

# Florence County Planning Commission

May 27, 2025

6:00 PM

**Agenda**  
**Florence County Planning Commission**  
**Regular Meeting**  
**Tuesday, May 27, 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 February 25, 2025

**III. Public Hearings**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For A Portion Of The Properties Of Tax Map Numbers 00045, Block 03, Parcels 046, 084, 103, 123, and 04510-03-023, From Unzoned To **B-3 General Commercial**.

**LOCATION:** Town of Olanda, SC

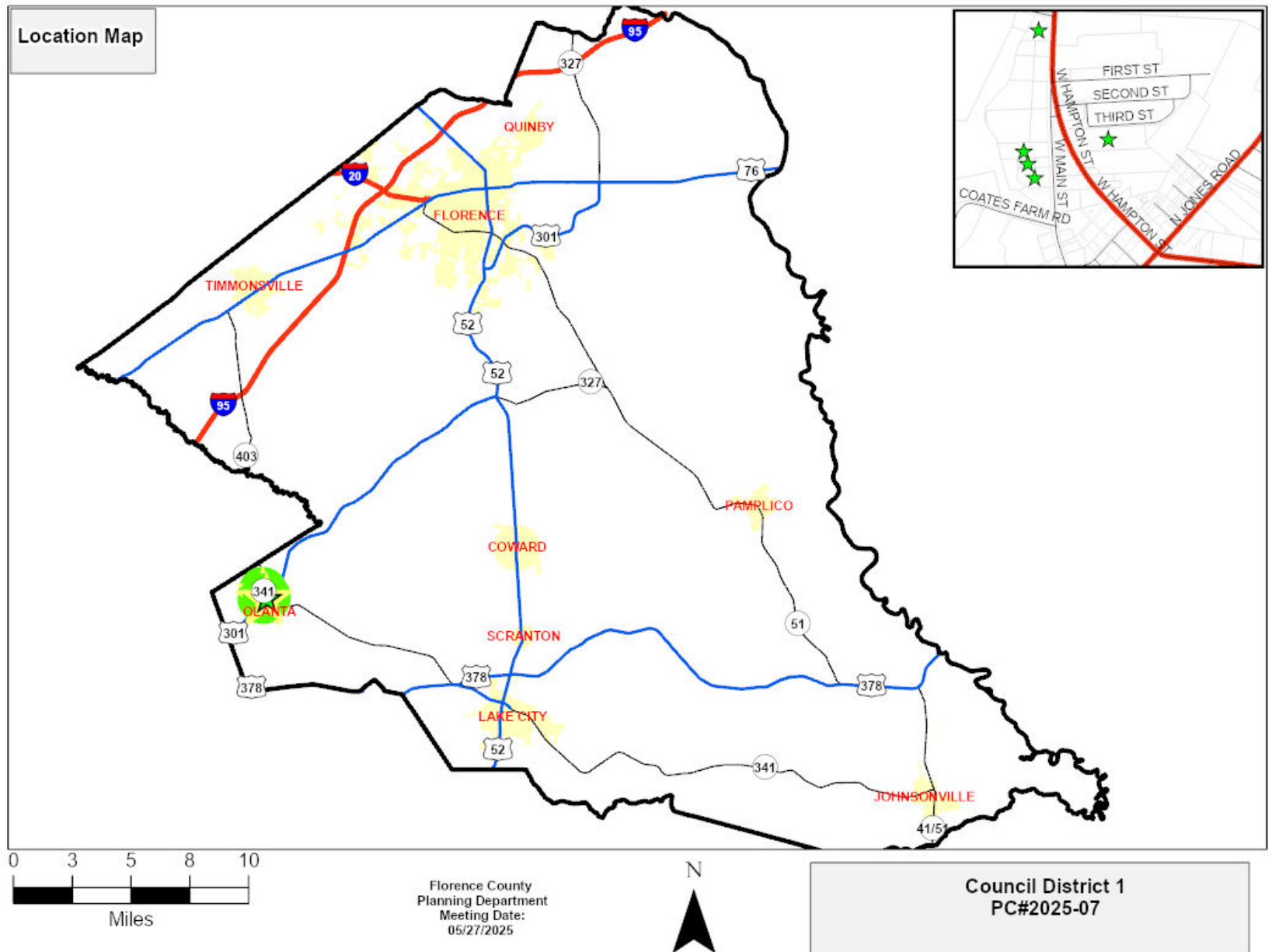
**TAX MAP NUMBERS:** Portions of 00045-03-046, 084, 103, 123 and A Portion of 04510-03-023

