



Florence County Planning Commission

October 28, 2025

6:00 PM

**Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, October 28, 2025
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 September 23, 2025

III. Public Hearings

PC#2025-34

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: The Highway 76 Gateway Study

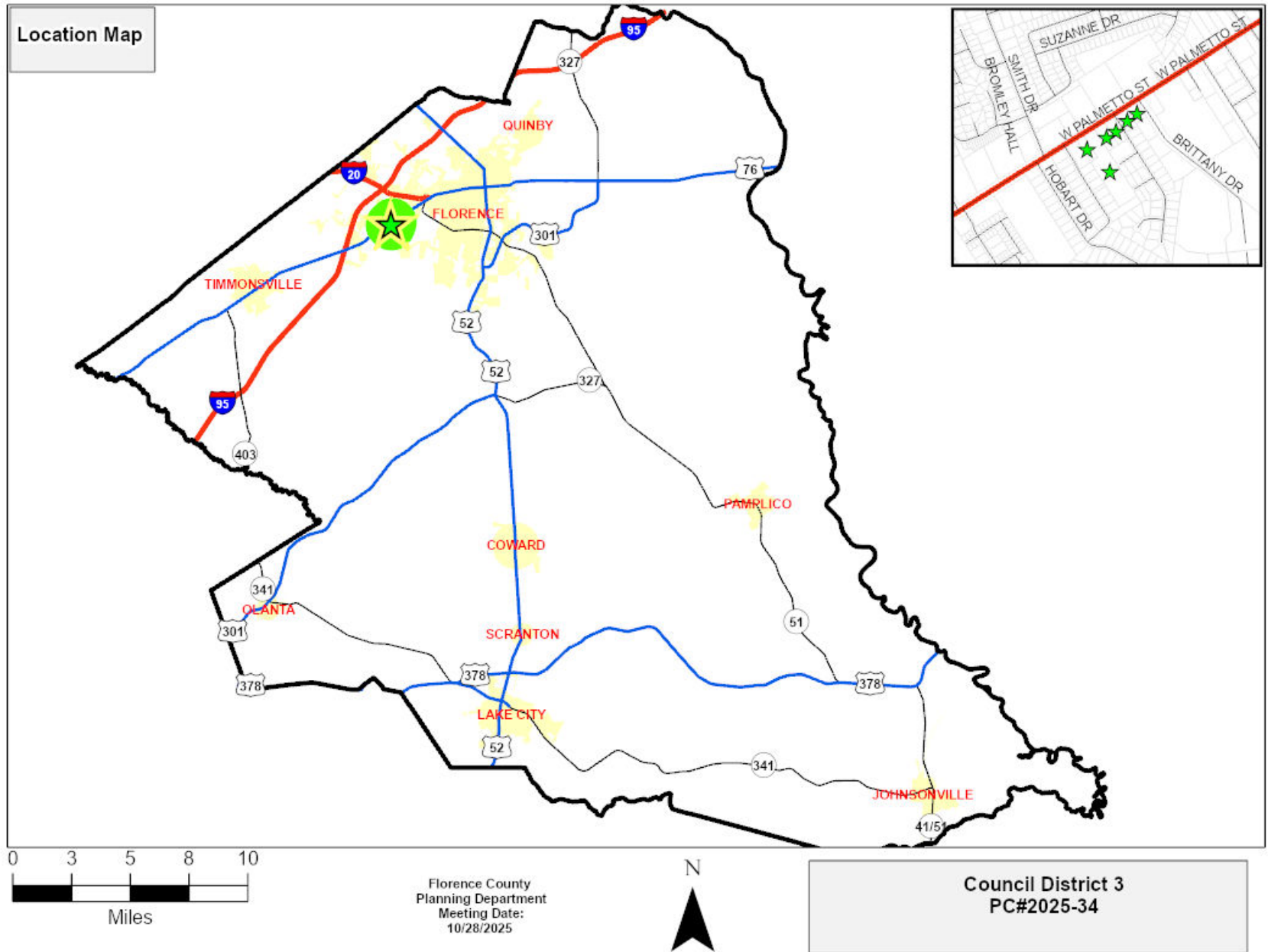
TAX MAP NUMBERS: 01012-01-079, 01012-01-080, 01012-01-081, 01012-01-083, 01012-01-149, 01012-01-194

COUNCIL DISTRICT(S): 3; County Council

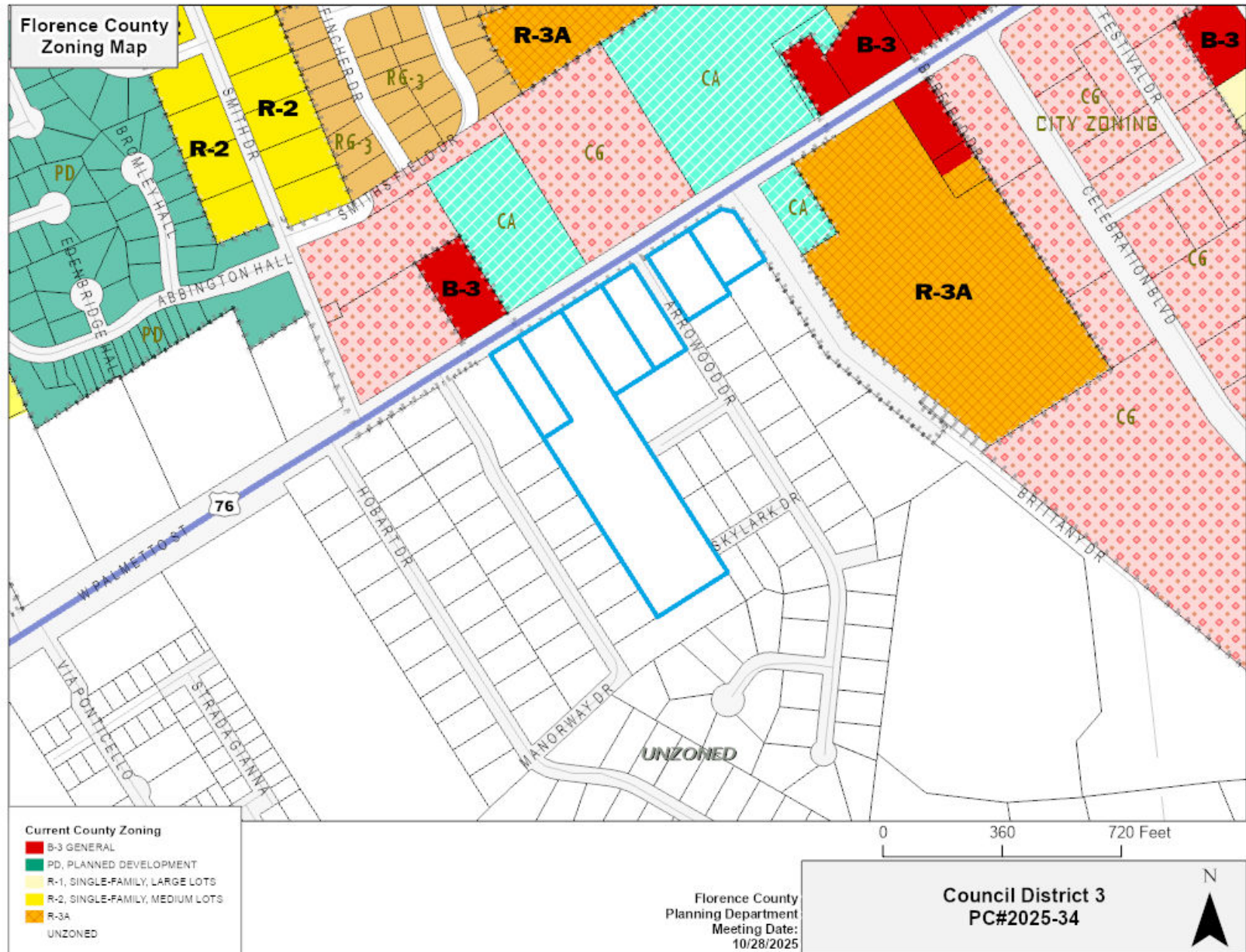
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

