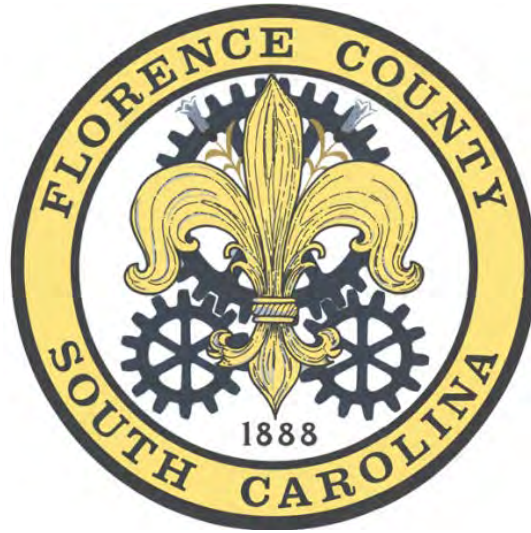




Florence County Planning Commission

July 22, 2025

6:00 PM

**Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, July 22, 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 June 24, 2025

III. Public Hearings

PC#2025-26

SUBJECT: Map Amendment Requested By David W. Elliott To Change The Zoning Designation For Property Located Off East Palmetto Street, Florence, SC, As Shown On Florence County Tax Maps As 00276-01-021 **From CMU** and 00307-01-001 From Unzoned (UZ) To Planned Development District (PD).

LOCATION: East Palmetto Street, Florence, SC

TAX MAP NUMBERS: 00276-01-021 & 00307-01-001

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Stoney C Moore

APPLICANT: David W. Elliot

ZONING/LAND AREA: CMU approx. 34.72 acres / Unzoned approx. 342.78 acres

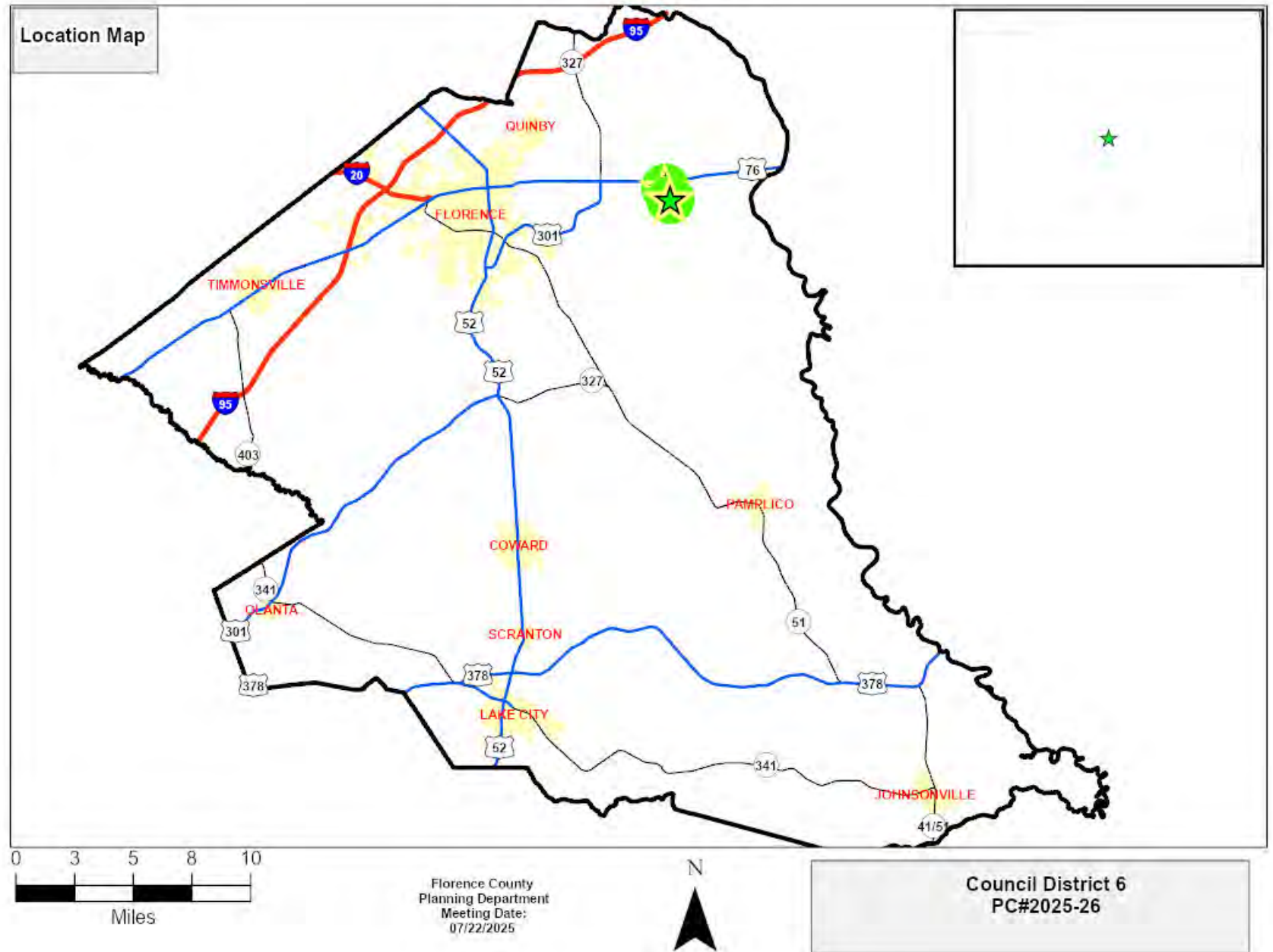
WATER/SEWER AVAILABILITY: 00276-01-021: City of Florence
00307-01-001: Water/ No Sewer

