

Florence County Planning Commission

April 25, 2023

6:00 PM

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, April 25, 2023
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.

I. Call to Order

II. Review and Motion of Minutes

- Meeting of February 28, 2023

III. Public Hearings

PC#2023-15

SUBJECT: Request for the Road Naming of Tightrope Drive

LOCATION: Off Hollyberry Lane, Timmonsville, SC

TAX MAP NUMBER: 00052, Block 04, Parcel 105

COUNCIL DISTRICT: 4; County Council

APPLICANT(S): Natasha Byrd, Bean, LLC

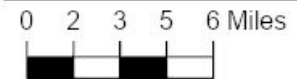
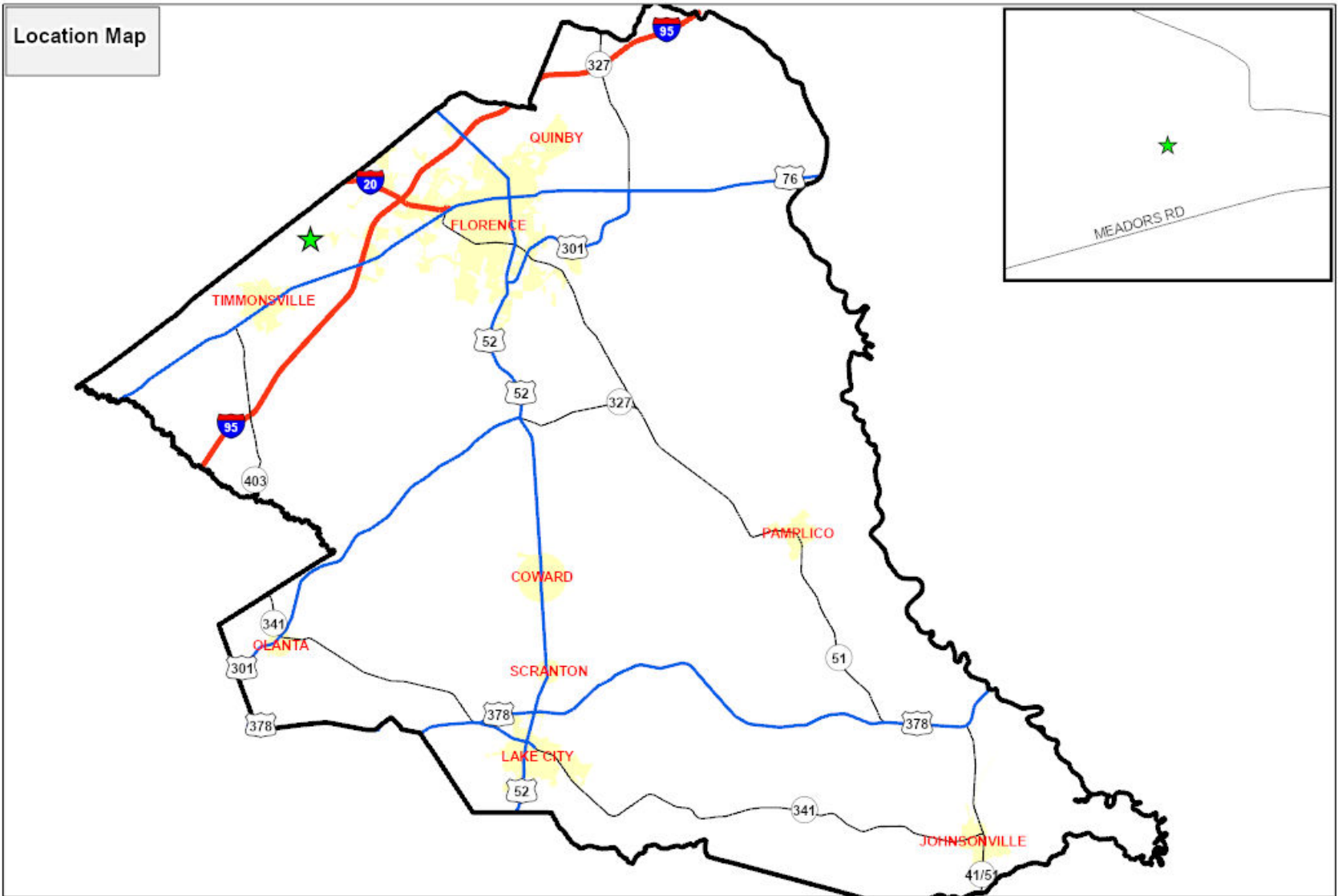
STAFF ANALYSIS:

The applicant is proposing to name one private road located off Hollyberry Lane in Timmonsville, 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.

