

**Agenda  
Florence County Planning Commission  
Regular Meeting  
Tuesday, June 23, 2026  
6:00 P.M.  
County Complex  
Room 803**

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

**I. Call to Order**

**II. Review and Motion of Minutes**

- Meeting of May 26, 2026

**III. Public Hearings**

**Map Amendments:  
PC#2026-44**

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: 90143-01-006, 90143-01-007.

**PC#2026-55**

Map Amendment Requested By Florence County To Amend 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: 90150-01-043 And 90150-01-044.

**PC#2026-56**

Map Amendment Requested By McG Capital LLC, (Browder McGill) To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 134 Located At 4617 East Palmetto Street, Florence SC, From FO/LI, Flex Office/ Light Industrial District To CMU, Commercial Mixed-Use District And R-3A, Single Family Residential District.

**PC#2026-57**

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: 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-005, 90128-05-007, 90128-05-012, 90128-05-013.

**PC#2026-58**

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 And R-4. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90116-01-018, 90117-07-002, 90117-07-003, 90117-07-004, 90117-07-005, 90117-07-006, 90117-07-007, 90117-07-010, 90117-07-011, 90117-07-012, 90117-08-005, 90117-08-006, 90117-08-008, 90128-04-001, 90128-04-002, 90128-04-003, 90128-04-004, 90128-04-005, 90128-04-018, 90128-05-008, 90128-05-009, 90128-05-010, 90128-05-011.

**Sketch Plans:**

**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.

**Final Plat:**

**PC#2026-59**

Sketch Plan Requested By Teddy Dowling, For Middlecoff Brownstones, Located Off Of Middlecoff Lane, Florence, SC, As Shown On Florence County Tax Map Number 23807, Block 01, Parcel 029, And 034.

**Text Amendments:**

**PC#2026-60**

Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards. (c) Lot Characteristics.

**PC#2026-61**

Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII.- GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities. (b)(1).

**PC#2026-62**

Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT, Sec. 30-79.3 – Building and structure design. (d) Access.

**IV. Other Business**

**V. Director's Report:**

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

**VI. Adjournment**

**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 (.81 acres) 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 38<sup>th</sup> 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 38<sup>th</sup> 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.

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 23, 2026  
PC#2026-44**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90143-01-006, 90143-01-007.

**LOCATION:** The Highway 76 Corridor Project

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

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently unzoned with current uses consisting of commercial and vacant.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is **CMU, Commercial Mixed-Use District**.
3. Surrounding Land Use and Zoning:  
The surrounding properties are either unzoned, CMU, Commercial Mixed-Use District, or B-3, General Commercial District.

4. Florence County Comprehensive Plan:

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

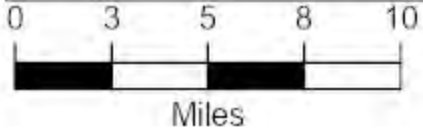
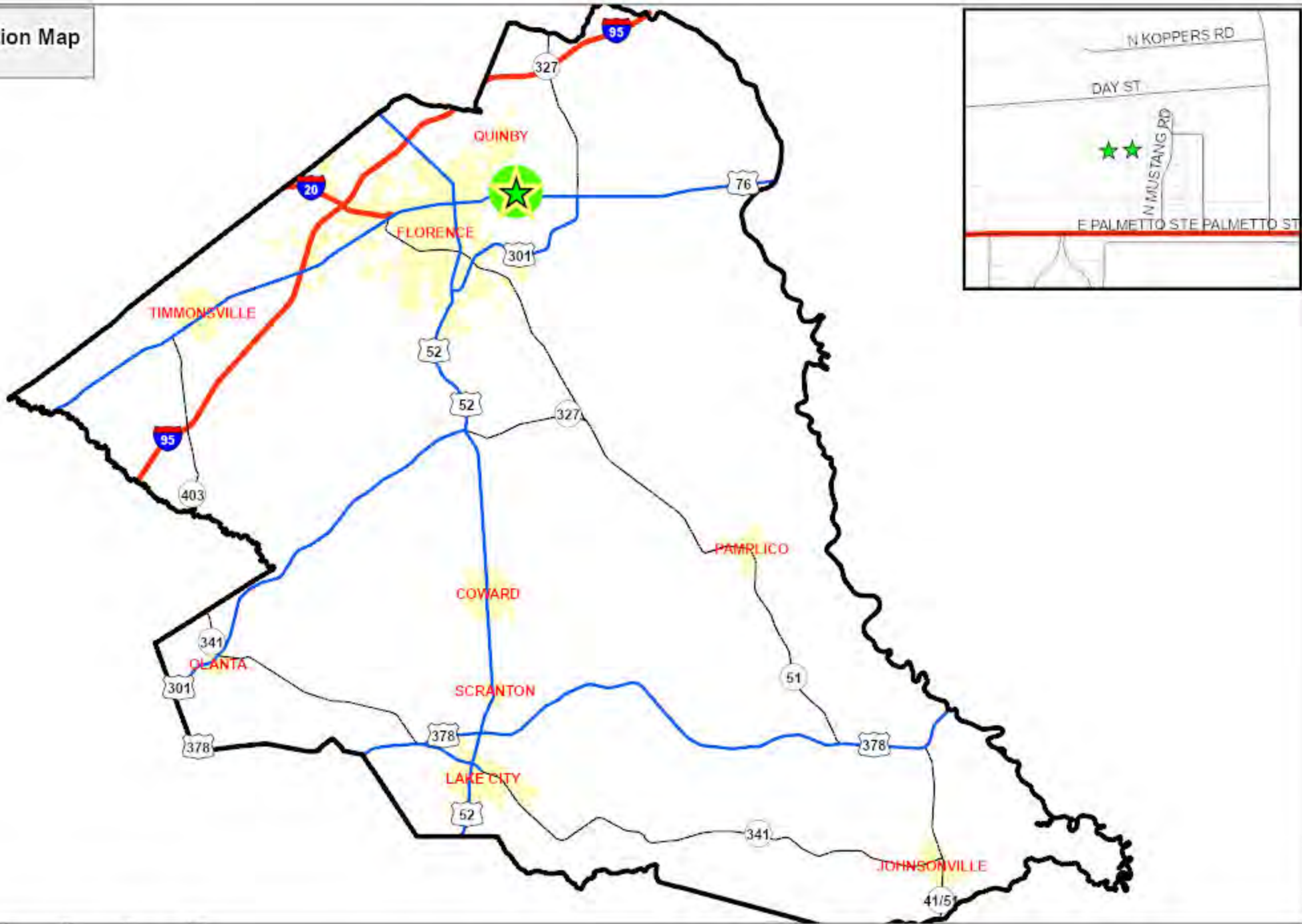
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, July 16, 2026 at 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence, SC 29501.

**ATTACHMENTS:**

- Location Map
- Zoning Map
- Aerial Map

Location Map

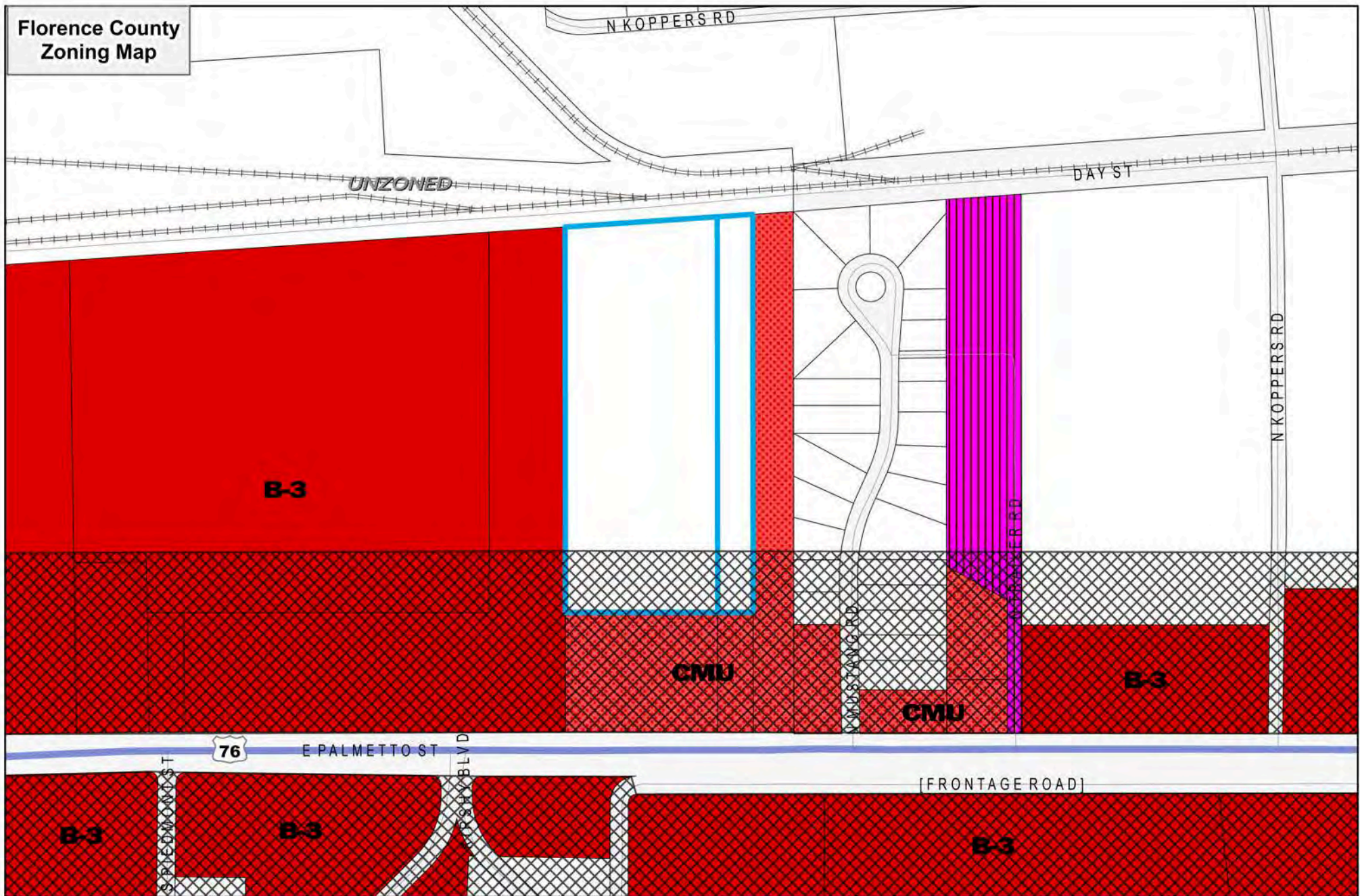


Florence County  
Planning Department  
Meeting Date:  
6/23/2026



**Council District 7**  
**PC#2026-44**

Florence County  
Zoning Map



Current County Zoning

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

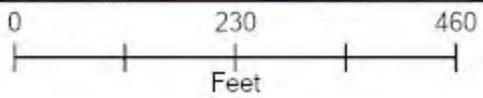
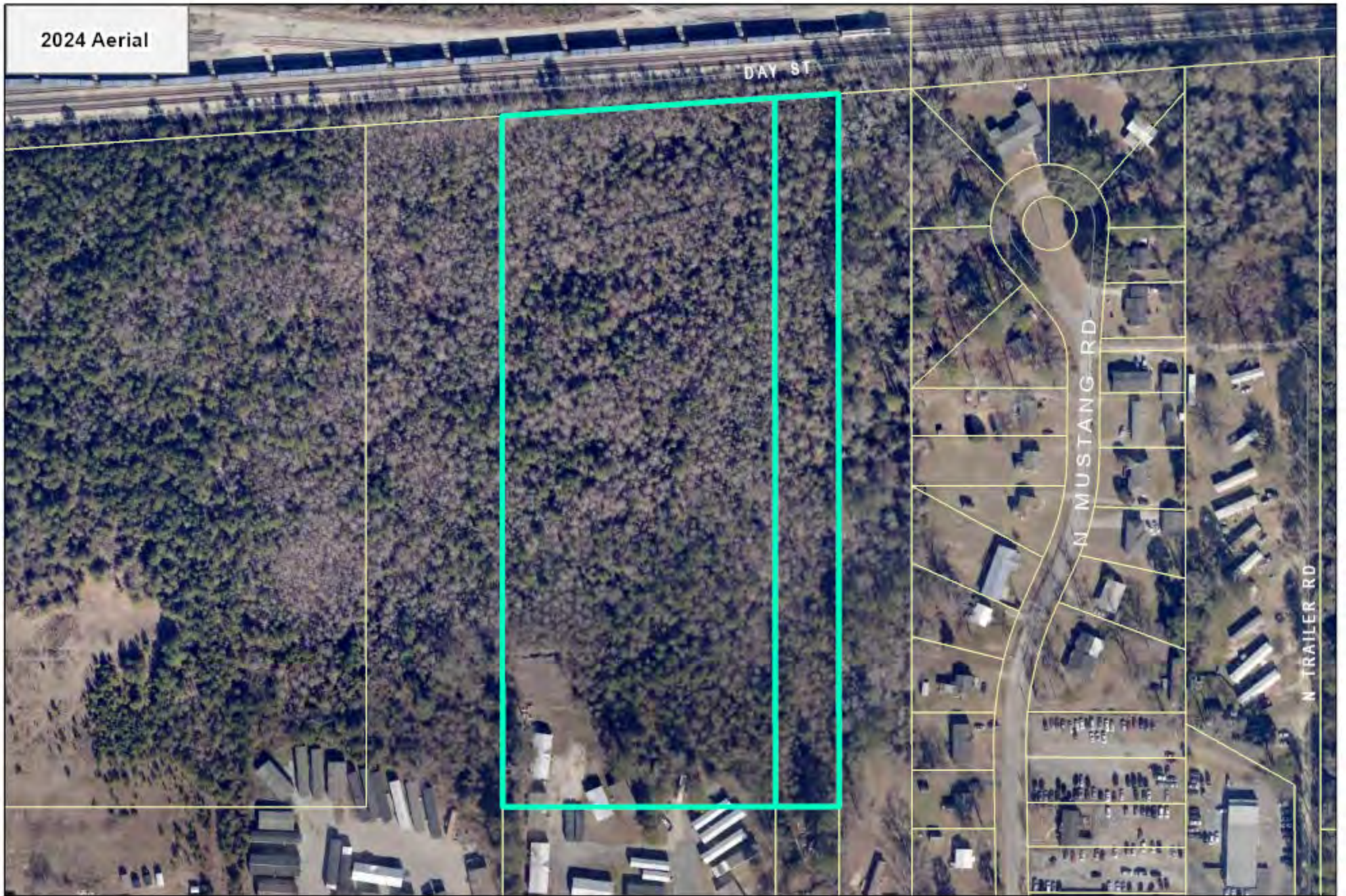
Hwy 76 Corridor Overlay District Area Included

Florence County  
Planning Department  
Meeting Date:  
06/23/2026

Council District 7  
PC#2026-44



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
6/23/2026



Council District 7  
PC#2026-44

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 23, 2026  
PC#2026-55**

**SUBJECT:** Map Amendment Requested By Florence County To Amend 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: 90150-01-043 And 90150-01-044.

**LOCATION:** The Highway 76 Corridor Project

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

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently vacant and unzoned.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for these subject properties is **B-3, General Commercial District**.
3. Surrounding Land Use and Zoning:  
The surrounding properties are either unzoned, CMU, Commercial Mixed-Use District, B-3, General Commercial District, or FO/LI, Flex Office/ Light Industrial District.

