Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, August 25, 2026, at 6:00 p.m.
County Complex, Room 803
180 N. Irby St., Florence, South Carolina 29501

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

The agenda was also mailed to the media.

I. Call to Order:

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

II. Attendance:

Commissioners Present:	Cheryl Floyd, Chairman Dwight Johnson, Vice-Chairman Chris Mishoe Gregory Miller Mandy Simpson Jeffrey Tanner
Commissioners Absent:	Allie Brooks Doris Lockhart John Martin
Staff Present:	J. Shawn Brashear, Planning Director Ethan Brown, Deputy Director Caroline Dunlap, GISP, Planner III Patrick Ward, 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, welcomed and thanked the Public in attendance and online for their attendance at the Meeting.

Chairman Cheryl Floyd requested a review of the Planning Commission meeting minutes from July 28, 2026.

III. Review and Motion of Minutes:

- **Meeting of July 28, 2026**

Motion to approve minutes – Commissioner Chris Mishoe made a motion to approve the minutes of the Planning Commission meeting of July 28, 2026 / Second – Vice-Chairman Dwight Johnson / Unanimously approved 5 to 0 the minutes of the July 28, 2026, Planning Commission meeting.

IV. Public Hearing:

Map Amendments:

PC#2026-64 **A Comprehensive Plan And Zoning Map Amendment Requested By Moore Farms Botanical Garden LLC To Change The Future Land Use From Variable Development District 1 To Variable Development District 2 And To Change The Zoning Designation From R-1, Single Family Residential District To RU-2, Rural Resource District For The Property Located At 1303 S. Morris Street, Lake City, SC, As Shown On Florence County Tax Map Number 00142, Block 31, Parcel 163.**

(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 property owned by Moore Farms Botanical Garden, LLC was in County Council District One (1) and is approximately thirty-two point ninety-six acres (32.96 acres). Water utilities are provided by the City of Lake City to the site however no sewer is available.

Commissioner Jeffrey Tanner entered the Planning Commission Meeting at 6:04 p.m. and assumed his respective seat on the dais.

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.)

Mr. Brashear continued with the presentation showing images of the properties, adjacent properties and the surrounding areas. He stated that the property was just west of the City Limits of Lake City. The property is currently zoned R-1, and the applicant is requesting to change the zoning and the future land use for the parcel. Staff provided some examples to each of the Commission Members of the uses that would be allowed within the requested zoning district and land use if the map amendments were approved.

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 Mr. Brashear stated that staff did not have anything definitive in writing from the representative for Moore Farms, but through general conversations they are possibly thinking of using the property for an RV park similar to what is presently in downtown Lake City. Within the requested zoning for the property an RV park would be conditional and the ordinance does have substantial standards for that type of use of a property.

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

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

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

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

There were no further questions, comments or discussion and Commissioner Gregory Miller, made a motion that the requested comprehensive plan and zoning map amendments **PC #2026-64** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 6 to 0 to approve as presented the requested comprehensive plan and zoning map amendments **PC#2026-64 for Variable Development District 2 and RU-2, Rural Resource District, zoning designation**.

Chairman Cheryl Floyd mentioned to the public that the approval of the comprehensive plan and zoning map amendment requests were a recommendation and that the item would now move forward to County Council for Introduction at their regular meeting on September 17, 2026, which would be held at the Lake City Bean Market, Lake City, SC.

PC#2026-65 **Map Amendment Requested By Moore Botanical Garden LLC To Change The Zoning Designation From R-4, Multi-Family Residential District, Limited To R-5, Multi-Family Residential District For The Property Located Off Of Cooktown Road, Lake City, SC, As Shown On Florence County Tax Map Number 00142, Block 31, Parcel 207.**

