



Florence County Planning Commission

November 18, 2025

6:00 PM

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

PC#2025-41

SUBJECT: 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.

LOCATION: E. Palmetto St. and S. Firetower Rd, Florence, SC 29506

TAX MAP NUMBERS: 00307, Block 01, Parcel 070

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Johnny W Pritchard & Sandra G Pritchard

APPLICANT: Johnny Pritchard

ZONING/LAND AREA: MR / Approximately 17.75 acres

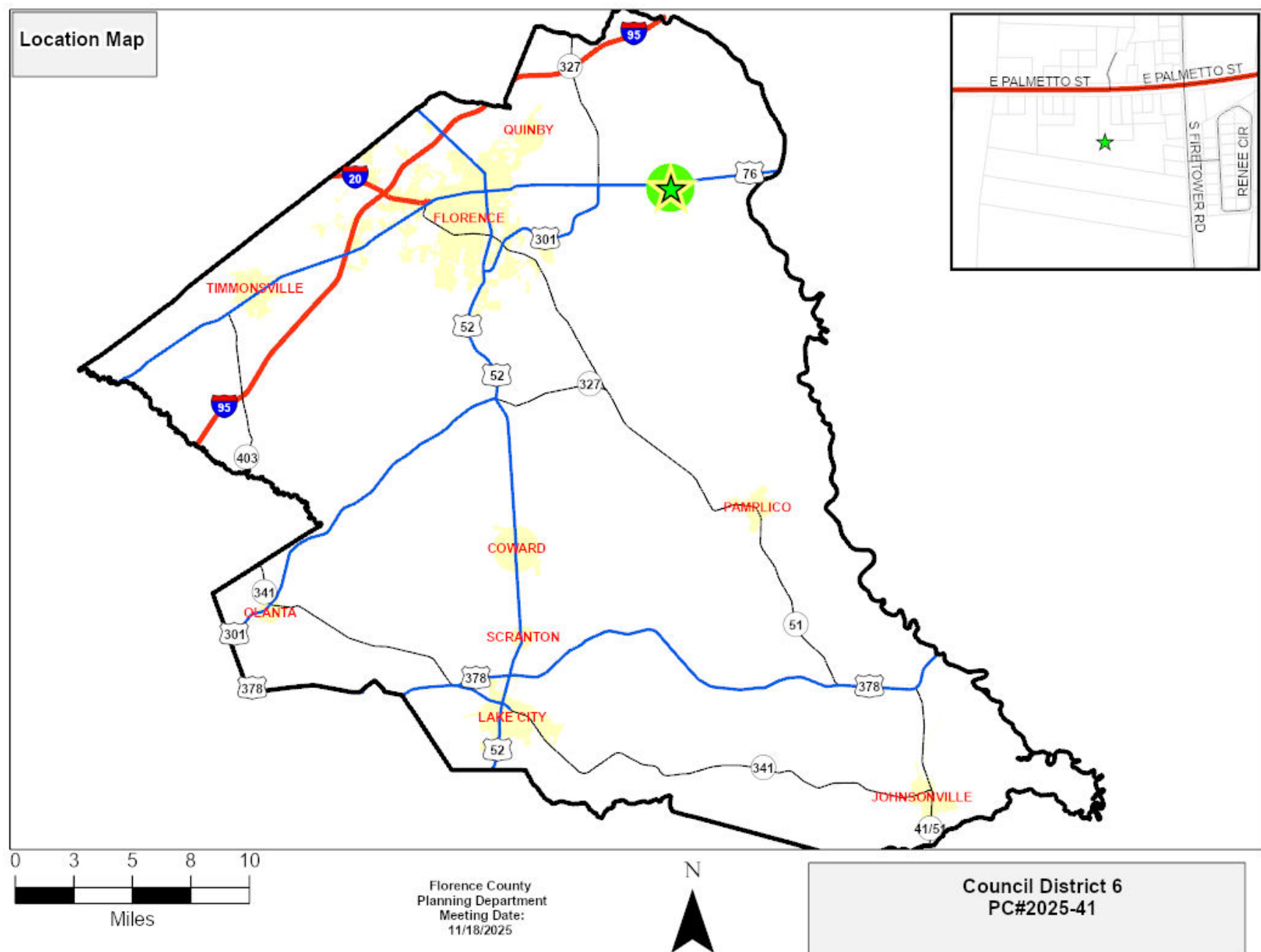
WATER/SEWER AVAILABILITY: City of Florence Water (Available)
City of Florence (Limited)

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

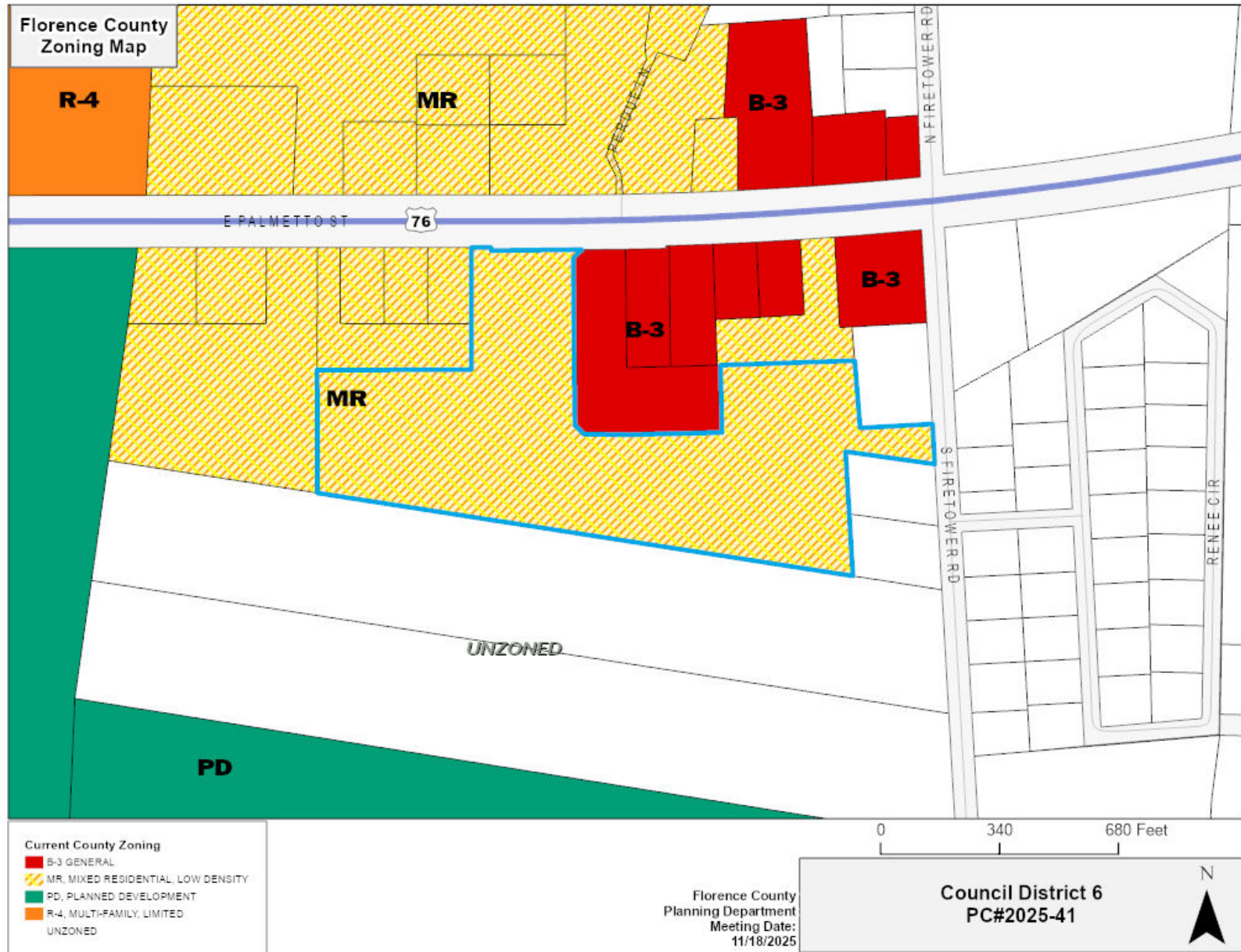
FLOOD ZONE: X

PARCEL ZONING DESIGNATION: MR

PC#2025-41 Location Map



PC#2025-41 Zoning Map



PC#2025-41 Aerial Map



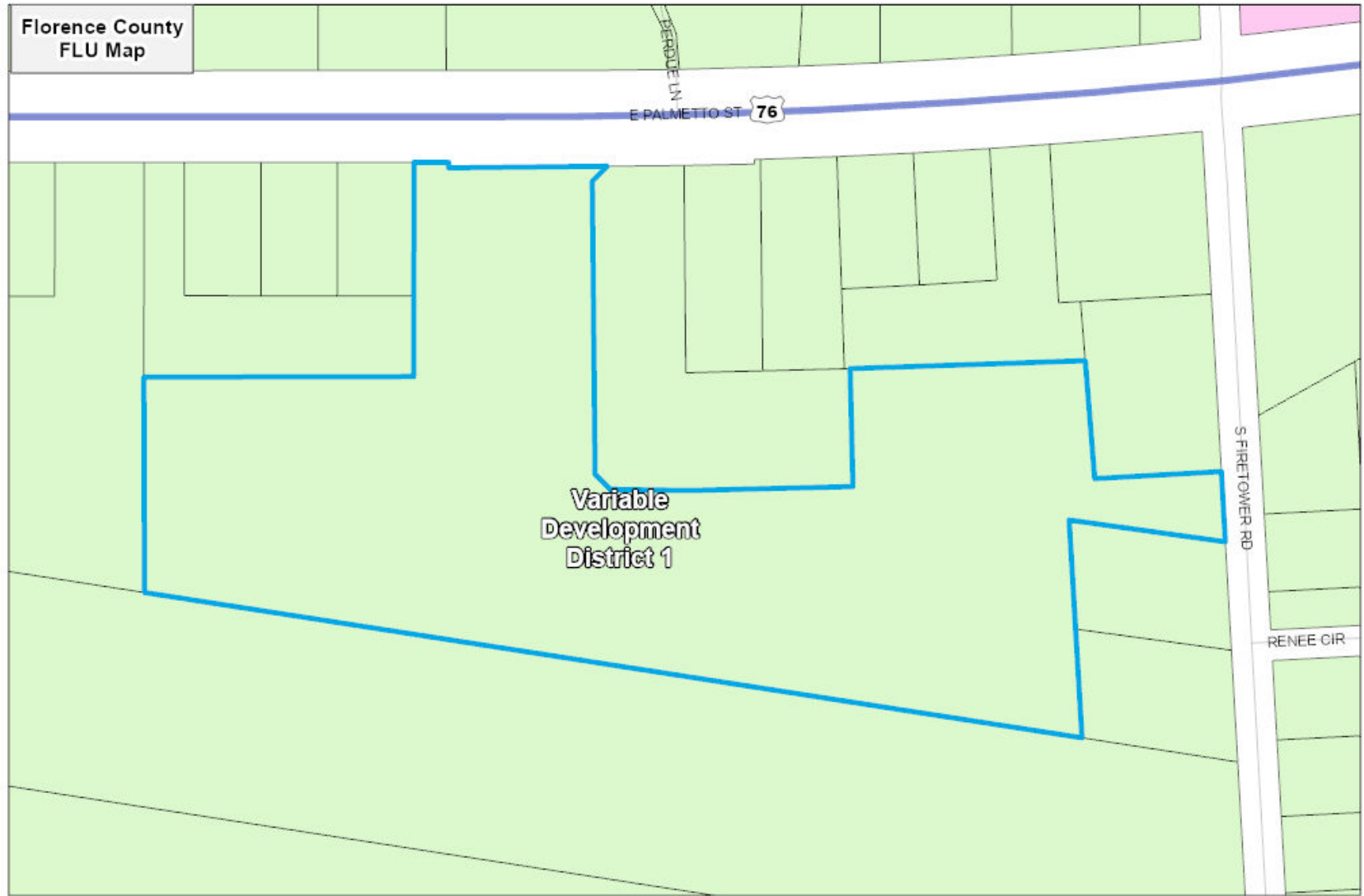
0 250 500
Feet

Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 6
PC#2025-41

PC#2025-41 Comprehensive Plan Map



Future Land Use
Land Use Code
City Zoning

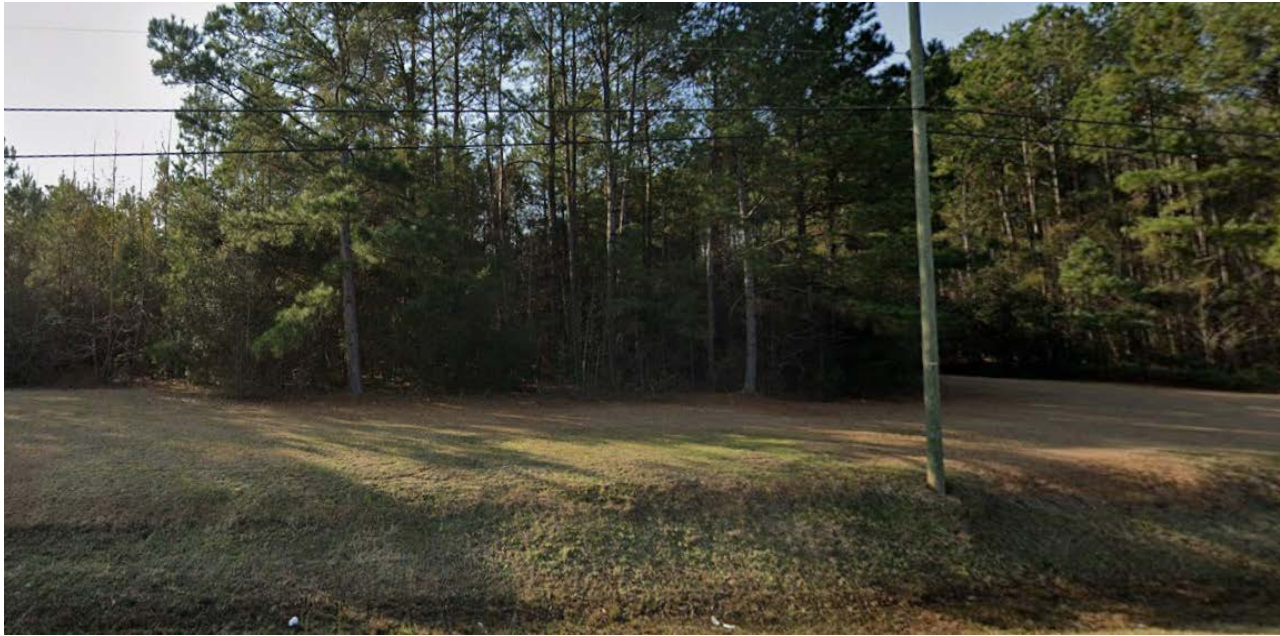
Downtown Development District
Suburban District
Urban District
Variable Development District 1

Florence County
Planning Department
Meeting Date:
11/18/2025

Council District 6
PC#2025-41



PC#2025-41 Subject Property



POV: Subject property off of E. Palmetto Street



Sign posted off of S. Firetower Rd.



