

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is vacant and current zoning is MR, Lower Density Mixed-Residential District.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to RU-2, Rural Resource District.
3. Surrounding Land Use and Zoning:
North: Florence County / Commercial, Residential / B-3, MR

South: Florence County / Rural, Vacant / Unzoned
West: Florence County / Vacant, Residential / MR, PD
East: Florence County / Vacant, Residential / Unzoned

4. Transportation Access and Circulation:

Present access to this property is by way of E. Palmetto St and S Firetower Rd, Florence

5. Traffic Review:

The rezoning of this property from MR to RU-2 could have a minimal impact to existing traffic flows.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Variable Development District 1 (VD1). The applicant has requested to change their future land use designation to Variable Development District 2 (VD2). The requested rezoning of the property to RU-2 is compatible with the requested VD2 future land use designation.

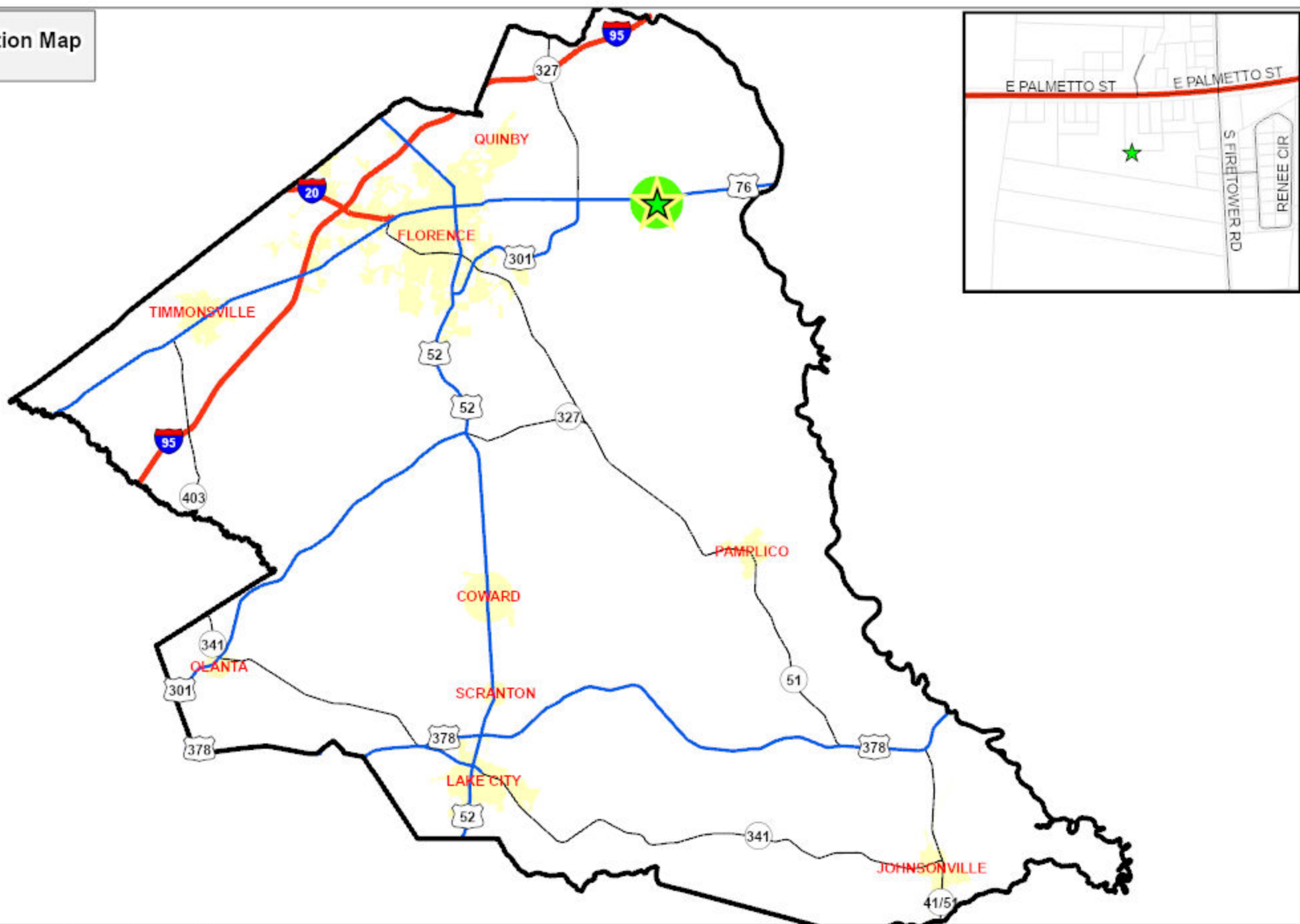
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the County Council agenda for Thursday, December 11, 2025 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence, SC 29501.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Comprehensive Plan Map

Location Map

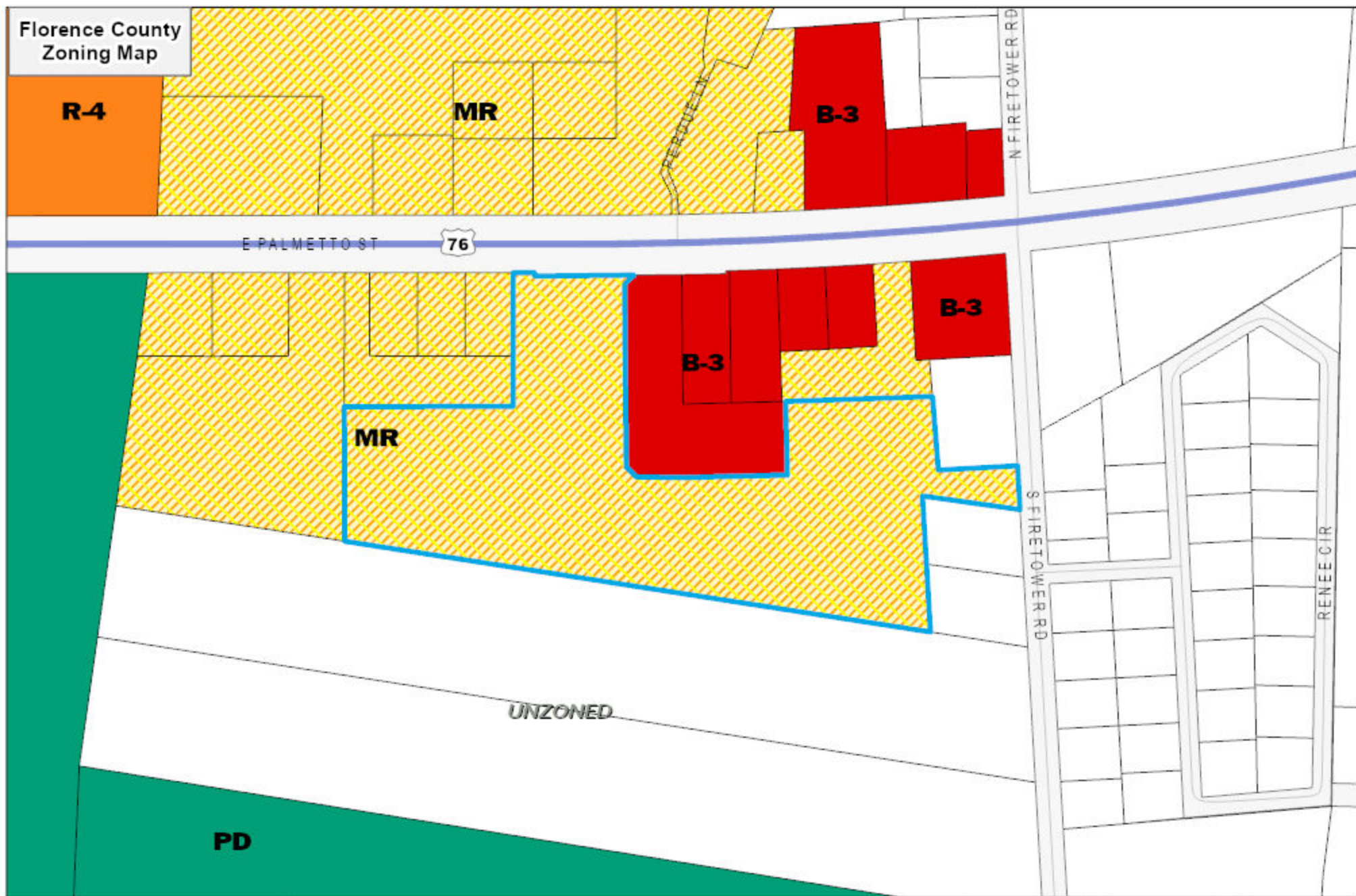


Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 6
PC#2025-41

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- ▨ MR, MIXED RESIDENTIAL, LOW DENSITY
- PD, PLANNED DEVELOPMENT
- R-4, MULTI-FAMILY, LIMITED
- UNZONED

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

Council District 6
PC#2025-41



0 340 680 Feet

2024 Aerial

76

E PALMETTO ST

PERDUE LN

S FIRETOWER RD

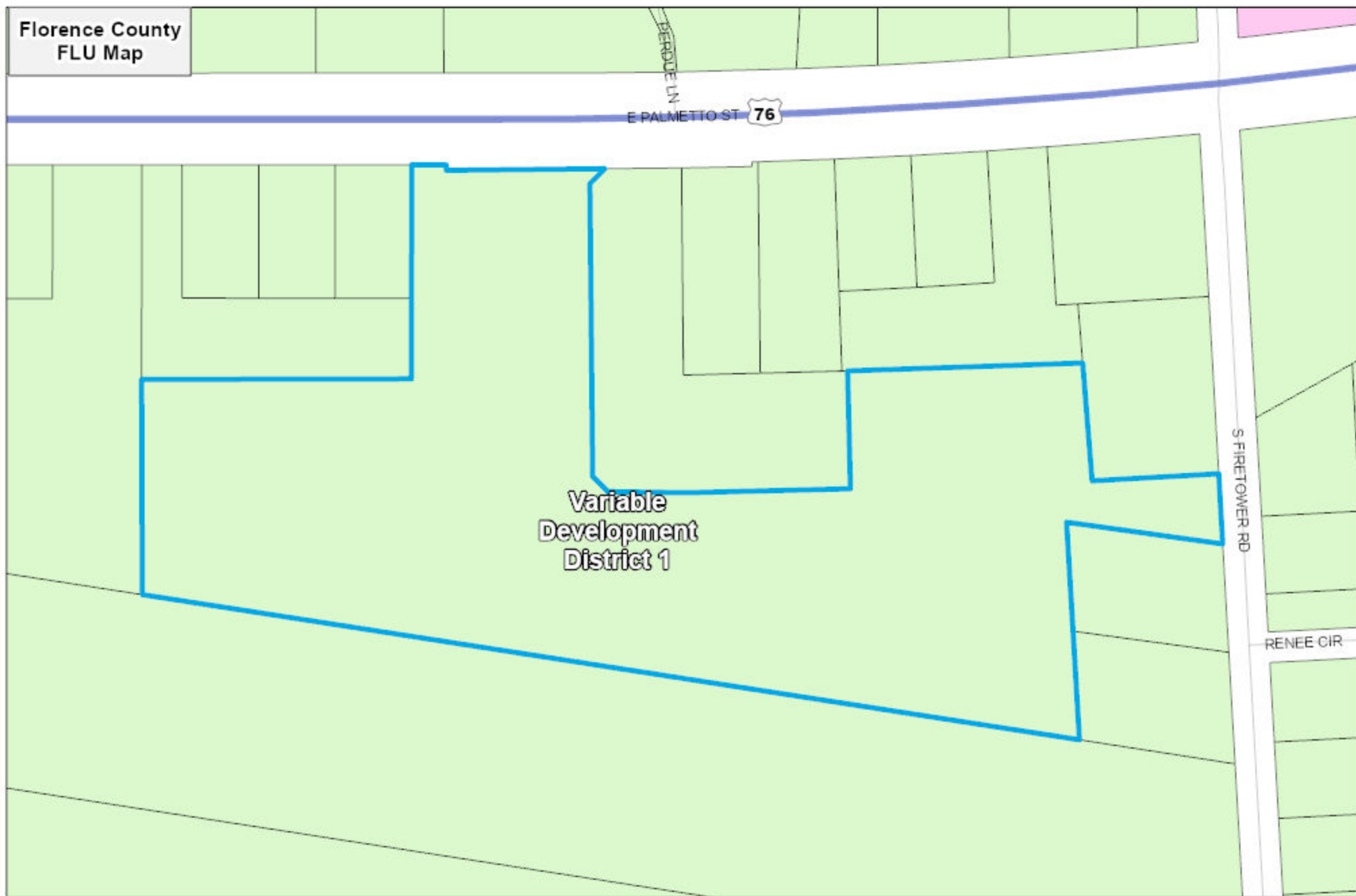
0 250 500
Feet

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



Council District 6
PC#2025-41

**Florence County
FLU 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**



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently unzoned and vacant.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject property is R-2, Single-Family Residential District.
3. Surrounding Land Use and Zoning:
All surrounding properties are presently unzoned; however, zoning has been recommended and pending County Council's approval. The recommended zoning for the surrounding properties is R-2, Single-Family Residential District.
4. Florence County Comprehensive Plan:
The future land use designation for the property is currently Variable Development District 1 (VD1). The applicant has requested to change their future land use designation to Suburban Development District (SD). The requested rezoning of the property to R-2, Single-Family Residential District is compatible with the requested Suburban Development District future land use designation.

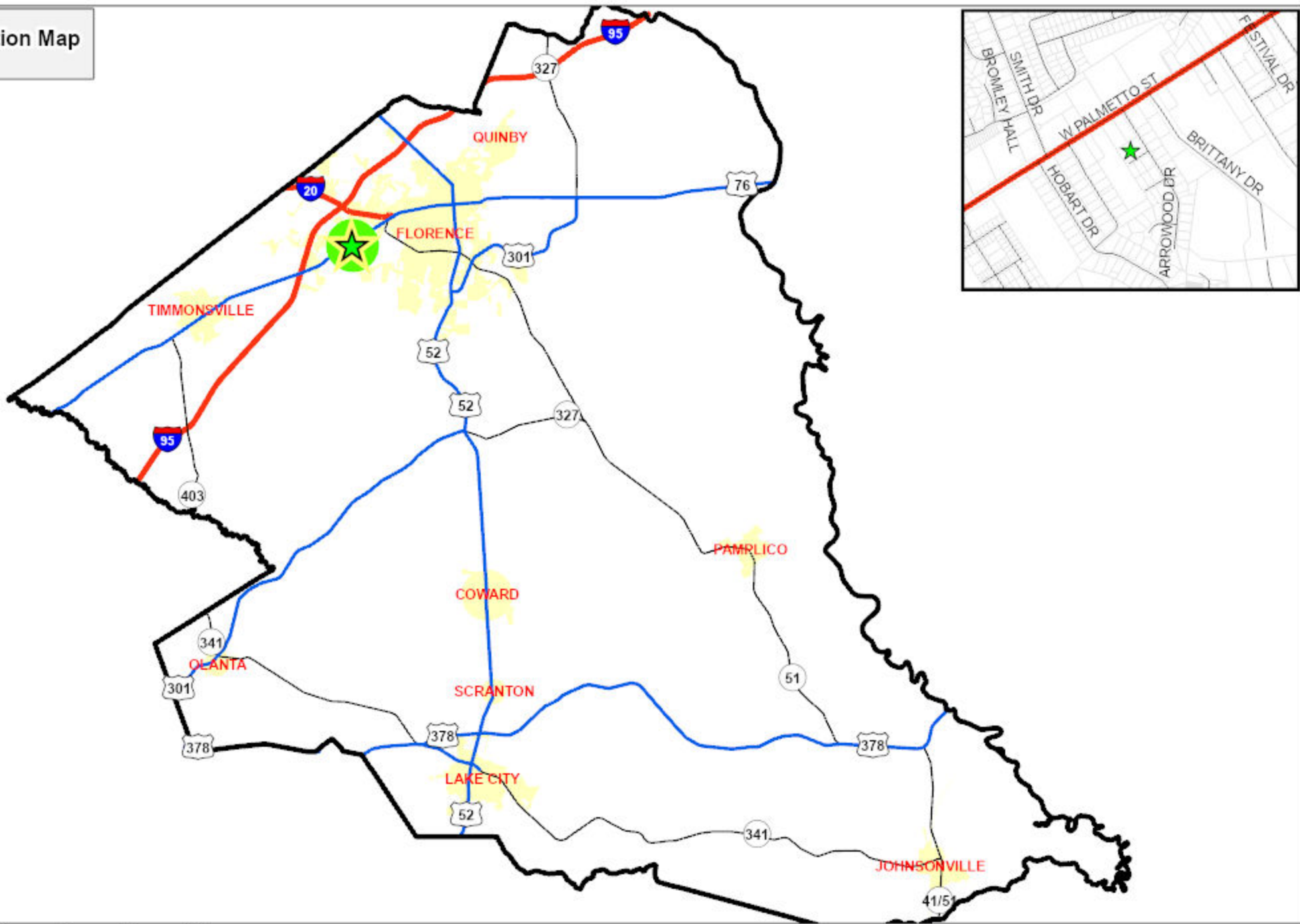
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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Comprehensive Plan Map

Location Map



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



Council District 3
PC#2025-42

UNZONED

ARROWOOD DR

FALCON WAY

0 80 160 Feet

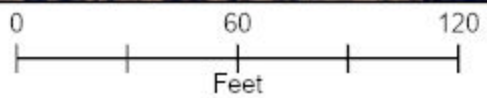
Current County Zoning
UNZONED

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

Council District 3
PC#2025-42



2024 Aerial



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



Council District 3
PC#2025-42

**Florence County
FLU 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 3
PC#2025-42**



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses consisting of residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **R-2, Single-Family Residential District**.

