Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, October 27, 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:

Vice-Chairman Dwight Johnson called the meeting to order at 6:01 p.m.

II. Attendance:

Commissioners Present:	Dwight Johnson, Vice-Chairman Doris Lockhart Jeffrey Tanner John Martin Christopher Mishoe Gregory Miller Mandy Simpson
Commissioners Absent:	Cheryl Floyd, Chairman Allie Brooks
Staff Present:	J. Shawn Brashear, Planning Director Ethan Brown, Deputy Director Caroline Dunlap, GISP/ Planner III Stephen White, IT Dept, A/V Support Lisa Becoat, Secretary
Public Attendance:	See sign-in sheets on file with the Florence County Planning Department.

Vice-Chairman Dwight Johnson led the Pledge of Allegiance to the American Flag and provided the invocation for the meeting.

Vice-Chairman Dwight Johnson opened the meeting, welcoming and thanking the public in attendance both in person and online. He advised the attendees to pick up copies of the agenda and meeting procedures, outlining the guidelines and time allotted for public comments at the podium.

Vice-Chairman Dwight Johnson requested a review of the Planning Commission meeting minutes from September 22, 2026.

III. Review and Motion of Minutes:

- **Meeting of September 22, 2026**

Motion to approve minutes – Commissioner Gregory Miller made a motion to approve the minutes of the Planning Commission meeting of September 22, 2026 / Second – Commissioner Jeffrey Tanner / Unanimously approved 7 to 0 the minutes of the September 22, 2026, Planning Commission meeting.

IV. Public Hearing:

Map Amendments:

PC#2026-88 Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four 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: 90160-01-001, 90160-01-002, 90160-01-003, 90160-01-004, 90160-01-005, 90160-01-006, 90160-01-007, 90160-01-008, 90160-01-009, 90160-01-010, 90160-01-011, 90160-01-012, 90160-01-013, 90160-01-014, 90160-01-015, 90160-01-016, 90160-01-017, 90160-01-018, 90160-01-019, 90160-01-020, 90160-01-027, 90160-01-028, 90160-01-031, 90160-02-001, 90160-02-002, 90160-02-004, 90160-02-005, 90160-02-006, 90160-02-007, 90160-02-008, 90160-02-009, 90160-02-010, 90160-02-011, 90160-02-012, 90160-02-013, 90160-02-014, 90160-03-001, 90160-03-002, 90160-03-003, 90160-03-004, 90160-03-005, 90160-03-006, 90160-03-007, 90160-03-008, 90160-03-009, 90160-03-010, 90160-03-011, 90160-03-012, 90160-03-013, 90160-03-014, 90160-03-015, 90160-03-016, 90160-03-017, 90160-03-018, 90160-03-019, 90160-03-020, 90160-03-021, 90160-03-022, 90160-03-023, 90160-03-024, 90160-03-025, 90160-03-026, 90160-03-027, 90160-03-028, 90160-03-031.

(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. J. Shawn Brashear, Director, Florence County Planning and Building, presented the staff report and presentation to the Commission. He noted that the unzoned properties were on the east side of the City of Florence located within County Council District Six (6). He continued with the presentation showing aerials and zonings of the parcels. He stated that staff was recommending an R-2 single family residential zoning designation for the subject properties.

He further stated that the item was a rehearing from last month as the Commission had deferred the item to come back this month to ensure the citizens of the community had ample opportunity to be heard regarding the recommended zoning designations for their neighborhood. He noted that the adjacent properties were unzoned, commercial mixed use, or pending County Council's approval for a recommended rezoning. The comprehensive plan's land use designation is Suburban District which allows the R-2 zoning designation. The R-2 zoning designation was recommended due to the nature of the neighborhood and the size of the parcels.

Mr. Brashear continued with the presentation showing images of the posted properties and adjacent properties. He noted that proper notification was completed, including notices sent to property owners, properties posted and public notices displayed at applicable locations in accordance with Florence County Ordinances.

Mr. Brashear presented the comments and inquiries received regarding the requested zoning map amendment. He noted for the Commission that the inquiries included calls received during the previous month. (A copy of the complete call log, comments and inquiries is maintained at the Florence County Planning and Building Department.)