Sign posted off of E. Palmetto St.

PC#2025-41 Adjacent Properties



POV: North of the subject property off of E. Palmetto St.



POV: South of the subject property off of S. Firetower Rd.



POV: East of the subject property off of E. Palmetto St.



POV: East of the subject property off of S. Firetower Rd.

Comments/Questions



PC#2025-42

SUBJECT:

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.

LOCATION:

The Highway 76 Gateway Study

TAX MAP NUMBERS:

01012, Block 01, Parcel 195

COUNCIL DISTRICT(S):

3; County Council

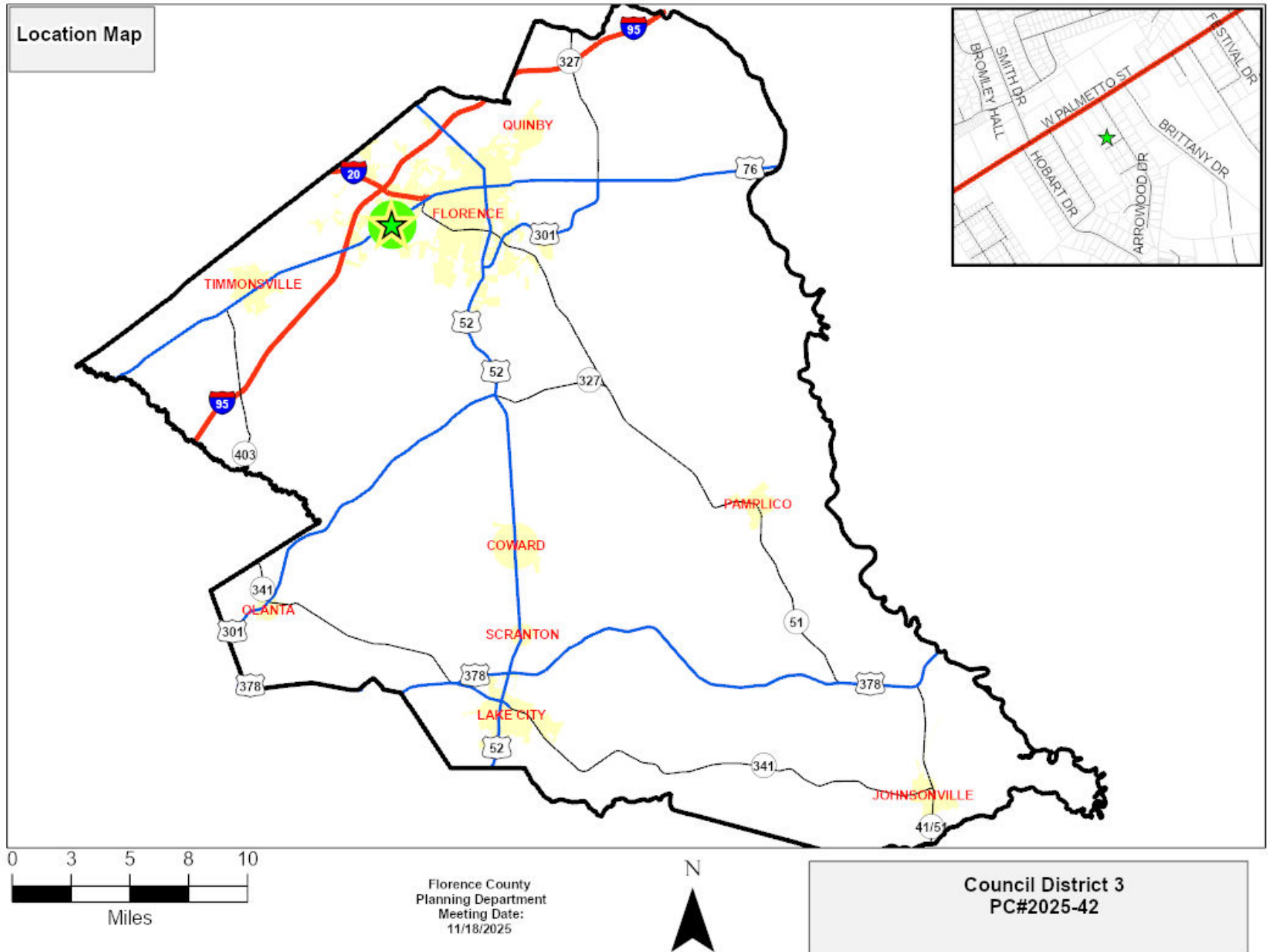
APPLICANT:

County of Florence

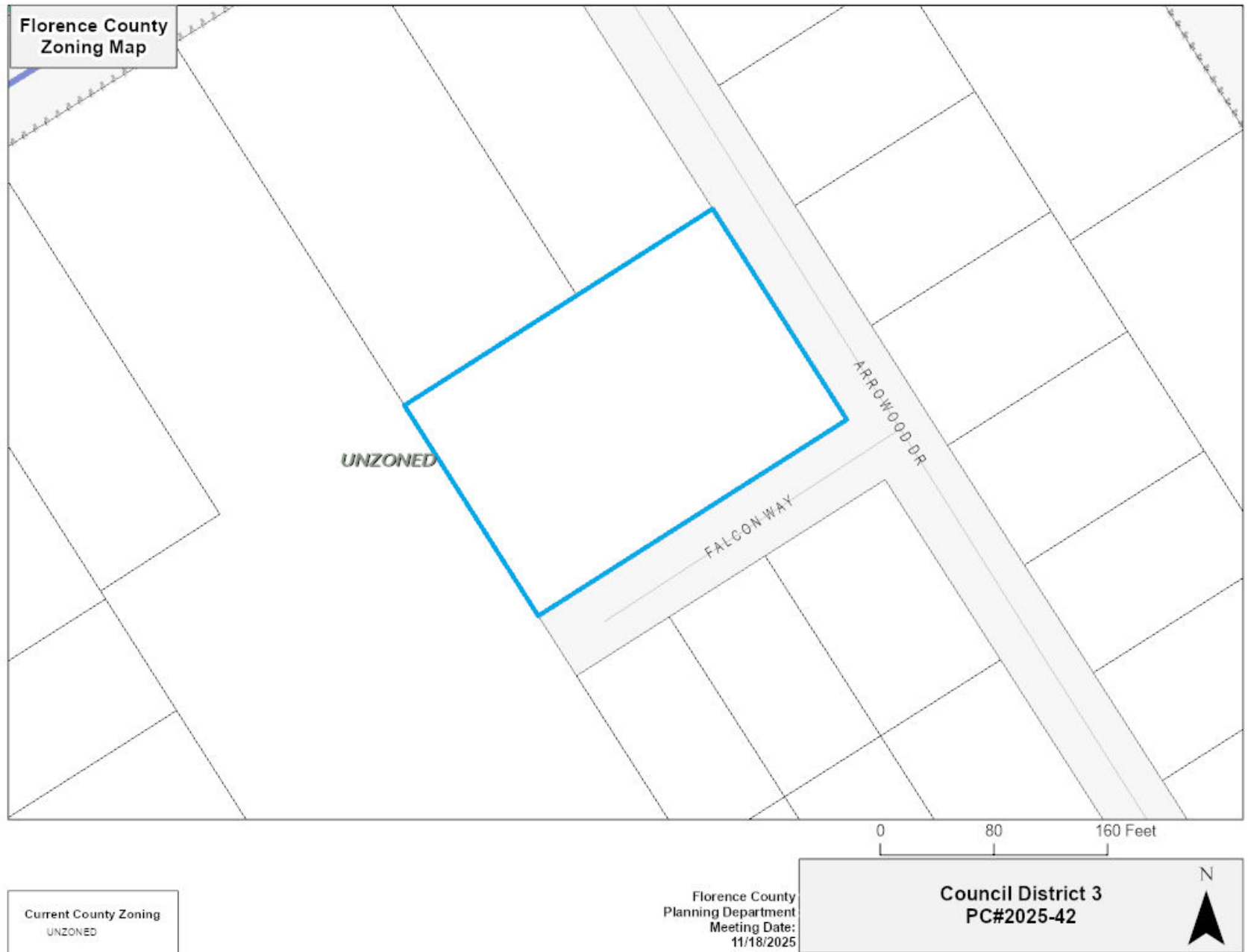
ZONING/LAND AREA:

Unzoned / Approximately 1.04 acres

PC#2025-42 Location Map



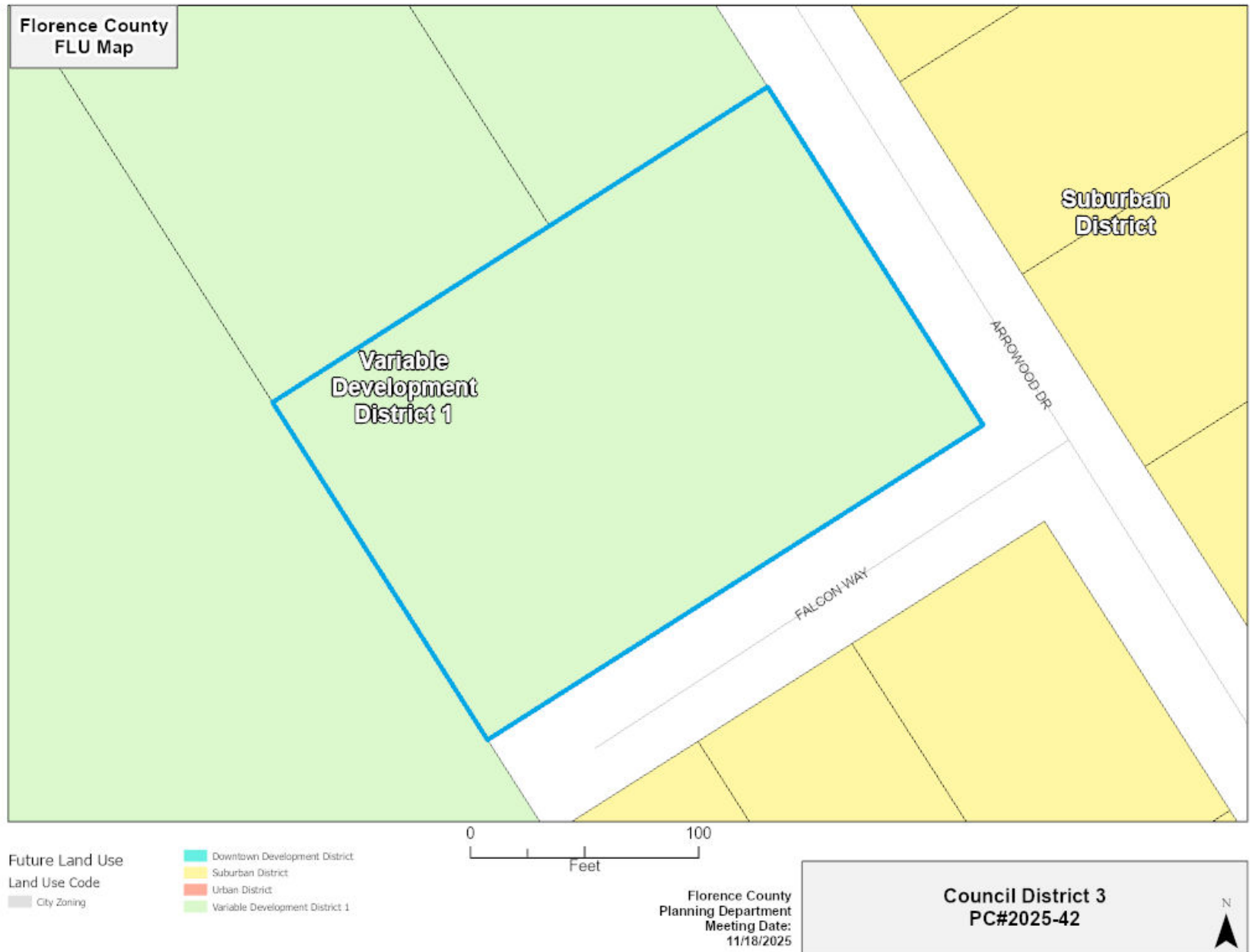
PC#2025-42 Zoning Map



PC#2025-42 Aerial Map



PC#2025-42 Comprehensive Plan Map



PC#2025-42 Subject Property



Sign posted off of Arrowood Dr.



