

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 25, 2023  
PC#2023-15**

**SUBJECT:** Request for the Road Naming of Tightrope Drive  
**LOCATION:** Off Hollyberry Lane, Timmons ville, SC  
**TAX MAP NUMBER:** 00052, Block 04, Parcel 105  
**COUNCIL DISTRICT:** 4; County Council  
**APPLICANT(S):** Natasha Byrd, Bean, LLC

**STAFF ANALYSIS:**

The applicant is proposing to name one private road located off Hollyberry Lane in Timmons ville, SC. The proposed road name is Tightrope Drive.

The road is shown on Florence County Tax Map 00052, Block 04, Parcel 105.

The private road is needed for E-911 addressing purposes.

**FINDINGS:**

1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised of the minimum requirements to name roads.
3. Road names are not duplicates of existing road names in the County of Florence.
4. All landowners with property abutting the proposed road have signed the required petition.
5. The road name has been approved by the County addressing office.

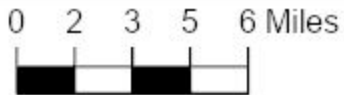
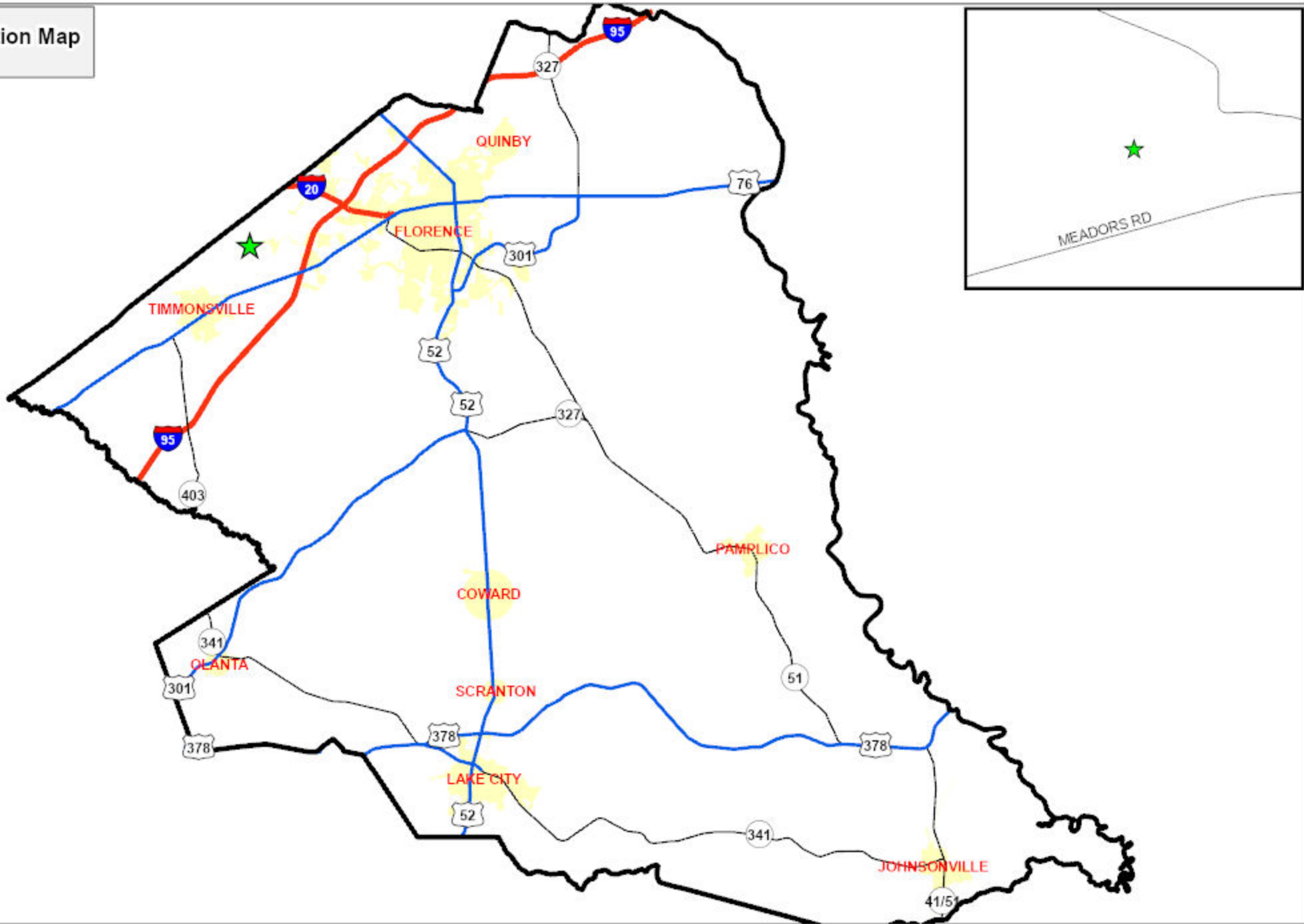
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, May 18, 2023 @ 9:00 a.m. in Room 803 of the County Complex located at 180 N. Irby St., Florence.