4. Florence County Comprehensive Plan:

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

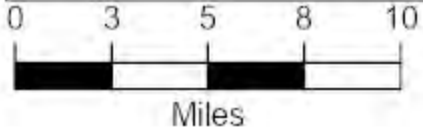
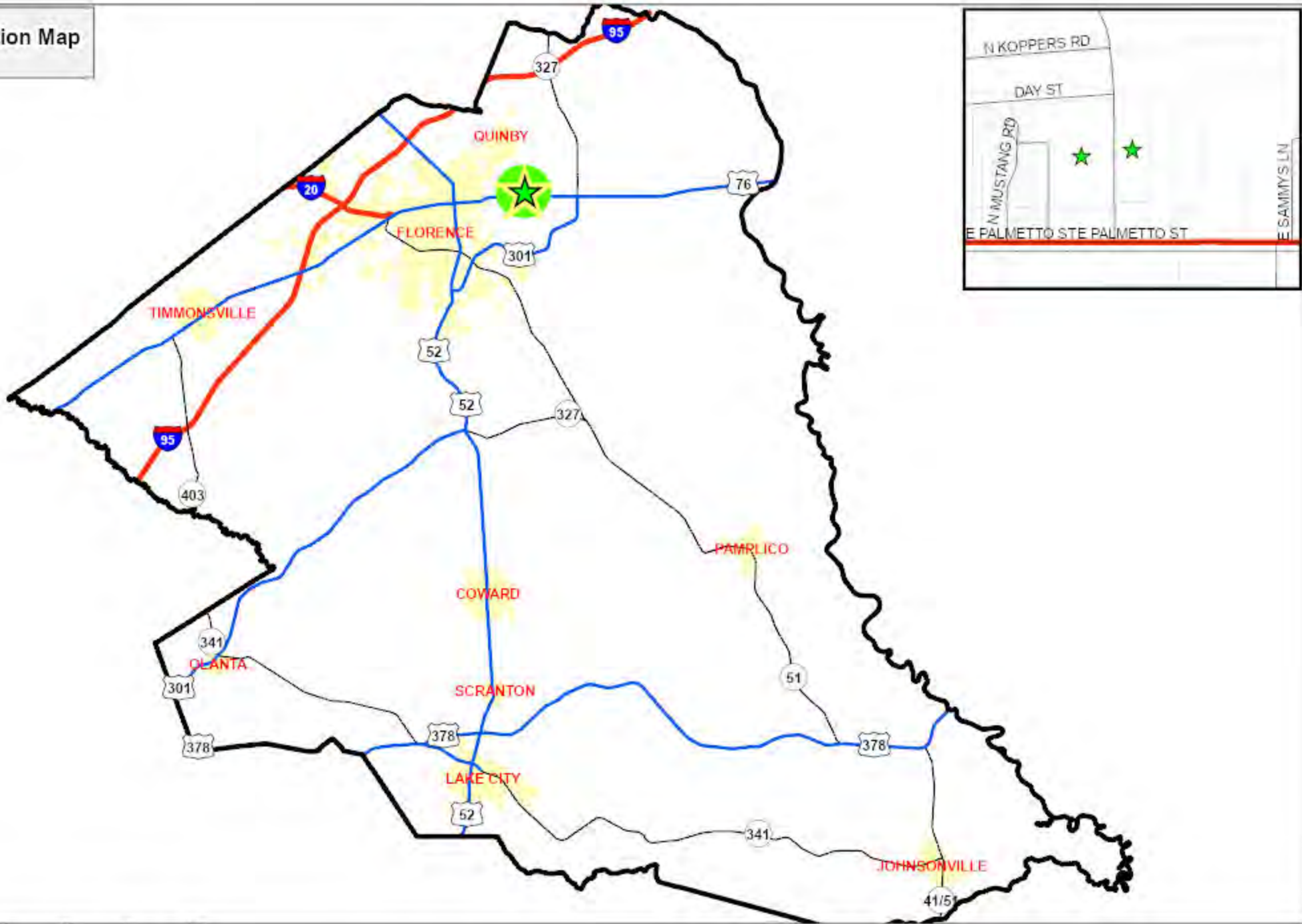
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, July 16, 2026 at 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence, SC 29501.

**ATTACHMENTS:**

- Location Map
- Zoning Map
- Aerial Map

Location Map

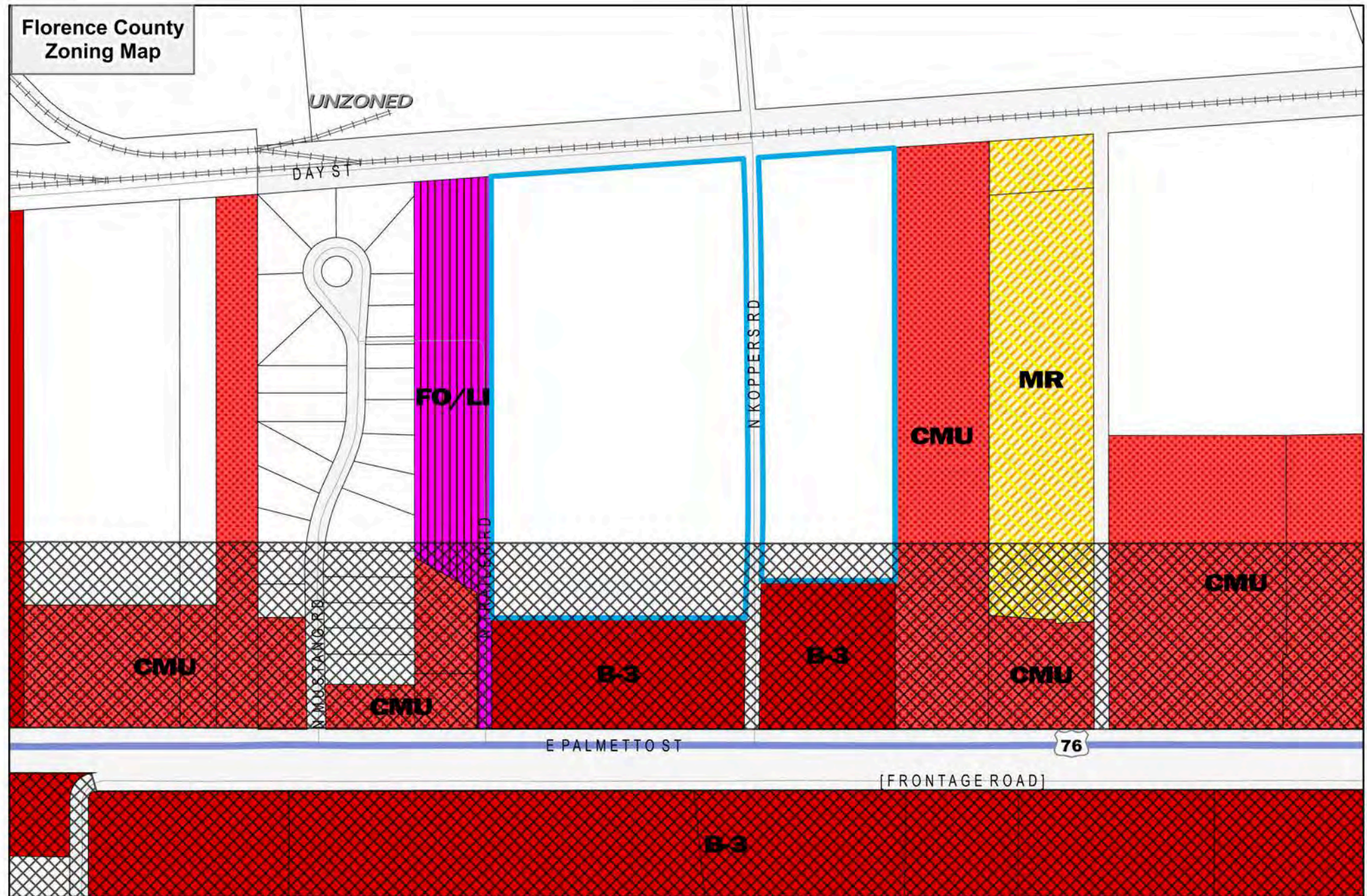


Florence County  
Planning Department  
Meeting Date:  
6/23/2026



**Council District 7**  
**PC#2026-55**

**Florence County  
Zoning Map**



**Current County Zoning**

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

Gateway Corridor Overlay

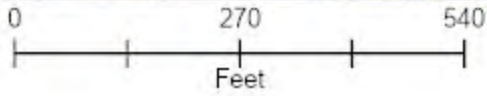
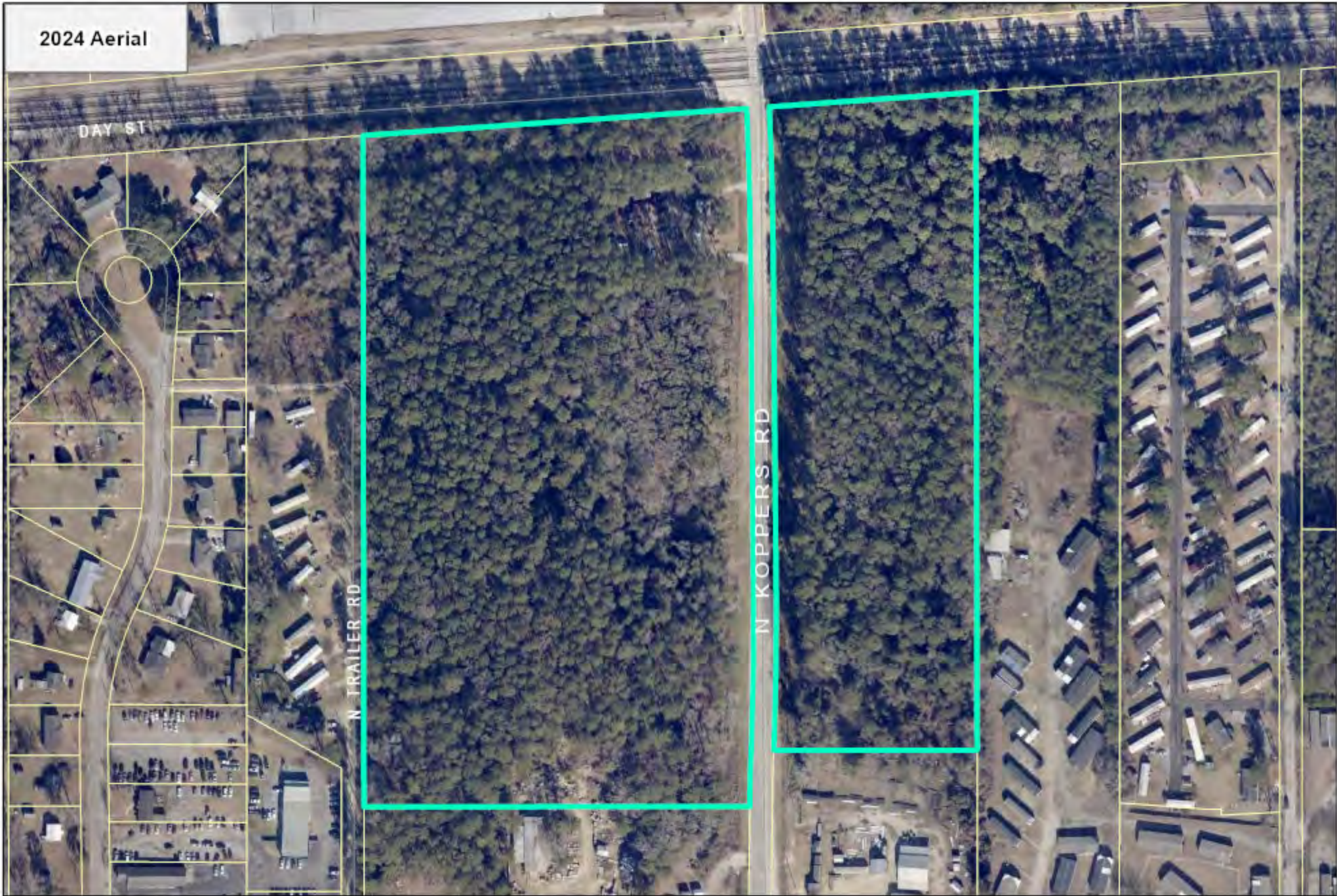
0 350 700 Feet

Florence County  
Planning Department  
Meeting Date:  
06/23/2026

**Council District 7  
PC#2026-55**



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
6/23/2026



Council District 7  
PC#2026-55

58

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 23, 2026  
PC#2026-56**

**SUBJECT:** Map Amendment Requested By McG Capital LLC, (Browder McGill) To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 134 Located At 4617 East Palmetto Street, Florence SC, From FO/LI, Flex Office/ Light Industrial District To **CMU, Commercial Mixed-Use District And R-3A, Single Family Residential District.**

**LOCATION:** 4617 East Palmetto Street, Florence, SC

**TAX MAP NUMBERS:** 00275-01-134

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

**OWNER OF RECORD:** S&P Campbell Enterprises, LLC

**APPLICANT:** McG Capital LLC, (Browder McGill)

**ZONING/LAND AREA:** FO/LI / Approximately 41.09 acres

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

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

**FLOOD ZONE:** X

**PARCEL ZONING DESIGNATION:** FO/LI

**STAFF ANALYSIS:**

1. Overlay District:  
This property was zoned and placed in the Overlay District by the passage of Ordinance 42-2023/24 (August 2024). This rezoning request will not remove or negate the Overlay District requirements from this property.
2. Existing Land Use and Zoning:  
The subject property is currently zoned FO/LI, Flex Office / Light Industrial District and vacant.
3. Proposed Land Use and Zoning:  
The proposal is to rezone a portion of the subject property to **CMU, Commercial Mixed-Use District** and another portion to **R-3A, Single-Family Residential District.**
4. Surrounding Land Use and Zoning:

North: Florence County / Vacant / B-6  
South: Florence County / Recreational, Commercial / CMU  
West: Florence County / Industrial, Commercial / FO/LI, CMU  
East: Florence County / Residential, Vacant / TH, CMU

4. Transportation Access and Circulation:

Present access to this property is by the way of East Palmetto, Florence, SC.

5. Traffic Review:

The rezoning of this property from FO/LI to R-3A, Single-Family Residential and CMU, Commercial Mixed-Use District could have minimum impact on traffic.

6. Florence County Comprehensive Plan:

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

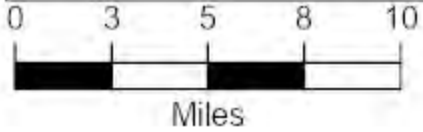
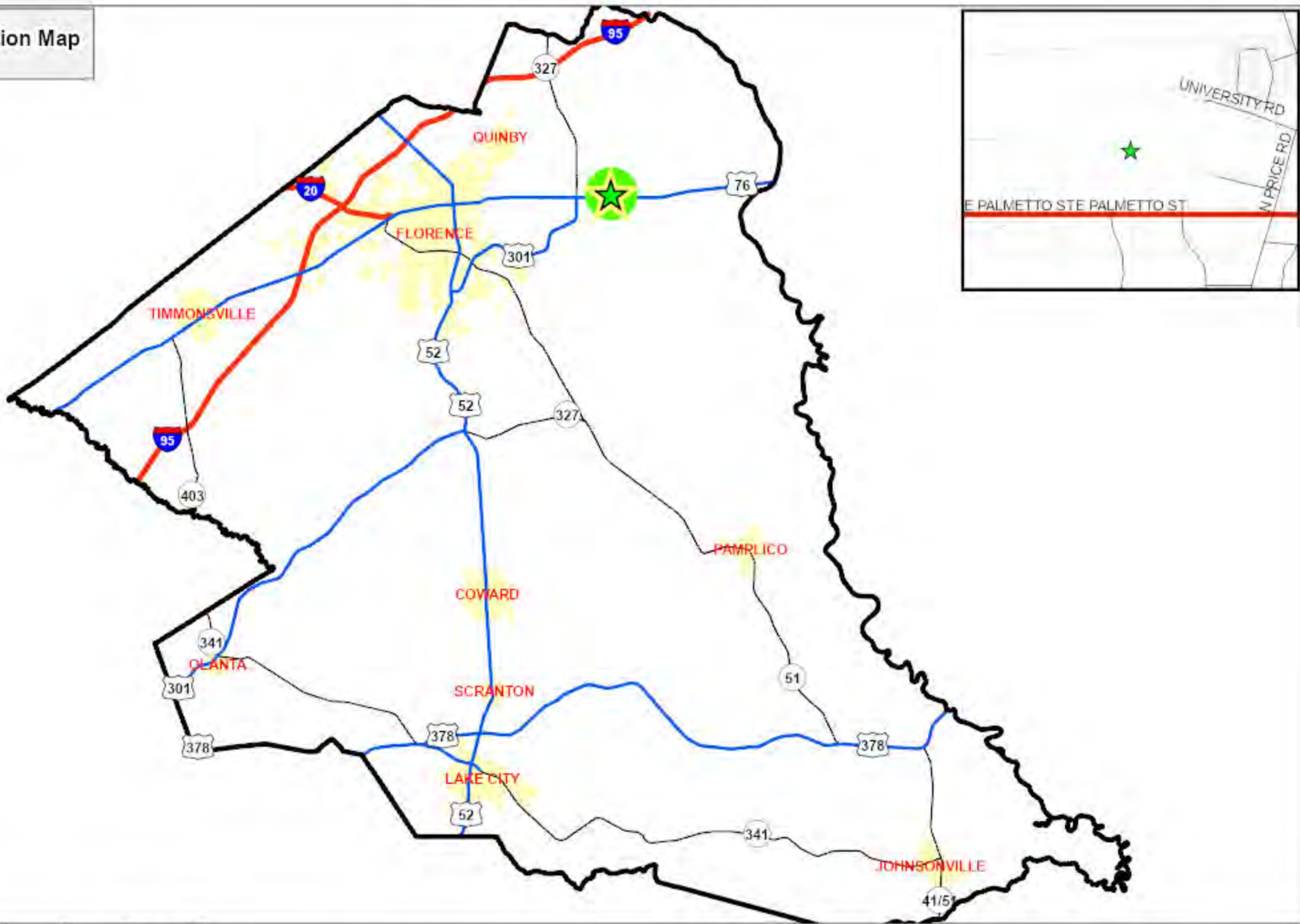
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, July 16, 2026 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence, SC 29501.

