezoning along Arthur Road; and, desired to know if the properties that had not requested rezoning would still have the opportunity to request rezoning in the future. He stated that at least one property on the corner of Claussen and Arthur Road was unaware of the community zoning requests and would like to rezone his property in the future if he is allowed.

In response to the inquiry from Mr. Newland, Mr. Ethan Brown stated that as long as the properties were five acres or more, or contiguous to a requested zoning designation the property owner could request that their property be rezoned.

Mr. Newland further stated that much of their community was being rezoned for a purpose as they saw the value of rezoning. They also desire to preserve the future of any immediate development in their area as they want to preserve the single family structure for their neighborhood. He thanked the Commission for their time and consideration.

Chairman Cheryl Floyd inquired of any additional public in attendance who desired to speak in favor of the requested zoning map amendment.

Mr. Robert Gaskins, 2725 Arthur Road, Florence, SC was present in the meeting and spoke in favor of the request zoning map amendment. He stated the reason the properties along Claussen and Arthur Road did not get the information regarding the rezonings was because the information was not shared with them. As their properties faced and are addressed off of Claussen Road, they were not contacted regarding the rezoning requests. He stated that he now knows that they are all interested in rezoning their properties but they were not included in the Arthur Road requests for rezoning and he just wanted the Commission to be made aware and the information noted.

Chairman Cheryl Floyd inquired if there were any additional public in attendance who desired to speak in favor of the requested zoning map amendment.

There was no additional 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 Vice-Chairman Dwight Johnson made a motion that the requested zoning map amendment **PC#2026-28** be approved as presented / Second – Commissioner Chris Mishoe / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-28 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point nine zero acres (.90 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property and the required postings of the property 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 the property owner and 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 zoning map amendment **PC#2026-29** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 8 to 0 to approve as presented the

requested zoning map amendment **PC#2026-29 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point eight one acres (.81 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property with the required postings per Florence County Ordinances. He additionally indicated that a house is located on the property but that the area was very wooded.

There was questions and discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brown stated that the property is very wooded and that single family housing was surrounding the property. The posted sign was placed on the lot line of the property.

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

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

Mr. Charles McPherson, 2403 Arthur Road, Florence, was present in the meeting and spoke in favor of the requested zoning map amendment. He stated that the property being reviewed was his and he wanted to speak to any questions the Commission had regarding his request. He further stated that the lot lines of the presentation were not exact as the property does go deeper into the wooded areas. The property has an irregular shape as the lot line follows the driveway.

There was no additional 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 Chris Mishoe made a motion that the requested zoning map amendment **PC#2026-30** be approved as presented / Second – Commissioner John Martin / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-30 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately one point zero nine acres (1.09 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property with the required postings per Florence County Ordinances. He additionally stated that staff was unsure of what is exactly on the lot as they were not able to readily access the property.

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 the property owners and from anyone in attendance who desired to speak in favor of the requested zoning map amendment.

Mr. Charles McPherson, 2403 Arthur Road, Florence, was present in the meeting and spoke in favor of the requested zoning map amendment. He stated that the property belonged to his brother who lives there with his family. His home is right beside theirs. He further stated that there is a little gap between their properties but his brother owns that gap also.

There was no additional 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 Allie Brooks made a motion that the requested zoning map amendment **PC#2026-31** be approved as presented / Second – Commissioner John Martin / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-31 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point nine two acres (.92 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property with the required postings 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 the property owner and 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 zoning map amendment **PC#2026-32** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-32 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point nine two acres (.92 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property with the required postings 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 the property owner and 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 John Martin made a motion that the requested zoning map amendment **PC#2026-33** be approved as presented / Second – Commissioner Gregory Miller / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-33 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point nine three acres (.93 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property with the required postings 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 the property owners and from anyone in attendance who desired to speak in favor of the requested zoning map amendment.

Mr. Kenneth Brown, 2722 Arthur Road, Florence, SC, was present in the meeting and spoke in favor of the requested zoning map amendment. He stated that he was available to answer any questions of the Commission.

