

Florence County Planning Commission January 25, 2022

6:00 PM

Agenda *Revised*
Florence County Planning Commission
Regular Meeting
Tuesday, January 25, 2022
6:00 P.M.

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

Sketch Plan:

PC#2022-01

Sketch Plan Approval Requested By West Star Development, LLC, For Wessex Phases 4, 5, and 6, Located Off Of North Ebenezer Rd, Florence, SC As Shown On Florence County Tax Map Number 00098, Block 01, Parcel 032.

Map Amendment:

PC#2022-02

Map Amendment Requested By The EARTHWORKS Group, Agent For Palmetto Properties Of Conway, LLC To Amend An Existing Planned Develop District Designation (19-1, Sandstone) For The Property Of Tax Map Number 00241, Block 01, Parcel 055 Located On Dunton Drive, Florence.

PC#2022-03

Map Amendment Requested By CDP Florence, LLC To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 00074, Block 01, Parcel 148 Located On 3514 Southborough Rd, Florence From RU-1, Rural Community, To B-3, General Commercial.

Road Naming:

PC#2022-04

Request For The Naming Of Winona Way, For Florence County Industrial Park East Located Off E. Palmetto Street In Florence, SC As Shown On Florence County Tax Map Number 00306, Block 01, Parcel 042.

PC#2022-01

SUBJECT: Sketch Plan Approval Requested By West Star Development, LLC, For Wessex Phases 4, 5, and 6. Located Off Of North Ebenezer Rd, Florence, SC As Shown On Florence County Tax Map Number 00098, Block 01, Parcel 032.

LOCATION: The proposed Wessex Phases 4, 5, and 6 is located off of N. Ebenezer Rd. Florence, SC

TAX MAP NUMBERS: 00098, Block 01, Parcel 032

COUNCIL DISTRICT(S): 3; County Council

OWNER OF RECORD: Weststar Development, LLC

APPLICANT: Weststar Development, LLC

ZONING/LAND AREA: UNZONED/Approximately 48.52 acres

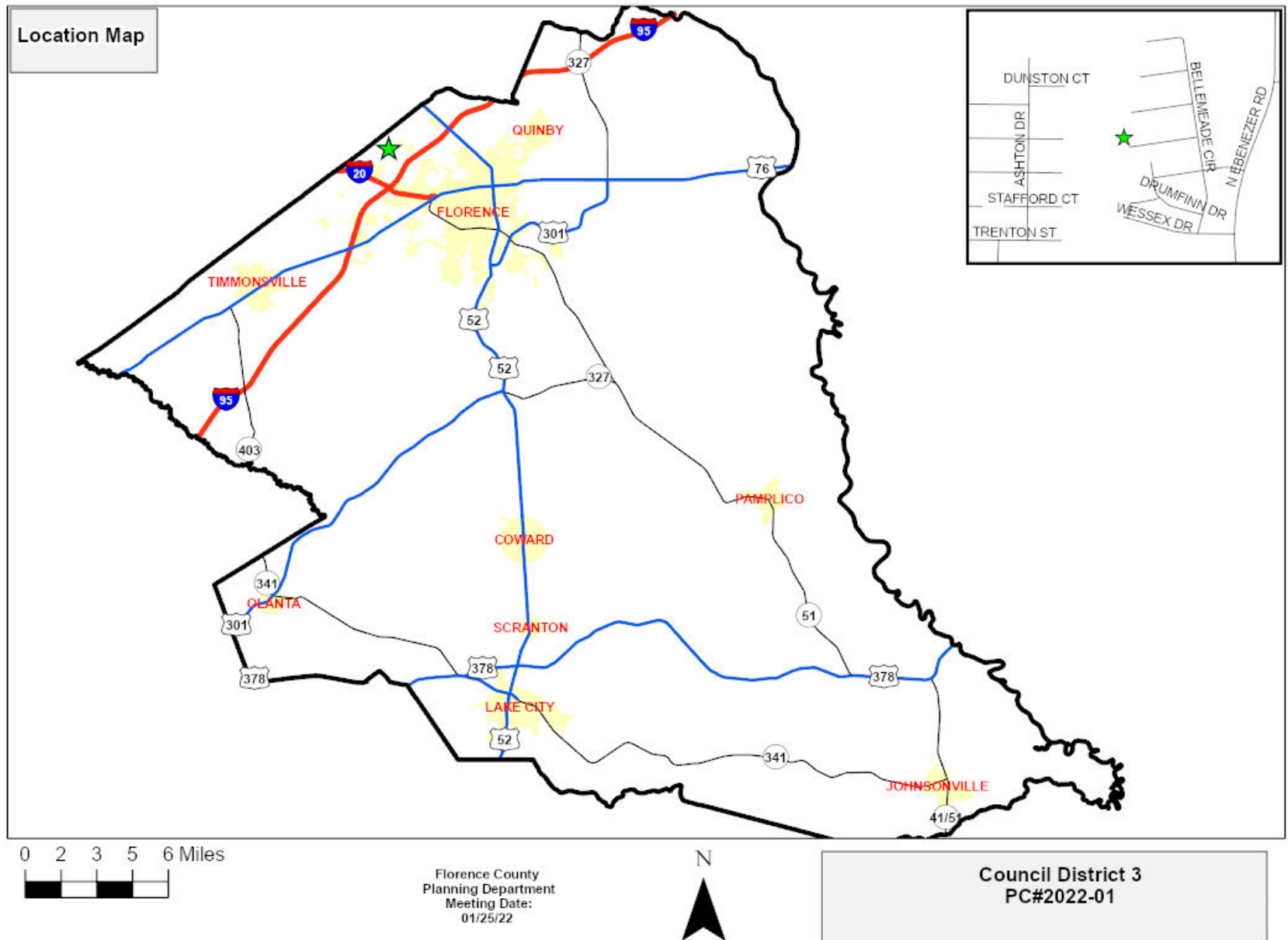
WATER/SEWER AVAILABILITY: City of Florence