**ATTACHMENTS:**

- Location Map
- Zoning Map
- Aerial Map
- Plat

Location Map



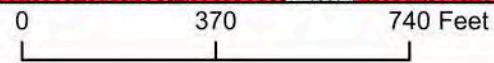
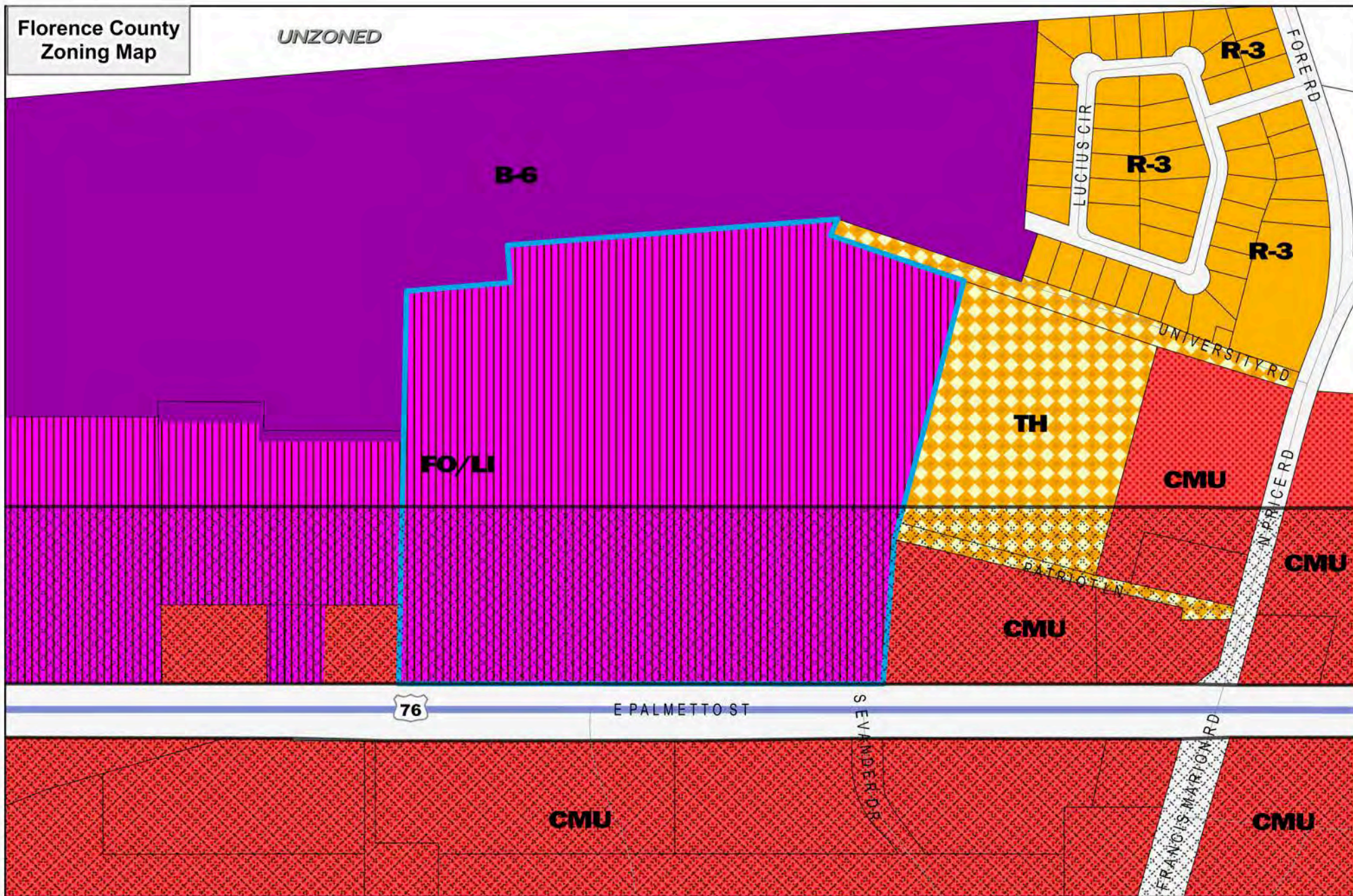
Florence County  
Planning Department  
Meeting Date:  
6/23/2026



**Council District 6**  
**PC#2026-56**

**Florence County  
Zoning Map**

UNZONED



**Current County Zoning**

B-6, INDUSTRIAL

CMU, COMMERCIAL MIXED-USE

FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL

R-3, SINGLE-FAMILY, SMALL LOTS

TH, TOWNHOME  
UNZONED

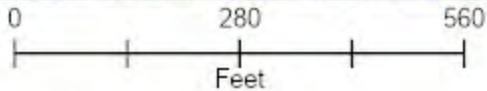
Gateway Corridor Overlay

Florence County  
Planning Department  
Meeting Date:  
06/23/2026

**Council District 6  
PC#2026-56**



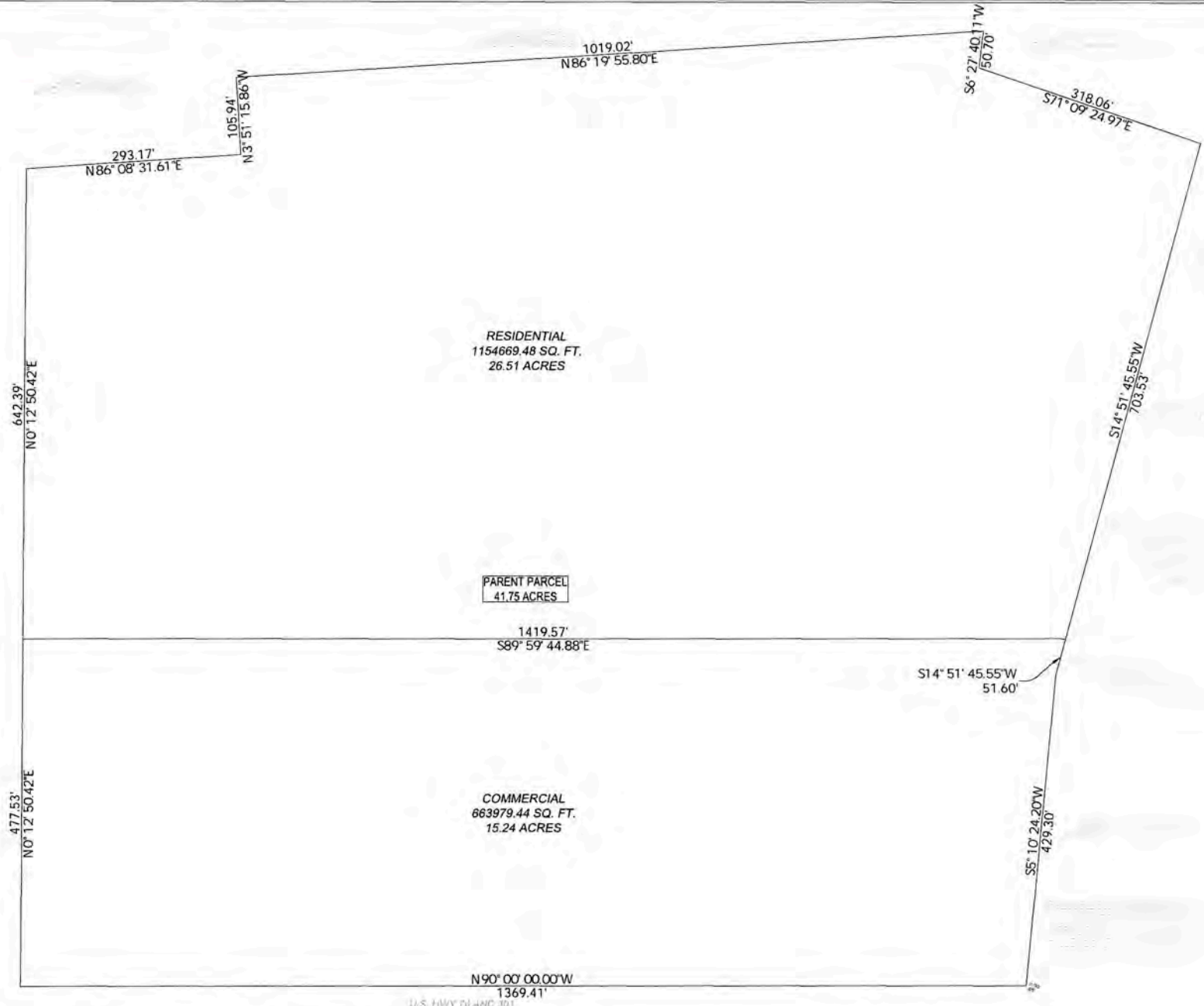
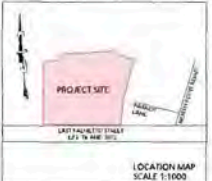
2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
6/23/2026



Council District 6  
PC#2026-56



U.S. HWY 70 AND 301

**Wall engineering**  
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 South Carolina, 29577 - walleng.com

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PROJECT: LEGACY STATION  
 DATE: 05/13/2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**LEGACY STATION**  
 FLORENCE COUNTY, SOUTH CAROLINA  
 PREPARED FOR  
 MCGILL

**PLAT**

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 23, 2026  
PC#2026-57**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-005, 90128-05-007, 90128-05-012, 90128-05-013.

**LOCATION:** The Highway 76 Corridor Project

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

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently unzoned with current use consisting of residential.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for these subject properties is **B-3, General Commercial District**.
3. Surrounding Land Use and Zoning:  
The surrounding properties are either unzoned, CMU, Commercial Mixed-Use District, or subject to the City of Florence zoning.

4. Florence County Comprehensive Plan:

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

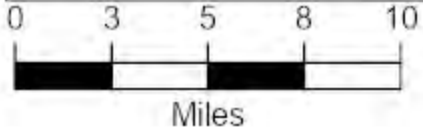
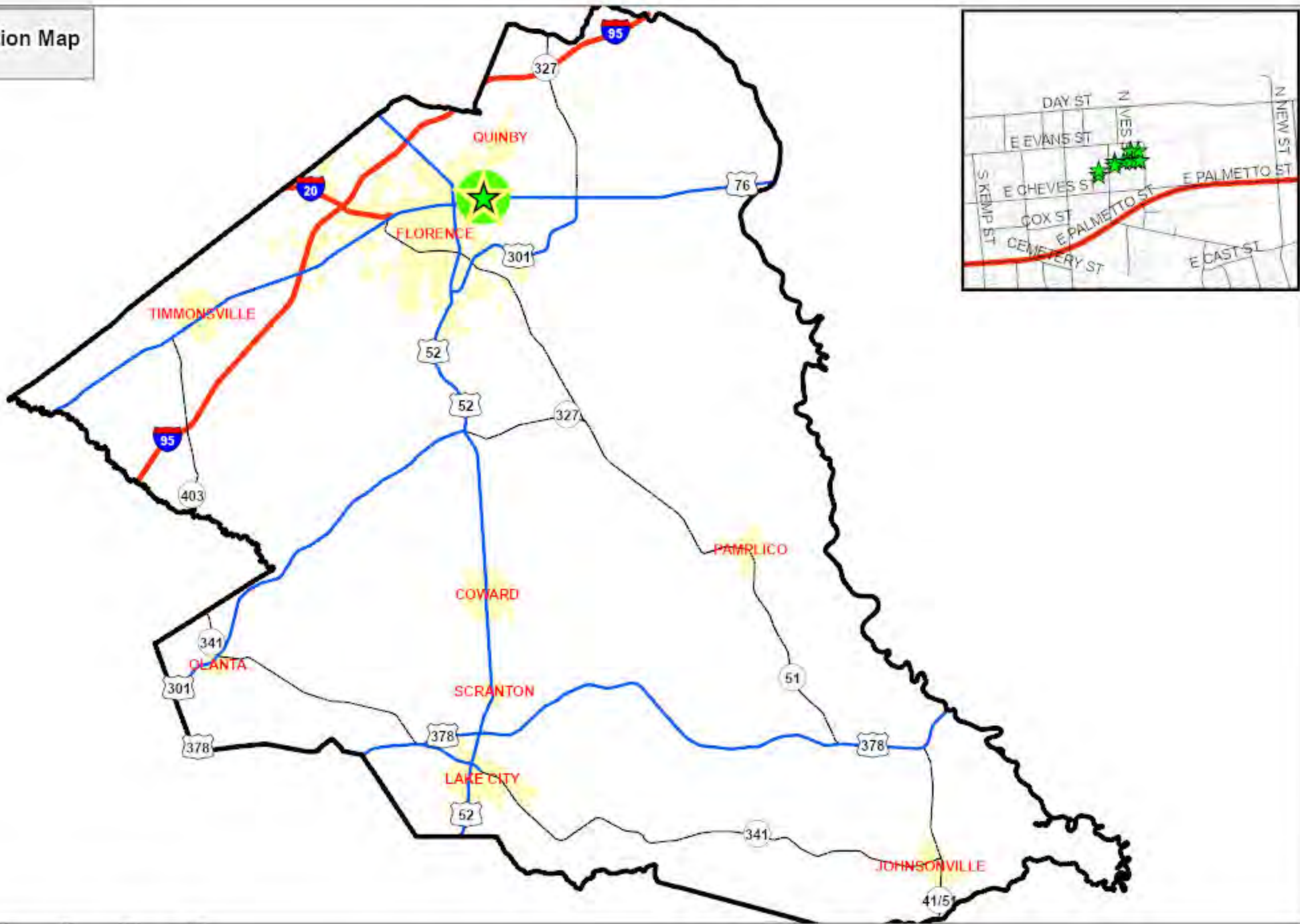
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, July 16, 2026 at 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence, SC 29501.

**ATTACHMENTS:**

- Location Map
- Zoning Map
- Aerial Map

Location Map



Florence County  
Planning Department  
Meeting Date:  
6/23/2026







**Council District 7**  
**PC#2026-57**

**Florence County  
Zoning Map**



**Current County Zoning**

-  CMU, COMMERCIAL MIXED-USE
-  R-4, MULTI-FAMILY, LIMITED
-  UNZONED

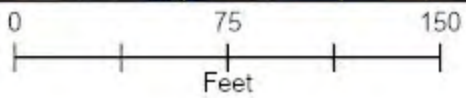
 Gateway Corridor Overlay

Florence County  
Planning Department  
Meeting Date:  
06/23/2026

**Council District 7  
PC#2026-57**



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
6/23/2026



Council District 7  
PC#2026-57

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 23, 2026  
PC#2026-58**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned And R-4. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90116-01-018, 90117-07-002, 90117-07-003, 90117-07-004, 90117-07-005, 90117-07-006, 90117-07-007, 90117-07-010, 90117-07-011, 90117-07-012, 90117-08-005, 90117-08-006, 90117-08-008, 90128-04-001, 90128-04-002, 90128-04-003, 90128-04-004, 90128-04-005, 90128-04-018, 90128-05-008, 90128-05-009, 90128-05-010, 90128-05-011.

