

**Agenda**  
**Florence County Planning Commission**  
**Regular Meeting**  
**Tuesday, February 27, 2024**  
**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. Call to Order**

**II. Review and Motion of Minutes**

- Meeting of January 23, 2024

**III. Public Hearings**

**Map Amendments:**  
**PC#2024-08**

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MR Low Density Mixed Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-065, 00239-01-005, 00239-01-006, 00239-01-013, 00239-01-044.

**PC#2024-20**

A Comprehensive Plan Map Amendment Requested By William D. Carter To Change The Future Land Use Designation From Suburban Development District To Variable Development District 1 For Property Located At 3601 E. Old Marion Highway, Florence, SC, As Shown On Florence County Tax Map Number 00238, Block 01, Parcel 053.

- PC#2024-21** A Comprehensive Plan Map Amendment Requested By Crescent Farming, LLC To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 For Property Located Off Of E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00275, Block 01, Parcel 122.
- PC#2024-22** Map Amendment Requested By William D. Carter To Change The Zoning Designation For Property Of Tax Map Number 00238, Block 01, Parcel 053 Located At 3601 E. Old Marion Highway, Florence, SC From Unzoned To CMU Commercial Mixed-Use District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.
- PC#2024-23** Map Amendment Requested By Crescent Farming, LLC To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 122 Located Off Of E. Palmetto Street, Florence, SC From Unzoned To B-6 Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.
- PC#2024-24** Map Amendment Requested By David W. Elliot, PE – G3 Engineering & Surveying To Change The Zoning Designation For The Property Of Tax Map Number 00208, Block 01, Parcel 066 Located At The Intersection Of Becky’s Parkway and Freedom Boulevard Florence, SC From Unzoned To Planned Development (PD-24-1).

- PC#2024-25** Map Amendment Requested By Jane Hamilton Vernon To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 018 and 030 Located Off Of E. Palmetto Street and Wallace Woods Road Florence, SC From Unzoned To R-1 Single Family Residential District.
- PC#2024-26** Map Amendment Requested By Salco Land LLC To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 003 Located Off Of E. Palmetto Street Florence, SC From Unzoned To R-1 Single Family Residential District.
- PC#2024-27** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To R-3A Single Family Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps: 00238-01-001.
- PC#2024-28** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 00237-01-002, 00238-01-003, 00241-01-004, 00241-01-012.

**PC#2024-29**

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To B-3 General Commercial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 00203-01-023, 00203-01-028, 00204-01-032, 00236-01-032, 00237-01-016, 00237-01-019, 00238-01-002, 00238-01-009, 00239-01-003, 00239-01-038, 00239-01-039, 00239-01-040, 00240-01-004, 00241-01-021.

**Road Namings:**

**PC#2024-30**

Request For The Naming Of Private Roads, Calycina Drive, Camillo Drive, Jaspeada Drive, Kanose Drive, Odero Drive, and Theola Drive, Located Off Becky’s Parkway In Florence As Shown On Portions Of Florence County Tax Maps: 00208-01-001, 00208-01-003, And 00208-01-006.

**PC#2024-31**

Request For The Naming Of A Private Road, Talia Drive, Located Off Pisgah Road In Florence As Shown On Florence County Tax Map: 00097-01-015.

**Text Amendments:**

**PC#2024-32**

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 1. - GENERALLY, Sec. 30-29. - Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts, And Chapter 30, ZONING ORDINANCE, ARTICLE II - ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.2. Uses Permitted (C) Table XI: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements.

**PC#2024-33**

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.3. Uses Prohibited.

**PC#2024-34**

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 (A) Building Placement.

**IV. Other Business**

**V. Director's Report:**

- Summary Plats (January 2024)
- Building Reports (January 2024)

**VI. Adjournment**