PC#2023-15 Location Map

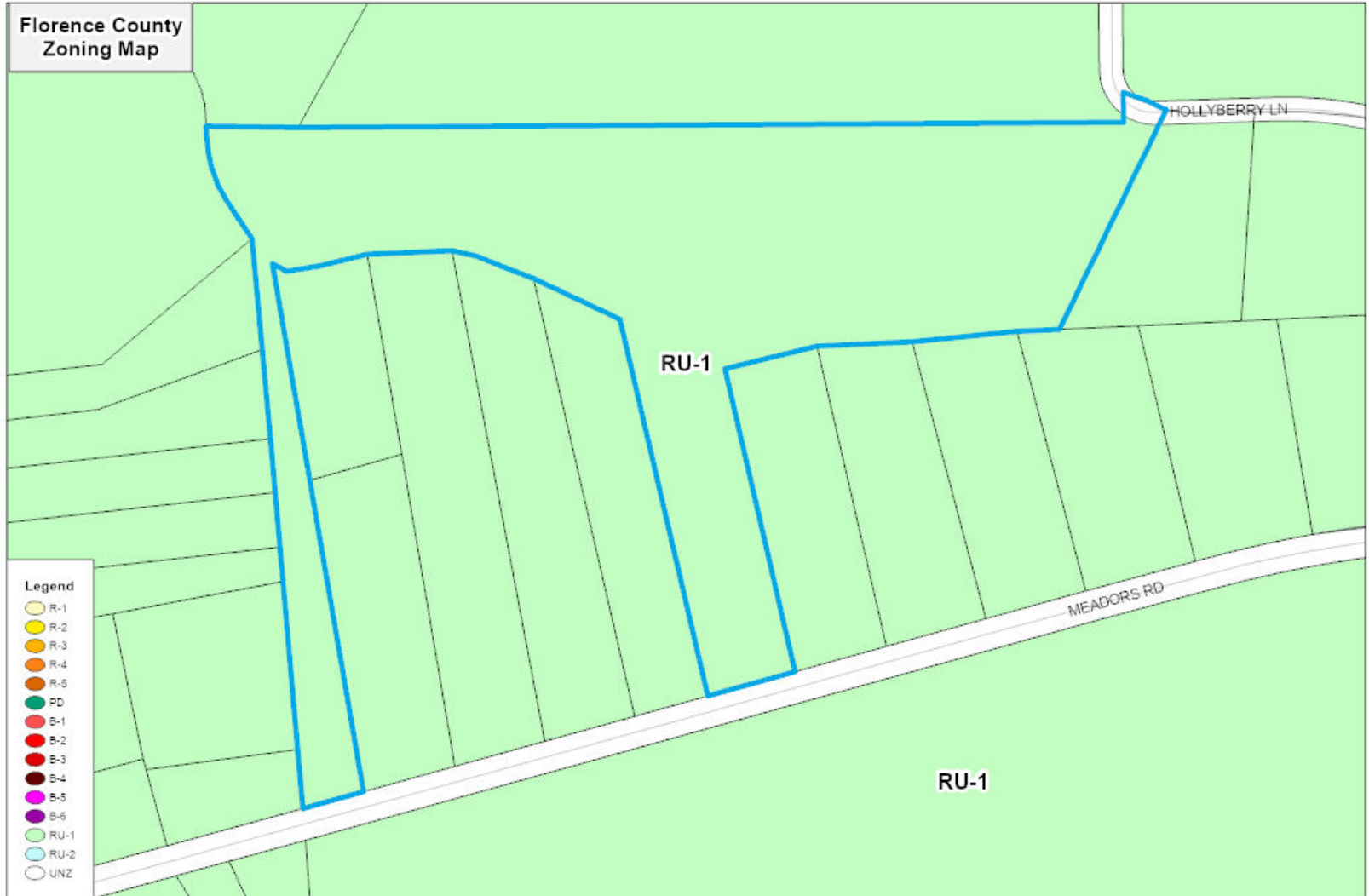


Florence County
Planning Department
Meeting Date:
04/25/2023



Council District 4
PC#2023-15

PC#2023-15 Zoning Map



0 137.5 275 550 Feet

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



Council District 4