**ATTACHMENTS:**

1. Aerial Map
2. Plat

Location Map



Florence County  
Planning Department  
Meeting Date:  
04/25/2023



**Council District 4**  
**PC#2023-15**



2018 Aerial



0 137.5 275 550 Feet

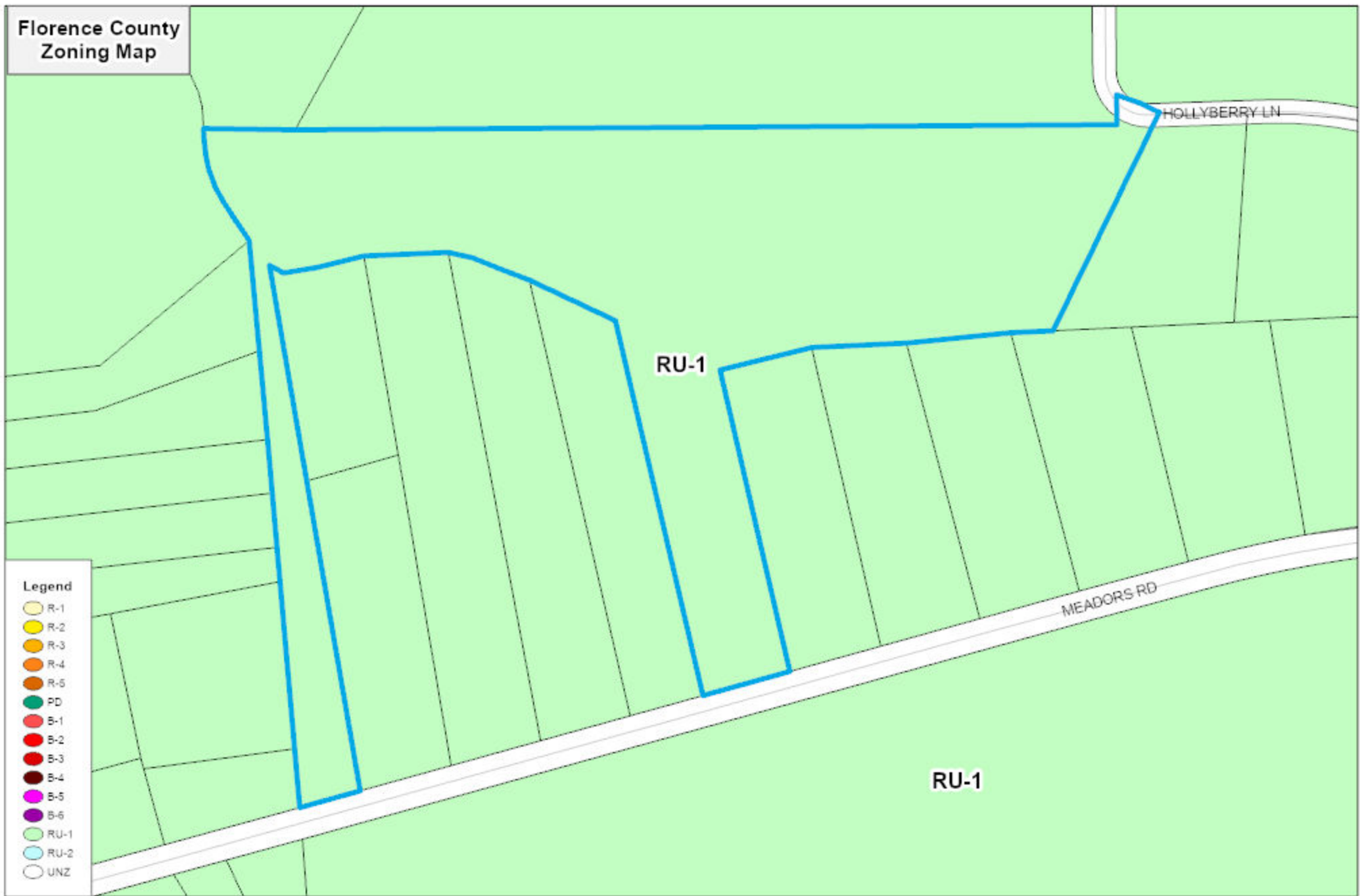
Florence County  
Planning Department  
Meeting Date:  
04/25/2023