Vice-Chairman Dwight Johnson inquired if there were any questions or discussion from the Commission regarding the requested zoning map amendment, PC#2026-88.

In response to questions and discussion from the Commission, Mr. Brashear noted that some of the inquiries were in favor, and some just wanted information regarding the requested zoning map amendment. Staff did not receive any inquiries that were in opposition to the map amendment request.

Hearing no further discussion or questions, Vice-Chairman Dwight Johnson opened the floor 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 spoke in favor of the requested zoning map amendment.

Vice-Chairman Dwight Johnson opened the floor for public comments from anyone in attendance who desired to speak in opposition to the requested zoning map amendment.

Mr. Jonathan Montrose, 3303 E Woodburn Drive, Florence, SC was present and noted that he was not for or against the zoning map amendment. He received a generic letter in the mail and had questions regarding what the zoning was about and how any of the changes could affect or would affect their property taxes.

In response to questions from Mr. Montrose, Vice-Chairman Dwight Johnson explained that County Council has tasked the Planning and Building Department with reviewing and providing zonings to all unzoned properties within Florence County. It is a huge and gradual taxing, that has started with the gateway and corridor properties along Highway 76 from Timmonsville into Florence and Highway 327. Planning staff reviews the properties and the surrounding areas and provides recommendations of zonings for the proposed areas.

Mr. Brashear noted in response to Mr. Montrose's questions that the County has been reviewing and conducting the zonings for approximately two (2) years and have zoned in excess of seven thousand (7,000) unzoned properties. For smart growth within Florence County, there must be some sense of where the County is going, where the neighborhoods are going and what directions they are going in. Economic Development desires to have some sense of predictability to explain to proposed industries that desire to come to our Community. When there is no zoning attached to properties, there is no predictability. Almost anything can happen almost anywhere. Having the County zoned is just one small fraction of growing and growing smartly. There are approximately thirty thousand (30,000) properties that the Planning Commission is actively engaged in reviewing for zoning.

The Planning Commission is a recommending body that hears and reviews the information of the map amendments and makes a recommendation to County Council, who has the ultimate responsibility of having the properties rezoned.

Mr. Brashear further explained the grandfather clause pertaining to legally nonconforming properties and uses and how having a certificate of zoning compliance protects the activity or uses of the property which would otherwise be prohibited once the recommended zoning is applied. When staff reviews the properties for zoning, they review the comprehensive land use designation for the properties, which, in this case is the Suburban District. Within each land use designation there will be a list of zoning designations that could be applied, and the Suburban District is primarily made up of residential districts or neighborhoods. Then staff reviews the uses of the properties and, based on the uses, a zoning designation is recommended, i.e. single family homes, being residential. A residential zoning has numbers 1, 2, 3 applied. The numbers delineate the lot size. R-1 lots are one hundred feet (100') wide, R-2 at least eighty feet (80') wide and R-3 lots at least fifty feet (50') wide measured from the setback line. The lots being discussed fit the R-2 zoning district. The zoning designation is being recommended to protect the community and

make it predictable as to what can happen next, as presently there not many protections with the properties being unzoned. There are also some restrictions when restrictive covenants are in place.

He noted that zoning does not affect property taxes. What impacts property taxes is the value of a person's property. What impacts the value of a person's property is the marketability of the property. If the surrounding neighborhoods are increasing in value, then your taxes will rise and vice versa.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brashear noted that restrictive covenants could prohibit properties from being rented out or leased, but that is not an action that Planning Staff addresses, as the County does not regulate rental properties.

Ms. Jean Shaw, 3313 Woodburn Drive, Florence, SC, was present and spoke in favor of the requested zoning map amendment. She stated she has lived at her residence since 1963 and the area was intended for one family units and no manufactured homes. She stated it is a mess in their neighborhood and it needs to be cleaned up. She is in favor of the properties remaining single family residences.

Vice-Chairman Dwight Johnson opened the floor for public comments from anyone in attendance who desired to speak in opposition to the requested zoning map amendment.