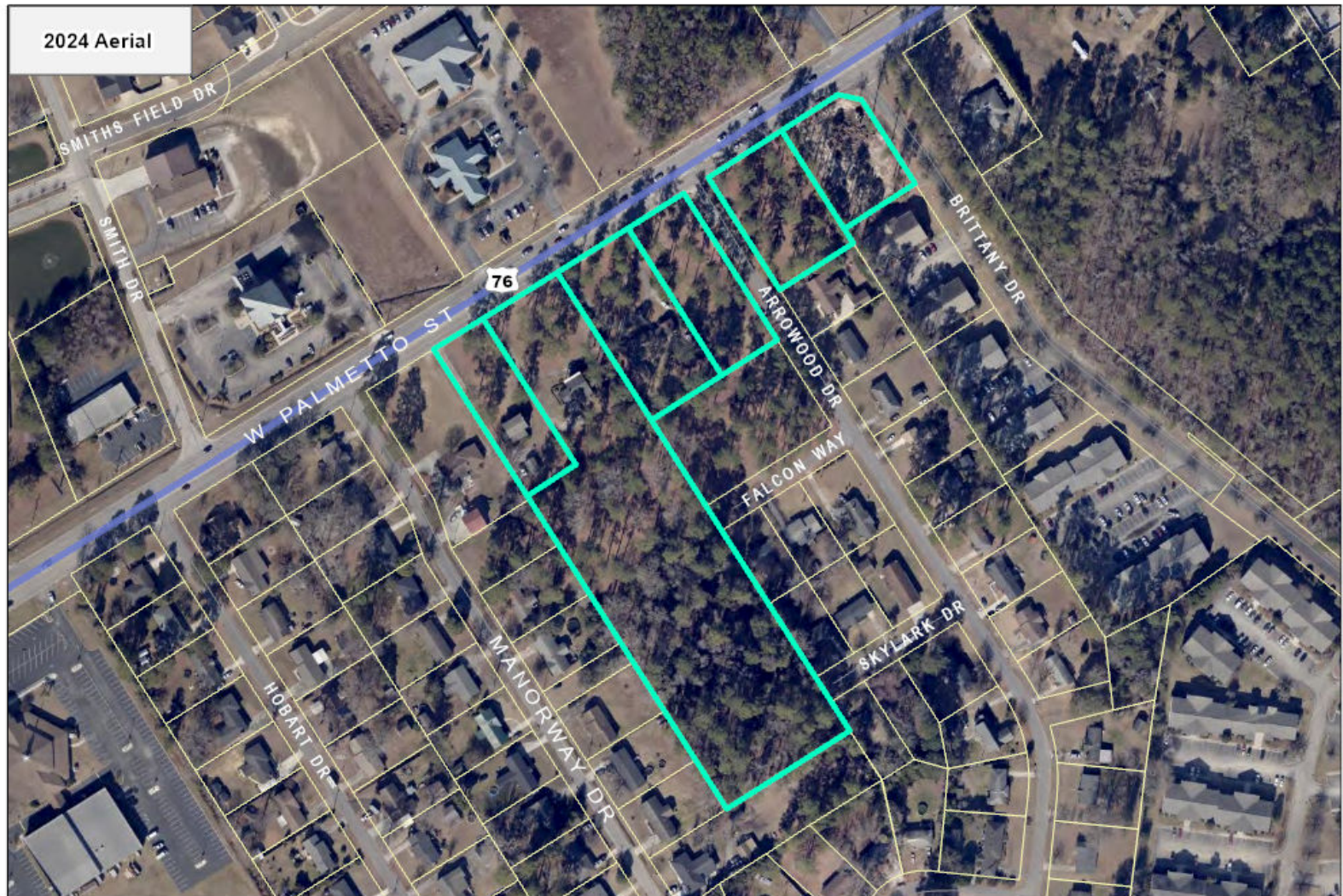
PC#2025-34 Location Map



PC#2025-34 Zoning Map



PC#2025-34 Aerial Map



2024 Aerial

0 260 520
Feet

Florence County
Planning Department
Meeting Date:
10/28/2025



Council District 3
PC#2025-34

PC#2025-34 Subject Properties



01012-01-194



01012-01-083



01012-01-149

PC#2025-34 Adjacent Properties



Comments/Questions



PC#2025-35

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As:

LOCATION: The Highway 76 Gateway Study

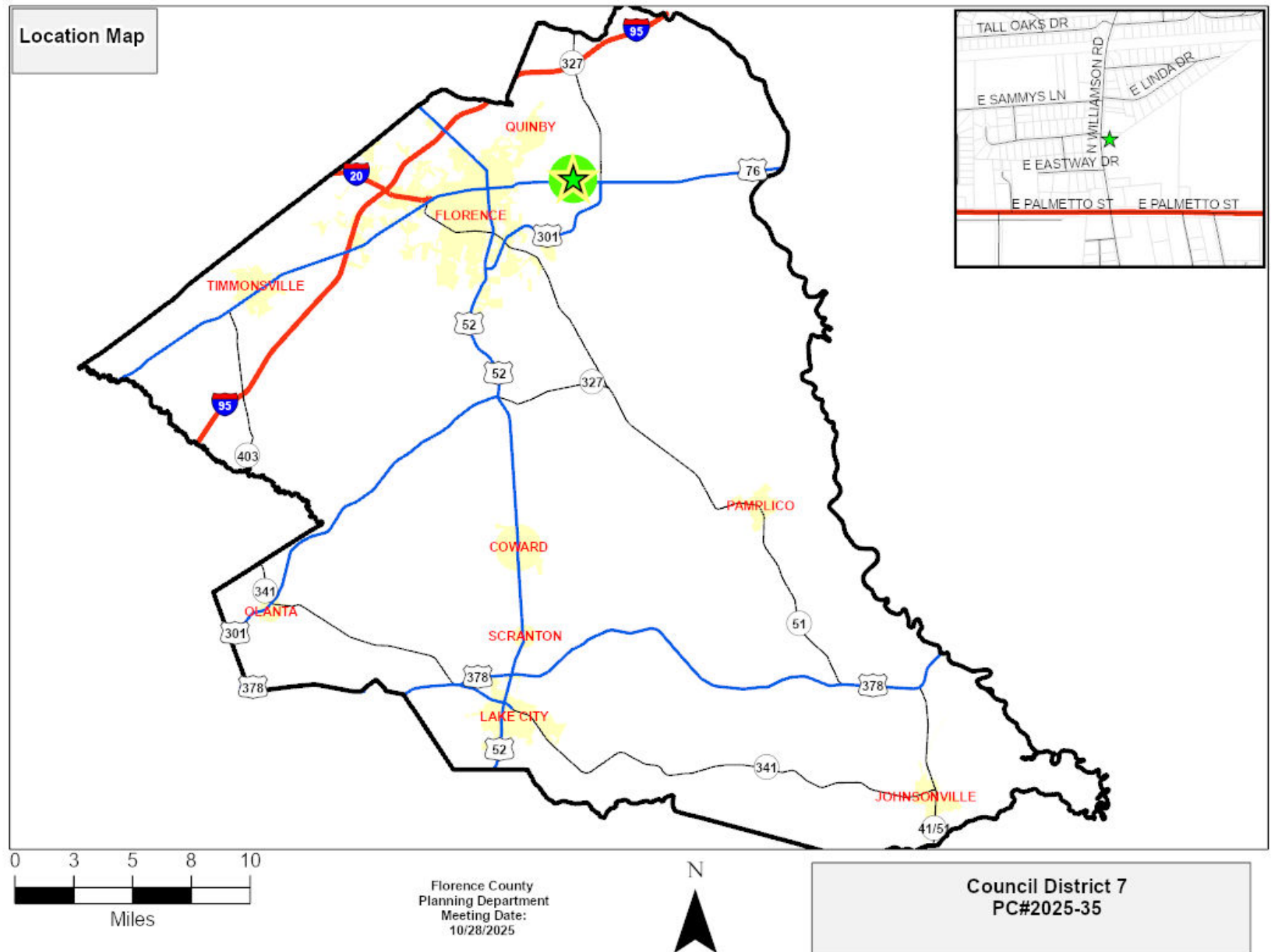
TAX MAP NUMBERS: 90159-02-015

COUNCIL DISTRICT(S): 7; County Council

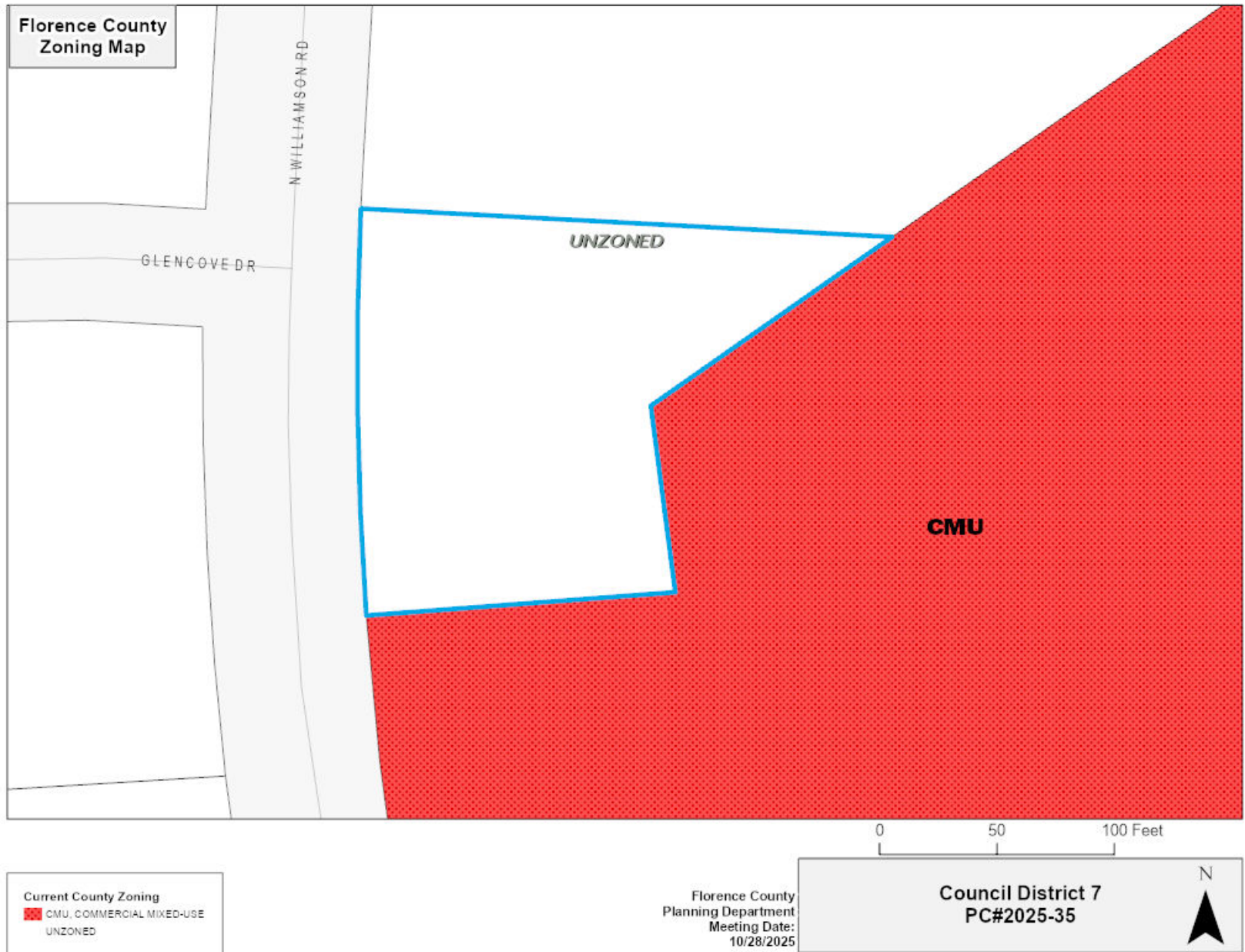
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2025-35 Location Map