Sign posted off of Falcon Way

PC#2025-42 Adjacent Properties



POV: East of the subject property



POV: South of the subject property

Comments/Questions



PC#2025-43

SUBJECT: 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:

LOCATION: The Highway 76 Gateway Study

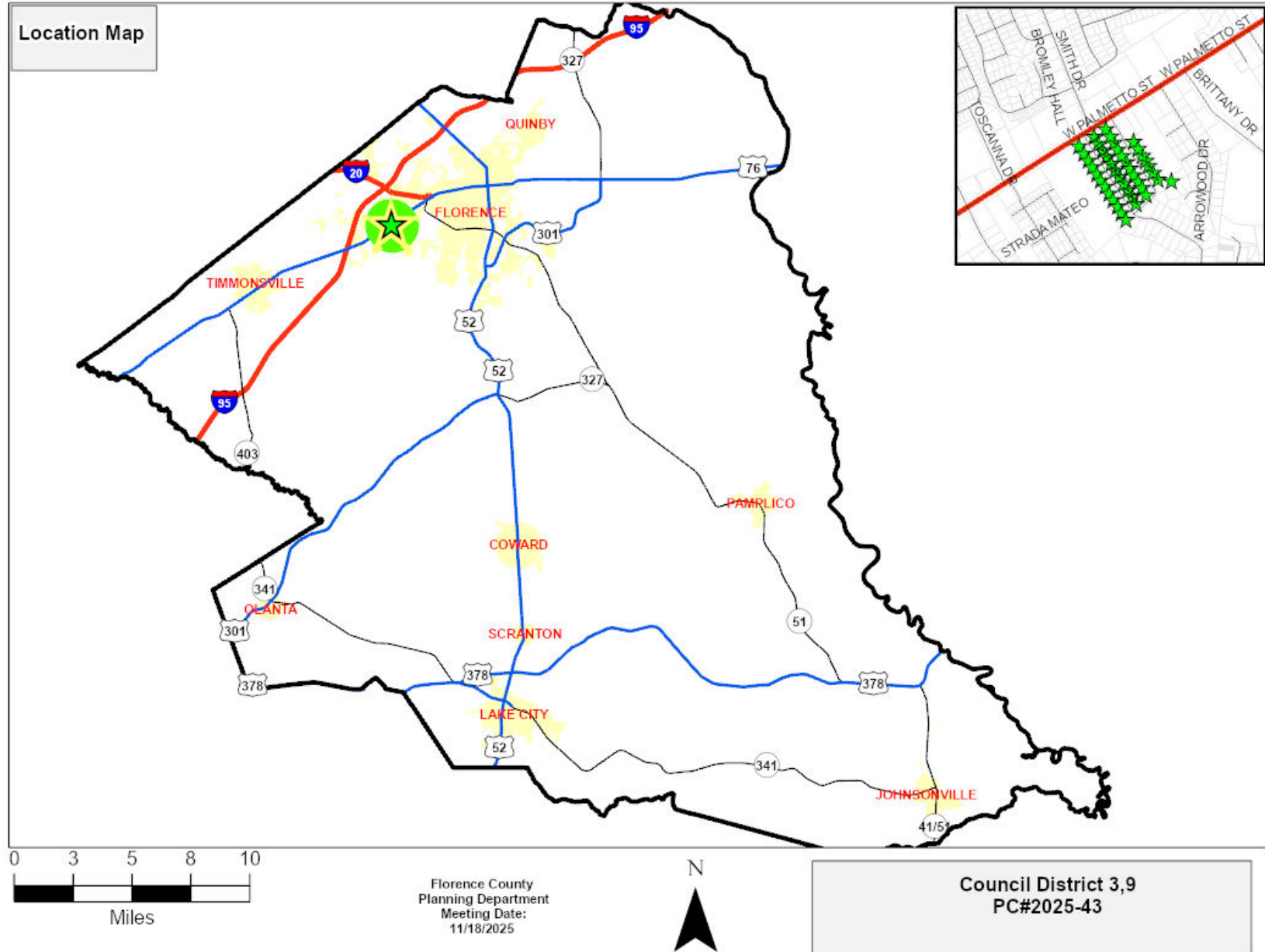
TAX MAP NUMBERS: 01012-01-042, 01012-01-043, 01012-01-044, 01012-01-045, 01012-01-046, 01012-01-047, 01012-01-048, 01012-01-049, 01012-01-050, 01012-01-051, 01012-01-052, 01012-01-053, 01012-01-054, 01012-01-055, 01012-01-056, 01012-01-057, 01012-01-058, 01012-01-059, 01012-01-060, 01012-01-061, 01012-01-062, 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

COUNCIL DISTRICT(S): 3 & 9; County Council

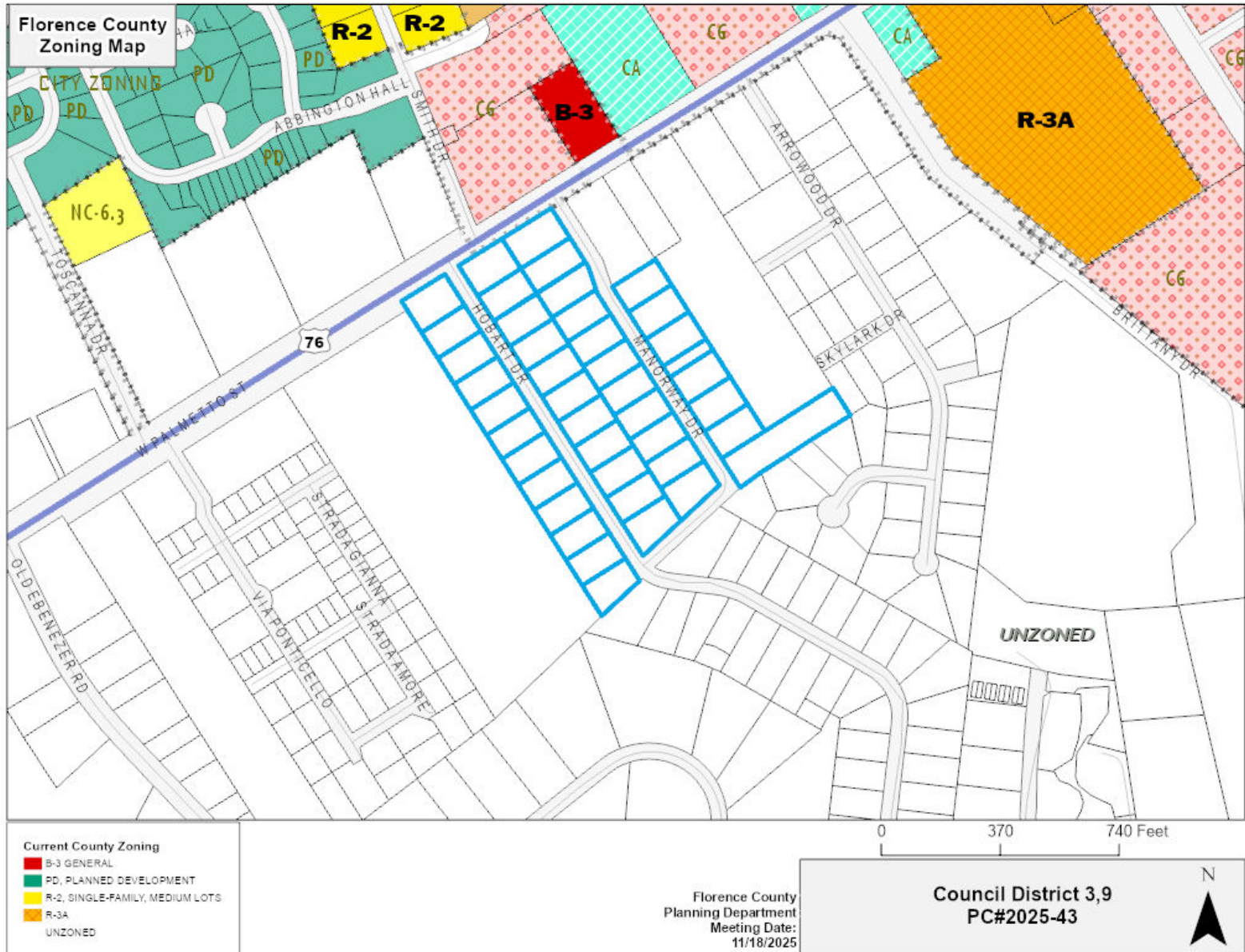
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2025-43 Location Map



PC#2025-43 Zoning Map



PC#2025-43 Aerial Map



2024 Aerial

76

0 270 540
Feet

Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 3,9
PC#2025-43

PC#2025-43 Subject Properties



Comments/Questions



PC#2025-44

SUBJECT: 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:

LOCATION: The Highway 76 Gateway Study

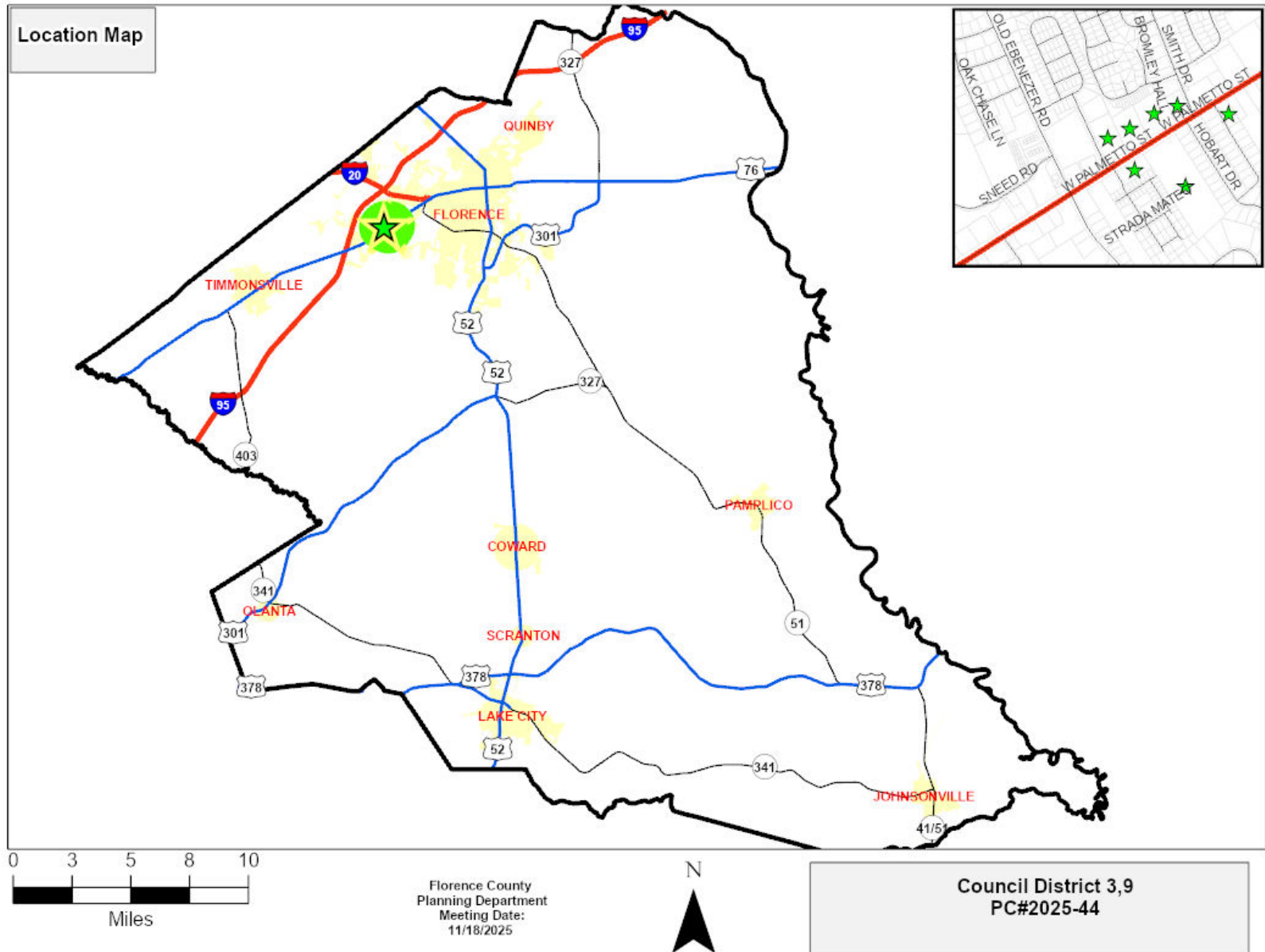
TAX MAP NUMBERS: 00100-01-050, 00100-01-060, 00100-01-061, 00100-01-101, 01012-01-038, 01012-01-040, 01012-01-078

COUNCIL DISTRICT(S): 3 & 9; County Council

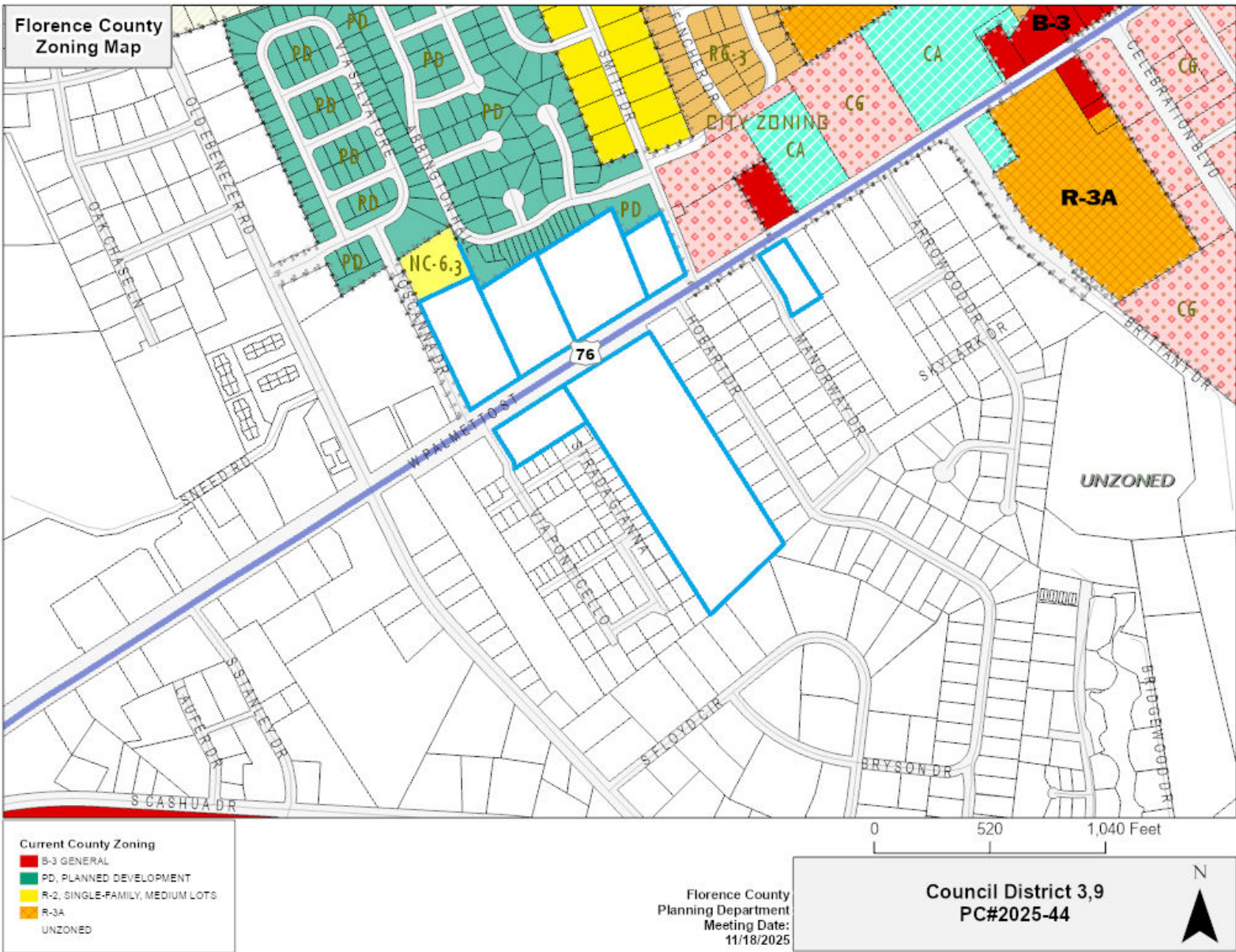
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

