

Florence County Planning Commission

June 24, 2025

6:00 PM

**Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, June 24, 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 May 27, 2025

III. Public Hearings

PC#2025-14

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 00238, Block 01, Parcel 010 From Unzoned To **R-3A, Single Family Residential District**.

LOCATION: Middlecoff Lane, Florence SC 29506

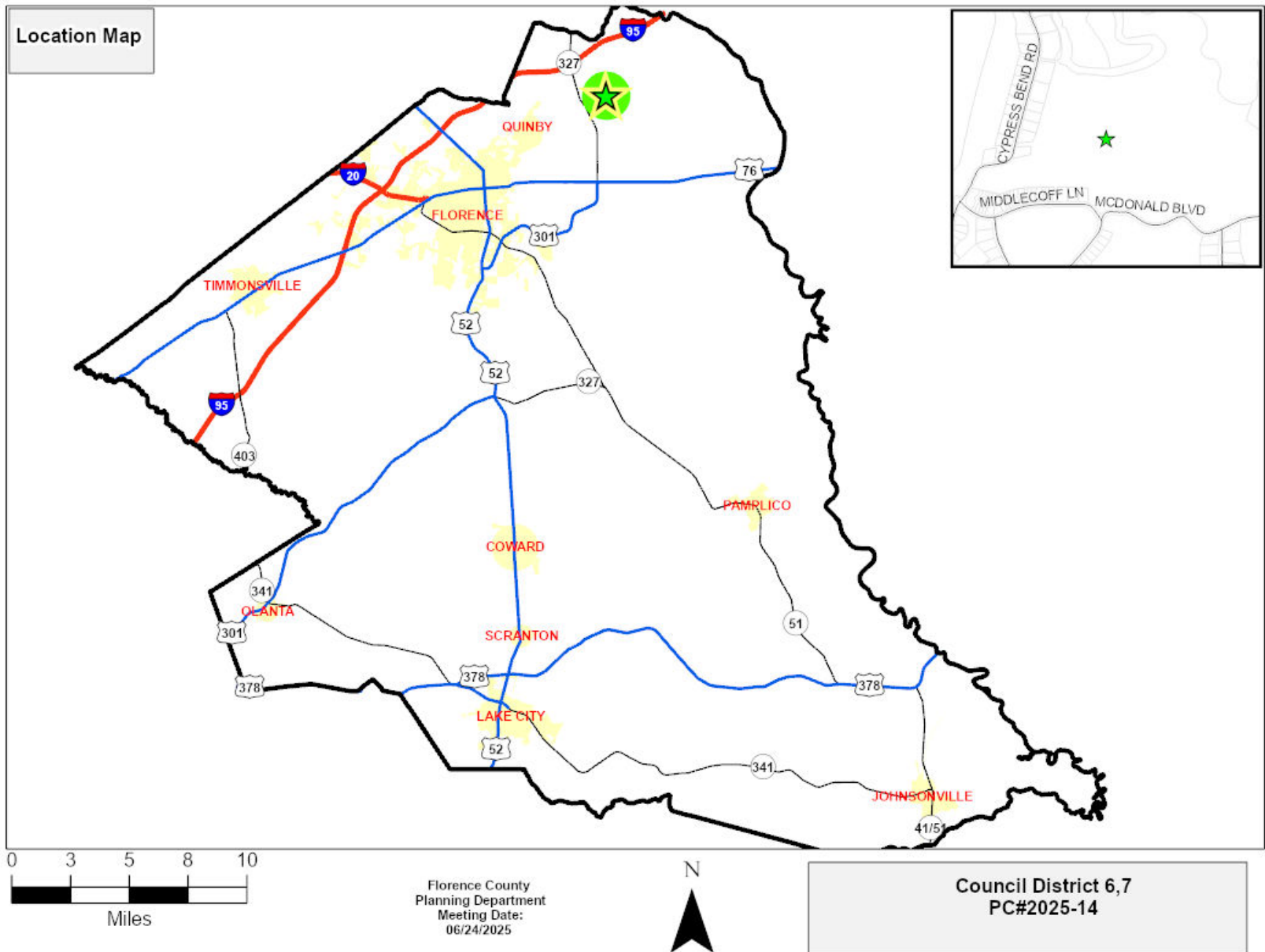
TAX MAP NUMBERS: A Portion of 00238-01-010

COUNCIL DISTRICT(S): 6; County Council

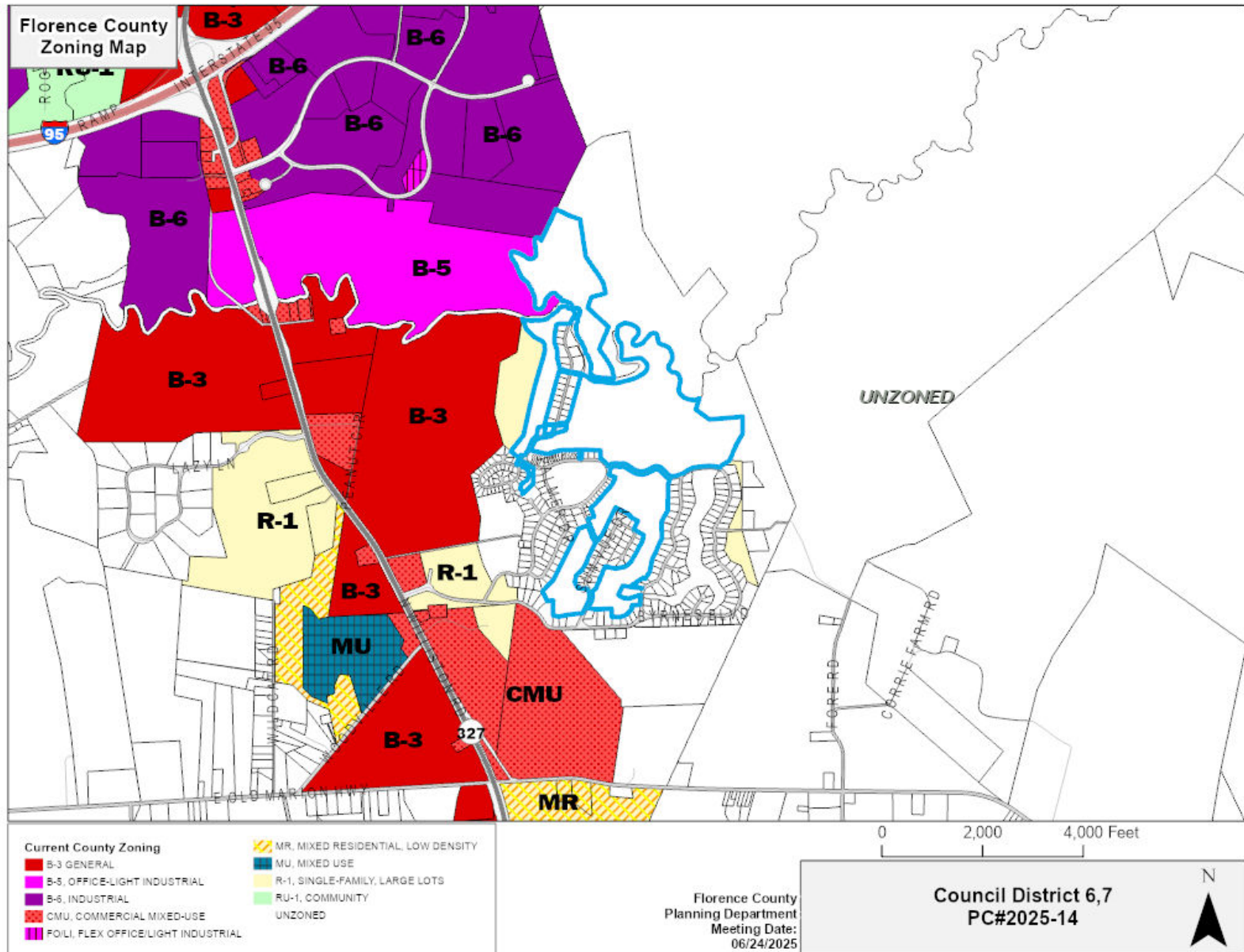
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

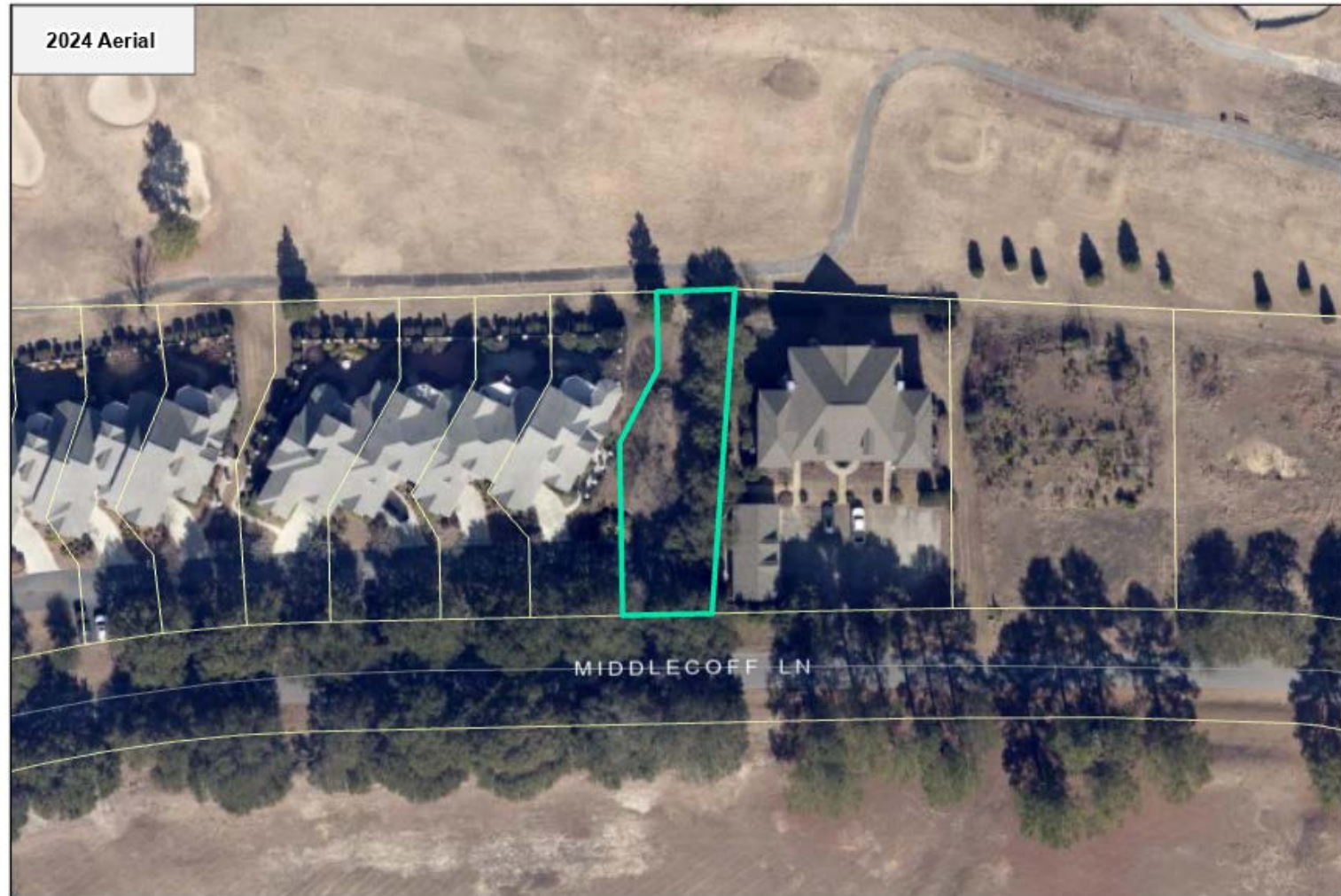
PC#2025-14 Location Map



PC#2025-14 Zoning Map



PC#2025-14 Aerial Map



2024 Aerial

0 60 120
Feet

Florence County
Planning Department
Meeting Date:
06/24/2025



**Council District 6
PC#2025-14**

PC#2025-14 Additional Aerial Map



0 1,000 2,000
Feet

Florence County
Planning Department
Meeting Date:
06/24/2025



Council District 6,7
PC#2025-14

PC#2025-14 Subject Property



Comments/Questions



PC#2025-15

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To **R-1, Single Family Residential District** Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 02381-01-023, 02381-01-024, 02381-01-025, 02381-01-026, 02381-02-001, 02381-03-016, 02381-03-018, 23806-01-039, 23806-01-040.