PC#2023-15

PC#2023-15 Aerial Map



2018 Aerial

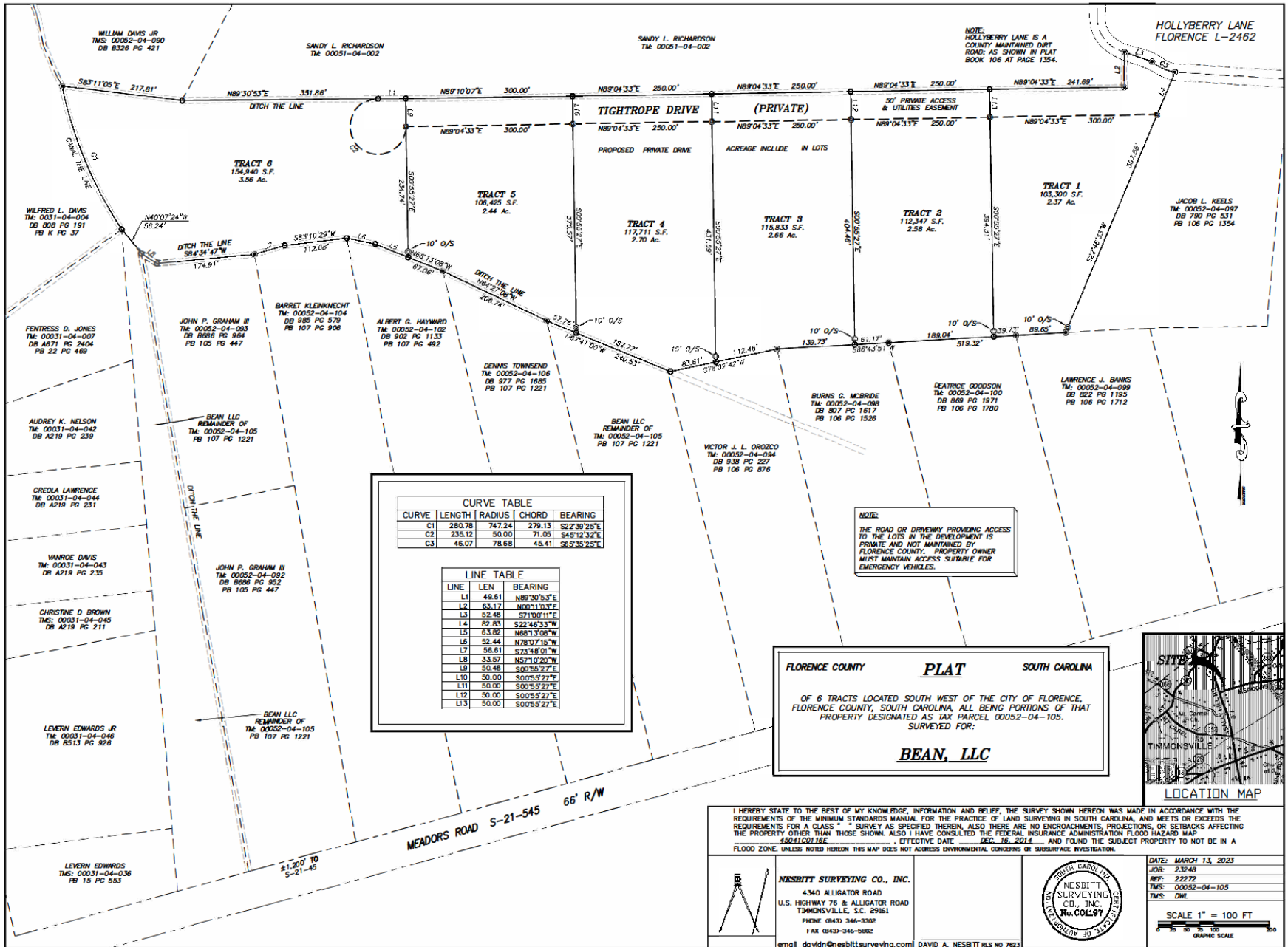
0 137.5 275 550 Feet

Florence County
Planning Department
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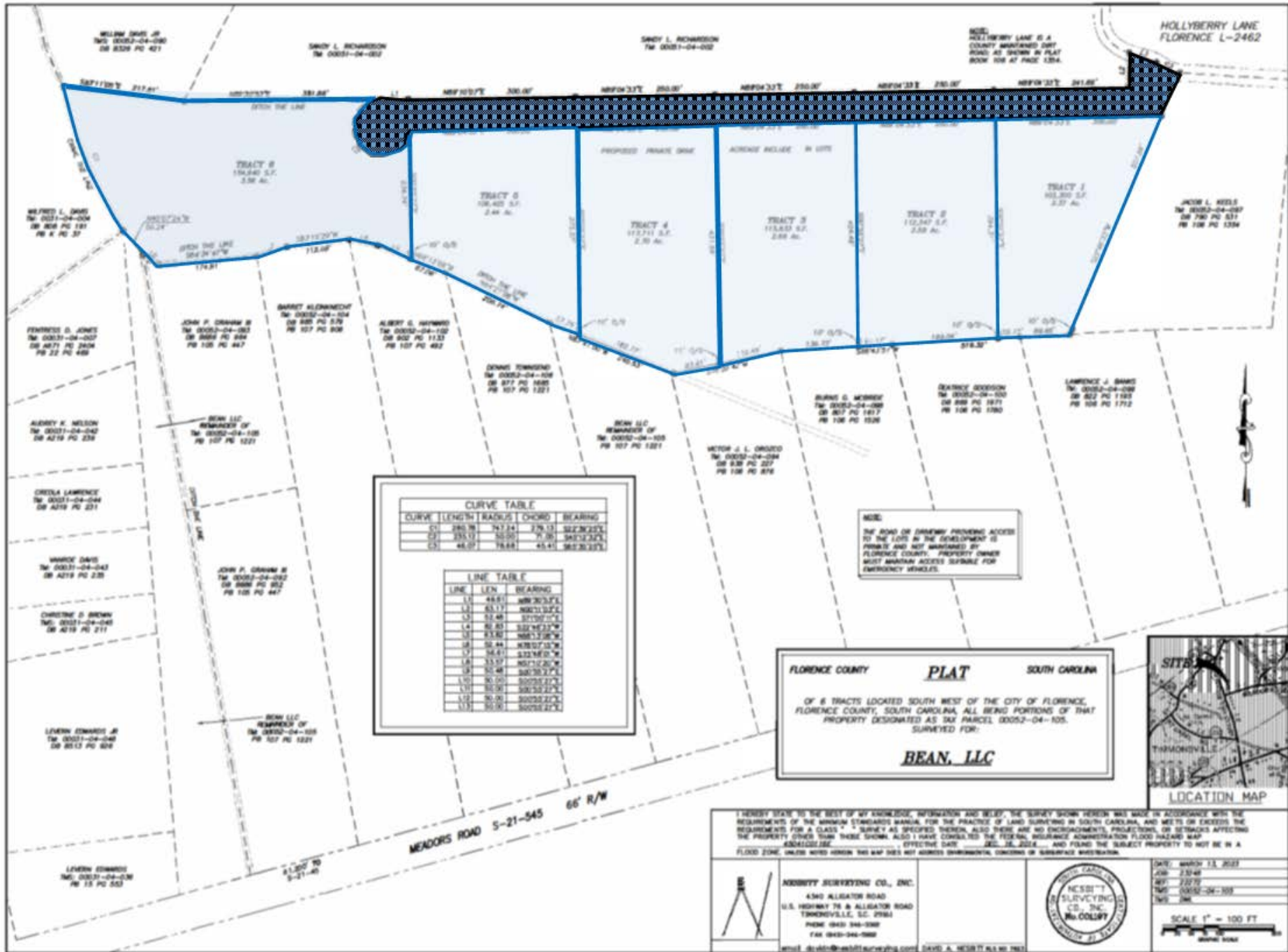
Council District 4
PC#2023-15