PC#2025-35 Zoning Map



PC#2025-35 Aerial Map



2024 Aerial

N WILLIAMSON

0 30 60
Feet

Florence County
Planning Department
Meeting Date:
10/28/2025



Council District 7
PC#2025-35

PC#2025-35 Subject Property



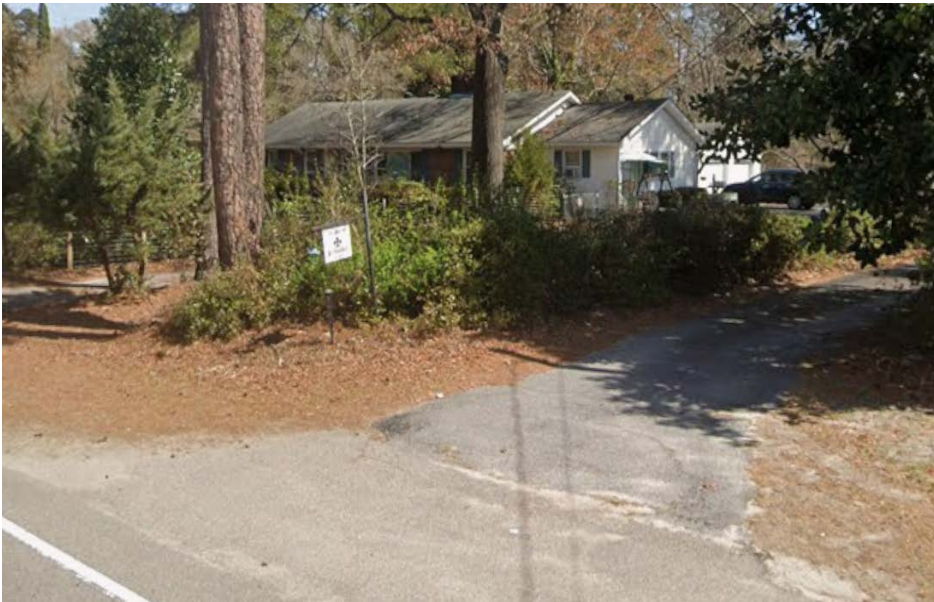
PC#2025-35 Adjacent Properties



POV: West of the subject property



POV: Northwest of the subject property



POV: North of the subject property



POV: South of the subject property

Comments/Questions



PC#2025-36

SUBJECT:

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION:

The Highway 76 Gateway Study

TAX MAP NUMBERS:

01012-01-082, 01012-01-102, 01012-01-103, 01012-01-104, 01012-01-105, 01012-01-106, 01012-01-107, 01012-01-108, 01012-01-109, 01012-01-110, 01012-01-112, 01012-01-115, 01012-01-127, 01012-01-129, 01012-01-137, 01012-01-139, 01012-01-142, 01012-01-146, 01012-01-148, 01012-01-150, 01012-01-152, 01012-01-154, 01012-01-173, 01012-01-174, 01012-01-175, 01012-01-176, 01012-01-177, 01012-01-178, 01012-01-179, 01012-01-180, 01012-01-181, 01012-01-182, 01012-01-183, 01012-01-184, 01012-01-185, 01012-01-186, 01012-01-187, 01012-01-188, 01012-01-189, 01012-01-190, 01012-01-191, 01012-01-195

COUNCIL DISTRICT(S):

3; County Council

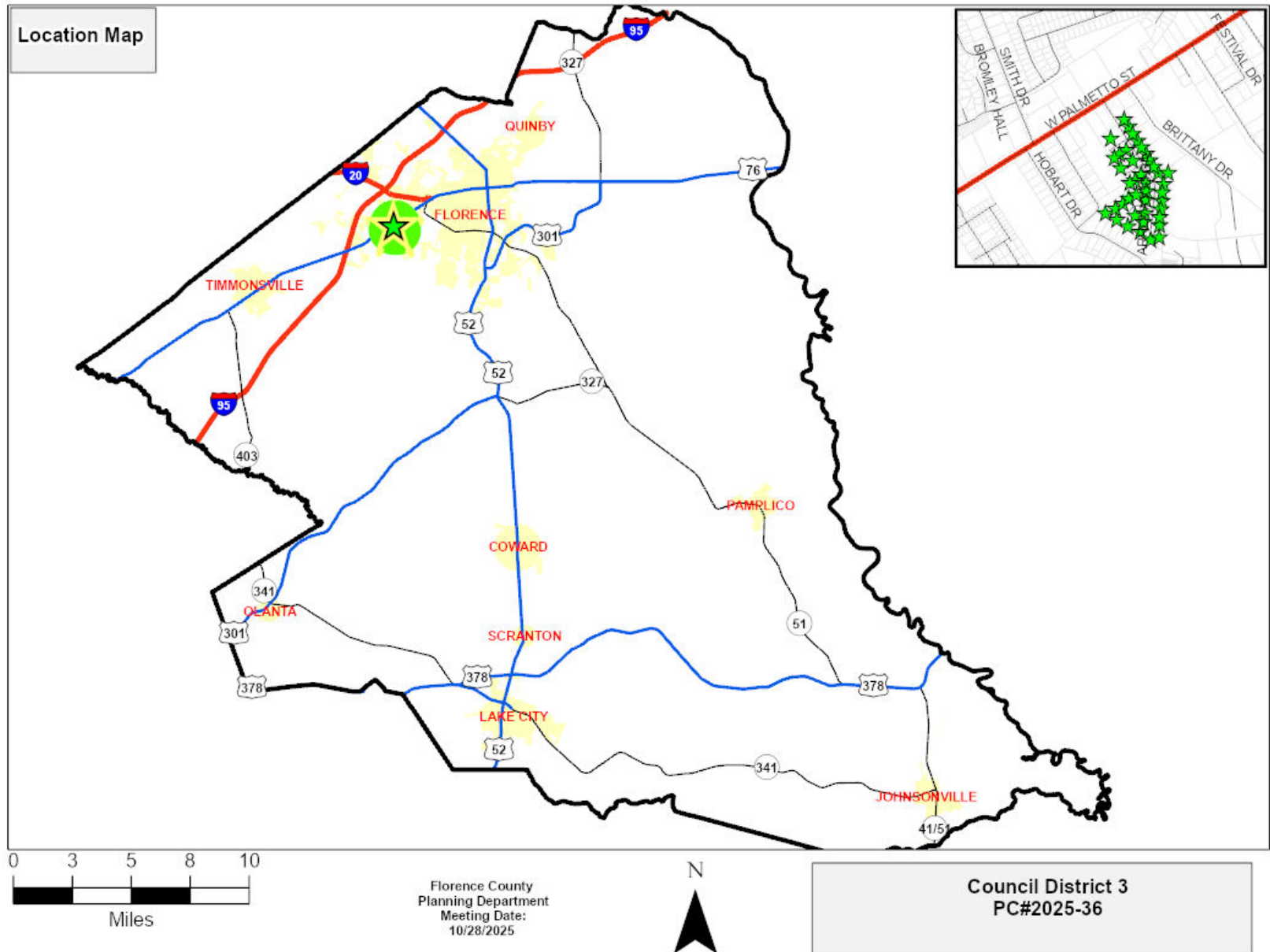
APPLICANT:

County of Florence

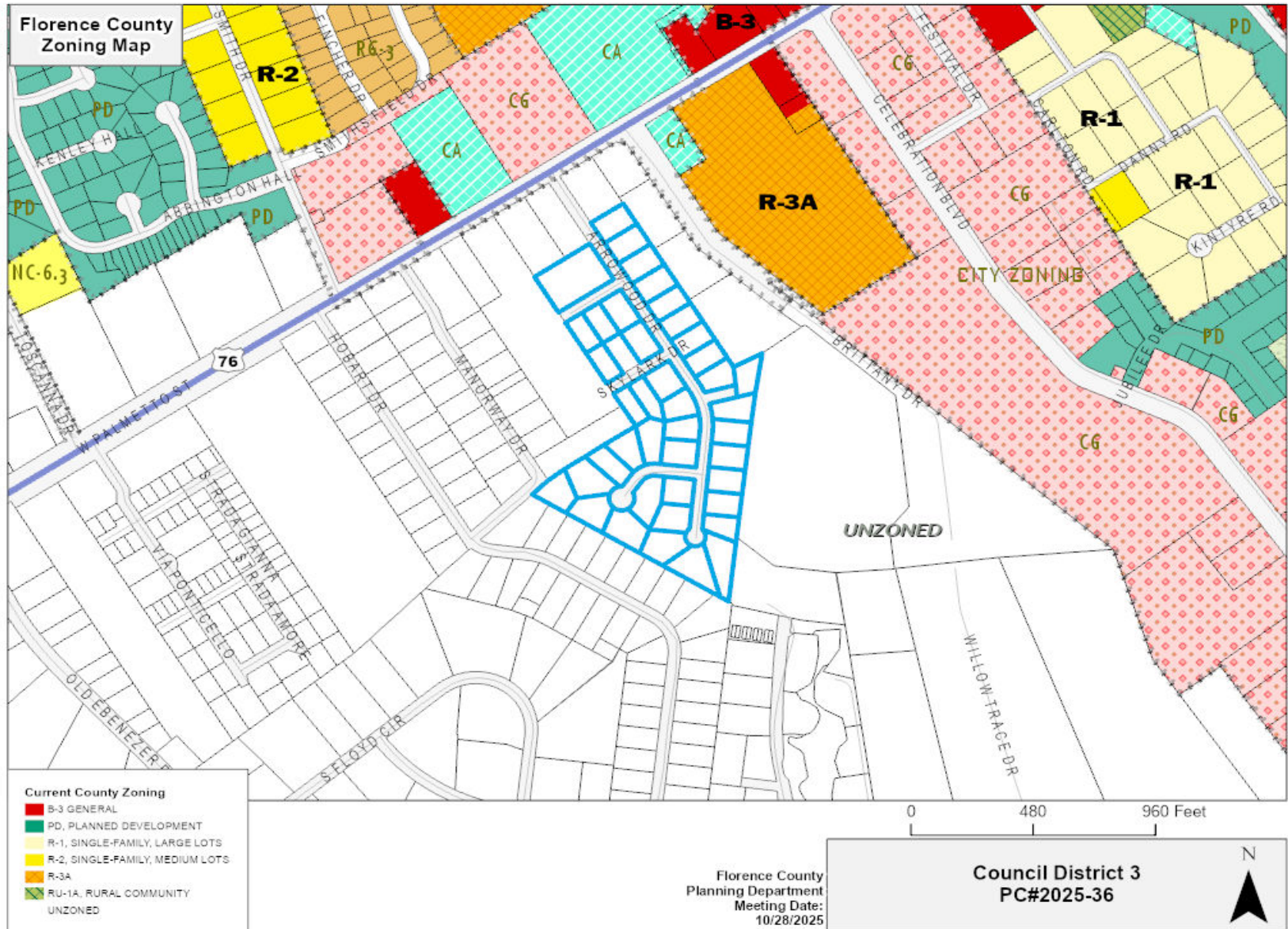
ZONING/LAND AREA:

Unzoned

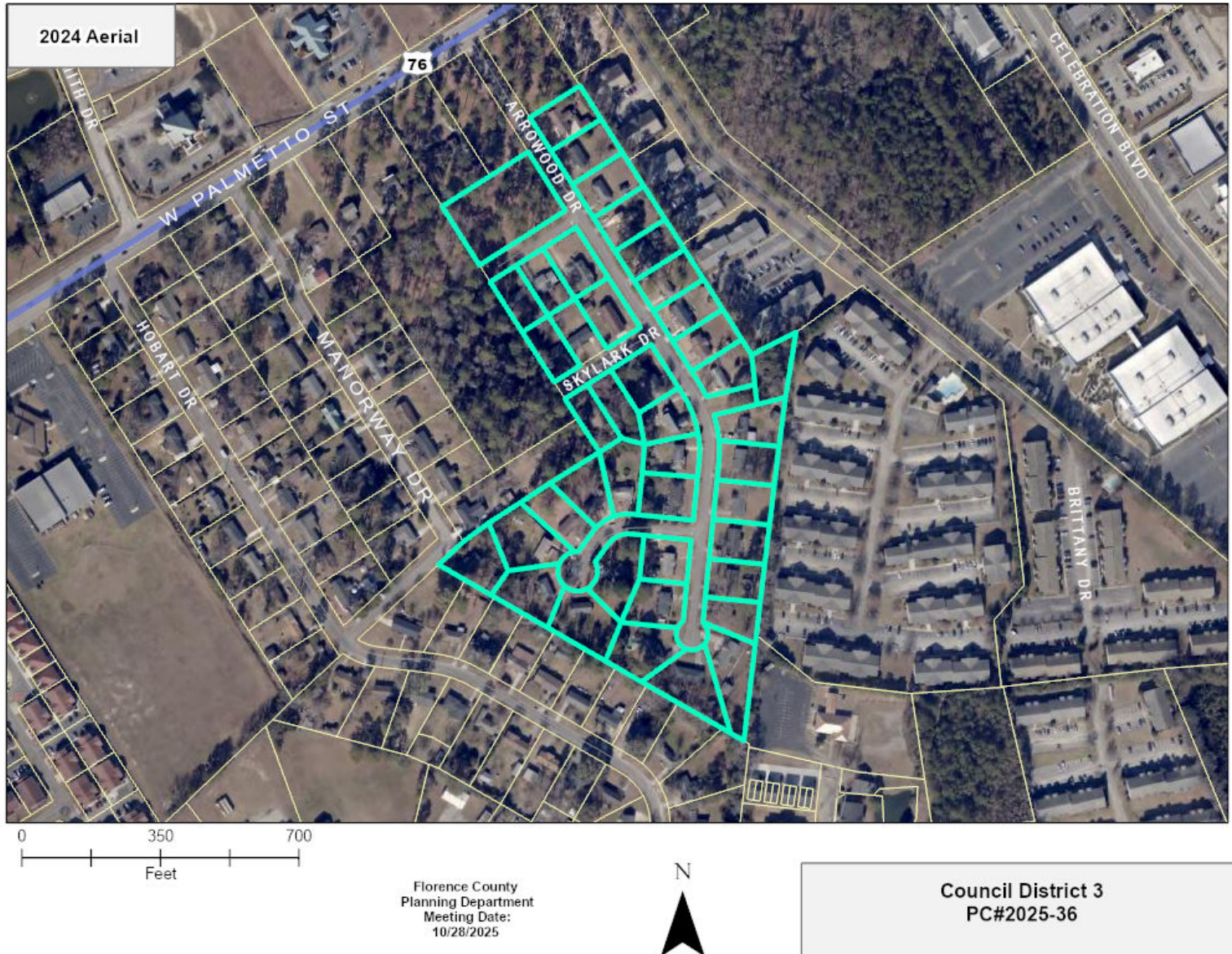
PC#2025-36 Location Map



PC#2025-36 Zoning Map



PC#2025-36 Aerial Map



PC#2025-36 Subject Properties



Comments/Questions



PC#2025-37

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: The Highway 76 Gateway Study

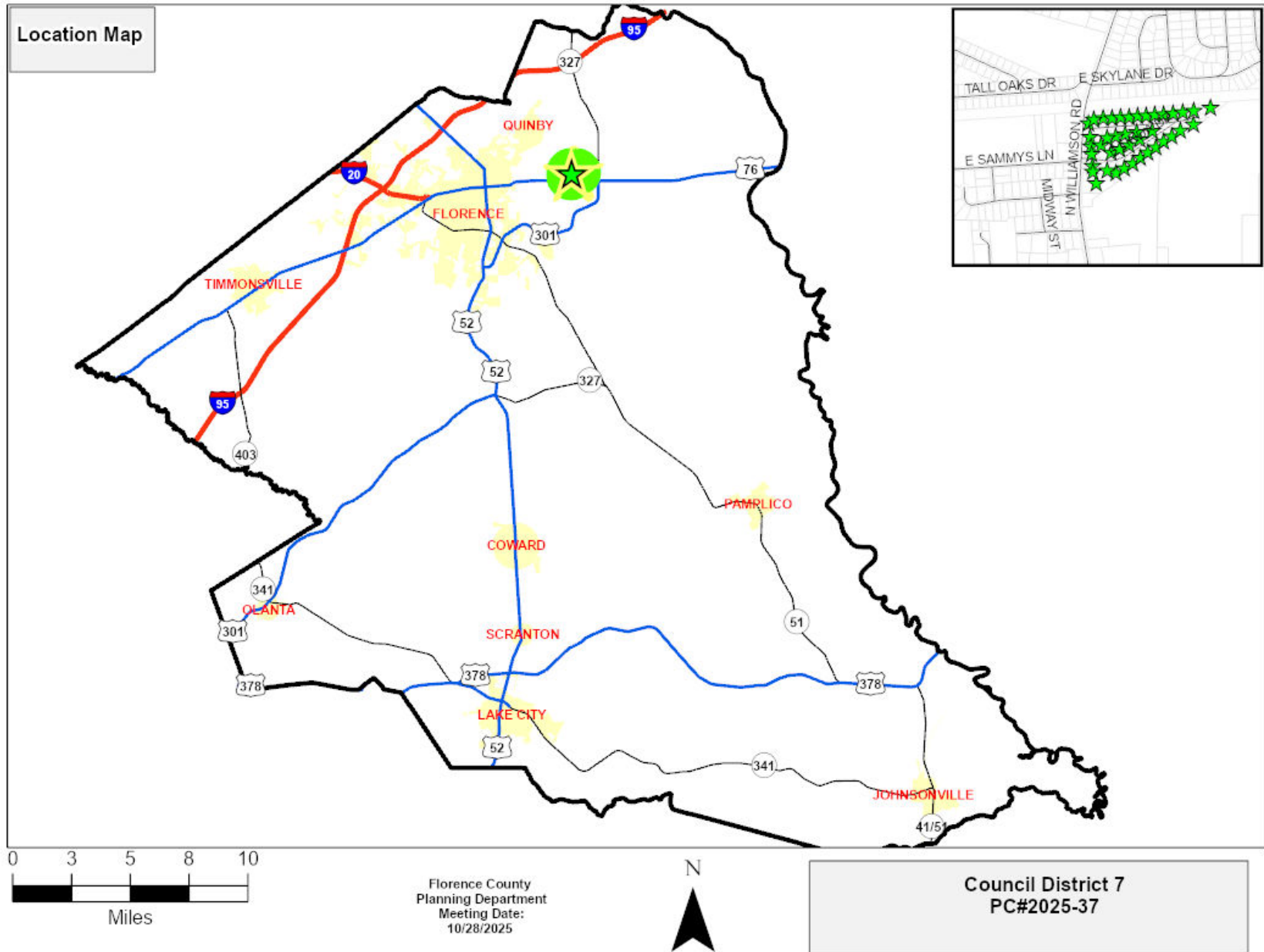
TAX MAP NUMBERS: 90158-07-001, 90158-07-002, 90158-07-003, 90158-07-004, 90158-07-005, 90158-07-006, 90158-07-007, 90158-07-008, 90158-07-009, 90158-07-010, 90158-07-011, 90158-07-012, 90158-07-013, 90158-07-015, 90159-01-001, 90159-01-002, 90159-01-003, 90159-01-004, 90159-01-005, 90159-01-006, 90159-01-007, 90159-01-008, 90159-01-009, 90159-01-010, 90159-01-011, 90159-01-012, 90159-01-013, 90159-02-001, 90159-02-002, 90159-02-003, 90159-02-004, 90159-02-005, 90159-02-006, 90159-02-007, 90159-02-008, 90159-02-009, 90159-02-010, 90159-02-011, 90159-02-012, 90159-02-016, 90159-02-017

COUNCIL DISTRICT(S): 7; County Council

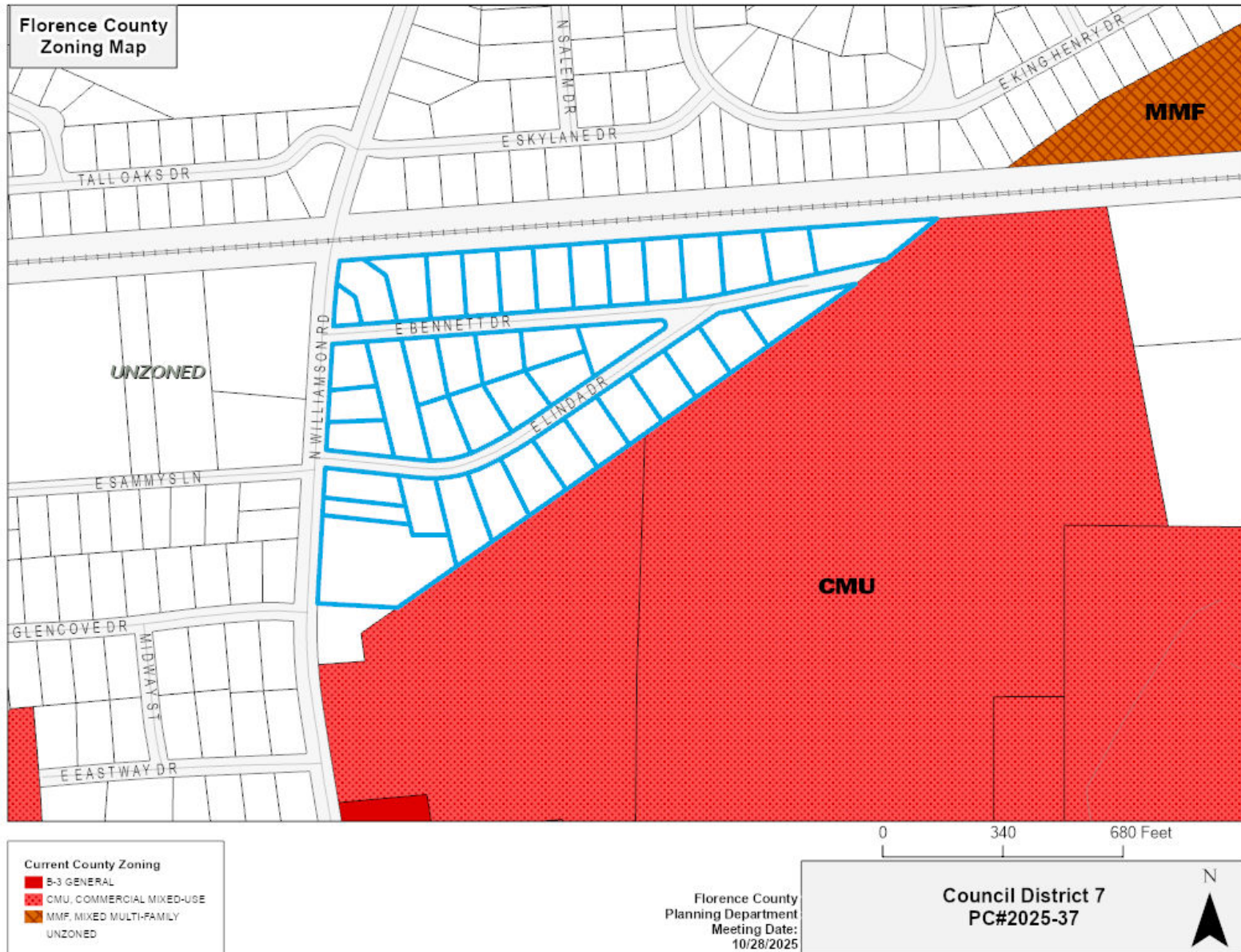
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2025-37 Location Map