There was no additional 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 Allie Brooks made a motion that the requested zoning map amendment **PC#2026-34** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-34 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point nine three acres (.93 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property with the required postings 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 the property owner and 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 John Martin made a motion that the requested zoning map amendment **PC#2026-35** be approved as presented / Second – Commissioner Jeffrey Tanner / The Commission voted 8 to 0 to approve as presented the

requested zoning map amendment **PC#2026-35 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point nine one acres (.91 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property with the required postings 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 the property owners and 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 zoning map amendment **PC#2026-36** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-36 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point eight four acres (.84 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property with the required postings 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 the property owners and 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 Jeffrey Tanner made a motion that the requested zoning map amendment **PC#2026-37** be approved as presented / Second – Commissioner Gregory Miller / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-37 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point eight zero acres (.80 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property with the required postings 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 the property owners and 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 Gregory Miller made a motion that the requested zoning map amendment **PC#2026-38** be approved as presented / Second – Commissioner John Martin / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-38 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately point eight one acres (.81 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property with the required postings 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 the property owners and 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 Allie Brooks made a motion that the requested zoning map amendment **PC#2026-39** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-39 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned property was in County Council District Five (5) approximately one point five three acres (1.53 acres) with no available public utilities. Mr. Brown continued with the presentation showing images of the property with the required postings 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 the property owners and 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 Gregory Miller made a motion that the requested zoning map amendment **PC#2026-40** be approved as presented / Second – Commissioner John Martin / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-40 for an R-1, Single-Family Residential District zoning designation.**

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.

(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 unzoned properties were in County Council District Seven (7) and are being recommended for zoning as part of the Florence County Corridor Project. The properties are located on the North side of Highway 76 as staff reviewed the frontage properties a while back and now are extending the zoning reviews to the properties behind the frontage all the way to the railroad tracks. Mr. Brown continued with the presentation showing images of the properties and the surrounding area. Staff is recommending the properties for an RU-1 Rural Community District zoning designation, which allows for manufactured homes. This would also allow for the commercial uses and the manufactured homes that are presently in the area. The properties were properly posted per Florence County Ordinances and they conform to the future land use designations of the Florence County Comprehensive Plan.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission, 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.)

Mr. Brown additionally stated that the properties were right across from the Airport to the North.

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

There were no additional questions, comments or discussion from the Commission and 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 Allie Brooks made a motion that the requested zoning map amendment **PC#2026-41** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-41 for an RU-1, Rural Community District zoning designation.**

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.

(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 unzoned properties were in County Council District Seven (7) and are being recommended for zoning as part of the Florence County Corridor Project. The aforementioned properties were being recommended for an RU-1, Rural Community District zoning designation and were separated from the last agenda item as they are not within the overlay district of the corridor. Mr. Brown continued with the presentation showing

images of the properties and the surrounding properties. He stated that the recommended zoning was RU-1 which does allow manufactured housing as the area consisted of various types of manufactured homes.

Mr. Ethan 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.)

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.

There were no further questions, comments or discussion and Commissioner John Martin made a motion that the requested zoning map amendment **PC#2026-42** be approved as presented / Second – Commissioner Chris Mishoe / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-42 for an RU-1, Rural Community District zoning designation.**

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.

(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 unzoned properties were in County Council District Seven (7) and are being recommended for zoning as part of the Florence County Corridor Project. He provided images of the properties and the surrounding area. The aforementioned properties were being recommended for a CMU, Commercial Mixed-Use District zoning designation as most of the properties along Highway 76 are zoned CMU. The properties were properly posted per Florence County Ordinances.

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

In response to questions from the Commission, Mr. Brown stated that one of the properties is a used car lot.

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.

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 zoning map amendment **PC#2026-43** be approved as presented / Second – Commissioner Allie Brooks / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-43 for an CMU, Commercial Mixed-Use District zoning designation.**

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.

(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 unzoned properties were in County Council District Seven (7) and were being recommended for zoning as part of the Florence County Corridor Project for a B-3, General Commercial zoning designation. Some of the tax map numbers that were included with the item were requested deferred at the beginning of the public hearing as staff desired to conduct further review of the properties to ensure they are within the B-3, General Commercial zoning district designation. He provided images of the recommended properties and the surrounding area. There were no comments or inquiries received regarding the properties except for Ms. Glenda Coleman who previously spoke and whose property was deferred until next month.

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.

Ms. Glenda Coleman, 111 S. Ives Street, Florence, SC, was present in the meeting and requested to ask a question regarding the property at Tax Map Number 90117-08-004. She wanted to clarify if the tax map number was deferred until next month's meeting.