(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 property was currently a manufactured home park and the applicant desires to change the zoning designation of the property which would no longer allow the property to be used as a manufactured home park. Presently, all but one of the manufactured homes have been removed from the property. The parcel is two point ninety-nine acres (2.99 acres) and a site plan was provided to the Commission members showing the additional acreage that would be added to the parcel from

the adjacent parcel if the zoning request were recommended by the Planning Commission and approved by County Council. The applicant would have to provide staff with a recordable plat that allowed the acreage from the adjacent parcel to be added to parcel number 00142-31-207 which would make the total acreage of the property five (5) acres. No sewer is available to the property but water is available by the City of Lake City utility department. The property is in County Council District One (1), west of the City of Lake City and is presently zoned R-4, Multi-Family Residential. Mr. Brashear continued with the presentation, providing images of the property and the adjacent properties. He further repeated that if the zoning map amendment request were approved the applicant would have to provide staff with a recordable plat showing that the total acreage of the parcel is five acres (5 acres). He additionally provided an image of the property indicating how the applicant intends to add additional acreage from the adjacent parcel to make the one parcel equal five acres (5 acres). The property was properly posted and public notices posted per Florence County Ordinances.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission the property owner would like to build a large residence on the property that could provide temporary housing for the various and variety of workers that come to work at the Botanical Garden, such as specialized botanist and the likes.

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

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

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

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

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

There were no further questions, comments or discussion and Commissioner Jeffrey Tanner made a motion that the requested zoning map amendment **PC #2026-65** be approved as presented / Second – Commissioner Gregory Miller / The Commission voted 6 to 0 to approve as presented the requested zoning map amendment **PC#2026-65 for an R-5, Multi-Family, Residential District, zoning designation and upon approval by County Council the applicant must provide to planning staff a recordable plat to include additional acreage to make tax map number 00142-31-207 five acres (5 acres)**.

PC#2026-66 A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-007, 04520-03-008, 04520-03-009, 04520-03-043, 04520-03-044, 04520-03-045, 04520-03-046, 04520-03-047, 04520-03-151, 04520-03-157, 04520-03-160, 04520-03-164, 04520-03-173, And A Portion Of 04620-03-030.

(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. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission.

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.)

Mr. Brashear stated that a few months ago a citizen requested to add onto their restaurant which was downtown main street Olanta. The district is a B-3 zoned district which requires side setbacks and she wanted to add onto the rear of her building. The same shape and building that is presently there, but is on the property line. Most buildings on main streets typically share property lines so staff could not allow them to add onto that building and they submitted a request to the Board of Zoning Appeals (BZA) and was granted a variance. At the same time staff indicated they could come to the Planning Commission and request that the property be rezoned, if they thought that was the right thing to do but it would delay them getting started with any construction as that would be a four (4) months process. So, they submitted their request to the BZA, so they could move on with their project. As such staff recognized a problem for the Downtown Main Street area of Olanta. The zonings for the Town of Olanta was something that was inherited by Florence County Planning and the Planning Commission. Properties across America share property lines as there buildings share common walls and people visiting the Town, park on the sidewalk. However, a B-3 zoning designation requires on-site parking and most of the buildings Downtown Olanta don't have the space to place a parking slot. Thus, staff is requesting to change the zoning district to a B-4 zoning designation. The B-4 zoning designation allows zero side and front yard setbacks as the buildings are on the sidewalk, they are store front properties. Additionally, B-4 does not require on-site parking. Staff will be presenting quite a few properties in and around the town of Olanta, primarily along Main Street and some adjacent to Main Street, which staff feel will be better suited for a B-4 zoning designation and others to a B-3 zoning designation, to clean up some property zonings within the Town. Staff is presenting the properties for a Future Land Use change To Downtown Development District and a zoning change to B-4, Central Commercial zoning designation.

Mr. Brashear continued with the presentation providing images of the properties and the adjacent properties and explained the contiguity of the zoning of the properties and how staff believes the recommendations of zoning will clean up the zonings of the properties on Main Street Olanta and some adjacent streets. He

further stated that staff had a public Town Hall meeting at the library in Olanta with the property owners and adjacent property owners and the turnout was well attended and staff received no opposition to the proposed zonings for the properties. There was, however, a question regarding one property that will be requested to be removed from the agenda item later on in the meeting. The Mayor of Olanta has been very involved with the zoning process as staff has made him aware of the concerns with the zonings of Main Street and the adjacent properties to Main Street and he agrees with staff's recommendations for the properties.