PC#2025-37 Zoning Map



PC#2025-37 Aerial Map



0 250 500
Feet

Florence County
Planning Department
Meeting Date:
10/28/2025



Council District 7
PC#2025-37

PC#2025-37 Subject Properties



90158-07-013



90159-01-007



90159-01-008



90159-01-001

Comments/Questions



PC#2025-38

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: The Highway 76 Gateway Study

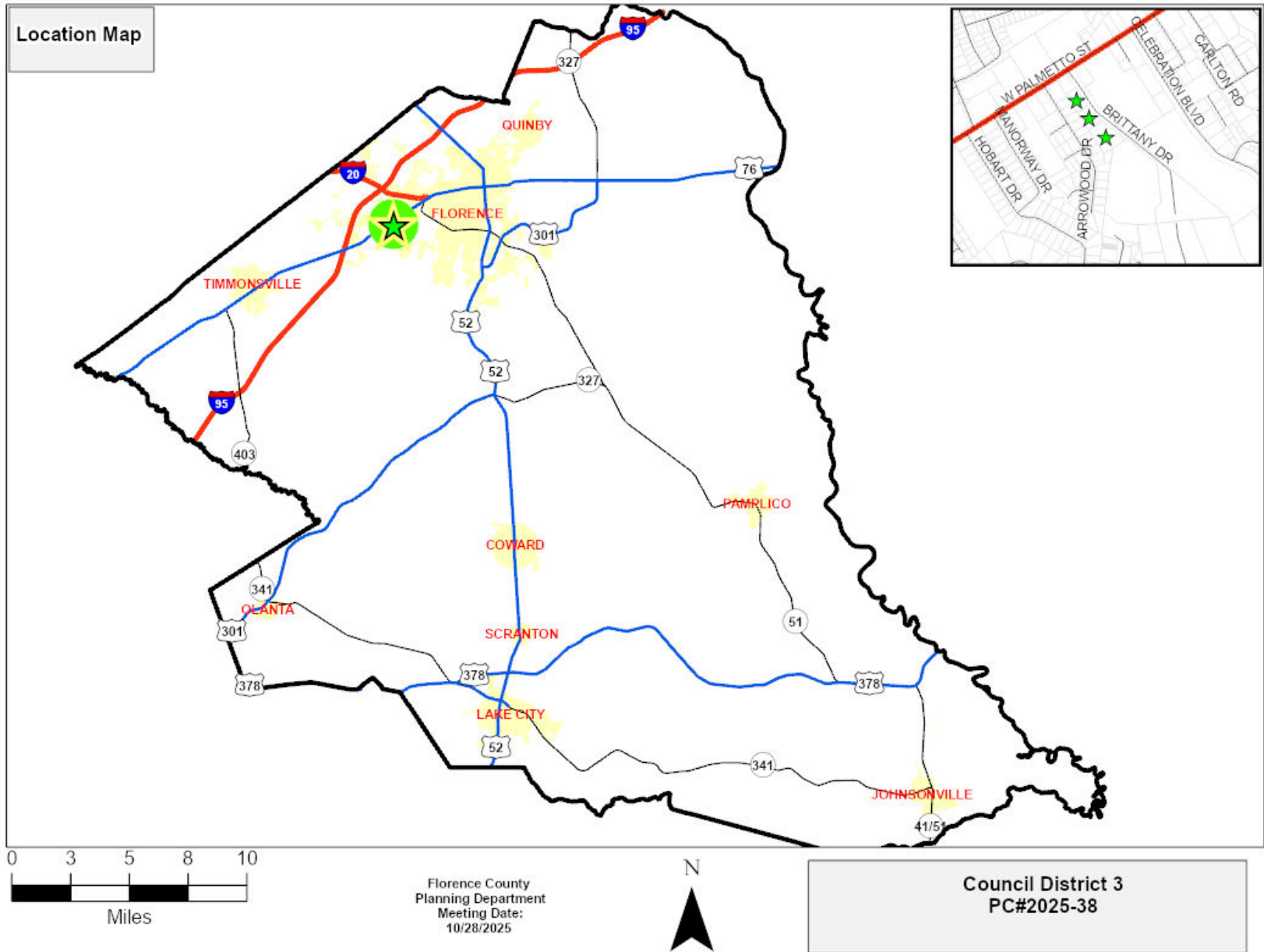
TAX MAP NUMBERS: 01012-01-245, 01012-01-246, 01012-01-247, 01012-01-248, 01012-01-249, 01012-01-250, 01012-01-251, 01012-01-252, 01012-01-253, 01012-01-254, 01012-01-255, 01012-01-256, 01012-01-257, 01012-01-258, 01012-01-259, 01012-01-260, 01012-01-261, 01012-01-262, 01012-01-271

COUNCIL DISTRICT(S): 3; County Council

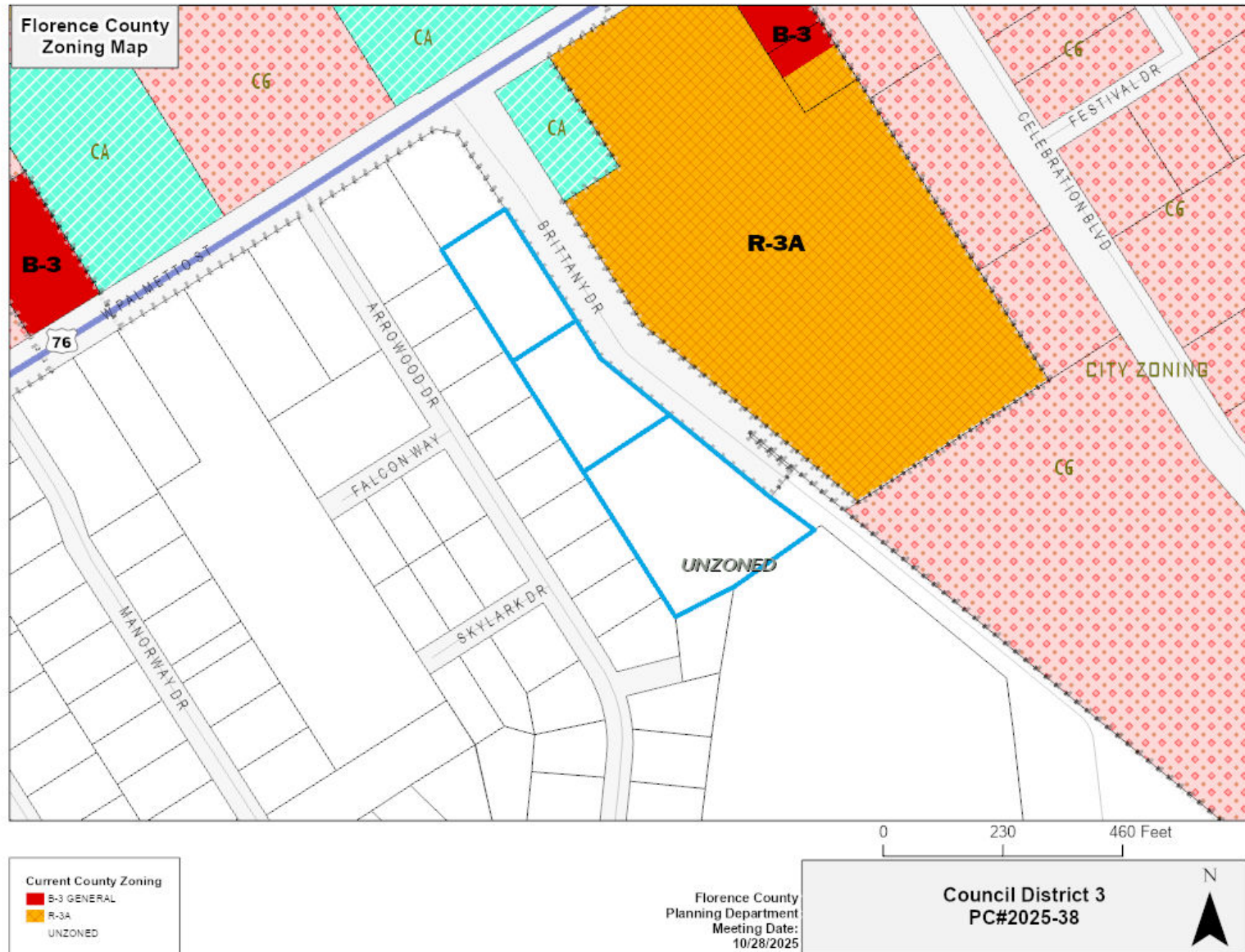
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