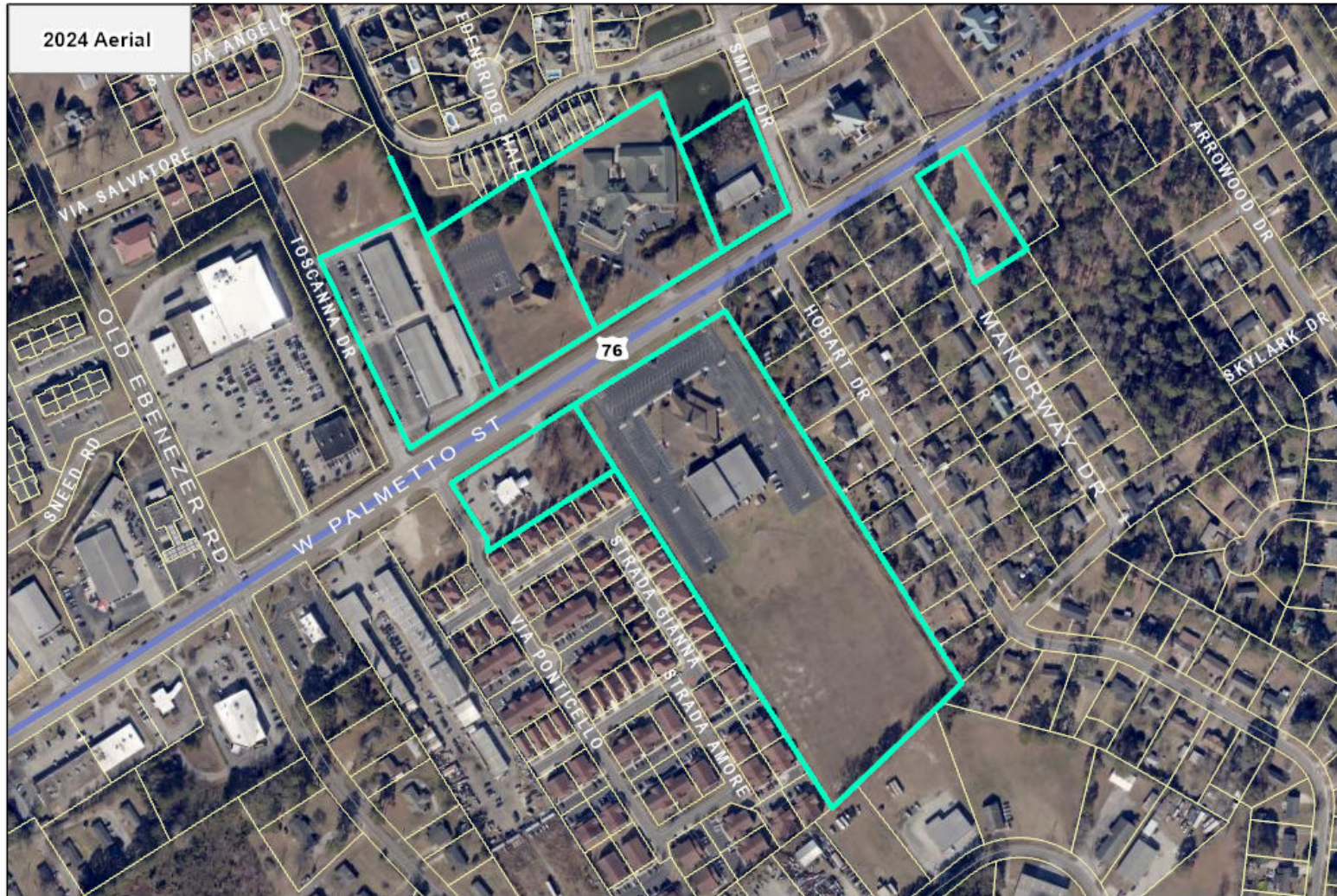
PC#2025-44 Location Map



PC#2025-44 Zoning Map



PC#2025-44 Aerial Map



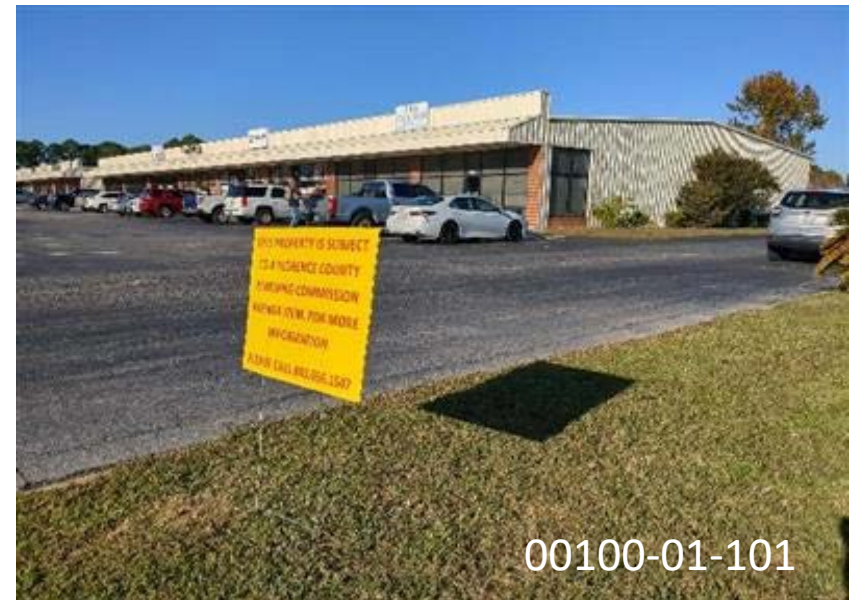
0 390 780
Feet

Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 3,9
PC#2025-44

PC#2025-44 Subject Properties



Comments/Questions



PC#2025-45

SUBJECT: 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:

LOCATION: The Highway 76 Gateway Study

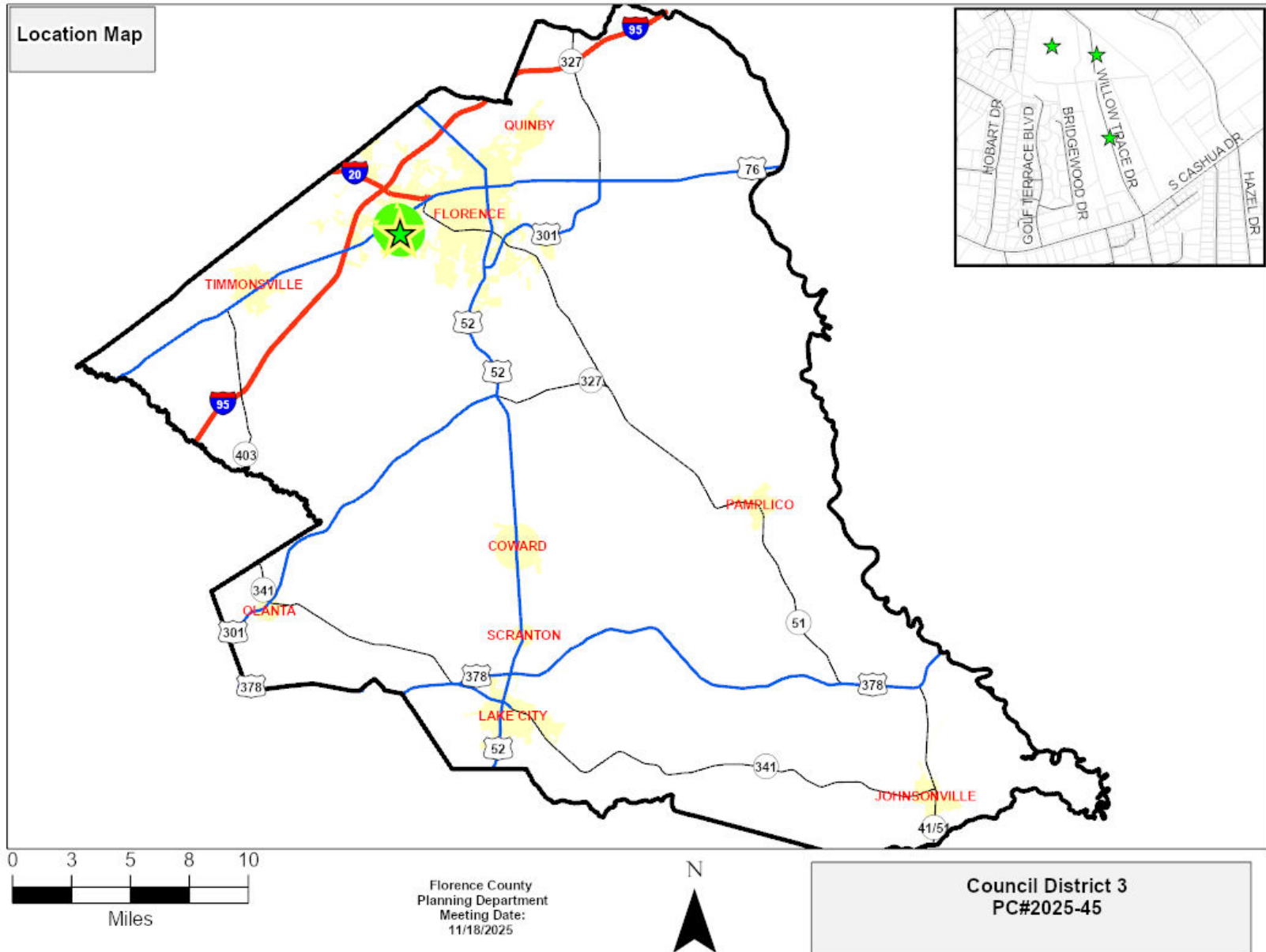
TAX MAP NUMBERS: 00101-01-309, 00101-01-401, 00101-01-402

COUNCIL DISTRICT(S): 3; County Council

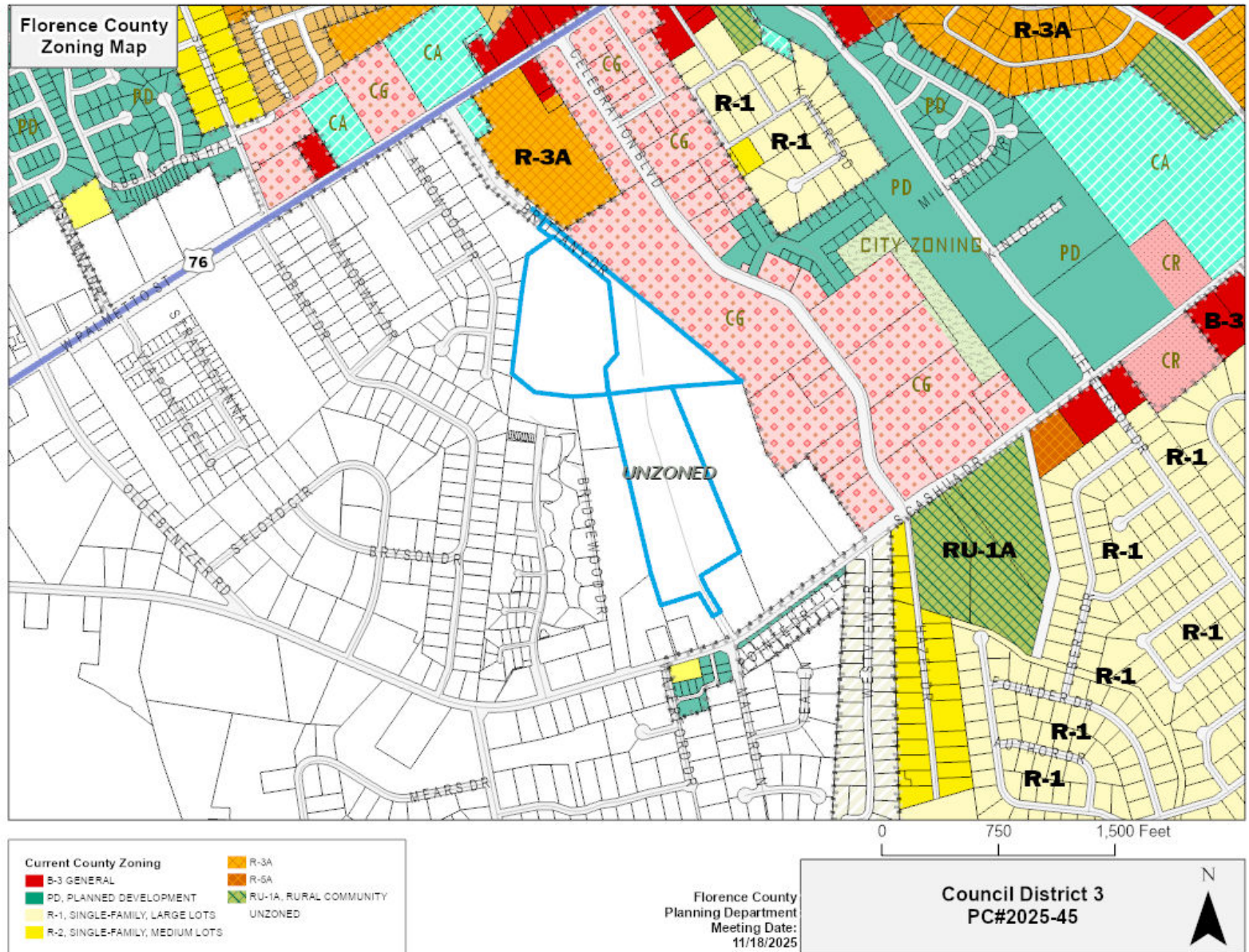
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