3. Surrounding Land Use and Zoning:

All surrounding properties are presently unzoned. However, zoning has been recommended and pending County Council's approval for the properties located in group six of The 76 Highway Gateway Study. The recommended zoning is R-2, Single-Family Residential District for the surrounding properties.

4. Florence County Comprehensive Plan:

The recommended zoning district is compatible with the subject properties' future land use designation.

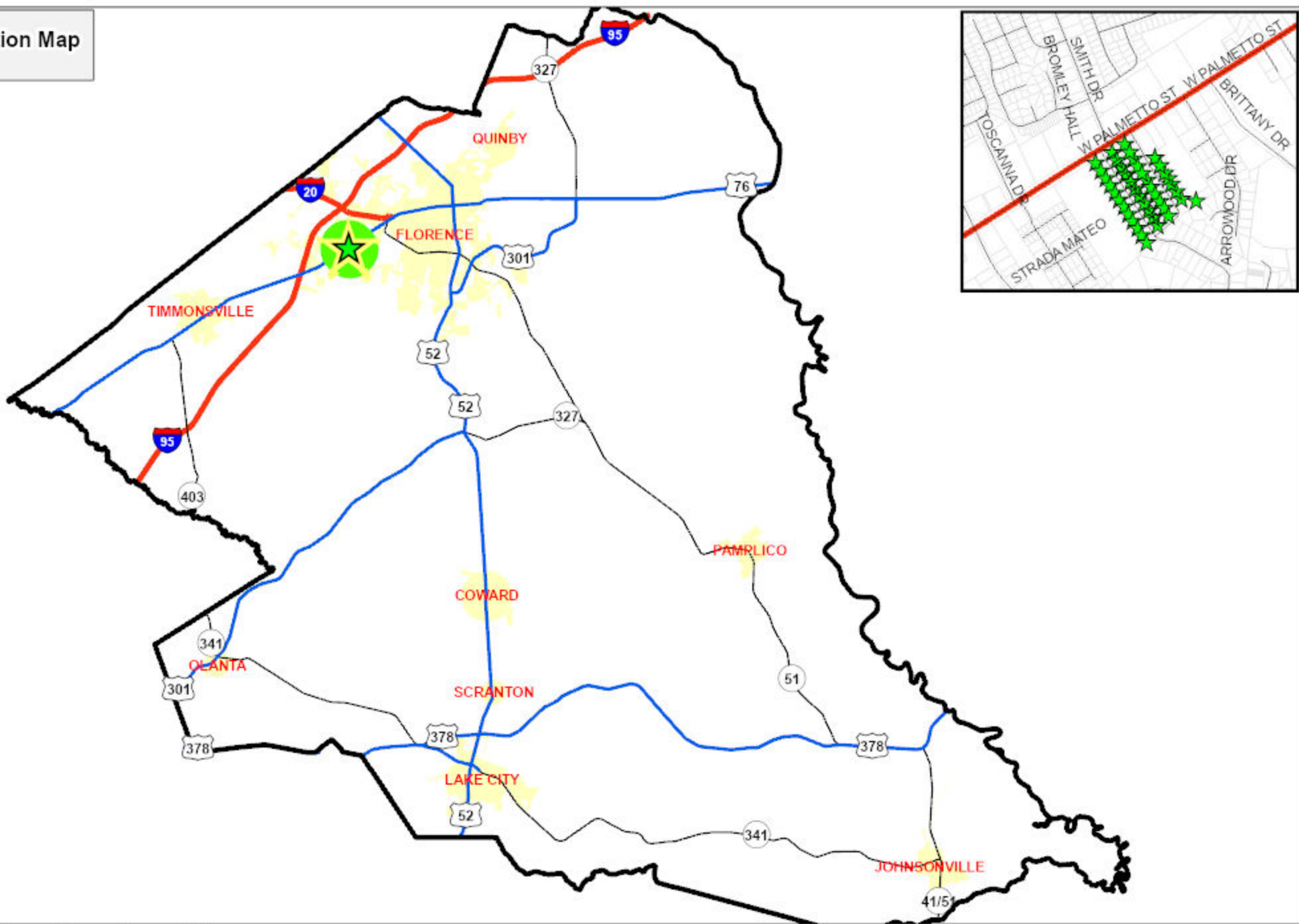
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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map

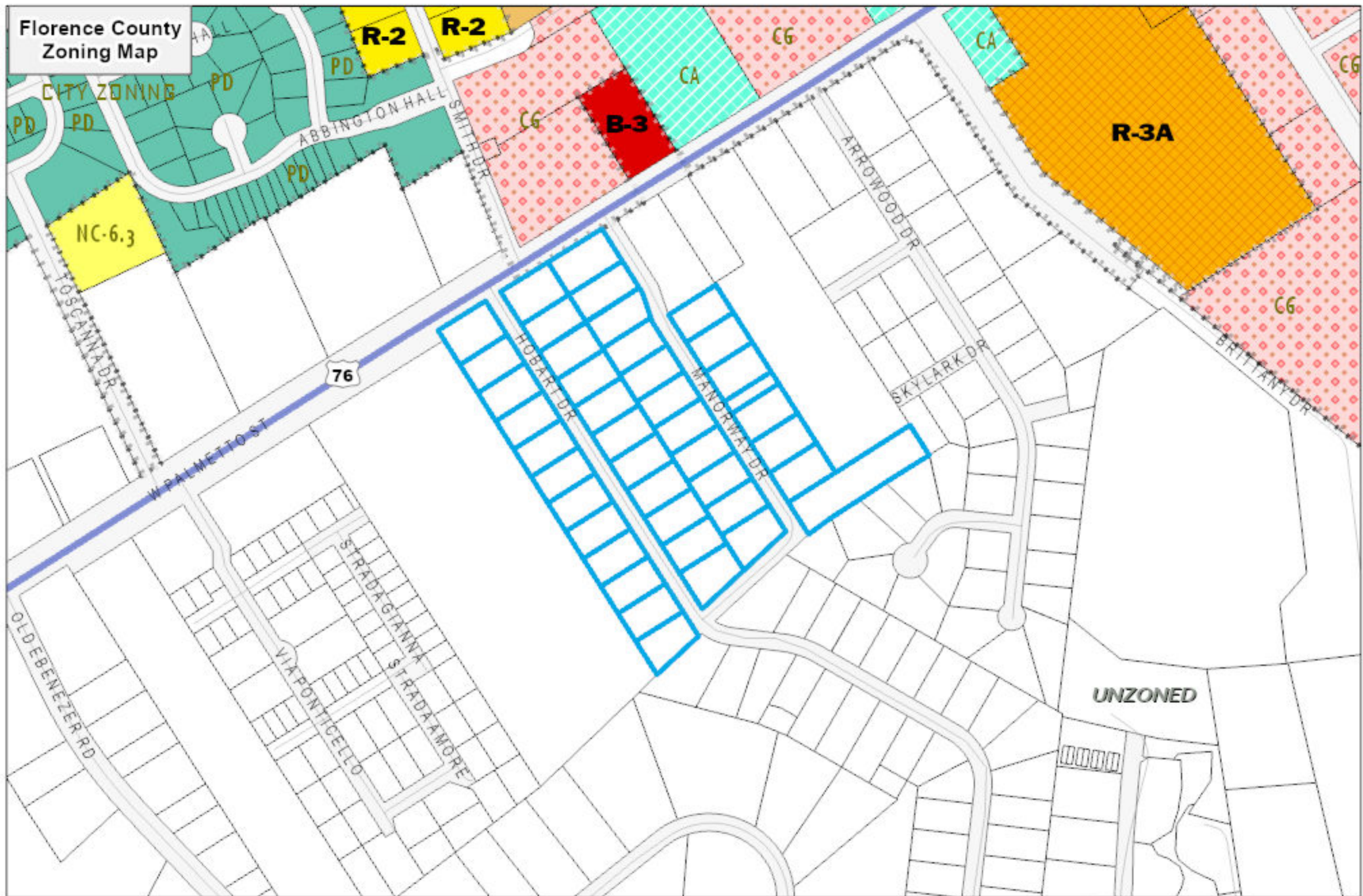


Florence County
Planning Department
Meeting Date:
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Council District 3,9
PC#2025-43

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- PD, PLANNED DEVELOPMENT
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- R-3A
- UNZONED

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

Council District 3,9
PC#2025-43



2024 Aerial



0 270 540
Feet

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



Council District 3,9
PC#2025-43

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with varying current uses consisting of residential and commercial.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **B-3 General Commercial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are either unzoned or subject to the City of Florence zoning.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties' future land use designation.

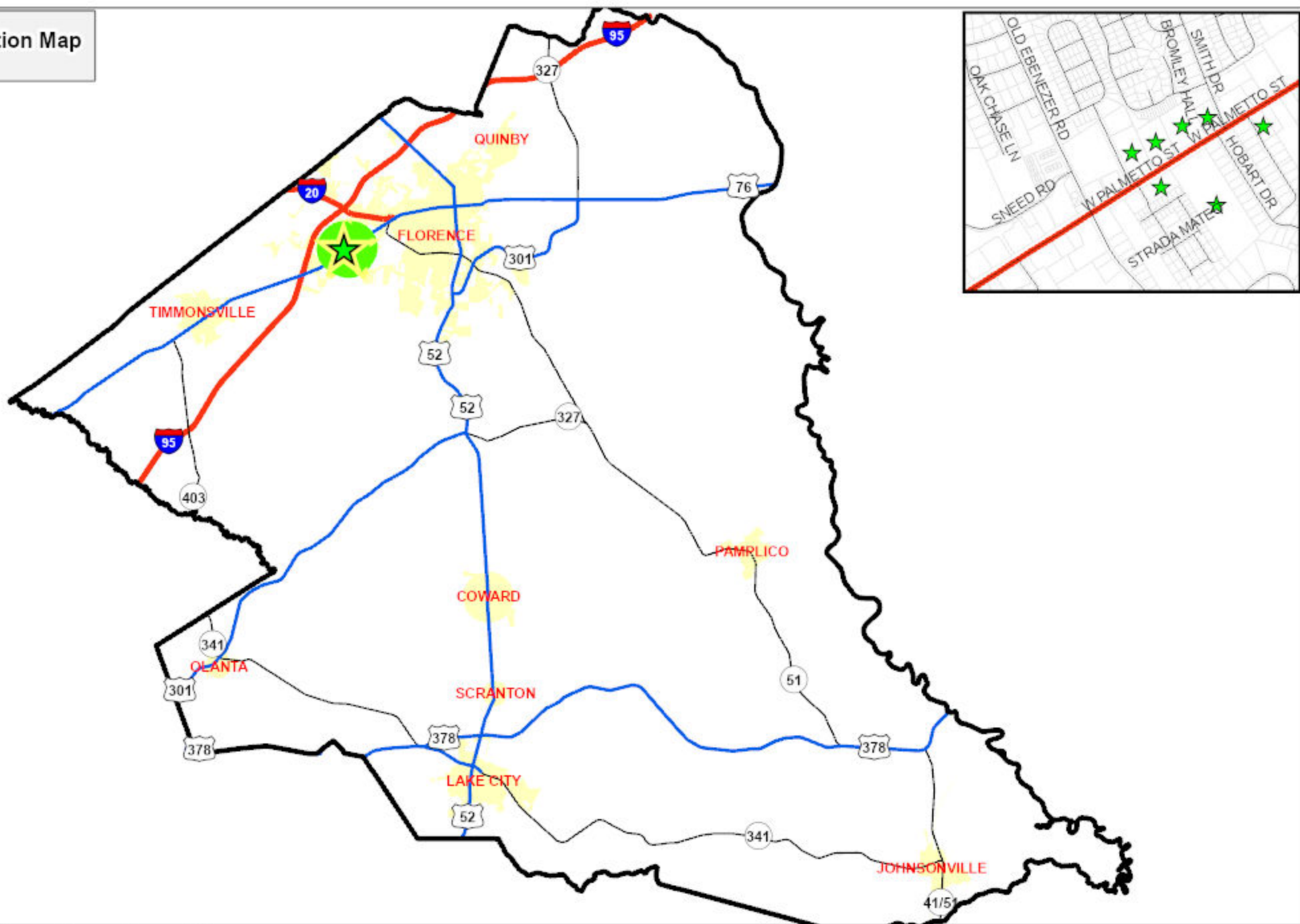
FLORENCE COUNTY COUNCIL MEETING:

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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