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 comprehensive plan and zoning map amendments.

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

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

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

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson, made a motion that the requested comprehensive plan and zoning map amendments **PC #2026-66** be approved as presented / Second – Commissioner Chris Mishoe / The Commission voted 6 to 0 to approve as presented the requested comprehensive plan and zoning map amendments **PC#2026-66 for Downtown Development District and B-4, Central Commercial, zoning designation**.

PC#2026-67 A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 2 To Variable Development District 1 And To Change A Portion Of The Zoning Designation From RU-1, Rural Community District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-094.

(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 property was in Olanta, County Council District One (1) and the recommended zoning by staff was B-3, General Commercial District zoning designation. The site is a Dollar General and it is allowed within a B-3 zoning designation, however, the rear of the property is zoned RU-1. Staff desires to clean up the zoning for the property and make the entire parcel a B-3. Mr.

Brashear provided images of the property and the adjacent properties and stated that no one would have known that the property was split zoned and staff wants to ensure no issues later on with the property and thus desires the parcel future land use and zoning be changed to what the property is presently being utilized for.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission, the small triangular property to the rear of the parcel is a separate property that may be landlocked. There is possibly an easement to access the property, but staff is unaware of any information pertaining to that adjacent property.

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

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

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

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

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

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson, made a motion that the requested comprehensive plan and zoning map amendments **PC #2026-67** be approved as presented / Second – Commissioner Gregory Miller / The Commission voted 6 to 0 to approve as presented the requested comprehensive plan and zoning map amendments **PC#2026-67 for Variable Development District 1 and B-3, General Commercial, zoning designation**.

PC#2026-68 A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: ~~04520-03-006~~, A Portion Of 04530-03-006, 04610-03-002, 04620-03-029, 04620-03-031, 04620-03-032, 04620-03-036, 04620-03-037, 04620-03-072, 04620-03-073, 04620-03-076.

(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 properties were in Olanta, County Council District One (1) and are currently zoned R-1. Staff is recommending that the zonings be changed to B-4, Central Commercial zoning designation. Staff also requested that one parcel number 04520-03-006, be removed from consideration from the proposed map amendment as it is a cemetery. While the parcel may be a nonconforming use, it can continue to be utilized as a cemetery. Staff's recommendation is that it should be removed from the requested zoning map amendments.

There were no questions, comments or discussion and Commissioner Gregory Miller, made a motion that the requested tax map number 04520-03-006, **be removed from consideration of the agenda item number PC#2026-68** / Second – Vice-Chairman Dwight Johnson / The Commission voted 6 to 0 to remove from consideration tax map number 04520-03-006 from the agenda item number **PC#2026-68**.

Mr. Brashear stated that the removal of the tax map number was in agreeance with the church, as churches are allowed in any zoning districts. But as the church grows, it may need parking and presently they do not have a lot of room for parking and the zoning changes should assist with that as the church continues to grow. Mr. Brashear provided images of the properties and the adjacent properties. He stated that the requested zoning for the properties would cause one property to be nonconforming, it is a single family, rental property, dwelling across the street from the bank and funeral home. Staff has not had any success in contacting the owner of the property and the property is located on the Main Street of Olanta. Although, the requested zoning would make the property legally nonconforming the Florence County Ordinance provides provisions should something happen to the property and the property owner desires to rebuild. Additionally, if the property owner decides to convert the home into a commercial development, the requested map amendments would allow those changes without any concerns for parking and the likes, which are conducive to the Downtown District.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brashear stated that all the properties on Main Street Olanta and some adjacent to Main Street would be zoned if not in this item then in one of the other agenda items that were being reviewed.