**COUNCIL DISTRICT(S):** 1; County Council

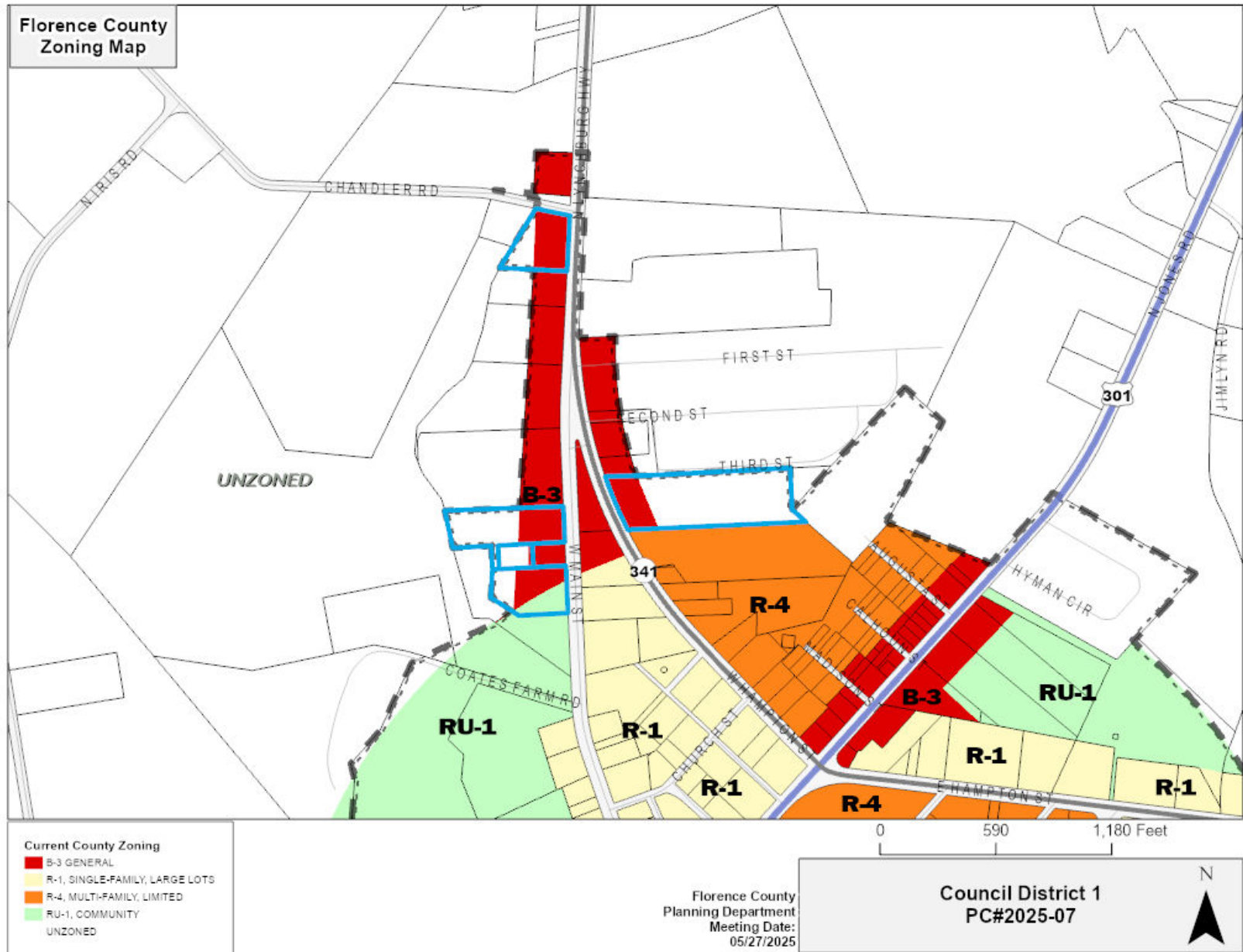
**APPLICANT:** County of Florence

**ZONING/LAND AREA:** B-3 / Approximately 4.29 acres,  
RU-1 / Approximately .59 acres, and  
Unzoned / Approximately 7.7 acres

# PC#2025-07 Location Map



# PC#2025-07 Zoning Map





# PC#2025-07 Aerial Map



0 440 880  
Feet

Florence County  
Planning Department  
Meeting Date:  
05/27/2025



Council District 1  
PC#2025-07



## PC#2025-07 Subject Properties



00045-03-046



00045-03-123



00045-03-103



00045-03-084

# Comments/Questions





**PC#2025-08**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For A Portion Of The Properties Of Tax Map Numbers 00045, Block 03, Parcels 048, 049, and 056, From Unzoned To **R-1 Single Family Residential.**

**LOCATION:** Town of Olanta, SC

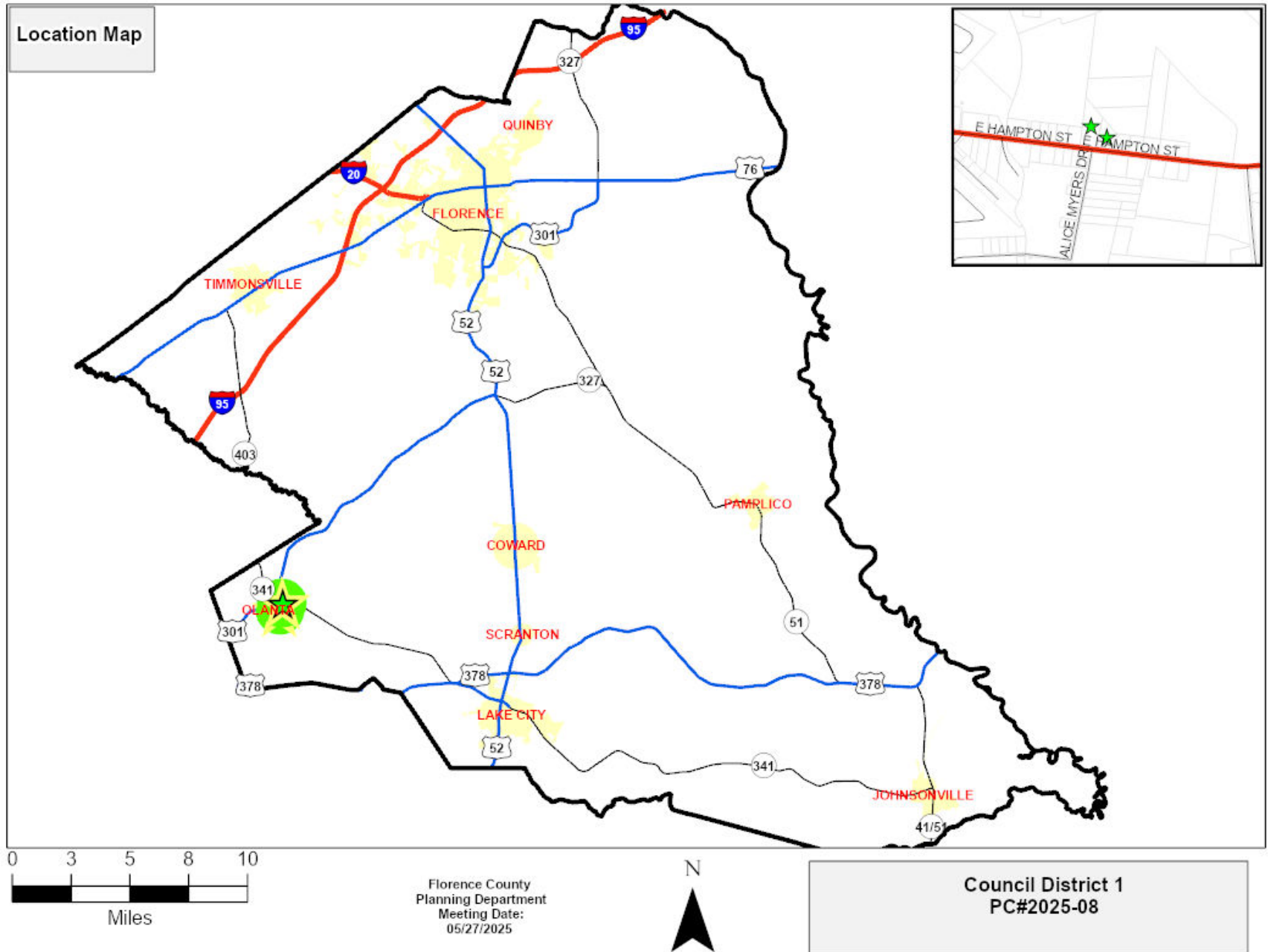
**TAX MAP NUMBERS:** Portions of 00045-03-048, 049, and 056