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

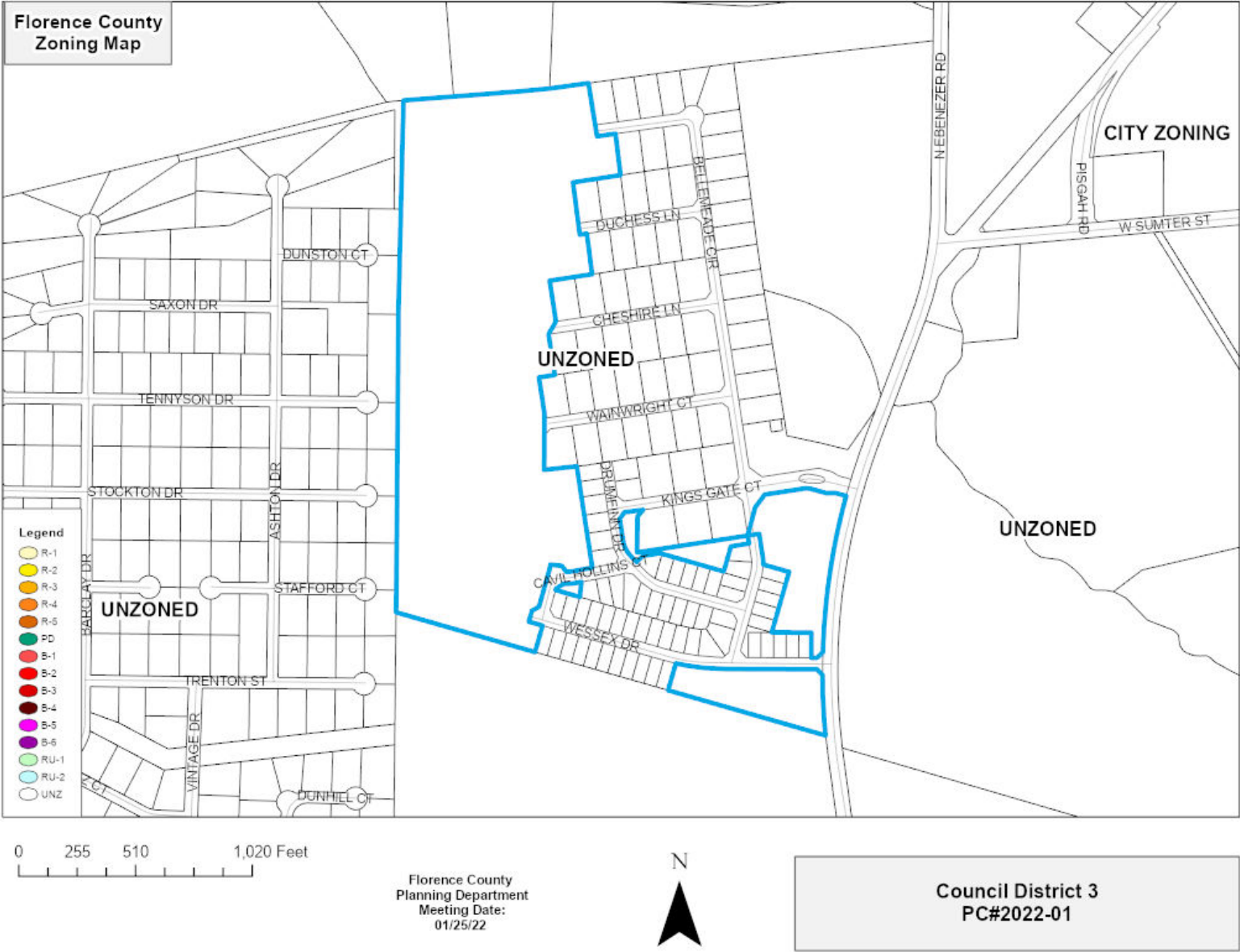
FLOOD ZONE: None

PARCEL ZONING DESIGNATIONS: Unzoned

PC#2022-01 Location Map



PC#2022-01 Zoning Map

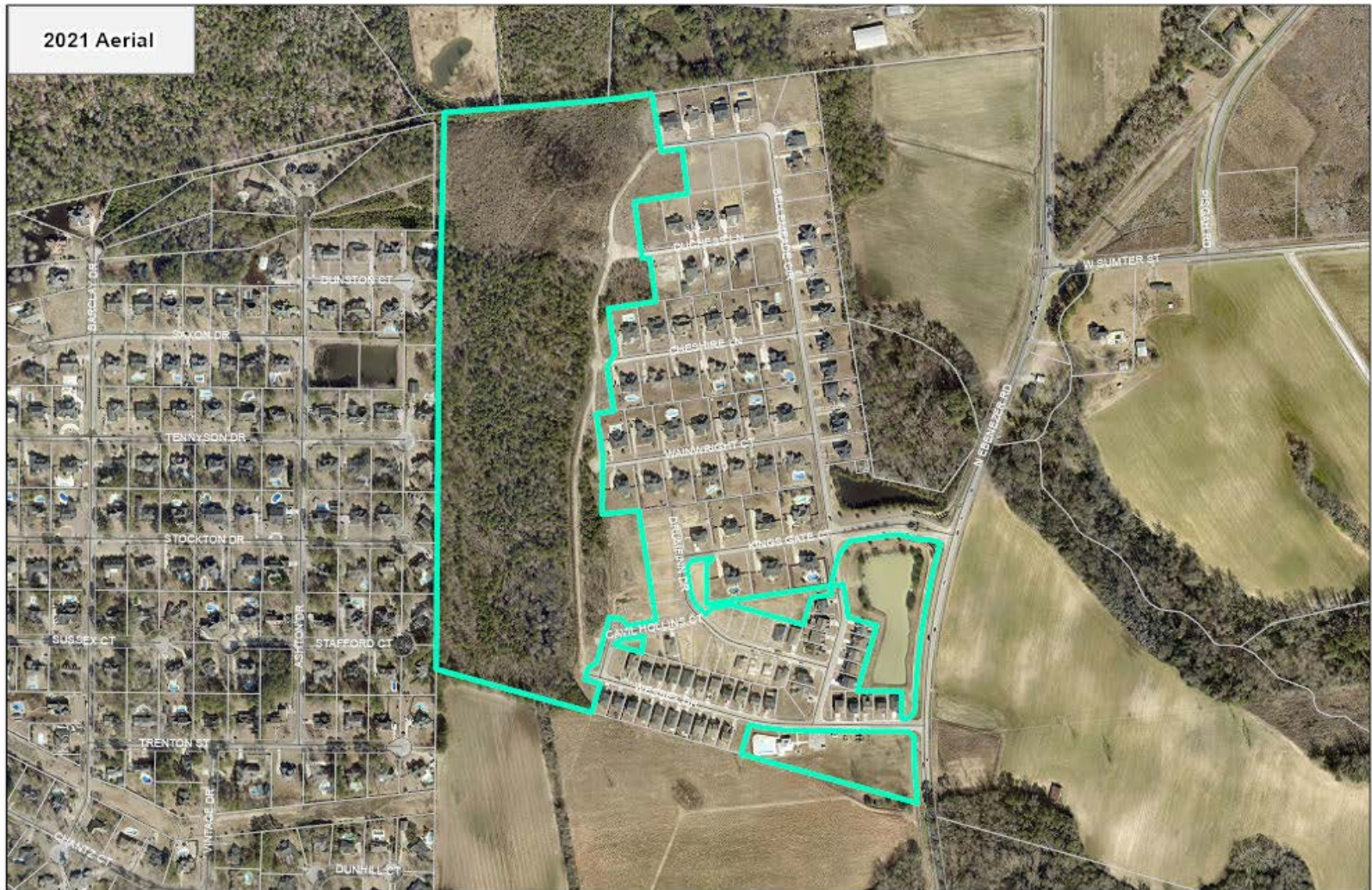


PC#2022-01 Land Use Map



Future Land Use – Rural Preservation

PC#2022-01 Aerial Map



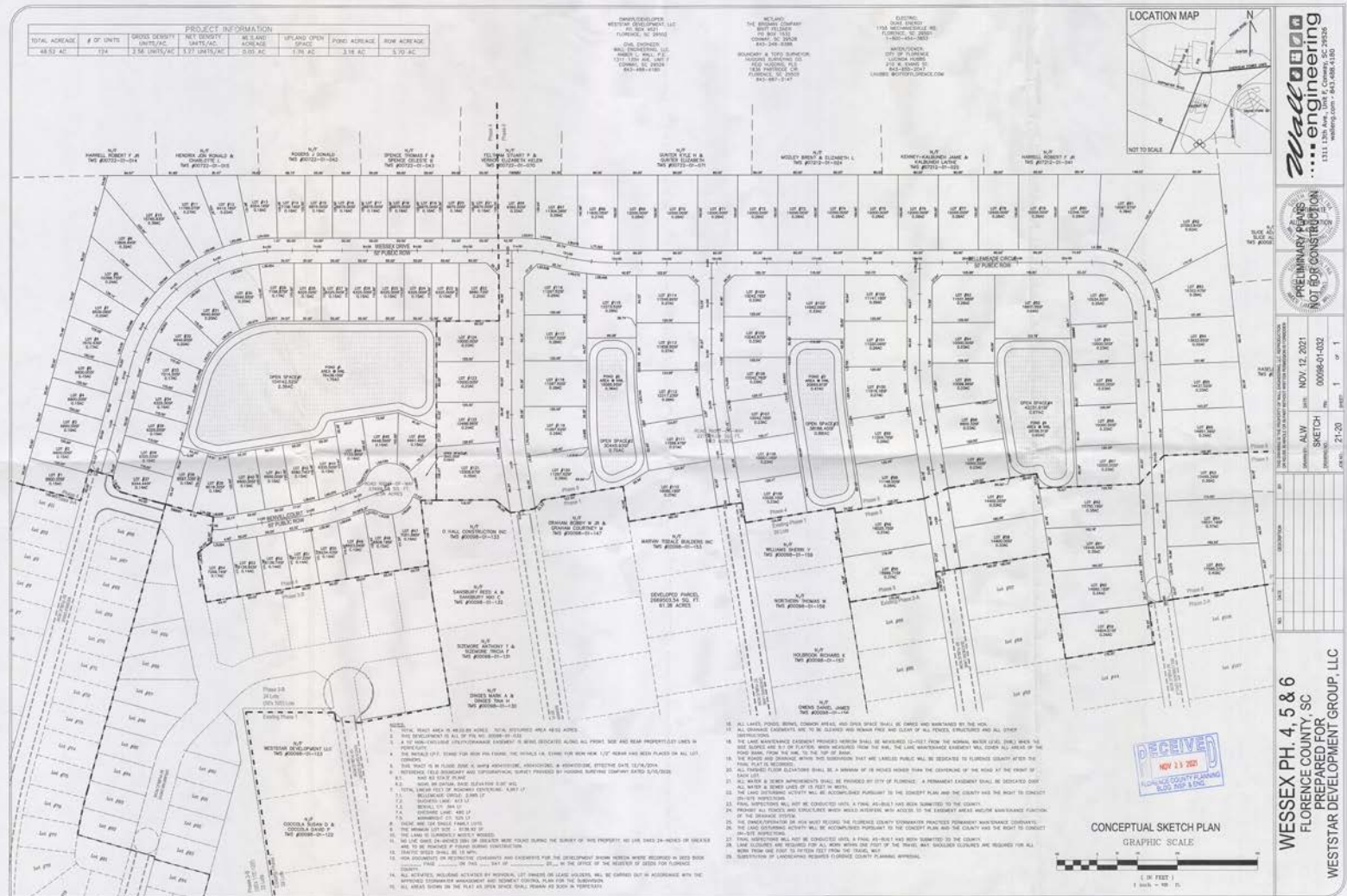
0 255 510 1,020 Feet

Florence County
Planning Department
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01/25/22



Council District 3
PC#2022-01

PC#2022-01 Sketch Plan



PC#2022-01 Subject Property