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

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

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

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

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

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson, made a motion that the requested comprehensive plan and zoning map amendments **PC #2026-68** be approved as presented / Second – Commissioner Gregory Miller / The Commission voted 6 to 0 to approve as presented the requested comprehensive plan and zoning map amendments **PC#2026-68 for Downtown Development District and B-4, Central Commercial, zoning designation**.

PC#2026-69 A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From R-4, Multi-Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-004, 04520-03-020, 04520-03-021, 04520-03-028, 04520-03-029, 04520-03-030, 04520-03-147.

(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 properties were in Olanta, County Council District One (1) and are currently zoned R-4. Staff is recommending that the zonings be changed to B-4, Central Commercial zoning designation. Mr. Brashear went through the presentation showing images of the properties and adjacent properties. He stated that the relatively smaller properties were just off of Main Street and that they could benefit from the requesting zoning changes should they be developed in the future.

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 comprehensive plan and zoning map amendments.

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

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

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

There were no further questions, comments or discussion and Commissioner Gregory Miller, made a motion that the requested comprehensive plan and zoning map amendments **PC #2026-69** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 6 to 0 to approve as presented the requested comprehensive plan and zoning map amendments **PC#2026-69 for Downtown Development District and B-4, Central Commercial, zoning designation**.

PC#2026-70 A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: A Portion Of 04620-03-030.

(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. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the property was a sliver of property to the back of the parcel and the Commission just made a recommendation to zone the remainder of the property to a B-4 and staff desires too ensure that it pick up the extended portion of the parcel to make sure that it is also zoned.

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 Mr. Brashear stated that the parcel was split zoned for whatever reason and staff desires to ensure that the entire parcel is zoned B-4.

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 comprehensive plan and zoning map amendments.

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

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

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

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson, made a motion that the requested comprehensive plan and zoning map amendments **PC #2026-70** be approved as presented / Second – Commissioner Chris Mishoe / The Commission voted 6 to 0 to approve as presented the requested comprehensive plan and zoning map amendments **PC#2026-70 for Downtown Development District and B-4, Central Commercial, zoning designation**.

PC#2026-71 A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04530-03-003, 04530-03-004, 04530-03-005, A Portion Of 04530-03-006, 04530-03-007, 04610-03-003, 04630-03-005, 04630-03-006, ~~04630-03-007~~.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: https://florenceco.org/planning/commission/archives.php).

Mr. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the properties were located in the Town of Olanta in County Council District One (1), and the zoning recommendation for the properties was B-4. Staff is recommending that one parcel be stricken from the item as it is a home at the far end of Main Street, Olanta. Staff was under the impression that it was a commercial business and was recently informed by the Mayor of the Town that the property is actually a house that is nonconforming and very close to the road. Staff believes that it is best not to include that parcel with the recommended parcels for zoning of B-4 and allow it to remain zoned B-3 where it is allowed, as a single family residence. Single-family residences are not allowed in a B-4. Mr. Brashear provided an image of the property within his presentation to the Commission as parcel number 04630-03-007, and requested that the tax map number be removed from the PC item.

There were no questions, comments or discussion and Commissioner Chris Mishoe, made a motion that the requested tax map number 04630-03-007 **be removed from consideration of the agenda item number PC#2026-71** / Second – Commissioner Gregory Miller / The Commission voted 6 to 0 to remove from consideration tax map number 04630-03-007 from the agenda item number **PC#2026-71**.

Mr. Brashear continued with the presentation showing images of the properties and the adjacent properties including a small piece of property that was previously mentioned that would be recommended for requested rezoning.

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 comprehensive plan and zoning map amendments.

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

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

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

There were no further questions, comments or discussion and Commissioner Jeffrey Tanner, made a motion that the requested comprehensive plan and zoning map amendments **PC #2026-71** be approved as presented / Second – Commissioner Gregory Miller / The Commission voted 6 to 0 to approve as presented the requested comprehensive plan and zoning map amendments **PC#2026-71 for Downtown Development District and B-4, Central Commercial, zoning designation**.