**COUNCIL DISTRICT(S):** 1; County Council

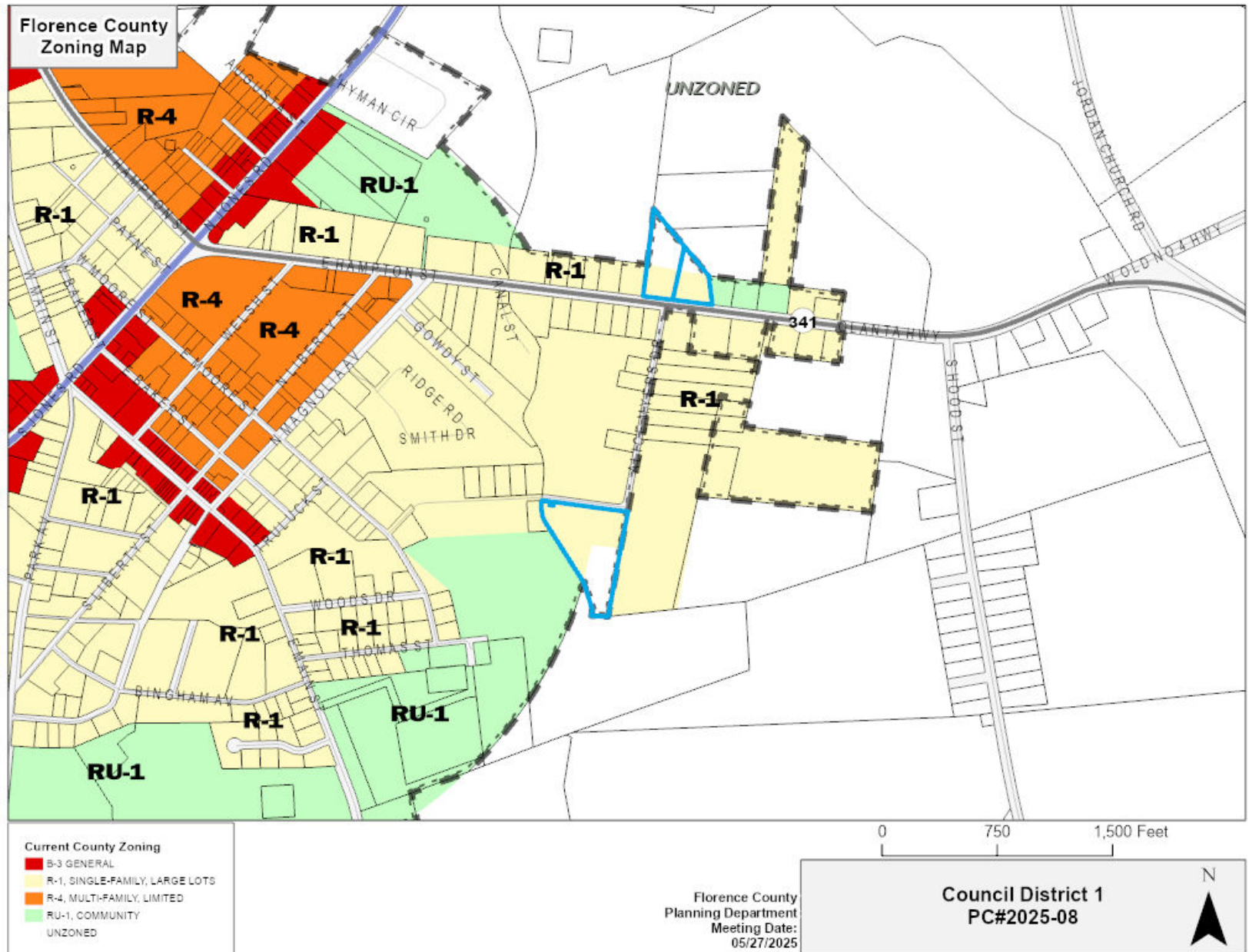
**APPLICANT:** County of Florence

**ZONING/LAND AREA:** R-1/ Approximately 5.54 acres,  
Unzoned / Approximately 3.41 acres

# PC#2025-08 Location Map

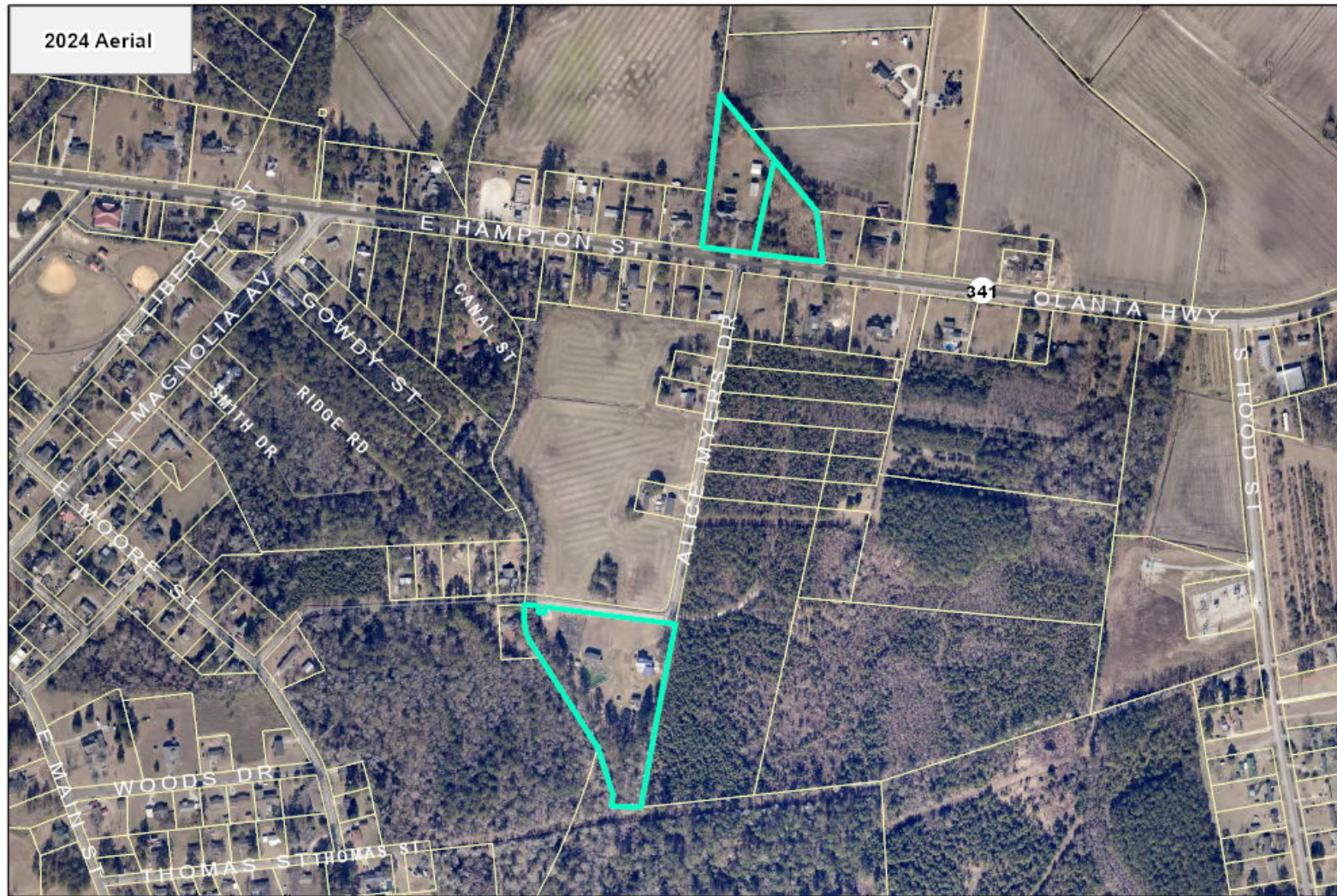


# PC#2025-08 Zoning Map





# PC#2025-08 Aerial Map



2024 Aerial

0 550 1,100  
Feet

Florence County  
Planning Department  
Meeting Date:  
05/27/2025



Council District 1  
PC#2025-08



## PC#2025-08 Subject Properties



00045-03-049



00045-03-048



00045-03-056

# Comments/Questions





**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To **MR, Mixed Residential, Low Density District** Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 00045-03-092