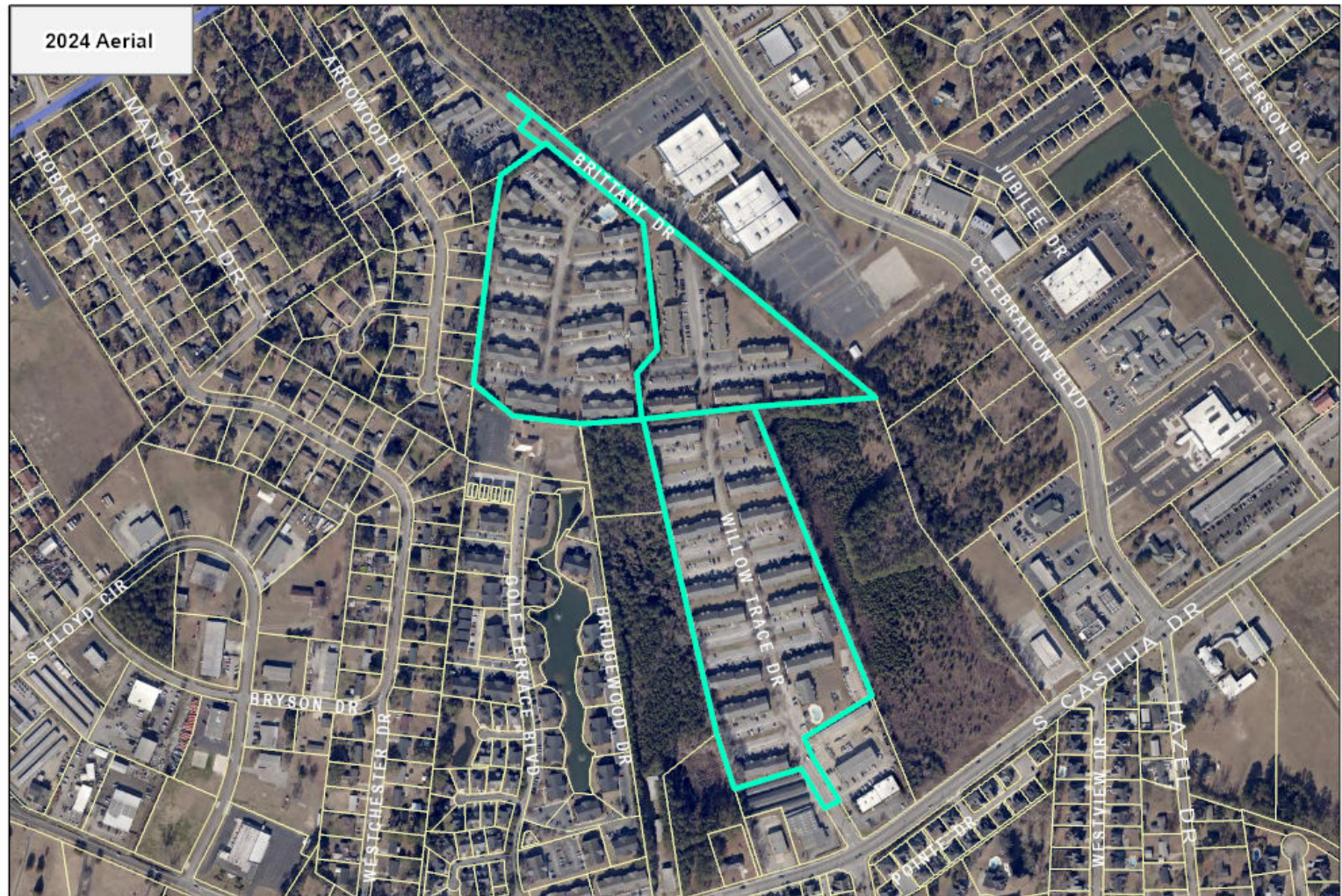
PC#2025-45 Location Map



PC#2025-45 Zoning Map



PC#2025-45 Aerial Map



2024 Aerial

0 540 1,080
Feet

Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 3
PC#2025-45

PC#2025-45 Subject Properties/ Sign posting



00101-01-402



00101-01-401

Comments/Questions



PC#2025-46

SUBJECT: 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:

LOCATION: The Highway 76 Gateway Study

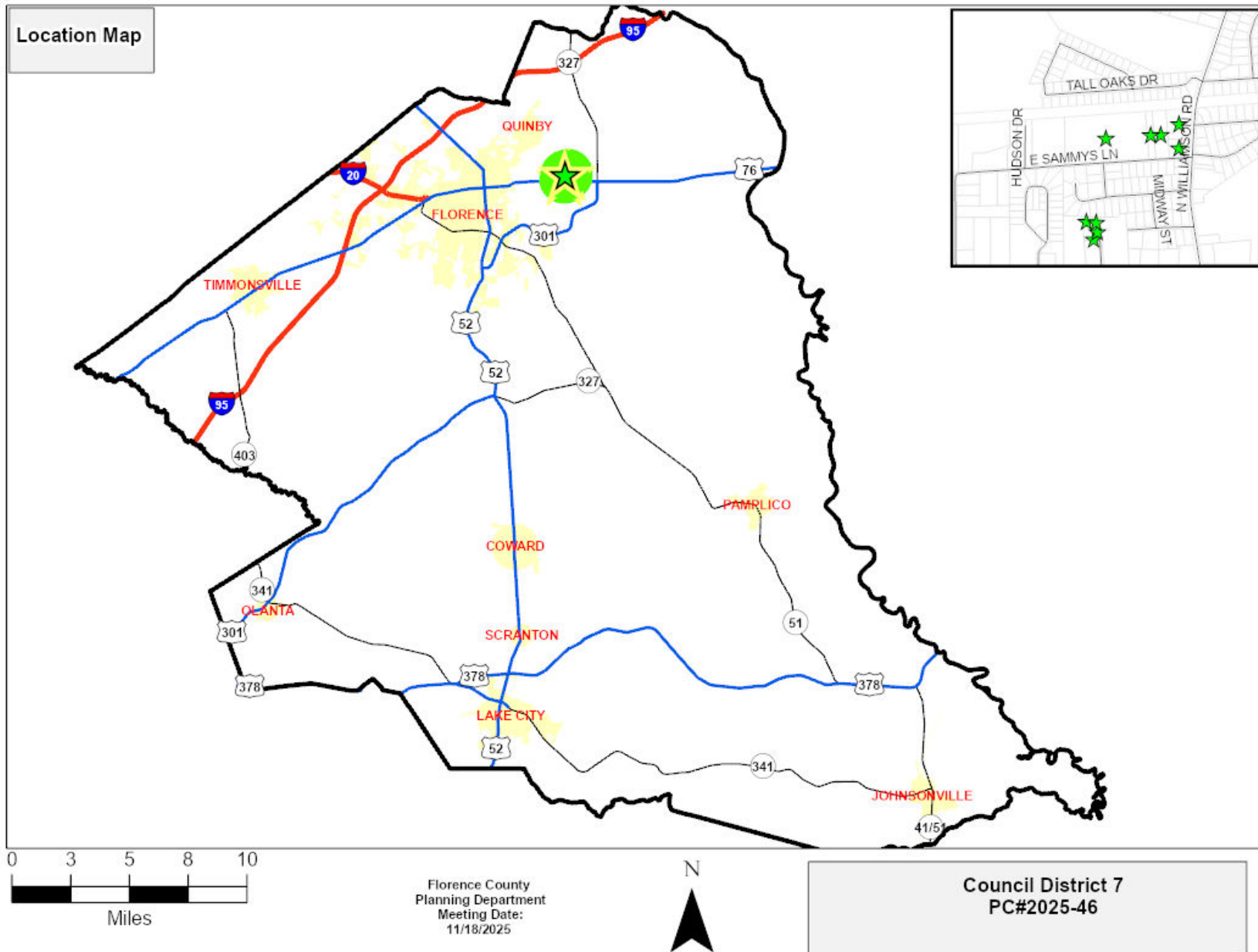
TAX MAP NUMBERS: 90152-01-015, 90155-03-033, 90155-03-034, 90155-03-039, 90155-03-040, 90155-06-001, 90155-06-002, 90155-06-005, 90155-06-006

COUNCIL DISTRICT(S): 7; County Council

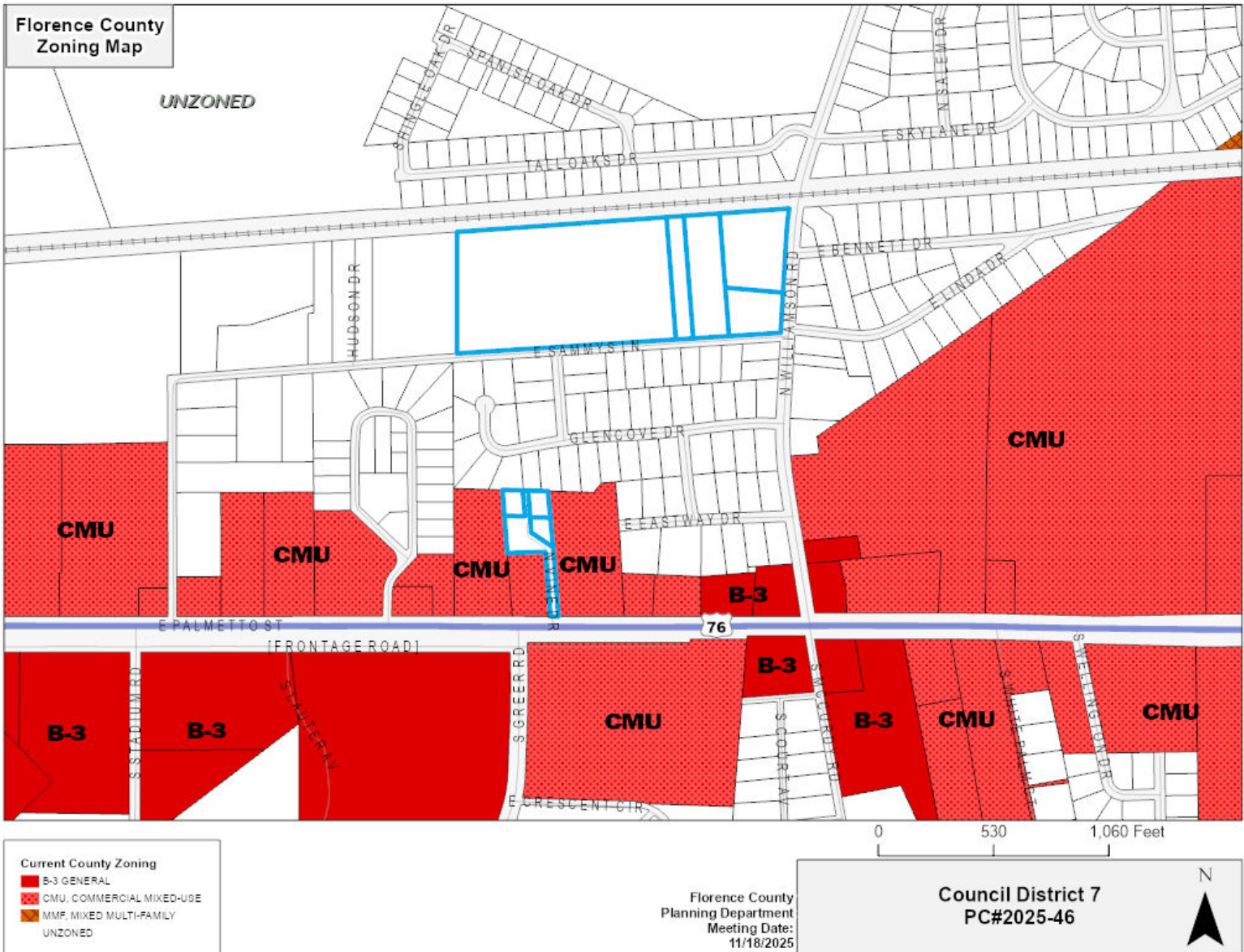
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2025-46 Location Map



PC#2025-46 Zoning Map



PC#2025-46 Aerial Map



2024 Aerial

0 400 800
Feet

Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 7
PC#2025-46

PC#2025-46 Subject Properties



90155-06-005



90155-06-002



90152-01-015

Comments/Questions



PC#2025-47

SUBJECT:

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:

LOCATION:

The Highway 76 Gateway Study

TAX MAP NUMBERS:

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

COUNCIL DISTRICT(S):