In response to Ms. Coleman's inquiry, Mr. Brown stated that Tax Map Number 90117-08-004 was deferred until next Planning Commission meeting.

There were no further questions, comments or discussion and Commissioner Allie Brooks made a motion that the requested zoning map amendment **PC#2026-45** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-45 for a B-3, General Commercial District zoning designation.**

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.

(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 unzoned properties were in County Council District Seven (7) and were being recommended for zoning as part of the Florence County Corridor Project for a B-3, General Commercial zoning designation. The tax map numbers were separated from the previous item as they are not a part of the Corridor Overlay District. Mr. Brown provided images of the recommended properties and the surrounding area. The properties were properly posted per Florence County Ordinances.

Mr. Ethan 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.)

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.

There were no further questions, comments or discussion and Commissioner John Martin made a motion that the requested zoning map amendment **PC#2026-46** be approved as presented / Second – Commissioner Chris Mishoe / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-46 for a B-3, General Commercial District zoning designation.**

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.

(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 unzoned properties were in County Council Districts Four and Nine (4 and 9) on the West side of the County. Staff was recommending a B-3, General Commercial zoning designation as the properties were not a part of the County Overlay District. Mr. Brown provided images of the recommended properties and the surrounding area. The properties are around the Publix area on Highway 76 and staff has been in

contact with the representatives of Publix's and they are satisfied with the zoning for their property. The properties were properly posted per Florence County Ordinances.

Mr. Ethan 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.)

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

There were questions, comments and discussion from the Commission regarding the Comprehensive Plan Land Use maps and the residential properties in and around the area.

In response to the question, comments and discussion from the Commission, Mr. Brown stated that the Land Use for the area was Urban District and it allowed for a mix use of commercial and some residential. B-3 was selected for the area as it allows for commercial and single-family residential properties. He additionally stated that the parcel that appeared to have a leg into the existing Colony Subdivision was a previously zoned parcel at the request of the property owner and was not a part of the Highway 76 Corridor Project Study.

There was further discussion regarding a possible historical marker and old cemetery on the parcel of discussion.

In response to the discussion Mr. Brown stated that staff had previously been out to look at the properties and there was a historical marker very close to the parcel of discussion, but the historical marker was not on the parcel.

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.

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 zoning map amendment **PC#2026-47** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-47 for a B-3, General Commercial District zoning designation.**

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.

(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 unzoned properties were in County Council District Nine (9) on the West side of the Highway 76 Corridor Project. Staff was recommending an R-5A, Multi-Family Residential District zoning designation for the properties. The properties are the residual parcels and recommended zonings for the Villa Arno condominiums from last months' Planning Commission meeting. Mr. Brown provided images of the recommended properties and the surrounding area. The properties were properly posted per Florence County Ordinances. Staff did not receive any comments or inquiries regarding the requested zoning map amendment.

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.

There were no further questions, comments or discussion and Commissioner John Martin made a motion that the requested zoning map amendment **PC#2026-48** be approved as presented / Second – Commissioner Chris Mishoe / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-48 for an R-5A, Multi-Family Residential District zoning designation.**

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.

(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 on the West side of Town in County Council District Nine (9). Staff was recommending an R-5A, Multi-Family Residential District zoning designation for the properties. The properties are the remaining parcels and recommended zonings for the Villa Arno subdivision condominiums. Staff separated the parcels into two agenda items for ease of reading the numerous parcels numbers. Mr. Brown provided images of the recommended properties and the surrounding area, and the properties were properly posted per Florence County Ordinances.

Mr. Ethan 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.)

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.

There were no further questions, comments or discussion and Commissioner Allie Brooks made a motion that the requested map amendment **PC#2026-49** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 8 to 0 to approve as presented the requested map amendment **PC#2026-49 for an R-5A, Multi-Family Residential District zoning designation.**

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.