**LOCATION:** Town of Olanta, SC

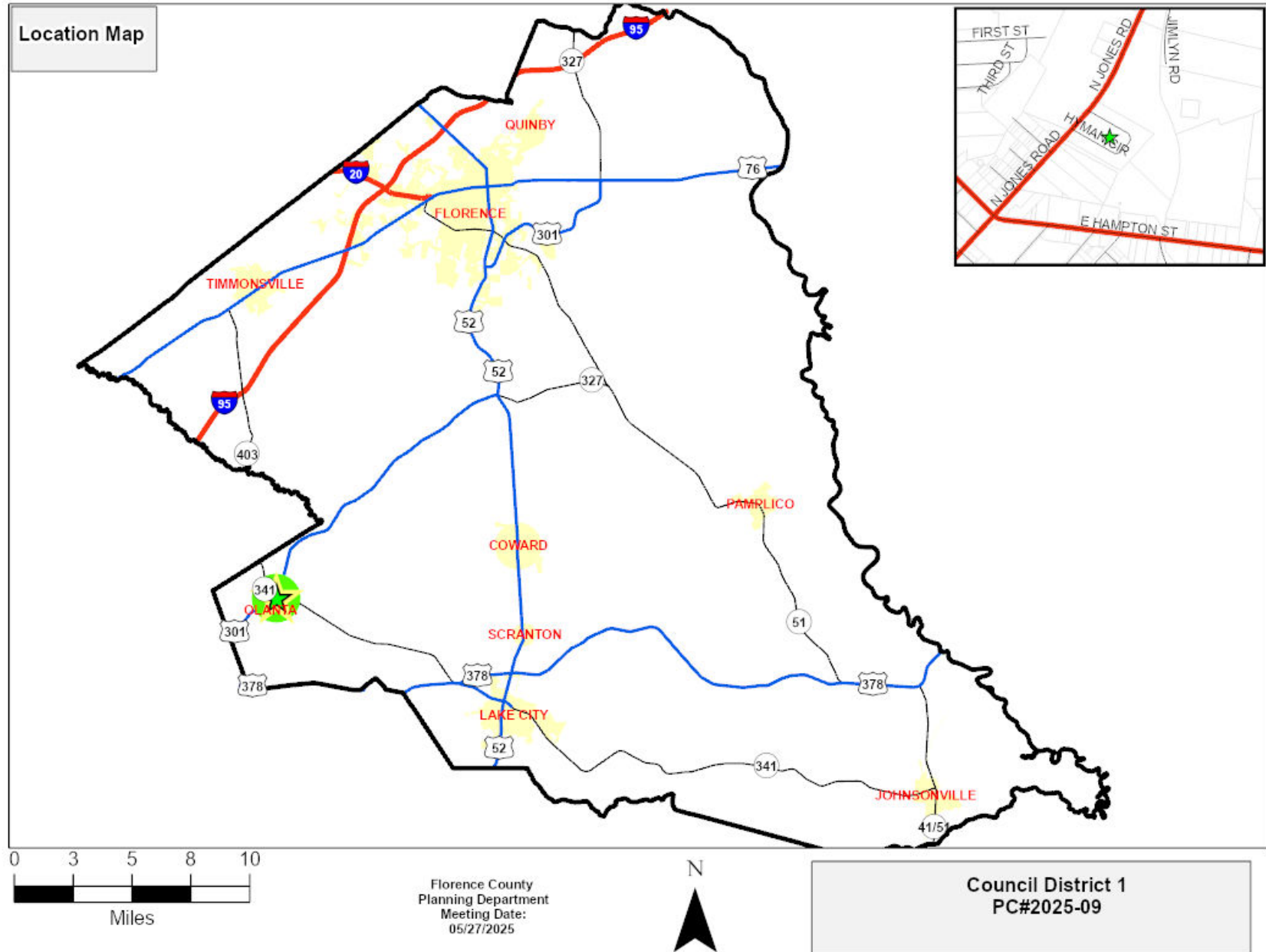
**TAX MAP NUMBERS:** 00045-03-092

**COUNCIL DISTRICT(S):** 1; County Council

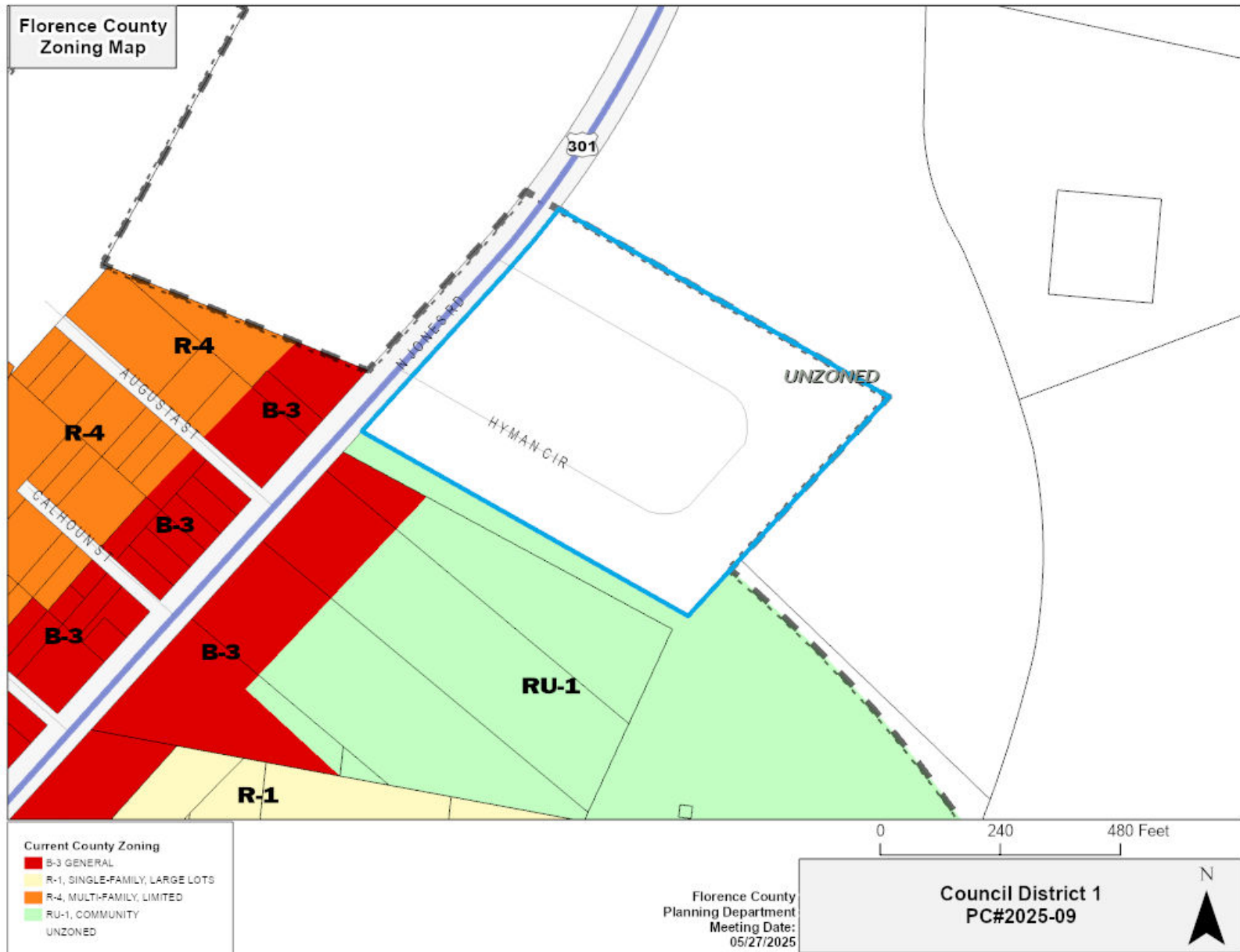
**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned / Approximately 10.01 acres