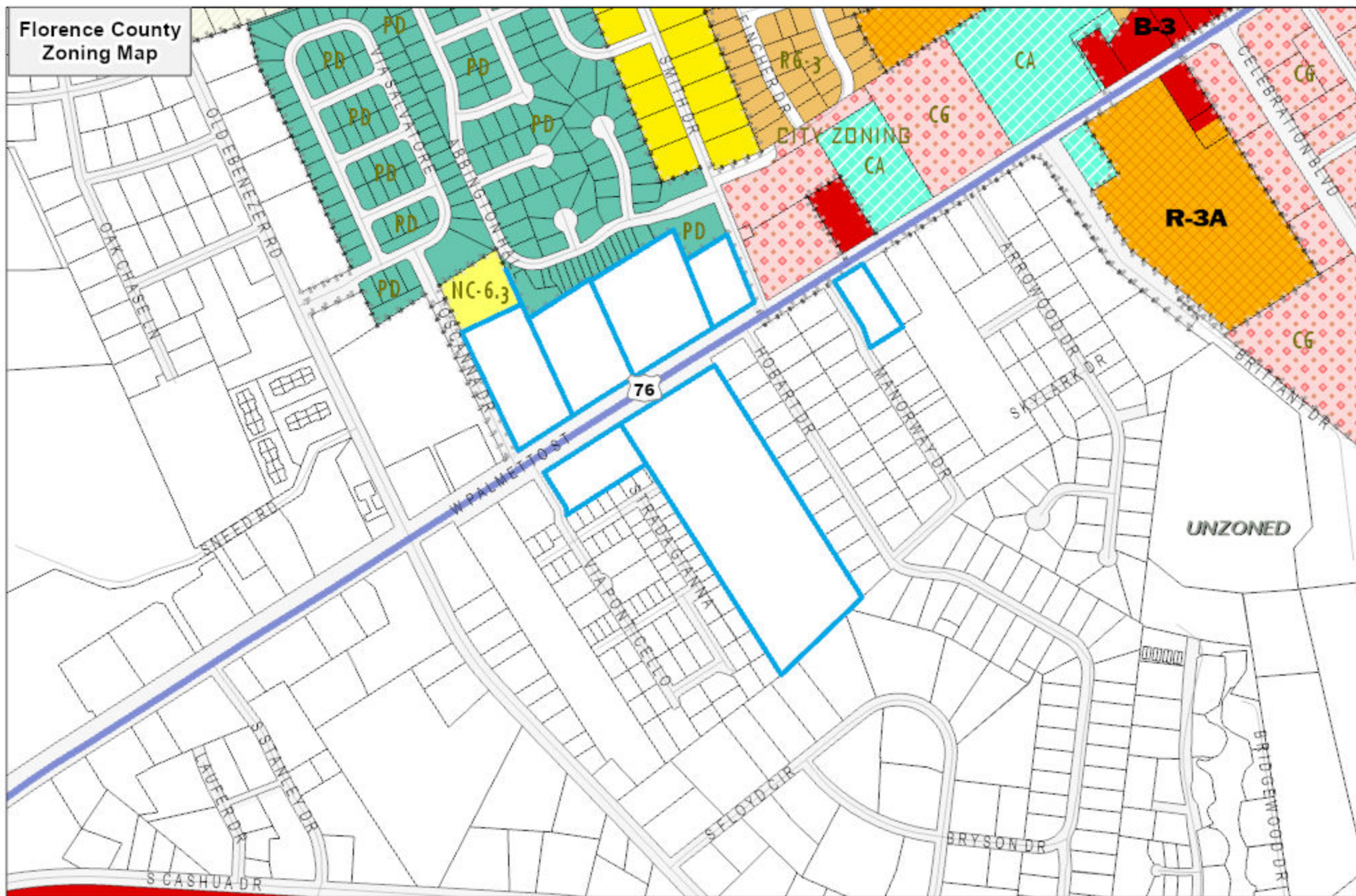
Location Map



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

Council District 3,9
PC#2025-44

Florence County Zoning Map



Current County Zoning

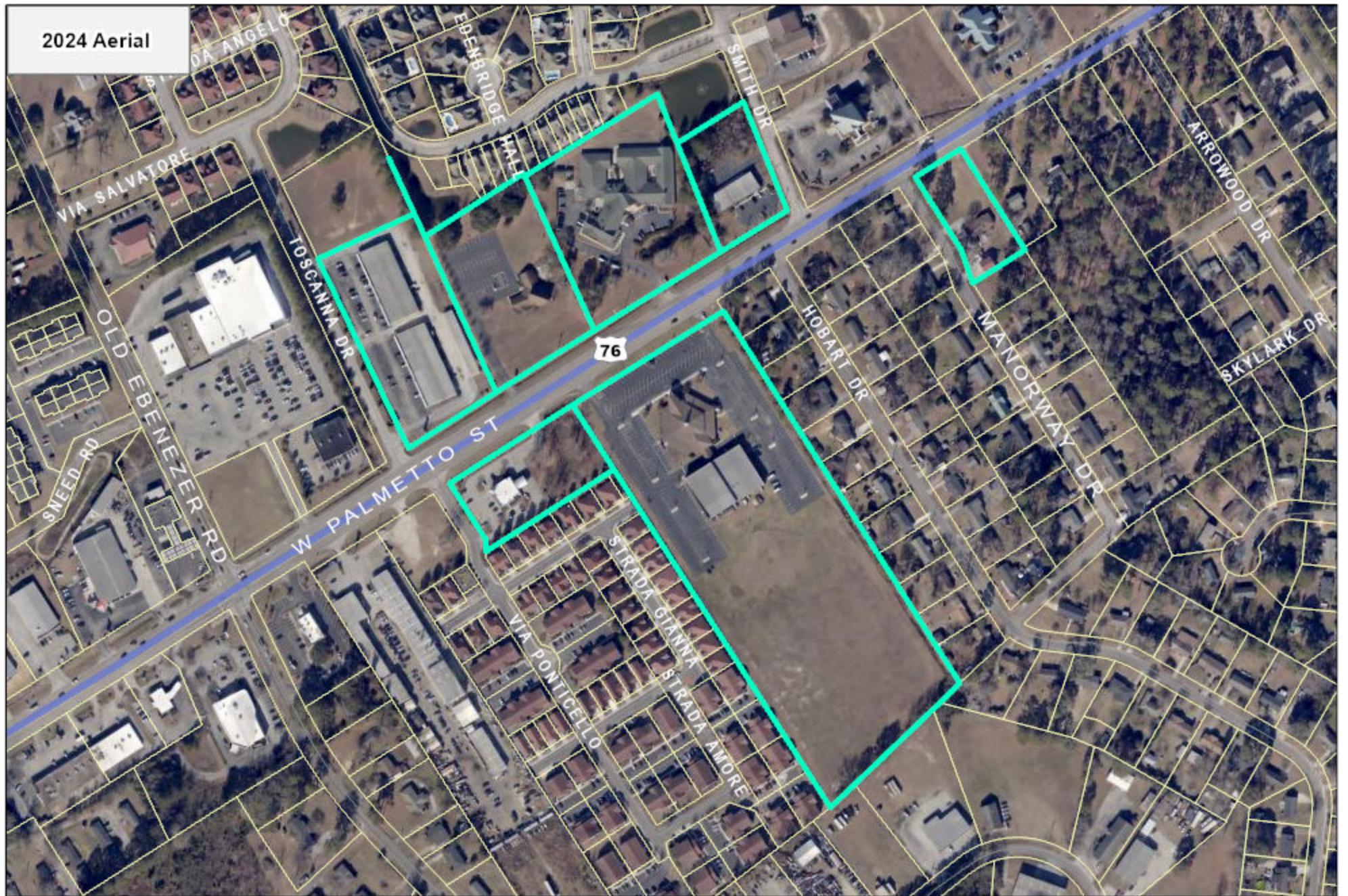
- B-3 GENERAL
- PD, PLANNED DEVELOPMENT
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- R-3A
- UNZONED

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

Council District 3,9
PC#2025-44



2024 Aerial



0 390 780
Feet

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



Council District 3,9
PC#2025-44

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses consisting of residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are either unzoned or subject to the City of Florence zoning.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties' future land use designation.

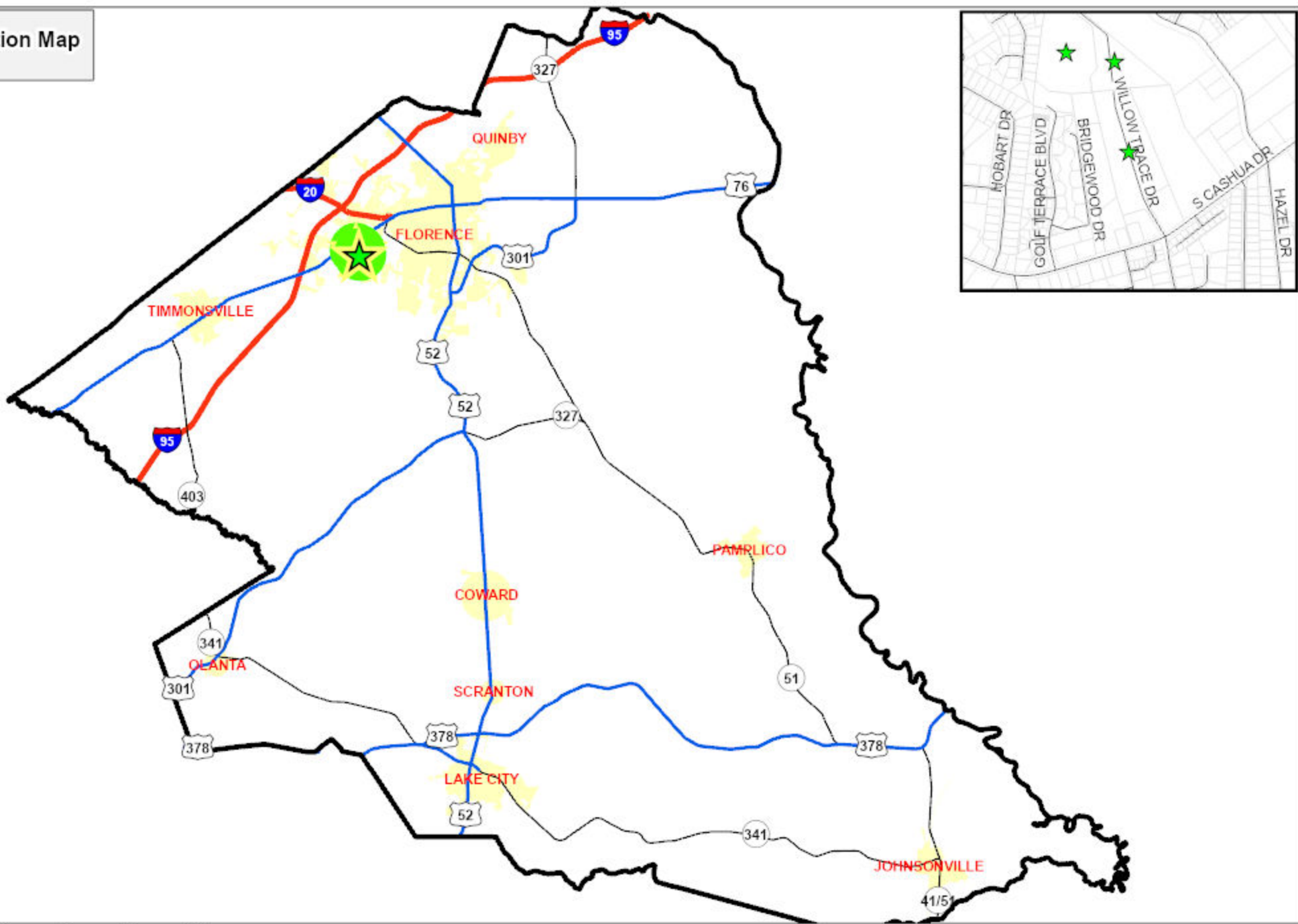
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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

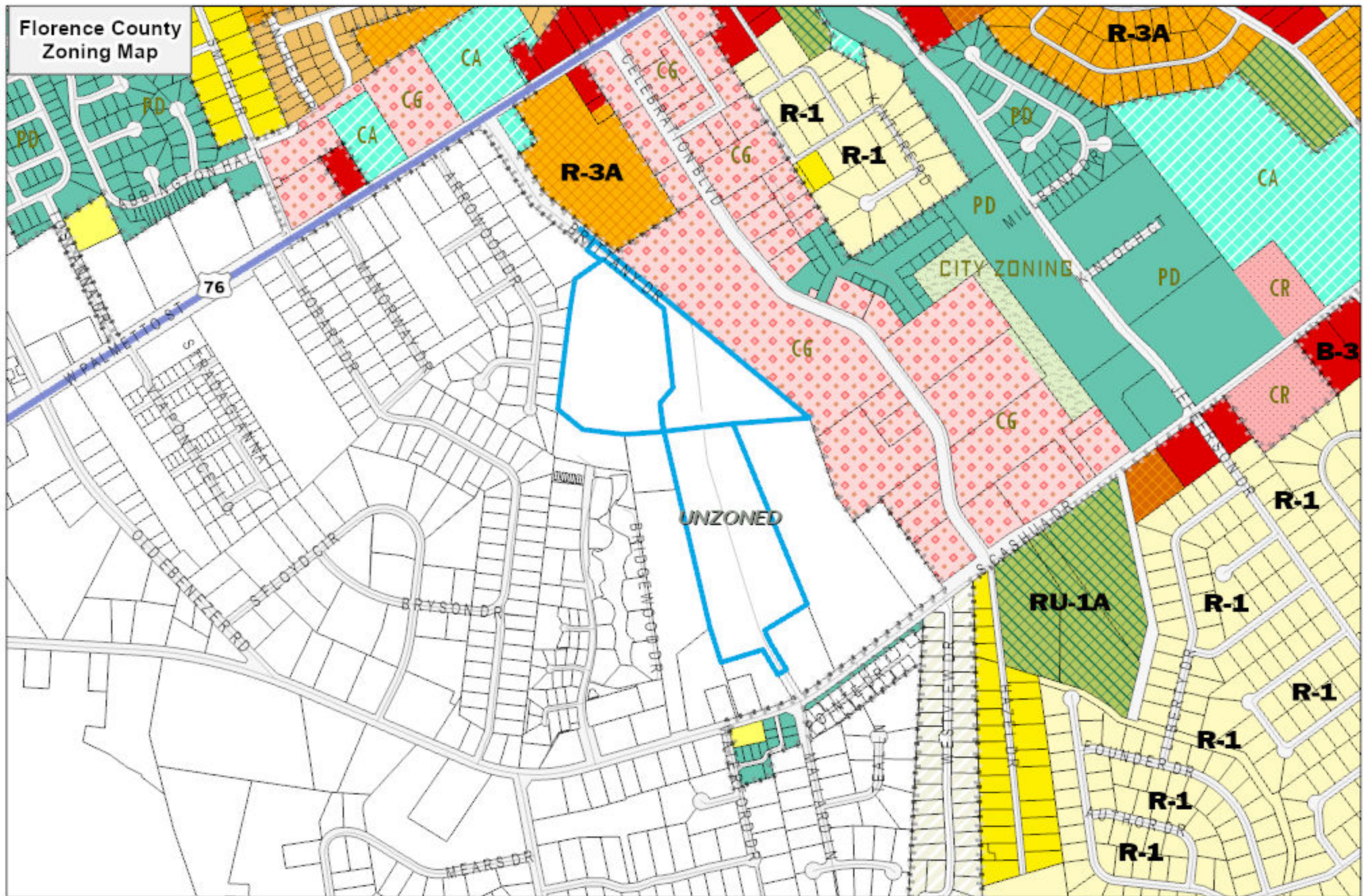
Location Map



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

Council District 3
PC#2025-45

Florence County Zoning Map



Current County Zoning

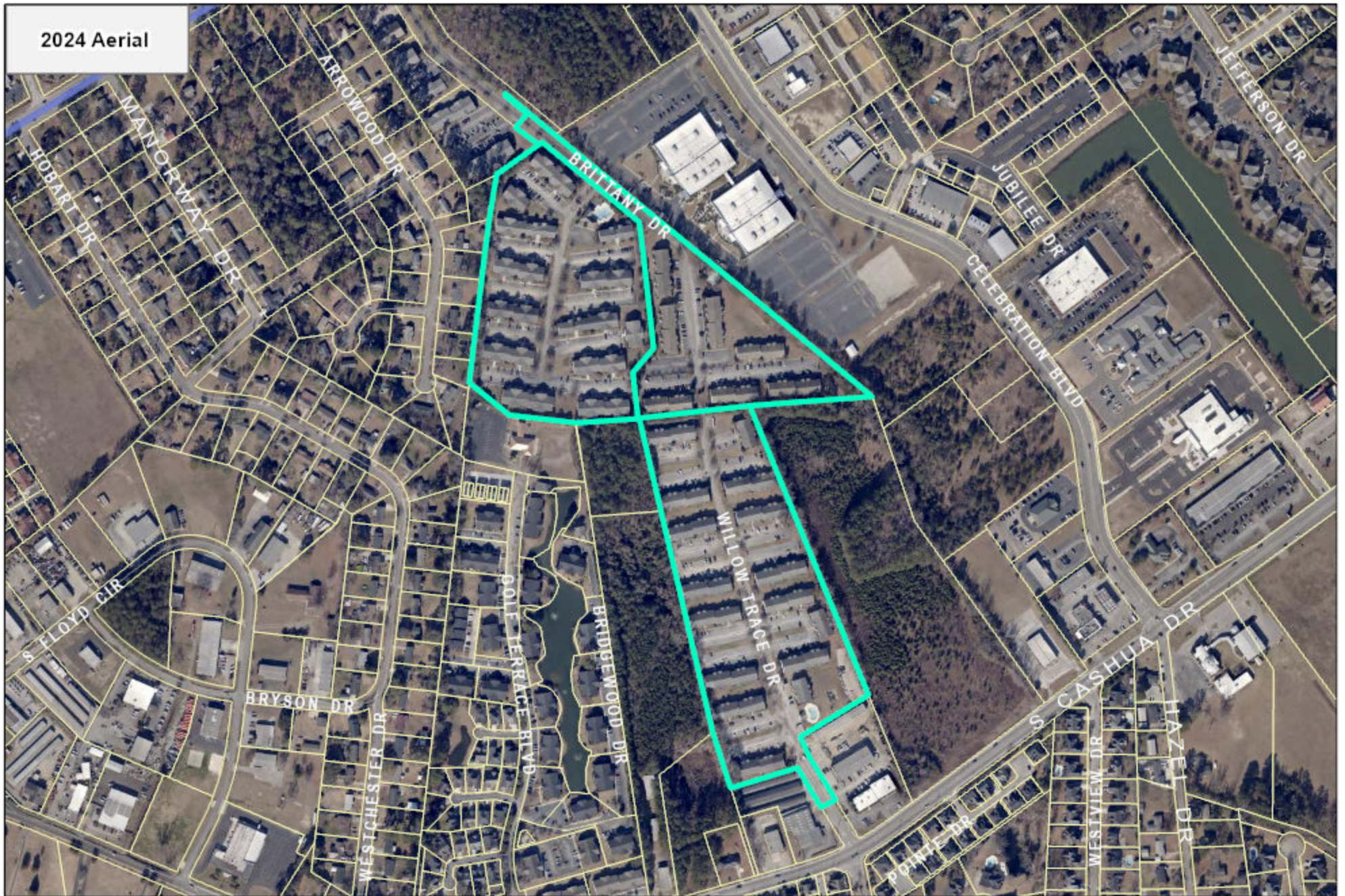
- B-3 GENERAL
- PD, PLANNED DEVELOPMENT
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- R-3A
- R-5A
- RU-1A, RURAL COMMUNITY
- UNZONED

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

Council District 3
PC#2025-45



2024 Aerial



0 540 1,080
Feet

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



Council District 3
PC#2025-45

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with varying current uses consisting of vacant and residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **MR, Lower Density Mixed-Residential District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are unzoned.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties' future land use designation.