Bellemeade Circle



Wessex Drive & Benvill Court



Wainwright Court



Cheshire Lane



PC#2022-01 Adjacent Properties

Wessex Drive



Wainwright Court



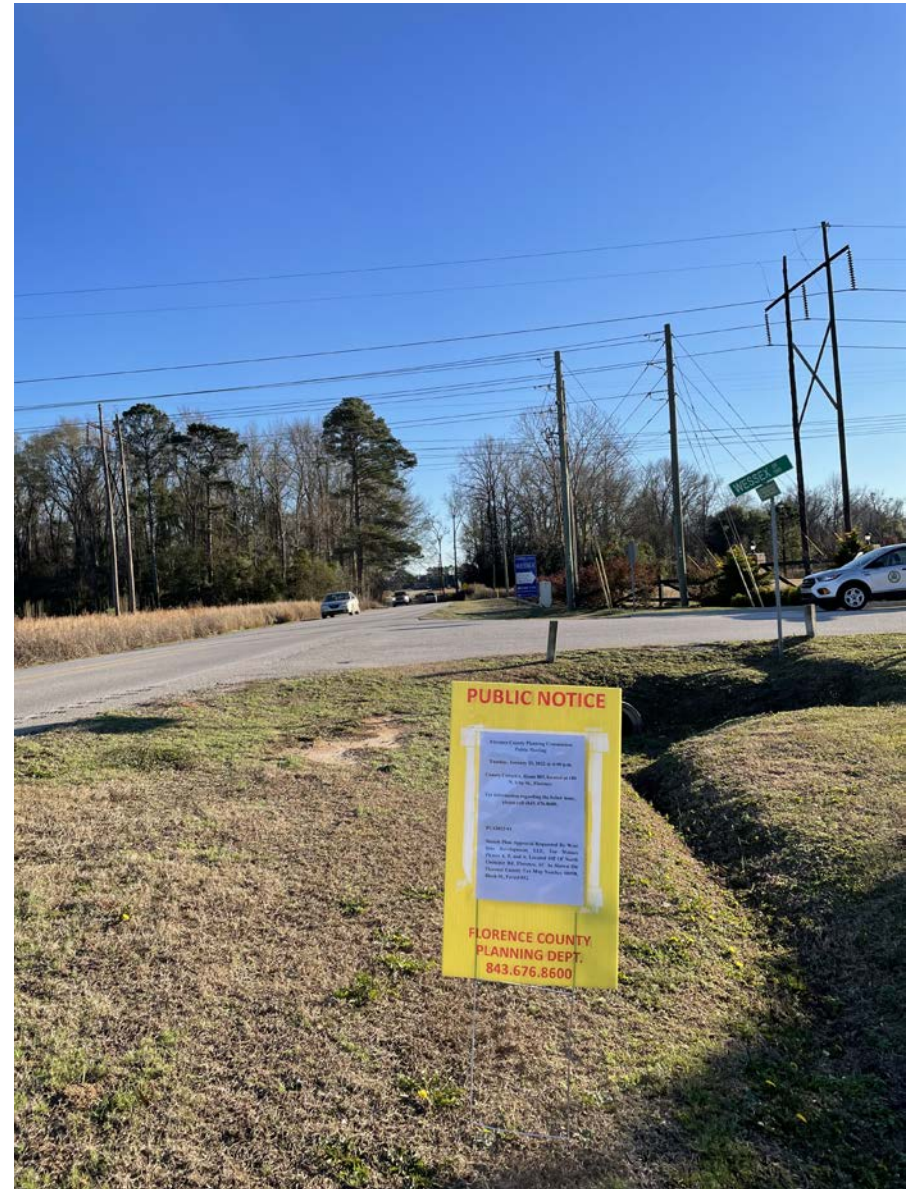
Cheshire Lane



Duchess Lane



PC#2022-01 Public Notice



Comments/Questions



PC#2022-02

SUBJECT: Map Amendment Requested By The EARTHWORKS Group, Agent For Palmetto Properties of Conway, LLC To Amend an Existing Planned Develop District Designation (19-1, Sandstone) For The Property Of Tax Map Number 00241, Block 01, Parcel 055 Located on Dunton Drive, Florence.