LOCATION: Country Club of South Carolina, Florence SC

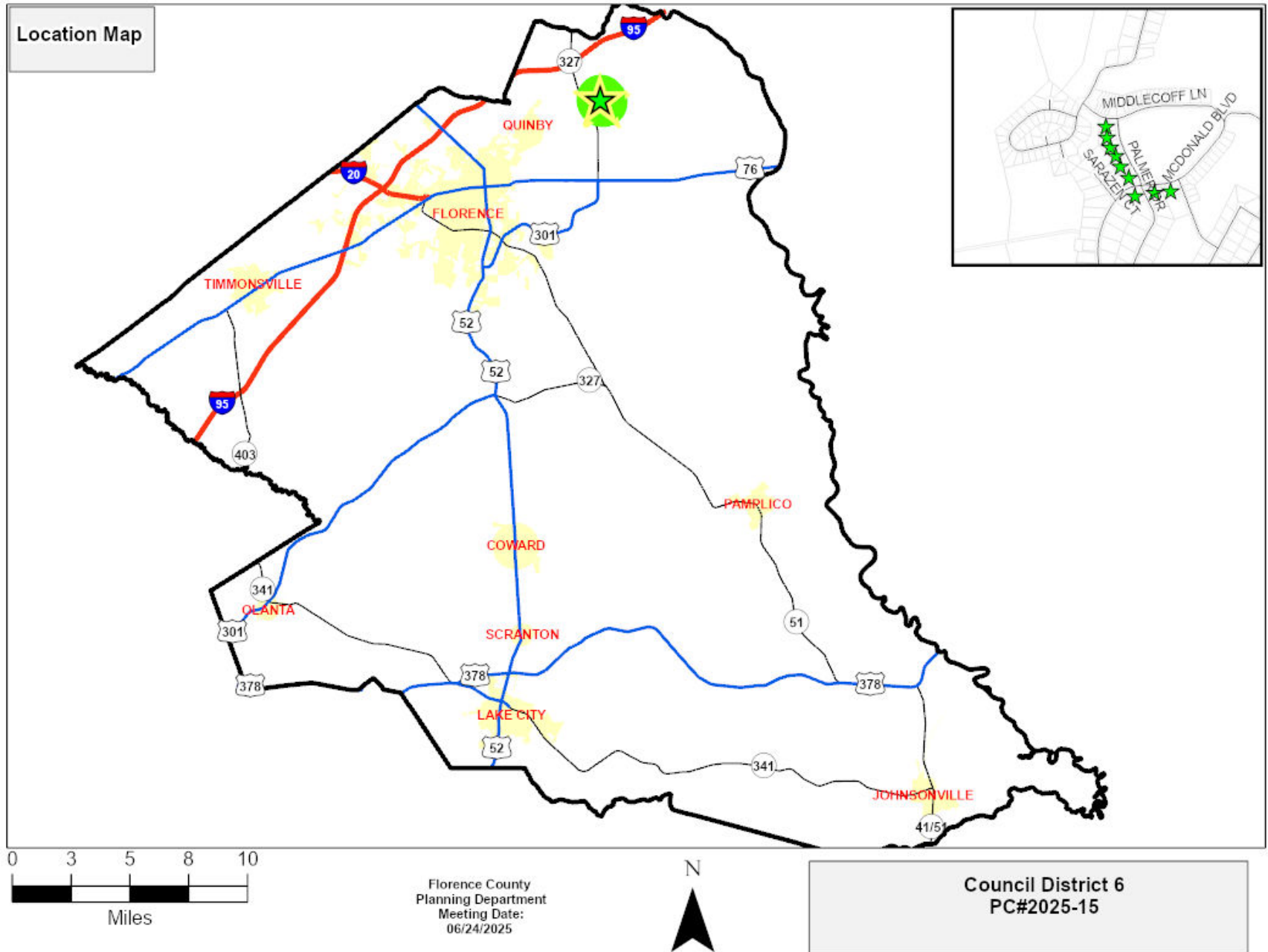
TAX MAP NUMBERS: 02381-01-023, 02381-01-024, 02381-01-025, 02381-01-026, 02381-02-001, 02381-03-016, 02381-03-018, 23806-01-039, 23806-01-040

COUNCIL DISTRICT(S): 6; County Council

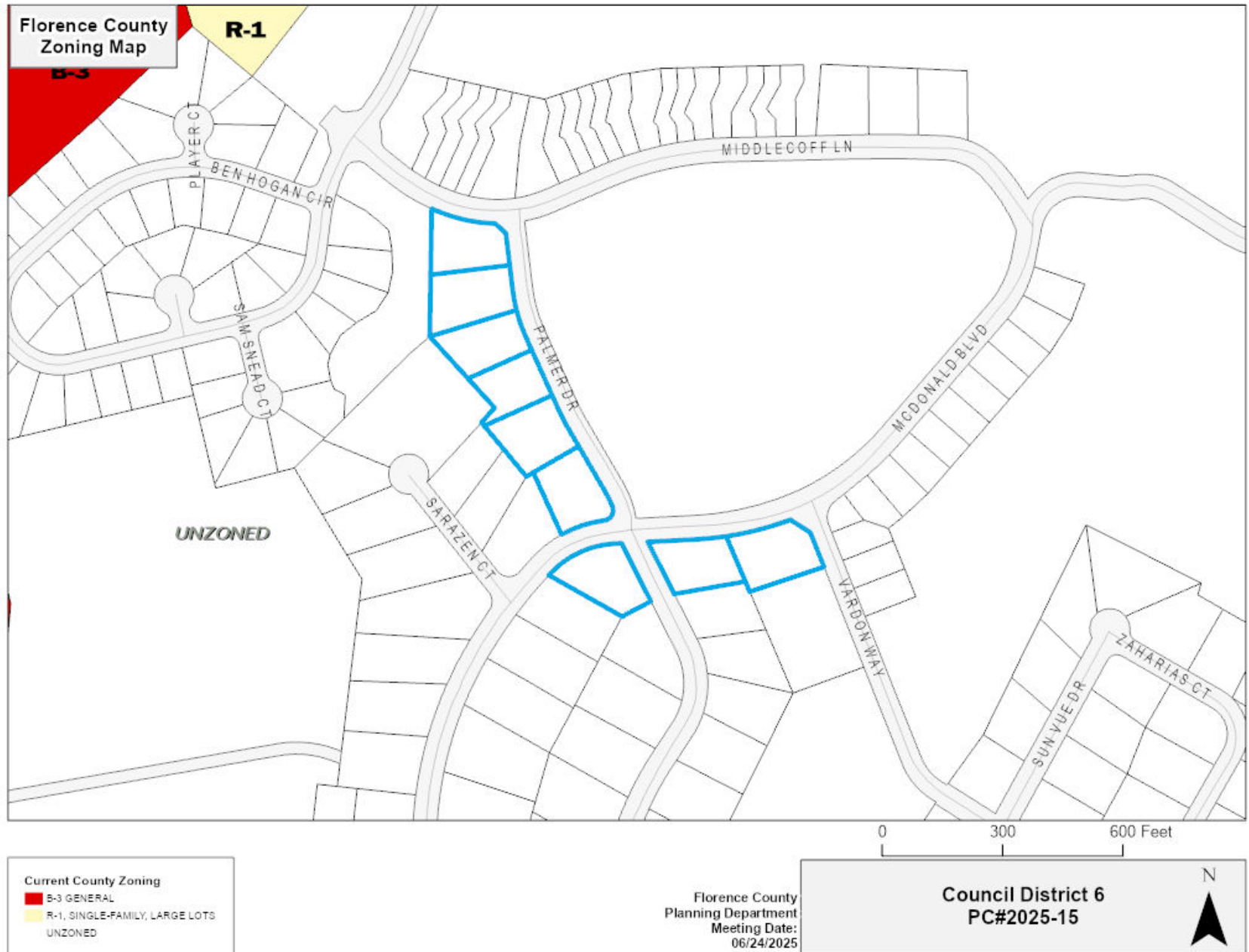
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2025-15 Location Map



PC#2025-15 Zoning Map



PC#2025-15 Aerial Map



Florence County
Planning Department
Meeting Date:
06/24/2025

PC#2025-15 Subject Properties



02381-01-023



02381-01-024



02381-02-001



23806-01-039

Comments/Questions



PC#2025-16

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To **R-3A, Single Family Residential District** Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-060, 02381-03-018, 02381-03-019, 02381-03-031, 02381-03-032, 23806-01-001, 23806-01-002, 23806-01-003, 23806-01-004, 23806-01-005, 23806-01-006, 23807-01-001, 23807-01-002, 23807-01-003, 23807-01-004, 23807-01-005, 23807-01-006, 23807-01-007, 23807-01-008, 23807-01-009, 23807-01-010, 23807-01-011, 23807-01-012, 23807-01-013, 23807-01-014, 23807-01-015, 23807-01-016, 23807-01-017, 23807-01-018, 23807-01-019, 23807-01-020, 23807-01-021, 23807-01-022, 23807-01-023, 23807-01-024, 23807-01-029, 23807-01-034.