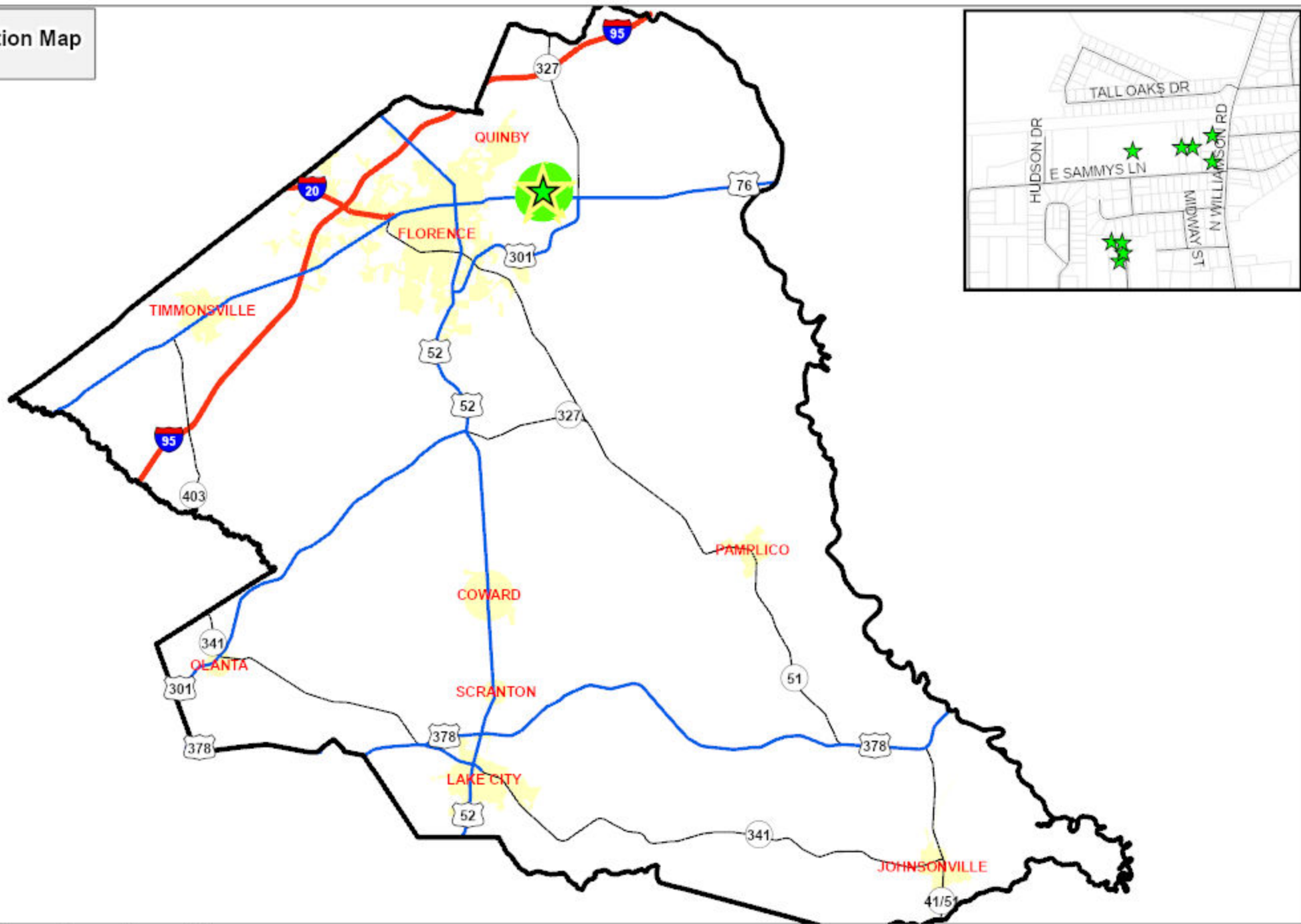
FLORENCE COUNTY COUNCIL MEETING:

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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map



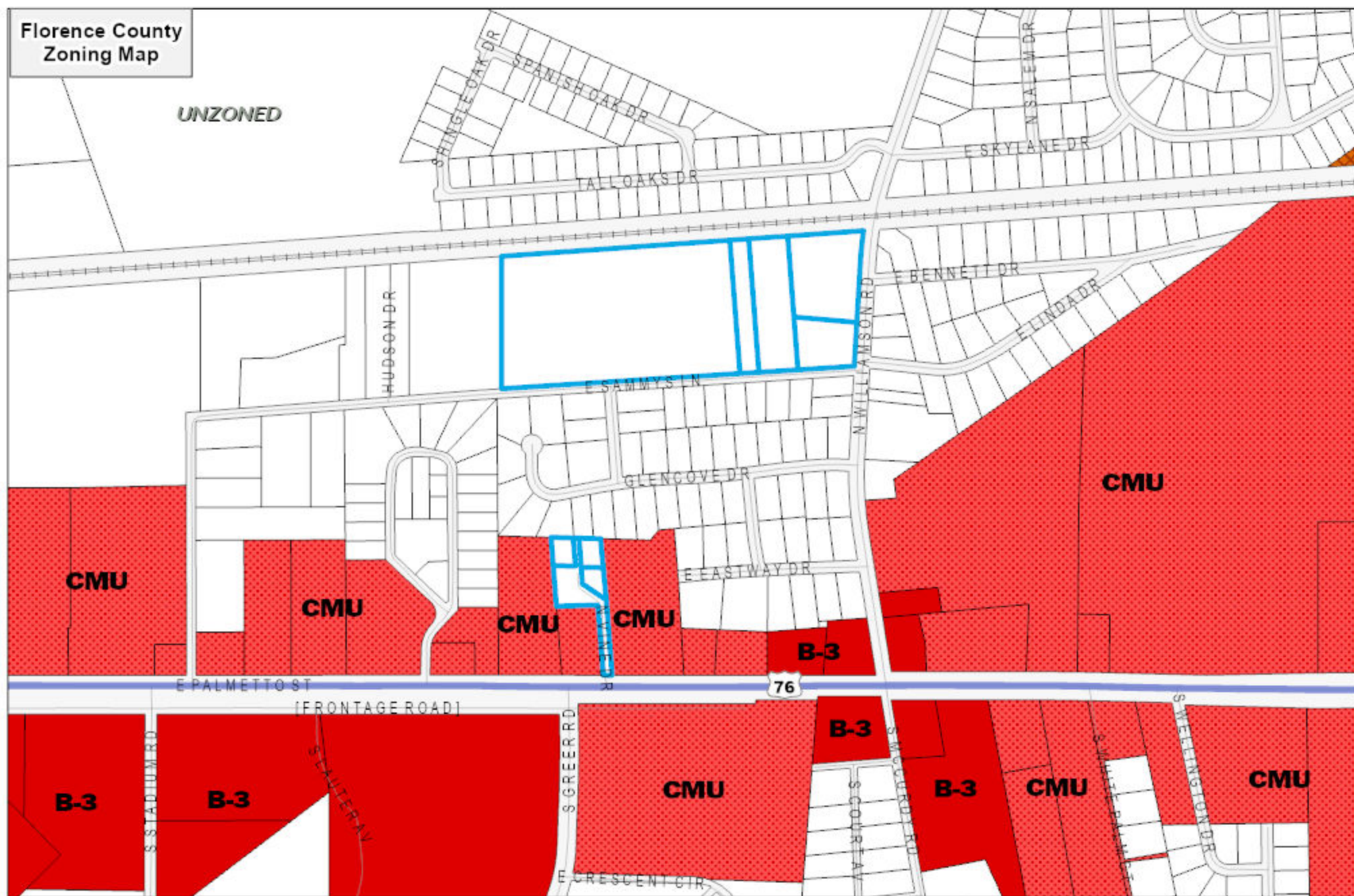
Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 7
PC#2025-46

**Florence County
Zoning Map**

UNZONED



Current County Zoning

B-3 GENERAL

CMU, COMMERCIAL MIXED-USE

MMF, MIXED MULTI-FAMILY

UNZONED

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

Council District 7
PC#2025-46

48



2024 Aerial



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



Council District 7
PC#2025-46

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject properties are currently unzoned with varying current uses consisting of vacant and residential.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is **R-2, Single-Family Residential District**.

3. Surrounding Land Use and Zoning:

All surrounding properties are either unzoned, CMU, or B-3.

4. Florence County Comprehensive Plan:

The recommended zoning district is compatible with the subject properties' future land use designation.

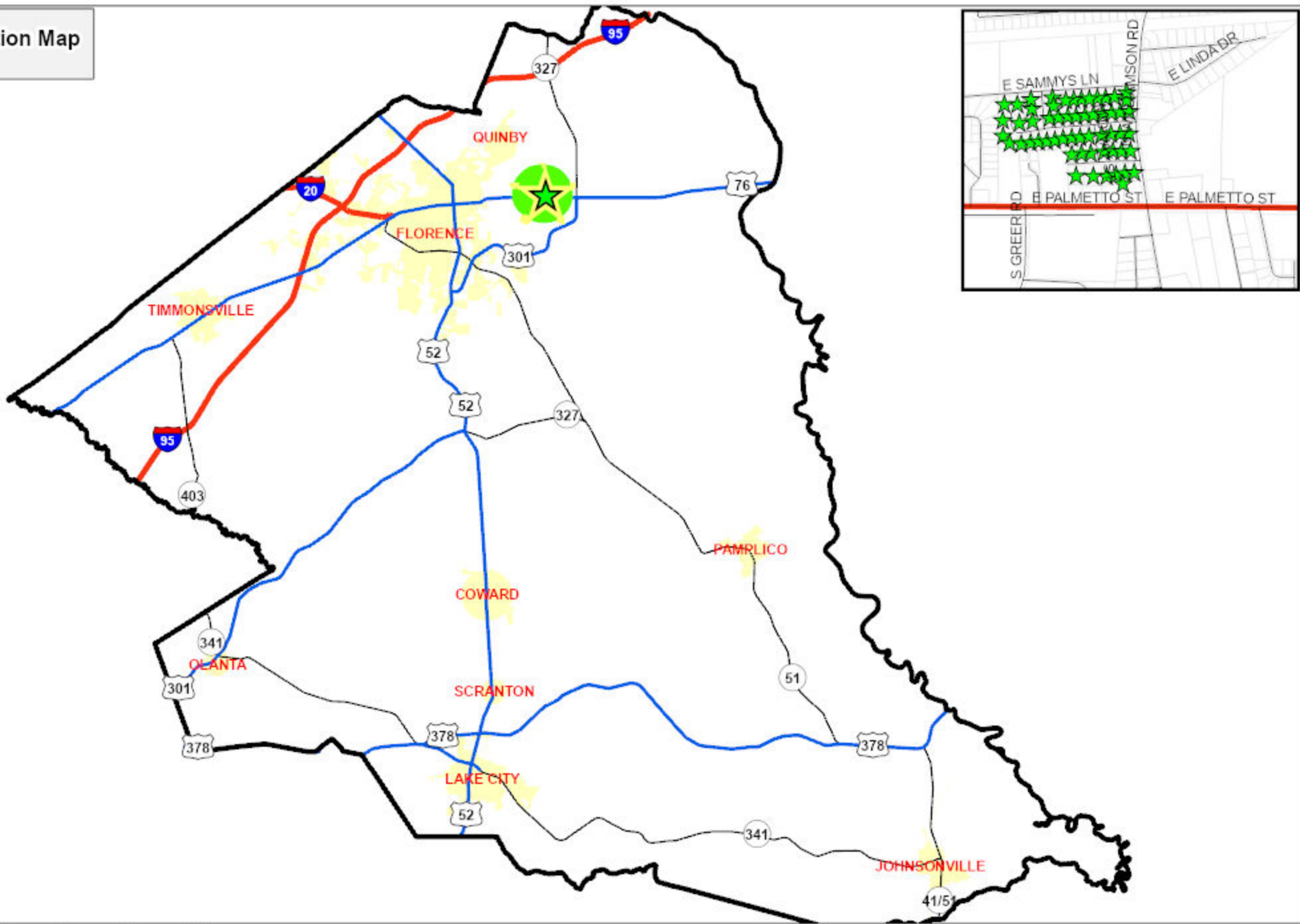
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- Zoning Map
- Aerial Map

