

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

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

The agenda was also mailed to the media.

I. Call to Order:

Chairman Cheryl Floyd called the meeting to order at 6:01 p.m.

II. Attendance:

Commissioners Present: Cheryl Floyd, Chairman
Dwight Johnson, Vice-Chairman
Allie Brooks
Doris Lockhart
John Martin
Chris Mishoe
Gregory Miller
Mandy Simpson

Commissioners Absent: Jeffrey Tanner

Staff Present: J. Shawn Brashear, Planning Director
Ethan Brown, Deputy Director
Stephen White, IT Dept, A/V Support

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 Vice-Chairman Dwight Johnson provided the invocation for the meeting.

Chairman Cheryl Floyd opened the meeting and recognized and welcomed the newest member of the Planning Commission Ms. Mandy Simpson. She thanked her for his willingness to volunteer to serve the Citizens of Florence County as a member of the Commission. She additionally welcomed and thanked the Public in attendance and online for the attendance at the Meeting.

Chairman Cheryl Floyd requested a review of the Planning Commission meeting minutes from June 23, 2026.

III. Review and Motion of Minutes:

- **Meeting of June 23, 2026**

Motion to approve minutes – Commissioner Allie Brooks made a motion to approve the minutes of the Planning Commission meeting of June 23, 2026 / Second – Vice-Chairman Dwight Johnson and Commissioner John Martin / Unanimously approved 8 to 0 the minutes of the June 23, 2026, Planning Commission meeting.

IV. Public Hearing:

Prior to the start of the public hearing Mr. J. Shawn Brashear, Director, Florence County Planning and Building requested to amend and revise the meeting's agenda as staff had received confirmation from two (2) applicant's to withdraw their applications as they no longer desire to pursue their project endeavors. Staff requested that Planning Commission Item Number 2026-59 and Planning Commission Item Number 2026-63 be removed for consideration from the meeting's agenda.

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.

Sketch Plan:

PC#2026-63

Sketch Plan Approval Requested By First Palmetto Ast. Hldg., LLC Located Off Of Vanda Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 00033, Block 04, Parcels 017 And 122.

Commissioner Gregory Miller made a motion that **PC#2026-59** and **PC#2026-63** be removed from consideration of the meeting's agenda as requested by the applicants / Second – Commissioner Allie Brooks / Unanimously approved 8 to 0 to remove **PC#2026-59** and **PC#2026-63** for consideration at the meeting at the request of the applicants.

Map Amendments:

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.

(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. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the ten (10) unzoned properties were in County Council District Seven (7). He reminded the Commission that the properties were deferred from the meeting of June 23, 2026 where the Commission had requested that staff go back and meet with the community regarding the recommended zoning of their properties. Prior to groups of zoning studies being presented to the Commission, Planning Staff conducts community drop-in meetings for the property owners of the tax map numbers being presented. Two letters are mailed out and the community is invited, in the evenings, to come in and meet with staff to discuss and understand zoning including the zoning recommendations for their properties. A community drop-in was held on July 16, and the drop-in was well attended versus the previous drop-in were only a very small group of community members showed up. All the community members that attended the drop-in on July 16, 2026, were in support of the recommended zoning that is being presented for their properties. Staff recommends an R-3, Single-Family Residential District zoning for the proposed properties as the surrounding properties are either unzoned, CMU, Commercial Mixed-Use District or City of Florence properties. Mr. Brasher continued with the presentation showing images of the properties, adjacent properties and the surrounding areas with the zonings of those properties. The properties were properly posted and letters sent to property owners per the Florence County ordinances.

Mr. Shawn Brashear, read the comments and inquiries received pertaining to the requested zoning map amendment. (A copy of the call log, comments and inquiries are maintained at the Florence County Planning and Building Department.)

There were questions, discussion and comments from the Commission.

In response to questions, discussion and comments from the Commission, Mr. Brashear stated that the current zoning recommendation did allow single-wide manufactured homes and there were some single-wide manufactured homes within the proposed zoning district. If something were to happen to those homes

they could be replaced as they are allowed within the zoning district of R-3. He restated that an R-3 zoning designation did allow manufactured homes and he meant to say residential designs which are double-wide manufactured homes. If those homes were damaged or destroyed they could be replaced outright. If the property had a standard design which is a single-wide manufactured home then that home would be grandfathered in and could also be replaced within the timeframe mentioned in Florence County Ordinances as it would fall under the grandfather clause.

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 Vice-Chairman Dwight Johnson made a motion that the requested zoning map amendment **PC #2026-57** be approved as presented / Second – Commissioner John Martin / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-57 for an R-3, Single-Family Residential District, zoning designation.**

Mr. Brashear mentioned to the public that the approval of the zoning map amendment request was a recommendation and that the item would now move forward to County Council at their regular meeting on August 20, 2026 and then two (2) other Council readings prior to the zoning designation officially being changed.

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.

(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. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the unzoned and R-4 properties were part of the Highway 76 corridor project study in County Council District Seven (7). Staff conducted a community drop-in meeting on July 16, 2026 and the members that were present at the meeting were in favor of the recommending zoning

of the properties as R-3, Single-Family Residential. He further stated that the surrounding properties were unzoned, City of Florence properties and that one portion of a property was zoned R-4. Mr. Brashear continued with the presentation showing images of the properties and the adjacent properties. All properties were posted and public notices posted in the Newspaper and public buildings as required by Florence County Ordinances.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brashear stated that community members from some of the property items did attend the community drop-in on July 16, 2026 and were in agreement with the recommendation of the R-3 residential zoning designation. There were no calls or inquiries received regarding 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 #2026-58** 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#2026-58 for an R-3, Single-Family Residential District, zoning designation.**

The Public Hearing portion of the meeting was closed.

V. Director's Report:

Mr. J. Shawn Brashear presented the summary plat and building reports and they were also attached and presented for the Commission's review.

- **Summary Plat Report for (June 2026)**
- **Building Report for (June 2026)**

Mr. Brashear informed the Commission that on Thursday, July 30, 2026, staff would be having a community drop-in, in the town of Olanta to discuss some of the zoning issues and concerns of zoning within that town.

VI. Adjournment:

There were no further questions, comments and or discussion and Commissioner John Martin 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 6:16 p.m.

Lisa M. Becoat
Secretary

Approved by:

J. Shawn Brashear
Director, Planning and Building

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