Mr. Keith White, 222 Penshurst Drive, Florence, SC was present and spoke in opposition to the requested zoning map amendment. Mr. White noted that he was the gentleman that was going around the Community. He stated that he had gone around his community and received approximately sixty (60) member signatures on a petition for their neighborhoods to remain unzoned. (He provided the signed petitions to the Vice-Chairman of the Planning Commission. The provided documents are maintained at the Florence County Planning and Building Department.)

He further stated that they are the people and they are requesting to maintain their unzoned status. While remaining unzoned they have established the character of their neighborhood and their current way of living. They have residents who have lived in their community well over sixty (60) years and they do their best to adhere to the rules and regulations. His family has lived in the community for fifteen (15) years. They respect one another, and keep their communities in good standards. He personally has gone around the neighborhood and advised neighbors that if properties are not being kept up to their liking they should call and report it.

They are trying to protect the unzoned status of their properties as when they were purchased. When they purchased their properties they were and are unzoned with whatever restrictions are

enforced by Florence County. He noted that when he requested signatures from the Community in response to the petition he provided information regarding the unzoned and the R-2 zoning designation and how they differed. He noted that having the R-2 zoning designation assigned to their properties took away some of the property owner's rights for what they could do with their properties. He shared a story of a child having an idea and desiring to turn their idea into a home business with their parents' permission, but the child would not be able to do so because the zoning designation may not allow it.

He stated that he additionally spoke with some neighbors who thought their properties were already zoned residential but were informed that their properties have always been unzoned. The members who signed the petition desire that the properties remain unzoned, under the restrictive covenants and that they be allowed to govern themselves as they have always done in the past. The neighborhood has spoken with the petition to remain unzoned and to have their properties left as they are.

There were questions and discussion from the Commission.

In response to the questions and discussion from the Commission, Mr. White stated that the recommended zoning would prevent them from having a business conducted out of their home. If the properties remained unzoned they would be able to. The recommended zoning of R-2 completely takes that opportunity away from the property owners and from the community. Being unzoned, they would still have some requirements to get the proper paperwork to have their businesses inside or outside of their homes. Mr. White argued that he did not purchase his property not to be able to use it and none of the members who signed the petition did either.

In response to the questions and discussion from the Commission, Mr. Brashear stated that a resident could have a home occupational business inside their home, but not outside. The only time that is impacted is when there are restricted covenants which prohibit that from taking place in the neighborhood. With the recommended zoning itself, a resident could have a home occupation, such as a tax service or beauty salon, there are just restrictions on putting up signs on the outside that would impact traffic and the likes.

There was further discussion regarding home businesses and Mr. White stated that the neighborhood community has been in existence for somewhile and no vape stores, gas stations, or any of those types of businesses have come into their community. It is not too much to ask that they desire to keep their properties as they purchased them with an unzoned designation. Changing the zoning designation on their properties affects their way of living and the community desires that their properties remain unzoned.

There were questions and discussion from the Commission about how the signed petitions are received and how they affect the recommendation of the Planning Commission. They discussed how the public contacts the Planning Department and relays inquiries, emails, and other

statements that are presented. The public presents themselves at the Planning Commission meetings and makes comments, speaking individually or as a group.

In response to the questions and discussion from the Commission regarding petitions, Mr. Brashear stated that the Planning Commission and staff must take in good faith and consideration that the citizen(s) are presenting a record, that is self-explanatory and understood by the property owners.

Mr. Michael Hawkins, 200 S. Landsdale Drive, Florence, SC, was present in the meeting and spoke regarding the requested zoning map amendment. He stated that he was not against the requested zoning map amendment, but wanted to make a point of reference to what was mentioned by Mr. White. He noted that due to how staff divided the parcels between the two agenda items, Mr. White's property parcel number appeared in PC#2026-89 rather than PC#2026-88.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brashear stated that if the properties are not rezoned the property owners would still be able to pull permits to add on or conduct changes or modifications to their properties.