**LOCATION:** The Highway 76 Corridor Project

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

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned/ R-4

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:

The subject properties are currently unzoned with current use consisting of vacant and residential.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

3. Surrounding Land Use and Zoning:

The surrounding properties are either unzoned or subject to the City of Florence zoning.

4. Florence County Comprehensive Plan:

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

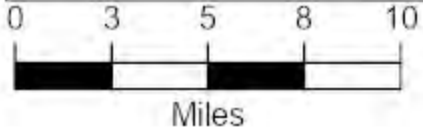
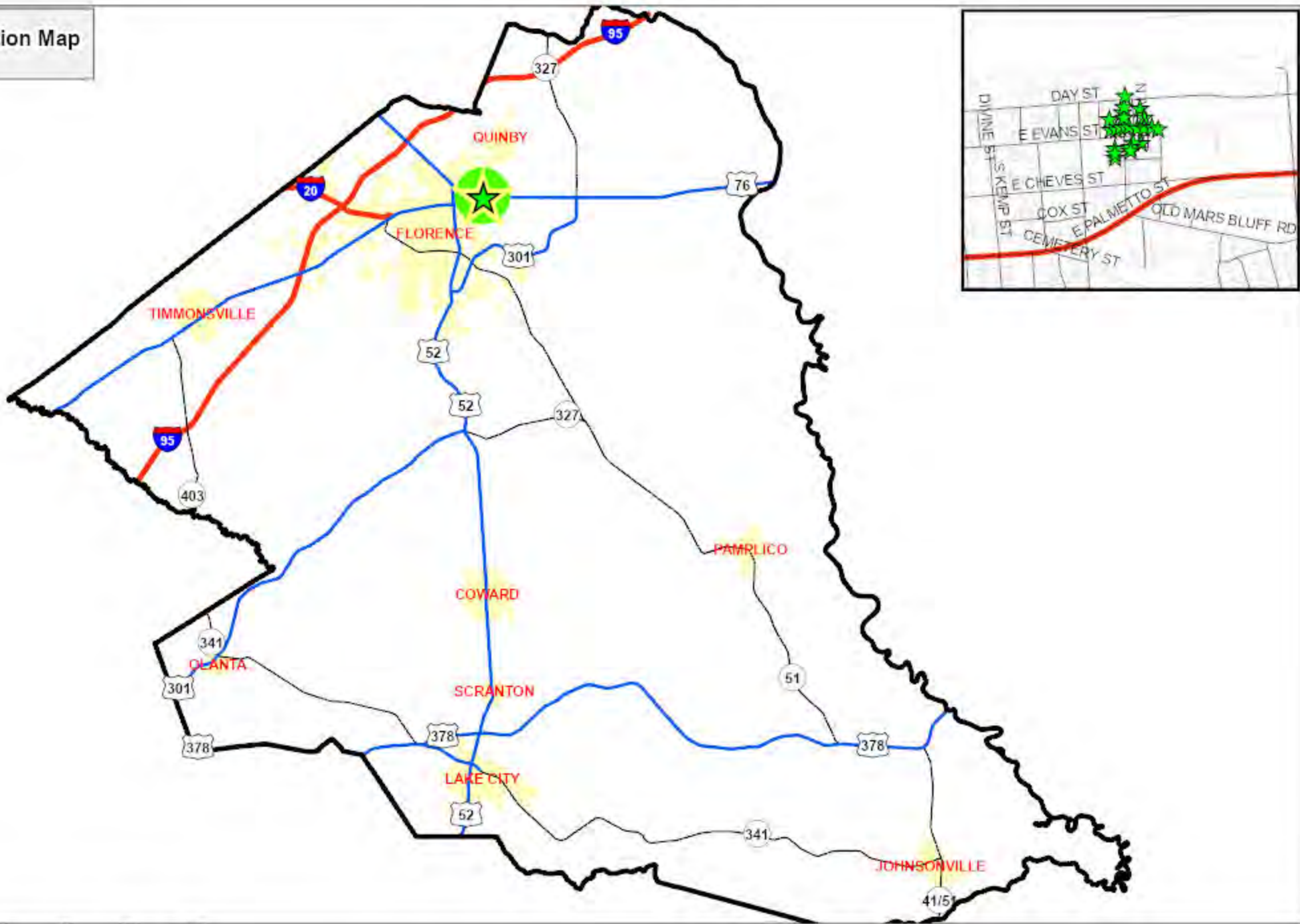
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, July 16, 2026 at 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence, SC 29501.

**ATTACHMENTS:**

- Location Map
- Zoning Map
- Aerial Map

Location Map

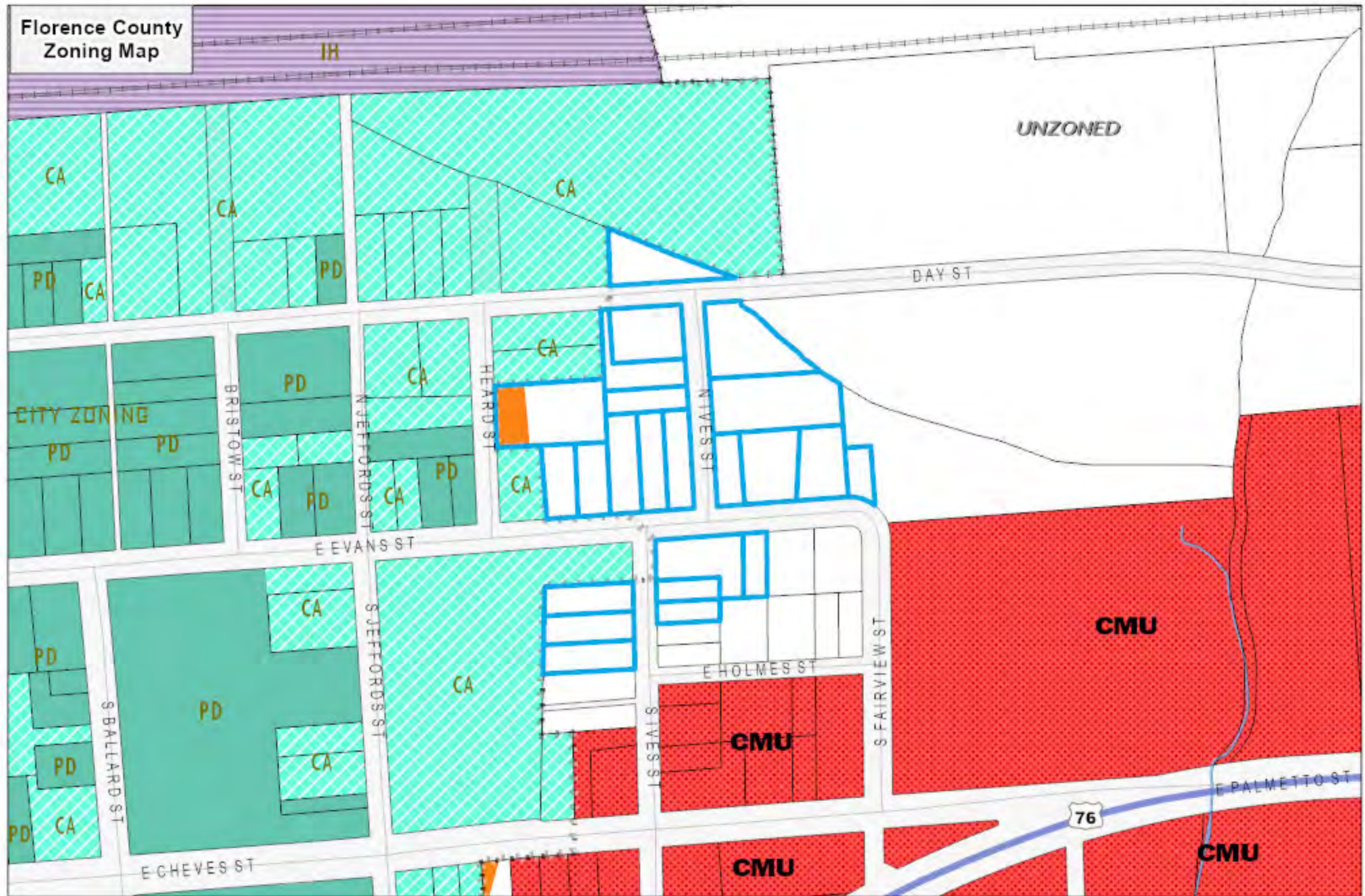


Florence County  
Planning Department  
Meeting Date:  
6/23/2026



**Council District 7**  
**PC#2026-58**

Florence County  
Zoning Map



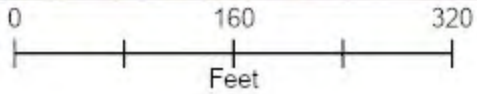
- Current County Zoning**
- CMU, COMMERCIAL MIXED-USE
  - R-4, MULTI-FAMILY, LIMITED
  - UNZONED

Florence County  
Planning Department  
Meeting Date:  
6/23/2026

**Council District 7**  
**PC#2026-58**



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
6/23/2026



Council District 7  
PC#2026-58

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 23, 2026  
PC#2026-52**

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

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

**TAX MAP NUMBERS:** 00209, Block 01, Parcel 061

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

**OWNER OF RECORD:** HP Freedom LLC

**APPLICANT:** HP Freedom LLC

**ZONING/LAND AREA:** Unzoned /Approximately 51 acres

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

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

**FLOOD ZONE:** AE; X

**PARCEL ZONING DESIGNATIONS:** Unzoned

**STAFF ANALYSIS:**

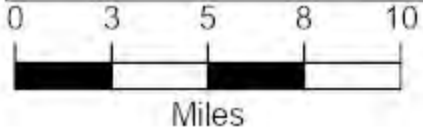
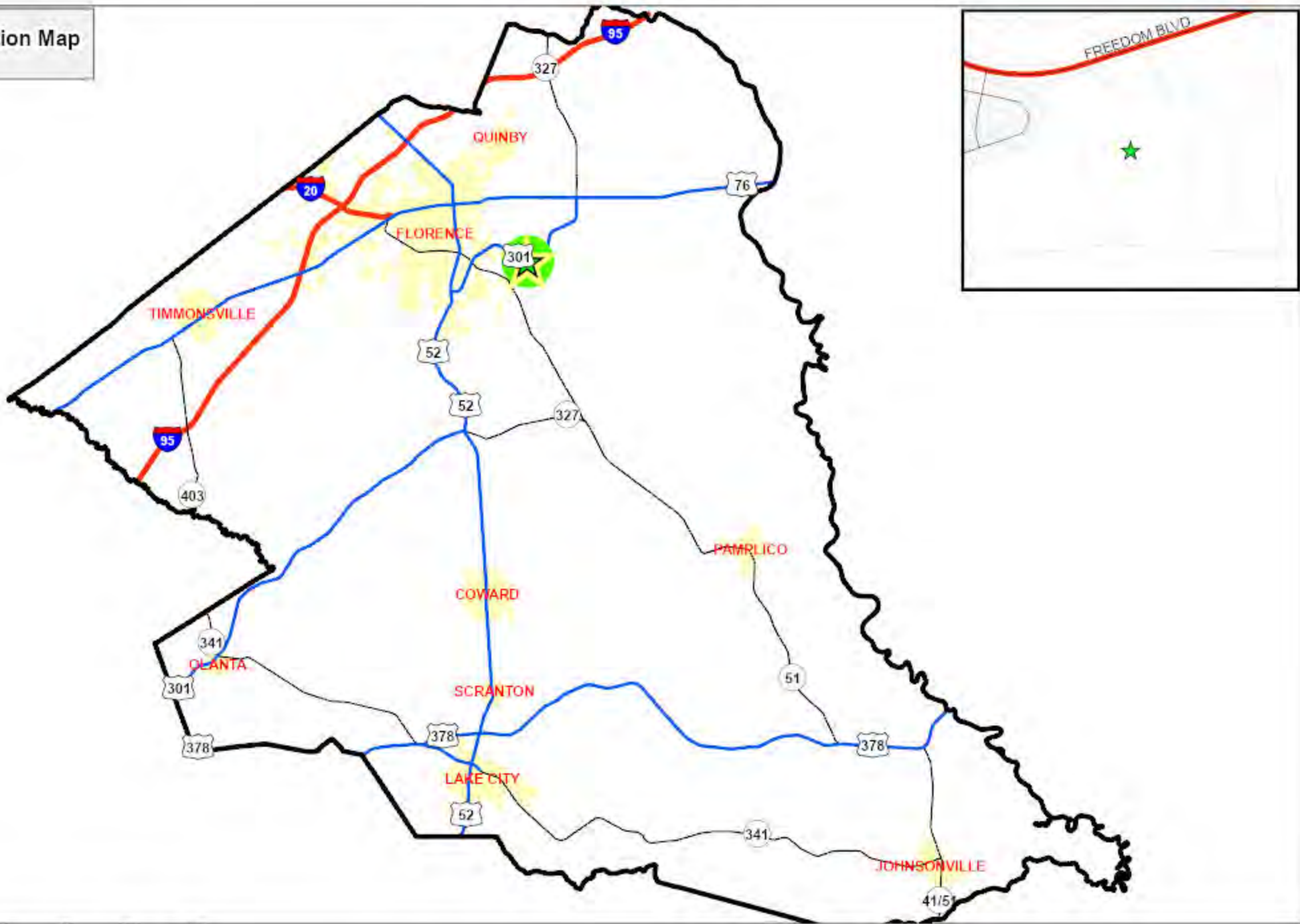
1. Surrounding Land Use and Zoning:  
North: Florence County/ Residential, Vacant/ Unzoned  
South: Florence County/ Residential, Vacant/ Unzoned  
West: City of Florence/ Residential, Vacant/ City Zoning  
East: Florence County/ Vacant / Unzoned
2. Background  
The applicant desires to subdivide subject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

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

**ATTACHMENTS:**

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

Location Map

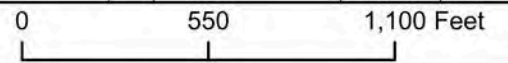
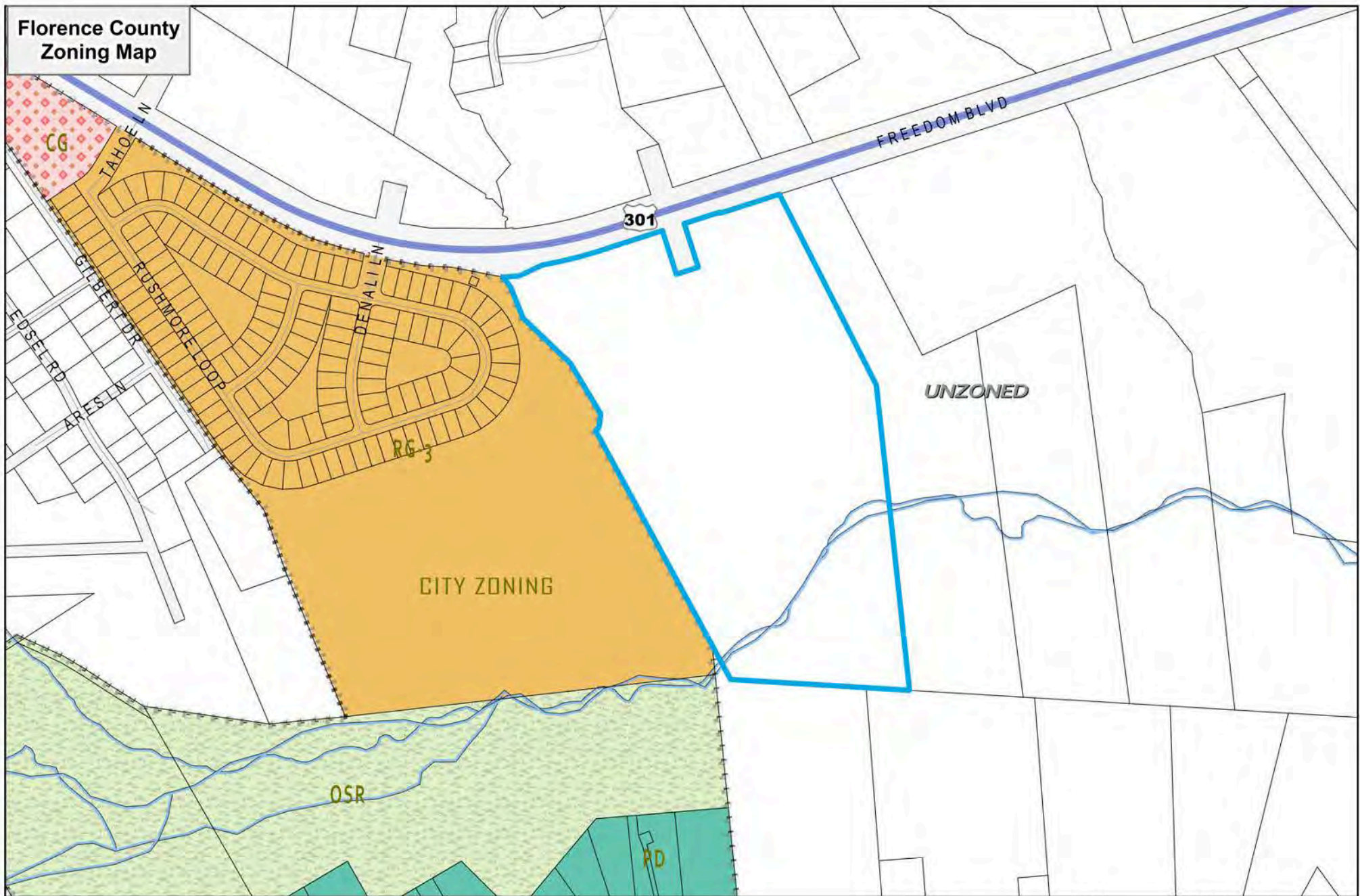