PC#2026-72 A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-089, 04520-03-090, 04520-03-091.

(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 properties were located within the Town of Olanta in County Council District One (1) and are currently zoned R-1. Staff was recommending a zoning change to B-3. Mr. Brashear continued with the presentation providing images of the properties and the adjacent properties. He stated that one of the properties was a burned out store where a canopy still existed and another was a car wash. Staff feels that the properties are best suited for a B-3 zoning designation. It supports general commercial but also single-family dwellings, if someone desired to turn the properties into residential development homes.

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 Vice-Chairman Dwight Johnson, made a motion that the requested zoning map amendment **PC #2026-72** be approved as presented / Second – Commissioner Gregory Miller / The Commission voted 6 to 0 to approve as presented the requested zoning map amendment **PC#2026-72 for B-3, General Commercial District zoning designation.**

PC#2026-73 A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04620-03-039, 04620-03-065, 04620-03-077.

(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 properties were located within the Town of Olanta in County Council District One (1) and are currently zoned R-1. Staff was recommending a zoning change to B-4. Mr. Brashear continued with the presentation providing images of the properties and the adjacent properties. He stated that the vacant properties were right off of Main Street and staff felt that should the properties be developed they could benefit from the requested zoning change.

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 Mandy Simpson, made a motion that the requested zoning map amendment **PC #2026-73** be approved as presented / Second – Commissioner Chris Mishoe / The Commission voted 6 to 0 to approve as presented the requested zoning map amendment **PC#2026-73 for B-4, Central Commercial District zoning designation.**

PC#2026-74 A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-011, 04520-03-012, 04520-03-013, 04520-03-014, 04520-03-015, 04520-03-016, 04520-03-017, 04520-03-018, 04520-03-019, 04520-03-026, 04520-03-027, 04520-03-133, 04520-03-144, 04520-03-145, 04520-03-158, 04620-03-019, 04620-03-020, 04620-03-021, 04620-03-022, 04620-03-023, 04620-03-024, 04620-03-025, 04620-03-026, 04620-03-027, 04620-03-028, 04620-03-060, 04620-03-063, 04620-03-064, 04620-03-083.

(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 properties were located within the Town of Olanta in County Council District One (1) and are currently zoned B-3. The properties are in the heart of Downtown Olanta where the buildings truly serve and share a common wall and where there is no affordability for onsite parking. Mr. Brashear continued with the presentation providing images of the properties and the adjacent properties. He stated that some of the buildings are still there and some have been removed but the properties share a common wall between them.

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 Gregory Miller, made a motion that the requested zoning map amendment **PC #2026-74** be approved as presented / Second – Commissioner Chris Mishoe / The Commission voted 6 to 0 to approve as presented the requested zoning map amendment **PC#2026-74 for B-4, Central Commercial District zoning designation.**

PC#2026-75 A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-042.

(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 property is located within the Town of Olanta in County Council District One (1) and is currently zoned B-3. The zoning recommendation for the property is R-4, Multi-Family Residential District. Mr. Brashear continued with the presentation providing images of the properties and the adjacent properties. He stated that the property was contiguous with an R-4 zoning designation. The property is currently a single-family dwelling which is allowed in the zoned district. Staff wants to clean up the zonings and draw the line between the residential and the business district. The property is presently being used as residential. Mr. Brashear provided a list of uses that are allowed within an R-4, residential zoning district designation.

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 Mandy Simpson, made a motion that the requested zoning map amendment **PC #2026-75** be approved as presented / Second – Commissioner Chris Mishoe / The Commission voted 6 to 0 to approve as presented the requested zoning map amendment **PC#2026-75 for an R-4, Multi-Family Residential District, Limited, zoning designation.**

Sketch Plans:

PC#2026-76 Sketch Plan Amendment Requested By Beverly Homes For Oakley Point, Located Off Of E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00307, Block 01, Parcel 012.