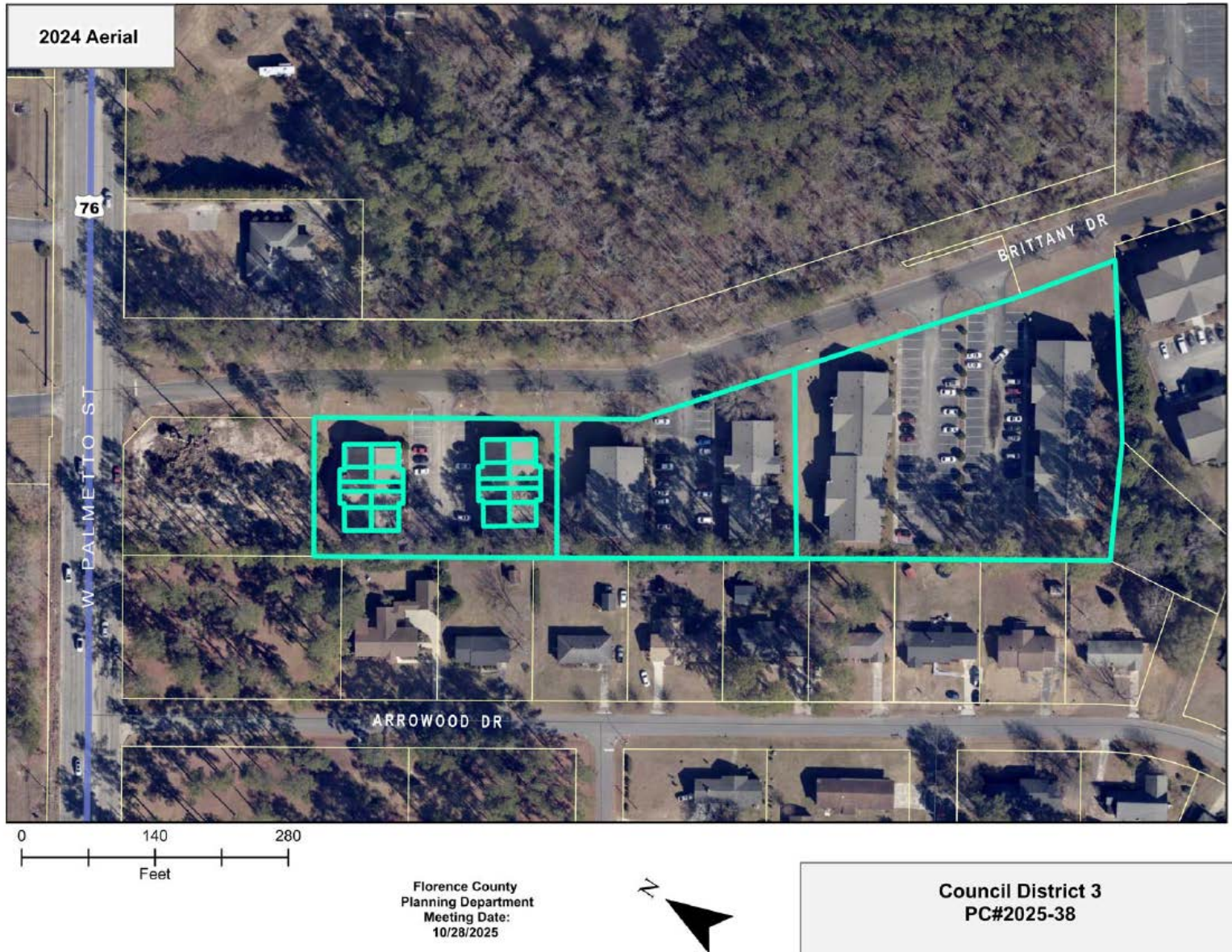
PC#2025-38 Location Map



PC#2025-38 Zoning Map



PC#2025-38 Aerial Map



PC#2025-38 Subject Properties



Comments/Questions



PC#2025-39

SUBJECT: Sketch Plan Requested By Nathan Pound, PE / Thomas & Hutton For Brighton Grove, Located Off Of E. McIver Road, Quinby, SC, As Shown On Florence County Tax Map Number 00175, Block 01, Parcels 037 and 038.

LOCATION: The proposed project site is located off of E. McIver Road, Quinby, SC

TAX MAP NUMBERS: 00175, Block 01, Parcels 037 and 038

COUNCIL DISTRICT(S): 7; County Council

OWNER OF RECORD: Randall Johnson/ Robyn Jones

APPLICANT: Nathan Pound, PE/ Thomas & Hutton

ZONING/LAND AREA: R-3A / approx. 57.57

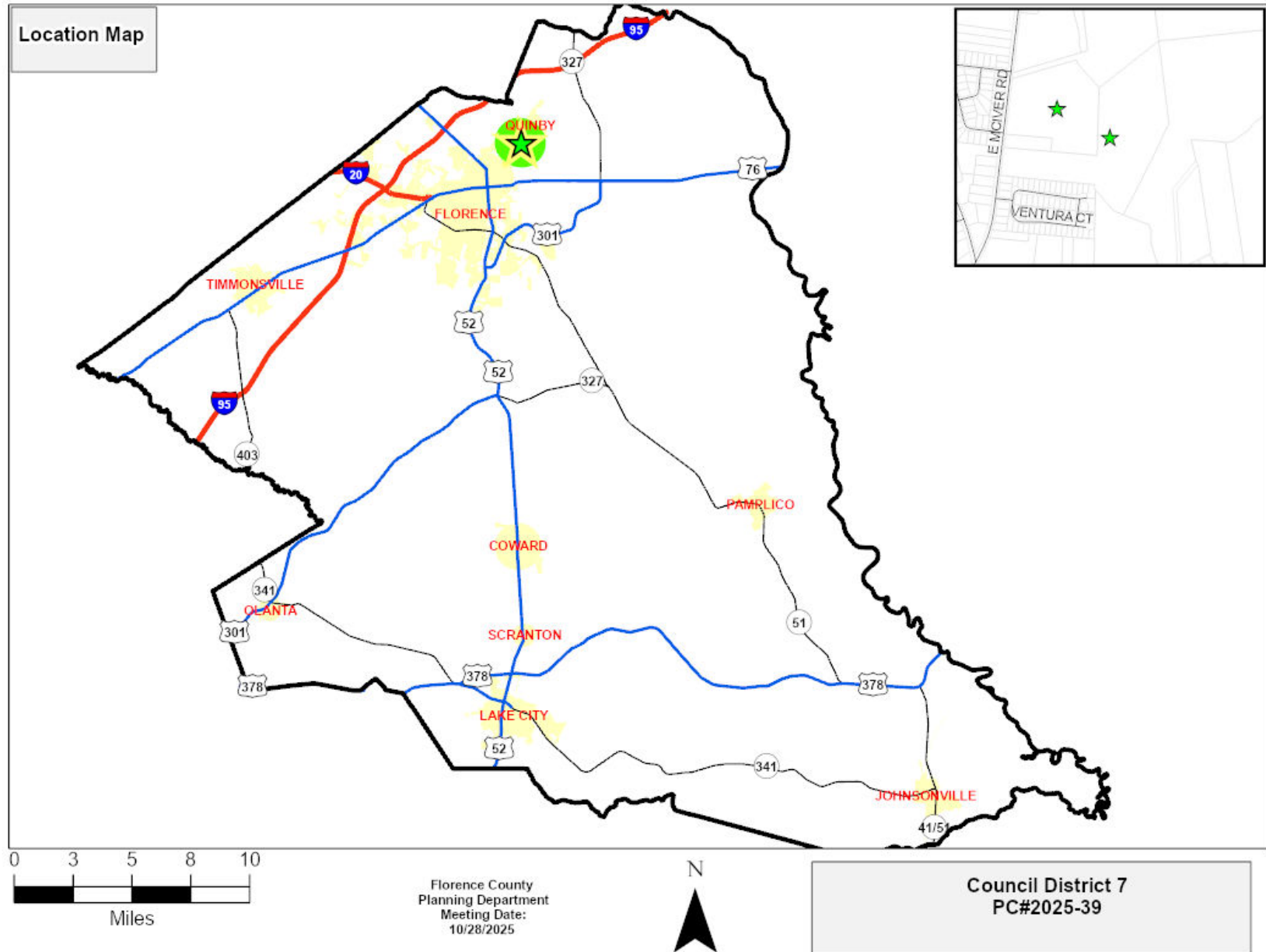
WATER/SEWER AVAILABILITY: City of Florence Water (Available)
City of Florence Sewer (Willing to service)