Florence County  
Planning Department  
Meeting Date:  
6/23/2026



Council District 5,6  
PC#2026-52 FREEDOM PARK SKETCH PLAN

**Florence County  
Zoning Map**

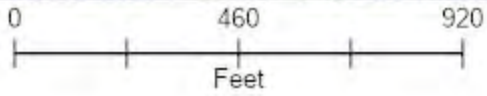


**Current County Zoning**  
■ PD, PLANNED DEVELOPMENT  
■ UNZONED

Florence County  
Planning Department  
Meeting Date:  
06/23/2026

**Council District 5,6**  
**PC#2026-52 FREEDOM PARK**  
**SKETCH PLAN** 78

2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
6/23/2026



**Council District 5,6**  
**PC#2026-52 FREEDOM PARK SKETCH PLAN**  
79



**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 23, 2026  
PC#2026-59**

**SUBJECT:** Sketch Plan Requested By Teddy Dowling, For Middlecoff Brownstones, Located Off Of Middlecoff Lane, Florence, SC, As Shown On Florence County Tax Map Number 23807, Block 01, Parcel 029, And 034.

**LOCATION:** The proposed project site is located off Middlecoff Lane, Florence SC

**TAX MAP NUMBERS:** 23807, Block 01, Parcel 029 and 034

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

**OWNER OF RECORD:** Royal Park LLC and DJKH Inc

**APPLICANT:** Teddy Dowling

**ZONING/LAND AREA:** R-3A /Approximately 0.94 acres

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

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

**FLOOD ZONE:** X

**PARCEL ZONING DESIGNATIONS:** Unzoned

**STAFF ANALYSIS:**

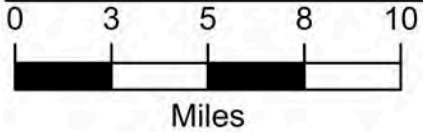
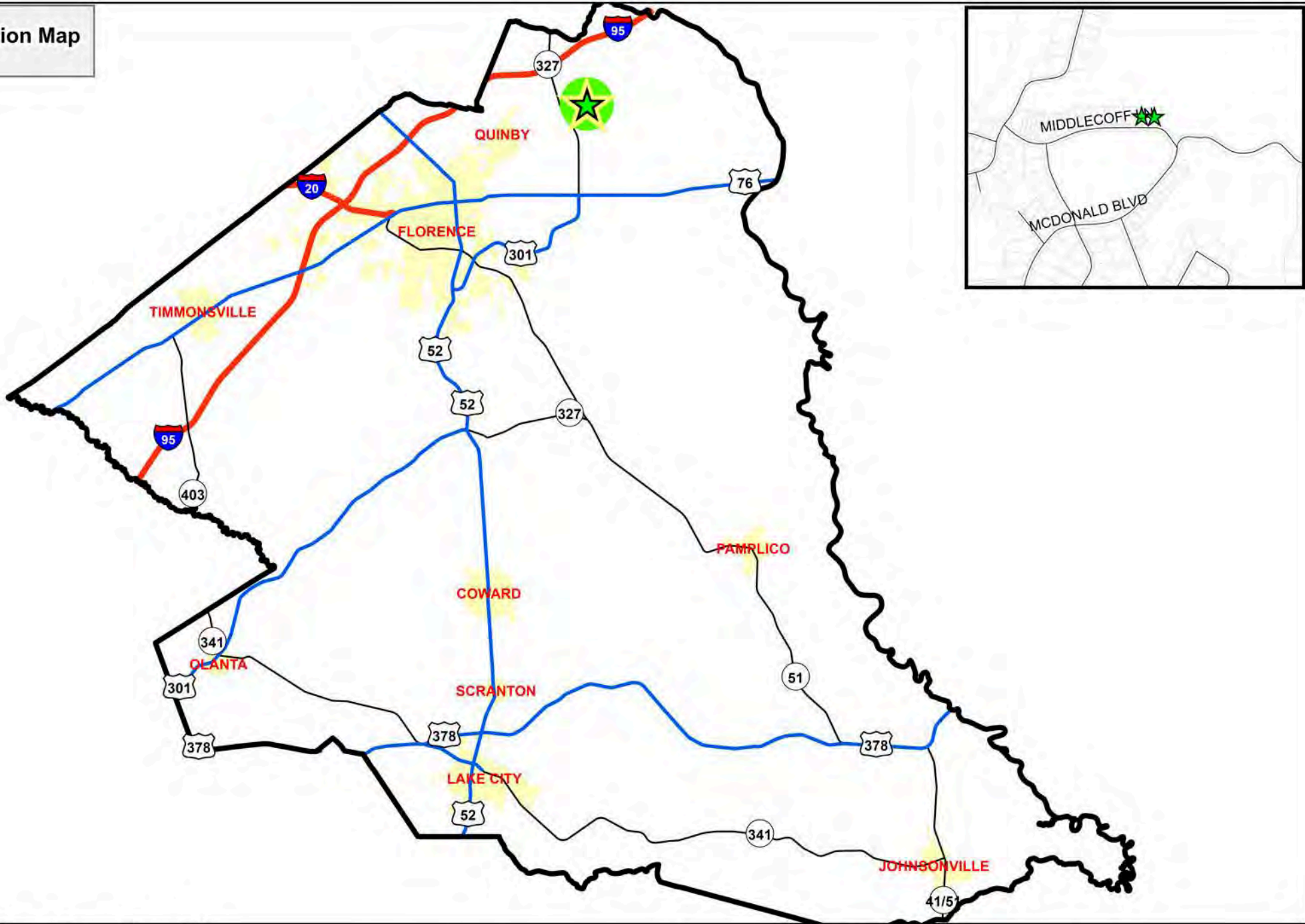
1. Surrounding Land Use and Zoning:  
North: Florence County/ Recreational / R-1  
South: Florence County/ Vacant/ R-3A  
West: City of Florence/ Residential / R-3A  
East: Florence County/ Recreational / R-1
  
2. Background  
The applicant desires to subdivide the subject properties into 10 residential lots.

3. Transportation Access and Circulation:  
Present access to the properties is by the way of Middlecoff Lane, Florence, SC.
4. Traffic Review:  
Based on the applicant's request to develop 10 lots, the additional traffic could have minimum impact on the current traffic flow.

**ATTACHMENTS:**

- Location Map
- Zoning Map
- Aerial Map
- Final Plat

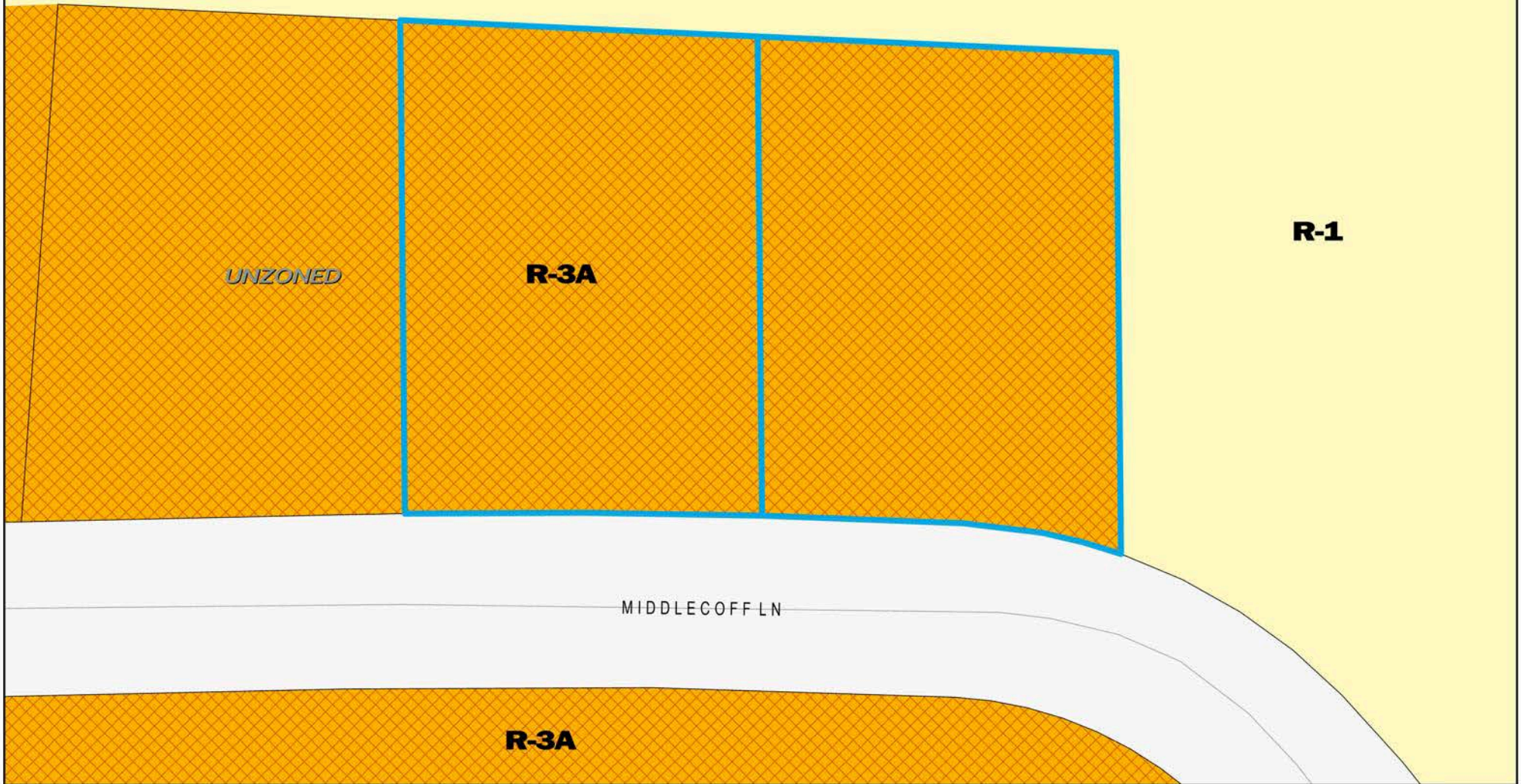
Location Map



Florence County  
Planning Department  
Meeting Date:  
06/23/2026



**Council District 6**  
**PC#2026-59 MIDDLECOFF BROWNSTONES**  
**FINAL PLAT** 83



**Current County Zoning**

- R-1, SINGLE-FAMILY, LARGE LOTS
- R-3A
- UNZONED



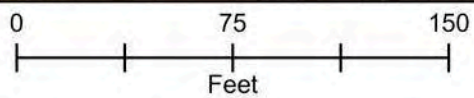
Florence County  
Planning Department  
Meeting Date:  
06/23/2026

**Council District 6**  
**PC#2026-59 MIDDLECOFF BROWNSTONES**  
**FINAL PLAT** 84

2024 Aerial



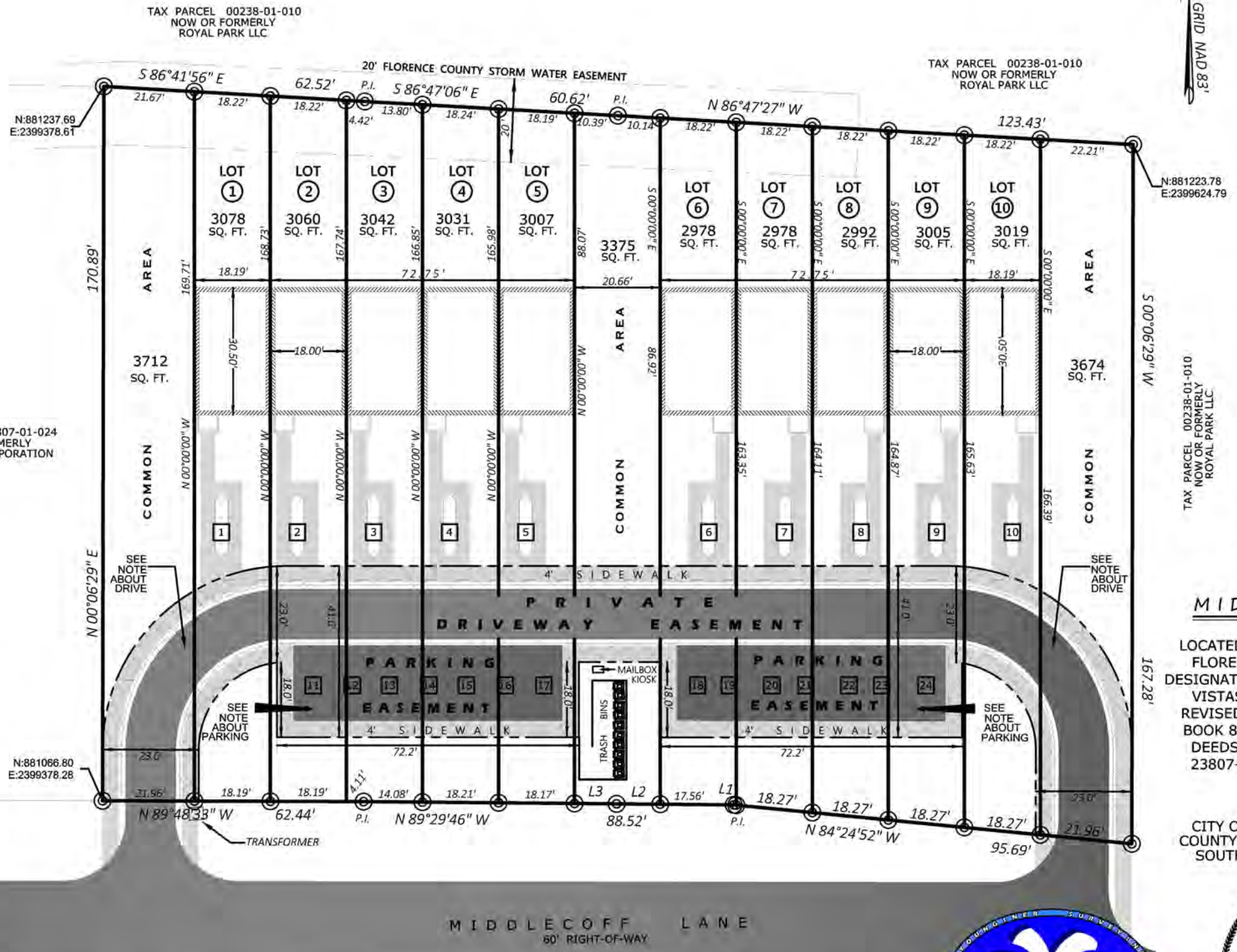
MIDDLECOFF LN



Florence County  
Planning Department  
Meeting Date:  
06/23/2026



Council District 6  
PC#2026-59 MIDDLECOFF BROWNSTONES  
FINAL PLAT 85



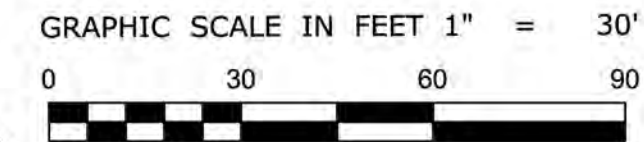
**REFERENCES**

- PLAT FOR THE SINTRA CO. SURVEYED BY PROSSER SURVEYING CO. DATED OCTOBER 21, 2000, REV-AUGUST 27, 2002 RECORDED IN PLAT BOOK 77 AT PAGE 269
- FINAL PLAT OF THE VISTAS SURVEYED BY PROSSER SURVEYING CO. DATED OCTOBER 21, 2000 RECORDED IN PLAT BOOK 77 AT PAGE 257
- FINAL PLAT FOR LINKSIDE VILLAGE PH. II LOT D-4 SURVEYED BY PROSSER SURVEYING CO. DATED OCTOBER 19 1998 RECORDED IN PLAT BOOK 70 AT PAGE 321
- FINAL PLAT OF THE VISTAS SURVEYED BY PROSSER SURVEYING CO. DATED REVISED NOVEMBER 09, 2002 RECORDED IN PLAT BOOK 80 AT PAGE 249
- PLAT FOR SALES INTERNATIONAL SURVEYED BY PROSSER SURVEYING CO. DATED MARCH 05, 2008 RECORDED IN PLAT BOOK 93 AT PAGE 233
- MAP PREPARED FOR JASON AND SHAWNIA POST SURVEYED BY LIND, HICKS & ASSOCIATES DATED FEBRUARY 21, 2012 RECORDED IN PLAT BOOK 99 AT PAGE 207
- FINAL PLAT THE SINTRA COMPANY SURVEYED BY PROSSER SURVEYING CO. DATED AUGUST 27, 2001 RECORDED IN PLAT BOOK 80 AT PAGE 184
- FINAL PLAT OF THE VISTAS SURVEYED BY PROSSER SURVEYING CO. DATED REVISED NOVEMBER 09, 2002 RECORDED IN PLAT BOOK 80 AT PAGE 249