7; County Council

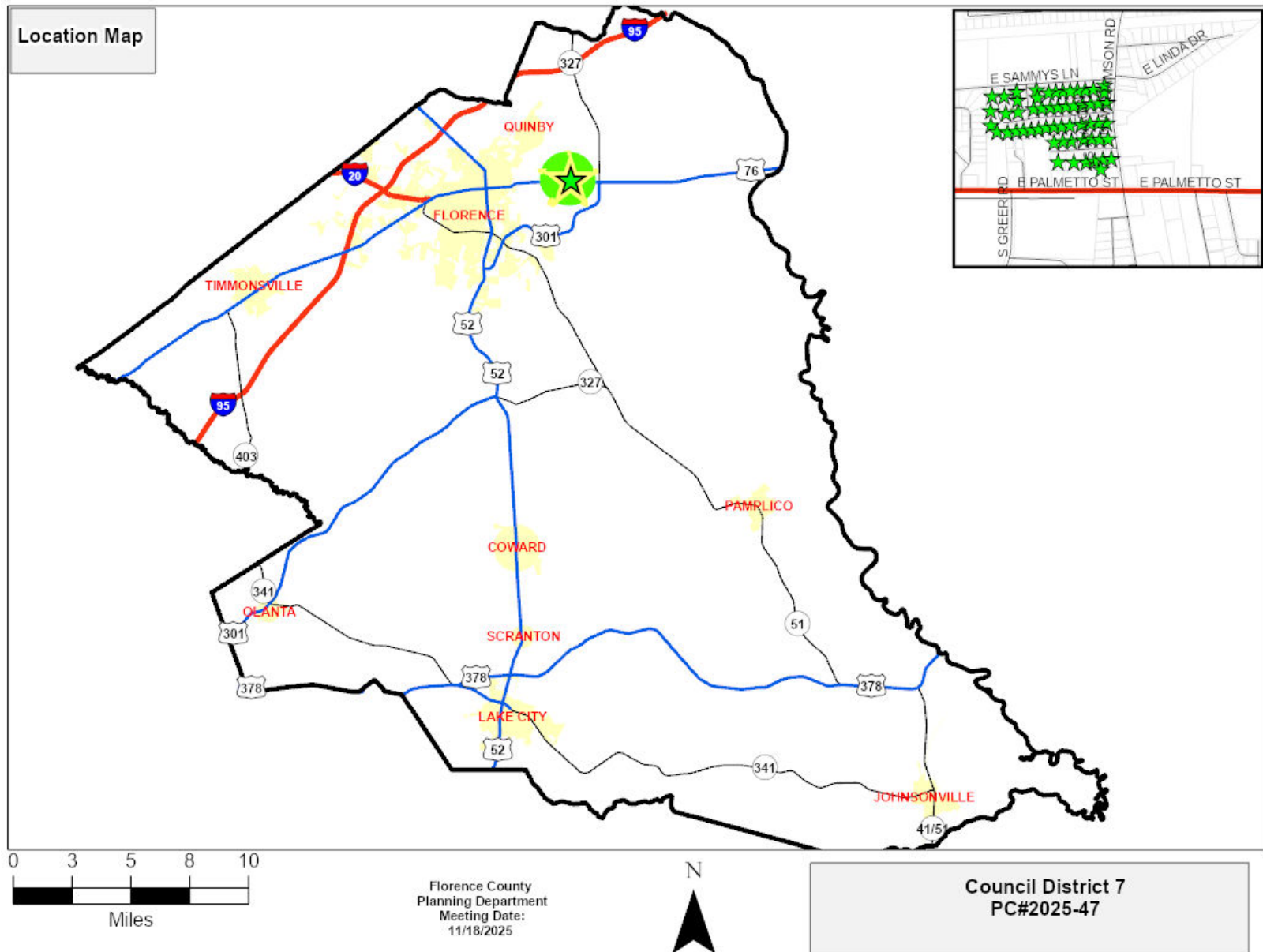
APPLICANT:

County of Florence

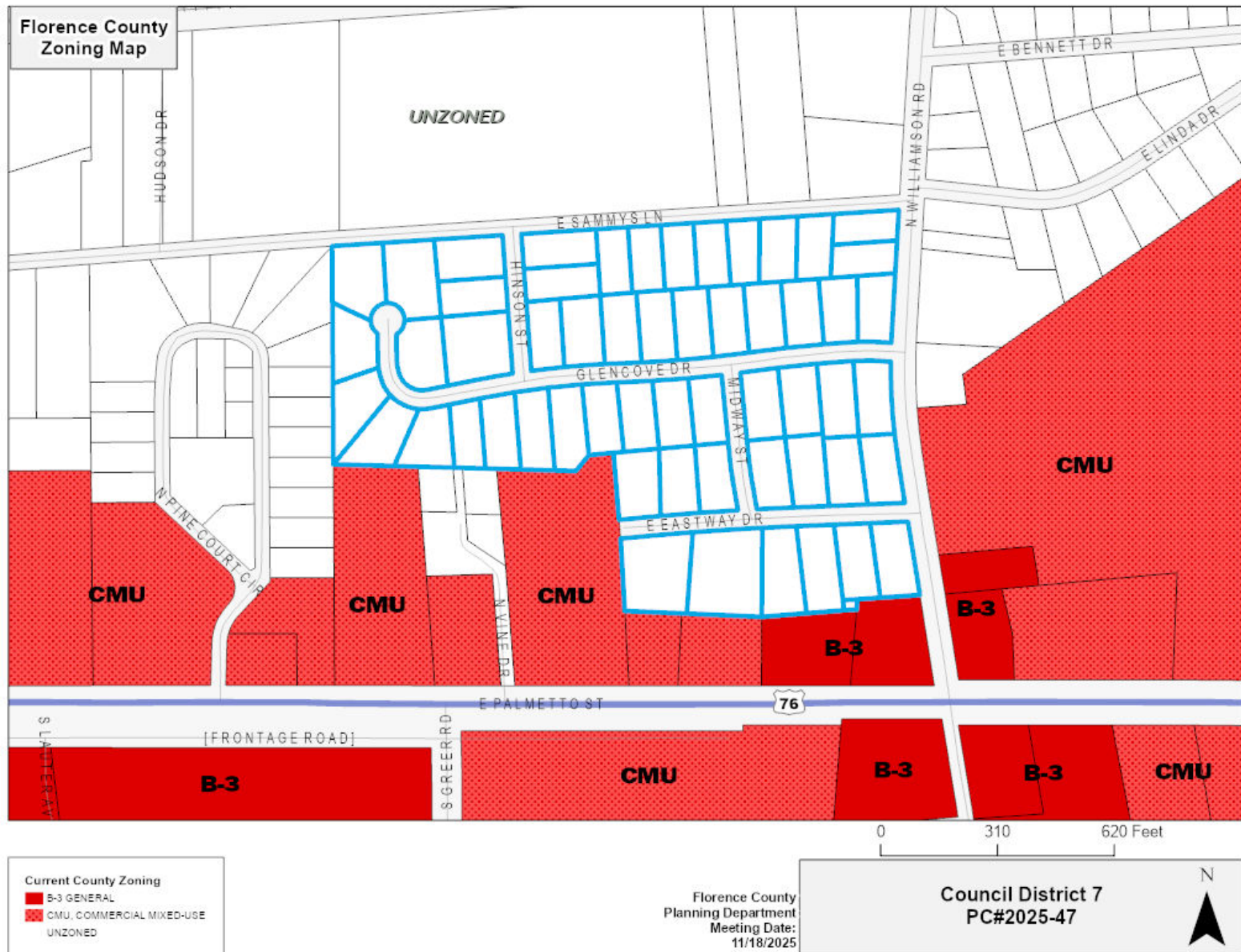
ZONING/LAND AREA:

Unzoned

PC#2025-47 Location Map



PC#2025-47 Zoning Map



PC#2025-47 Aerial Map



2024 Aerial

0 230 460
Feet

Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 7
PC#2025-47

PC#2025-47 Subject Properties



Comments/Questions



PC#2025-50

SUBJECT: 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**.

LOCATION: 797 E. Howe Springs Road, Florence SC

TAX MAP NUMBERS: 00180, Block 01, Parcel 003

COUNCIL DISTRICT(S): 7; County Council

OWNER OF RECORD: Anthony B. Moore

APPLICANT: Anthony B. Moore

ZONING/LAND AREA: B-3 Approximately 1.63 acres

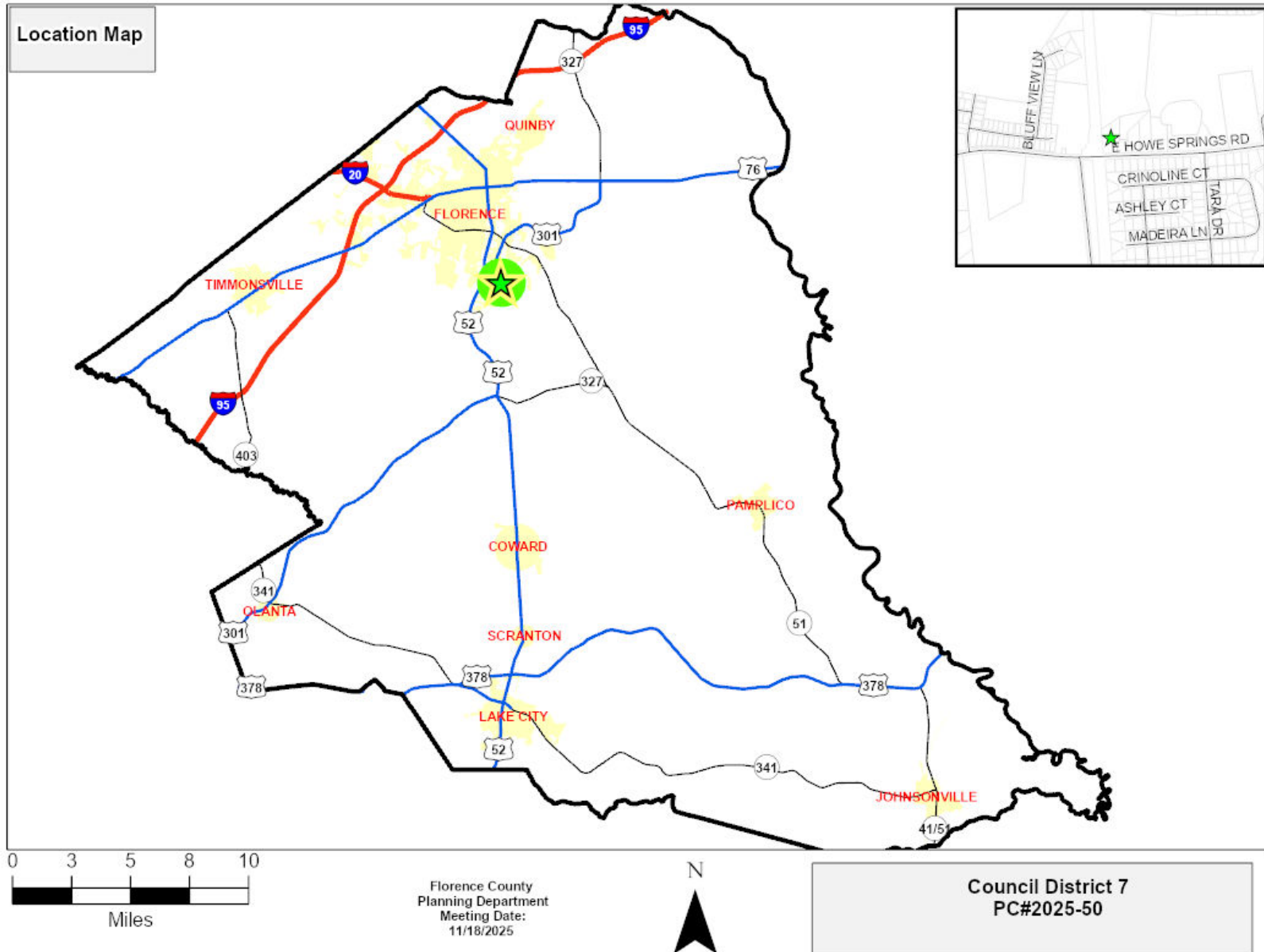
WATER/SEWER AVAILABILITY: City of Florence