LOCATION: Country Club of South Carolina, Florence SC

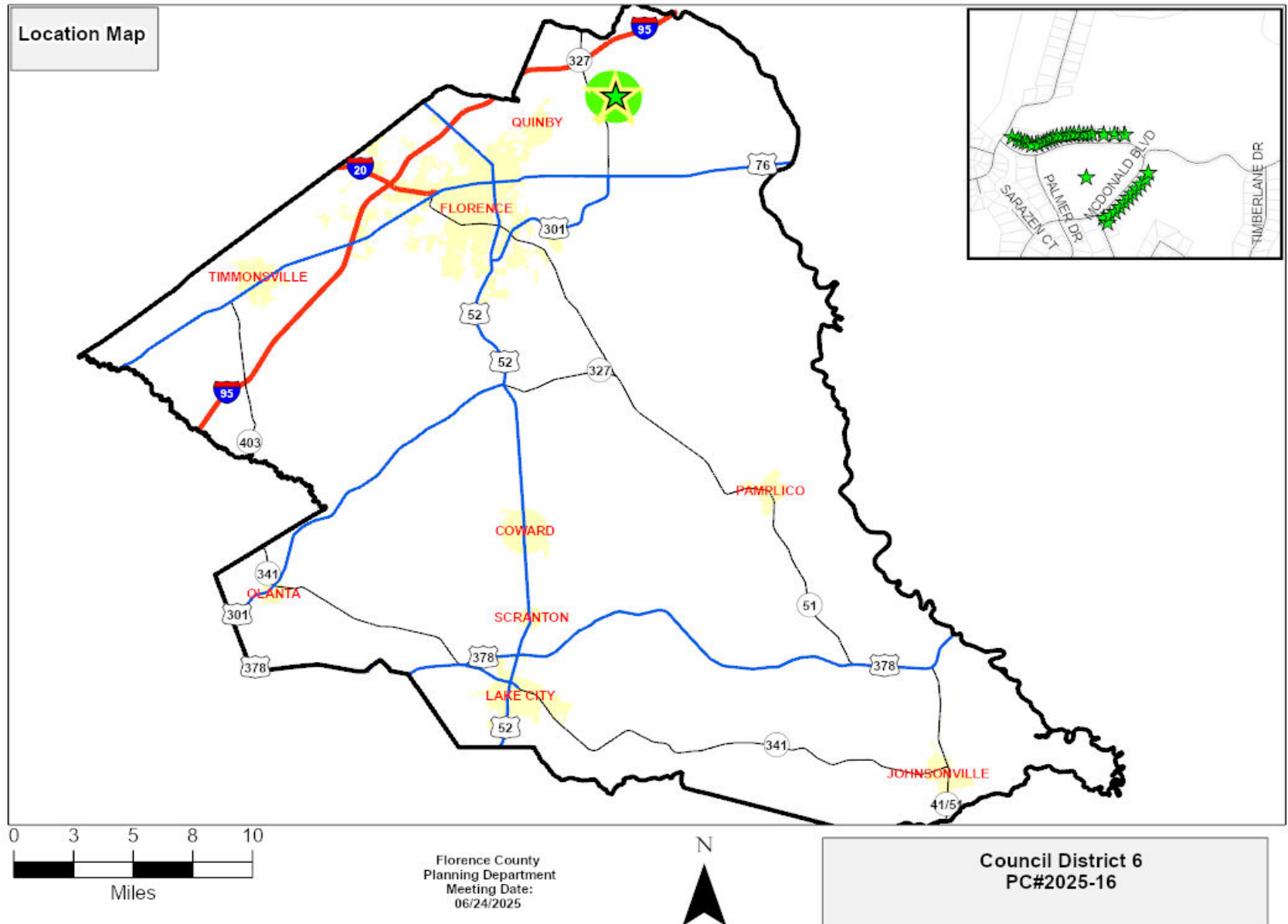
TAX MAP NUMBERS: 00238-01-060, 02381-03-019, 02381-03-031, 02381-03-032, 23806-01-001, 23806-01-002, 23806-01-003, 23806-01-004, 23806-01-005, 23806-01-006, 23807-01-001, 23807-01-002, 23807-01-003, 23807-01-004, 23807-01-005, 23807-01-006, 23807-01-007, 23807-01-008, 23807-01-009, 23807-01-010, 23807-01-011, 23807-01-012, 23807-01-013, 23807-01-014, 23807-01-015, 23807-01-016, 23807-01-017, 23807-01-018, 23807-01-019, 23807-01-020, 23807-01-021, 23807-01-022, 23807-01-023, 23807-01-024, 23807-01-029, 23807-01-034

COUNCIL DISTRICT(S): 6; County Council

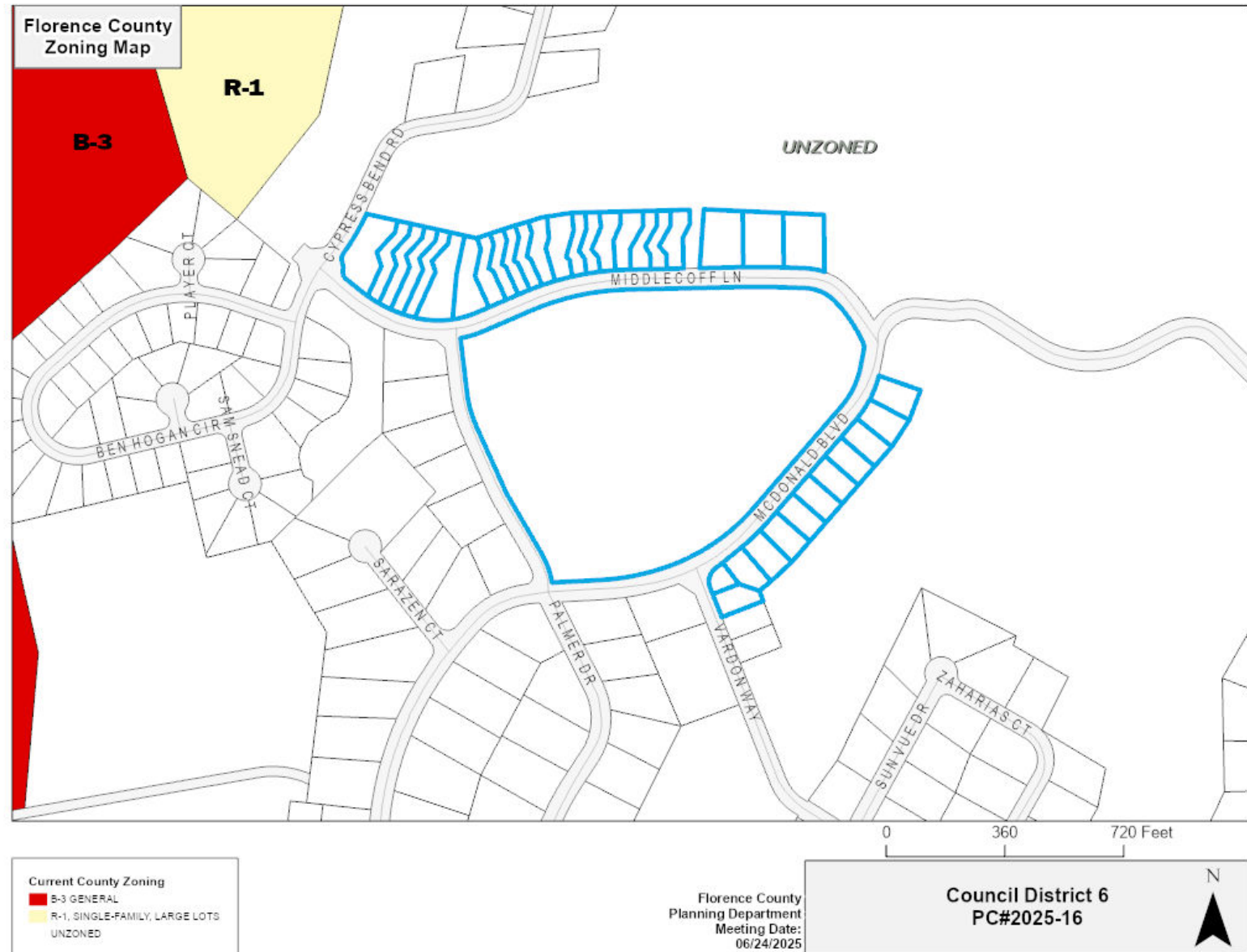
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2025-16 Location Map



PC#2025-16 Zoning Map



PC#2025-16 Aerial Map



2024 Aerial

BEN HOGAN CIR

MIDDLECOFF LN

MIDDLECOFF LN

MCDONALD BLVD

MCDONALD BLVD

PALMER DR

SARAZEN CT

0 260 520
Feet

Florence County
Planning Department
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Council District 6
PC#2025-16

PC#2025-16 Subject Properties



02381-03-019



02381-03-031



02381-03-032



23806-01-001

Comments/Questions



PC#2025-17

SUBJECT: Map Amendment Requested By Rodney Rogers To Change The Zoning Designation For Property Of Tax Map Number 00077, Block 01, Parcel 002 Located At 3520 Alligator Road, Florence SC, From Unzoned To **B-3 General Commercial.**

LOCATION: 3520 Alligator Road, Florence SC

TAX MAP NUMBERS: 00077, Block 01, Parcel 002

COUNCIL DISTRICT(S): 4; County Council

OWNER OF RECORD: Rodney B Rogers

APPLICANT: Rodney Rogers

ZONING/LAND AREA: Unzoned / Approximately 11.59 acres

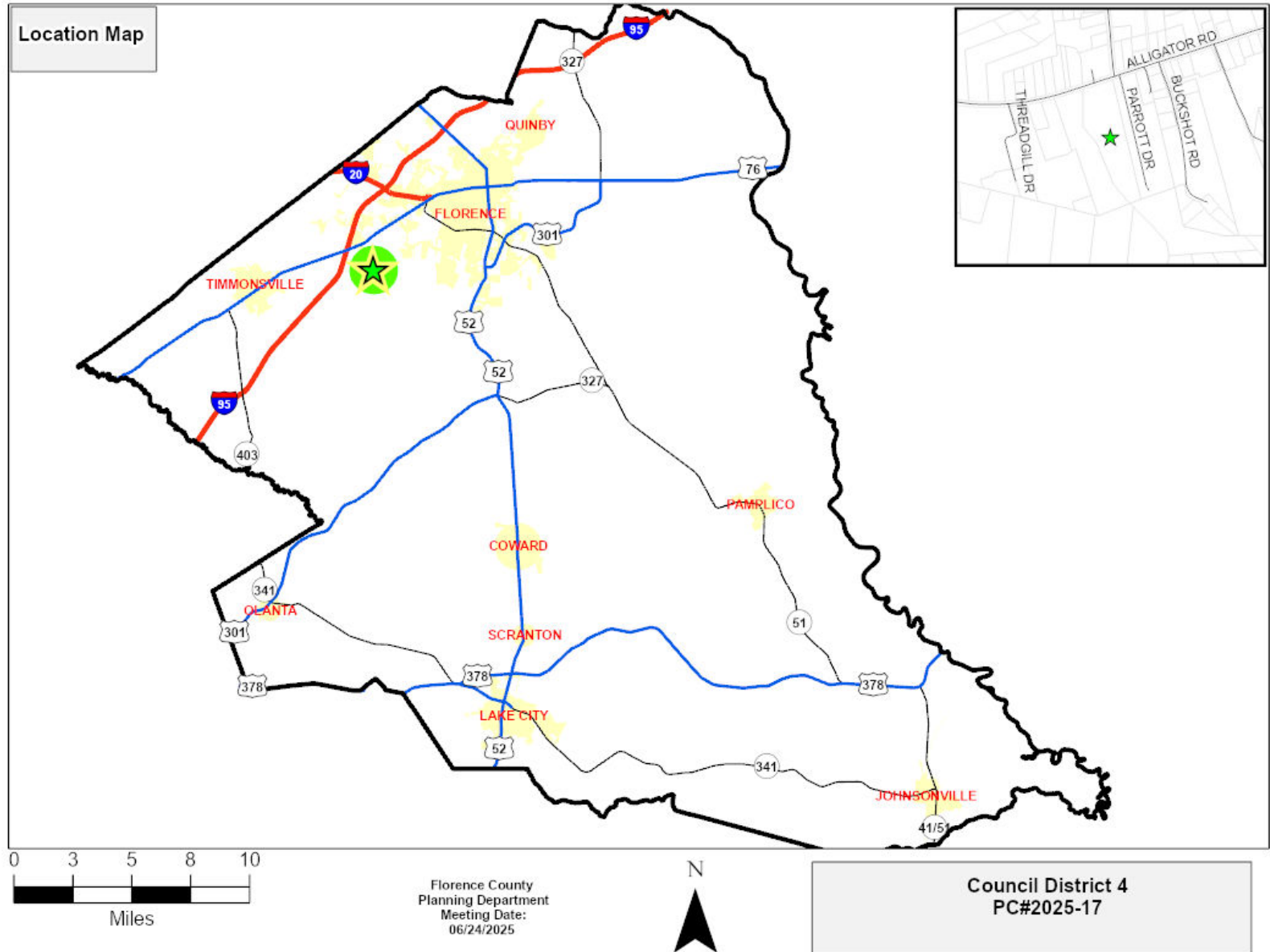
WATER/SEWER AVAILABILITY: City of Florence Water/ No Sewer