**NOTES**

- I.N. DENOTES # 4 RE-BAR SET UNLESS OTHERWISE STATED
- COORDINATES AND BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83. DISTANCES SHOWN ARE GROUND AND SURVEY HAS A GROUND SCALE FACTOR OF 1.0001773044
- THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
- 1 DENOTES A PARKING SPACE
- THERE ARE A TOTAL OF 24 PARKING SPACES AVAILABLE FOR THE 10 TOWNHOMES
- THE COMMON AREAS SHOWN ARE TO BE MAINTAINED BY THE H.O.A. AND THESE AREAS ARE TO REMAIN COMMON AND CAN NOT BE SUBDIVIDED INTO LOTS.
- ZONED - R3A

THE HATCHED AREA SHOWN IS DESIGNATED AS AN EASEMENT OF VARYING WIDTHS AND SHALL INCLUDE THE DRIVE, PARKING AREAS AND SIDEWALKS. THIS EASEMENT IS CREATED FOR PRIVATE USE AMONG TENANTS OR GUESTS THAT ARE ASSOCIATED WITH A DESIGNATED TOWNHOME LOT AND THESE AREAS ARE NOT MAINTAINED BY THE CITY OF FLORENCE. THE BROWNSTONE H.O.A. IS RESPONSIBLE FOR ANY REPAIRS OR IMPROVEMENTS TO DRIVEWAY, PARKING AREAS OR SIDEWALKS THAT ARE DEEMED NECESSARY BY SAME H.O.A. ASSOCIATION.



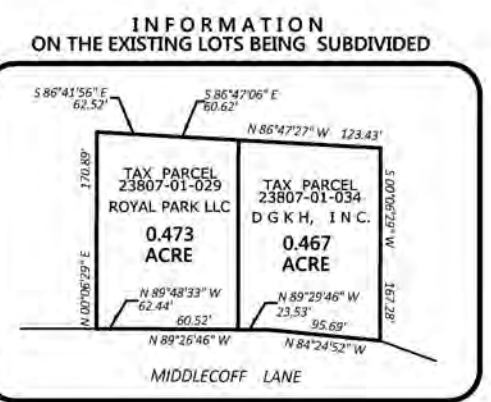
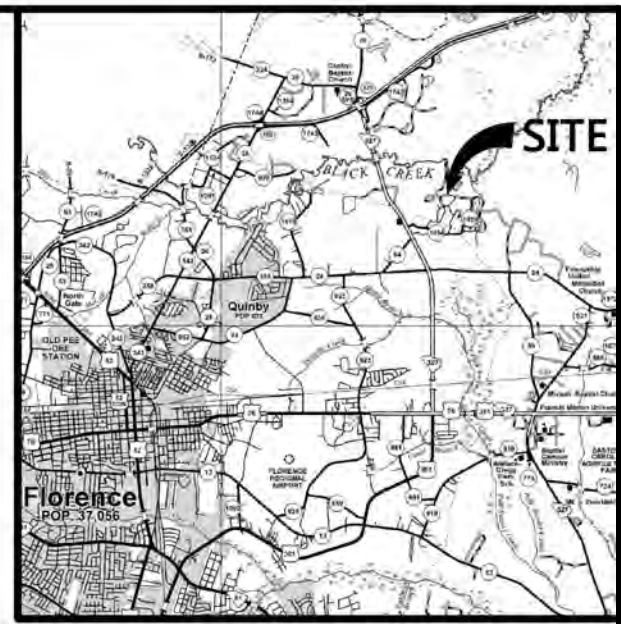
"I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN." I ALSO STATE THAT TO THE BEST OF MY KNOWLEDGE AND IN MY PROFESSIONAL OPINION THE REFERENCE PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD ZONE AS SHOWN ON FEMA MAP 45041C0156F DATED MARCH 25, 2025.



**YOUNGINER SURVEYING COMPANY, LLC**  
**J. CHAD YOUNGINER, PLS 19022**  
**PHONE OR TEXT : 843-992-4395**



DATE \_\_\_\_\_ 86



SUBDIVISION OF 10 TOWNHOME LOTS LOCATED WITHIN THE COUNTRY CLUB OF SOUTH CAROLINA PREPARED FOR

**MIDDLECOFF BROWNSTONES**  
 LOCATED APPROXIMATELY 6.1 MILES NORTHEAST OF THE CITY OF FLORENCE, FLORENCE COUNTY SOUTH CAROLINA AND BEING DESIGNATED AS LOTS "B" & "C" AS SHOWN ON A FINAL PLAT OF THE VISTAS SURVEYED BY PROSSER SURVEYING CO., INC WITH A REVISED DATE OF NOVEMBER 09, 2002 AND RECORDED IN PLAT BOOK 80 AT PAGE 249 IN THE FLORENCE COUNTY REGISTER OF DEEDS OFFICE, AND BEING ASSIGNED TAX PARCEL NUMBERS 23807-01-029 & 23807-01-034 WITH THE CITY OF FLORENCE.

CITY OF FLORENCE  
 COUNTY OF FLORENCE  
 SOUTH CAROLINA  
 DATE APRIL 19, 2026

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
June 23, 2026  
PC#2026-60**

**SUBJECT:** Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards. (c) Lot Characteristics.

**APPLICANT:** Florence County

**Staff Analysis:**

The intent of this text amendment is to revise the Florence County Ordinance to reduce the minimum sidewalk width requirements within mixed-use zoning districts to six (6) feet for public roads and five (5) feet for private roads; and, to establish minimum sidewalk width requirements for zoning districts located within the Overlay District.

Sec. 30-80.5. – Dimensional standards.

- (c) **Lot characteristics.** All lots shall meet the requirements noted below and additional standards as specified in this Chapter except that lots created solely for the purposes of a public utility substation, public water or sewer lift station, or telecommunications tower shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose. The specifications on how to measure these characteristics shall be the same as noted in Division 1.

		LOT CHARACTERISTICS - MIXED USE ZONING DISTRICTS					
		TH	MR	MMF	MU	CMU	FO/LI
MINIMUM LOT AREA SQ. FT.	RESIDENTIAL	5,000*	7,500	1,500 (per DU)	NOT APPLICABLE		
	NON-RESIDENTIAL	12,000	12,000	12,000			
MIN LOT WIDTH (FT)		50**	50	25	35	35	35
MIN ROAD FRONTAGE (FT)		35	35	35	35	35	35
SITE WIDTH : DEPTH (min site depth required)***		NOT APPLICABLE			1 : 0.75		
MAX IMPERVIOUS SURFACE RATIO ****		45%	70%	70%	80%	90%	90%
MIN PARK/OPEN SPACE RATIO ****		15%	20%	20%	20%	10%	10%

MIN SIDEWALK WIDTH*****	PUBLIC	6FT	6FT	6FT	<del>10FT</del> 6FT	<del>10FT</del> 6FT	6FT
	PRIVATE	5FT	5FT	5FT	<del>6FT</del> 5FT	<del>6FT</del> 5FT	<del>6FT</del> 5FT

*\*For the first Dwelling Unit (DU). One thousand additional square feet per Dwelling Unit (DU) is required.*

*\*\*Townhouse development sites will contain more than one townhouse lot. Minimum lot width shall only apply to the overall townhouse development site and not each individual lot.*

*\*\*\* Development sites may contain more than one parcel. All parcels within the development will be aggregated for this calculation. For example, a development site, regardless of the number of the of Minimum Site Depth = (Site Width in ft) \* .75*

*\*\*\*\*Minimum percentage is based on gross acreage of the development site.*

*\*\*\*\*\*Zoning Districts located within the Overlay District requires a minimum sidewalk width of 8FT for public roads and 5FT for private roads.*

**FLORENCE COUNTY COUNCIL:**

This item is tentatively scheduled to appear for introduction Thursday, July 16, 2026 at 9:00 a.m. in Room 803 of the Florence County Complex, 180 N. Irby Street, Florence, SC 29501.

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
June 23, 2026  
PC#2026-60**

**SUBJECT:** Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards. (c) Lot Characteristics.

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	<b>PRIVATE</b>	<b>5FT</b>	<b>5FT</b>	<b>5FT</b>	<b>5FT</b>	<b>5FT</b>	<b>5FT</b>

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**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
June 23, 2026  
PC#2026-61**

**SUBJECT:** Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII.- GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities. (b)(1).

**APPLICANT:** Florence County

**Staff Analysis:**

This text amendment clarifies the intent of the Florence County Ordinance by adding ‘building’ to the Change of Nonconforming Use subtitle. The goal is to explicitly clarify that both buildings and structures are included in this section.

**Sec. 30-249. – Nonconformities.**

- (a) **Continuation.** Nonconforming uses, buildings, or structures are declared by this section to be incompatible with permitted construction in the districts in which they are located.

However, to avoid undue hardship, the lawful use of any such use, building, or structure at the time of the enactment, amendment, or revision of this section may be continued even though such structure does not conform with the provisions of this section.

- (b) **Modification.** A proposed change or modification to a nonconforming use shall be governed by the following:

- (1) *Change of nonconforming use or building.* If a change from one nonconforming use to another is proposed and no structural alterations are involved, the change may be permitted, provided:
- a. Nonconformity of dimensional restrictions such as height, density, setbacks, or other requirements such as off-street parking shall not be increased; and
  - b. The proposed change will have little discernable impact over the existing nonconforming use.

If a change to a permitted use is proposed which is nonconforming only as to dimensional restrictions such as height, density, setbacks, or other requirements such as off-street parking, the change may be permitted, provided that all applicable requirements that can be reasonably complied with are met.

Compliance with a requirement is not reasonably possible if it cannot be achieved without adding land to the lot of the nonconforming use or moving the use if it is on a permanent foundation.

Whenever a nonconforming use of land or building has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed back to a less restricted or nonconforming use.

- (2) **Enlargement or expansion of nonconforming use.** Enlargement or expansion of a nonconforming building, use, or structure by no more than ten percent shall be permitted;

provided such enlargement shall meet all applicable setbacks, buffer area, and off-street parking requirements.

- (3) **Repair or alteration of nonconforming use, building, or structure.** The repair or alteration of a nonconforming use shall in no way increase the nonconformity of said use, except as otherwise permitted by subsection (2) above.
- (4) **Replacement of nonconforming use.** A building permit for the replacement of a nonconforming building or structure where damaged or destroyed must be initiated within 18 months of the time of the damage or destruction or forfeit the right of replacement. Replacement, if initiated within 18 months of the time of damage or destruction shall adhere to all applicable requirements of Table III.

Replacement of a nonconforming mobile or manufactured home once removed from a lot or parcel shall be accomplished within 18 months of removal or forfeit nonconforming status, and if replaced shall not infringe on established setbacks, and shall meet in full the requirements of section 30-94 of this chapter. The applicant for a zoning compliance under this section must provide planning department staff with a notarized letter stating that the replacement is occurring within 18 months of the previous home being removed.

Existing outdoor advertising structure owners may apply for rebuilding permits for legal, nonconforming structures that are constructed by means other than the single steel pole structural design, as required by this section. The sign face square footage must remain the same as the existing sign face. If removed, a nonconforming sign structure shall not be replaced.

- (5) **Reuse of vacant nonconforming commercial buildings.** Existing vacant buildings in residential zones, previously occupied by and structurally designed for commercial usage may be renovated and reoccupied under the following conditions:
    - a. All off-street parking requirements associated with the new occupant (use) shall be met on site;
    - b. Buffer area requirements of article IV, division 2 shall be met;
    - c. The reoccupied use shall be permitted in the B-1 and/or B-2 and/or B-3 zone districts;
    - d. There is no encroachment into existing side, rear, or front yard setbacks.
  - (6) **Nonconforming signs.** A nonconforming permanent sign which was in place at the adoption of this section may remain in place and be maintained indefinitely as a legal nonconforming sign subject to compliance with the following:
    - a. Normal maintenance of such sign shall be allowed including changing of copy, structural repairs, repainting or electrical repairs, and incidental alterations which do not increase the degree or extent of the nonconformity.
    - b. No structural alteration, enlargement, or extension of such sign including additional lighting shall be allowed.
    - c. No relocation of sign structure except in strict compliance with this section.
    - d. If a sign is damaged or is in need of repairs for any reason, which the materials required to make the repair cost more than 60 percent of the cost of replacing the sign, then the sign cannot be repaired and must be removed or brought into compliance with this section.
- (c) **Discontinuance.** Except as provided in section 30-249(b)(5), no building or portion thereof used in whole or in part for a nonconforming use which remains idle or unused for a continuous period of 18 months, whether or not the equipment or fixtures are removed, shall again be used except in

conformity with the regulations of the district in which such building or land is located. In the case of a nonconforming commercial use, a valid business license or other governmental agency licenses must have been issued to the use and particular property within the last 18 months and cannot have been revoked by the governing authority.

- (d) ***Lot of record.*** Where the owner of a lot at the time of the adoption of this chapter does not own sufficient land to enable him to conform to the setback requirements of this section, such lot may nonetheless be used as a building site provided applicable setback requirements are not reduced by more than 25 percent. Setback reductions greater than 25 percent shall be referred to the board of zoning appeals for consideration. If, however, the owner of two or more adjoining lots with insufficient land dimensions decides to build on or sell off these lots, they must first be combined to comply with the dimensional requirements of this chapter.

**FLORENCE COUNTY COUNCIL:**

This item is tentatively scheduled to appear for introduction Thursday, July 16, 2026 at 9:00 a.m. in Room 803 of the Florence County Complex, 180 N. Irby Street, Florence, SC 29501.

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
June 23, 2026  
PC#2026-61**

**SUBJECT:** Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII.- GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities. (b)(1).

**APPLICANT:** Florence County

**Staff Analysis:**

This text amendment clarifies the intent of the Florence County Ordinance by adding ‘building’ to the Change of Nonconforming Use subtitle. The goal is to explicitly clarify that both buildings and structures are included in this section.