Mrs. Jean Shaw requested to make comments in the meeting regarding the petition that was presented and passed around the neighborhood. She stated that some people signed the petition but did not realize what they were signing and what the petition was for. They were told that it was for one family units and no businesses. The community is a neighborhood of residential properties and should remain residential.

Mr. Brashear explained the rezoning of the properties from unzoned to an R-2 zoning designation. He further explained that an R-2 zoning designation meant single family only homes in a residential neighborhood.

Mrs. Shaw noted that she thought the properties were already zoned, but if they were not and must be zoned she desired the R-2 for single family units only.

There was further discussion and comments from the Commission and Commissioner Jeffrey Tanner made a motion to approve as presented the requested zoning map amendment **PC#2026-88** / Second - Commissioner Gregory Miller / The Commission voted 7 to 0 to approve as presented the requested zoning map amendment **PC#2026-88 for an R-2, Single Family Residential District, zoning designation**.

Vice-Chairman Dwight Johnson reminded the public that the approval of the zoning map amendment request was a recommendation. The item would now move forward to County Council for Introduction and first reading at their regular meeting on November 19, 2026.

It was noted that County Council would not hold a public hearing on the requested zoning map amendments as the public hearing was already held. If a member desired to be heard by County Council on a matter they must first contact the Clerk to Council in the office of County Administration to make such request.

PC#2026-89 Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four 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: 90160-03-032, 90160-03-033, 90160-03-034, 90160-03-035, 90160-03-036, 90160-03-037, 90160-03-038, 90160-03-039, 90160-03-040, 90160-03-041, 90160-03-042, 90160-03-043, 90160-03-044, 90161-01-003, 90161-01-004, 90161-01-005, 90161-01-006, 90161-01-007, 90161-01-008, 90161-01-009, 90161-01-010, 90161-01-011, 90161-01-012, 90161-01-013, 90161-02-001, 90161-02-002, 90161-02-003, 90161-02-004, 90161-02-005, 90161-02-006, 90161-02-007, 90161-02-008, 90161-02-017, 90161-02-018, 90161-02-019, 90161-02-020, 90161-02-021, 90161-02-022, 90161-02-023, 90161-02-024, 90161-02-025.

(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. J. Shawn Brashear, Director, Florence County Planning and Building, presented the staff report and presentation to the Commission. He noted that the unzoned properties were located east of the City of Florence in County Council District Six (6). He continued with the presentation, showing aerials and zonings of the parcels and adjacent parcels. He noted that the adjacent properties were unzoned, commercial mixed use, B-3, or pending County Council's approval for a recommended rezoning. The future land use for the properties is Suburban District and staff's recommendation is for R-2, Single Family Residential District zoning designation. Proper notification was completed, including notices sent to property owners, properties posted and public notices displayed at applicable locations in accordance with Florence County Ordinances. Mr. Brashear continued with the presentation, showing aerials and photos of the properties and adjacent properties.

Mr. Brashear presented the comments and inquiries received regarding the requested zoning map amendment. He again noted for the Commission that the inquiries included calls received during the previous month. (A copy of the complete call log, comments and inquiries is maintained at the Florence County Planning and Building Department.)

There were no questions, comments or discussion from the Commission and Vice-Chairman Dwight Johnson 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.

Vice-Chairman Dwight Johnson inquired of anyone in attendance who desired to speak in opposition to the requested zoning map amendment.

Mr. Keith White, 222 Penshurst Drive, Florence, SC was present and spoke in opposition to the requested zoning map amendment. Mr. White stated that the submitted petitions reflected opposition from the entire Community encompassed by parcels PC#2026-88 and PC#2026-89. He noted that while notifications were sent to property owners, work conflicts and prior commitments still prevented many residents from attending the meeting in person. Mr. White strongly defended the validity of the community petition, arguing that considerable groundwork was established to ensure residents could voice their positions. He stated that neither he nor his neighbors purchased their homes with the expectation of future zoning classifications, noting that residents bought their properties under existing restrictions or HOA guidelines. Mr. White expressed frustration that despite the item being deferred to this month's agenda to gather community input, the residents' collective stance via the petition appeared to be disregarded. He questioned the validation process for staff read inquiries compared to the community's petition, expressing concern over the fairness of the evaluation. In conclusion, Mr. White emphasized that the community does not want the properties zoned, noting that his own home is valued at over $300,000, and stated that he would welcome a property buyout from the Commission rather than subject his family to unwanted zoning regulations.