Council District 4  
PC#2023-15



Florence County  
Zoning Map

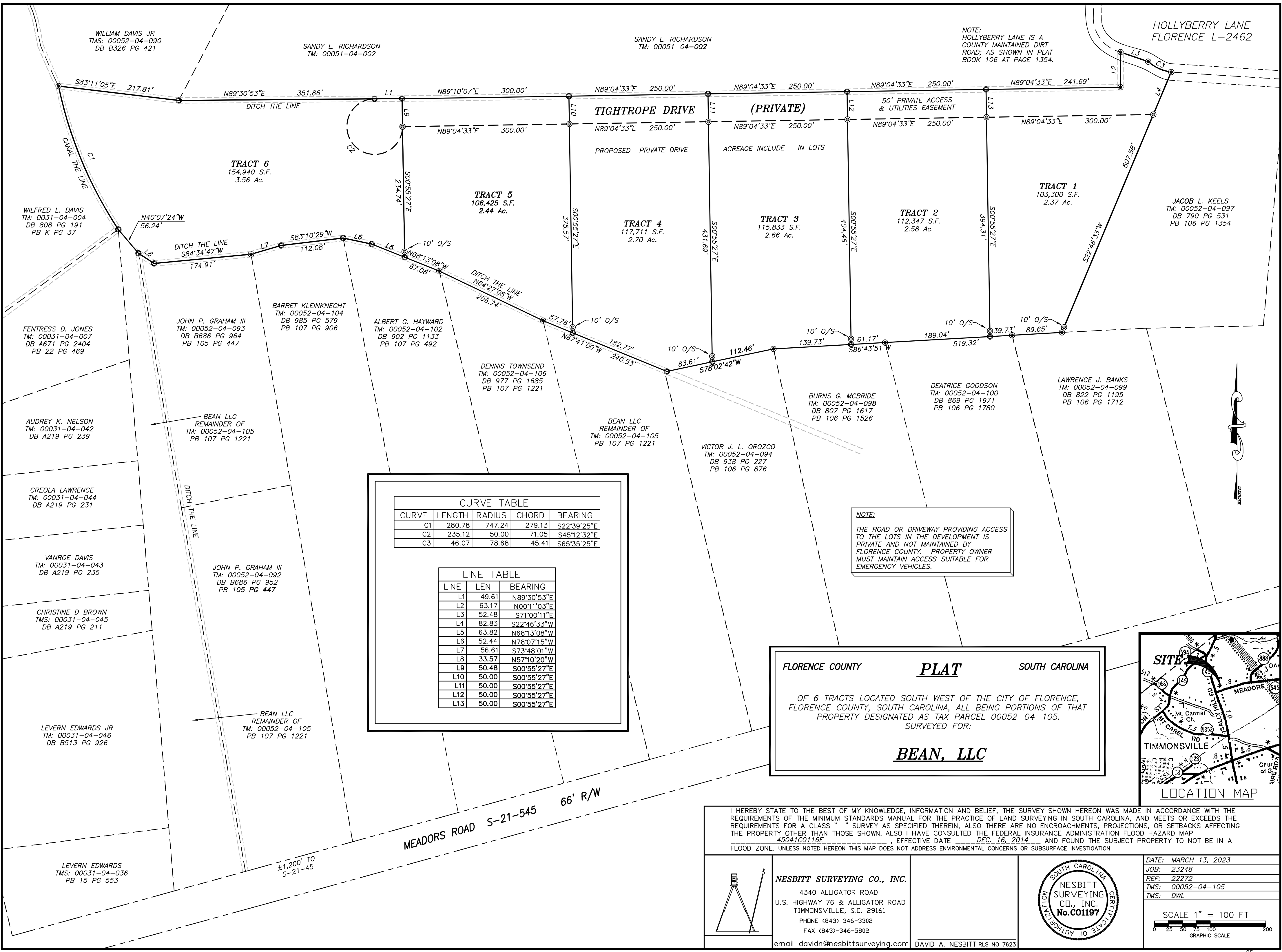


0 137.5 275 550 Feet

Florence County  
Planning Department  
Meeting Date:  
04/25/2023



Council District 4  
PC#2023-15



NOTE:  
HOLLYBERRY LANE IS A  
COUNTY MAINTAINED DIRT  
ROAD; AS SHOWN IN PLAT  
BOOK 106 AT PAGE 1354.

HOLLYBERRY LANE  
FLORENCE L-2462

**TRACT 6**  
154,940 S.F.  
3.56 Ac.

**TRACT 5**  
106,425 S.F.  
2.44 Ac.

**TRACT 4**  
117,711 S.F.  
2.70 Ac.

**TRACT 3**  
115,833 S.F.  
2.66 Ac.

**TRACT 2**  
112,347 S.F.  
2.58 Ac.

**TRACT 1**  
103,300 S.F.  
2.37 Ac.

JACOB L. KEELS  
TM: 00052-04-097  
DB 790 PG 531  
PB 106 PG 1354

WILFRED L. DAVIS  
TM: 0031-04-004  
DB 808 PG 191  
PB K PG 37

FENTRESS D. JONES  
TM: 00031-04-007  
DB A671 PG 2404  
PB 22 PG 469

AUDREY K. NELSON  
TM: 00031-04-042  
DB A219 PG 239

CREOLA LAWRENCE  
TM: 00031-04-044  
DB A219 PG 231

VANROE DAVIS  
TM: 00031-04-043  
DB A219 PG 235

CHRISTINE D BROWN  
TMS: 00031-04-045  
DB A219 PG 211

LEVERN EDWARDS JR  
TM: 00031-04-046  
DB B513 PG 926

JOHN P. GRAHAM III  
TM: 00052-04-093  
DB B686 PG 964  
PB 105 PG 447

BEAN LLC  
REMAINDER OF  
TM: 00052-04-105  
PB 107 PG 1221

JOHN P. GRAHAM III  
TM: 00052-04-092  
DB B686 PG 952  
PB 105 PG 447

BEAN LLC  
REMAINDER OF  
TM: 00052-04-105  
PB 107 PG 1221

BARRET KLEINKNECHT  
TM: 00052-04-104  
DB 985 PG 579  
PB 107 PG 906

ALBERT G. HAYWARD  
TM: 00052-04-102  
DB 902 PG 1133  
PB 107 PG 492

DENNIS TOWNSEND  
TM: 00052-04-106  
DB 977 PG 1685  
PB 107 PG 1221

BEAN LLC  
REMAINDER OF  
TM: 00052-04-105  
PB 107 PG 1221

VICTOR J. L. OROZCO  
TM: 00052-04-094  
DB 938 PG 227  
PB 106 PG 876

BURNS G. MCBRIDE  
TM: 00052-04-098  
DB 807 PG 1617  
PB 106 PG 1526

DEATRICE GOODSON  
TM: 00052-04-100  
DB 869 PG 1971  
PB 106 PG 1780

LAWRENCE J. BANKS  
TM: 00052-04-099  
DB 822 PG 1195  
PB 106 PG 1712

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	280.78	747.24	279.13	S22°39'25"E
C2	235.12	50.00	71.05	S45°12'32"E
C3	46.07	78.68	45.41	S65°35'25"E