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

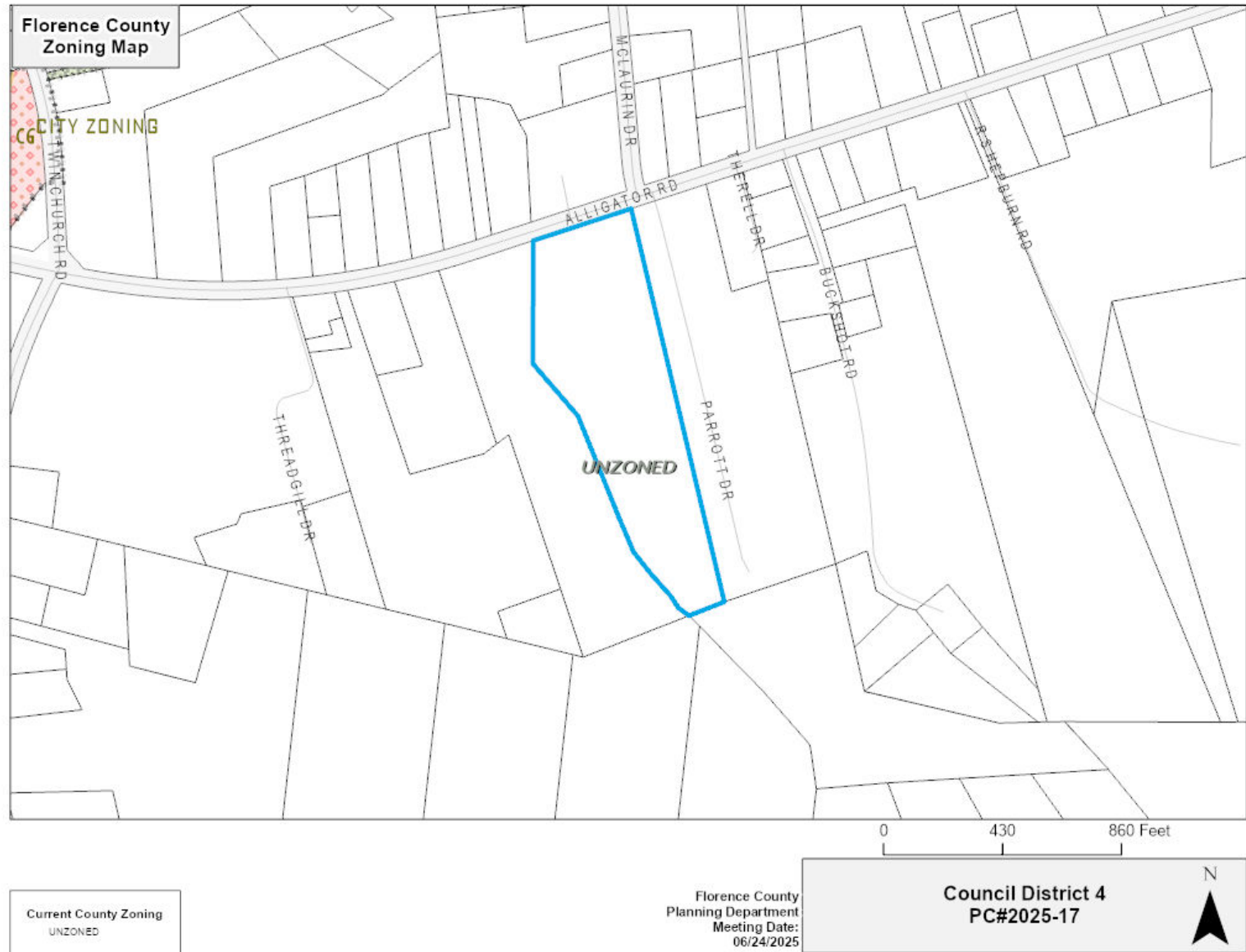
FLOOD ZONE: X

PARCEL ZONING DESIGNATION: Unzoned

PC#2025-17 Location Map



PC#2025-17 Zoning Map



PC#2025-17 Aerial Map



0 310 620
Feet

Florence County
Planning Department
Meeting Date:
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Council District 4
PC#2025-17

PC#2025-17 Subject Property



PC#2025-17 Subject Property Posted



PC#2025-17 Adjacent Properties



Point of View: North of the subject property



Point of View: East of the subject property

Comments/Questions



PC#2025-18

SUBJECT: Map Amendment Requested By Thomas And Hutton/
Walter Warren To Change The Zoning Designation For
Property Of Tax Map Number 00175, Block 01, Parcel
037 Located At East McIver Road, Florence SC, From
R-1 Single Family Residential District To **R-3A Single
Family Residential District.**

LOCATION: East McIver Road, Florence SC

TAX MAP NUMBERS: 00175, Block 01, Parcel 037

COUNCIL DISTRICT(S): 7; County Council

OWNER OF RECORD: Robyn Jones

APPLICANT: Thomas and Hutton/ Walter Warren

ZONING/LAND AREA: R-1 / Approximately 35.88 acres

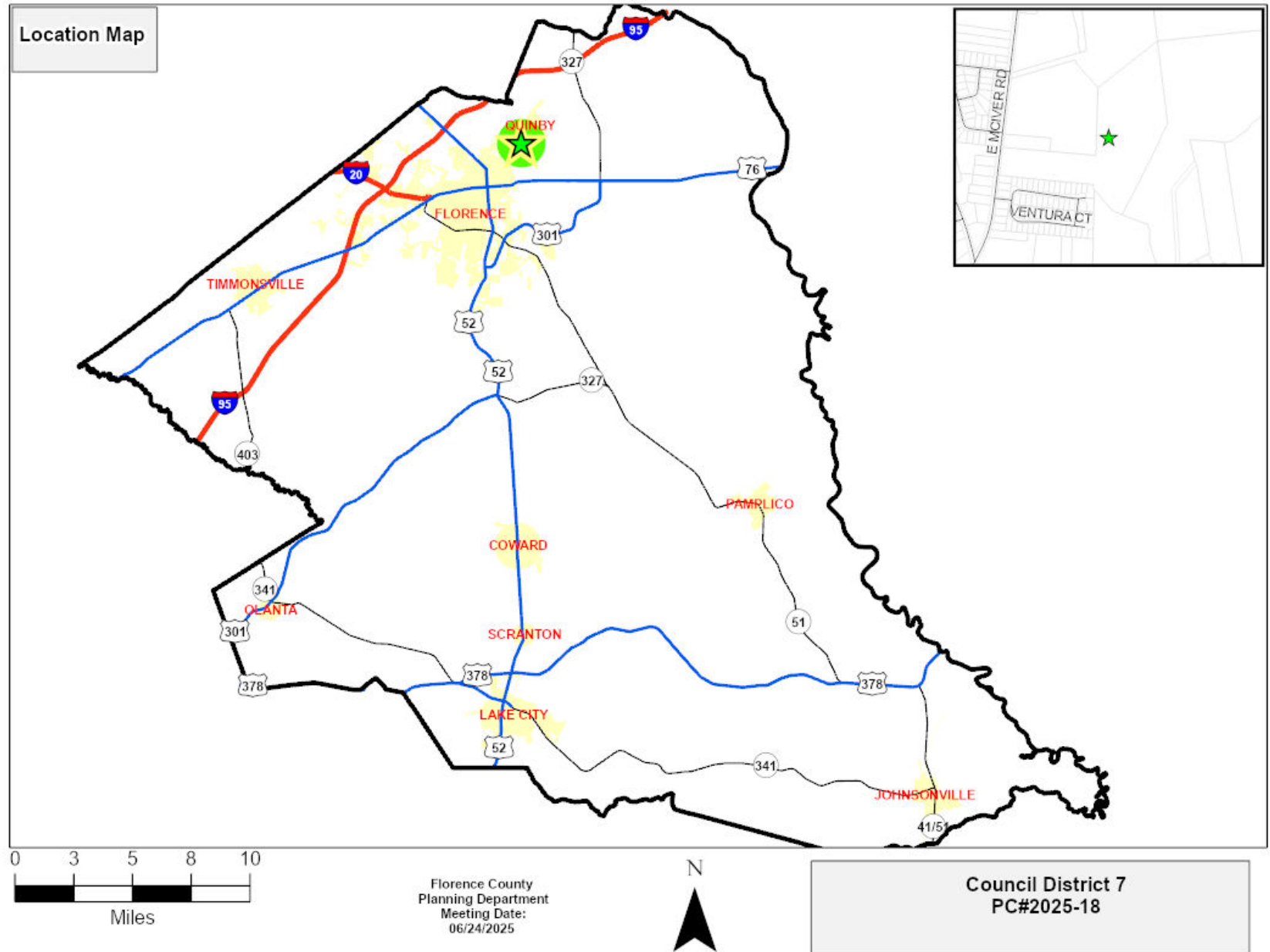
WATER/SEWER AVAILABILITY: City of Florence Water/ Limited Sewer