Ms. Kiami Peterkin, 222 Penshurst Drive, Florence, SC was present and stated that she was speaking in opposition to the requested zoning map amendment on behalf of Mrs. Laquita White. She read Mrs. White's statement to the Commission as follows: "I am the property owner at 222 Penshurst Drive. I am here tonight to voice my strong opposition to remain unzoned and ask you to vote no on this rezoning proposal and to allow the community to remain unzoned. We want to keep the property owners in charge of their own land. We invested our hard earned monies into our properties. We intentionally chose an unzoned area. We did this because we value our independence to our financial freedom and our right to make decisions for our own land. Remaining unzoned is critical for three main reasons: First, it protects our property rights and land flexibility. When the county forces zoning into an area it instantly limits what a future buyer can do with land. That shrinks the market and strips away long term financial security from the families who live there. Second, rezoning turns law abiding citizens into code violators overnight. Many of us have out buildings, workshops or home based opportunities that perfectly fit our rural lifestyles. The moment you imposed standardizing zoning grids, those exact same uses suddenly become non-conforming. Changing the zoning forces us into stressful systems of costly variances just to use our own land. It protects our elderly neighbors from unfamiliar burdens. For seniors living on fixed income, zoning changes are a direct, financial and mental threat. It introduces

successful compliance issues and costly permit fees, that our old residents simply cannot afford just to maintain or to use their lands. Third, the property owners are the best caretakers of this community. They already have private covenants in place to protect their neighborhood standards. These agreements are managed directly by the people who live there. The property owners are not a political board. We do not need a redundant layer of County regulations doing the job that we are already successfully handling ourselves over decades. Government should only step in when a community cannot manage itself. We are managing responsibly, please respect our property rights, protect our seniors and let our community remain unzoned."

There were no further questions or discussion, however, the Commission commented that there were roughly one hundred and forty-six parcels within the Community and they wanted the Community to know that they were heard regarding their desire to keep their properties unzoned. But it is equally so that some members of the community desire their homes always remain single family in a single family neighborhood. Regardless of how the vote goes, they want the residents to know the Commission sees both sides and wants to protect the neighborhood as a whole.

There were no further comments or discussion and Commissioner Gregory Miller made a motion to approve as presented the requested zoning map amendment **PC#2026-89** / Second – Commissioner Christopher Mishoe / The Commission voted 7 to 0 to approve as presented the requested zoning map amendment **PC#2026-89 for an R-2, Single Family Residential District, zoning designation**.

Vice-Chairman Dwight Johnson noted that the item would move forward to County Council on November 19, 2026.

PC#2026-90 Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four 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: 00101-01-011 And 07607-01-003.

(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 stated that the unzoned properties were in County Council Districts Four (4) and Nine (9). The proposed recommended zoning for the properties is R-1, Single Family Residential District. Mr. Brashear stated that the properties are west of the City of Florence and the adjacent properties are designated as B-3, subject to the City of Florence zoning or pending County Council's approval for rezoning.

Mr. Brashear reminded the Commission that the item was deferred at the previous meeting to allow staff to develop a Conservation or related type district classification. Because staff has not yet finalized a proposed district framework for presentation, he requested that the item be stricken from the agenda. Furthermore, Mr. Brashear informed the Commission that the properties had not been properly posted, meaning it would be procedurally improper to conduct a public hearing or entertain a motion for the map amendment.

Staff requested that the item be stricken with the full intention to study and develop a Conservation or related district applicable to the Lake. Mr. Brashear cautioned that staff must proceed deliberately, as any new district could impact other land uses across the County, and noted that additional time was required to complete a thorough study.