# PC#2025-09 Location Map



# PC#2025-09 Zoning Map





# PC#2025-09 Aerial Map



## PC#2025-09 Subject Property





## PC#2025-09 Public Notice



# Comments/Questions





**PC#2025-10**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To **MMR, Mixed Multi-Family District** Consisting Of The Following Property As It Is reflected On The Tax Maps As: 00045-03-013.

**LOCATION:** Town of Olanta, SC

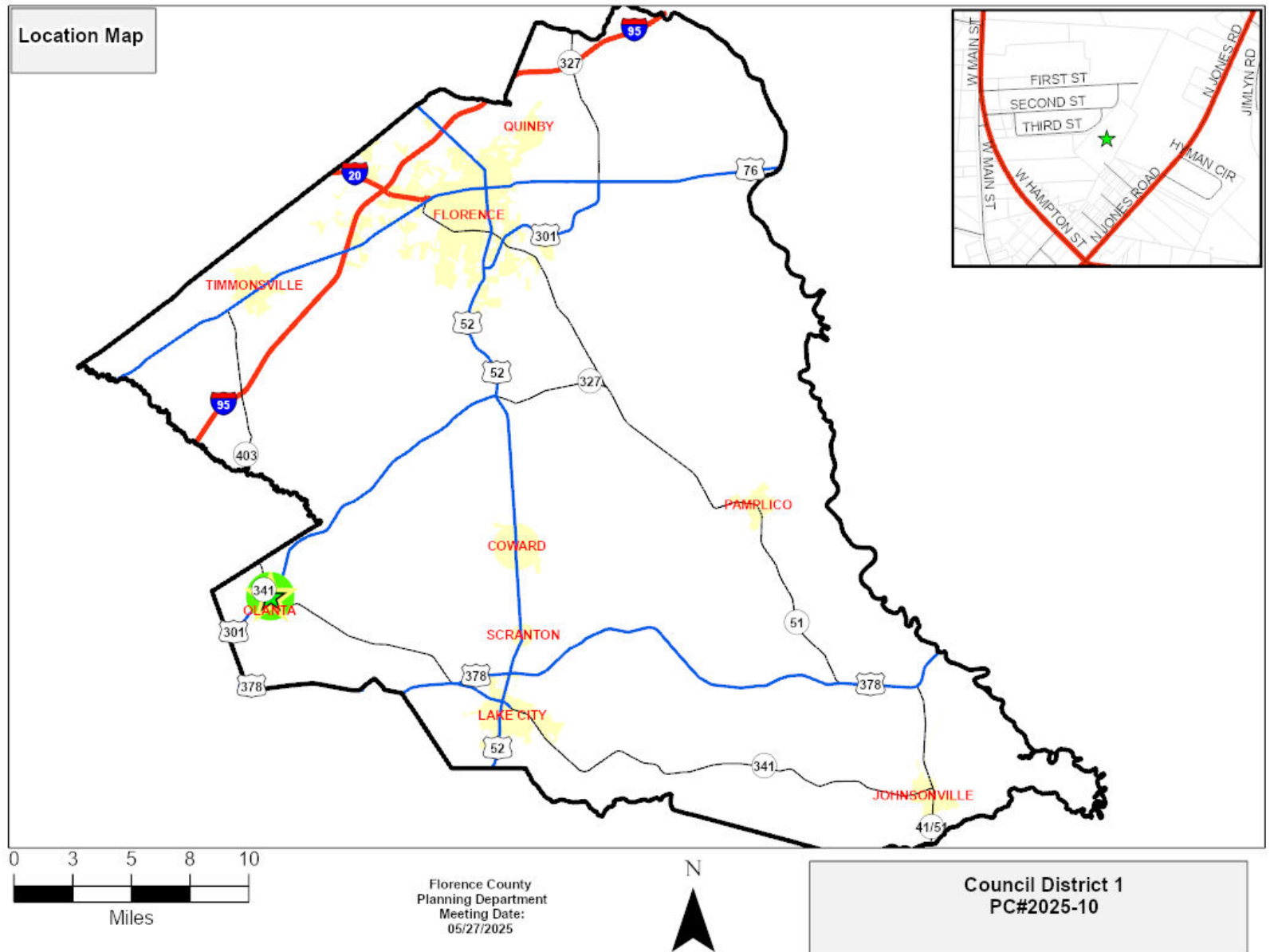
**TAX MAP NUMBERS:** 00045-03-013

**COUNCIL DISTRICT(S):** 1; County Council

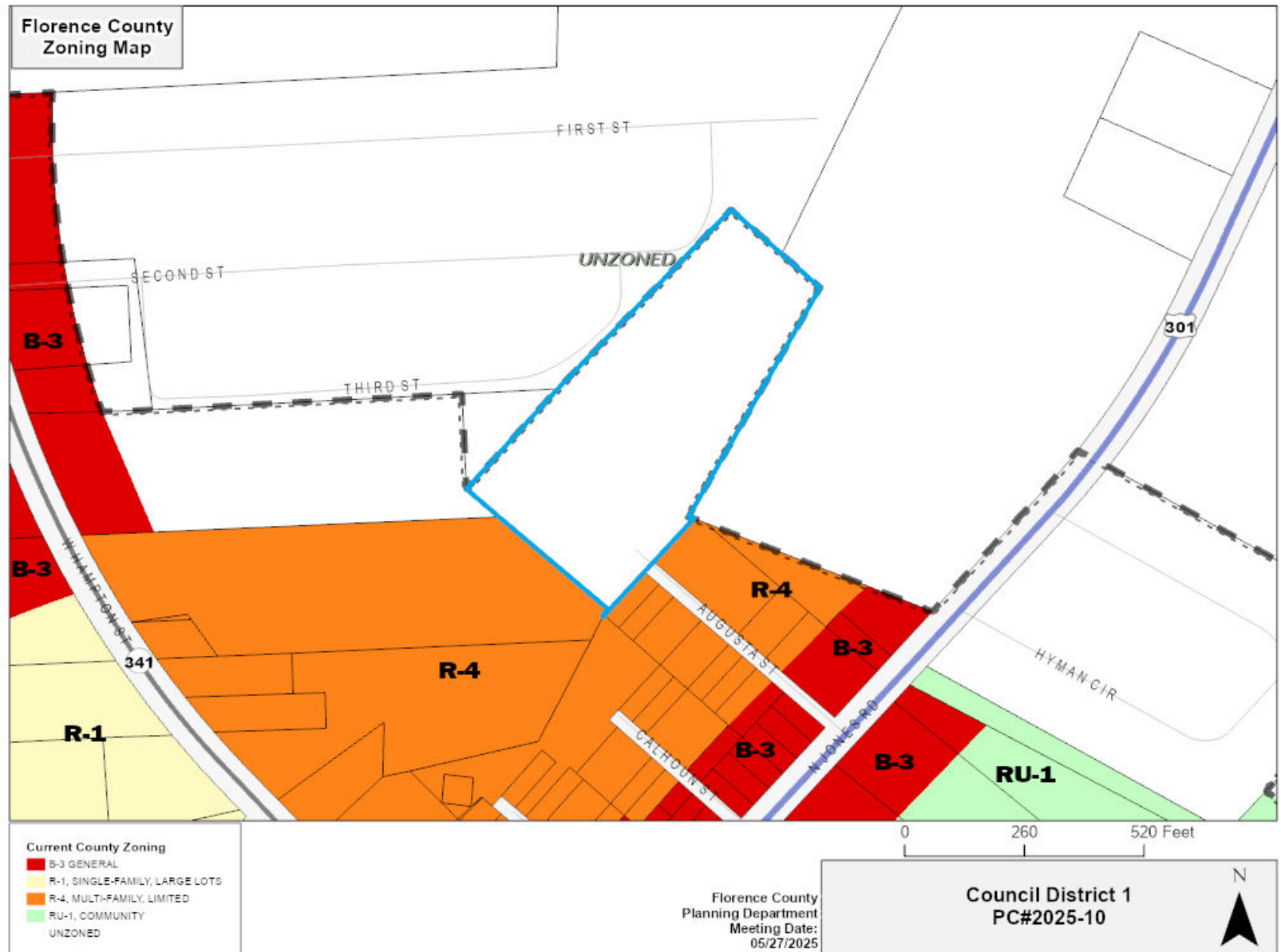