(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 proposed project site was located off of N. Ebenezer Road, Florence, SC within County Council District Three (3). The unzoned property is approximately thirty-five point three six acres (35.36 acres) with public utilities available through the City of Florence. Mr. Brown continued with the presentation providing images of the property and the surrounding area. He stated that the proposed site was adjacent to the existing Wessex Subdivision and Annberry Phase One (1) was previously approved by the Commission. The developer is now presenting Annberry Phases Two and Three ((2) and (3)) for review and approval of the sketch plan. The project is proposed of thirty-six (36) multi-family lots consisting of townhomes. They are being considered as multi-family lots, by staff, as the developer is presently choosing not to include property lines on the lots. The developer, however; is constructing the homes in a manner where they could put in property lines and sell the individual townhomes as individual lots. They are also proposing to place eighty-two (82) single family lots within the phased project. Additionally, the developer is requesting a variance along with the sketch plan of one thousand two hundred and ninety-two feet (1, 292') of road for a dead-end road with a spur off of it. They will be widening the road to twenty-six feet (26') and placing a Hammerhead within it. Staff has written documentation that the West Florence Fire Marshall is comfortable with the modifications to the road and okay with the road variance requested. Information is also included that the developer is willing and will make any road improvements that are required from the South Carolina Department of Transportation (SCDOT).

Mr. Brown noted as he discussed the sketch plan that the phases looked strange but the information was necessary to show and include the second entrance of the sketch plan showing that the subdivision will tie into the existing Wessex Subdivision; ensuring proper ingress and egress for the project. He further stated that the Developer, Darryl Hall and Engineer of record Ms. Amber Wall, were present in the meeting and could answer any questions the Commission had regarding the requested and proposed sketch plan.

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

In response to questions and discussion from the Commission Ms. Holly Smith, Senior Planner stated that the project would have sidewalks on one side of the street.

Mr. Ethan Brown, read the comments and inquiries received pertaining to the requested sketch plan review. (A copy of the call log, comments and inquiries are maintained at the Florence County Planning and Building Department.)

There were no further questions, comments or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from the Developer or Engineer of record Ms. Amber Wall.

Ms. Amber Wall, 1229 38th Avenue, North Myrtle Beach, SC, a member of Wall Engineering, and Engineer of record, was present in the meeting and spoke in favor of the requested sketch plan for Annberry Phases 2 and 3. She stated that staff had done a great job explaining the project where they have a Townhome area in the front of the project where forty-nine (49) lots are presently under construction and then the eighty-two in the rear. They have two connections and they are working with SCDOT on any improvements that are required on Ebenezer Road.

There were no questions or comments from the Commission and Chairman Cheryl Floyd inquired if there was any additional public in attendance who desired to speak regarding the requested sketch plan.

Mr. Joseph Carabillo, 714 Bellemeade Circle, Florence, SC, was present in the meeting and requested to make comments regarding the requested Annberry Phases sketch plan. He stated that he would like to compliment the Commission and staff on their responses to the public regarding the requested Annberry Sketch Plan. He further inquired about the road that would end at the property line of the subdivision which leads into the existing Wessex Subdivision. He wanted to know what happened on the other side of the property line as it did not appear that the connection was displayed on the presented sketch plan for review.

In response to Mr. Carabillo's inquiry Mr. Brown stated that the road Mr. Carabillo mentioned would tie into the existing Wessex subdivision for ingress and egress access as they are public roads not private roads.

Mr. Carabillo stated that he understood the roads to be public roads and not private but he did not remember if in the presentation staff mentioned that there would be access to the subdivision by way of Wessex Drive in the application.

In response to the inquiry of Mr. Carabillo, Mr. Brown stated that the public roads to the Annberry Phases 2 and 3 would tie into the existing Wessex subdivision as ingress and egress for phases 2 and 3.

Mr. Carabillo thanked staff for the responses and indicated that he was not sure how the existing residents of the Wessex subdivision would feel about the additional traffic from the two phases but wanted the information clarified. He additionally stated that he was not opposing the requested sketch plan.

Chairman Cheryl Floyd inquired if there were any additional questions, comments or inquiries.

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested sketch plan **PC#2026-50** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 8 to 0 to approve as presented the requested sketch plan **PC#2026-50 for Annberry Phases 2 And 3.**

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.