PC#2023-15 Applicant Submitted Plat



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	280.78	747.24	279.13	S22°36'25"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°39'27"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



CURVE TABLE

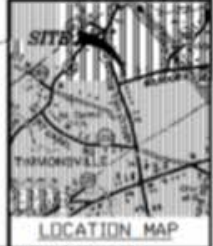
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	180.76	747.24	276.13	S82°28'22"E
C2	135.11	748.05	276.13	S82°28'22"E
C3	44.07	748.88	44.41	S82°28'22"E

LINE TABLE

LINE	LEN	BEARING
L1	44.61	N89°20'37"E
L2	63.17	N82°13'27"E
L3	32.46	S71°07'27"E
L4	52.83	S22°42'27"W
L5	23.82	S86°13'28"W
L6	52.44	N78°07'10"W
L7	54.61	S32°48'00"W
L8	13.37	S51°12'28"W
L9	72.48	S80°28'27"E
L10	91.05	S00°23'27"E
L11	50.39	S25°22'27"E
L12	30.00	S00°00'00"E
L13	50.39	S00°00'00"E

NOTE:
THE ROAD OR DRIVEWAY PROVIDING ACCESS TO THE LOTS IN THE DEVELOPMENT IS PERMITTED AND NOT ABANDONED 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 HEREIN 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 "1" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCUMBRANCES, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY COVERED THEREIN. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND/OR LOCAL ORDINANCES, EFFECTIVE DATE DEC. 18, 2024, AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A FLOODED ZONE, UNLESS NOTED HEREIN. THIS MAP DOES NOT ADDRESS ENVIRONMENTAL, GEOTECHNICAL OR SUBSURFACE INVESTIGATION.

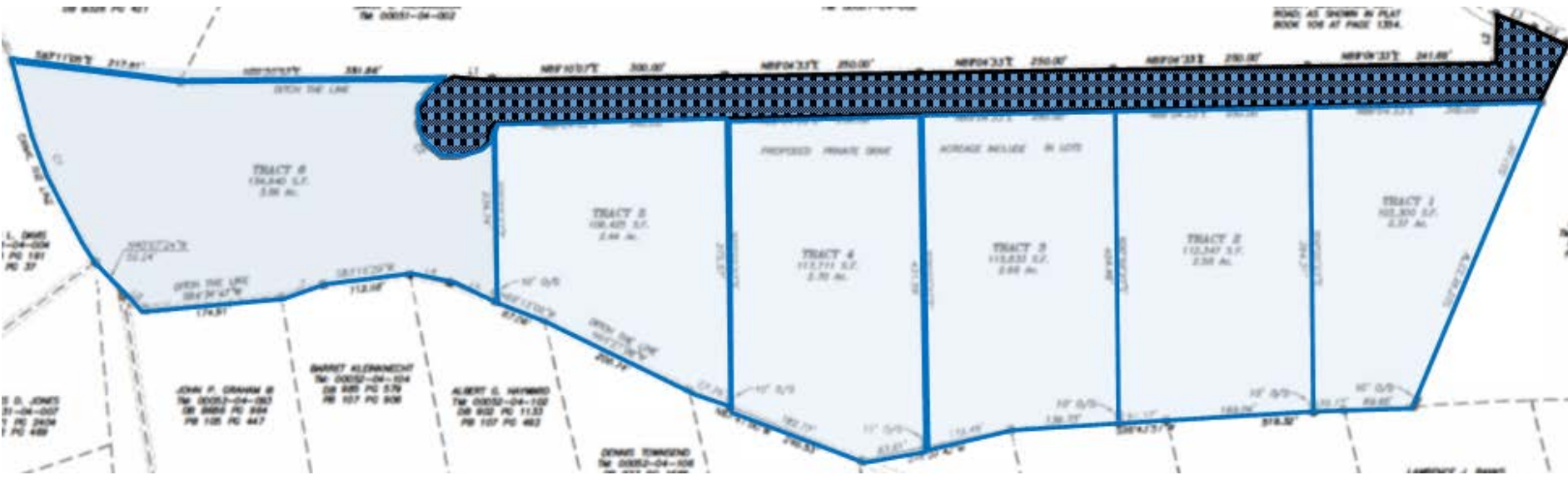
APRIL 13, 2025
JOB: 23048
BY: [Signature]
DATE: 04/13/2025
TIME: 10:00 AM