**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned / Approximately 6.92 acres

# PC#2025-10 Location Map

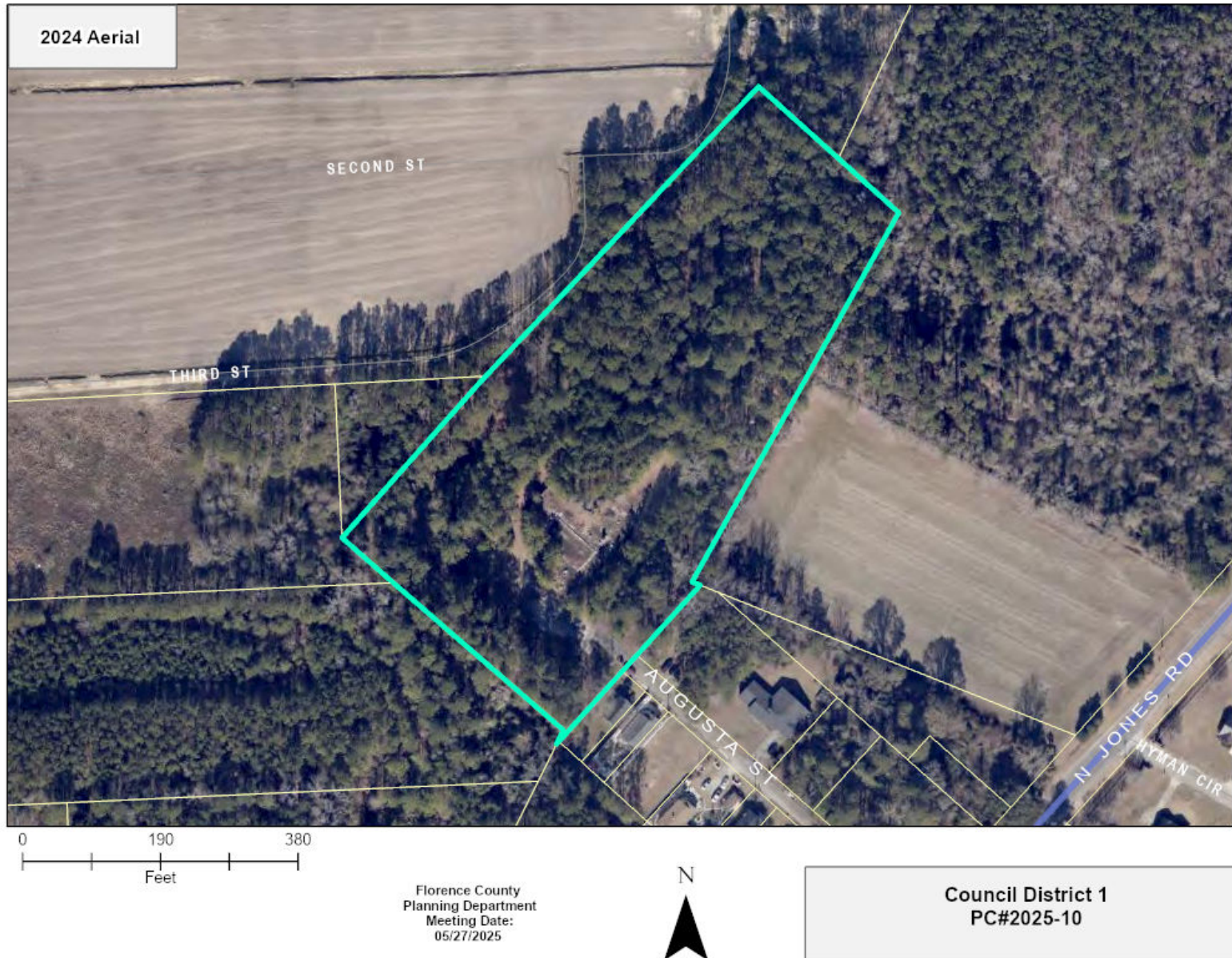


# PC#2025-10 Zoning Map





# PC#2025-10 Aerial Map





## PC#2025-10 Subject Property





# Comments/Questions





**PC#2025-11**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For A Portion Of The Properties Of The Properties of Tax Map Numbers 00045, Block 03, Parcel 045, and 04610-03-012 From Unzoned To **RU-1, Rural Community District**.