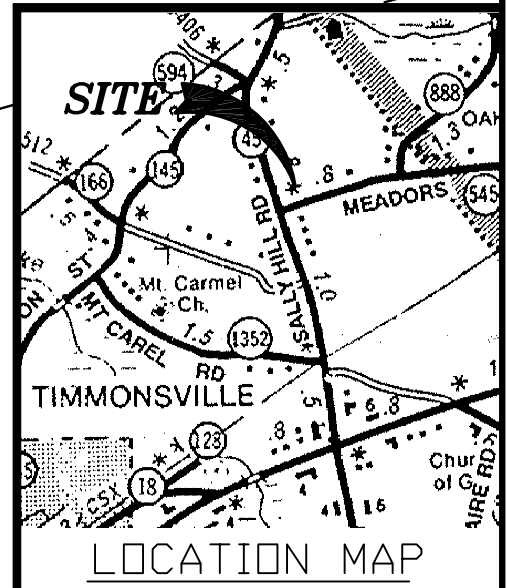
LINE TABLE		
LINE	LEN	BEARING
L1	49.61	N89°30'53"E
L2	63.17	N00°11'03"E
L3	52.48	S71°00'11"E
L4	82.83	S22°46'33"W
L5	63.82	N68°13'08"W
L6	52.44	N78°07'15"W
L7	56.61	S73°48'01"W
L8	33.57	N57°10'20"W
L9	50.48	S00°55'27"E
L10	50.00	S00°55'27"E
L11	50.00	S00°55'27"E
L12	50.00	S00°55'27"E
L13	50.00	S00°55'27"E

NOTE:  
THE ROAD OR DRIVEWAY PROVIDING ACCESS  
TO THE LOTS IN THE DEVELOPMENT IS  
PRIVATE AND NOT MAINTAINED BY  
FLORENCE COUNTY. PROPERTY OWNER  
MUST MAINTAIN ACCESS SUITABLE FOR  
EMERGENCY VEHICLES.

FLORENCE COUNTY **PLAT** SOUTH CAROLINA

OF 6 TRACTS LOCATED SOUTH WEST OF THE CITY OF FLORENCE,  
FLORENCE COUNTY, SOUTH CAROLINA, ALL BEING PORTIONS OF THAT  
PROPERTY DESIGNATED AS TAX PARCEL 00052-04-105.  
SURVEYED FOR:

**BEAN, LLC**



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS " " SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0116E, EFFECTIVE DATE DEC. 16, 2014 AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A FLOOD ZONE. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

**NESBITT SURVEYING CO., INC.**  
4340 ALLIGATOR ROAD  
U.S. HIGHWAY 76 & ALLIGATOR ROAD  
TIMMONSVILLE, S.C. 29161  
PHONE (843) 346-3302  
FAX (843)-346-5802  
email davidn@nesbittsurveying.com

DAVID A. NESBITT RLS NO 7623

DATE: MARCH 13, 2023  
JOB: 23248  
REF: 22272  
TMS: 00052-04-105  
TMS: DWL

SCALE 1" = 100 FT

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
April 25, 2023  
PC#2023-16**

**SUBJECT:** Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE IX- APPLICATION FOR CHANGE AND/OR RELIEF, Sec 30-296 – Application Requirements And Fees, TABLE X INFORMATION REQUIRED TO SUPPORT APPLICATION.

**APPLICANT:** Florence County

**Staff Analysis:**

The intent of this text amendment is to update the Florence County Ordinance to accurately reflect the required documentation needed for application submittal.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE IX. – APPLICATION FOR CHANGE AND/OR RELIEF, Sec. 30-296. –Application Requirements And Fees, TABLE X INFORMATION REQUIRED TO SUPPORT APPLICATION. Shall be amended to read as follows:

Sec. 30-296- Application requirements and fees

All applications shall be filed on forms provided by the zoning administrator, and contain or be accompanied by the information required by Table X, together with the required fee listed on the Florence County Fee Schedule, as approved by county council.

**TABLE X  
INFORMATION REQUIRED TO SUPPORT APPLICATION  
Information**

<u>Type of and/or Variance Requested</u> <u>Map Amendment</u>	
	<ol style="list-style-type: none"> <li>1. Boundary map, existing</li> <li>2. Indicate proposed change to boundary map</li> <li>3. Existing zoning of lot and adjacent properties</li> <li>4. Reasons for change</li> </ol>
Text Amendment	<ol style="list-style-type: none"> <li>1. Draft of new text to be added and existing text to be deleted</li> <li>2. State reasons for change</li> </ol>
Variance/Special Exceptions	<ol style="list-style-type: none"> <li>1. State nature of variance</li> <li>2. Provide evidence of unnecessary hardship</li> <li>3. State necessity of variance</li> </ol>
Appeal	<ol style="list-style-type: none"> <li>1. State reasons for appeal, with specific reference to action being appealed</li> </ol>

Application fees shall be waived for administrative officials, agencies, councils and commissions.

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TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
April 25, 2023  
PC#2023-16**

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**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
April 25, 2023  
PC#2023-17**

**SUBJECT:** Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE VI- SUBDIVISION IMPROVEMENTS AND GUARANTEES, Sec 28.6-98 – Acceptance Techniques In Lieu Of Completion Of All Improvements.

**APPLICANT:** Florence County

**Staff Analysis:**

The intent of this text amendment is to update the Florence County Ordinance to allow the county administrator to accept a cash escrow as a financial guarantee in lieu of completed improvements.

The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE VI. – SUBDIVISION IMPROVEMENTS AND GUARANTEES, Sec. 28.6-98 –Acceptance Techniques In Lieu Of Completion Of All Improvements. Shall be amended to read as follows:

Sec. 30-28.6-98

- (a) Financial guarantees may be posted in lieu of completing improvements required by these regulations to allow for the recording of a final plat or to obtain building permits for properties for which ownership will be transferred. Acceptance of financial guarantees is discretionary and the county administrator reserves the right to refuse a financial guarantee for any remaining improvements and require that such improvements be completed before the recording of a final plat or issuance of building permits. Acceptance of a financial guarantee by the county administrator shall not be construed as an obligation to any other agency, utility or property owner within affected developments.
- (b) An engineer's cost estimate for financial guarantees shall be submitted to the Florence County Engineering Division and follow the procedures enumerated below. Failure to follow these procedures may delay the approval of such guarantee and recording of a final plat or issuance of building permits.
  - (1) An itemized cost estimate shall be submitted for the improvements that the financial guarantee will cover. Such estimate shall bear the original signature and seal of a licensed professional engineer, be on company letterhead, and be in a form acceptable to the Florence County Engineering Division. Cost estimates may include, but are not limited to, the following:
    - a. Storm drainage systems and erosion control measures.
    - b. Street improvements, including curbs, gutters, temporary culs-de-sac and required grassing or landscaping within rights-of-way or easements.