There were no questions, comments or discussion and Commissioner Doris Lockhart made a motion that **PC#2026-90 be stricken from the Agenda** / Second – Commissioner John Martin / The Commission voted 7 to 0 to **strike PC#2026-90 from the Agenda while staff studies an appropriate zoning that could be applied to the properties.**

Staff requested a brief recess to allow public in attendance to depart the meeting if they desired.

The Commission recessed at 6:56 p.m. and Vice-Chairman Dwight Johnson reconvened the meeting at 7:01 p.m., October 27, 2026.

PC#2026-93 A Comprehensive Plan And Zoning Map Amendment Requested By George L. Strickland and Carla S. Greene To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From B-6, Industrial District to R-3, Single-Family Residential District For The Properties Located At 217 And 219 South Hill Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70007, Block 12, Parcels 001 And 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 stated that the parcels were in County Council District Four (4). The owners of record for the 0.69 acre properties are George L. Strickland and Carla S. Greene. Water and sewer are available to the parcels by the City of Florence. The properties are presently zoned B-6 and staff has received a record from the Town of Timmonsville that they are not opposed to the rezoning request. The adjacent properties are B-6, Industrial District and R-3. The adjacent property that is presently

zoned B-6 will be addressed in the next agenda item. The applicants are requesting that the four properties in the Town of Timmonsville be rezoned to an R-3 zoning district designation. Mr. Brashear read the record received from the Town of Timmonsville in support of the requested map amendment rezoning request. (A copy of the record is maintained at the Florence County Planning and Building Department.)

Mr. Brashear continued with the presentation showing images of the posted properties and adjacent properties. He stated that the properties were in the land use of Variable Development District 2 and the applicant is requesting that the future land use be changed to Variable Development District 1.

Mr. 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.)

Vice-Chairman Dwight Johnson inquired if there were any questions or discussions from the Commission regarding the requested comprehensive plan and zoning map amendment, PC#2026-93.

In response to questions and discussion from the Commission, Mr. Brashear stated that the properties were not the Lumbee Home properties in Timmonsville. Those properties were in close proximity but not the same location.

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson opened the floor for public comments from anyone in attendance who desired to speak in favor of the requested comprehensive plan and zoning map amendment.

Mr. Sammy Smith, 327 W. Smith Street, Timmonsville, SC, was present and spoke in favor of the requested comprehensive plan and zoning map amendment. He stated that he was present to represent the property owners and they are all in favor of having the property rezoned from Industrial to an R-3, residential zoning designation.

Hearing no further discussion Vice-Chairman Dwight Johnson opened the floor for public comments from anyone in attendance who desired to speak in opposition to the requested comprehensive plan and zoning map amendment.

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

There were no further questions, comments, or discussion, and Commissioner John Martin made a motion to approve as presented the requested comprehensive plan and zoning map amendment **PC#2026-93** / Second - Commissioner Gregory Miller / The Commission voted 7 to 0 to approve as presented the requested comprehensive plan and zoning map amendment **PC#2026-93 for a Variable Development District 1 and R-3, Single Family Residential District zoning designation**.

PC#2026-94 A Comprehensive Plan And Zoning Map Amendment Requested By Sammy Smith To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From B-6, Industrial District to R-3, Single-Family Residential District For The Properties Located Off Of West Smith Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70007, Block 12, Parcels 002 And 003.

(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 stated that the parcels were in County Council District Four (4). The owner of record for the 5.21 acre property is Sammy Smith. Water and sewer are available to the parcels by the City of Florence. The properties are presently zoned B-6 in the Town of Timmonsville. Mr. Brashear continued with the presentation showing aerials and zonings of the posted properties and adjacent properties. Proper notifications were completed, including notices sent to the property owners, properties posted and public notices displayed at applicable locations in accordance with Florence County Ordinances.

Vice-Chairman Dwight Johnson inquired if there were any questions or discussions from the Commission regarding the requested comprehensive plan and zoning map amendment, PC#2026-94.

Hearing no questions, comments or discussion, Vice-Chairman Dwight Johnson opened the floor for public comments from anyone in attendance who desired to speak in favor of the requested comprehensive plan and zoning map amendment.