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- (a) ***Continuation.*** Nonconforming uses, buildings, or structures are declared by this section to be incompatible with permitted construction in the districts in which they are located.

However, to avoid undue hardship, the lawful use of any such use, building, or structure at the time of the enactment, amendment, or revision of this section may be continued even though such structure does not conform with the provisions of this section.

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- (1) ***Change of nonconforming use or building.*** If a change from one nonconforming use to another is proposed and no structural alterations are involved, the change may be permitted, provided:
- a. Nonconformity of dimensional restrictions such as height, density, setbacks, or other requirements such as off-street parking shall not be increased; and
  - b. The proposed change will have little discernable impact over the existing nonconforming use.

If a change to a permitted use is proposed which is nonconforming only as to dimensional restrictions such as height, density, setbacks, or other requirements such as off-street parking, the change may be permitted, provided that all applicable requirements that can be reasonably complied with are met.

Compliance with a requirement is not reasonably possible if it cannot be achieved without adding land to the lot of the nonconforming use or moving the use if it is on a permanent foundation.

Whenever a nonconforming use of land or building has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed back to a less restricted or nonconforming use.

- (2) ***Enlargement or expansion of nonconforming use.*** Enlargement or expansion of a nonconforming building, use, or structure by no more than ten percent shall be permitted;

provided such enlargement shall meet all applicable setbacks, buffer area, and off-street parking requirements.

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Replacement of a nonconforming mobile or manufactured home once removed from a lot or parcel shall be accomplished within 18 months of removal or forfeit nonconforming status, and if replaced shall not infringe on established setbacks, and shall meet in full the requirements of section 30-94 of this chapter. The applicant for a zoning compliance under this section must provide planning department staff with a notarized letter stating that the replacement is occurring within 18 months of the previous home being removed.

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- (5) **Reuse of vacant nonconforming commercial buildings.** Existing vacant buildings in residential zones, previously occupied by and structurally designed for commercial usage may be renovated and reoccupied under the following conditions:
    - a. All off-street parking requirements associated with the new occupant (use) shall be met on site;
    - b. Buffer area requirements of article IV, division 2 shall be met;
    - c. The reoccupied use shall be permitted in the B-1 and/or B-2 and/or B-3 zone districts;
    - d. There is no encroachment into existing side, rear, or front yard setbacks.
  - (6) **Nonconforming signs.** A nonconforming permanent sign which was in place at the adoption of this section may remain in place and be maintained indefinitely as a legal nonconforming sign subject to compliance with the following:
    - a. Normal maintenance of such sign shall be allowed including changing of copy, structural repairs, repainting or electrical repairs, and incidental alterations which do not increase the degree or extent of the nonconformity.
    - b. No structural alteration, enlargement, or extension of such sign including additional lighting shall be allowed.
    - c. No relocation of sign structure except in strict compliance with this section.
    - d. If a sign is damaged or is in need of repairs for any reason, which the materials required to make the repair cost more than 60 percent of the cost of replacing the sign, then the sign cannot be repaired and must be removed or brought into compliance with this section.
- (c) **Discontinuance.** Except as provided in section 30-249(b)(5), no building or portion thereof used in whole or in part for a nonconforming use which remains idle or unused for a continuous period of 18 months, whether or not the equipment or fixtures are removed, shall again be used except in

conformity with the regulations of the district in which such building or land is located. In the case of a nonconforming commercial use, a valid business license or other governmental agency licenses must have been issued to the use and particular property within the last 18 months and cannot have been revoked by the governing authority.

- (d) ***Lot of record.*** Where the owner of a lot at the time of the adoption of this chapter does not own sufficient land to enable him to conform to the setback requirements of this section, such lot may nonetheless be used as a building site provided applicable setback requirements are not reduced by more than 25 percent. Setback reductions greater than 25 percent shall be referred to the board of zoning appeals for consideration. If, however, the owner of two or more adjoining lots with insufficient land dimensions decides to build on or sell off these lots, they must first be combined to comply with the dimensional requirements of this chapter.

**FLORENCE COUNTY COUNCIL:**

This item is tentatively scheduled to appear for introduction Thursday, July 16, 2026 at 9:00 a.m. in Room 803 of the Florence County Complex, 180 N. Irby Street, Florence, SC 29501.

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
June 23, 2026  
PC#2026-62**

**SUBJECT:** Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT, Sec. 30-79.3 – Building and structure design. (d) Access.

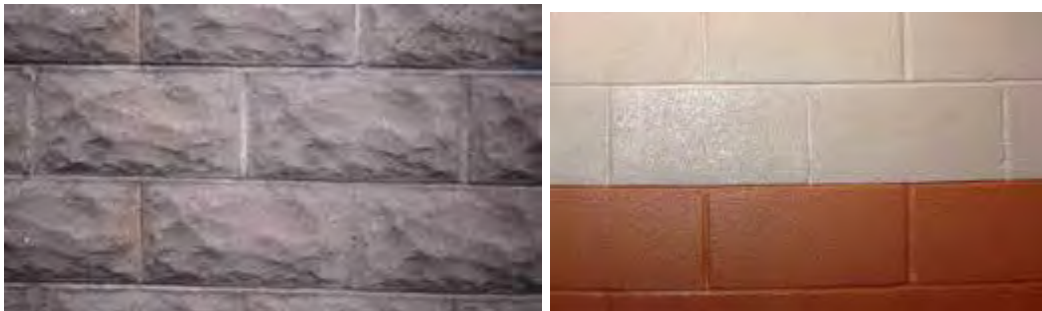
**APPLICANT:** Florence County

**Staff Analysis:**

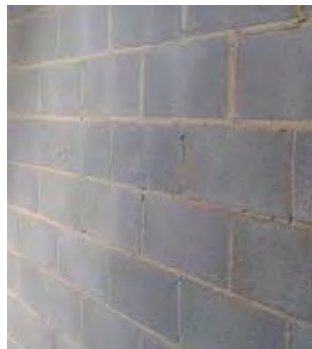
This text amendment is to clarify the intent of the Florence County Ordinance requirements for businesses within the Overlay District; to maintain the appearance of a primary entrance along the front facade of the business or structure when the functional primary entrance is located on the side or rear of the building. Additionally, permanent signage must be installed at the front to identify it as a nonfunctional entrance.

**Sec. 30-79.3 Building and Structure Design.**

- (a) **Materials.** Unfinished concrete block masonry and plain corrugated/sheet metal (sinewave) shall be prohibited on all exterior building faces. B-deck, box rib, and similar decorative styles of corrugated sheet metal are acceptable except that such facing shall be for accent only in residential and mixed-use districts.



*Figure 2 Finished concrete block is acceptable.*



*Figure 3 Unfinished block is not acceptable.*



Figure 4 Decorative styles of sheet metal, such as box rib, are acceptable.



Figure 5 Plain Corrugated metal (sinewave) is not acceptable.

(b) **Color.**

- (1) All colors used on buildings and structures must be subtle, neutral, or earth-tone or otherwise relate to appropriate historic building colors found within the County. Luminescent, sparkling, reflective, fluorescent, and intense colors are prohibited.
- (2) Color schemes should be simple and coordinated over an entire building to establish a sense of overall composition.
- (3) Metals must be brushed finish or painted in muted tones to minimize glare. Gutters and downspouts must be of a color that matches or complements the color scheme of the structure.
- (4) The colors used on structures within a development site must be coordinated and similar or complementary to each other.

(c) **Orientation.** All buildings fronting the corridor roadway shall be oriented so that the primary building façade faces that roadway.

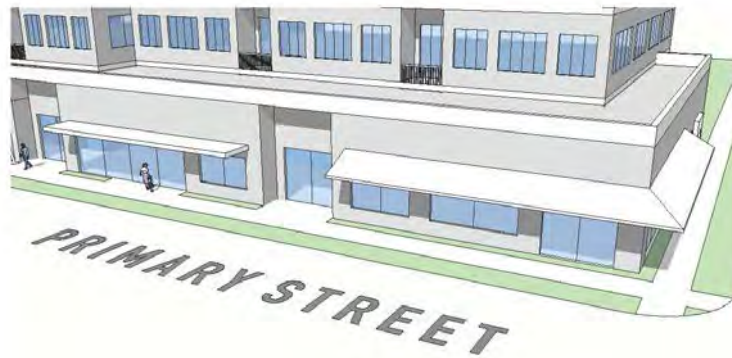


Figure 6 Primary building facades shall face the roadway.

- (1) Buildings within concentrated developments such as a residential or commercial subdivisions or retail/business centers may be exempt from facing the corridor roadway given the following criteria are met:
  - a. The development is accessed from a side-street or all properties share a common ingress/egress drive.
  - b. Ground or wall mounted utility, mechanical and other support systems (such as garbage dumpsters and mail kiosks) shall be adequately screened so that they are not visible from the corridor.

- c. In commercial developments, not less than two(2) primary buildings shall be perpendicular to each other and face inwards towards shared common parking and open activity spaces.
- d. In addition to the requirements of §30-79.5, additional buffering shall be applied in concentrated developments where the buildings' rear or sides face the corridor roadway and side streets, and those roadway facing façades do not have the appearance of a main entrance. This buffer shall be required around the perimeter of the development in the affected area and shall comply with the five(5) foot requirement of Bufferyard A as defined in §30-121. In the event that §30-121 requires a more stringent buffer based on the proposed use than the one required by this section, the more stringent requirement shall be met. In all cases, the bufferyard shall not be less than 15 feet wide and shall be located not more than 35 feet from the wall of the building. Planning Staff may approve an additional 10 foot separation when necessary for utility and delivery point parking.
- e. Interior buffers shall be required between dissimilar uses within the development.

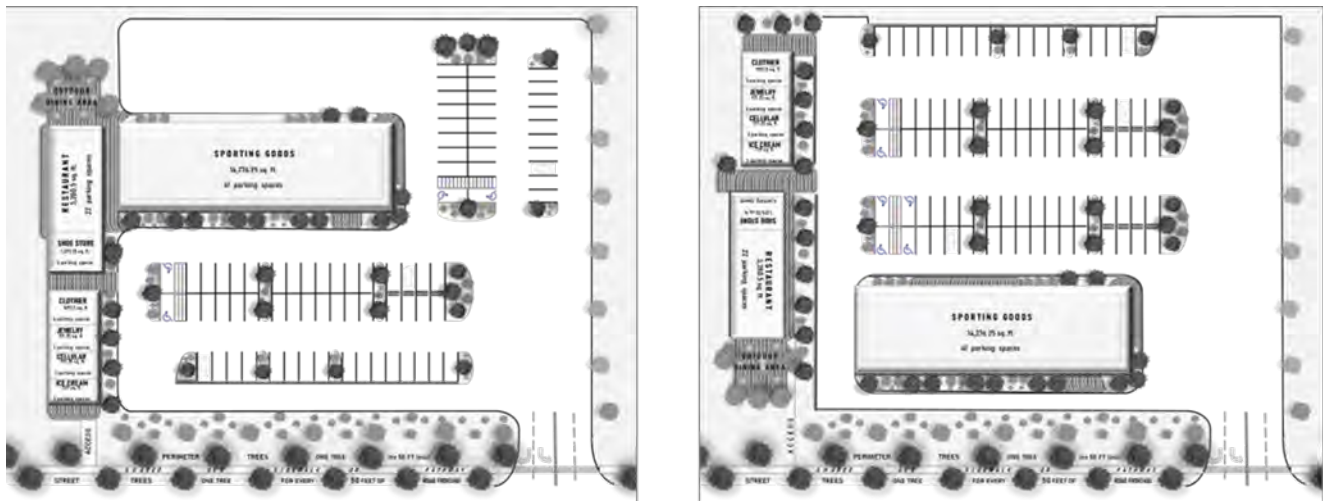


Figure 7 Two examples of a commercial development primary building layout / shared parking area design.

- (d) **Access.** All buildings fronting the primary public roadway shall be designed with a minimum of one(1) pedestrian access point facing that roadway. Where front-of-building parking is not provided, intended, or developed, the primary building entrance may be located on the side or rear of the structure. However, all buildings fronting the corridor roadway shall maintain an appearance of a primary entrance along the front façade. Any nonfunctional or decorative entrance from the corridor roadway must include permanent signage clearly stating, "Non-operable Entrance."
- (e) **Front Stoops and Porches.** Front stoops and porches shall have a minimum depth of six(6) feet. Stoops and porches may encroach into a front setback a maximum of six(6) feet but shall not be less than five(5) feet from any property line and must meet the floodplain requirements.
- (f) **Fuel Dispensing Stations.** Fuel dispensing stations and related canopies must occur in the side yard, at or behind the building line.

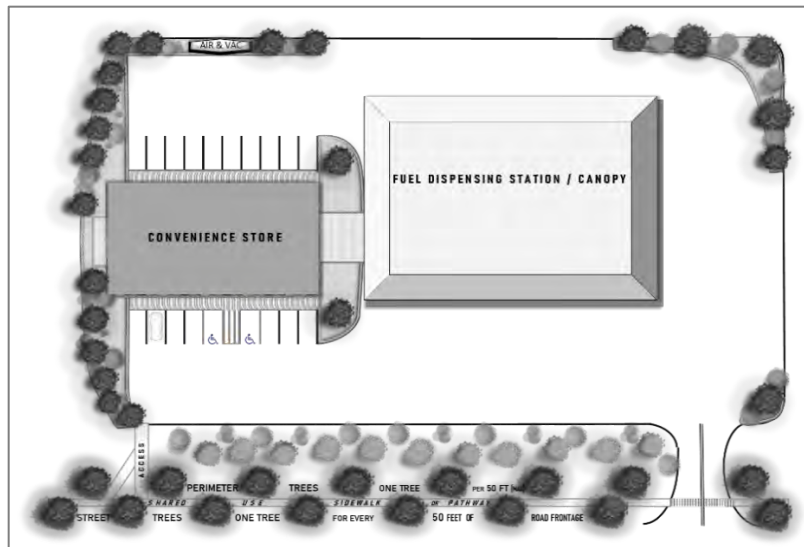


Figure 8 Example of fuel dispensing station/canopy/parking area layout.

- (g) **Fences.** With the exception of what is required for buffering, all opaque fences should be at or behind the primary building line.
- (h) **Accessory Buildings.** Accessory buildings and storage units shall be located at or behind the primary building line. In concentrated developments, such structures shall not be located between the principle buildings and the corridor.

**FLORENCE COUNTY COUNCIL:**

This item is tentatively scheduled to appear for introduction Thursday, July 16, 2026 at 9:00 a.m. in Room 803 of the Florence County Complex, 180 N. Irby Street, Florence, SC 29501.

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
June 23, 2026  
PC#2026-62**

**SUBJECT:** Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT, Sec. 30-79.3 – Building and structure design. (d) Access.

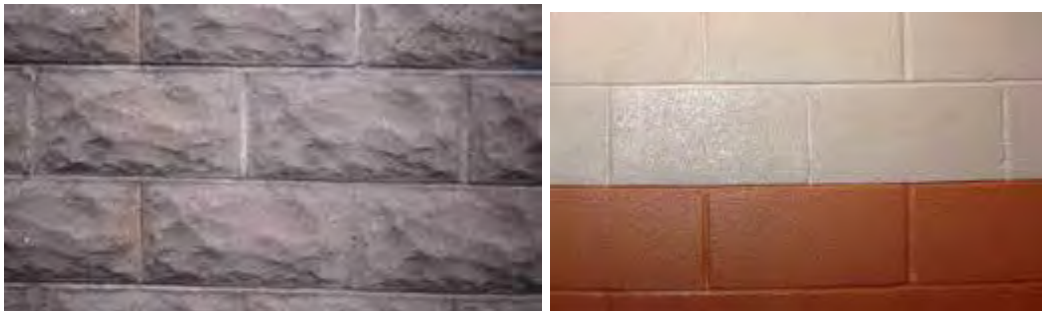
**APPLICANT:** Florence County

**Staff Analysis:**

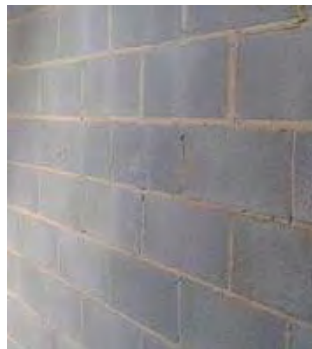
This text amendment is to clarify the intent of the Florence County Ordinance requirements for businesses within the Overlay District; to maintain the appearance of a primary entrance along the front facade of the business or structure when the functional primary entrance is located on the side or rear of the building. Additionally, permanent signage must be installed at the front to identify it as a nonfunctional entrance.