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

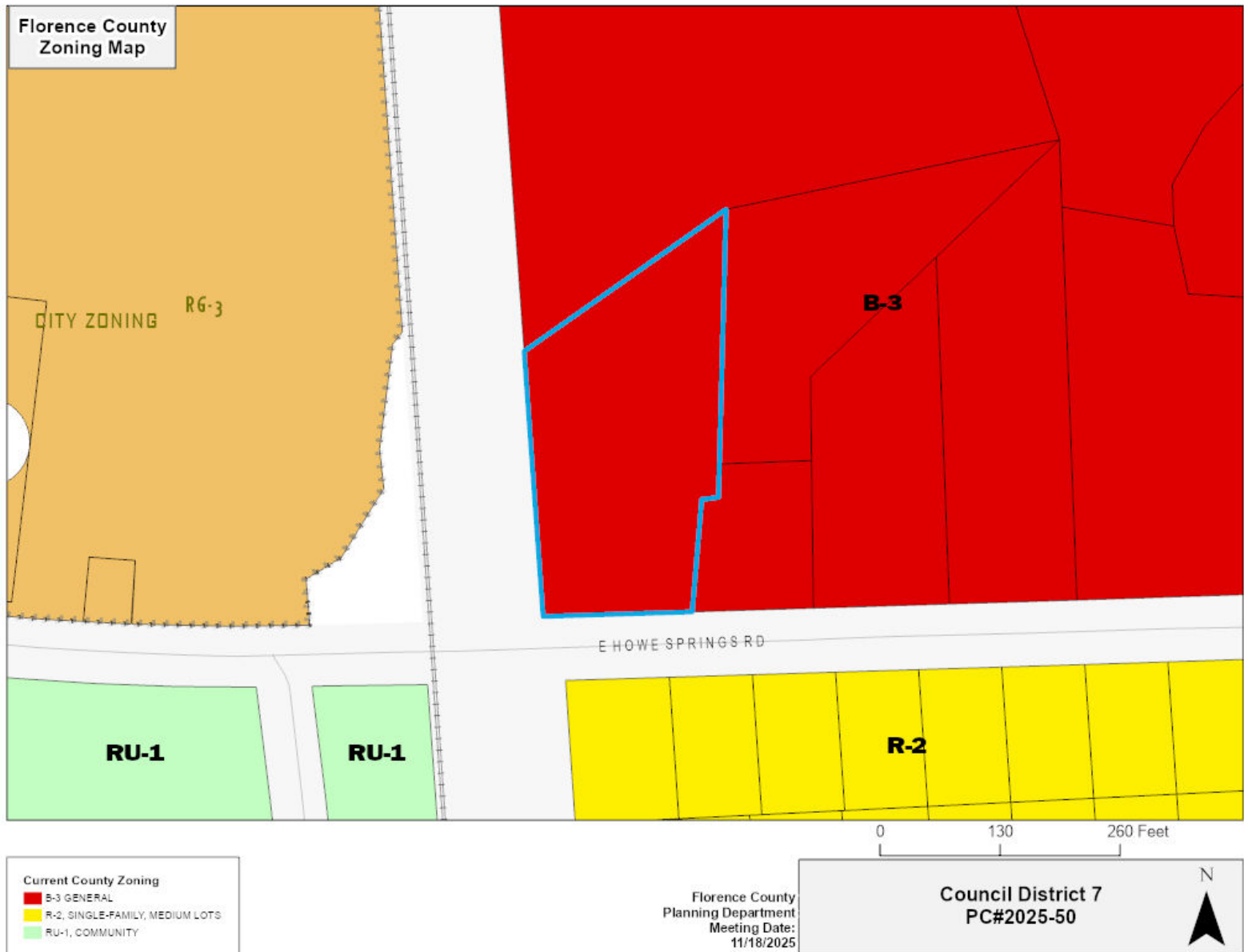
FLOOD ZONE: X

PARCEL ZONING DESIGNATIONS: B-3

PC#2025-50 Location Map



PC#2025-50 Zoning Map



PC#2025-50 Aerial Map



2024 Aerial

0 90 180
Feet

Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 7
PC#2025-50

PC#2025-50 Subject Property/Sign posting



PC#2025-50 Adjacent Properties



POV: West of the subject property



POV: South of the subject property



POV: East of the subject property

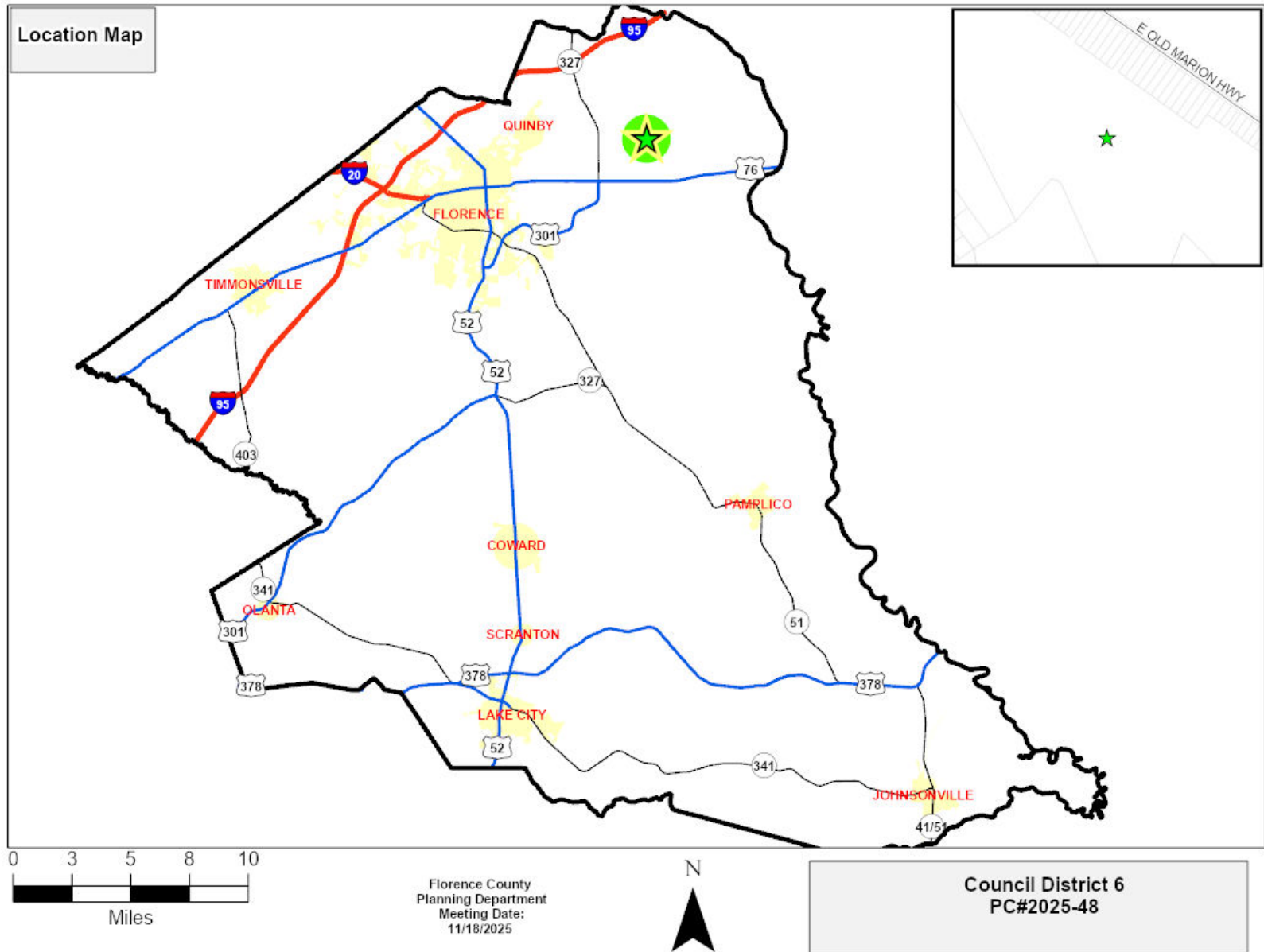
Comments/Questions



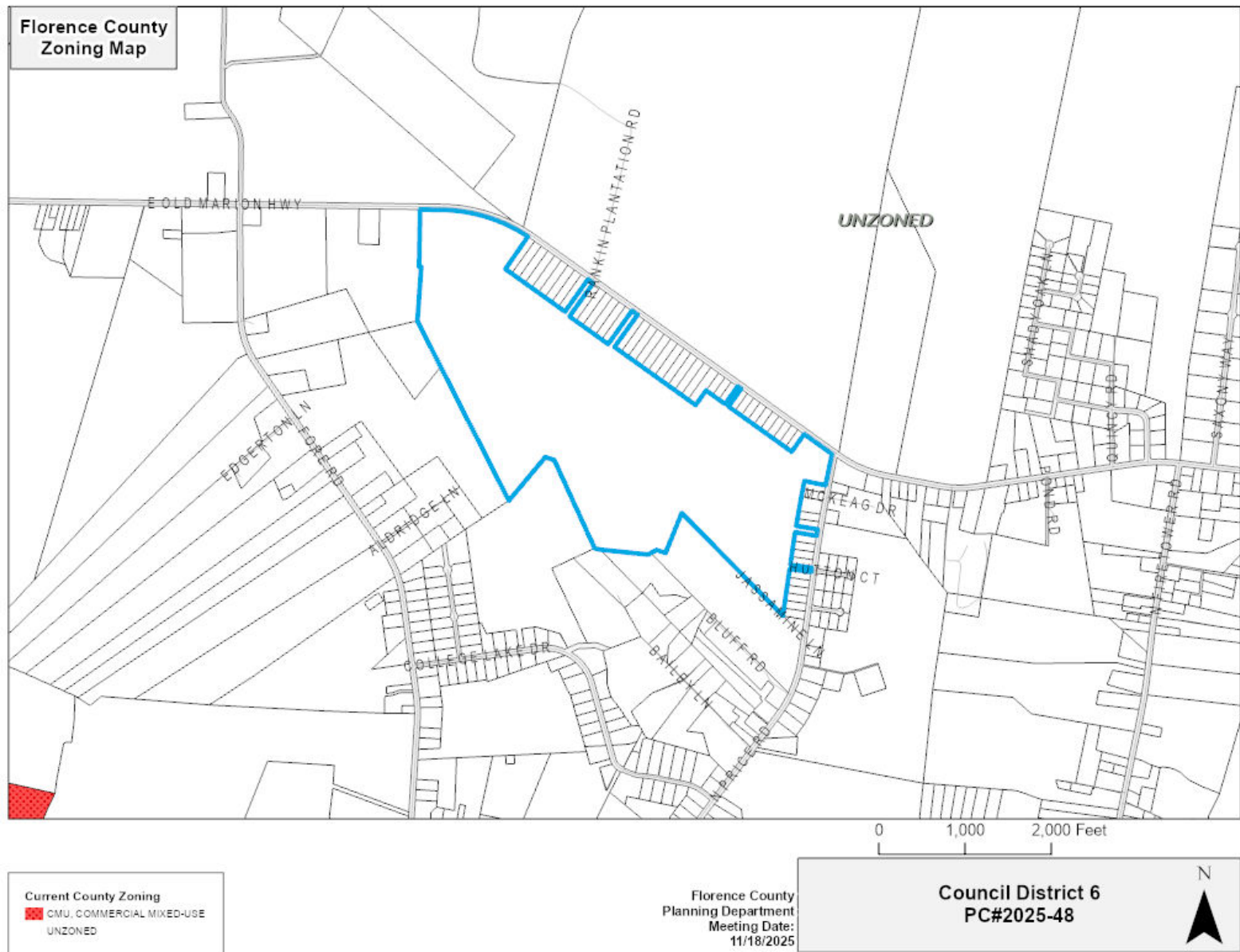
PC#2025-48

SUBJECT:	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.
LOCATION:	The proposed project site is located off of E. Old Marion Hwy., Florence SC
TAX MAP NUMBERS:	00274, Block 01, Parcel 015
COUNCIL DISTRICT(S):	6; County Council
OWNER OF RECORD:	Forest Lake Shores LLC
APPLICANT:	Robert Weaver, PE / Weaver Engineering
ZONING/LAND AREA:	Unzoned / approx. 214.14
WATER/SEWER AVAILABILITY:	City of Florence Water (Willing to serve) City of Florence Sewer (Not Available)
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATIONS:	Unzoned