LOCATION: Dunton Drive

TAX MAP NUMBERS: 00241, Block 01, Parcel 055

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Palmetto Properties of Conway, LLC

APPLICANT: Palmetto Properties of Conway, LLC

ZONING/LAND AREA: Planned Development/Approximately 11.89 acres

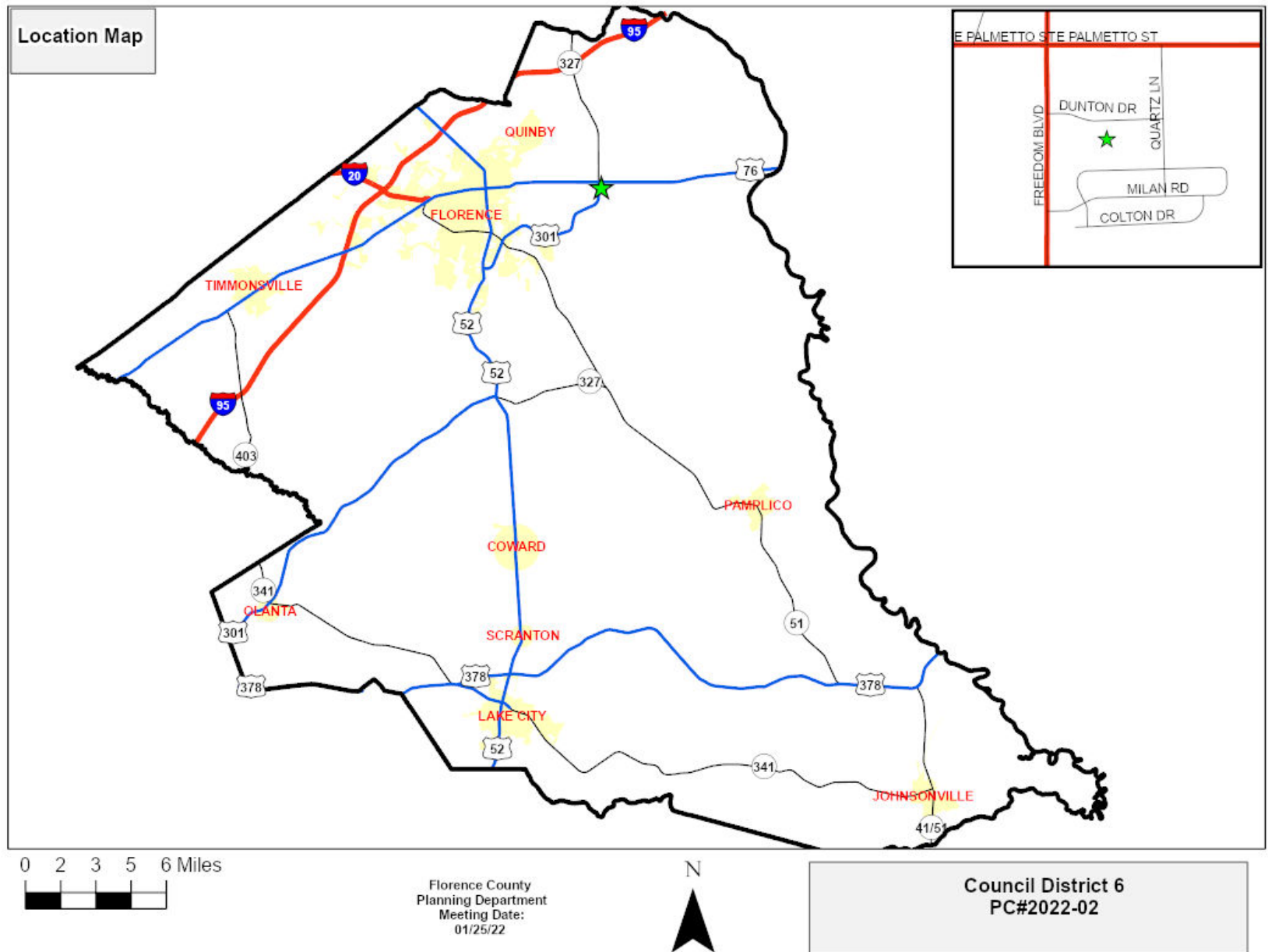
WATER/SEWER AVAILABILITY: City of Florence