(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 property is located within County Council District Six (6), approximately two hundred ninety-nine point seventy acres (299.70 acres). Water and sewer are available to the parcel by the City of Florence and its availability will be based on the number of lots and homes built. There is no change to the layout or density of the subdivision, however, the applicant is requesting to reduce the number of phases to complete their project. Mr. Brashear explained how the developer breaks out their project into phases and how each home projected for that phase must be completed and closed out prior to beginning the next phase of their proposed project. He further explained that the developer had their project projected out into twenty (20) phases and is now desiring to decreased those phases to eight (8) phases. Staff has cautioned the applicant and developer and made them aware that staff can only work within the approved phases for the sketch plan of the subdivision if they seek to reduce those phases or any other changes they will have to bring the sketch plan back to the Planning Commission for review and approval of those changes. He further stated that the applicant was present in the meeting if the Commission had any questions or concerns to address with them. Staff has made the applicant and developer aware that they must maintain a secondary emergency means of egress to the subdivision once the number of completed homes reaches fifty (50) lots.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission Mr. Brashear stated that this was the proposed project that had all of the seasoned trees on the incoming road going into the subdivision on Oakley Point Way. The sketch plan is still projected to build seven hundred and three lots (703) as there was no change in the number of lots.

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 sketch plan amendment.

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

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

There was no public in attendance who desired to speak in opposition to the requested sketch plan amendment.

There were no further questions, comments or discussion and Commissioner Jeffrey Tanner, made a motion that the requested sketch plan amendment **PC #2026-76** be approved as presented / Second – Commissioner Gregory Miller / The Commission voted 6 to 0 to approve as presented the requested sketch plan amendment **PC#2026-76 for Oakley Point to reduce the phases for the project to eight (8) phases.**

PC#2026-77 Sketch Plan Requested By McG Capital, For Legacy Station, Located At 4617 E. Palmetto St., Florence SC, As Shown On Florence County Tax Map Number 00275, Block 01, Parcel 134.

(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 property was off of E. Palmetto Street, just west of the McDonald's across from the Francis Marion Baseball Field. The property is located in County Council District Six (6) and the land use is presently Flex Office/Light Industrial, which would not comply with the sketch plan. However, last month the Planning Commission recommended the property be rezoned to an R-3A zoning designation, which allows single-family dwellings and the front of the property be reserved for commercial uses and if the zoning passes County Council it would be CMU, commercial mixed usage on the front of the property. The property is approximately forty-one point zero nine acres (41.09 acres), east of the City of Florence on Highway 76. Mr. Brashear continued with the presentation showing images of the property and adjacent properties. He additionally stated that if the Commission approved the sketch plan it would be contingent upon County Council's approval of the requested zoning changes for the property. The applicant and developer intend to construct the property with single-family homes to the

back of the property and the front of the proper reserved for commercial usage. Mr. Brashear reminded the Commission of the previous studies conducted for Highway 76 where, the consultant provided information of the overlay district for the area and additionally showed that there was a need for housing on that side of Florence. And now a developer has come forth and is willing to put in the infrastructure of what the consultant indicated was needed for that side of town. The proposed project will include one hundred and thirty-eight lots, street trees, sidewalks and all the road details for the project are included within the notes listed on the sketch plan.

There were questions and comments from the Commission.

In response to questions and comments from the Commission, Mr. Brashear stated that the recommended zoning changes are presently going through the process and are before County Council for review and approval. The sketch plan approval would be contingent on County Council's approval of the recommended zoning changes that are presently going through the process for review and approval. The minimum square footage of the lots for an R-3A zoning designation which the applicant has requested is six thousand square feet (6,000 sq ft) and fifty feet wide (50').

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 sketch plan.

Ms. Amber Wall of Wall Engineering, 1311 13th Avenue, Unit F, Conway, SC; Engineer for the project was present in the meeting and spoke in favor of the requested sketch plan. She stated that she really did not have anything additional to add as staff presented the project well. She was available to respond to any comments, questions or discussion posed by the public and the Planning Commission.