(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 proposed project site was located off of Claussen Road in Florence, covering County Council Districts Five (5) and Six (6). The owner of record is Claussen Point Development, Inc and the applicant John Curl of Curl Development. The property and the surrounding properties are currently unzoned and no zoning is presently proposed for the subdivision or area. The parcel is approximately seventy one point eleven acres (71.11) with public water provided through the City of Florence but no sewer utility services provided at this time. Mr. Brown continued with the presentation showing images of the property and the surrounding area. He stated that the property was part of the old Claussen's golf course and the applicant's desire is to subdivide the property into one hundred and seven (107) individual residential lots. Staff has been in contact with the Engineer of record for the project and information has been provided that the developer does have permission to access the State roads and that they are willing to comply with any requirements that SCDOT will require if necessary. All technical review requirements for the proposed sketch plan have been satisfied. Mr. Robert (Bob) Weaver the Engineer of record and Mr. John Curl the applicant were present in the meeting to respond to any questions by the Commission or public in attendance at the meeting.

Chairman Cheryl Floyd made comments and stated that she had property adjacent to the proposed parcel for sketch plan review, and that she had no vested interest in the subdivision or proposed sketch plan.

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

Mr. Ethan Brown, read the comments and inquiries received pertaining to the requested sketch plan review. (A copy of the call log, comments and inquiries are maintained at the Florence County Planning and Building Department.)

There were no questions, comments or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from the Engineer of Record Mr. Robert Weaver or the Developer Mr. John Curl.

Mr. Robert Weaver, 4340 Alligator Road, Timmonsville, SC, Engineer of Record for Olde English was present in the meeting and spoke regarding the request sketch plan review. He stated that staff had provided a good review of the project and they were available to answer any questions from the Commission and the public.

In response to comments and questions from the Commission Mr. Weaver stated that twenty-eight (28) years ago a master plan was completed for the subdivision and the golf course and the wetlands of the area were mapped out, surveyed and recorded by Nesbitt Surveying Company. They have not changed the plans from that master plan. The open areas of the subdivision would be the golf course and fairways around it. Within the existing subdivision is individual mailboxes and the developer intends to keep it the same way. The lots are larger than the typical lots being built on today within subdivisions.

Chairman Cheryl Floyd inquired if there were any additional comments or questions and if there was anyone in attendance who desired to speak in favor of the requested sketch plan for Olde English subdivision.

Mr. Richard Tyner, 2611 Harleston Green Drive, Florence, SC, was present in the meeting and spoke regarding the requested sketch plan for Olde English subdivision. He stated that the properties are presently unzoned and he desired to know if the County would be zoning the area to a single-family residential area. Additionally, as the lots are going to be large lots he desired to know if the structures would be constructed equivalent to what is presently existing in the Claussen Green area. He was concerned about the covenants, the increased traffic and the likes for the area.

In response to Mr. Tyner's inquiry regarding zoning the area, Chairman Cheryl Floyd stated that the conversation should be brought up with his District County Councilman and Planning Staff to look at a proposed zoning for the area. The County is working on zoning within the County through Districts and is presently on the East and West side of Highway 76.

In response to the discussion Mr. Brown stated that presently the area of the neighborhood in discussion is Unzoned. The County's goal is to have all property in the entire County zoned. When that is going to happen, staff is not sure. The County is still looking at how they are going to approach the huge tasking. Additionally, information regarding covenants for the subdivision and the likes can be responded to by the Engineer of record and the Developer as it would be their decision regarding the covenants and the restrictions for the subdivision. He explained that even though there was no zoning, the covenants would be enforced by the Homeowners Association once they are in place.

Mr. Tyner expressed that his interest was in the zoning for the area and he was not sure if the meeting was the correct forum for his inquiry.

Chairman Cheryl Floyd responded and stated to Mr. Tyner that if the community was interested in being zoned they could also do what the community of Arthur Road did and go to the Planning Staff collectively and speak to them regarding zoning of their properties.

Ms. Lindsey Cramer, 2913 Wilshire Court, Florence, in the Bridlewood subdivision, was present in the meeting and spoke regarding the Olde English sketch plan. She stated that the parcel abuts the Bridlewood subdivision and she desired to know if there were any plans to enter into the Bridlewood subdivision for access or the likes.

In response to the inquiry Mr. Robert Weaver stated that the developer has no plans to enter the Bridlewood subdivision. All the roads and accesses were included on the proposed sketch plan for the development. Bridlewood was designed some years ago with one access in and one access out.

Chairman Cheryl Floyd inquired if there were any additional questions, comments or discussion.

There were no further questions, comments or discussion and Commissioner Glynn Willis made a motion that the requested sketch Plan **PC#2026-51** be approved as presented / Second – Commissioner John Martin / The Commission voted 8 to 0 to approve as presented the requested sketch plan for **PC#2026-51 for Olde English Development.**

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.