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

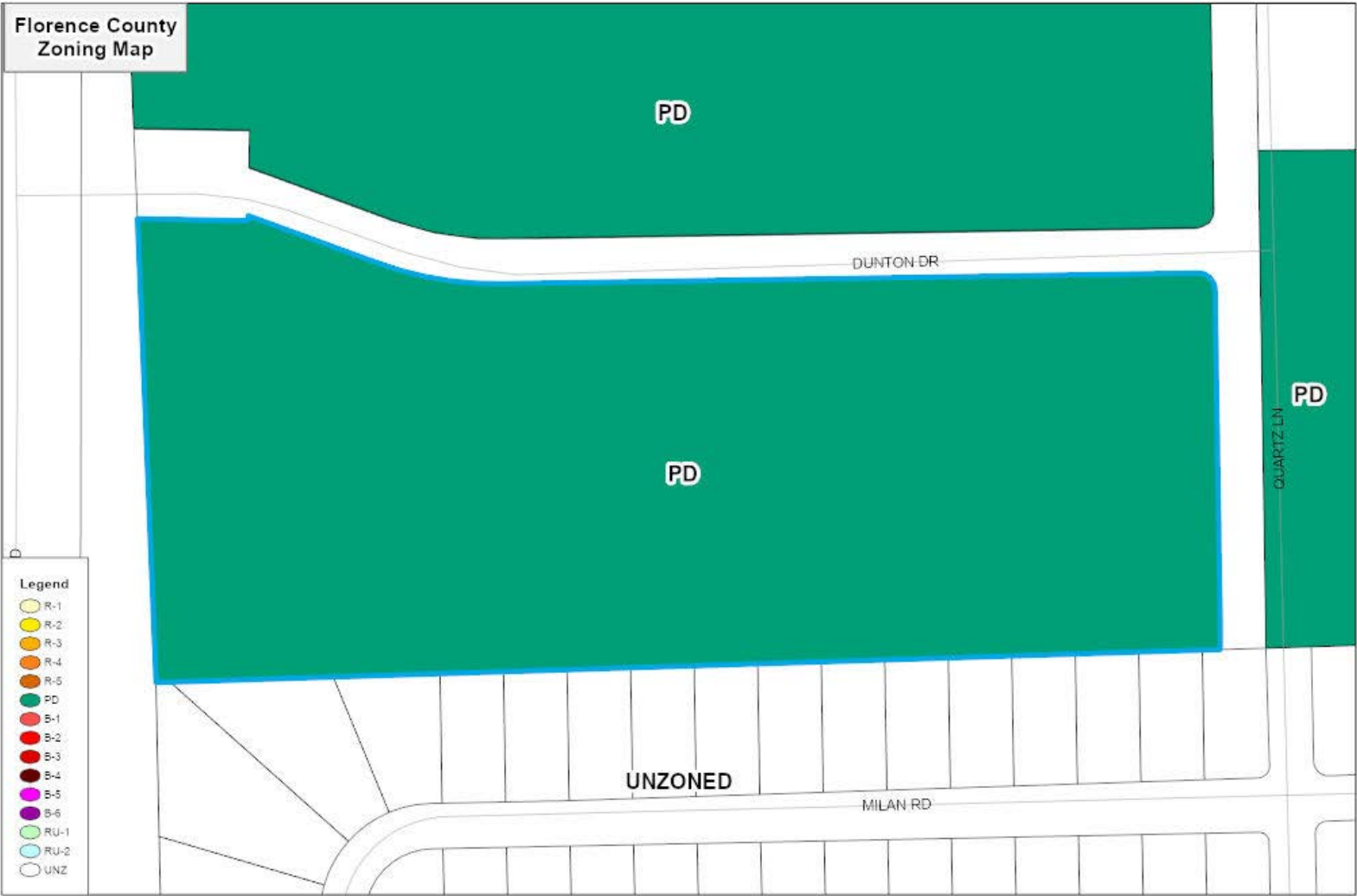
FLOOD ZONE: None

PARCEL ZONING DESIGNATIONS: PD-19-1

PC#2022-02 Location Map



PC#2022-02 Zoning Map



0 70 140 280 Feet

Florence County
Planning Department
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01/25/22



Council District 6
PC#2022-02



Future Land Use- Rural Preservation

PC#2022-02 Aerial Map



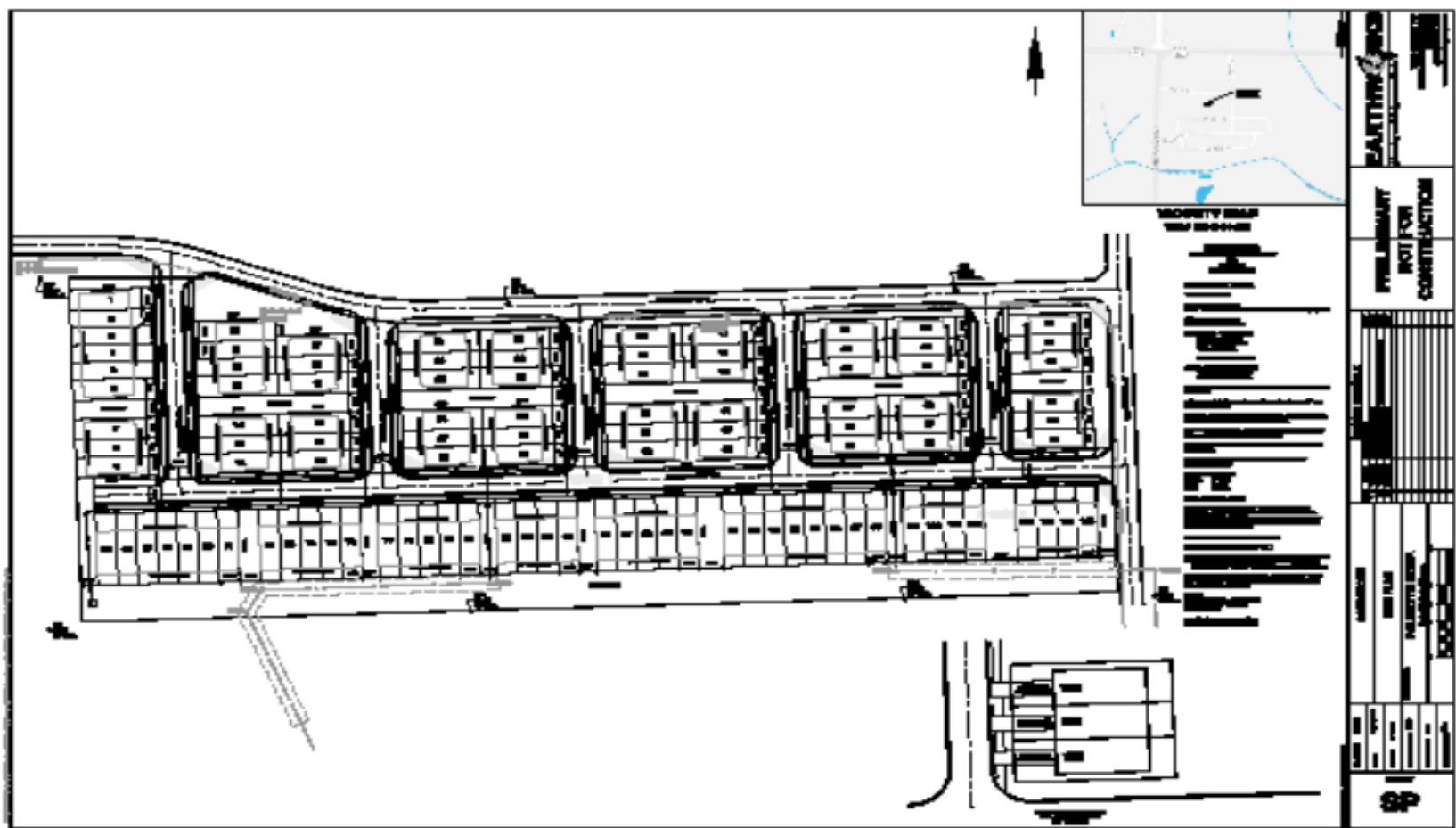
0 70 140 280 Feet

Florence County
Planning Department
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01/25/22



