

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 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 December 17, 2024

III. Public Hearings

Map Amendments:

PC#2024-100

A Comprehensive Plan Map Amendment To Change The Future Land Use Designation From Variable Development District 2 To Urban Development District For Property Located Off Of East Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00307, Block 01, Parcel 012.

PC#2025-01

A Comprehensive Plan And Zoning Map Amendment Requested By P3 Engineering Group, LLC To Change The Future Land Use Designation From Variable Development District 2 To Suburban District And To Change The Zoning Designation From RU-1 Rural Community To R-2 Single Family For The Property Located Off Of Wildwood Drive, Quinby, SC, As Shown On Florence County Tax Map Number 00175, Block 01, Parcel 152.

PC#2025-02

Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group Five 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 Property As It Is Reflected On The Tax Maps As: 90117-08-009.

Sketch Plans:
PC#2025-03

Sketch Plan Approval Requested By P3 Engineering Group, LLC – Kevin Pulis Located Off Of E. Ashby Road, Quinby, SC, As Shown On Florence County Tax Map Number 00175, Block 01, Parcels 044 And 152.

PC#2025-04

Sketch Plan Approval Requested By Contender Development, Inc. Located Off Of E. National Cemetery Road, Florence, SC, As Shown On Florence County Tax Map Number 00208, Block 01, Parcel 057.

IV. Other Business

V. Director's Report:

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

VI. Adjournment