Mr. Sammy Smith, 327 W. Smith Street, Timmonsville, SC, was present and spoke in favor of the requested comprehensive plan and zoning map amendment. He stated that his comments are that they are in favor of having the four (4) properties rezoned from Industrial to an R-3, residential zoning designation.

Hearing no further discussion Vice-Chairman Dwight Johnson opened the floor for public comments from anyone in attendance who desired to speak in opposition to the requested comprehensive plan and zoning map amendment.

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

There were no further questions, comments, or discussion and Commissioner Christopher Mishoe made a motion to approve as presented the requested comprehensive plan and zoning map amendment **PC#2026-94** / Second - Commissioner John Martin / The Commission voted 7 to 0 to approve as presented the requested comprehensive plan and zoning map amendment **PC#2026-94 for a Variable Development District 1 and R-3, Single Family Residential District zoning designation**.

PC#2026-95 Map Amendment Requested By Corrine Taylor To Change The Zoning Designation From R-5, Multi-Family Residential District To B-3, General Commercial District For The Property Located at 1400 E. Howe Springs Road, Florence, SC, As Shown On Florence County Tax Map Number 00181, Block 01, Parcel 014.

(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 stated that the property is located in County Council District Seven (7). The owner of record for the 3.24 acre property is YES Southern Pines, LLC. The property is on East Howe Springs Road, just south of the City of Florence. Mr. Brashear continued with the presentation showing aerials and zonings of the property and adjacent properties. He stated that the one parcel was split by the main drive S. Oliver Drive, going into the Southern Pines Manufactured Home Park. The property owner and applicant are requesting that the parcel be rezoned to B-3. The parcel is contiguous with a B-3 zoning district and the zoning district is supported by the comprehensive plan land use maps. Mr. Brashear continued with the presentation showing images of the posted property and adjacent properties and stated that a small building also existed on the property.

Vice-Chairman Dwight Johnson inquired if there were any questions or discussions from the Commission regarding the requested zoning map amendment, PC#2026-95.

In response to questions from the Commission, Mr. Brashear stated that general commercial type businesses are allowed within a B-3 zoning designation, such as stores, offices, restaurants and gas stations.

Hearing no further questions, comments or discussion, Vice-Chairman Dwight Johnson opened the floor for public comments from anyone in attendance who desired to speak in favor of the requested zoning map amendment.

Ms. Cori Swandal, 1815 Cleburne Terrace, Kernersville, NC, was present and spoke in favor of the requested zoning map amendment. She provided her background as the Regional Vice-President of the Yes Communities and overseer for the property at 1400 E. Howe Springs Rd., Florence. She stated that the parcel has a vacant commercial unit that has existed for some time. It is their desire to restore the property to a general type store without a gas station and hopes that the Commission finds their request favorable.

Hearing no further discussion or questions, Vice-Chairman Dwight Johnson opened the floor for public comments from 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 to approve as presented the requested zoning map amendment **PC#2026-95** / Second - Commissioner Gregory Miller / The Commission voted 7 to 0 to approve as presented the requested zoning map amendment **PC#2026-95 for a B-3, General Commercial District zoning designation**.

Sketch Plan:

PC#2026-96 Sketch Plan Requested By Wall Engineering, LLC, For Alligator Gardens, Located Off Of Alligator Road, Florence, SC, As Shown On Florence County Tax Map Number 00077, Block 01, Parcel 215.

(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 stated that the vacant, unzoned 15.50 acre property was located at 3744 Alligator Road, Florence, SC in County Council District Four (4). Water to the site is available by the City of Florence however, sewer is limited by the City of Florence. Mr. Brashear stated that the sketch plan had been reviewed by a Technical Review Committee and the requested project does meet the Florence County technical requirements. Mr. Brashear continued with the presentation showing aerials and images of the posted property, sketch plan and adjacent properties. The requested sketch