**Sec. 30-79.3 Building and Structure Design.**

- (a) **Materials.** Unfinished concrete block masonry and plain corrugated/sheet metal (sinewave) shall be prohibited on all exterior building faces. B-deck, box rib, and similar decorative styles of corrugated sheet metal are acceptable except that such facing shall be for accent only in residential and mixed-use districts.



*Figure 2 Finished concrete block is acceptable.*



*Figure 3 Unfinished block is not acceptable.*



Figure 4 Decorative styles of sheet metal, such as box rib, are acceptable.



Figure 5 Plain Corrugated metal (sinewave) is not acceptable.

(b) **Color.**

- (1) All colors used on buildings and structures must be subtle, neutral, or earth-tone or otherwise relate to appropriate historic building colors found within the County. Luminescent, sparkling, reflective, fluorescent, and intense colors are prohibited.
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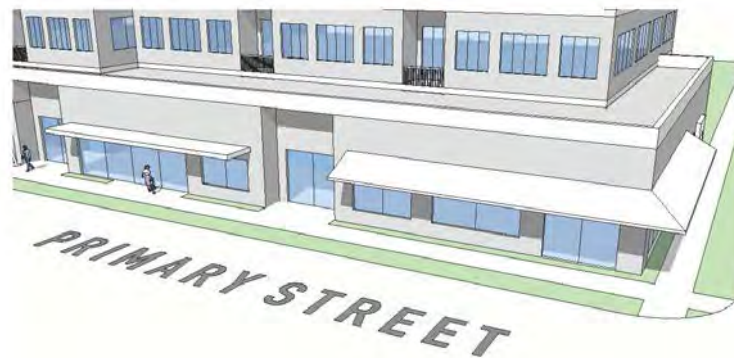


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- d. In addition to the requirements of §30-79.5, additional buffering shall be applied in concentrated developments where the buildings' rear or sides face the corridor roadway and side streets, and those roadway facing façades do not have the appearance of a main entrance. This buffer shall be required around the perimeter of the development in the affected area and shall comply with the five(5) foot requirement of Bufferyard A as defined in §30-121. In the event that §30-121 requires a more stringent buffer based on the proposed use than the one required by this section, the more stringent requirement shall be met. In all cases, the bufferyard shall not be less than 15 feet wide and shall be located not more than 35 feet from the wall of the building. Planning Staff may approve an additional 10 foot separation when necessary for utility and delivery point parking.
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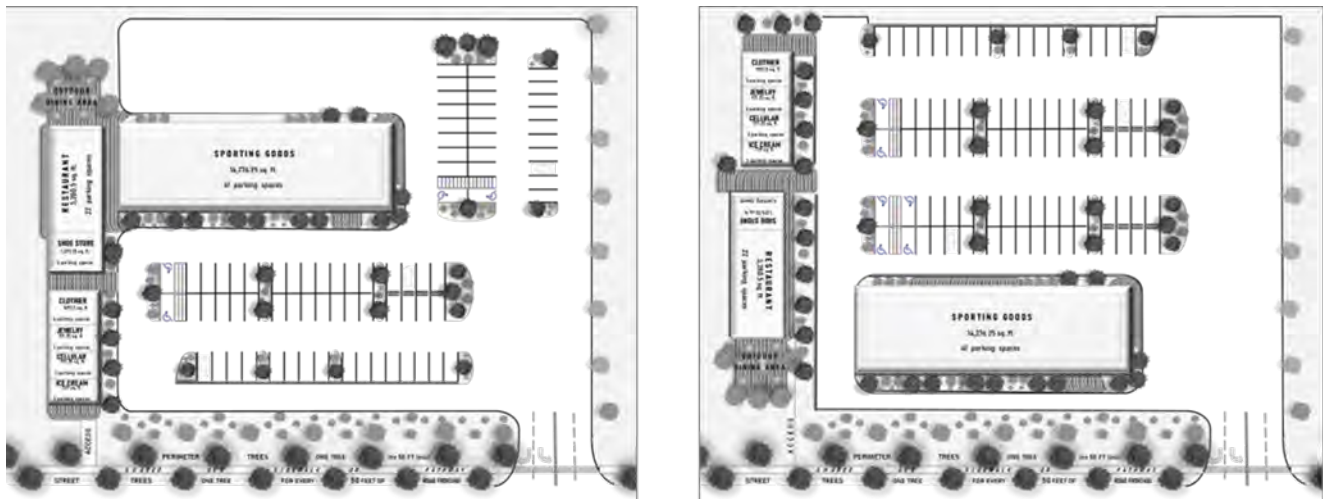


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- (f) **Fuel Dispensing Stations.** Fuel dispensing stations and related canopies must occur in the side yard, at or behind the building line.



Building Activity Report Summary

May 2026

Type of Permit	This Month			Year To Date			This Month Last Year			Year To Date Last Year		
	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees
<b>Agricultural</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	2	\$113,400	\$572.00	23	\$2,112,474	\$8,361.00	3	\$58,836	\$455.00	22	\$1,148,836	\$6,197.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	2	\$7,460	\$54.00	20	\$67,582	\$532.60	2	\$1,000	\$43.60	9	\$26,935	\$339.70
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
<b>Totals</b>	<b>4</b>	<b>\$120,860</b>	<b>\$626.00</b>	<b>43</b>	<b>\$2,180,056</b>	<b>\$8,893.60</b>	<b>5</b>	<b>\$59,836</b>	<b>\$498.60</b>	<b>31</b>	<b>\$1,175,771</b>	<b>\$6,536.70</b>
<b>Commercial</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	16	\$12,863,975	\$39,932.50	39	\$21,364,046	\$70,869.89	11	\$6,665,324	\$22,893.00	39	\$15,532,355	\$55,831.00
Engineering	2	\$0	\$700.00	22	\$11,175,000	\$20,820.00	1	\$0	\$125.00	5	\$800,000	\$1,755.00
Other	12	\$152,732	\$1,480.00	52	\$2,101,385	\$12,464.50	6	\$78,700	\$785.00	46	\$1,936,740	\$13,063.50
Trade	27	\$1,291,796	\$3,267.00	117	\$7,404,666	\$22,038.30	36	\$6,455,108	\$14,195.00	124	\$21,102,584	\$45,694.90
Zoning	6	\$0	\$150.00	43	\$3,900,000	\$1,125.00	3	\$0	\$75.00	25	\$0	\$625.00
<b>Totals</b>	<b>63</b>	<b>\$14,308,503</b>	<b>\$45,529.50</b>	<b>273</b>	<b>\$45,945,097</b>	<b>\$127,317.69</b>	<b>57</b>	<b>\$13,199,132</b>	<b>\$38,073.00</b>	<b>239</b>	<b>\$39,371,679</b>	<b>\$116,969.40</b>
<b>Industrial</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	1	\$568,000	\$2,719.00	1	\$10,129,149	\$15,715.00	2	\$15,129,149	\$23,735.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	1	\$0	\$50.00
Trade	1	\$1,714,248	\$0.00	1	\$1,714,248	\$0.00	1	\$10,057,400	\$0.00	5	\$15,685,350	\$10,778.00
Zoning	0	\$0	\$0.00	3	\$14,500,000	\$75.00	0	\$0	\$0.00	1	\$0	\$25.00
<b>Totals</b>	<b>1</b>	<b>\$1,714,248</b>	<b>\$0.00</b>	<b>5</b>	<b>\$16,782,248</b>	<b>\$2,794.00</b>	<b>2</b>	<b>\$20,186,549</b>	<b>\$15,715.00</b>	<b>9</b>	<b>\$30,814,499</b>	<b>\$34,588.00</b>
<b>Manufactured Home</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	1	\$7,000	\$95.00	0	\$0	\$0.00	1	\$9,360	\$135.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	35	\$1,963,254	\$4,150.00	152	\$5,799,038	\$18,080.00	37	\$500	\$4,775.00	149	\$500	\$18,850.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	4	\$500	\$100.00	7	\$500	\$175.00	3	\$0	\$75.00	7	\$0	\$175.00
<b>Totals</b>	<b>39</b>	<b>\$1,963,754</b>	<b>\$4,250.00</b>	<b>160</b>	<b>\$5,806,538</b>	<b>\$18,350.00</b>	<b>40</b>	<b>\$500</b>	<b>\$4,850.00</b>	<b>157</b>	<b>\$9,860</b>	<b>\$19,160.00</b>
<b>Multi-Family</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	1	\$27,727	\$150.00	1	\$2,500,000	\$8,490.00	1	\$2,500,000	\$8,490.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	1	\$15,000	\$50.00
Trade	1	\$278,080	\$997.00	2	\$278,080	\$1,017.00	4	\$103,010	\$1,280.00	31	\$4,372,135	\$23,606.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
<b>Totals</b>	<b>1</b>	<b>\$278,080</b>	<b>\$997.00</b>	<b>3</b>	<b>\$305,807</b>	<b>\$1,167.00</b>	<b>5</b>	<b>\$2,603,010</b>	<b>\$9,770.00</b>	<b>33</b>	<b>\$6,887,135</b>	<b>\$32,146.00</b>
<b>Single Family Detached</b>												
Accessory	5	\$111,700	\$865.00	32	\$1,073,778	\$7,945.00	6	\$155,209	\$1,170.00	36	\$814,937	\$6,777.00
Building	55	\$3,598,912	\$16,397.00	195	\$17,227,474	\$74,465.23	54	\$5,305,045	\$23,190.00	226	\$22,759,101	\$99,891.91
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	13	\$374,264	\$1,991.00	92	\$2,089,103	\$11,930.00	12	\$311,006	\$1,838.00	71	\$1,642,481	\$9,739.00
Trade	118	\$686,720	\$3,244.30	505	\$2,939,180	\$14,986.60	92	\$1,413,051	\$2,632.00	355	\$4,459,537	\$12,161.90
Zoning	2	\$0	\$50.00	8	\$0	\$175.00	4	\$0	\$100.00	15	\$4,100	\$435.00
<b>Totals</b>	<b>193</b>	<b>\$4,771,596</b>	<b>\$22,547.30</b>	<b>832</b>	<b>\$23,329,535</b>	<b>\$109,501.83</b>	<b>168</b>	<b>\$7,184,311</b>	<b>\$28,930.00</b>	<b>703</b>	<b>\$29,680,156</b>	<b>\$129,004.81</b>
<b>Town Home</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	1	\$10,000	\$110.00	1	\$10,000	\$110.00
Building	4	\$491,425	\$2,316.00	24	\$2,974,790	\$13,977.00	30	\$2,704,040	\$14,086.00	42	\$4,062,515	\$20,653.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	1	\$0	\$20.00	34	\$209,800	\$350.00	3	\$18,428	\$58.00	31	\$226,909	\$441.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
<b>Totals</b>	<b>5</b>	<b>\$491,425</b>	<b>\$2,336.00</b>	<b>58</b>	<b>\$3,184,590</b>	<b>\$14,327.00</b>	<b>34</b>	<b>\$2,732,468</b>	<b>\$14,254.00</b>	<b>74</b>	<b>\$4,299,424</b>	<b>\$21,204.00</b>
<b>Two-Family Residential</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	4	\$344,520	\$1,832.00	16	\$1,378,080	\$7,378.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
<b>Totals</b>	<b>0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>4</b>	<b>\$344,520</b>	<b>\$1,832.00</b>	<b>16</b>	<b>\$1,378,080</b>	<b>\$7,378.00</b>
<b>Not Applicable</b>												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	2	\$0	\$50.00	3	\$0	\$75.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	1	\$0	\$25.00	0	\$0	\$0.00	0	\$0	\$0.00
<b>Totals</b>	<b>0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>1</b>	<b>\$0</b>	<b>\$25.00</b>	<b>2</b>	<b>\$0</b>	<b>\$50.00</b>	<b>3</b>	<b>\$0</b>	<b>\$75.00</b>

**MAY 2026 SUMMARY PLATS**

<u>Date</u>	<u>Plat Title</u>	<u>TMP Number</u>	<u>Location</u>	<u>Lots</u>	<u>Acreage</u>
5/1/2026	Claussen Developers LLC	03491-02-016 017	Pamplico	2	0.866
5/1/2026	Dowmose Homes	00021-04-001	Timmonsville	4	2.621
5/6/2026	Ryan M Varnadore & Alexis R Varnadore	00083-01-011	Timmonsville	1	2.06
5/6/2026	Brice Edens Dubose	00011-04-065	Timmonsville	1	1.01
5/6/2026	Jedidiah E Bohler & Capitola K Bohler	00436-05-006	Johnsonville	1	22.81
5/6/2026	Charles Lee Harrelson	00054-04-013	Timmonsville	2	63.56
5/6/2026	Bradley Lynn Sims	00040-04-046	Timmonsville	1	0.49
5/6/2026	Robert L Distel Jr. & Stephanie A Distel	00308-01-039	Florence	1	0.95
5/7/2026	Jonathan H Medlin & Whitney E Medlin	00155-01-127	Effingham	1	1
5/11/2026	Jacob & Rebecca Strange	00407-02-089	Johnsonville	1	1.24
5/11/2026	Mark McCormick	00022-04-018	Timmonsville	6	48.53
5/12/2026	Holland Frierson Etal	00107-01-029	Effingham	6	32.53
5/13/2026	Carolina Bank & Turst	00238-01-068	Florence	3	55.6
5/14/2026	Janet Dean Hewitt	01252-01-034	Florence	1	0.96
5/14/2026	Robert L Hill	00040-04-031	Timmonsville	1	0.91
5/14/2026	Robert L Hill	00040-04-002	Timmonsville	1	23.05
5/14/2026	Allied Investment CO	00056-04-051	Timmonsville	2	1.5
5/14/2026	Iron Hills LLC C/O Mark McCormick	00022-04-002	Timmonsville	2	11.56
5/14/2026	Brice Edens Dubose	00011-04-065	Timmonsville	1	1.76
5/14/2026	Ralph N Matthews	00190-03-028	Coward	6	16.921
5/14/2026	Richard Matthews & Sharon Y Matthews	00160-03-126	Coward	1	6.16
5/14/2026	Leonard Abbott & Sarah Abbott	00372-02-113	Pamplico	1	10
5/15/2026	Laurie S Pineda	00065-36-036	Olanta	1	10.27
5/15/2026	Hector R Pineda	00065-36-036	Scranton	1	10.83
5/15/2026	Chandler Investment Properties INC	00031-04-091	Timmonsville	3	3.61
5/19/2026	Phillip N Ward	00218-02-062	Effingham	1	2.00
5/20/2026	Rachel K Yates	00061-04-067	Florence	1	6.2
5/20/2026	John S Benton	00249-01-068	Florence	1	0.86
5/20/2026	Crystal E Perry	00351-02-011	Pamplico	1	1.97
5/20/2026	Ciara S V Davis	90130-01-015	Florence	1	0.19
5/21/2026	David Stokes Brooks V & Jena Hanna Brooks	00357-31-010	Lake City	1	28.95
5/27/2026	<u>Jeanette McFadden</u>	<u>00169-31-112</u>	<u>Lake City</u>	<u>1</u>	<u>0.28</u>
5/28/2026	James L & Sandra P Mouzon	00406-02-036 085	Pamplico	2	15.31
5/29/2026	Charles Harington and Amrutbhai Patel	00167-31-129 145	Lake City	2	3
5/29/2026	Glen B Bazen	00429-05-015	Johnsonville	1	59.18
5/29/2026	Frankie Joel Miles	00045-03-148	Olanta	1	2.75
5/29/2026	C4 Investments LLC	00173-01-001 094	Florence	2	21.07
				66	472.56

**2026 SUMMARY PLAT TOTALS**

<b>Month</b>	<b>Total Number of Plats</b>	<b>Total Number of Lots</b>	<b>Total Acres</b>
January	14	17	75.15
February	25	37	165.04
March	27	49	278.92
April	29	46	314.72
May	37	66	472.56
June			
July			
August			
September			
October			
November			
December			
<b>Year To Date</b>			