(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 proposed project site was located off of East Old Marion Highway, Florence, SC in County Council District Six (6). The property is presently unzoned and is approximately twenty-five point forty-six acres (25.46 acres) with public water provided by the City of Florence but no sewer utility availability. Mr. Brown continued with the presentation showing images of the property and the surrounding area. The property was properly posted per the Florence County Ordinances. The applicant desires to subdivide the property into eighteen (18) individual residential lots. The applicant is requesting a variance along with the sketch plan review for the road length that dead ends. It will be one thousand two hundred and ninety-two feet (1,292'), and they are agreeing to widen the roads to twenty-six feet (26') with a cul-de-sac. All technical requirements have been met and staff is not aware of any outstanding concerns. The Engineer of record Ms. Amber Wall was present to answer any questions from the Commission and the public.

There were questions, comments and discussion from the Commission.

In response to the questions, comments and discussion from the Commission, Mr. Brown stated that the applicant was requesting a variance for the road length and because the number of lots are only eighteen (18) they are allowed to have only one ingress and egress.

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 the Engineer of Record Ms. Amber Wall.

Ms. Amber Wall, of Wall Engineering, LLC, 1229 38th Avenue N., Myrtle Beach, SC, the Engineer of record was present in the meeting and spoke regarding the Adams sketch plan. She stated that the lots are large lots and the back of one of the properties is in the flood zone so the developer is going to use the buildable area and extend the lot lines for those lots. The lots area are approximately point ninety acres (.90 acres).

Chairman Cheryl Floyd inquired if there we any further questions, comments or discussion from anyone present in the meeting.

Ms. Kakela Robinson, 706 Bellemeade Circle, Florence, was present in the meeting and requested to ask a question. She stated that she was curious about what information is included and accepted

with a sketch plan. She heard the discussions of sidewalks, mailboxes etc.. She desired to know about streetlights and who approves that information or portion of the sketch plan.

In response to Ms. Robinson's inquiry, Mr. Brown stated that the Florence County Ordinance does require streetlights and that was part of the Technical Review Process and Staff review prior to the sketch plan coming to the Commission. He stated that streetlights would be a part of the proposed Adams development.

Ms. Robinson's concern was that streetlights are not being completed in every subdivision.

There was discussion that with new subdivision's for the County they should be a part of the sketch plan. In some cases, they are escrowed out and not put in until the full build out the development. It was recommended that Ms. Robinson reach out to the Planning Staff so that they could look into her particular concern regarding streetlights in her development. She was concerned that no streetlights had been included in the Annberry Phased developments that are still being constructed.

Ms. Amber Wall was allowed to respond to the inquiry and she stated that all of the streetlights have been stubbed out in the phases of the Annberry project but that they would not be installed until the housing structures are complete to prevent them from being destroyed or knocked over.

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson made a motion that the requested sketch Plan **PC#2026-53** be approved as presented / Second – Commissioner Gregory Miller / The Commission voted 8 to 0 to approve as presented the requested sketch plan for **PC#2026-53 for The Adams Development.**

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.

(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 requested private road naming is off of Pisgah Road in County Council District Three (3). The applicant is Randy Capps on behalf of Jonathan Chandler, Church International Investments, LLC. Mr. Brown continued with the presentation showing images of the parcel and the area of the private road. He further stated that the private road was being requested for a single family development that had received zoning

compliance through the zoning department and that the road name had been reviewed and approved by E-911 Addressing as a valid road name.

There were questions and discussion from the Commission regarding the location of the parcel.

Mr. Brown in response to the discussion stated that the parcel was across from Pee Dee Regional Council of Governments (PDCOG) out by the Farmer's Market in Florence.

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 regarding the requested private road naming.

There was no public in attendance who desired to speak regarding the requested road naming.

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson made a motion that the requested private road naming **PC#2026-54** be approved as presented / Second – Commissioner Glynn Willis / The Commission voted 8 to 0 to approve as presented the requested private road naming **PC#2026-54 for a private road name Dilmani Drive.**

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 (April 2026)**
- **Building Report for (April 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 Gregory Miller / The Commission voted 8 to 0 to adjourn the meeting.

The meeting adjourned at 7:57 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.