

AMENDED Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, November 18, 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 October 28, 2025

III. Public Hearings

Map Amendments:

PC#2025-41

A Comprehensive Plan And Zoning Map Amendment Requested By Johnny Pritchard To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 And To Change The Zoning Designation From MR, Lower Density Mixed Residential District To RU-2, Rural Resource District For The Property Located Off Of S. Firetower Road And E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00307, Block 01, Parcel 070.

PC#2025-42

A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To Suburban Development District And To Change The Zoning Designation From Unzoned To R-2, Single-Family Residential District For The Property Located Off Of Arrowood Drive, Florence, SC, As Shown On Florence County Tax Map Number 01012, Block 01, Parcel 195.

PC#2025-43

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven 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: 01012-01-042, 01012-01-043, 01012-01-044, 01012-01-045, 01012-01-046, 01012-01-047, 01012-01-048, 01012-01-049, 01012-01-050, 01012-01-051, 01012-01-052, 01012-01-053, 01012-01-054, 01012-01-055, 01012-01-056, 01012-01-057, 01012-01-058, 01012-01-059, 01012-01-060, 01012-01-061, 01012-01-062, 01012-01-063, 01012-01-064, 01012-01-065, 01012-01-066, 01012-01-067, 01012-01-068, 01012-01-069, 01012-01-070, 01012-01-071, 01012-01-072, 01012-01-073, 01012-01-074, 01012-01-075, 01012-01-076, 01012-01-077, 01012-01-095, 01012-01-118, 01012-01-119, 01012-01-121, 01012-01-125, 01012-01-126.

- PC#2025-44** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven 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: 00100-01-050, 00100-01-060, 00100-01-061, 00100-01-101, 01012-01-038, 01012-01-040, 01012-01-078.
- PC#2025-45** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven 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: 00101-01-309, 00101-01-401, 00101-01-402.
- PC#2025-46** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven 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: 90152-01-015, 90155-03-033, 90155-03-034, 90155-03-039, 90155-03-040, 90155-06-001, 90155-06-002, 90155-06-005, 90155-06-006.
- PC#2025-47** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven 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: 90155-03-001, 90155-03-002, 90155-03-003, 90155-03-004, 90155-03-005, 90155-03-006, 90155-03-007, 90155-03-008, 90155-03-009, 90155-03-010, 90155-03-011, 90155-03-012, 90155-03-013, 90155-03-014, 90155-03-015, 90155-03-016, 90155-03-017, 90155-03-018, 90155-03-019, 90155-03-020, 90155-03-021, 90155-03-022, 90155-03-024, 90155-03-025, 90155-03-026, 90155-03-027, 90155-03-028, 90155-03-038, 90155-04-001, 90155-04-002, 90155-04-003, 90155-04-004, 90155-04-005, 90155-04-006, 90155-04-007, 90155-04-008, 90155-04-009, 90155-04-010, 90155-04-011, 90155-04-012, 90155-04-013, 90155-04-014, 90155-04-015, 90155-04-016, 90155-04-017, 90155-04-018, 90155-04-019, 90155-04-020, 90155-04-022, 90155-05-001, 90155-05-002, 90155-05-003, 90155-05-004, 90155-05-005, 90155-05-006, 90155-05-007, 90155-05-008.
- PC#2025-50** Map Amendment Requested By Anthony B. Moore To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 003 Located at 797 E. Howe Springs Road, Florence, SC From B-3, General Commercial District To RU-1, Rural Community District.
- Sketch Plan:**
PC#2025-48 A Sketch Plan Amendment Requested By Robert Weaver, PE / Weaver Engineering For Southern Columns, Located Off Of E. Old Marion Hwy., Florence, SC, As Shown On Florence County Tax Map Number 00274, Block 01, Parcel 015.
- Road Naming:**
PC#2025-49 Request For The Naming Of A Private Road, Adaline Estate Road, Located Off Stagecoach Road In Effingham, SC As Shown On Florence County Tax Maps: 00131-01-199, 00131-01-204, 00131-01-205.

Text Amendment:
PC#2025-31

Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. - GENERAL AND ANCILLARY REGULATIONS, Sec. 244. - Number Of Principal Buildings/Uses On A Lot.

IV. Other Business

V. Director's Report:

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

VI. Adjournment