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

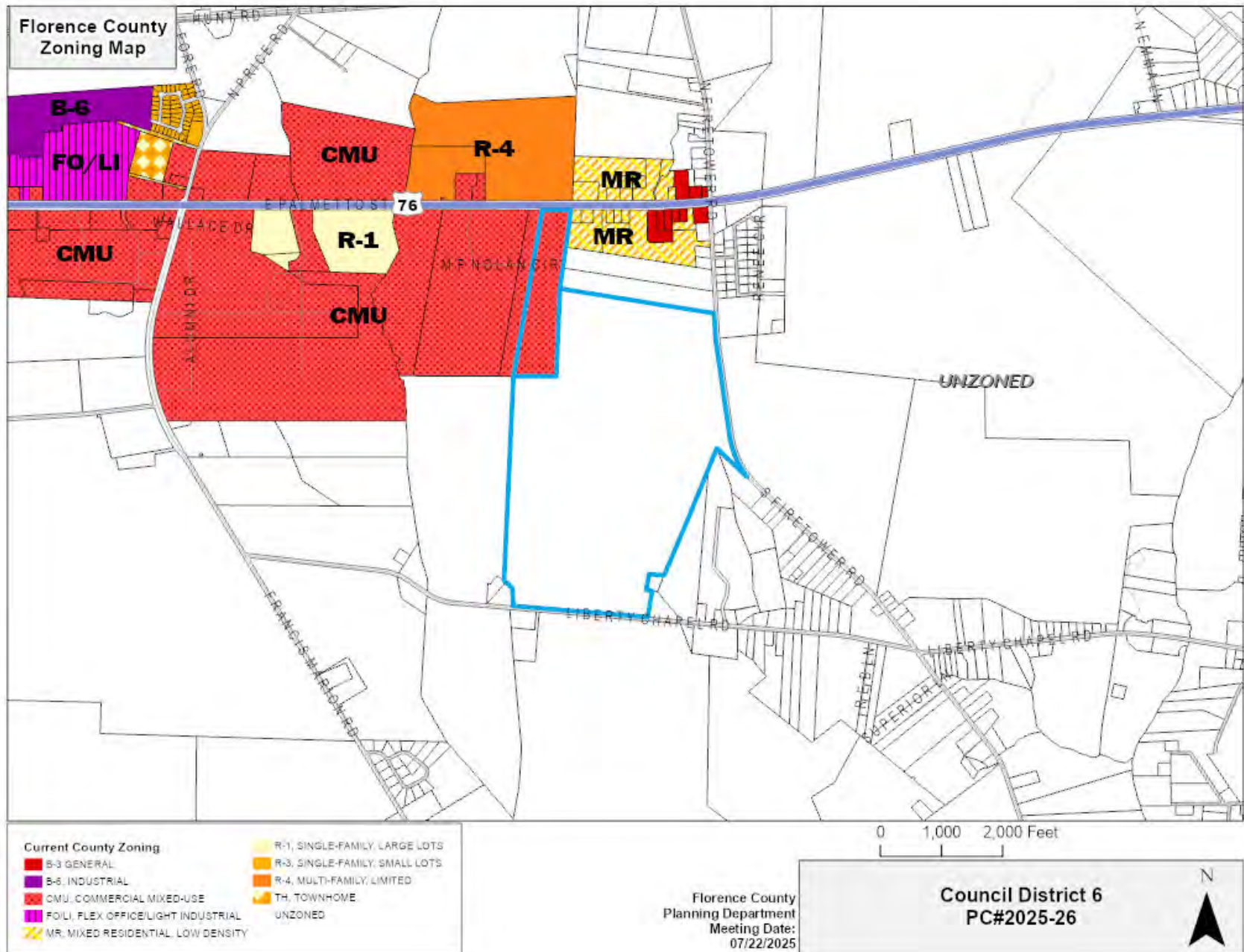
FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: CMU/ Unzoned