SCALE 1" = 100 FT

BEAN SURVEYING CO., INC.
4340 ALLEGATOR ROAD
TAMNENVILLE, SC 29686
PHONE (843) 344-0900
FAX (843) 344-7880
WWW.BEANSURVEYING.COM

DAVID A. HERRITT, L.S. 7803

THE SOUTH CAROLINA SURVEYING BOARD
DAVID COLBY, L.S. 7197



Comments/Questions



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.

PC#2023-16

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

Type of and/or Variance Requested <u>Map Amendment</u>	<ol style="list-style-type: none">1. Boundary map, existing2. Indicate proposed change to boundary map3. Existing zoning of lot and adjacent properties4. Reasons for change
Text Amendment	<ol style="list-style-type: none">1. Draft of new text to be added and existing text to be deleted2. State reasons for change
Variance/Special Exceptions	<ol style="list-style-type: none">1. State nature of variance2. Provide evidence of unnecessary hardship3. State necessity of variance
Appeal	<ol style="list-style-type: none">1. State reasons for appeal, with specific reference to action being appealed

Comments/Questions



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

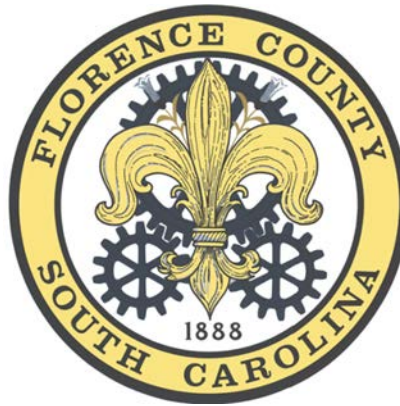
Staff Analysis:

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.

Proposed Change

Sec. 28.6-98(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.

Comments/Questions



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

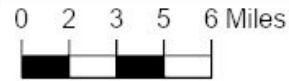
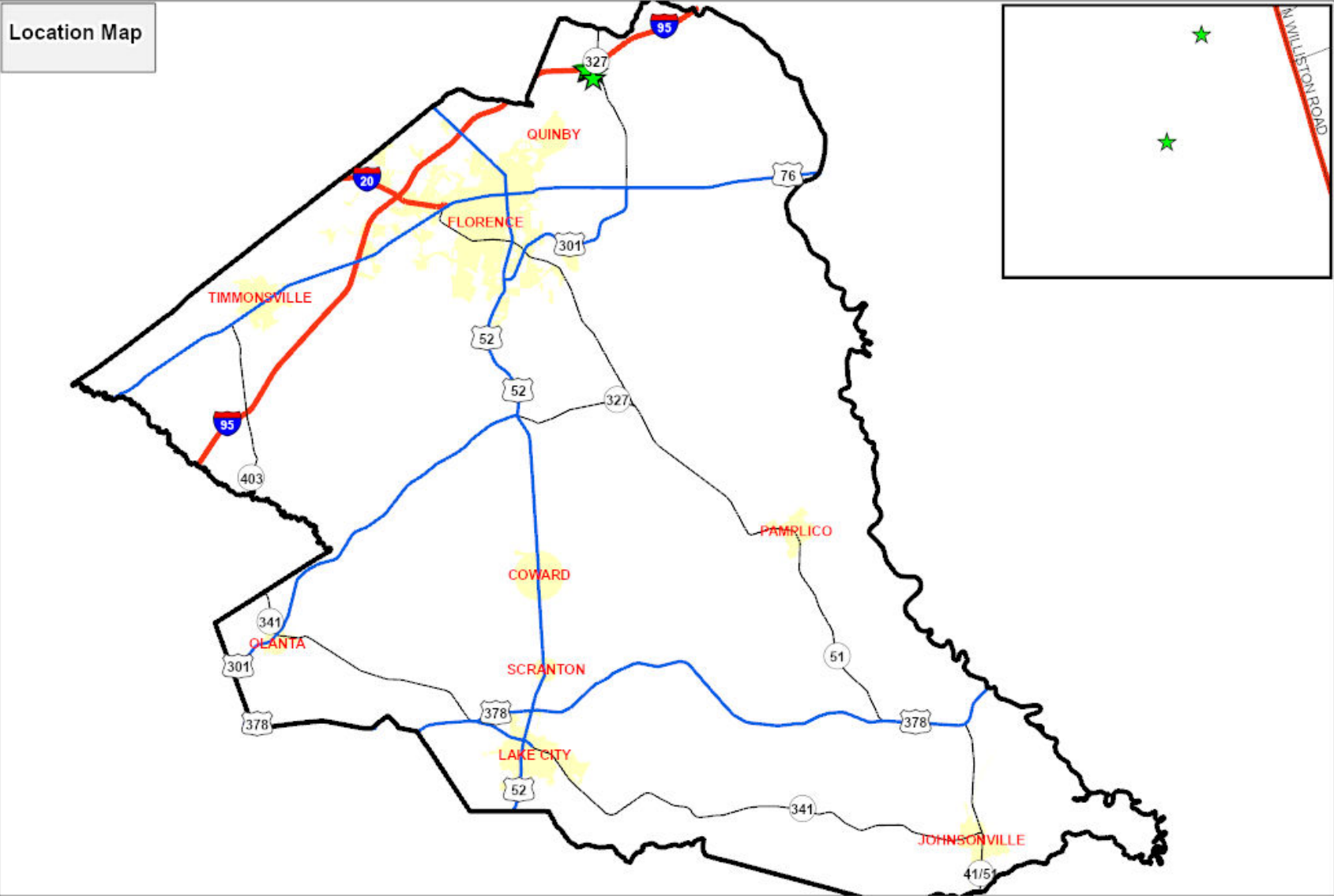
TAX MAP NUMBERS: 00202-01-004, 00202-01-082, 00202-01-091