- c. Street monuments.
  - d. Street intersection lighting.
- (2) The Florence County Engineering Division will determine if the proposed cost estimate is consistent with the prevailing costs for construction materials. Upon such determination, the engineering division will inform the planning department that the cost estimate is acceptable and a financial guarantee for the proposed amount may be submitted.
- (c) The county administrator may accept letters of credit and/or a cash escrow as financial guarantees to ensure the completion of public improvements in accordance with the requirement enumerated below.
- (1) Approved guarantees shall be independent of the development project's construction loan. The county administrator will not accept any guarantee that requires drawdowns for monthly expenditures. Payment of monthly expenditures is the sole responsibility of the developer and does not affect the amount of money held by Florence County. Approved letters of credit shall adhere to the following standards:
- a. Be equal to 125 percent of the approved cost estimate.
  - b. Be issued for an initial coverage period not less than 12 months from the date that the final plat is submitted for recording.
  - c. Be irrevocable, unconditional and subject to presentation for drawing within the State of South Carolina. Upon consent of the issuing institution and Florence County, facsimile drawing may be permitted. In no instance shall a letter of credit only include a facsimile number for the purpose of potential drawing.
  - d. Be payable to Florence County.
  - e. Be for no less than \$10,000.00 of construction.
  - f. Substantially conform to the format shown in appendix B.
- (d) A developer may extend a letter of credit before the expiration date of its initial coverage period. To qualify for an extension a revised construction cost estimate shall be supplied to the engineering division showing the improvements that the extended letter of credit will guarantee. The revised construction cost estimate shall meet the standards enumerated in subsection (b) of this section. The extension request must be received 30 days prior to the expiration of the initial coverage period. Upon approval of the revised construction cost estimate, the extended letter of credit shall be provided to the county administrator no fewer than ten days prior to the expiration date of the letter of credit. The extension may be in the form of an amendment or new letter of credit. Extensions shall be no longer than one year and may occur in two six-month extensions. No individual extension shall be for a period less than six months. If the improvements for which the letter of credit was posted have not been completed within one year, the county administrator may allow one additional one-year extension. Such extension is subject to approval of a revised construction cost estimate. Additional extensions may be considered on a case by case basis.

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TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
April 25, 2023  
PC#2023-17**

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  - d. Be payable to Florence County.
  - e. Be for no less than \$10,000.00 of construction.
  - f. Substantially conform to the format shown in appendix B.
- (d) A developer may extend a letter of credit before the expiration date of its initial coverage period. To qualify for an extension a revised construction cost estimate shall be supplied to the engineering division showing the improvements that the extended letter of credit will guarantee. The revised construction cost estimate shall meet the standards enumerated in subsection (b) of this section. The extension request must be received 30 days prior to the expiration of the initial coverage period. Upon approval of the revised construction cost estimate, the extended letter of credit shall be provided to the county administrator no fewer than ten days prior to the expiration date of the letter of credit. The extension may be in the form of an amendment or new letter of credit. Extensions shall be no longer than one year and may occur in two six-month extensions. No individual extension shall be for a period less than six months. If the improvements for which the letter of credit was posted have not been completed within one year, the county administrator may allow one additional one-year extension. Such extension is subject to approval of a revised construction cost estimate. Additional extensions may be considered on a case by case basis.

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 25, 2023  
PC#2023-18**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To B-6 Industrial.

**LOCATION:** N. Williston Road

**TAX MAP NUMBERS:** 00202-01-004, 00202-01-082, 00202-01-091

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

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Properties are currently unzoned

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject property is currently unzoned with current use being vacant and industrial.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject property is B-6 (Industrial).
3. Surrounding Land Use and Zoning:  
North: Florence County, Vacant/Commercial, RU-1A/ B-3  
South: Florence County, Vacant, Unzoned  
West: Florence County, Recreational/ Industrial, Unzoned  
East: Florence County, Commercial/ Industrial, Unzoned
4. Florence County Comprehensive Plan:  
The future land use designation for the property is currently Variable Development District 2.  
The requested rezoning of the property is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