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

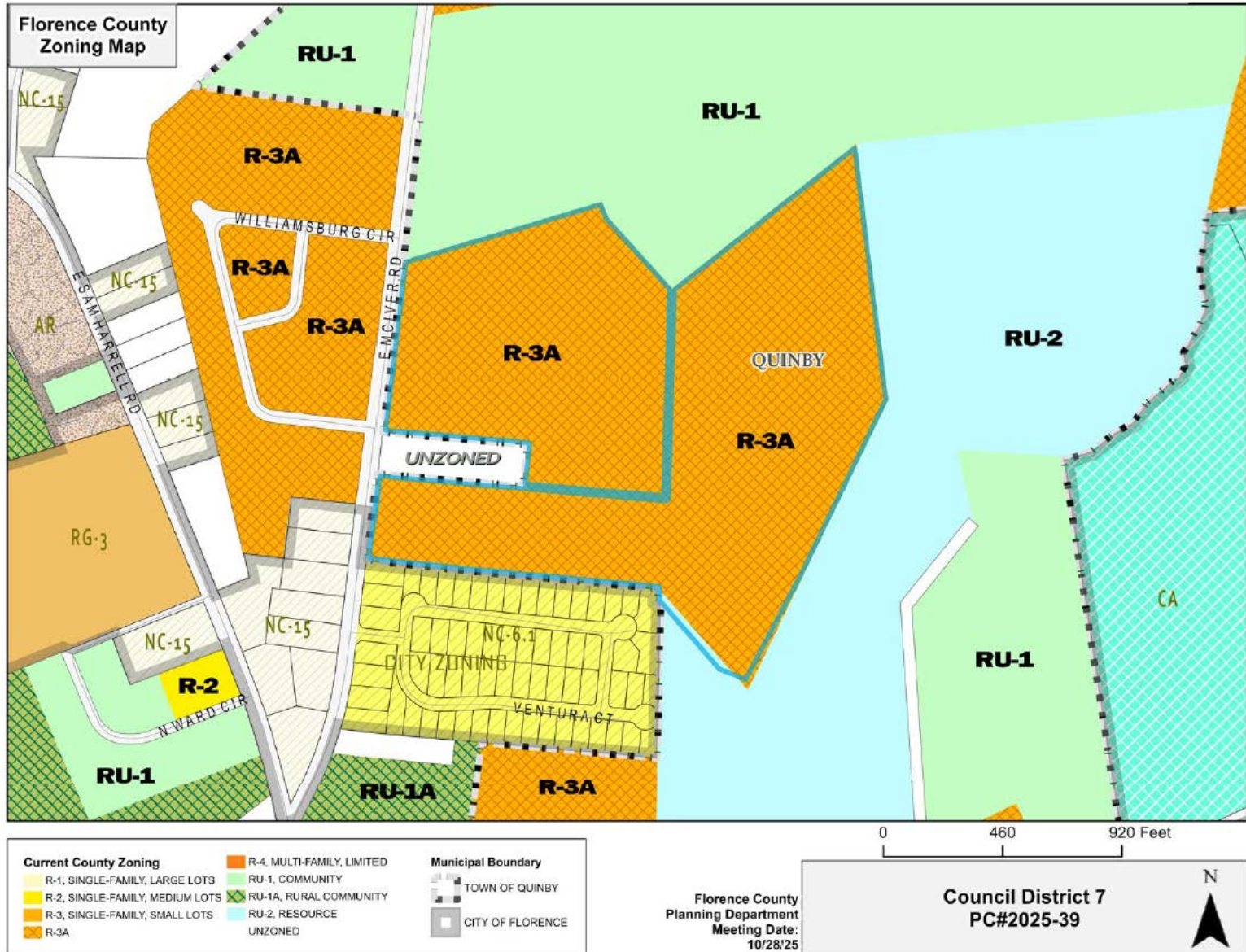
FLOOD ZONE: X

PARCEL ZONING DESIGNATIONS: R-3A

PC#2025-39 Location Map



PC#2025-39 Zoning Map



PC#2025-39 Aerial Map



2024 Aerial

WILLIAMSBURG CIR

E MCIVER RD

E SAM HARRELL RD

N WARD CIR

VENTURA CT

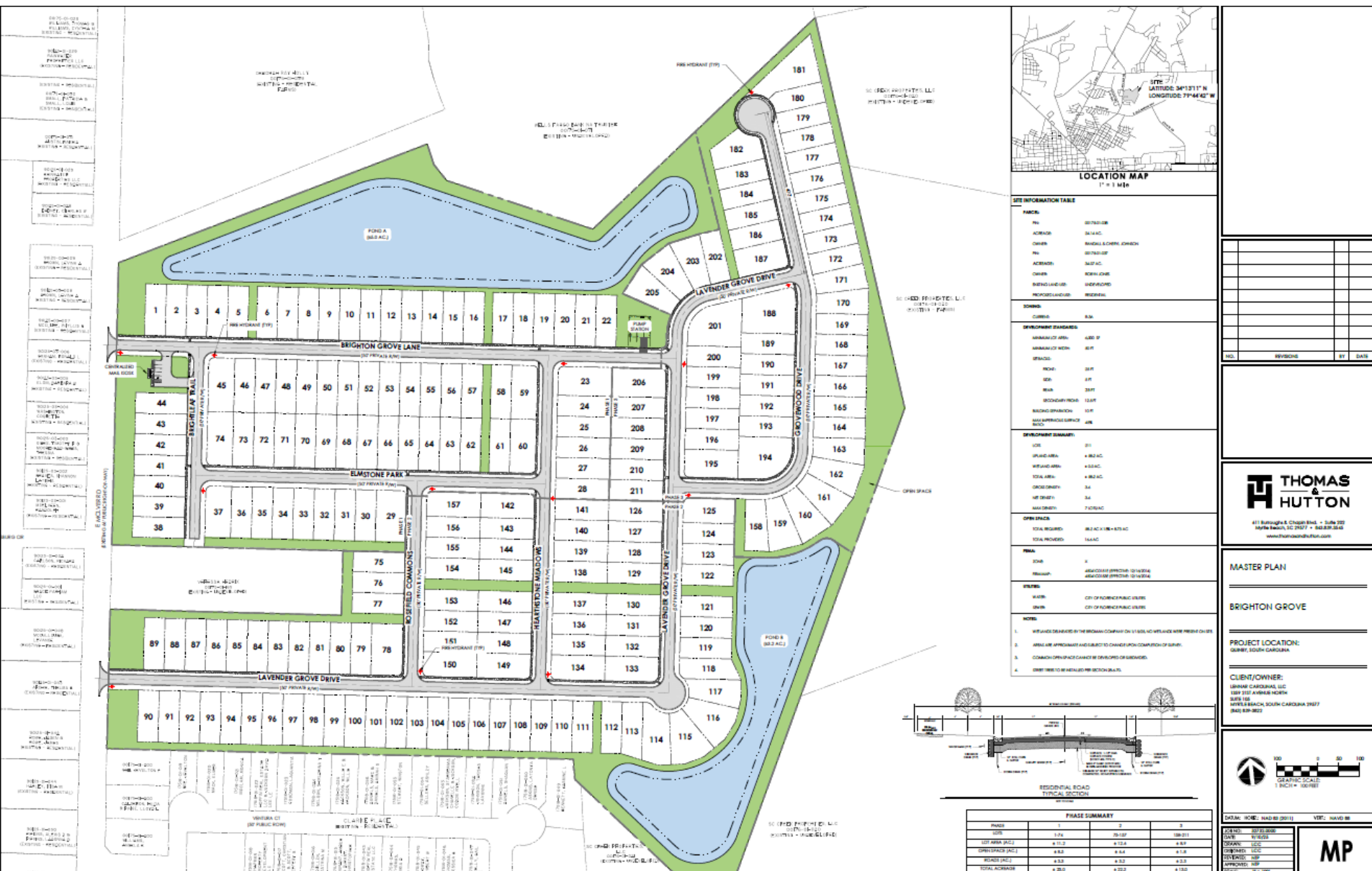
0 440 880
Feet

Florence County
Planning Department
Meeting Date:
10/28/2025



Council District 7
PC#2025-39

PC#2025-39 Sketch Plan



PC#2025-39 Site Plan Notes

SITE INFORMATION TABLE

PARCEL:

PIN: 00175-01-038
 ACREAGE: 24.14 AC.
 OWNER: RANDALL & CHERYL JOHNSON
 PIN: 00175-01-037
 ACREAGE: 34.07 AC.
 OWNER: ROBYN JONES
 EXISTING LAND USE: UNDEVELOPED
 PROPOSED LAND USE: RESIDENTIAL

ZONING:

CURRENT: R-3A

DEVELOPMENT STANDARDS:

MINIMUM LOT AREA: 6,000 SF
 MINIMUM LOT WIDTH: 50 FT
 SETBACKS:
 FRONT: 25 FT
 SIDE: 5 FT
 REAR: 25 FT
 SECONDARY FRONT: 12.5 FT
 BUILDING SEPARATION: 10 FT
 MAX IMPERVIOUS SURFACE RATIO: 45%

DEVELOPMENT SUMMARY:

LOTS 211
 UPLAND AREA: ± 58.2 AC.
 WETLAND AREA: ± 0.0 AC.
 TOTAL AREA: ± 58.2 AC.
 GROSS DENSITY: 3.6
 NET DENSITY: 3.6
 MAX DENSITY: 7 LOTS/AC

OPEN SPACE:

TOTAL REQUIRED: 58.2 AC X 15% = 8.73 AC
 TOTAL PROVIDED: 16.6 AC

FEMA:

ZONE: X
 FIRM MAP: 45041C0151E (EFFECTIVE: 12/16/2014)
 45041C0153E (EFFECTIVE: 12/16/2014)

UTILITIES:

WATER: CITY OF FLORENCE PUBLIC UTILITIES
 SEWER: CITY OF FLORENCE PUBLIC UTILITIES

NOTES:

1. WETLANDS DELINEATED BY THE BRIGMAN COMPANY ON 1/15/25, NO WETLANDS WERE PRESENT ON SITE.
2. AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE UPON COMPLETION OF SURVEY.
3. COMMON OPEN SPACE CANNOT BE DEVELOPED OR SUBDIVIDED.
4. STREET TREES TO BE INSTALLED PER SECTION 28.6-70.