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Properties are currently unzoned

PC#2023-18 Location Map

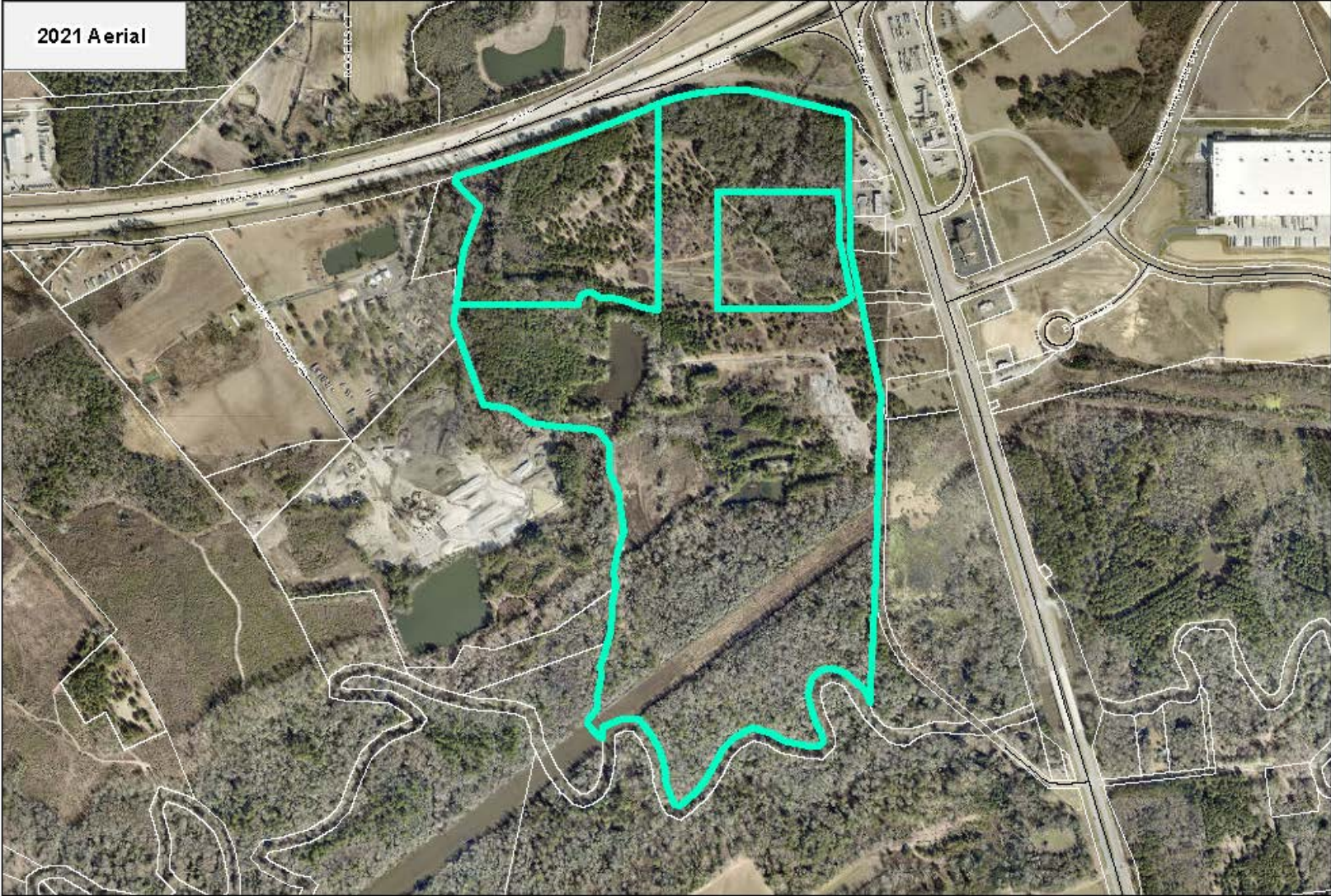


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Council District 7
PC#2023-18