Location Map

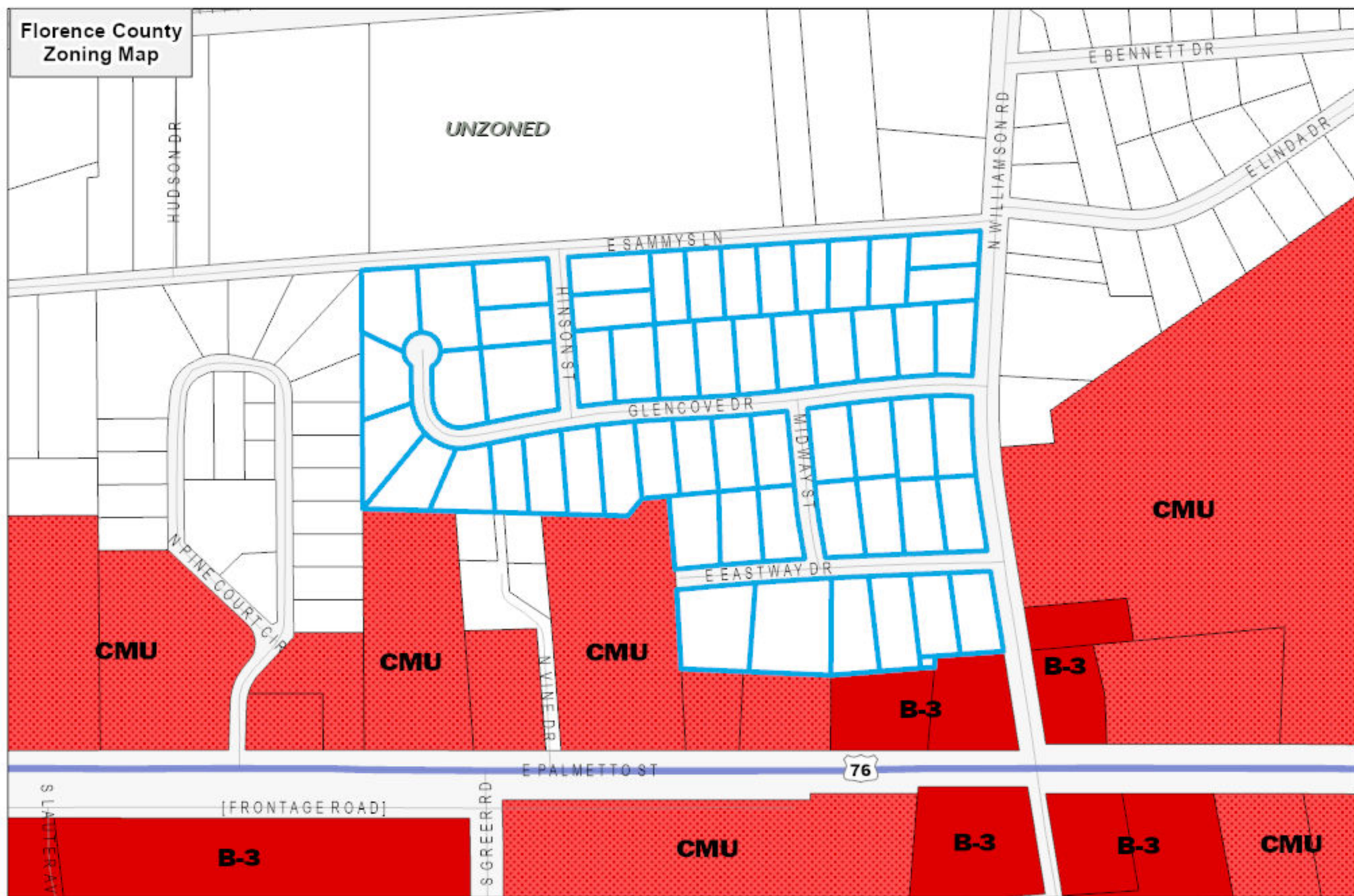


Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 7
PC#2025-47

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- CMU, COMMERCIAL MIXED-USE
- UNZONED

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

Council District 7
PC#2025-47



2024 Aerial



0 230 460
Feet

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



Council District 7
PC#2025-47

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is commercial and is zoned B-3, General Commercial District.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to RU-1, Rural Community District.
3. Surrounding Land Use and Zoning:
North: Florence County / Vacant/ RU-1, B-3
South: Florence County / Residential / R-2
West: City of Florence/ Residential, Vacant / City Zoning
East: Florence County / Residential, Religious Services / B-3

4. Transportation Access and Circulation:

Present access to the property is by the way of E. Howe Springs Road, Florence, SC.

5. Traffic Review:

The rezoning of this property from B-3, General Commercial District to RU-1, Rural Community District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Variable Development District 1 (VD1). The requested rezoning of the property is compatible with the designated future land use.

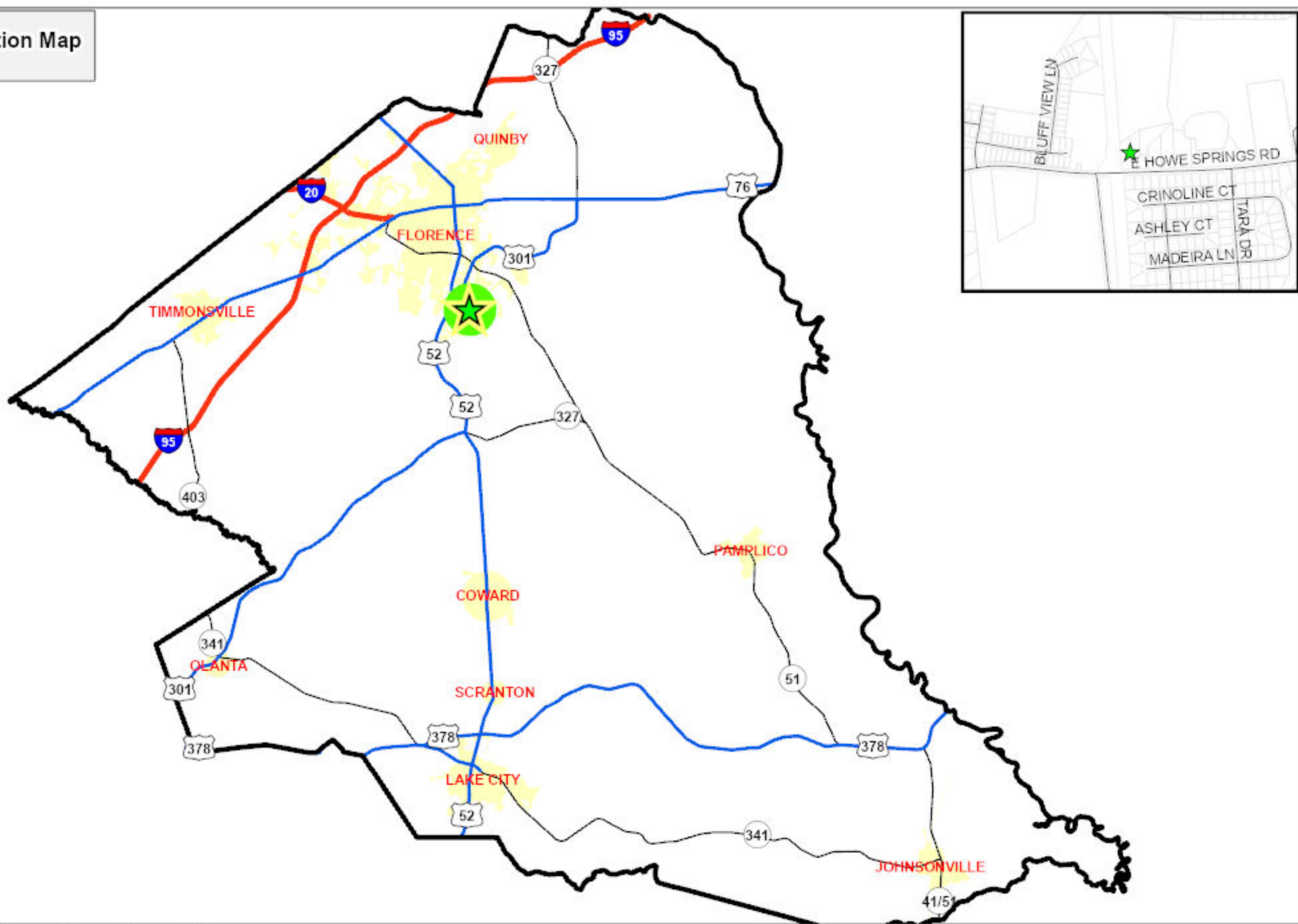
FLORENCE COUNTY COUNCIL MEETING:

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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map

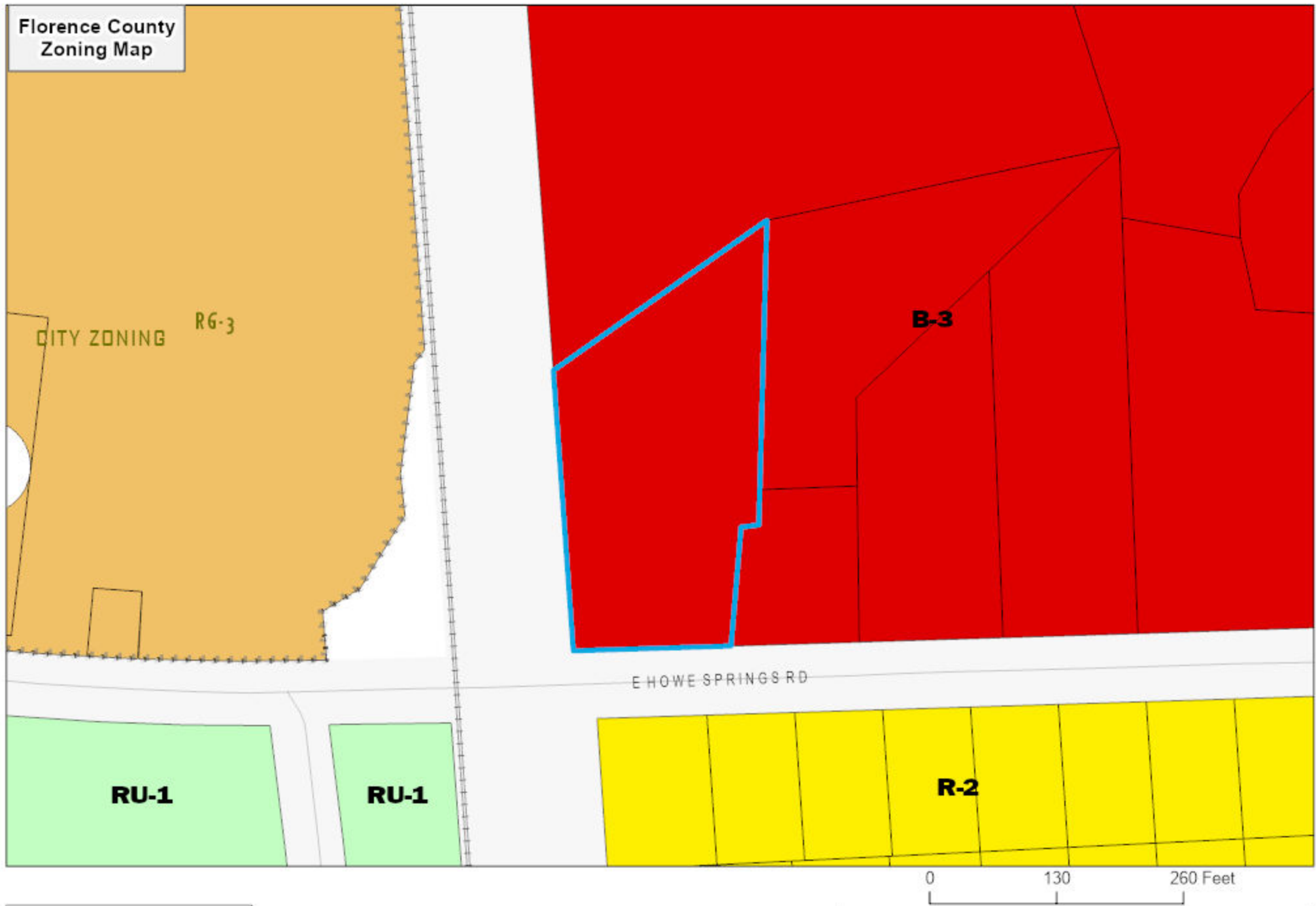


Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 7
PC#2025-50

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- RU-1, COMMUNITY

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

Council District 7
PC#2025-50



2024 Aerial



0 90 180
Feet

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



Council District 7
PC#2025-50

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
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

STAFF ANALYSIS:

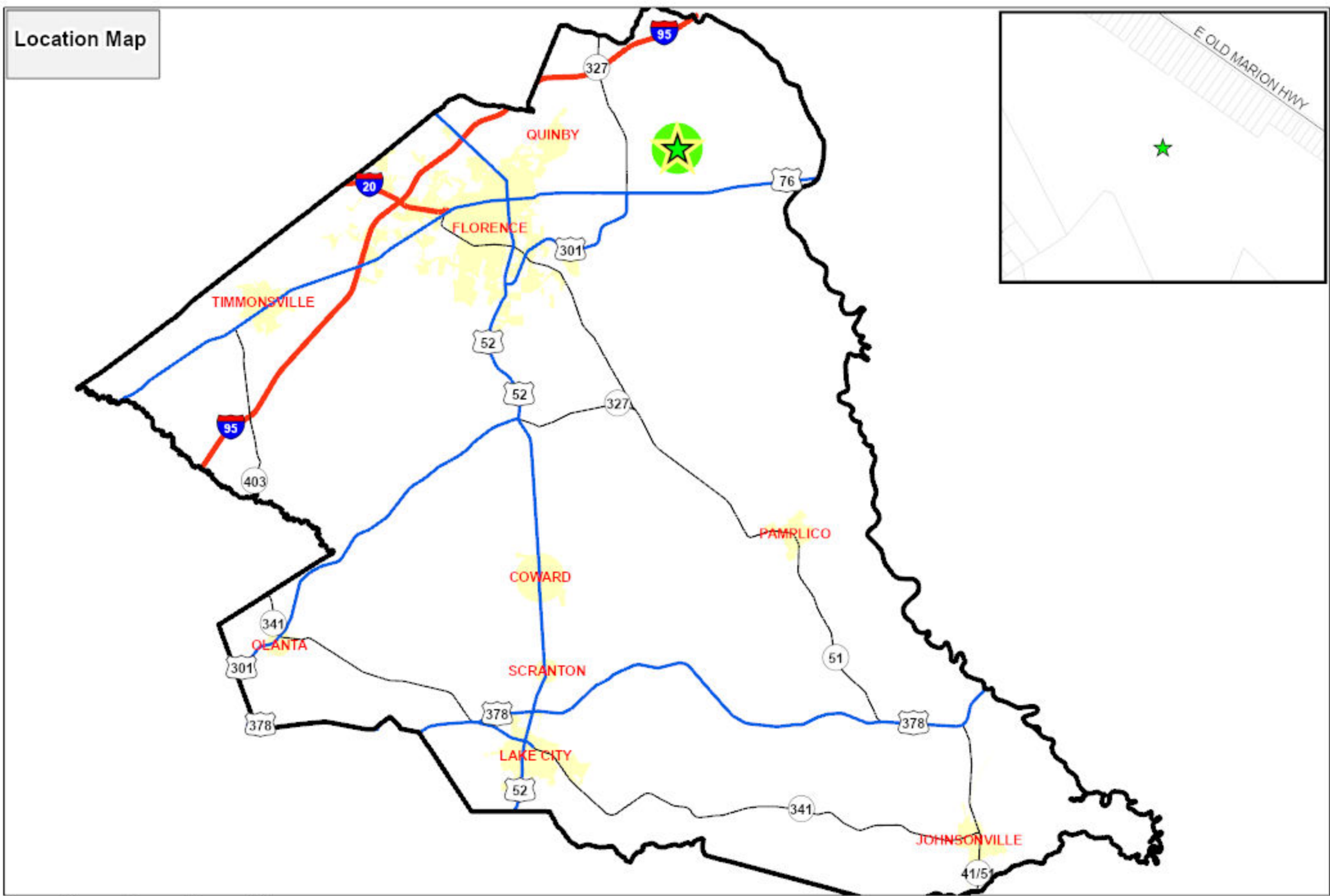
1. Surrounding Land Use and Zoning:
North: Florence County/ Residential, Vacant, Rural/ Unzoned
South: Florence County/ Residential, Rural, Vacant/ Unzoned
West: Florence County/ Residential, Vacant, Rural/ Unzoned
East: Florence County/ Residential, Vacant / Unzoned
2. Background
The applicant desires to amend the original sketch plan and subdivide 13 additional lots.