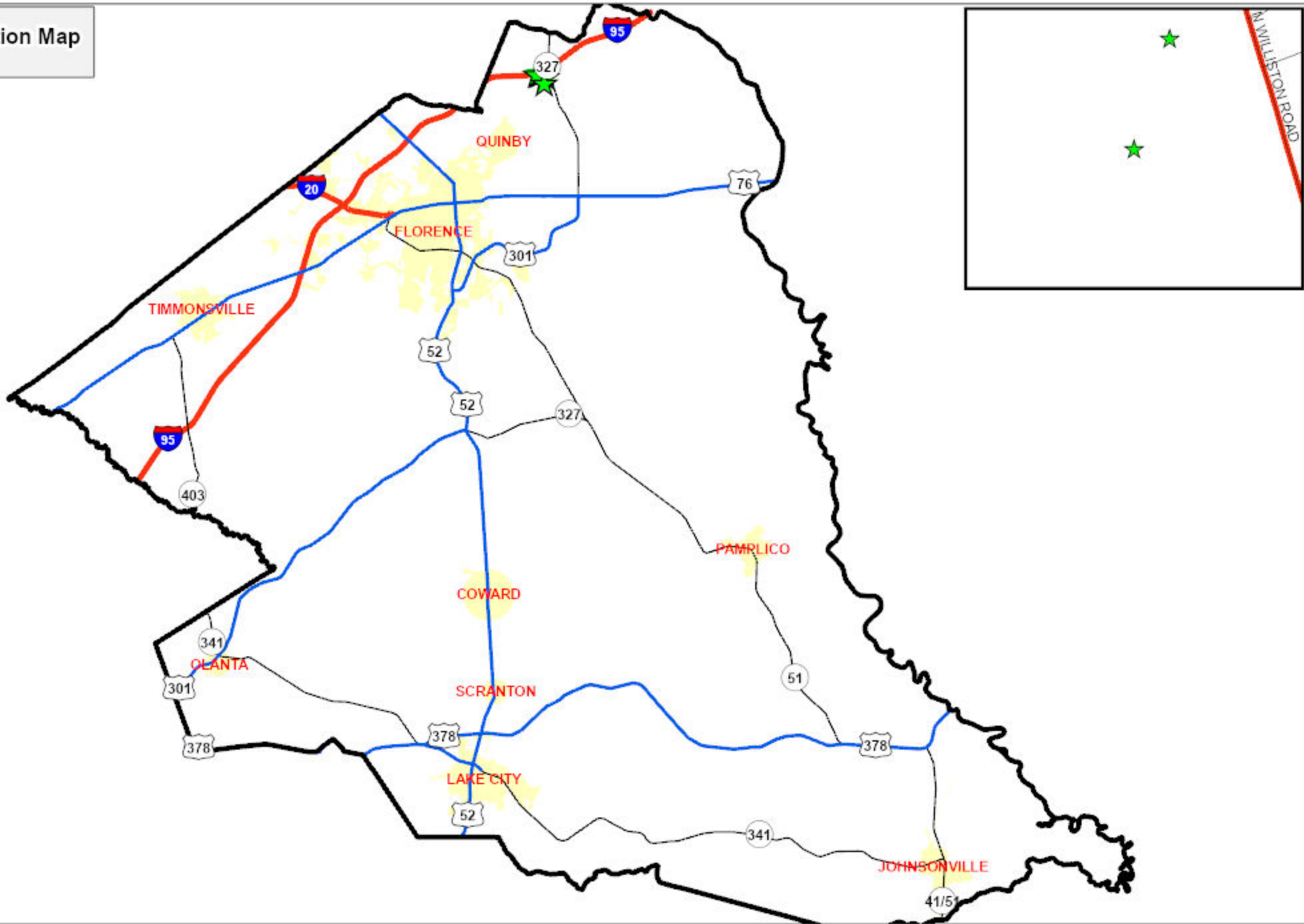
This item is scheduled to appear on the agenda on Thursday, May 18, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Location Map
- Aerial Map
- Zoning Map



Location Map



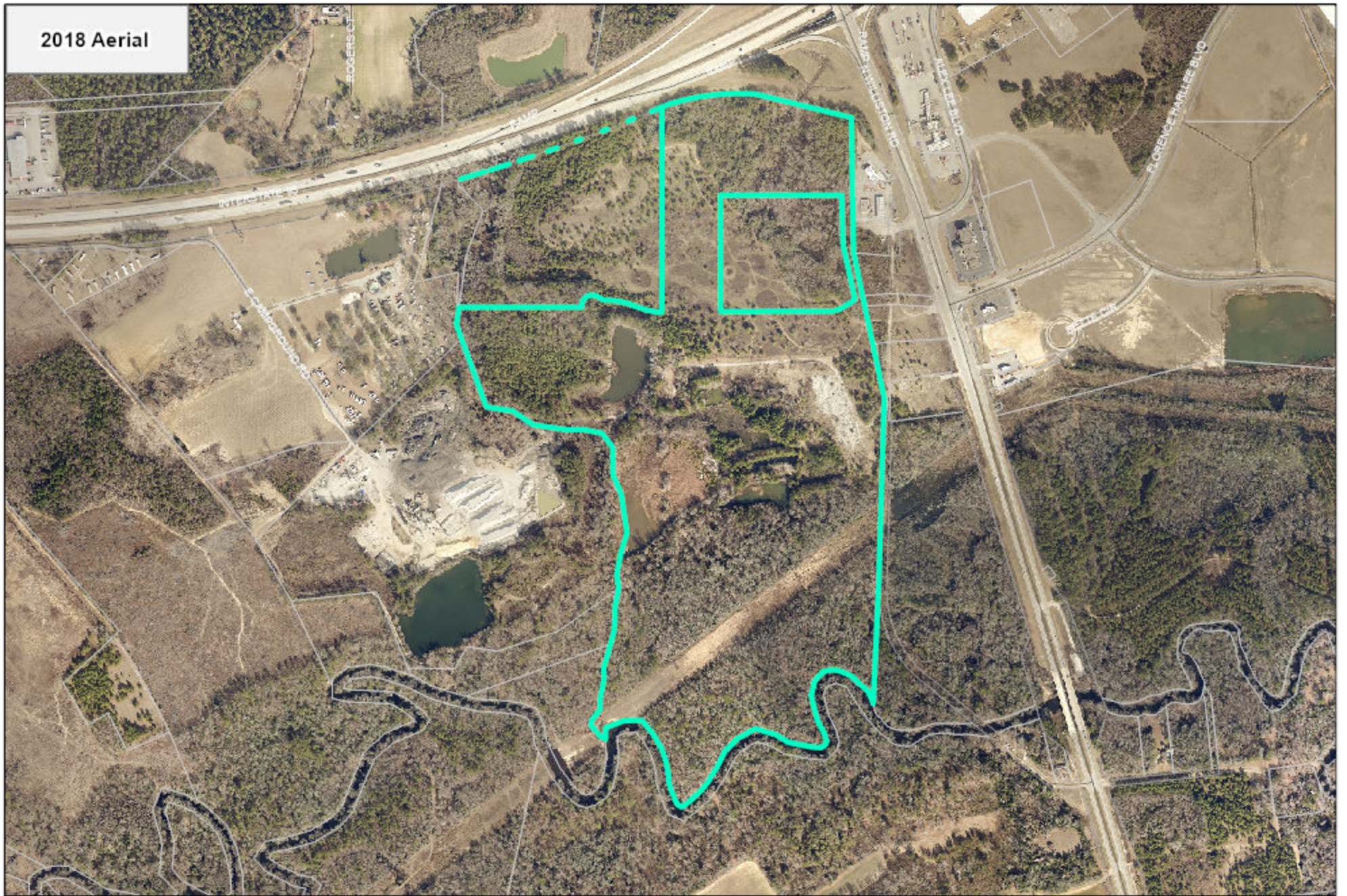
Florence County  
Planning Department  
Meeting Date:  
04/25/2023