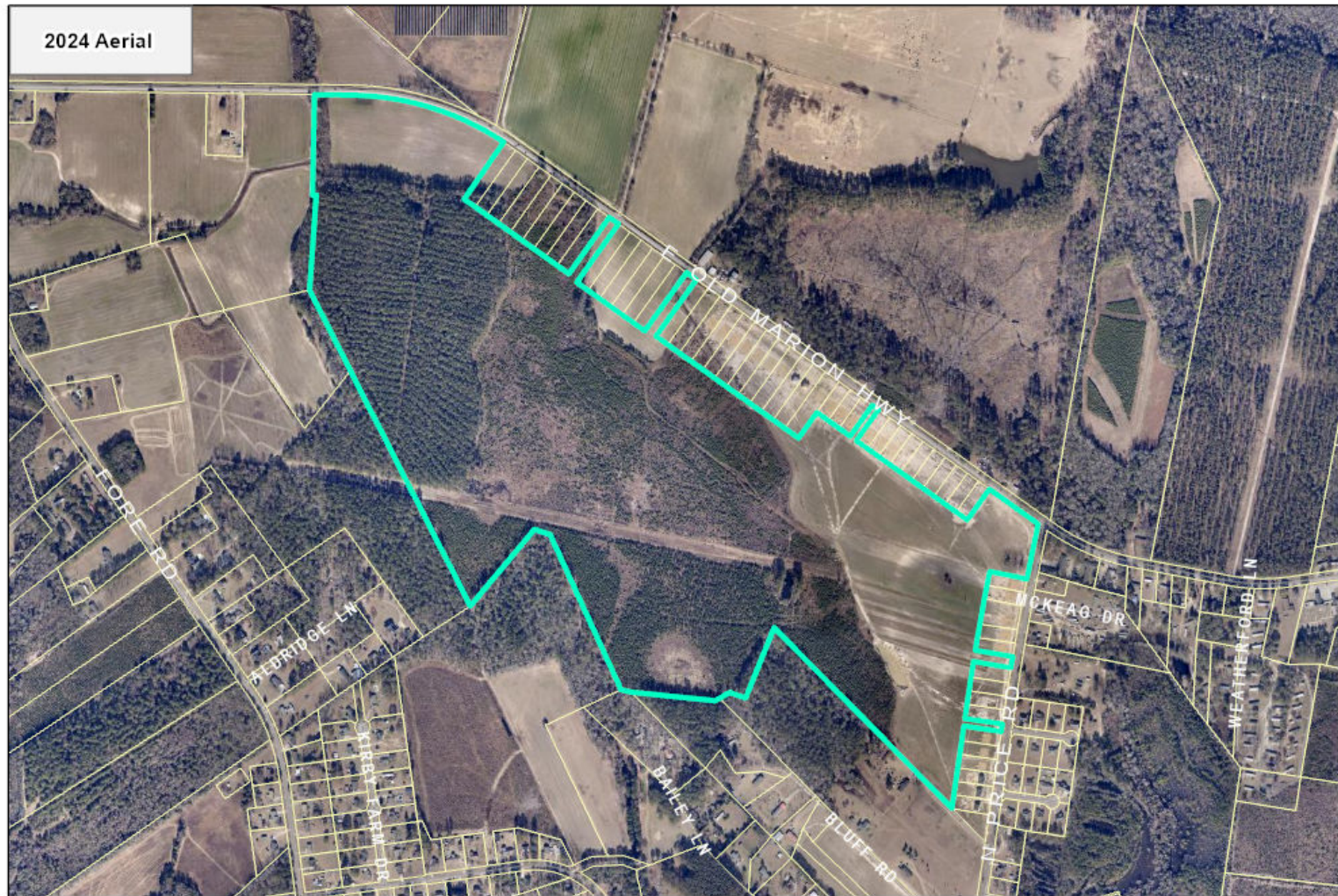
PC#2025-48 Location Map



PC#2025-48 Zoning Map



PC#2025-48 Aerial Map



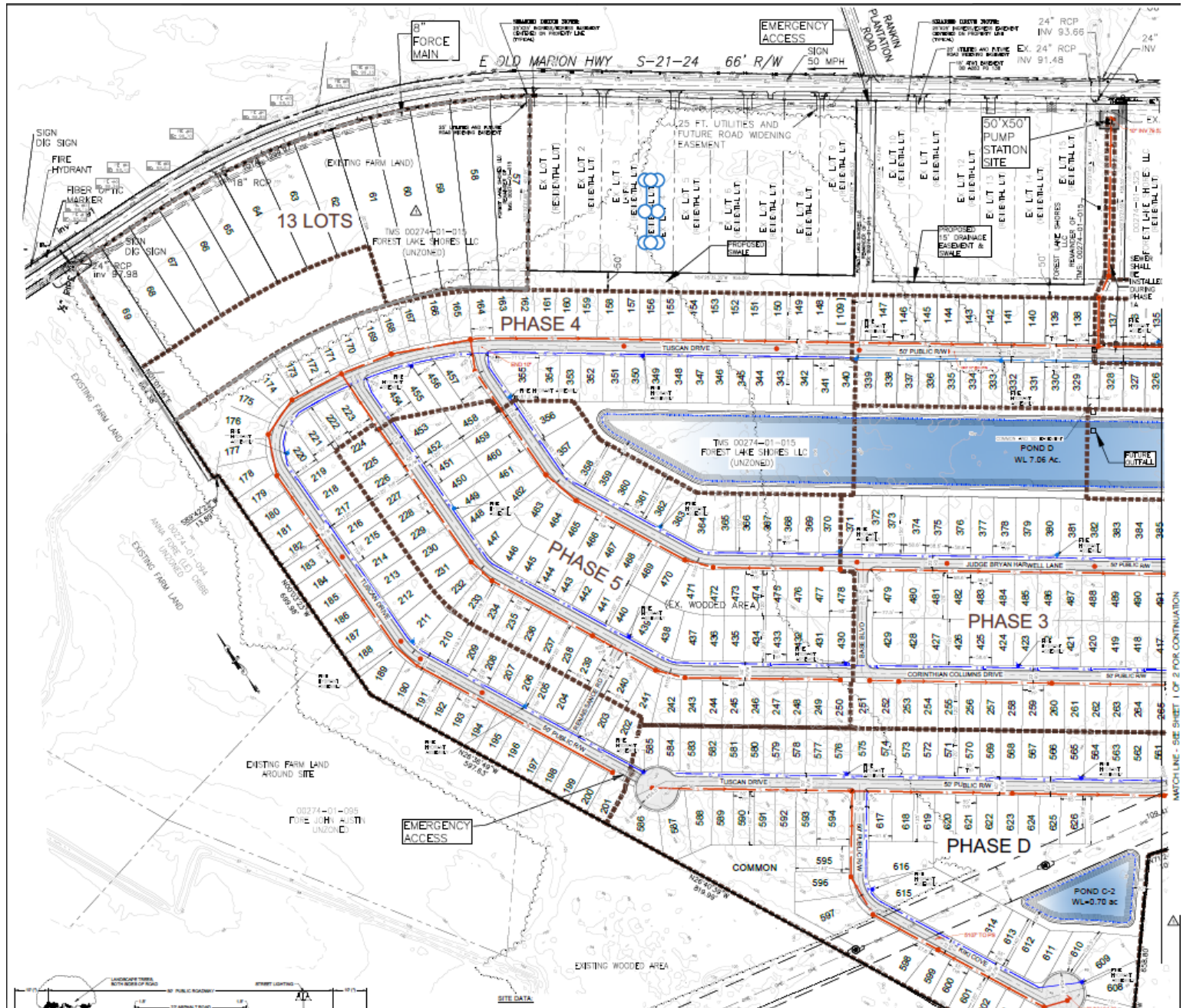
0 975 1,950
Feet

Florence County
Planning Department
Meeting Date:
11/18/2025

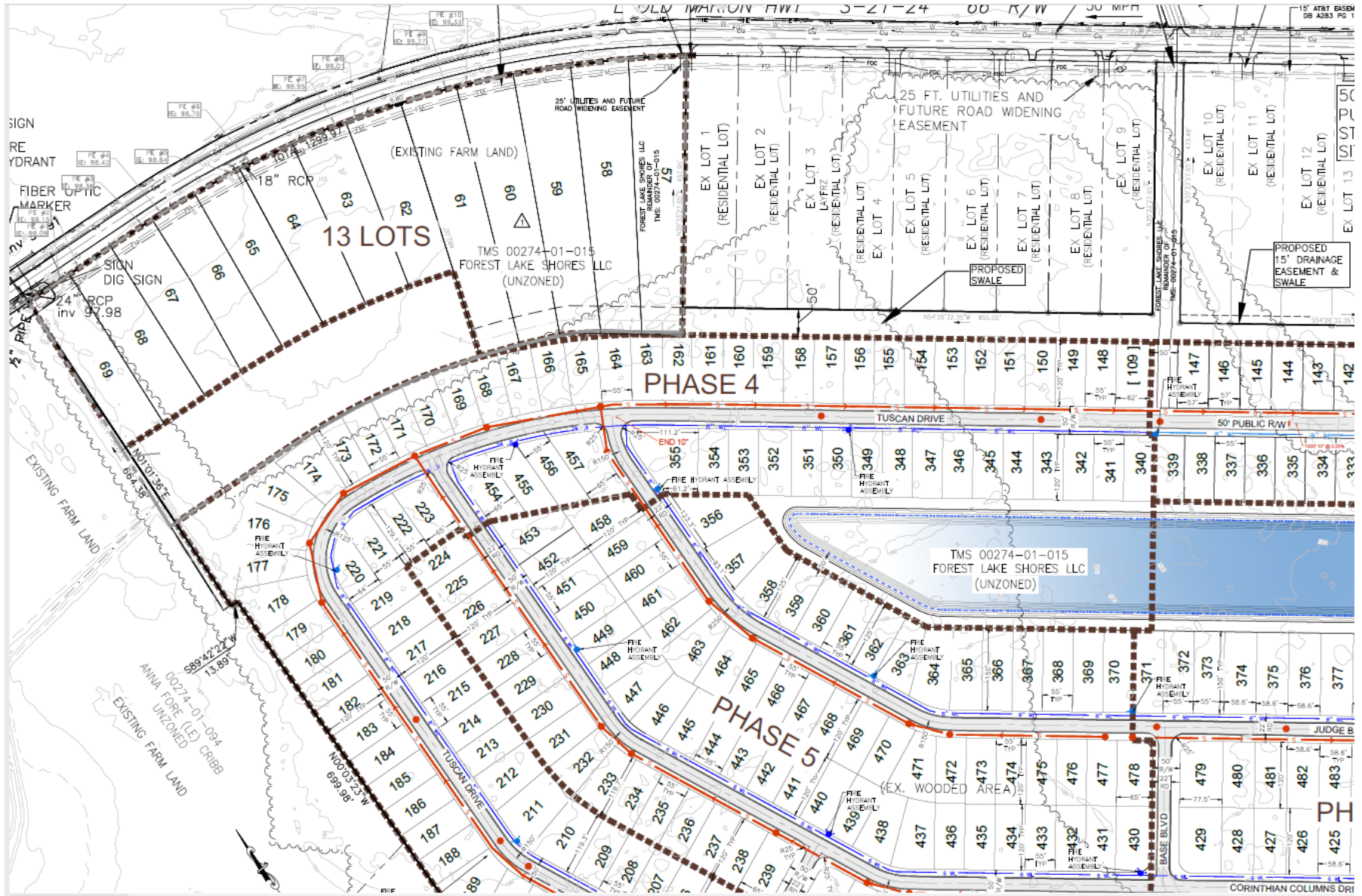


Council District 6
PC#2025-48

PC#2025-48 Site Plan



PC#2025-48 Site Plan (Zoomed In)



PC#2025-48 Subject Property



PC#2025-48 Adjacent Property



POV: East of the proposed additional lots



POV: West of the proposed additional lots



POV: North of the proposed additional lots

Comments/Questions



PC#2025-49

SUBJECT: Request for the Road Naming of Adaline Estate Road

LOCATION: Off Stagecoach Road, Effingham, SC

TAX MAP NUMBERS: 00131-01-199, 00131-01-204, 00131-01-205

COUNCIL DISTRICT: 4; County Council

APPLICANT(S): John D. Cook, Cook Brothers LLC and Bill Haire, Carolina Homes Sales and Construction LLC

PC#2025-49 Aerial Map



2024 Aerial

STAGECOACH RD

0 100 200
Feet

Florence County
Planning Department
Meeting Date:
11/18/2025

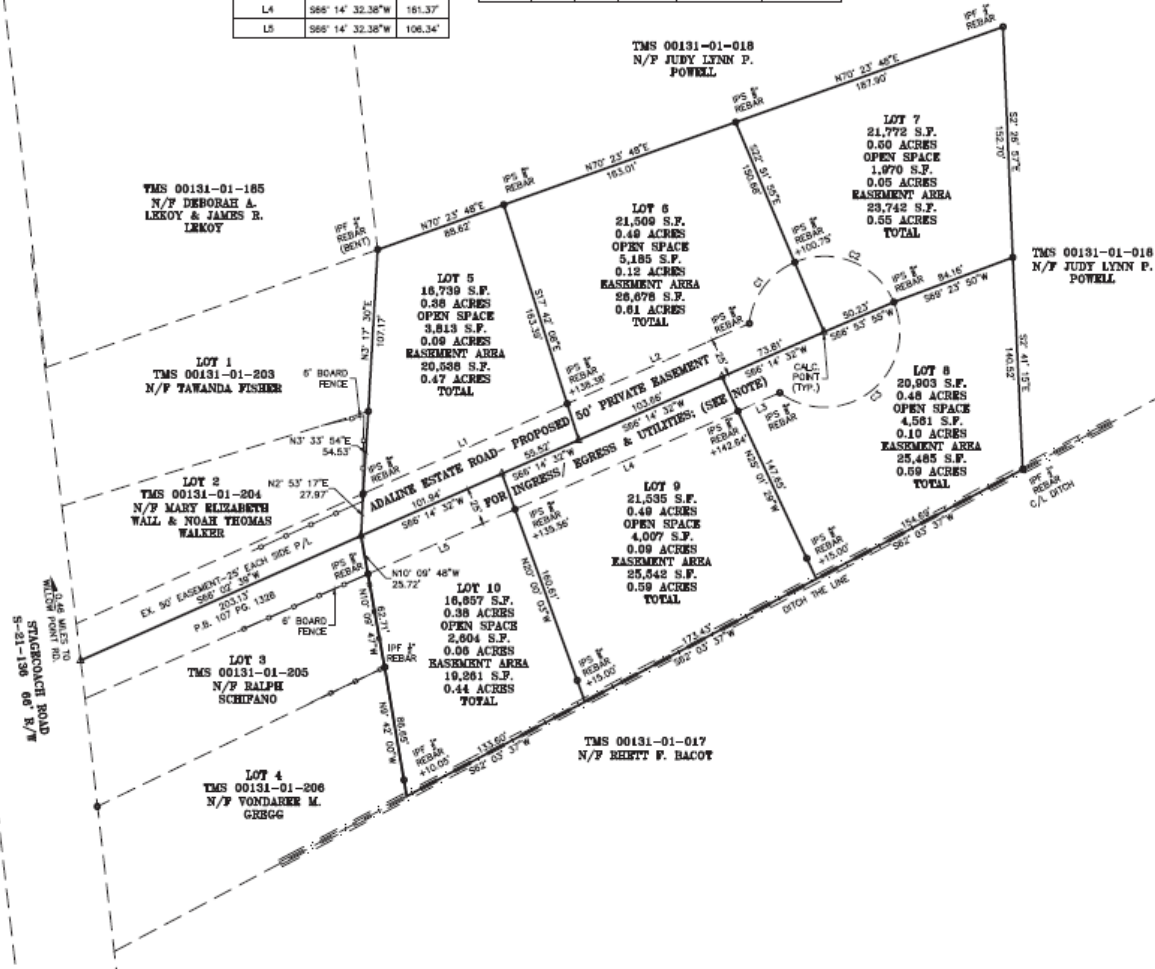


Council District 4
PC#2025-49

1. THE ROAD OR DRIVEWAY PROVIDING ACCESS TO THE LOT(S) IN THE DEVELOPMENT IS PRIVATE AND NOT MAINTAINED BY FLORENCE COUNTY. PROPERTY OWNER(S) MUST MAINTAIN ACCESS SUITABLE FOR EMERGENCY VEHICLES.
2. FOR SMALL DEVELOPMENT ONLY
3. PROPOSED 50' BASEMENT IS EXTENSION OF EXISTING 50' PRIVATE BASEMENT, AND INTENDED TO PROVIDE INGRESS/ EGRESS & UTILITY ACCESS FOR LOTS 5-10 ONLY.

LINE NUMBER	BEARING	DISTANCE
L1	N86° 14' 32.38"E	147.57'
L2	N86° 14' 32.38"E	131.74'
L3	S86° 14' 32.38"W	30.18'
L4	S86° 14' 32.38"W	161.37'
L5	S86° 14' 32.38"W	106.34'

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.91'	50.00'	60°3'46"	N36°33'23"E	50.47'
C2	77.99'	50.00'	89°22'26"	S68°25'37"E	70.32'
C3	130.90'	50.00'	180°00'00"	S51°14'32"W	95.59'



REFERENCES:

P L A T

FLORENCE COUNTY

Comments/Questions



PC#2025-31

SUBJECT: 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.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to clarify the number of principal buildings/uses allowed on a lot for all zoning districts.

Comments/Questions



AMENDED Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, November 18, 2025
6:00 P.M.
County Complex
Room 803

IV. Other Business

V. Director's Report:

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

VI. Adjournment

THANK YOU
FOR
ATTENDING!