Council District 6
PC#2022-02

Applicant Submitted Sketch Plan



PC#2022-02 Subject Property



PC#2022-02 Adjacent Properties



PC#2022-02 Public Notice



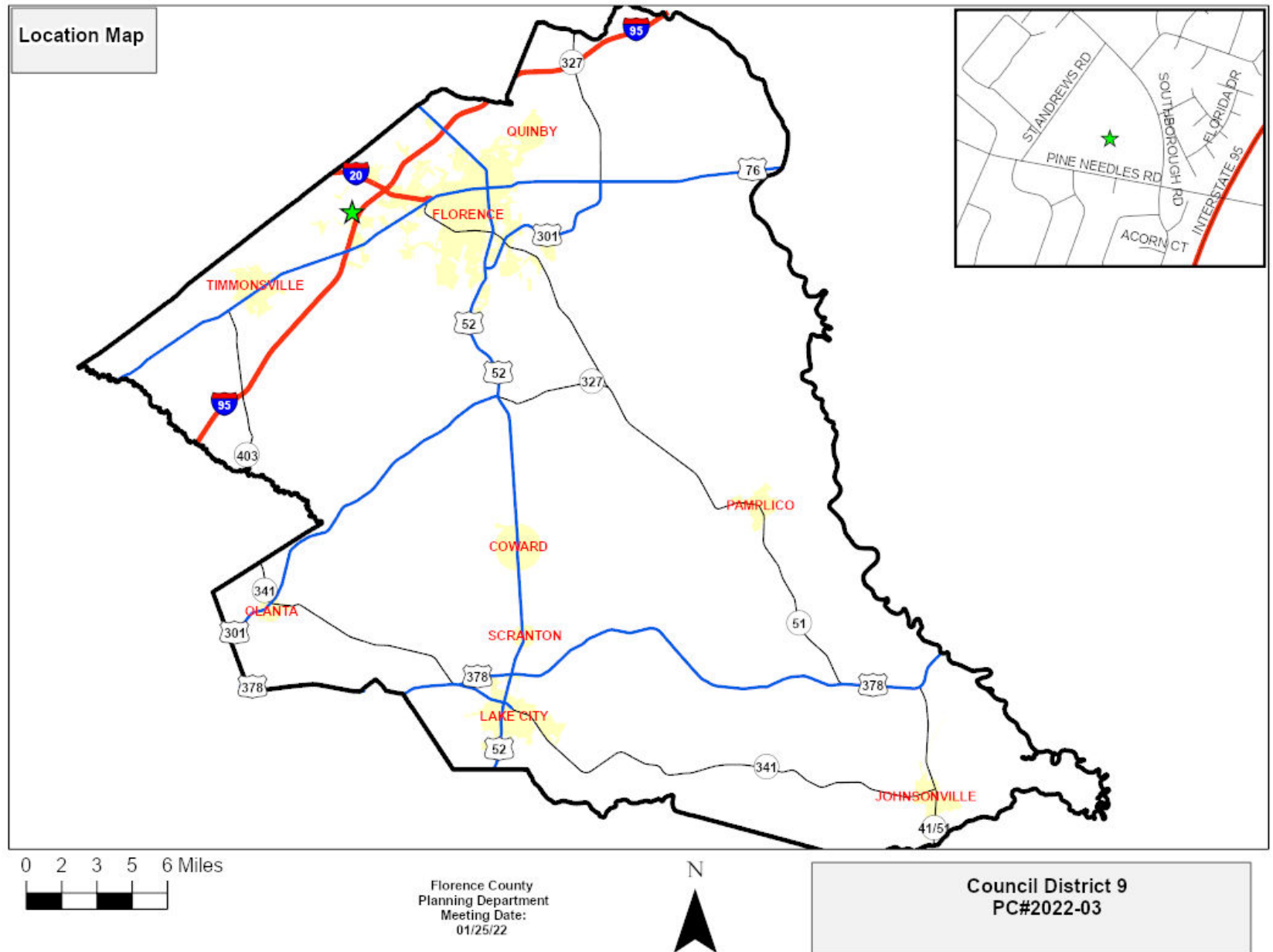
Comments/Questions



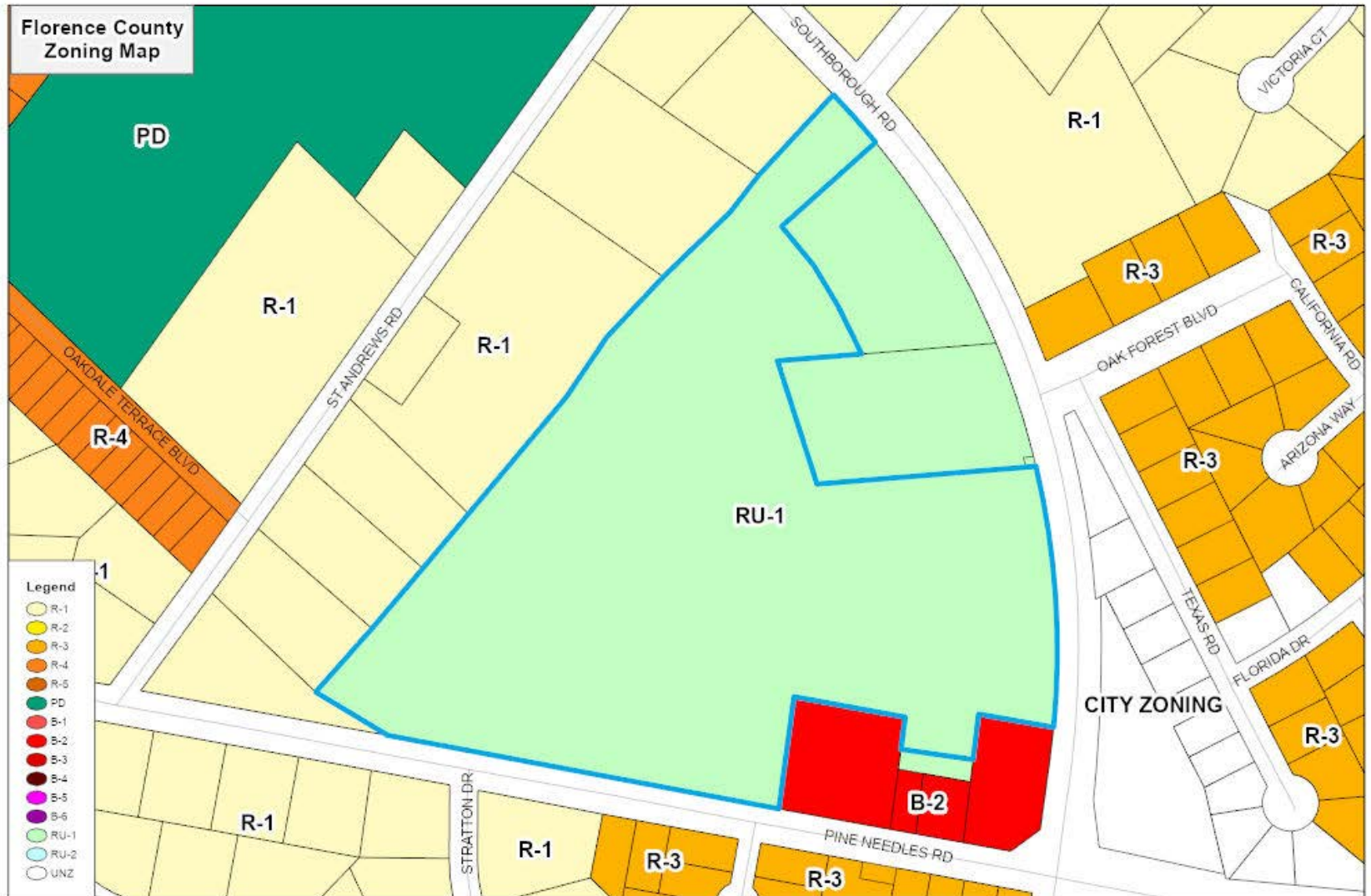
PC#2022-03

SUBJECT:	Map Amendment Requested By CDP Florence, LLC To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 00074, Block 01, Parcel 148 Located on 3514 Southborough Rd, Florence From RU-1, Rural Community, To B-3, General Commercial.
LOCATION:	3514 Southborough Rd, Florence, SC
TAX MAP NUMBERS:	00074, Block 01, Parcel 148
COUNCIL DISTRICT(S):	9; County Council
OWNER OF RECORD:	Life Worth Giving Ministries C/O Jerry Gladden
APPLICANT:	CDP Florence LLC, Gregory D Googer
ZONING/LAND AREA:	RU-1/Approximately 2.39 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	None
PARCEL ZONING DESIGNATIONS	RU-1(Rural Community)