Council District 7  
PC#2023-18



2018 Aerial



0 390 780 1,560 Feet

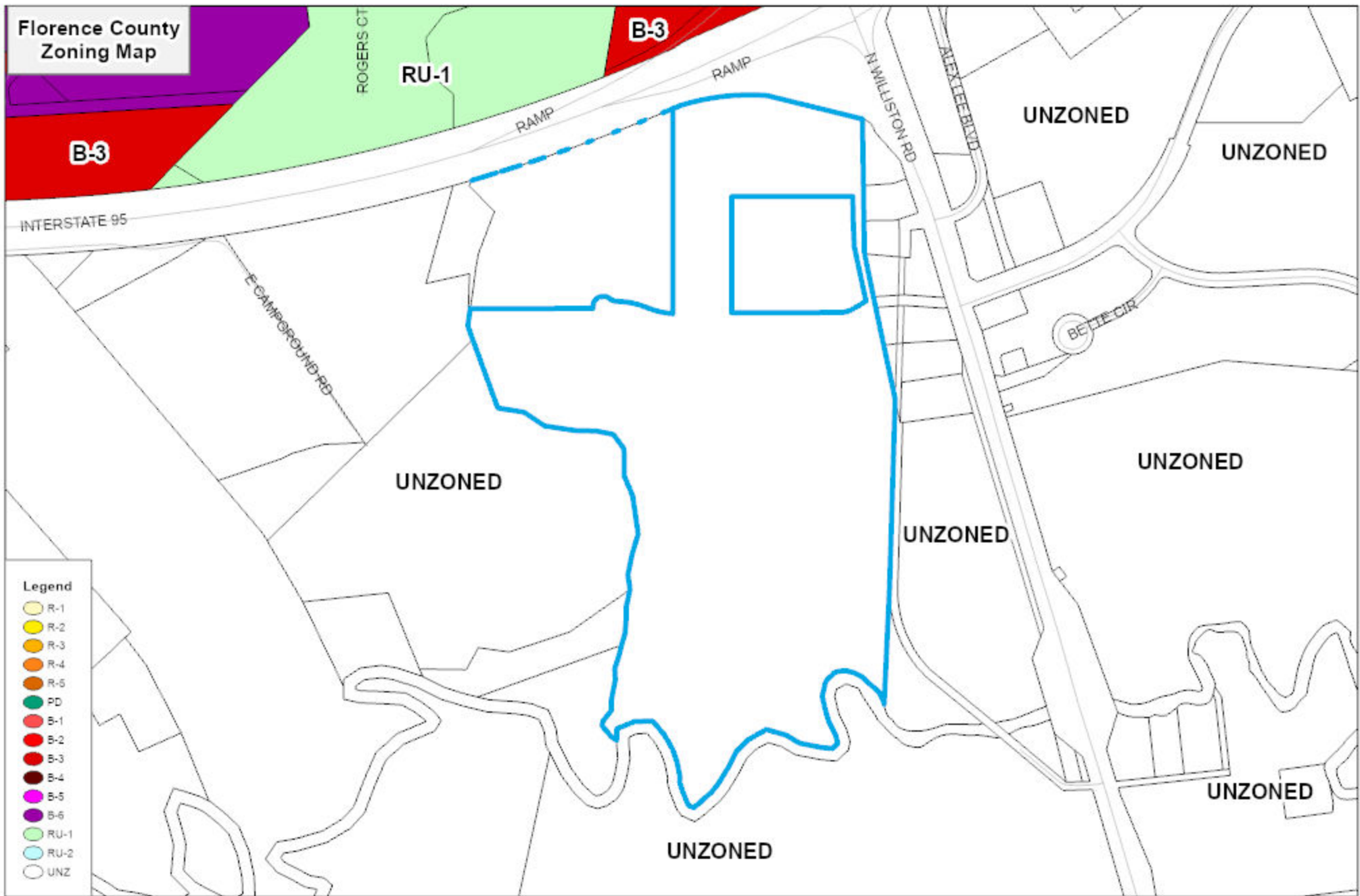
Florence County  
Planning Department  
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Council District 7  
PC#2023-18

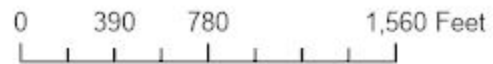


**Florence County  
Zoning Map**



**Legend**

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- B-1
- B-2
- B-3
- B-4
- B-5
- B-6
- RU-1
- RU-2
- UNZ



Florence County  
Planning Department  
Meeting Date:  
04/25/2023



**Council District 7  
PC#2023-18**

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 25, 2023  
PC#2023-19**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation From R-2 Single Family Residential To R-3A Single Family Residential.