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

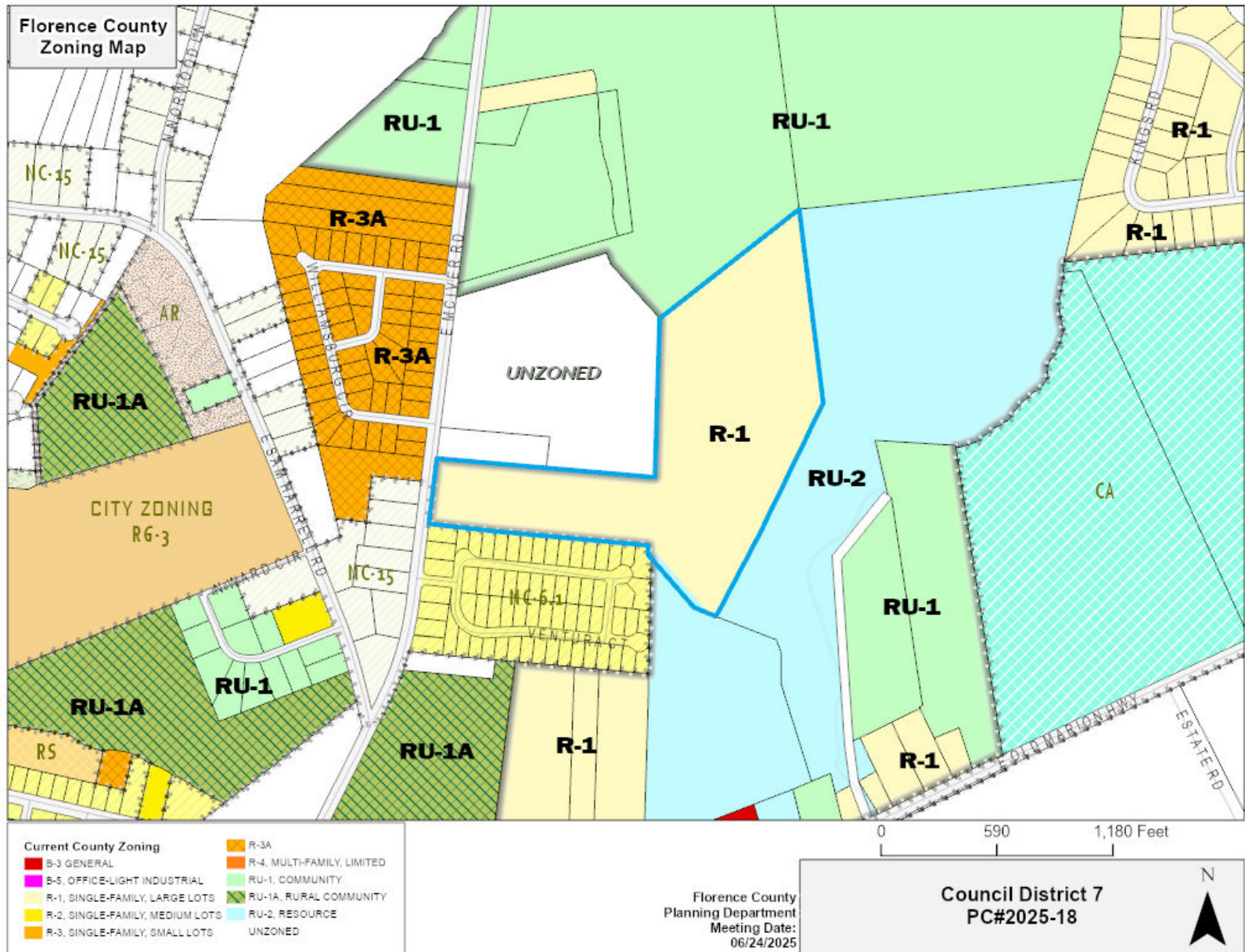
FLOOD ZONE: X

PARCEL ZONING DESIGNATION: R-1

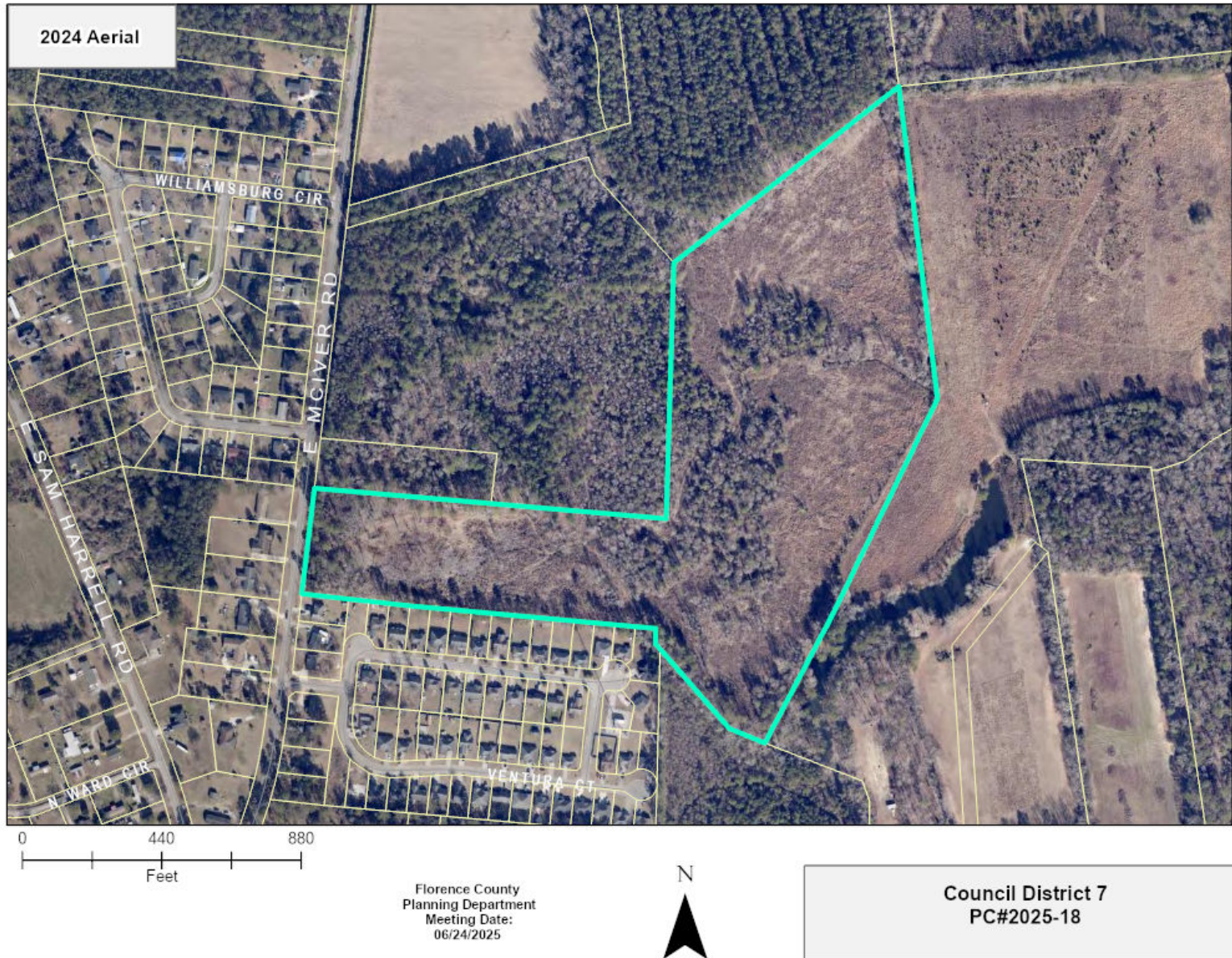
PC#2025-18 Location Map



PC#2025-18 Zoning Map



PC#2025-18 Aerial Map



PC#2025-18 Subject Property



PC#2025-18 Adjacent Properties



Point of View: West of the
subject property

Point of View: South of the
subject property



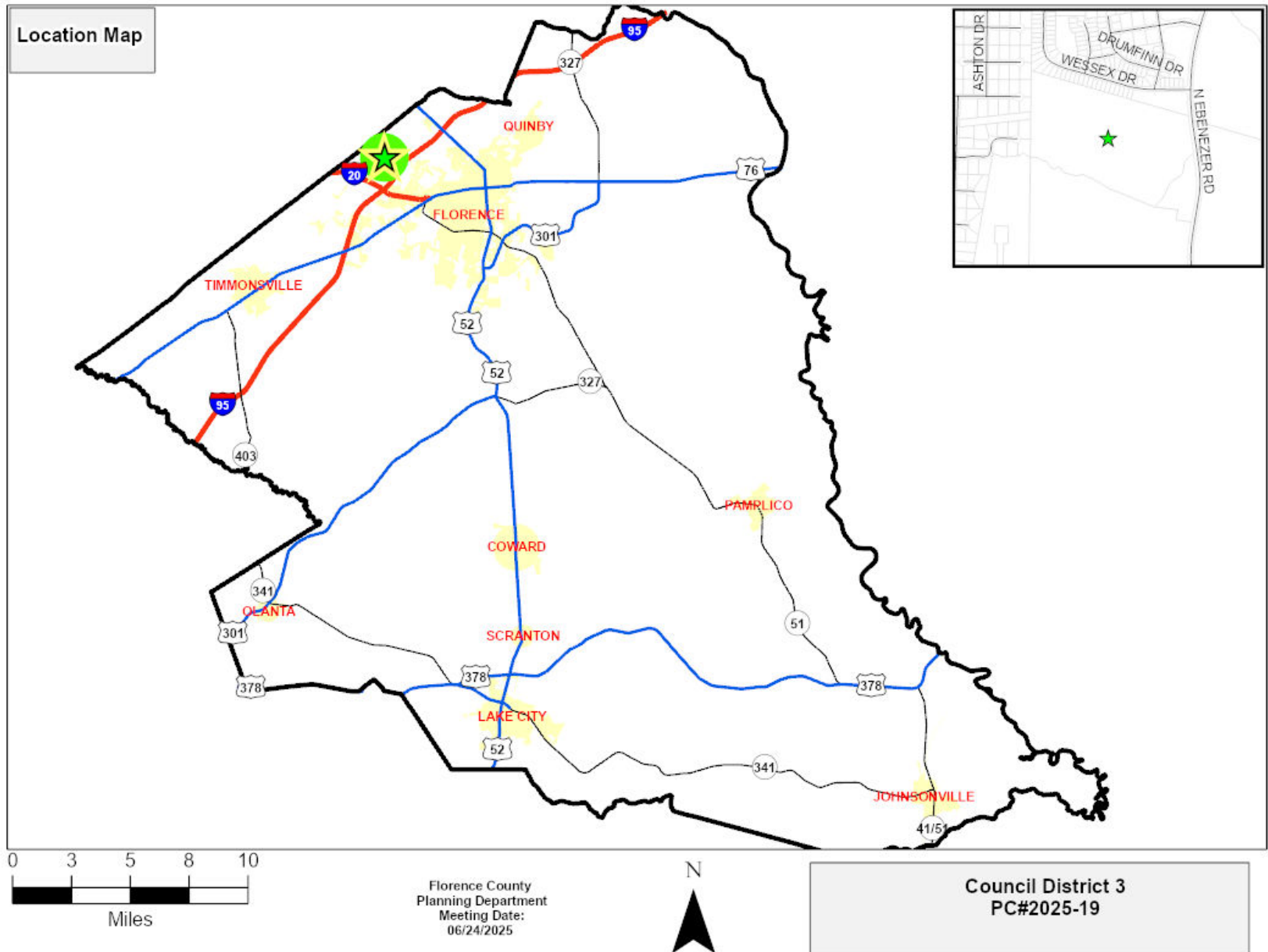
Comments/Questions



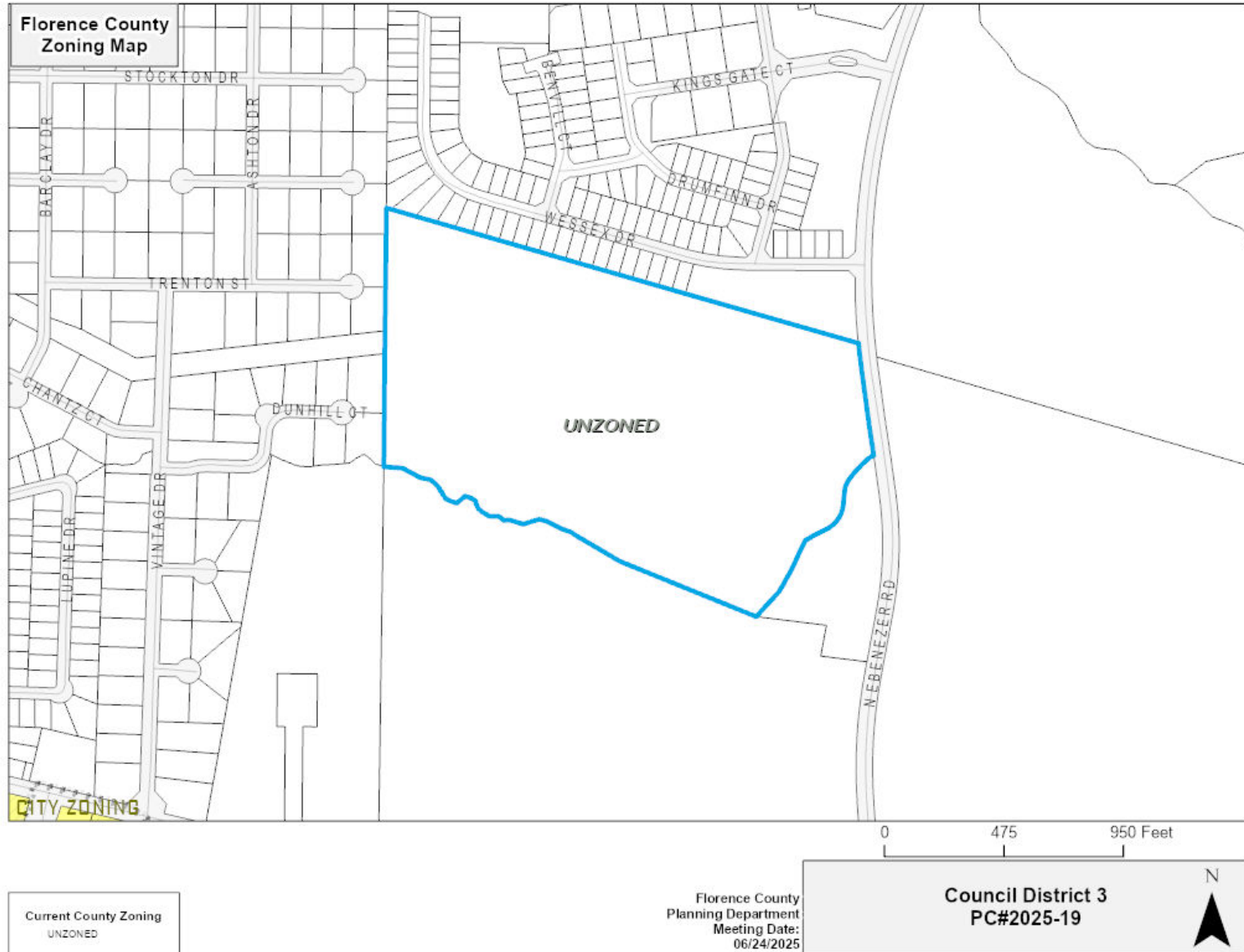
PC#2025-19

SUBJECT:	Sketch Plan Requested By McNabb, LLC For Annberry, Located Off Of N. Ebenezer Road, Florence SC, As Shown On Florence County Tax Map Number 00098, Block 01, Parcel 432.
LOCATION:	The proposed project site is located off of N. Ebenezer Road, Florence SC