There were questions and comments from the Commission.

In response to questions and comments from the Commission, Mr. Brashear stated that a traffic study was not conducted and one was not required.

In response to questions and comments from the Commission, Ms. Wall stated that the applicant and developer were foregoing the traffic study as they were putting in all of the improvements that were recommended and required by South Carolina Department of Transportation (DOT). She further stated that both entrances onto Highway 76 will have turning lanes. She indicated there would be no right ins or right outs all traffic will use the median to make their left turns. There will also be two accesses through University Boulevard and Patriot's Place, so that traffic would be directed to the light, per (DOT), in hopes they will make their left turns at the light.

Chairman Cheryl Floyd inquired of anyone in attendance who desired to speak in opposition to the requested sketch plan.

There was no public in attendance who desired to speak in opposition to the requested sketch plan.

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson, made a motion that the requested sketch plan **PC #2026-77** be approved as presented / Second – Commissioner Jeffrey Tanner / The Commission voted 6 to 0 to approve as presented the requested sketch plan **PC#2026-77 for Legacy Station.**

Road Naming:

PC#2026-78 Request For The Naming Of A Private Road, Starfox Court, Located Off Of Cobblestone St., Florence, SC, As Shown On Florence County Tax Maps: 00206-01-076, 00206-01-200, And 00206-01-201.

(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 applicant for the request was Alexander Foxworth of Liifebox, Inc., and the request was a small subdivision of six (6) lots or less of properties. The subdivision request of six (6) lots or less did not require Planning Commission approval, but did require Planning Commission approval for the naming of the private road. Mr. Brashear provided images of the property and the summary plat showing the subdivision of the property. The summary plat meets the technical requirements to allow staff to approve the development without a sketch plan submission. The request is submitted only for the consideration of the private road naming of Starfox Court, which has been reviewed and approved by the E-911 Addressing System.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brashear stated that seven (7) lots did appear on the summary plat however, three of the lots did not count because they already have road access onto Cobblestone Street. Road naming's no longer have to go through County Council, they are now reviewed and approved by the Planning Commission. All road naming's, renaming's go through an extensive vetting process by E-911 Addressing to ensure that they are not duplicates and names can be properly enunciated and the likes.

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 private road naming.

Mr. Alexander Foxworth, P. O. Box 433, Marion, SC, was present in the meeting and stated that he submitted the application for the requested road naming and was present in the meeting to answer any questions of the public and the Planning Commission.

There were no questions for Mr. Foxworth and Chairman Cheryl Floyd inquired of anyone in attendance who desired to speak in opposition to the requested private road naming.

There was no public in attendance who desired to speak in opposition to the requested private 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 #2026-78** be approved as presented / Second – Commissioner Gregory Miller / The Commission voted 6 to 0 to approve as presented the requested private road naming **PC#2026-78 of Starfox Court located off of Cobblestone Street, Florence.**

The Public Hearing portion of the meeting was closed.

V. Director's Report:

Mr. J. Shawn Brashear stated that he did not have anything that required Planning Commission action but wanted the Commission to be aware that the administrative sections of the applicable codes of the building code are in the process of being adopted by Florence County. They would include Chapter One (1) of the applicable codes and the mandates of the administrative sections of the code which the State has formally adopted. Staff wanted the Planning Commission to be made aware of it, as no specific changes are expected. He additionally stated that the Home Builders Association hosted a codes change class and there will be two additional classes for the residential and commercial code changes. He additionally reminded the Commission of their requirement for three hours of continuing education and staff would keep them informed of any classes that may come up to which they may be interested in attending in person or online.

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

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

VI. Adjournment:

There were no further questions, comments and or discussion and Commissioner Gregory Miller, made a motion that the Planning Commission meeting be adjourned / Second – Commissioner Chris Mishoe / The Commission voted 6 to 0 to adjourn the meeting.

The meeting adjourned at 6:59 p.m.

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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.