3. Transportation Access and Circulation:
Present access to these properties is by the way of E. Old Marion Hwy., Florence SC.
4. Proposed Road Names:
No new proposed road names.
5. Traffic Review:
Based on the applicant's request the additional traffic could have some impact on the current traffic flow.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan

Location Map

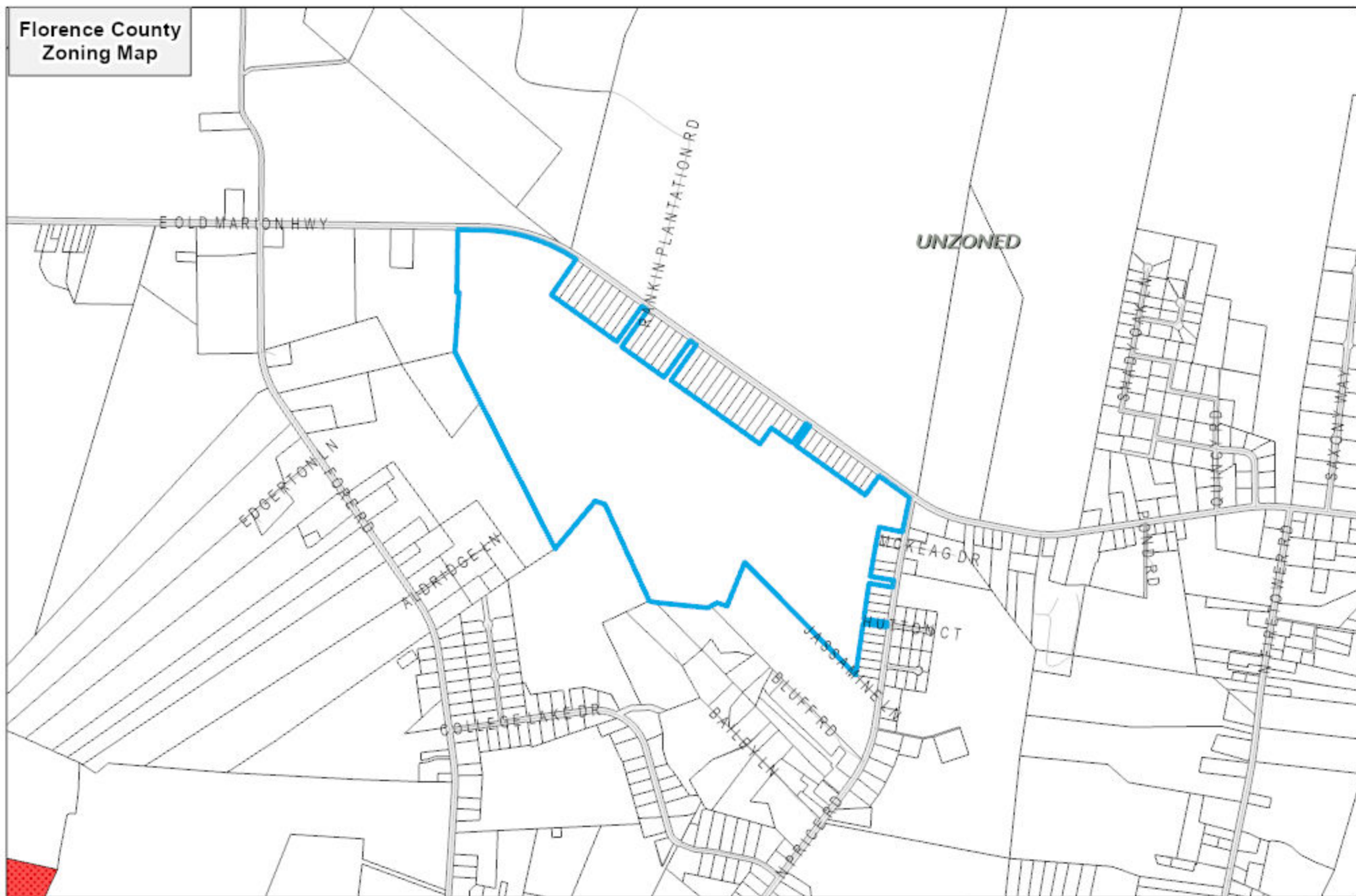


Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 6
PC#2025-48

**Florence County
Zoning Map**



Current County Zoning

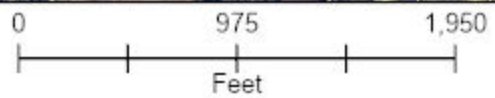
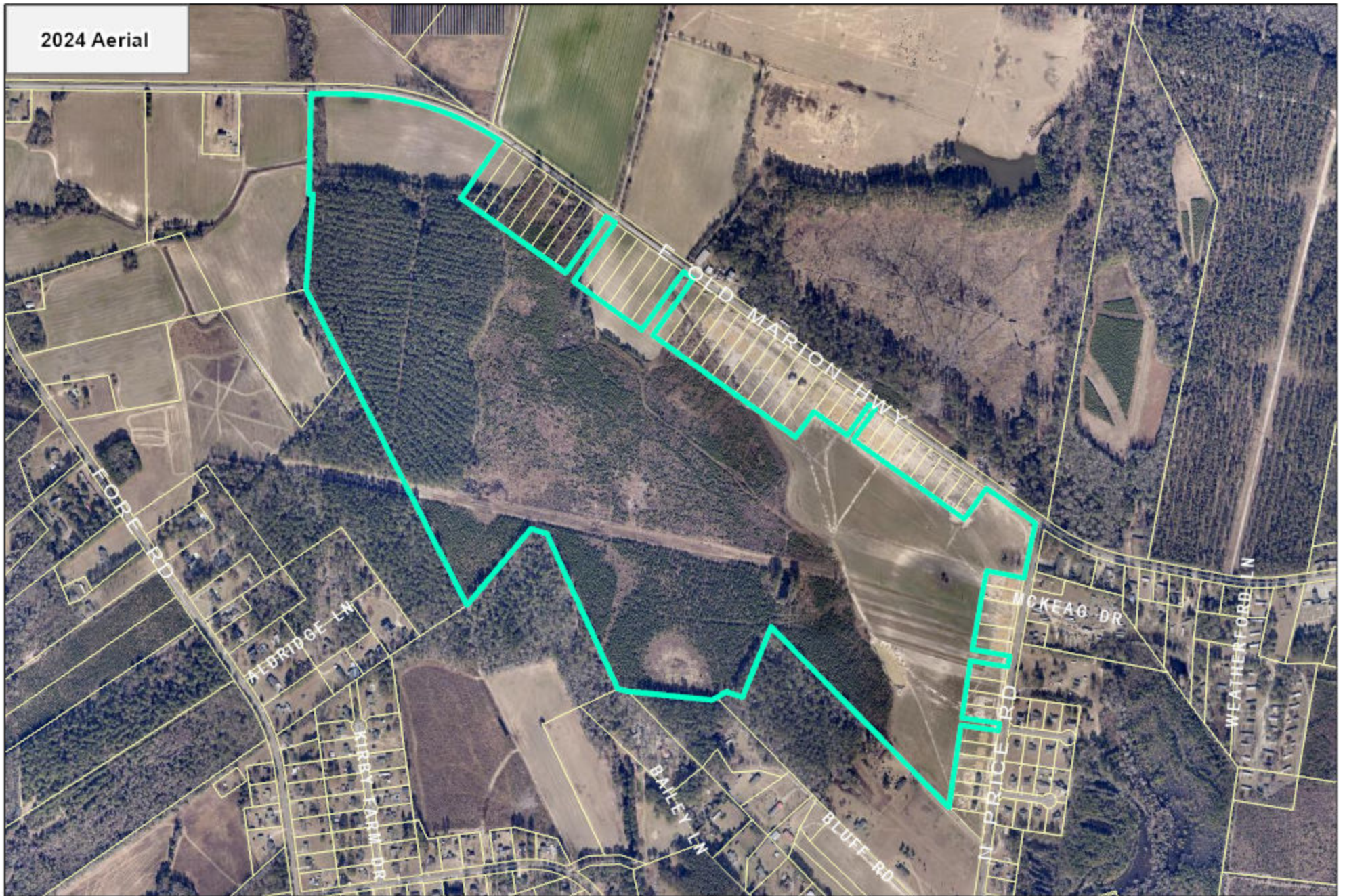
- CMU, COMMERCIAL MIXED-USE
- UNZONED

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

**Council District 6
PC#2025-48**



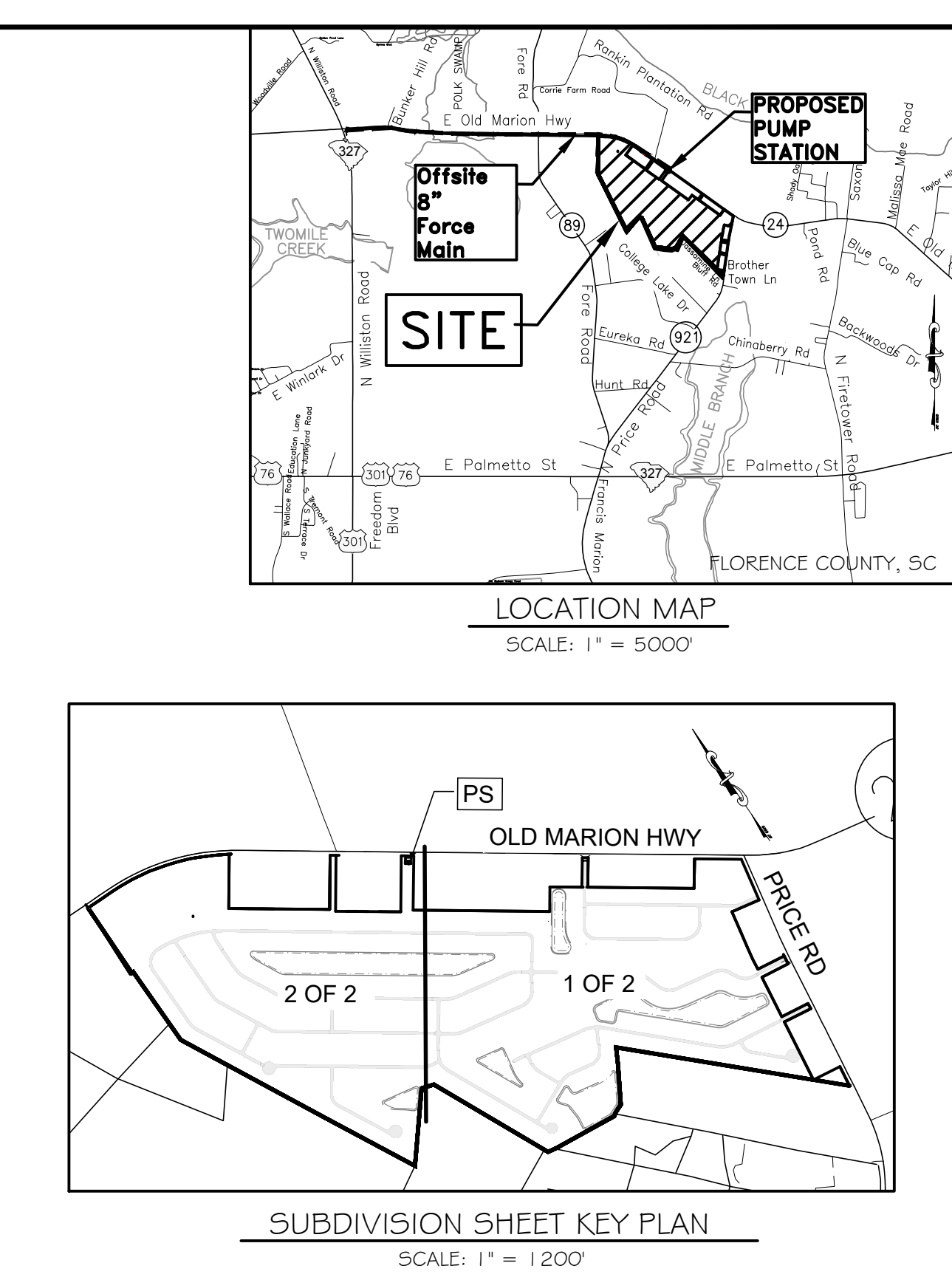
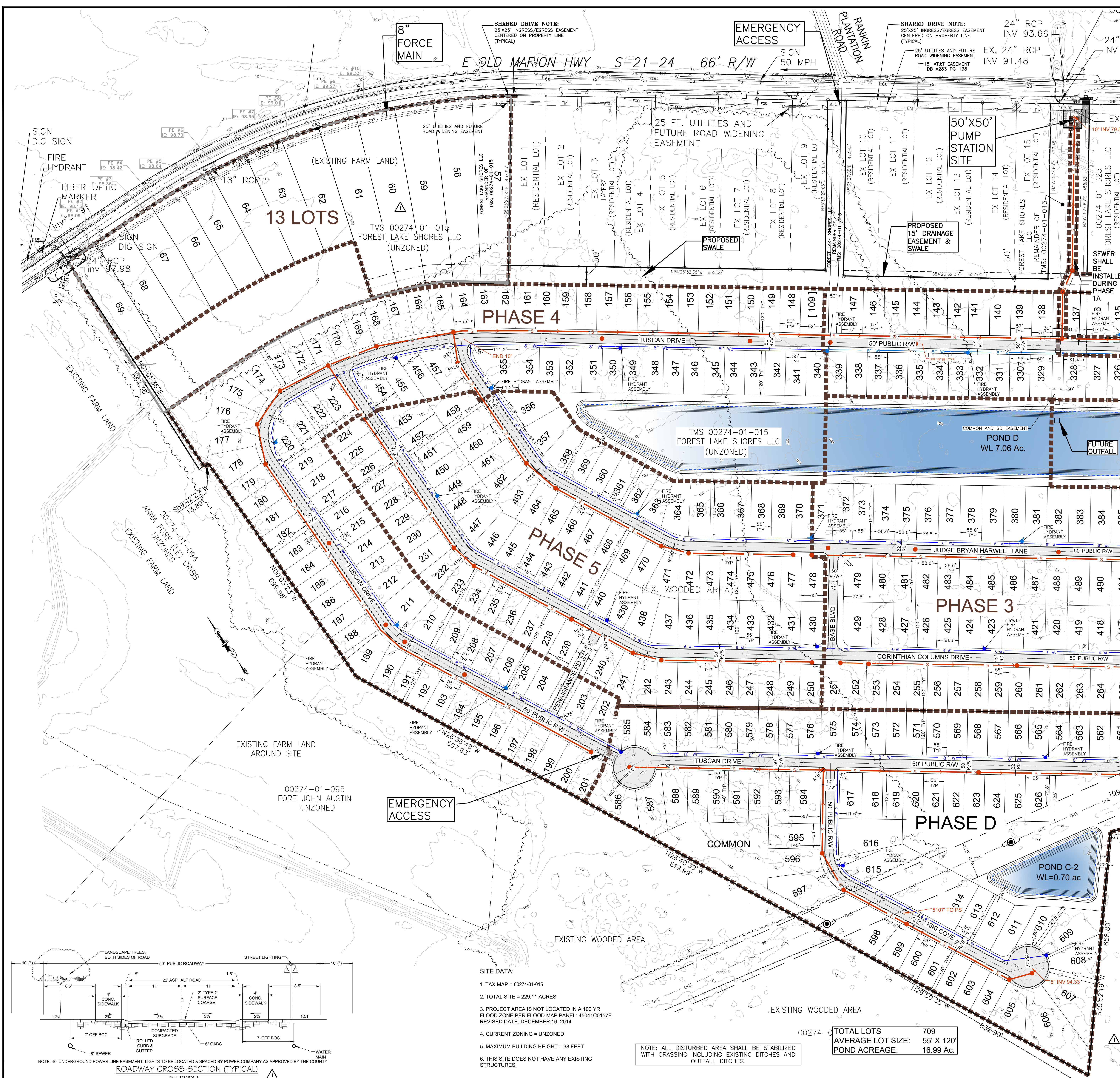
2024 Aerial