plan has frontage on Alligator Road and a small section on Pandora's Path. The requested sketch plan consist of twenty-eight (28) lots with typical sidewalks, street trees and all the wonderful things that make for a nice neighborhood.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brashear stated that the sidewalks were on one side of the street. The number of lots for a sketch plan or subdivision delineates the requirement for dual ingress and egress; and, presently that is at fifty (50) lots. Mr. Brashear explained the limited sewer comment. He stated that if the sketch plan were approved and later on the engineer determined that a larger pond or some other requirement would be necessary. Anything that affects the density or other important aspects of the sketch plan, then the sketch plan must be revised and presented back to the Planning Commission for review and approval of those requirements. If the City of Florence indicates they cannot support sewer for the approved sketch plan, the developer can cut off that number of lots that can be subdivided and supported until the sewer system is improved, or they could decide not to do the project or present a revised sketch plan to the Commission for review and approval. They could not add in septic tanks on the lots as the lot sizes are presently too small.

Hearing no further questions, comments or discussion, Vice-Chairman Dwight Johnson opened the floor for public comments from anyone in attendance who desired to speak in favor of the requested sketch plan.

Mr. David Lowe, Sr., 3876 Alligator Road, Timmonsville, SC, was present and spoke in favor of the requested sketch plan, stating that he is the co-developer on the project. Mr. Lowe noted that his team previously developed Alligator West located directly across Alligator Road from the proposed site, as well as the Pandora's Path project currently under construction by Veranda Homes. He further stated that Veranda Homes would serve as the builder for the proposed Alligator Gardens project. The Alligator Gardens project will feature sidewalks and maintain a character equal to or exceeding that of Alligator West in terms of lot sizes and will be a nice subdivision.

Hearing no further discussion Vice-Chairman Dwight Johnson opened the floor for public comments from 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 Commissioner John Martin made a motion to approve as presented the requested sketch plan for Alligator Gardens **PC#2026-96** / Second - Commissioner Gregory Miller / The Commission voted 7 to 0 to approve as presented

the requested sketch plan for Alligator Gardens **PC#2026-96.**

Road Naming:

PC#2026-97 Request For The Naming Of A Private Road, Incognito Drive, Located Off E. Myrtle Beach Hwy. In Johnsonville, SC, As Shown On Florence County Tax Map Number 00427, Block 05, Parcel 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. J. Shawn Brashear, Director, Florence County Planning and Building, presented the staff report and stated that the property was in County Council District Two (2). The applicant for the request is Rodney Hancock. He noted that the road name had been assessed and approved by E-911 Addressing. Mr. Brashear continued with the presentation showing aerials and images of the property. The large, unzoned rural lot is in Johnsonville off of Highway 378 and the property owner desires to go inside the parcel and subdivide a one (1) acre tract of land and provide an easement across that tract to the one (1) acre lot for a residential home site in the middle of the forty-four (44) acre property and name the road Incognito Drive.

Vice-Chairman Dwight Johnson noted that with the changes to the Florence County Ordinance, the Planning Commission did not need to hold a public hearing for the road naming and inquired if there were any questions, comments or discussion from the Commission.
In response to questions and discussion from the Commission, Mr. Brashear stated that the applicant did not have to have a road name for his private road. However, for emergency services it is best that the road be named so that the property can be located in event of an emergency.

There were no further questions, comments, or discussion and Commissioner John Martin made a motion to approve as presented the requested road naming **PC#2026-97** / Second - Commissioner Christopher Mishoe / The Commission voted 7 to 0 to approve as presented **PC#2026-97, the requested road naming of a private road, Incognito Drive**.

The Public Hearing portion of the meeting was closed.

V. Director's Report:

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

He additionally stated that staff had made some quick reference binders for the Planning Commission Members, which provide some of the development standards and zoning designations

for Florence County. It would assist them in a quick reference of what could be allowed in the zoning areas and the standards for the zoning designations.

- **Summary Plat Report for (September 2026)**

- **Building Report for (September 2026)**

VI. Adjournment:

There were no further questions, comments and or discussion and Commissioner Doris Lockhart made a motion that the Planning Commission meeting be adjourned / Second – Commissioner John Martin / The Commission voted 7 to 0 to adjourn the meeting.

The meeting adjourned at 7:22 p.m.

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Lisa M. Becoat
Secretary

Approved by:

_____

J. Shawn Brashear
Director, Planning and Building

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