PC#2025-39 Subject Properties/ Signs posted



PC#2025-39 Adjacent Properties



POV: West of the subject property



POV: South of the subject property



POV: West of the subject property



POV: North of the subject property

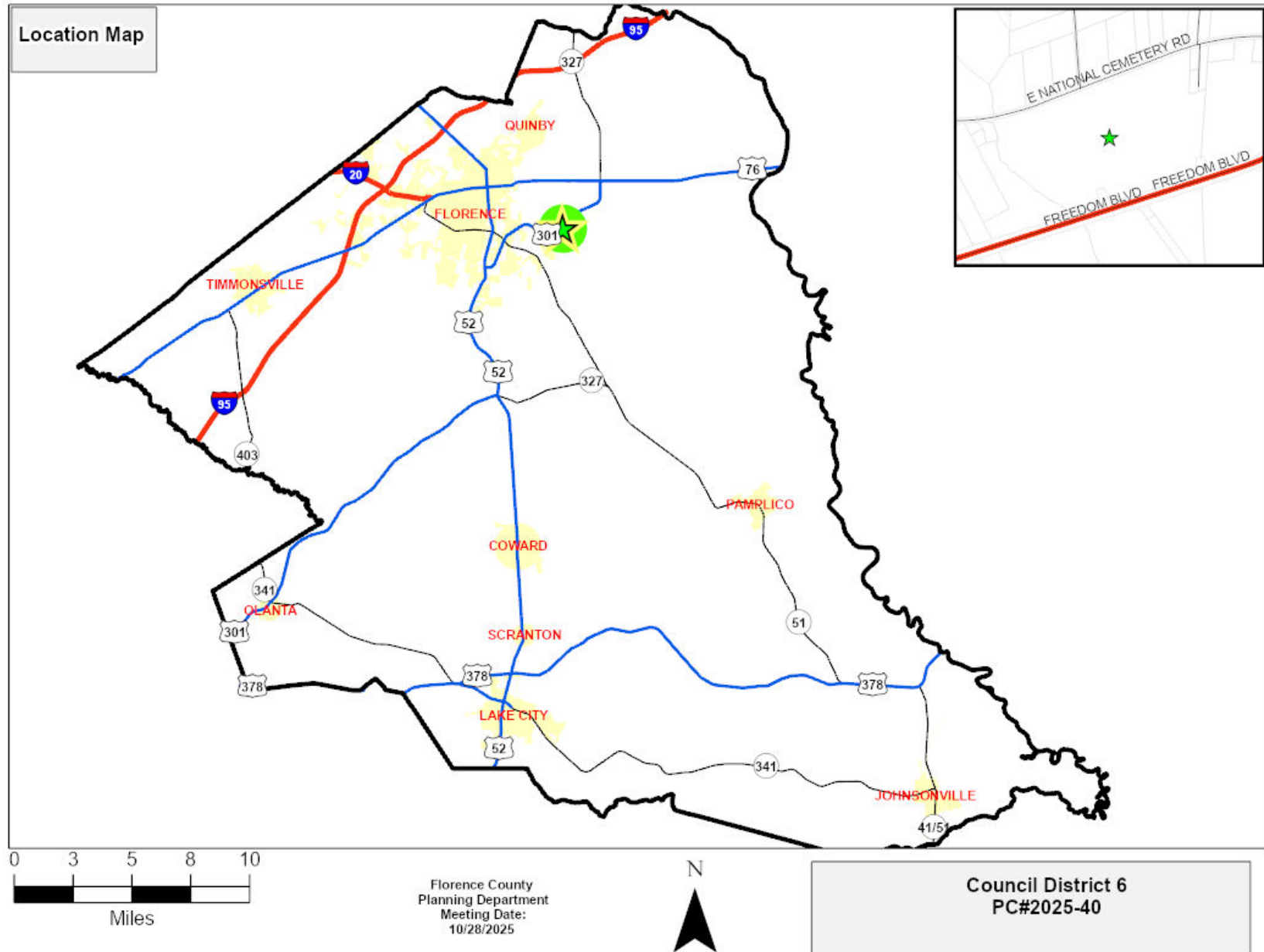
Comments/Questions



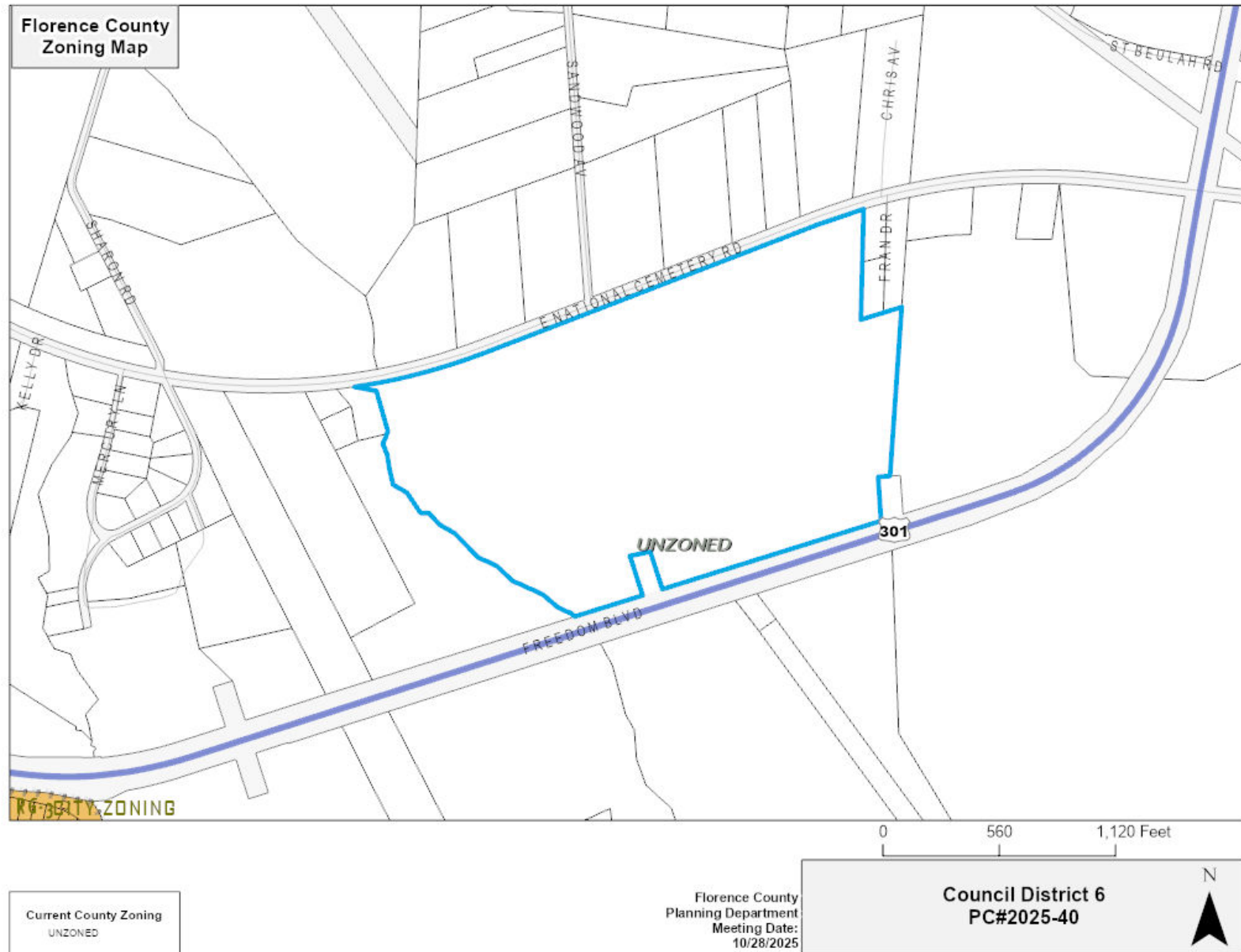
PC#2025-40

SUBJECT:	Sketch Plan Requested By Bluewater Civil Design, LLC For Freedom Reserve, Located Off Of E. National Cemetery Road, Florence SC, As Shown On Florence County Tax Map Number 00208, Block 01, Parcel 057.
LOCATION:	The proposed project site is located off of E. National Cemetery Road, Florence SC
TAX MAP NUMBERS:	00208, Block 01, Parcel 057
COUNCIL DISTRICT(S):	6; County Council
OWNER OF RECORD:	Freedom Florence SC LLC
APPLICANT:	Contender America
ZONING/LAND AREA:	Unzoned / approx. 70.32 acres
WATER/SEWER AVAILABILITY:	City of Florence Water (Available) City of Florence Sewer (Willing to serve)
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATIONS:	Unzoned

PC#2025-40 Location Map



PC#2025-40 Zoning Map



PC#2025-40 Aerial Map



0 420 840
Feet

Florence County
Planning Department
Meeting Date:
10/28/2025



Council District 6
PC#2025-40

PC#2025-40 Sketch Plan Notes

SITE DATA

TAX MAP NO.: 00208-01-057

DEED BOOK/PAGE: 999 / 1585

TOTAL AREA: ±73.3 ACRES

CURRENT USE: AGRICULTURAL - VACANT

PROPOSED USE: RESIDENTIAL

ZONING: UNZONED

TOTAL LOTS: 182 LOTS (52' X 135' TYP.)

DENSITY: 2.48 LOTS/AC

PROPOSED ROADWAY: ±6,407 LF (50' PUBLIC ROW)

OPEN SPACE PROVIDED: ±29.94 AC (±40.8%)

SETBACKS

E. NATIONAL CEMETERY ROAD: 30'

FREEDOM BOULEVARD: 30'

FRONT SETBACK: 25'

SECONDARY FRONT SETBACK: 12.5'

SIDE SETBACK: 5'

REAR SETBACK: 5'

PARKING NOTE (FOR AMENITY):

PROVIDED PARKING CALCULATIONS:

SWIMMING POOL (1.0/300 S.F.):	8
CABANA (1.0/300 S.F. OF G.F.A):	4
COMMUNITY AREA (1.0/300 S.F.):	21
PARKING SPACES REQUIRED:	33 SPACES
PARKING SPACES PROVIDED:	43 SPACES (2 ADA SPACES)

GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG E NATIONAL CEMETERY ROAD ROAD PROVIDED BY CITY OF FLORENCE.
- SANITARY SEWER IS AVAILABLE VIA A PUMP STATION AND WILL BE PROVIDED BY CITY OF FLORENCE.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
- 5' DRAINAGE EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- FLORENCE COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 50' MIN. PUBLIC R.O.W.
- ALL WORK WITHIN THE EXISTING R.O.W. (E. NATIONAL CEMETERY ROAD AND FREEDOM BOULEVARD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
- ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
- LOTS WITH FRONTAGE ON TWO STREETS (CORNER LOTS) MAY ONLY HAVE DRIVEWAY CONNECTION TO ONE STREET.
- ACCORDING TO FEMA PANEL 45041C0162E EFF. 12/15/2014, THIS SITE IS ZONE X, NOT WITHIN A FLOODPLAIN.
- COMMON OPEN SPACE AREAS CANNOT BE SUBDIVIDED OR USED FOR ANY OTHER PURPOSE.
- PARKING WILL BE PROVIDED AT A RATE OF 2 SPACES PER DWELLING UNIT - ONE GARAGE SPACE AND ONE DRIVEWAY SPACE. ADDITIONAL GUEST PARKING WILL BE PROVIDED AT THE AMENITY CENTER.
- HYDRANT LOCATIONS ARE SUGGESTIONS ONLY.
- STREET TREES AND SIDEWALKS TO BE INSTALLED PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY AND REDUCES THE BOND AMOUNT.
- IF DEEMED NECESSARY BASED ON THE TRAFFIC IMPACT ANALYSIS, INFRASTRUCTURE IMPROVEMENT RECOMMENDATIONS SHALL BE DESIGNED, PERMITTED, AND CONSTRUCTED IN ACCORDANCE WITH SCDOT STANDARDS.
- IF THE TRAFFIC IMPACT STUDY RECOMMENDS INTERNAL ROAD CHANGES, THE SKETCH PLAN SHALL BE RESUBMITTED TO PLANNING COMMISSION FOR APPROVAL.

SITE LEGEND

	ASPHALT PAVEMENT SECTION
	COMMON AREA / OPEN SPACE
	SIDEWALK
	PROPERTY LINE/R.O.W.
	PROPOSED BUILDING SETBACK LINE
	PROPOSED R/W
	PROPOSED E.O.P.
	PROPOSED C/L ROAD
	SIGHT DISTANCE LINES
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED MAILBOX CLUSTER
	PROPOSED HYDRANT
	PROPOSED MONUMENT SIGN

PC#2025-40 Subject Property



PC#2025-40 Signs Posted



Sign posted off of E. National Cemetery Rd.



Sign posted off of Freedom Boulevard

PC#2025-40 Adjacent Properties



POV: North of the subject property off of E. National Cemetery Rd.



POV: Northwest of the subject property off of E. National Cemetery Rd.



POV: South of the subject property off of Freedom Boulevard

Comments/Questions



Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, October 28, 2025
6:00 P.M.
County Complex
Room 803

IV. Other Business

V. Director's Report:

- Summary Plats (September 2025)
- Building Reports (September 2025)

VI. Adjournment

THANK YOU
FOR
ATTENDING!