PC#2023-18 Aerial Map



2021 Aerial

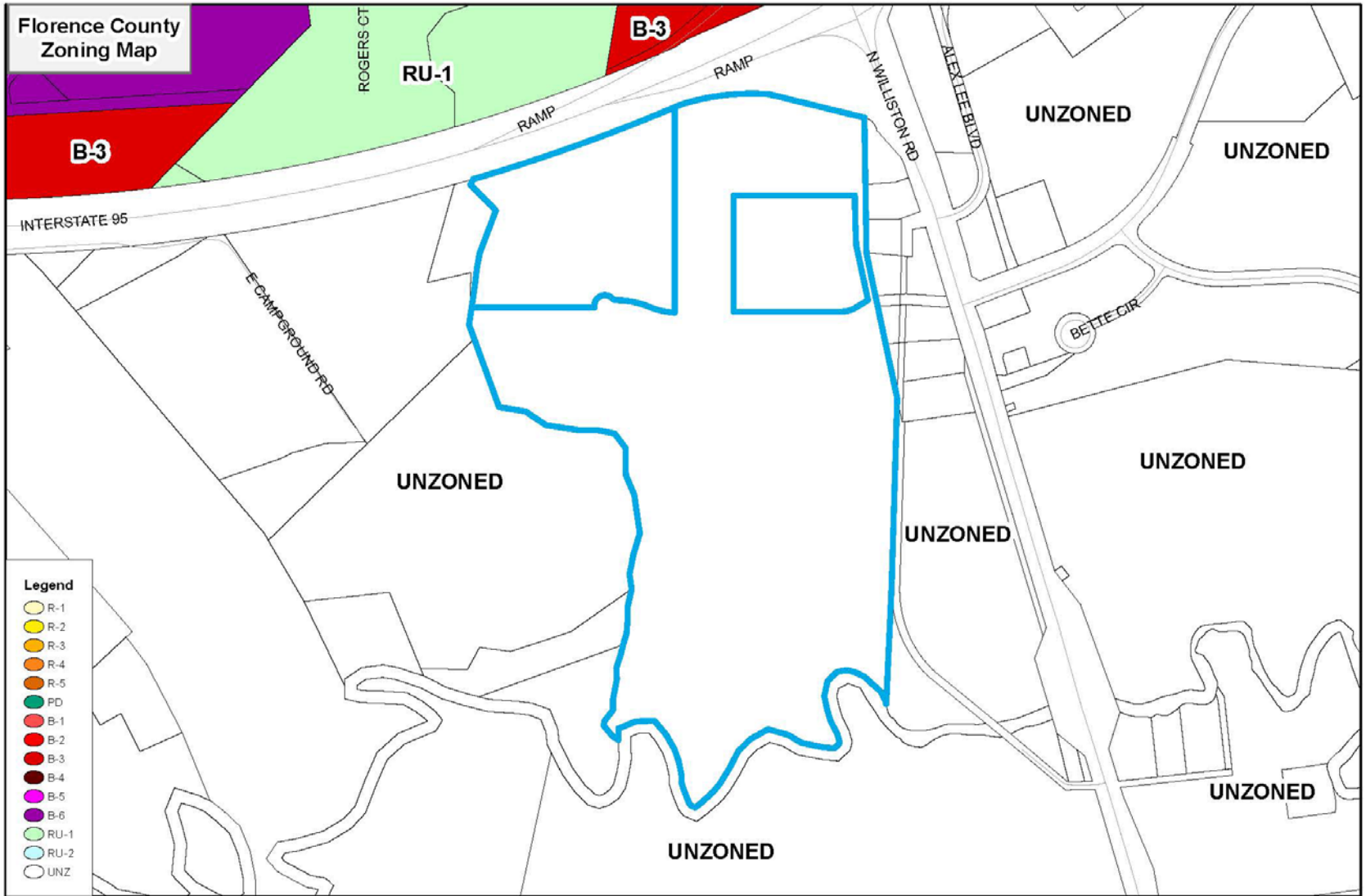
0 390 780 1,560 Feet

Florence County
Planning Department
Meeting Date:
4/25/23



Council District 7
PC#2023-18

PC#2023-18 Zoning Map



0 390 780 1,560 Feet

Florence County
Planning Department
Meeting Date:
4/25/23



Council District 7
PC#2023-18

PC#2023-18 Subject Properties



PC#2023-18 Adjacent Properties



Comments/Questions



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

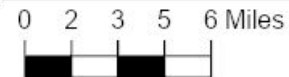
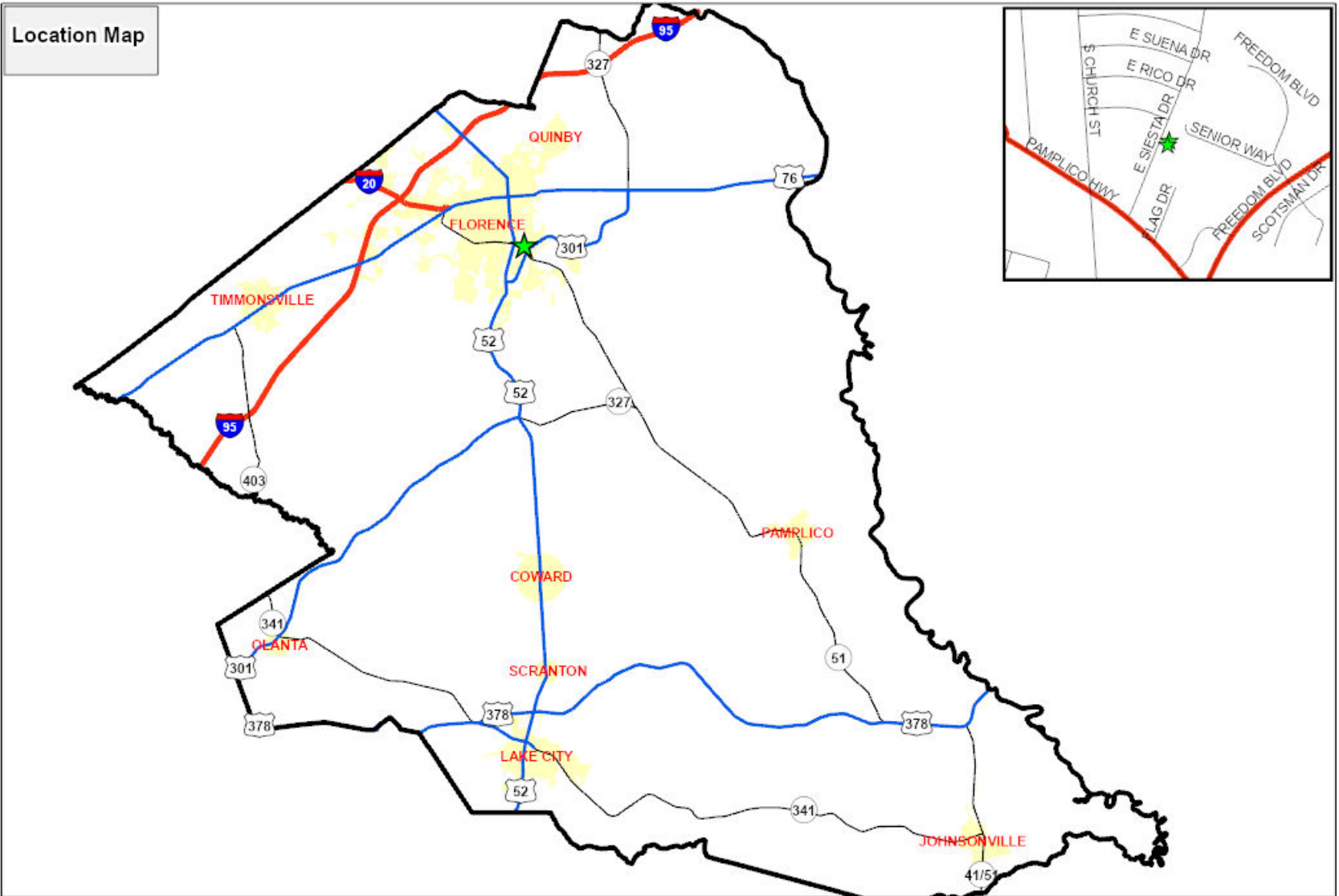
TAX MAP NUMBERS: 90108-06-016, 90108-06-017

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

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

PC#2023-19 Location Map



Florence County
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Council District 7
PC#2023-19

PC#2023-19 Aerial Map



2018 Aerial

0 12.5 25 50 Feet

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



Council District 7
PC#2023-19

PC#2023-19 Zoning Map



0 12.5 25 50 Feet

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



Council District 7
PC#2023-19

PC#2023-19 Subject Property



PC#2023-19 Adjacent Properties



PC#2023-19 Public Notice



Comments/Questions



Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, April 25, 2023
6:00 P.M.

I. Other Business

II. Director's Report:

- Summary Plats (February, March 2023)
- Building Reports (February, March 2023)

III. Adjournment