TAX MAP NUMBERS:	00098, Block 01, Parcel 432
COUNCIL DISTRICT(S):	3; County Council
OWNER OF RECORD:	McNabb, LLC
APPLICANT:	McNabb, LLC
ZONING/LAND AREA:	Unzoned /Approximately 46.08 acres
WATER/SEWER AVAILABILITY:	City of Florence Water
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATIONS:	Unzoned

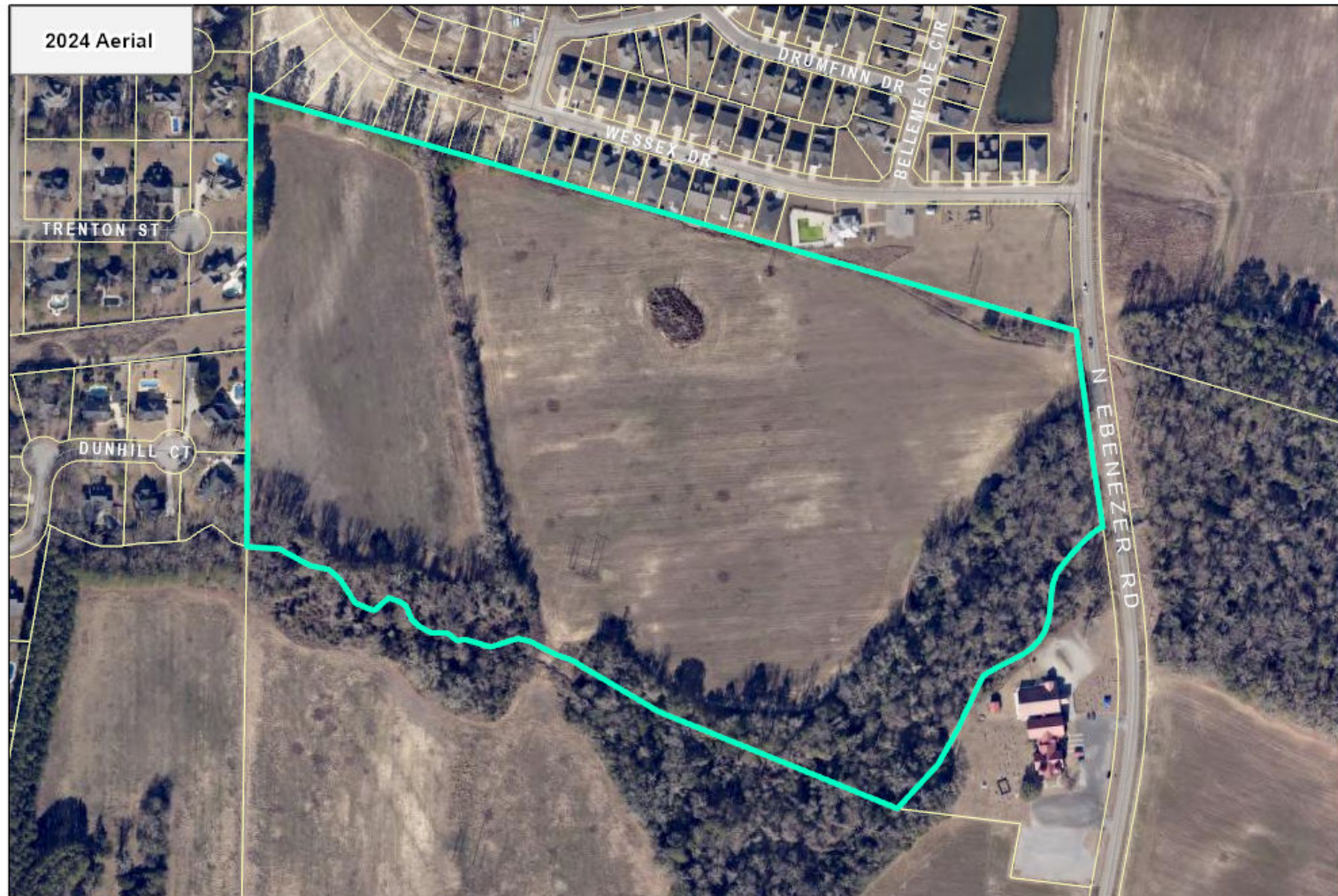
PC#2025-19 Location Map



PC#2025-19 Zoning Map



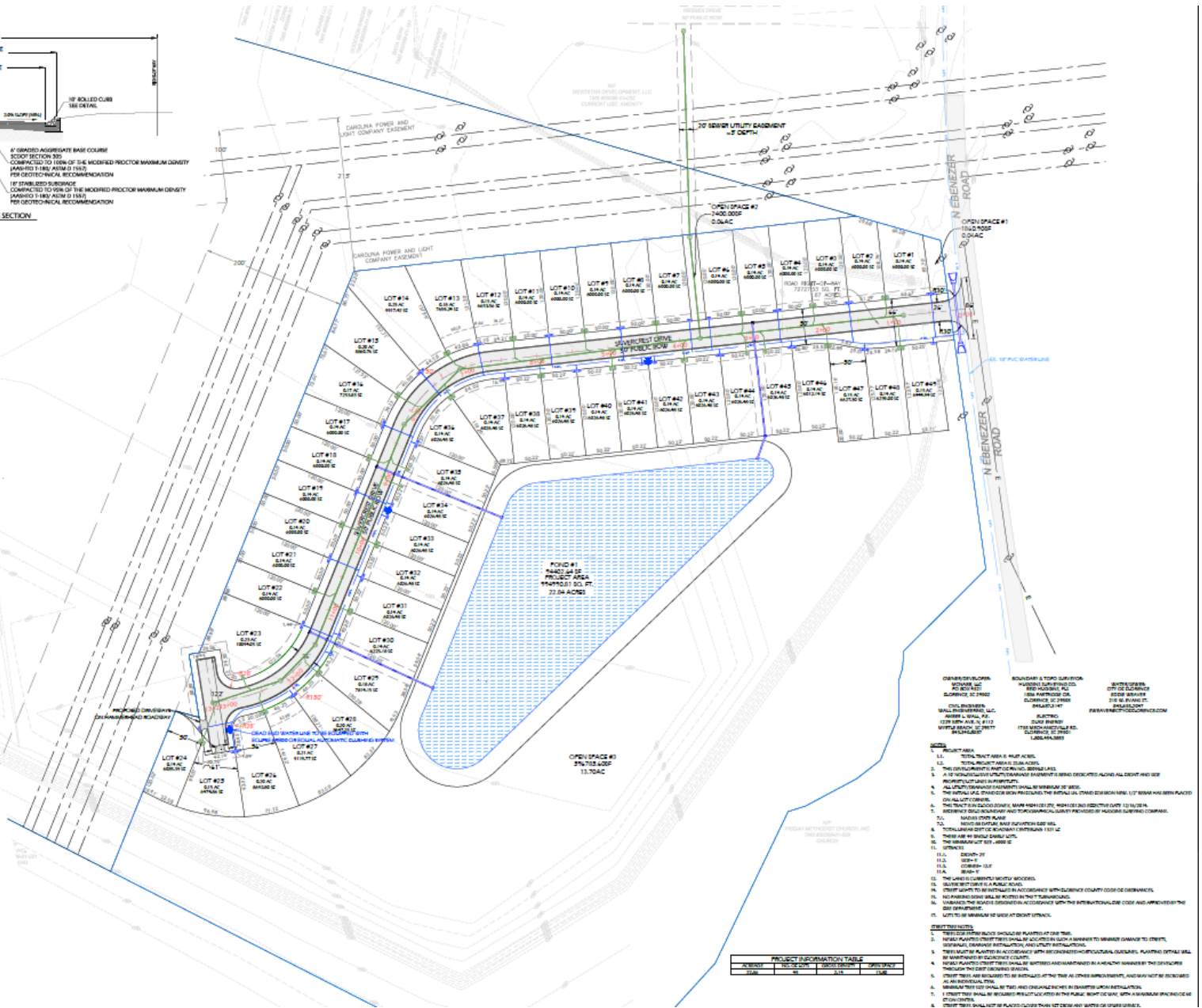
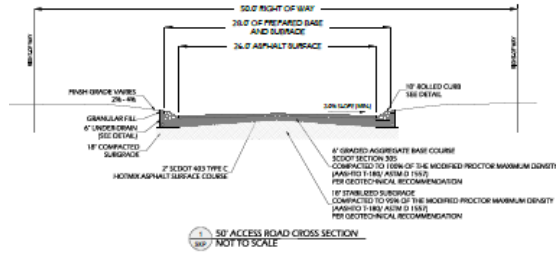
PC#2025-19 Aerial Map



PC#2025-19 Aerial Map & Sketch Plan



PC#2025-19 Sketch Plan



PC#2025-19 Sketch Plan Notes

N/F
PISGAH METHODIST CHURCH, INC
TMS #00098-01-029
CHURCH

PROJECT INFORMATION TABLE

ACREAGE	NO. OF LOTS	GROSS DENSITY	OPEN SPACE
22.86	49	2.14	13.80

NOTES:

1. PROJECT AREA
 - 1.1. TOTAL TRACT AREA IS 49.87 ACRES.
 - 1.2. TOTAL PROJECT AREA IS 22.86 ACRES.
2. THIS DEVELOPMENT IS PART OF PIN NO. 00098-01-432.
3. A 10' NON-EXCLUSIVE UTILITY/DRAINAGE EASEMENT IS BEING DEDICATED ALONG ALL FRONT AND SIDE PROPERTY/LOT LINES IN PERPETUITY.
4. ALL UTILITY/DRAINAGE EASEMENTS SHALL BE MINIMUM 20" WIDE.
5. THE INITIALS I.P.F. STAND FOR IRON PIN FOUND. THE INITIALS I.N. STAND FOR IRON NEW. 1/2" REBAR HAS BEEN PLACED ON ALL LOT CORNERS.
6. THIS TRACT IS IN FLOOD ZONE X, MAP# 45041C0127E, 45041C0126D EFFECTIVE DATE 12/16/2014.
7. REFERENCE FIELD BOUNDARY AND TOPOGRAPHICAL SURVEY PROVIDED BY HUGGINS SUREYING COMPANY.
 - 7.1. NAD 83 STATE PLANE
 - 7.2. NGVD 88 DATUM, BASE ELEVATION 0.00' MSL
8. TOTAL LINEAR FEET OF ROADWAY CENTERLINE: 1321 LF
9. THERE ARE 49 SINGLE FAMILY LOTS.
10. THE MINIMUM LOT SIZE - 6000 SF
11. SETBACKS
 - 11.1. FRONT= 25'
 - 11.2. SIDE= 5'
 - 11.3. CORNER= 12.5'
 - 11.4. REAR= 5'
12. THE LAND IS CURRENTLY MOSTLY WOODED.
13. SILVERCREST DRIVE IS A PUBLIC ROAD.
14. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH FLORENCE COUNTY CODE OF ORDINANCES.
15. NO PARKING SIGNS WILL BE POSTED IN THE T TURNAROUND.
16. VARIANCE: THE ROAD IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AND APPROVED BY THE FIRE DEPARTMENT.
17. LOTS TO BE MINIMUM 50' WIDE AT FRONT SETBACK.

STREET TREE NOTES:

1. TREES FOR ENTIRE BLOCK SHOULD BE PLANTED AT ONE TIME.
2. NEWLY PLANTED STREET TREES SHALL BE LOCATED IN SUCH A MANNER TO MINIMIZE DAMAGE TO STREETS, SIGEWALKS, DRAINAGE INSTALLATION, AND UTILITY INSTALLATIONS.
3. TREES MUST BE PLANTED IN ACCORDANCE WITH RECOGNIZED HORTICULTURAL GUIDELINES. PLANTING DETAILS WILL BE MAINTAINED BY FLORENCE COUNTY.
4. NEWLY PLANTED STREET TREES SHALL BE WATERED AND MAINTAINED IN A HEALTHY MANNER BY THE DEVELOPER THROUGH THE FIRST GROWING SEASON.
5. STREET TREES ARE REQUIRED TO BE INSTALLED AT THE TIME AS OTHER IMPROVEMENTS, AND MAY NOT BE ESCROWED AS AN INDIVIDUAL ITEM.
6. MINIMUM TREE SIZE SHALL BE TWO AND ONE-HALF INCHES IN DIAMETER UPON INSTALLATION.
7. 1 STREET TREE SHALL BE REQUIRED PER LOT LOCATED IN THE PUBLIC RIGHT OF WAY, WITH A MAXIMUM SPACING OF 60 FT ON CENTER.
8. STREET TREES SHALL NOT BE PLACED CLOSER THAN 5FT FROM ANY WATER OR SEWER SERVICE.

PC#2025-19 Subject Property Posted



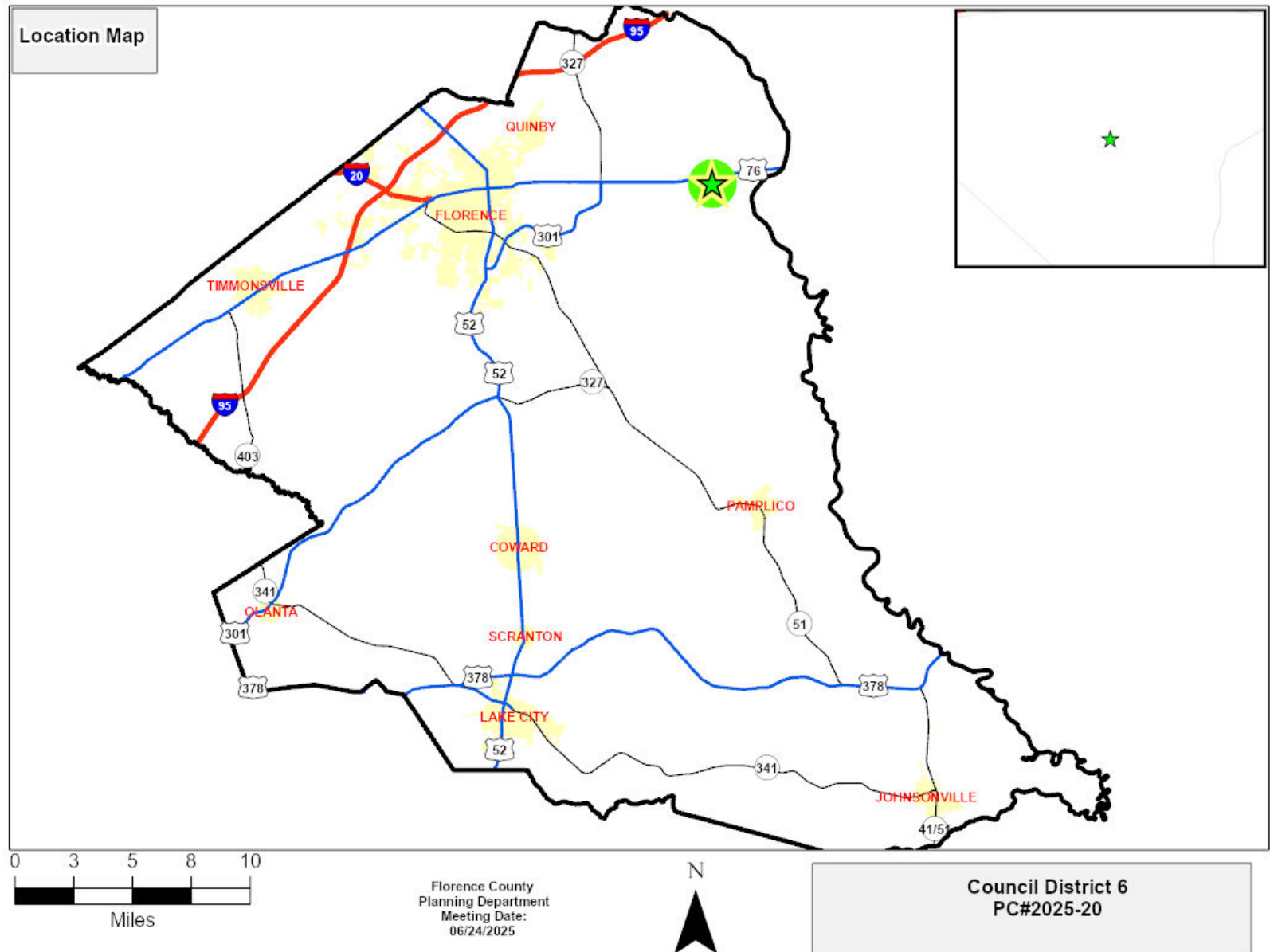
Comments/Questions



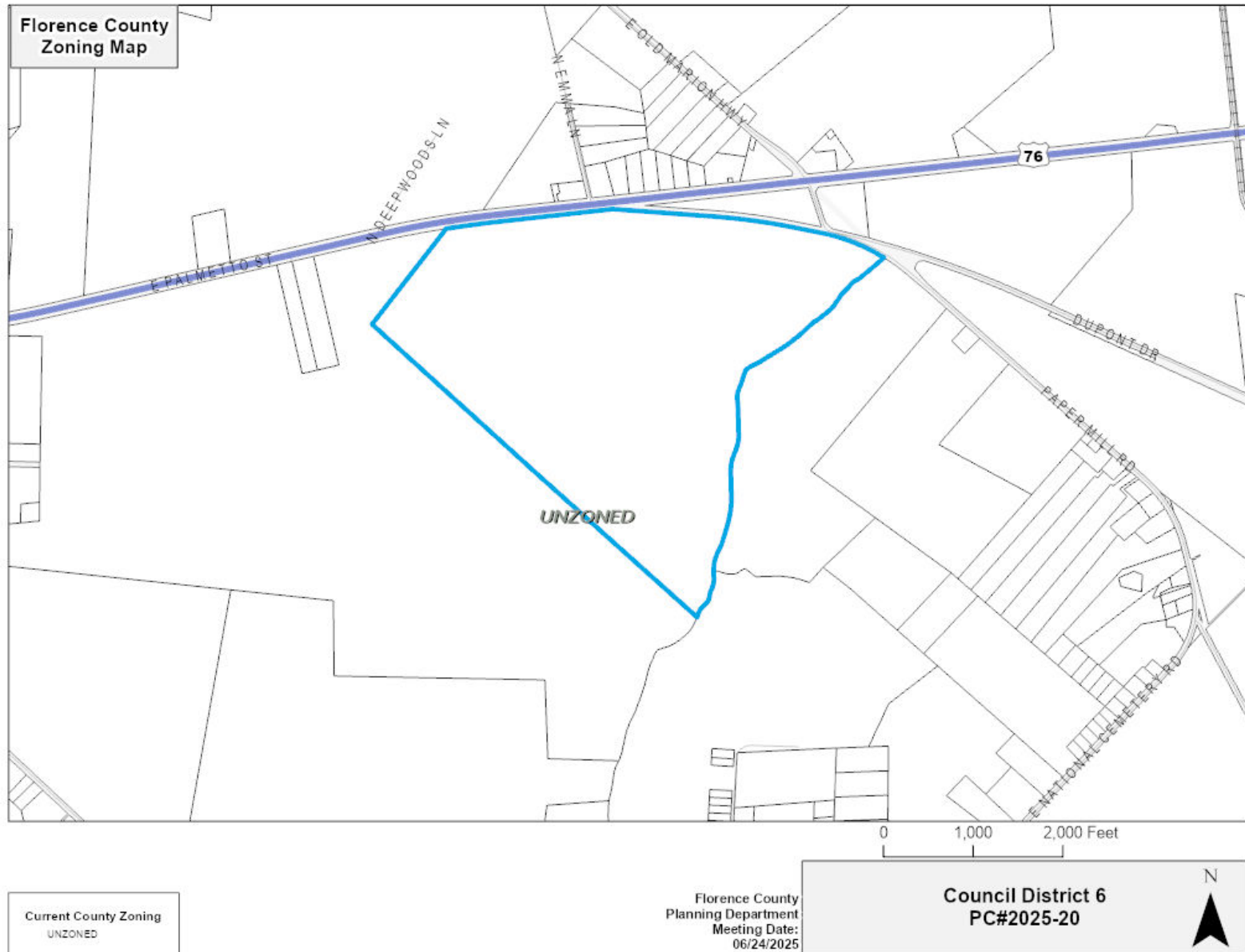
PC#2025-20

SUBJECT:	Sketch Plan Requested By Beverly Homes For Oakley Point, Located Off Of E. Palmetto Street, Florence SC, As Shown On Florence County Tax Map Number 00307, Block 01, Parcel 012.
LOCATION:	The proposed project site is located off of E. Palmetto Street, Florence SC
TAX MAP NUMBERS:	00307, Block 01, Parcel 012
COUNCIL DISTRICT(S):	6; County Council
OWNER OF RECORD:	Joseph W King & Mark H King
APPLICANT:	Beverly Homes
ZONING/LAND AREA:	Unzoned /Approximately 299.70 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATIONS:	Unzoned