**LOCATION:** Town of Olanta, SC

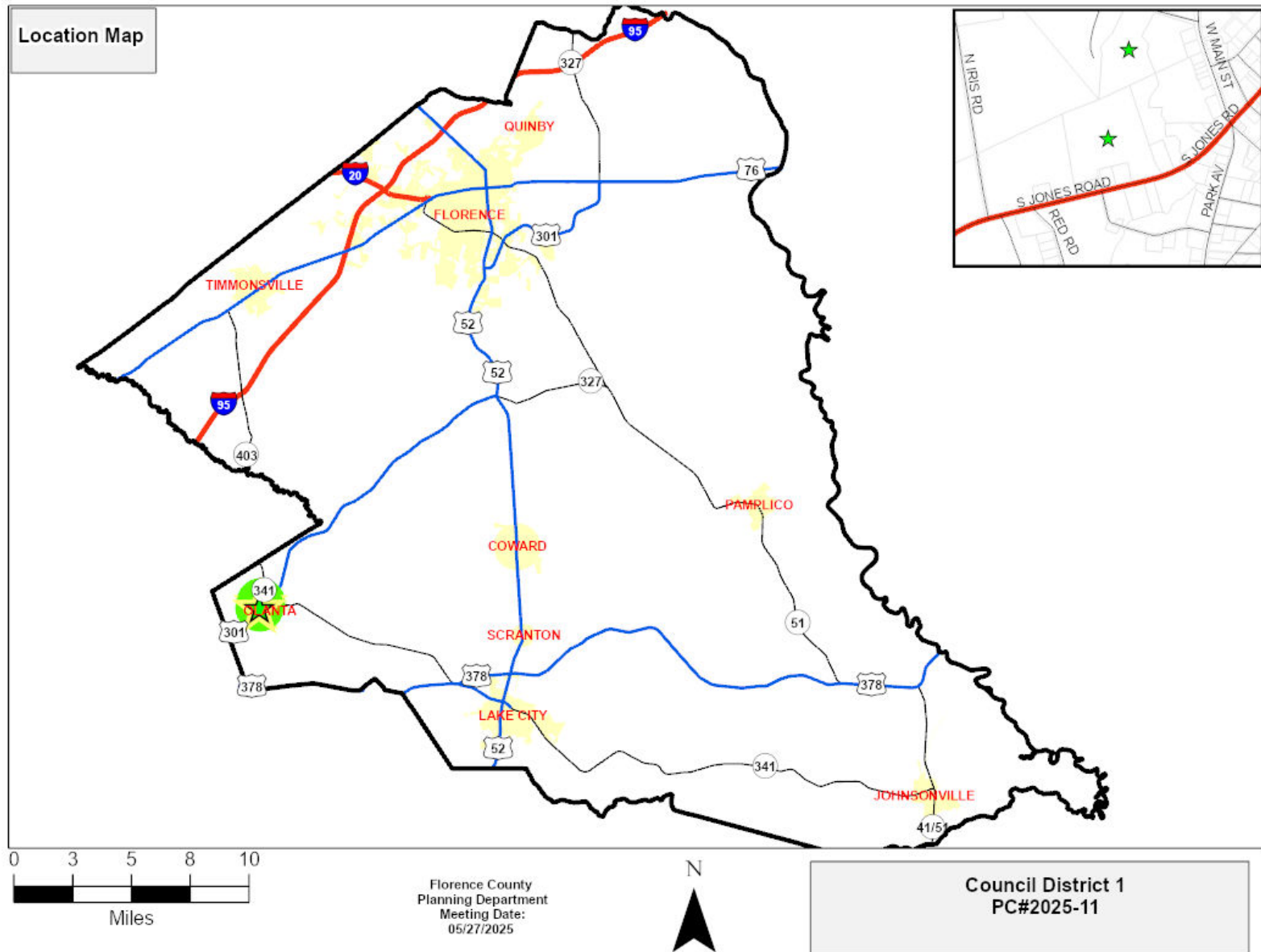
**TAX MAP NUMBERS:** A Portion of 00045-03-045 and  
A Portion of 04610-03-012