PC#2022-03 Location Map



PC#2022-03 Zoning Map



0 115 230 460 Feet

Florence County
Planning Department
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01/25/22



Council District 9
PC#2022-03

Future Land Use- Residential Preservation

PC#2022-03 Aerial Map



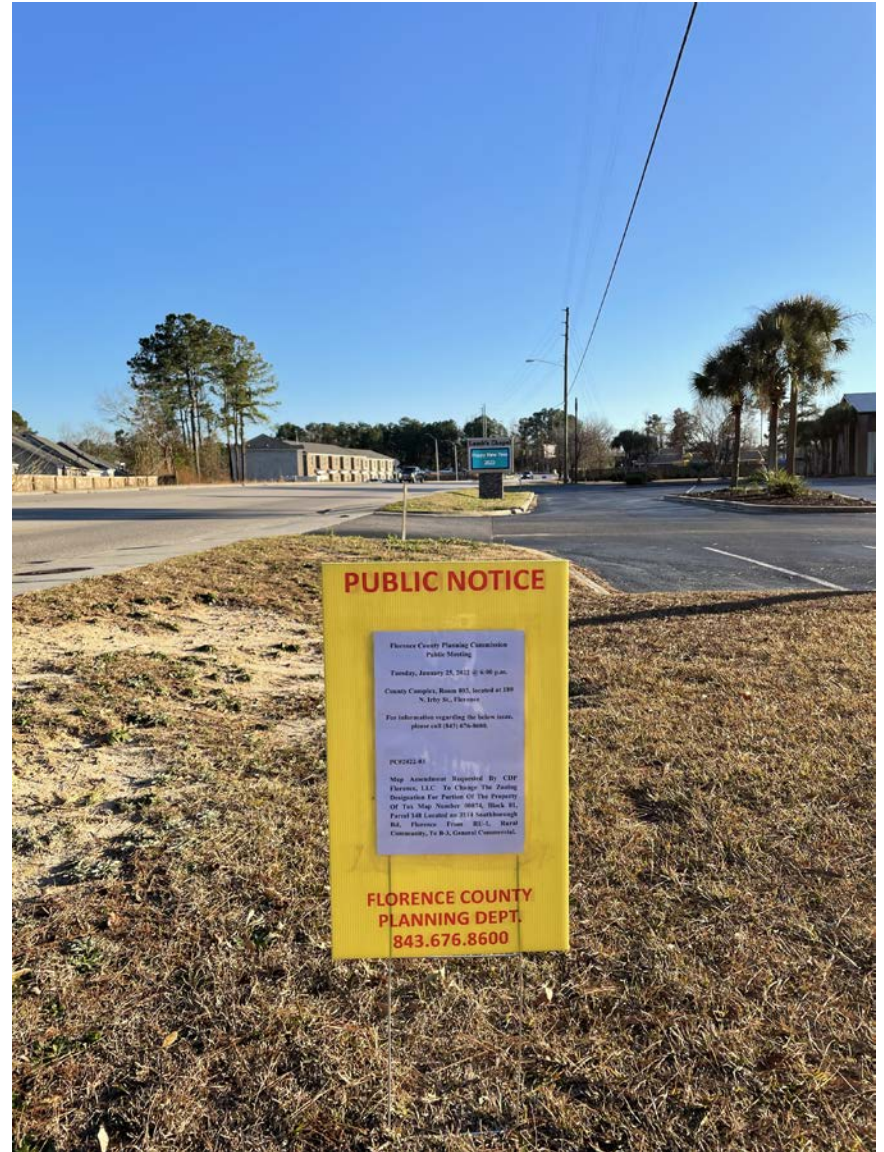
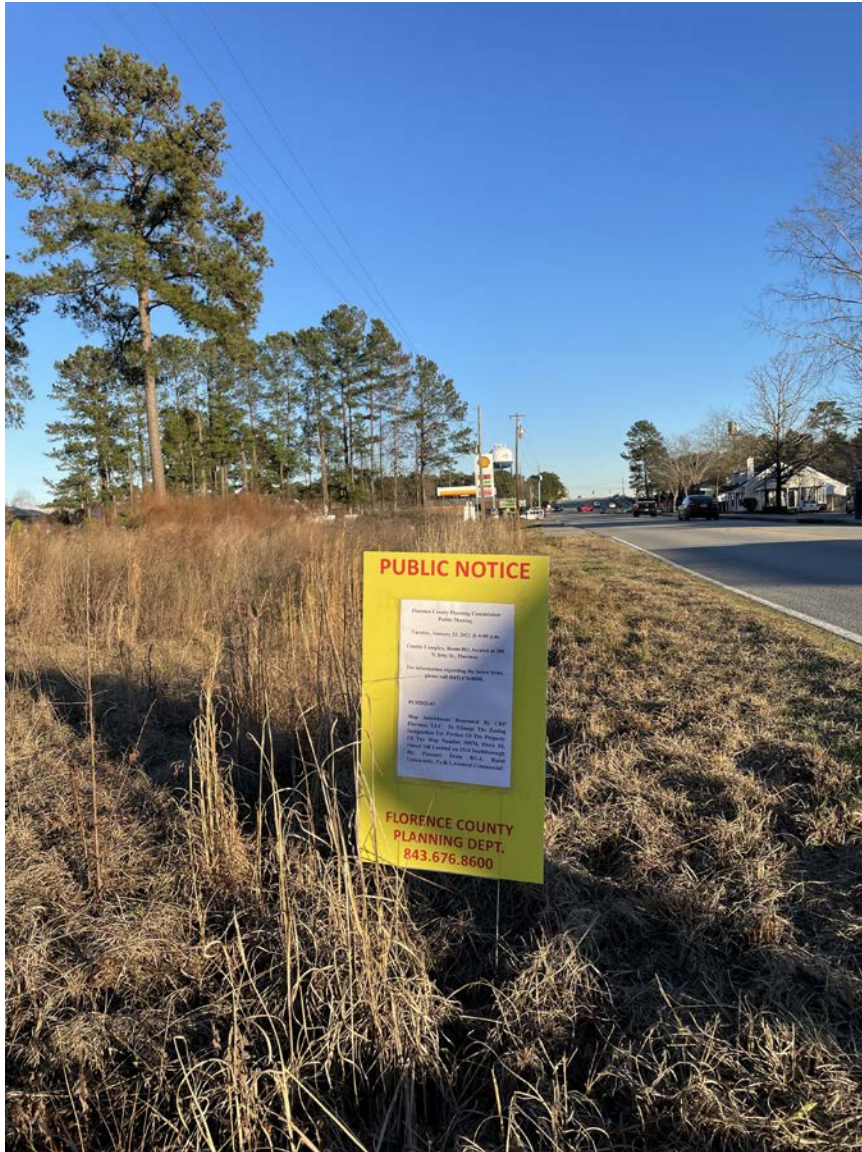
PC#2022-03 Subject Property



PC#2022-03 Adjacent Properties



PC#2022-03 Public Notice



Comments/Questions



PC#2022-04

SUBJECT: Request for the Road Naming of Winona Way
LOCATION: Off E. Palmetto Street, Florence, SC
TAX MAP NUMBER: 00306, Block 01, Parcel 042
COUNCIL DISTRICT: 6; County Council
APPLICANT(S): Florence County

STAFF RECOMMENDATION:

Approve as submitted.