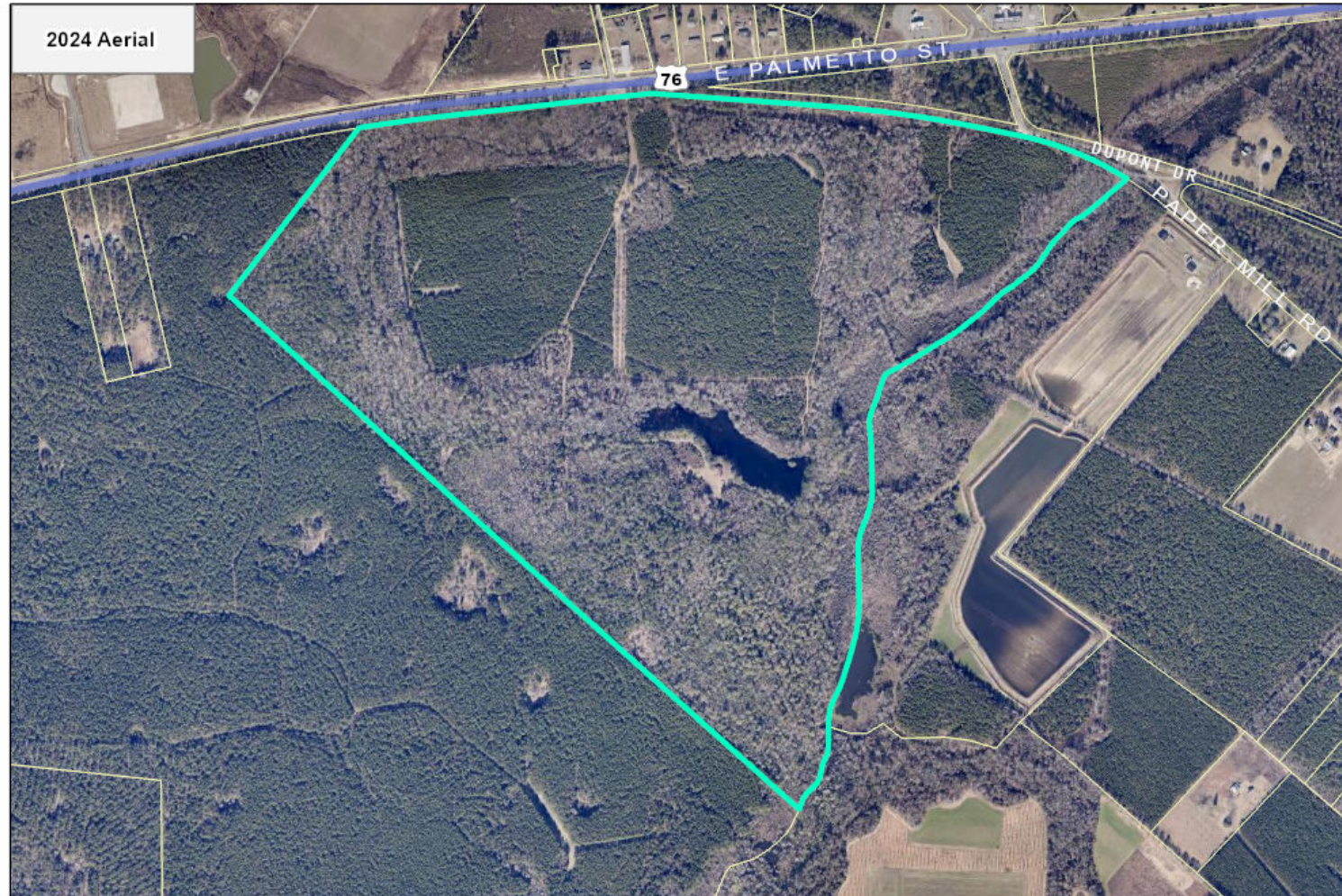
PC#2025-20 Location Map



PC#2025-20 Zoning Map



PC#2025-20 Aerial Map



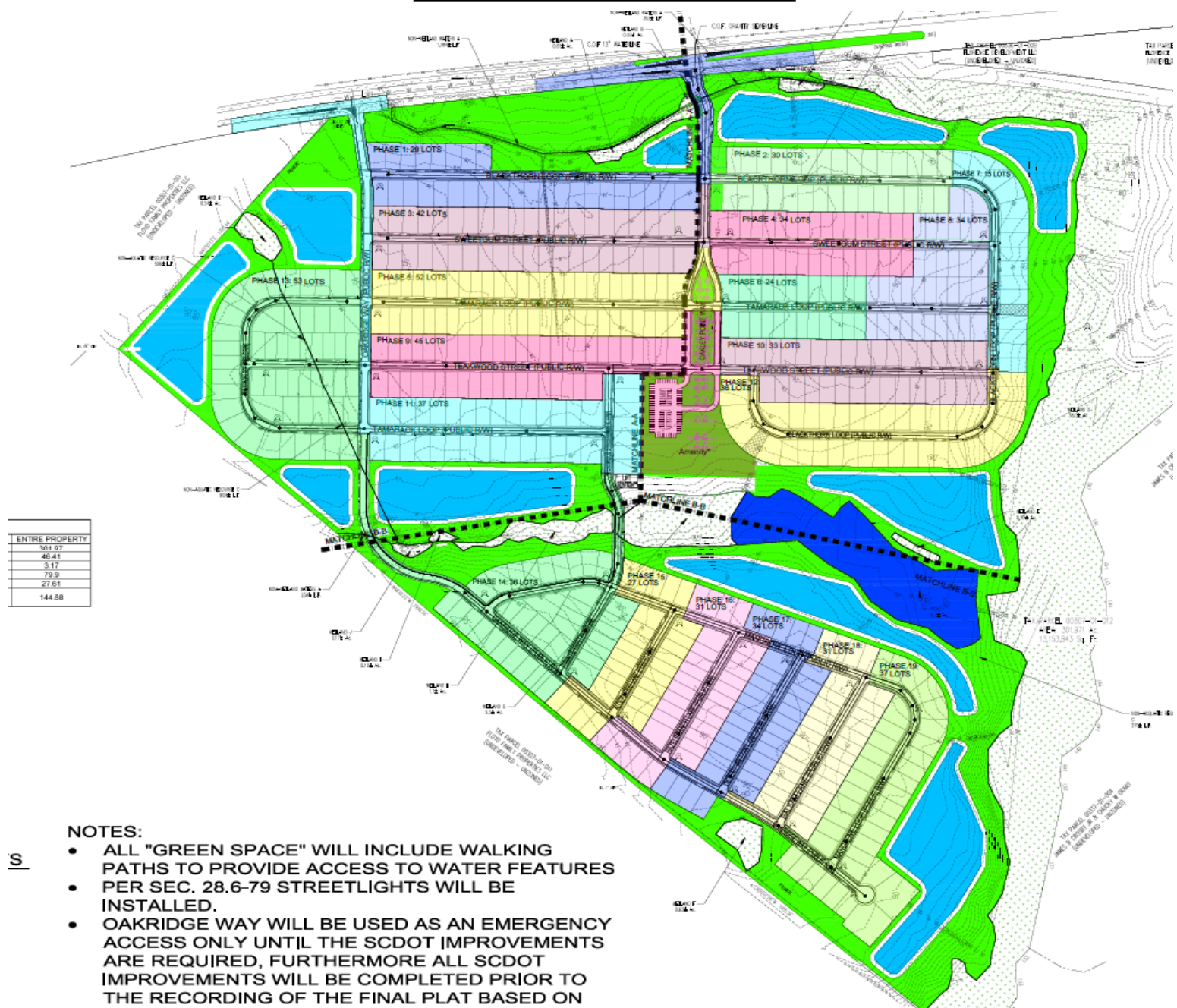
0 950 1,900
Feet

Florence County
Planning Department
Meeting Date:
06/24/2025



Council District 6
PC#2025-20

PC#2025-20 Sketch Plan



PC#2025-20 Sketch Plan Notes

PROPERTY STATISTICS					
OVERVIEW		STREET DATA		LAND USE	
CURRENT LAND USE	ENTIRE PROPERTY	STREET R/W WIDTH (FT)	ENTIRE PROPERTY	TOTAL AREA (Ac)	ENTIRE PROPERTY
PROPOSED LAND USE	FI (FARM IMPROVED)	CUL-DE-SAC LENGTH (FT)	50	WETLANDS (Ac)	301.97
ZONING	RESIDENTIAL	MIN. CENTERLINE RADII (FT)	192	RECREATIONAL SPACE (Ac)	46.41
LOT MIN. AREA	UNZONED	PARKING AT AMENITY	150	GREEN SPACE (Ac)	3.17
LOT MIN. WIDTH	6000 SF		77	STORMWATER FEATURES (Ac)	79.9
TYPICAL LOT SIZES	50'X120'	INTERSECTION RADII (FT)		LOTS AND ROADS	27.61
NUMBER OF LOTS	65'X120'	INVOLVE ONLY MINOR STREETS	20		144.88
	665	INVOLVE MINOR COLLECTOR STREETS	25		
SETBACKS (FT)					
FRONT	25				
SIDE	5				
REAR	5				
STREET SIDE	12.5				

NOTES:

- ALL "GREEN SPACE" WILL INCLUDE WALKING PATHS TO PROVIDE ACCESS TO WATER FEATURES
- PER SEC. 28.6-79 STREETLIGHTS WILL BE INSTALLED.
- OAKRIDGE WAY WILL BE USED AS AN EMERGENCY ACCESS ONLY UNTIL THE SCDOT IMPROVEMENTS ARE REQUIRED, FURTHERMORE ALL SCDOT IMPROVEMENTS WILL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT BASED ON THE PHASING THAT SCDOT HAS REQUIRED.

SUBDIVISION NAME: OAKLEY POINT

DEVELOPER: Beverly Homes
Forrest Beverly
P.O. Box 512
Conway, SC 29528
(843) 349-0737

NOTES:

- ALL ROADS TO BE PUBLIC.
- STREET TREES (1 PER LOT) TO BE PLACED IN RIGHT OF WAY PER SEC. 28.6-70.

NOTES:

*AMENITY SHOULD INCLUDE THE FOLLOWING:

TYPE	AREA (SF)	RATIO	PARKING SPOTS
CLUB HOUSE	5000	1.0 PER 250 S.F. GFA	20
TENNIS/ PICKLE BALL	5200	1.0 PER 200 S.F. GFA	26
POOL	4000	1.0 PER 200 S.F. GFA	20
PARK	1000	1.0 PER 250 S.F. GFA	4
	SUM		70

PC#2025-20 Subject Property Posted



Sign posted off of E. Palmetto Street



Sign posted off of Paper Mill Road

Comments/Questions



Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, June 24, 2025
6:00 P.M.
County Complex
Room 803

IV. Other Business

V. Director's Report:

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

VI. Adjournment

THANK YOU
FOR
ATTENDING!