**COUNCIL DISTRICT(S):** 1; County Council

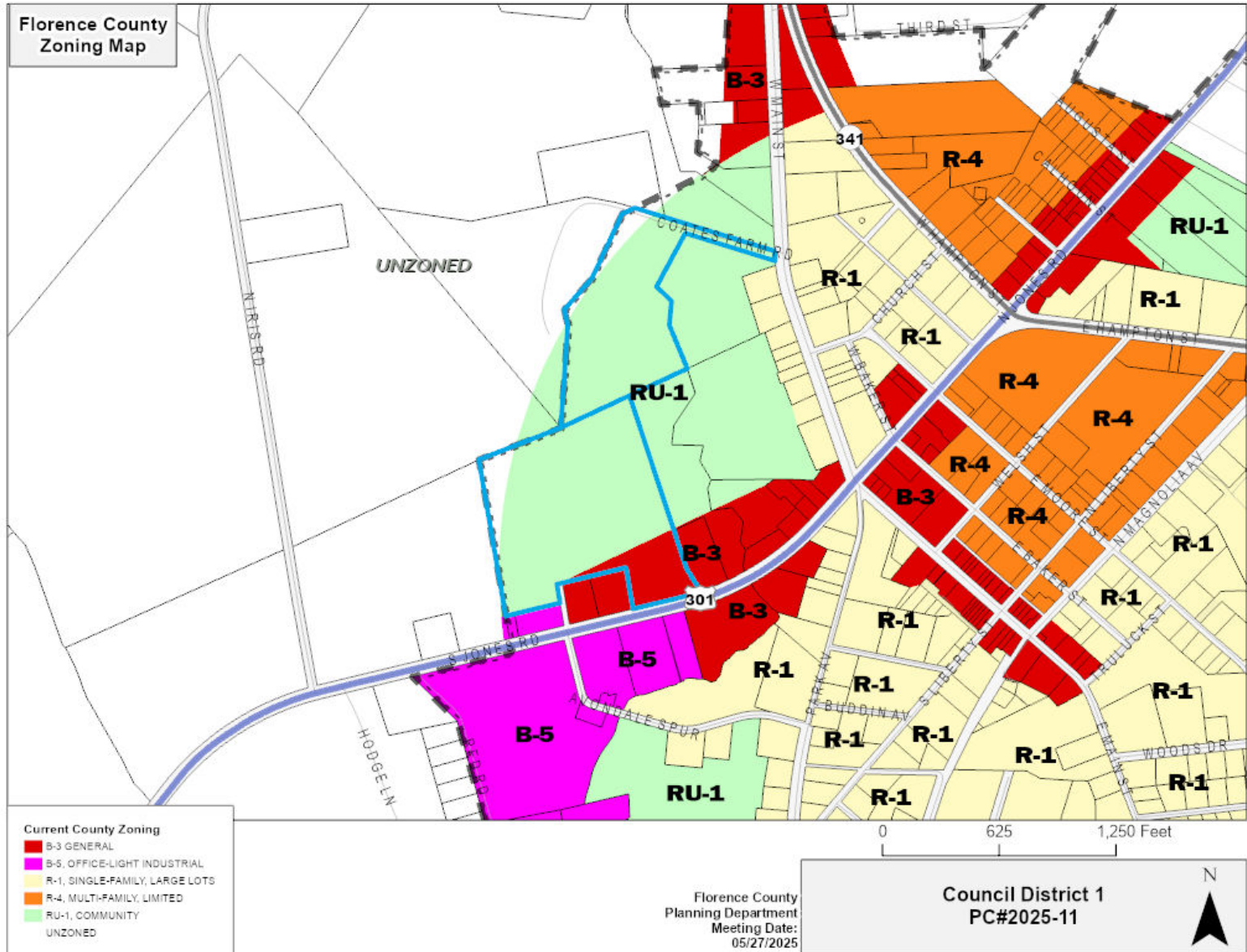
**APPLICANT:** County of Florence

**ZONING/LAND AREA:** RU-1 / Approximately 25.5 acres  
B-3 / Approximately 2.95 acres  
Unzoned / Approximately 3.16 acres

# PC#2025-11 Location Map

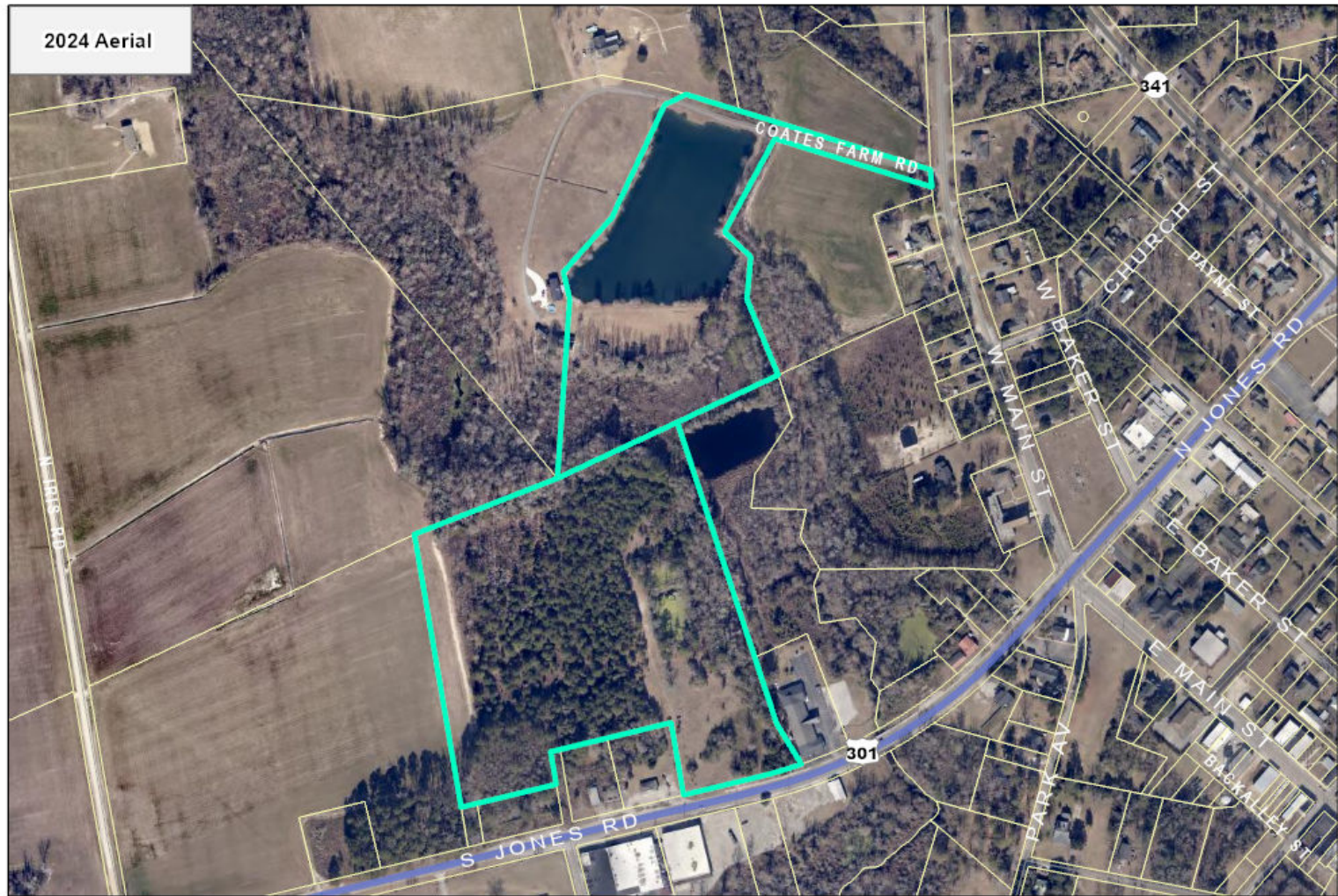


# PC#2025-11 Zoning Map





# PC#2025-11 Aerial Map



2024 Aerial

0 460 920  
Feet

Florence County  
Planning Department  
Meeting Date:  
05/27/2025



Council District 1  
PC#2025-11



## PC#2025-11 Subject Properties



00045-03-045

04610-03-012



# Comments/Questions



**SUBJECT:** Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 30-99. Temporary Uses

**APPLICANT:** Florence County

**Staff Analysis:**

The intent of this text amendment is to update the Florence County Ordinance to allow temporary uses within Commercial Mixed-Use Districts.



# Comments/Questions



**SUBJECT:** Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE I. – ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30-9. UNZONED AREAS.

**APPLICANT:** Florence County

**Staff Analysis:**

The intent of this text amendment is to update the Florence County Ordinance to include additional regulations within unzoned areas.

# Comments/Questions



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**IV. Other Business**

**V. Director's Report:**

- Summary Plats (February, March, April 2025)
- Building Reports (February, March, April 2025)

**VI. Adjournment**



THANK YOU  
FOR  
ATTENDING!