STAFF ANALYSIS:

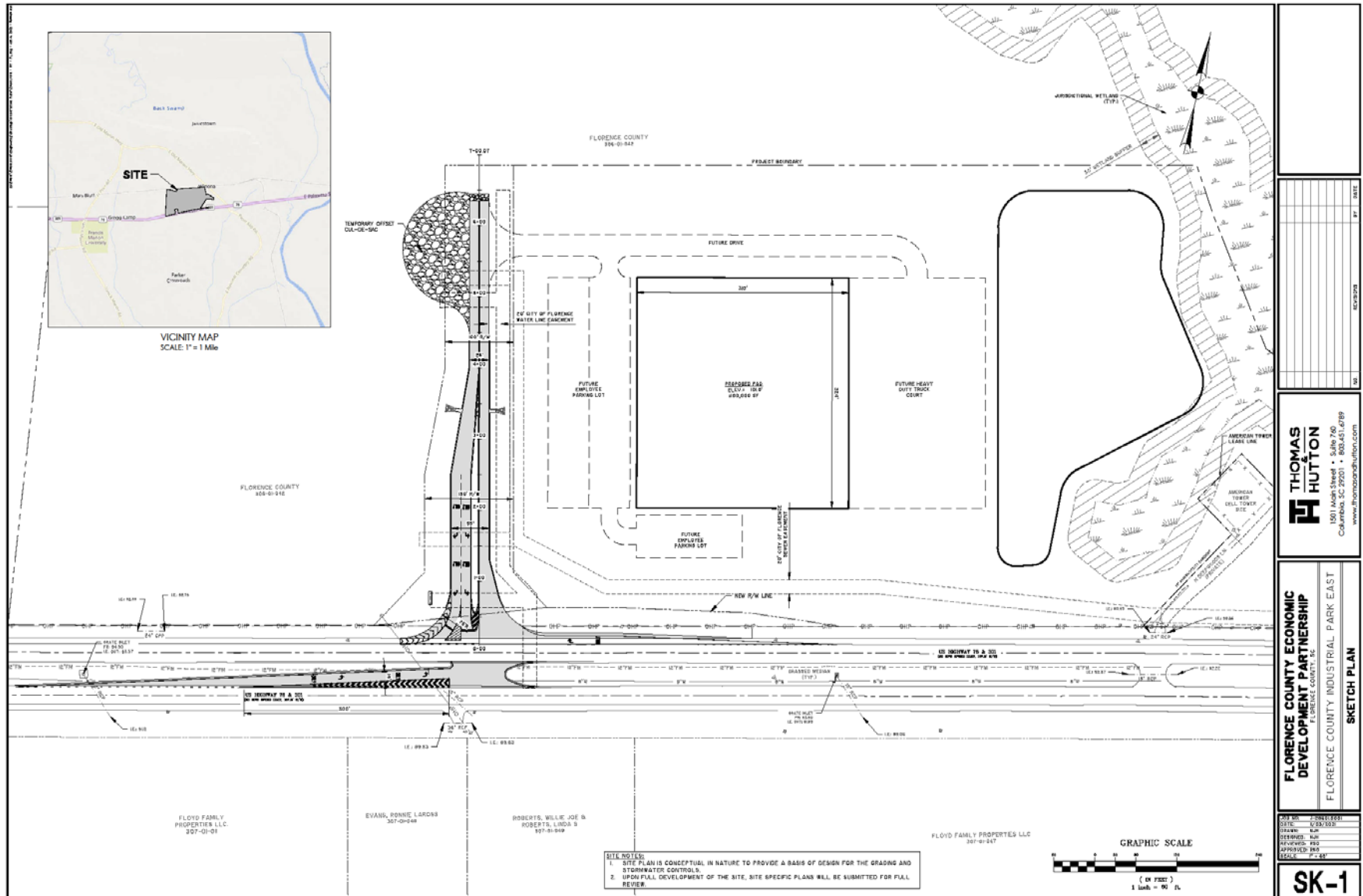
The applicant is proposing to name a public road located off E. Palmetto Street in Florence, SC.

The proposed road name is Winona Way.

The road is shown on Florence County Tax Map 00306, Block 01, Parcel 042.

The public road is needed for E-911 Addressing purposes.

PC#2022-04 Sketch Plan

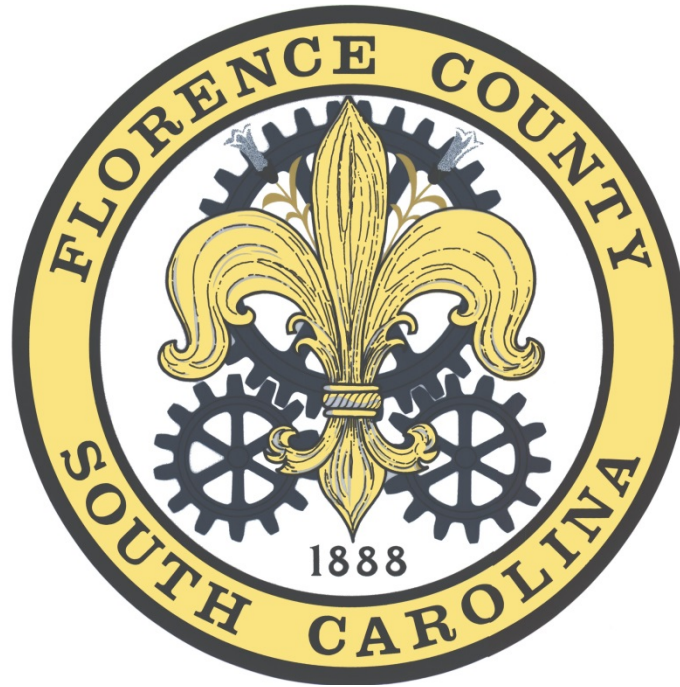


**Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 25, 2022
6:00 P.M.
County Complex
Room 803**

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

- I. Other Business:**
 - Election of Officers
- II. Director's Report:**
 - Summary Plats (November, December, 2021)
 - Building Reports (November, December, 2021)
- III. Adjournment**

Meeting Adjourned



Thanks for attending!