**LOCATION:** E. Siesta Drive

**TAX MAP NUMBERS:** 90108-06-016, 90108-06-017

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

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Properties are currently zoned R-2 Single Family Residential.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently R-2 (Single Family Residential) with current use being residential.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is R-3A (Single Family Residential).
3. Surrounding Land Use and Zoning:  
North: Florence County, Single Family Residential, R-2  
South: Florence County, Two Unit Townhomes Residential, R-2 (Several adjacent properties are in the process of being zoned R-3A at County Council)  
West: Florence County, Religious, B-3  
East: City of Florence, Vacant, Commercial Growth
4. Florence County Comprehensive Plan:  
The future land use designation for the property is currently Urban District. The requested rezoning of the property is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

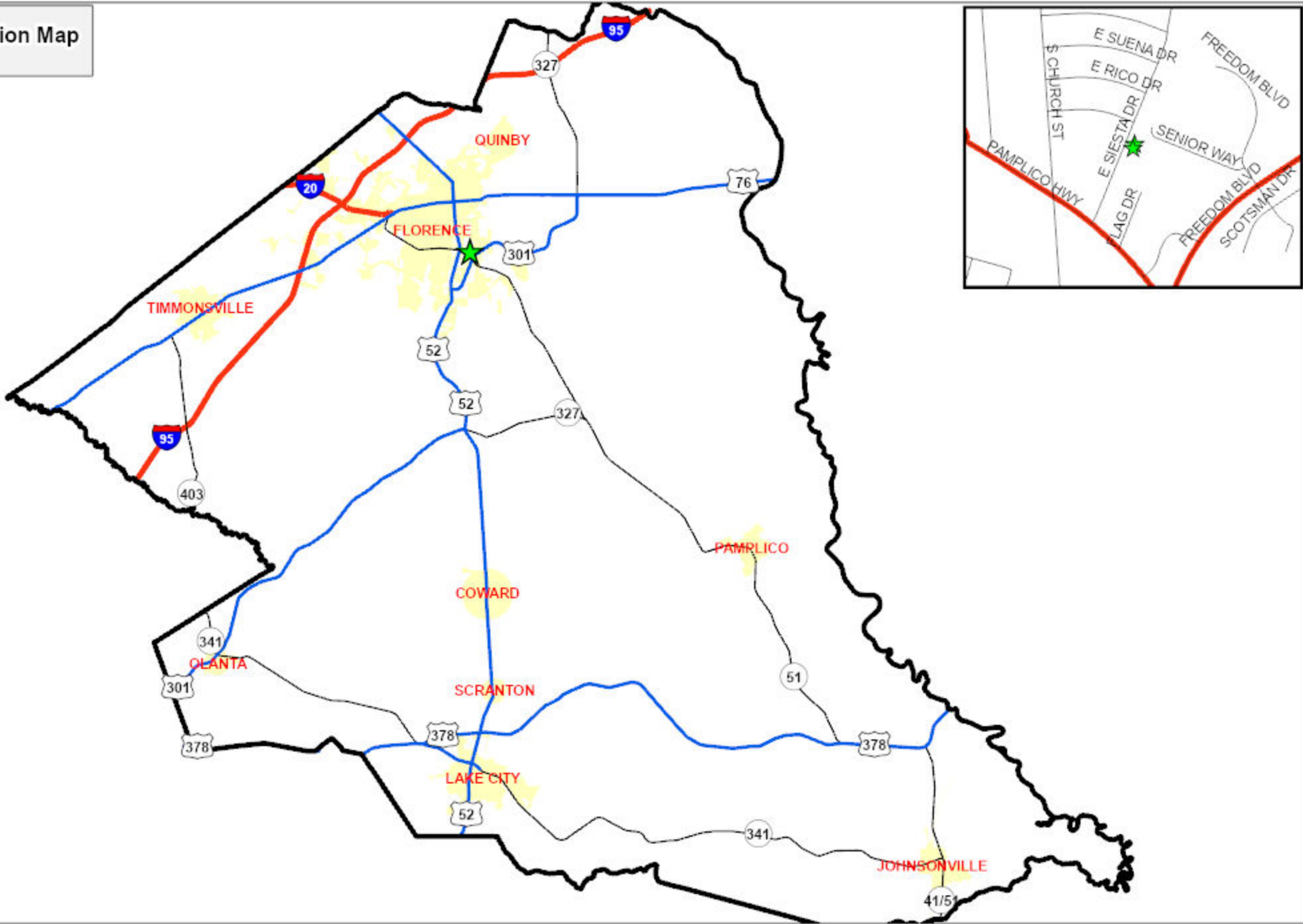
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**ATTACHMENTS:**

- Location Map
- Aerial Map
- Zoning Map



Location Map



Florence County  
Planning Department  
Meeting Date:  
04/25/2023



**Council District 7**  
**PC#2023-19**

2018 Aerial



0 12.5 25 50 Feet

Florence County  
Planning Department  
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Council District 7  
PC#2023-19



Florence County  
Zoning Map
















B-3

E SIESTA DR

R-2

CITY ZONING

Legend

-  R-1
-  R-2
-  R-3
-  R-4
-  R-5
-  PD
-  S-1
-  S-2
-  S-3
-  S-4
-  S-5
-  S-6
-  RU-1
-  RU-2
-  UNZ

0 12.5 25 50 Feet

Florence County  
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Council District 7  
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