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



Council District 6
PC#2025-48

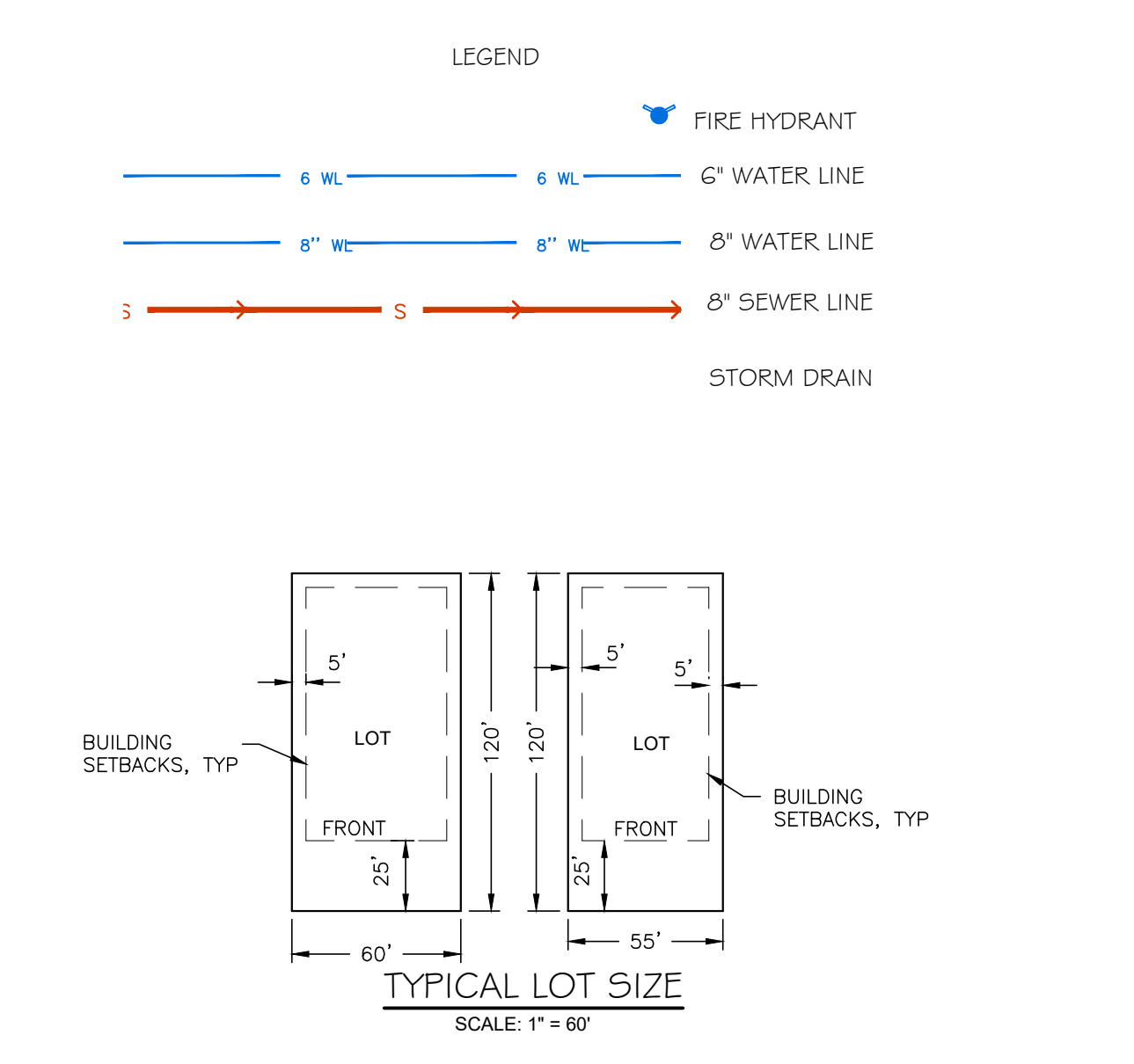


APPROVED
STREET NAMES:
Classical Column Loop
Corinthian Columns Drive
Kiki Cove
Laney Drake Blvd.
Remington Street
Tuscan Drive
Ionic Blvd.
Capital Street
Base Blvd.
Judge Bryan Harwell Lane
Renaissance Road
Venetian Drive
Byzantine Street

OWNER/DEVELOPER:
FOREST LACE SHORTS LLC
507 W CHEVY STREET
FLORENCE, SC 29501

CIVIL ENGINEER:
ROBERT L. WEAVER
4340 ALLIGATOR ROAD
TIMMONSVILLE, SC 29161
843-346-5800

SURVEYOR:
NESSITT SURVEYING CO., INC.
4340 ALLIGATOR ROAD
TIMMONSVILLE, SC 29161
843-346-3302

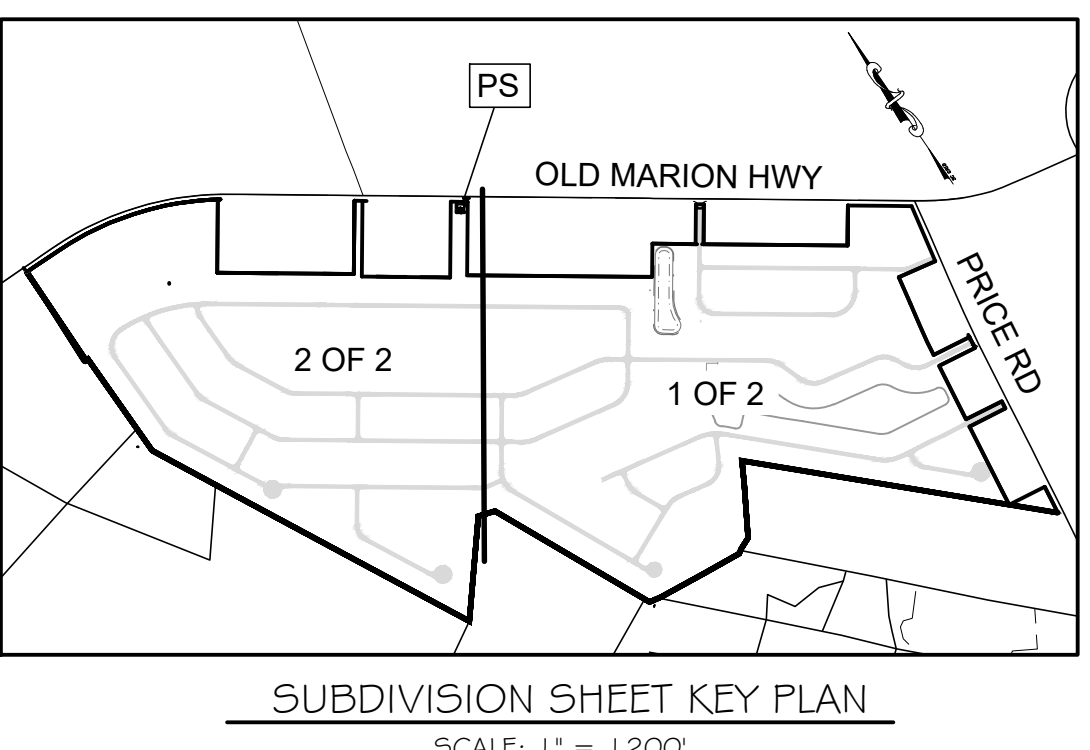
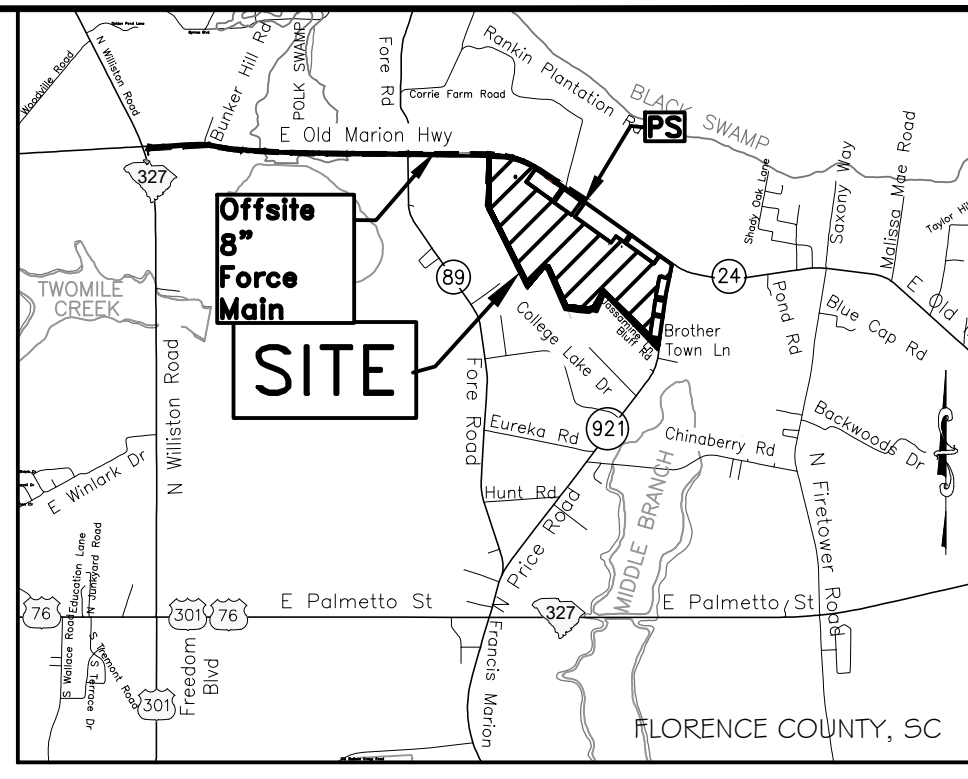
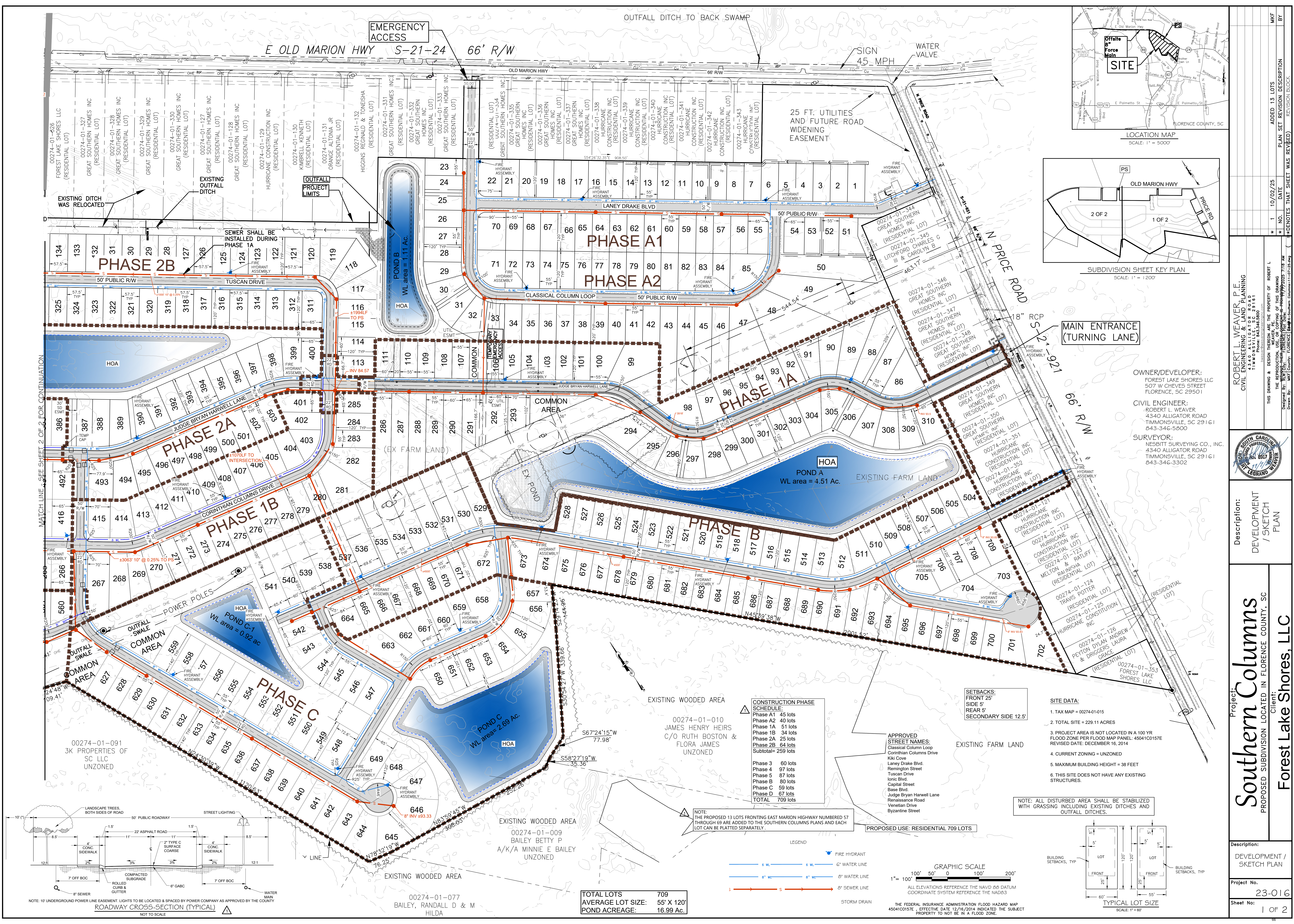


CONSTRUCTION PHASE SCHEDULE	
Phase A1	45 lots
Phase A2	40 lots
Phase 1A	51 lots
Phase 1B	34 lots
Phase 2A	25 lots
Phase 2B	64 lots
Subtotal=	259 lots
Phase 3	60 lots
Phase 4	97 lots
Phase 5	87 lots
Phase B	80 lots
Phase C	59 lots
Phase D	67 lots
TOTAL	709 lots
Phase 13 Lots: 13 Lots	

ALL ELEVATIONS REFERENCE THE NAVD 88 DATUM
COORDINATE SYSTEM REFERENCE THE NAD83

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP
45041C0157E , EFFECTIVE DATE 12/16/2014 INDICATED THE SUBJECT
PROPERTY TO NOT BE IN A FLOOD ZONE.

Project:		Description:			
Southern Columns		DEVELOPMENT / SKETCH PLAN			
PROPOSED SUBDIVISION LOCATED IN FLORENCE COUNTY, SC					
Client:					
Forest Lake Shores, LLC					
Description:					
DEVELOPMENT / SKETCH PLAN					
Project No.	23-016				
Sheet No:	2 OF 2				



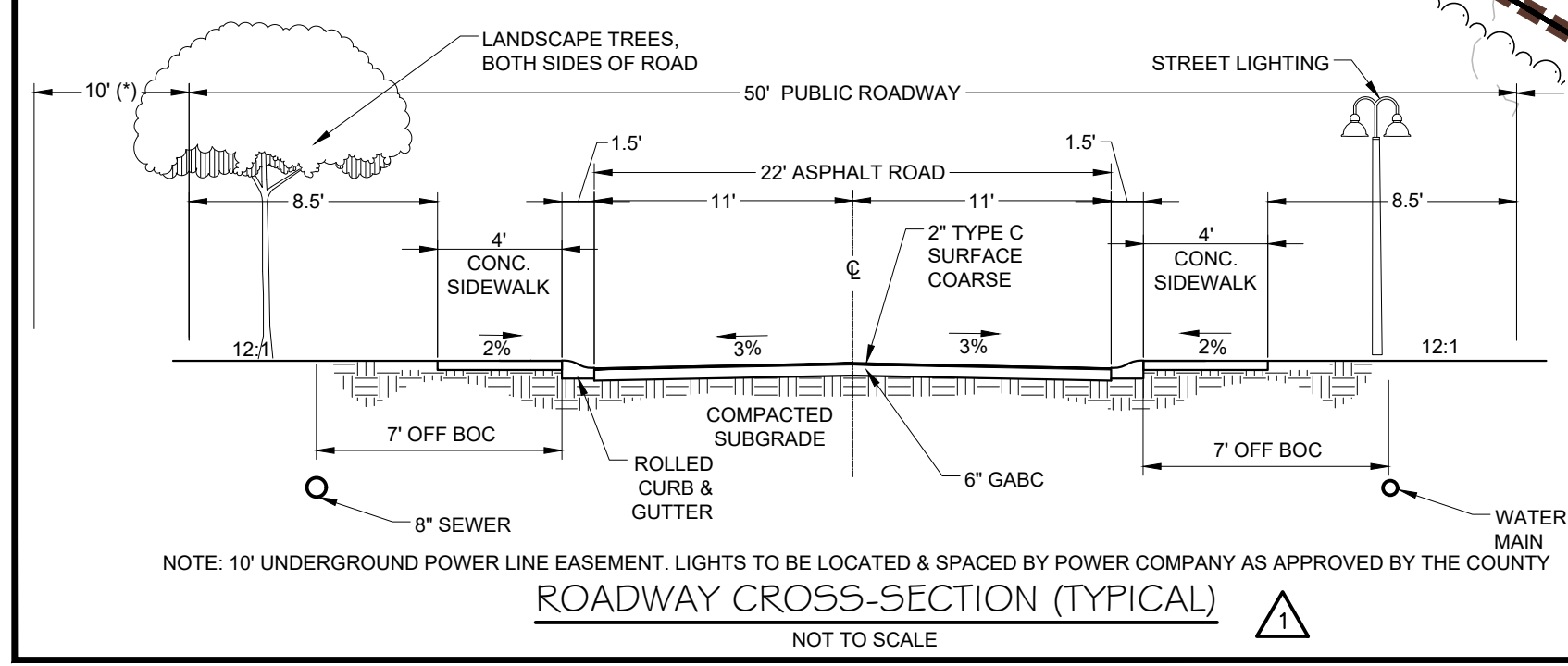
OWNER/DEVELOPER:
FOREST LAKE SHORES LLC
507 W CHEVES STREET
FLORENCE, SC 29501

CIVIL ENGINEER:
ROBERT L. WEAVER
4340 ALLIGATOR ROAD
TIMMONSVILLE, SC 29161
843-346-5800

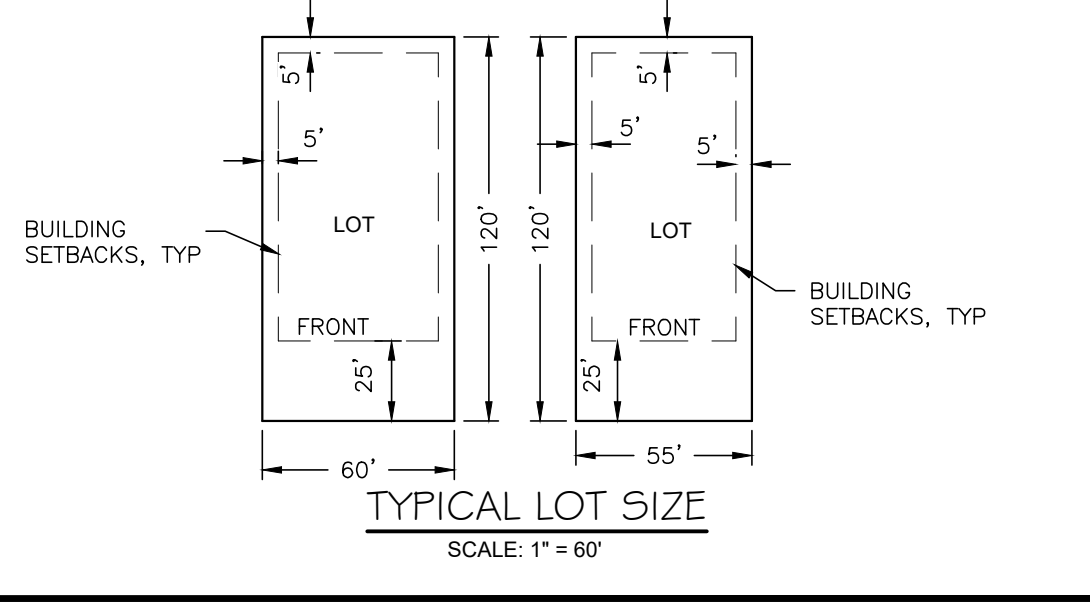
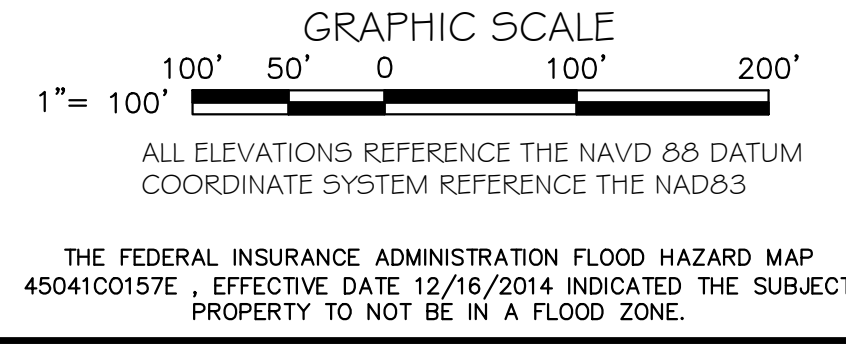
SURVEYOR:
NESBITT SURVEYING CO., INC.
4340 ALLIGATOR ROAD
TIMMONSVILLE, SC 29161
843-346-3302

Project: Southern Columns		Description: DEVELOPMENT / SKETCH PLAN	
Client: Forest Lake Shores, LLC		Proposed Subdivision Located in Florence County, SC	
Project No. 23-016		Sheet No. 1 OF 2	
Revision: 1		Date: 10/02/25	
Added: 13 LOTS		Plan Set Revision Description: PLAN SET REVISION (REVIEWED)	
By: MKF		Revision Block	

THIS DRAWING AND DESIGN THEREON ARE THE PROPERTY OF ROBERT L. WEAVER, CIVIL ENGINEER, 4340 ALLIGATOR ROAD, TIMMONSVILLE, SC 29161. THE REPRODUCTION, USE, OR COPIING OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ROBERT L. WEAVER IS PROHIBITED. DESIGNED BY: ROBERT L. WEAVER, P.E. DRAWN BY: M. K. FLORENCE COUNTY, SOUTH CAROLINA. Columns=11-07-25.dwg



TOTAL LOTS 709
AVERAGE LOT SIZE: 55' X 120'
POND ACREAGE: 16.99 Ac.



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
NOVEMBER 18, 2025
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

STAFF ANALYSIS:

The applicants are proposing to name a private road located off Stagecoach Road in Effingham, SC. The proposed road name is Adaline Estate Road.

The road is shown on Florence County Tax Maps 00131-01-199, 00131-01-204, and 00131-01-205.

The private road has been requested for a private development subdivision.

FINDINGS:

1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised of the minimum requirements to name roads.
3. Road names are not duplicates of existing road names in Florence County.
4. The road name has been approved by the County addressing office.

ATTACHMENTS:

1. Aerial Map
2. Plat

2024 Aerial

STAGECOACH RD

0 100 200
Feet

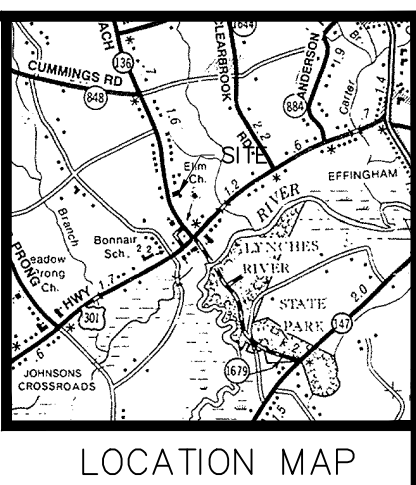
Florence County
Planning Department
Meeting Date:
11/18/2025



Council District 4
PC#2025-49

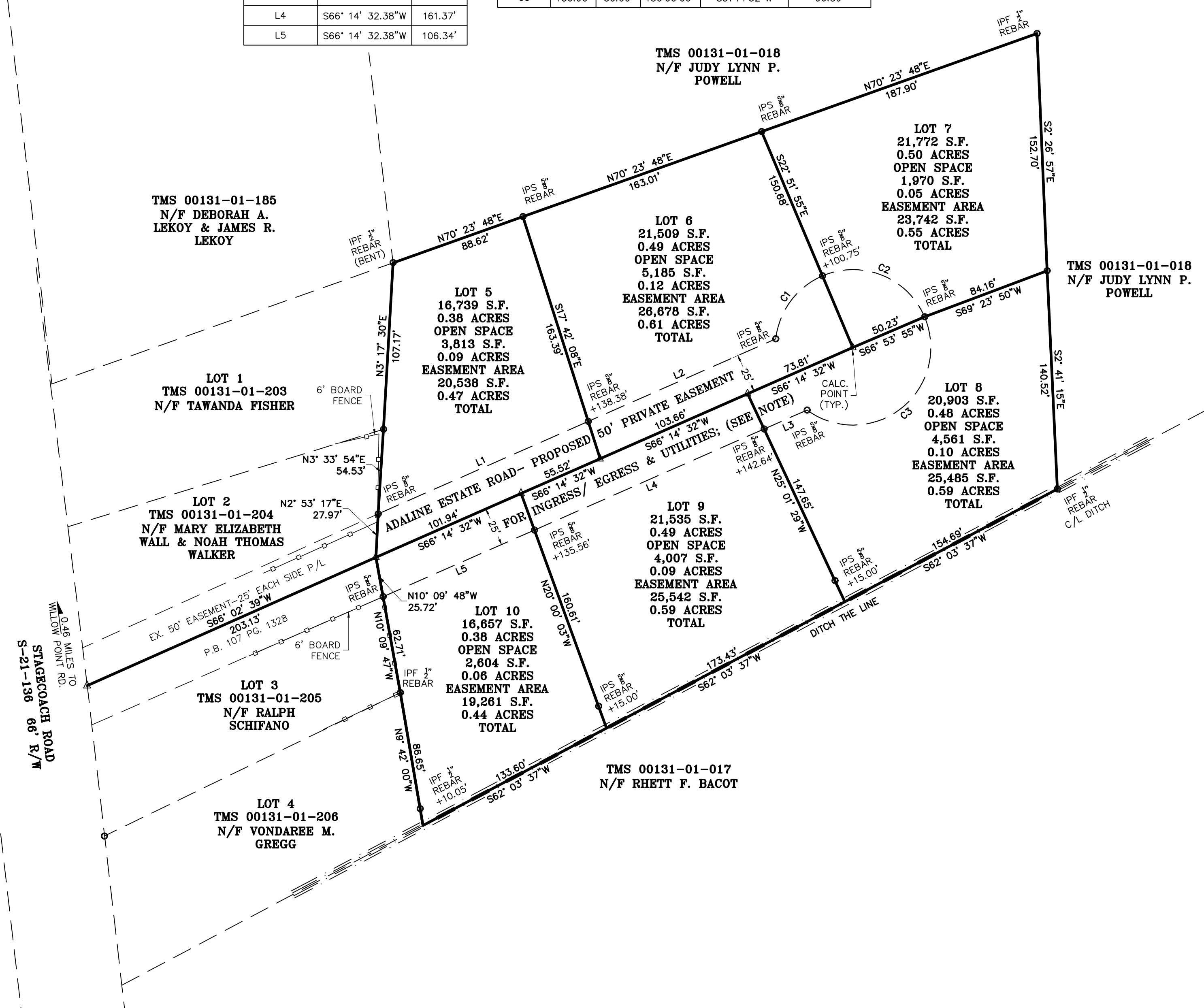
SC STATE PLANE

- NOTES:
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' EASEMENT IS EXTENSION OF EXISTING 50' PRIVATE EASEMENT, AND INTENDED TO PROVIDE INGRESS/ EGRESS & UTILITY ACCESS FOR LOTS 5-10 ONLY.



EASEMENT LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L1	N66° 14' 32.38"E	147.57'
L2	N66° 14' 32.38"E	131.74'
L3	S66° 14' 32.38"W	30.18'
L4	S66° 14' 32.38"W	161.37'
L5	S66° 14' 32.38"W	106.34'

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.91'	50.00'	60°37'40"	N36°33'23"E	50.47'
C2	77.99'	50.00'	89°22'20"	S68°26'37"E	70.32'
C3	130.90'	50.00'	150°00'00"	S51°14'32"W	96.59'



REFERENCES:
DEED BOOK 1124 PAGE 1204
PLAT BOOK 107 PAGE 1328

○IPF- IRON PIN FOUND
○IPS- IRON PIN SET (1/8" REBAR)

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AS SHOWN ON FEDERAL INSURANCE ADMINISTRATIVE FLOOD HAZARD MAP 45041C0270E, DATED DECEMBER 16, 2014.

REID D. HUGGINS, PLS
S.C. REG. # 26599
1836 PARTRIDGE CIR.
FLORENCE SC 29505

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

FOR REVIEW

REID D. HUGGINS, PLS SC REG.# 26599

P L A T

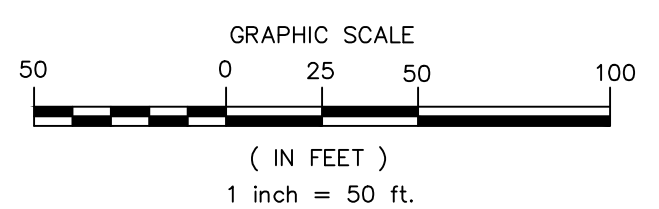
OF

TMS 00131-01-199 BEING DIVIDED INTO LOTS 5 THROUGH 10. THIS BEING A PORTION OF THAT PROPERTY AS SHOWN ON A MAP FOR DONNA B. BAXLEY BY NESBITT SURVEYING CO., INC., DATED APRIL 29, 2021, AS RECORDED IN PLAT BOOK 107 AT PAGE 725. SURVEYED MAY 20, 2025.

FOR

COOK BROTHERS, LLC & CAROLINA HOME SALES AND CONSTRUCTION, LLC

FLORENCE COUNTY
SOUTH CAROLINA



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
November 18, 2025
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.

Sec. 30-244. - Number of principal buildings/uses on a lot.

~~In all zoning districts, except in the RU-1 and RU-2, a limit of one single family, patio home, modular home or manufactured dwelling is allowed to be located on an individual parcel of land. A limit of two of these residential structures (any combination) is allowed in the RU-1 and RU-2 districts. Multiple structures in the RU-1 and RU-2 districts shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel. Multiple structures in the RU-1 and RU-2 districts shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel.. Other than residential, there is no limit on the number of other principal uses on a single lot; provided such uses meet all applicable requirements of this chapter.~~

In all residential zoning districts (R-1,R-2,R-3,R-3A,R-4,R-5,R-5A,TH) a limit of one single-family, patio home, modular home or manufactured dwelling, where permitted, is allowed to be located on an individual parcel of land. In all rural zoning districts (RU-1, RU-1A, RU-2) a limit of two residential structures (any combination) is allowed to be located on an individual parcel of land. In all business, industrial, and mixed-use zoning districts(B-1, B-2, B-3, B-4, B-5,B-6, MR,MMF,FO/LI, MU, CMU) there is no limit on the number of other principal uses (with the exception of one residential dwelling) on a single lot; provided such uses meet all applicable requirements of this chapter. Unzoned areas of Florence County should observe the same standards set forth in this section for the rural zoning districts. In any zoning district where multiple structures are allowed, those structures shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel.

These following Maximum Impervious Surface Ratio's and Floor/Area Ratio's shall apply to single lots and developments within the unzoned district.

<u>Uses</u>	<u>Maximum Impervious Surface Ratio (%)</u>	<u>Floor/Area Ratio (%)</u>
<u>Single Family and Manufactured Homes</u>	<u>45</u>	<u>35</u>
<u>Two Family – Duplexes</u>	<u>45</u>	<u>35</u>
<u>Town Homes</u>	<u>45</u>	<u>35</u>
<u>Three Family – Triplexes and Four Family – Quadplexes</u>	<u>50</u>	<u>35</u>
<u>Manufactured Home Parks</u>	<u>50</u>	<u>35</u>
<u>Multifamily and Congregate Living Units</u>	<u>70</u>	<u>35</u>

Such residential developments shall be subject to Planning Commission approval, regardless of the number of individual lots, when the developed lot or lots equals or exceeds five (5) acres. The developer shall submit the most appropriate application either, Sketch Plan, a Final Plat, or a Development Site Plan for consideration of Planning Commission approval.

Planning Commission approval is not required for a single lot, regardless of size for not more than two single family or manufactured homes in accordance with this section. This exception does not apply to the repetitive subdivision of lots.

Where conflicts occur between the provisions of this section and other sections of the Florence County Code of Ordinances, the most restrictive shall govern.

FLORENCE COUNTY COUNCIL:

This item is tentatively scheduled to appear for introduction Thursday, December 11, 2025 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence, SC 29501.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
November 18, 2025
PC#2025-31**

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Uses	Maximum Impervious Surface Ratio (%)	Floor/Area Ratio (%)
Single Family and Manufactured Homes	45	35
Two Family – Duplexes	45	35
Town Homes	45	35
Three Family – Triplexes and Four Family – Quadplexes	50	35
Manufactured Home Parks	50	35

Multifamily and Congregate Living Units	70	35
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