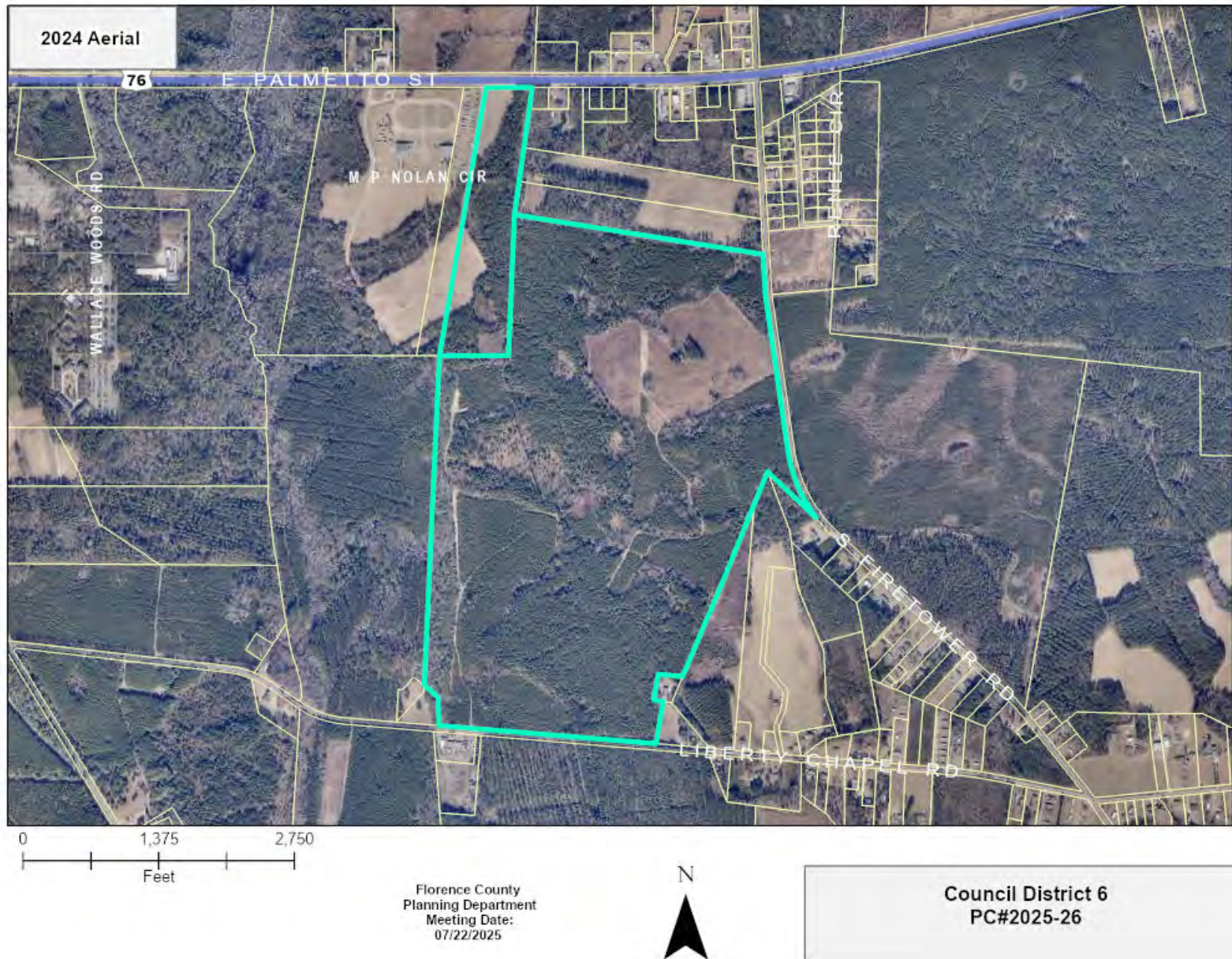
PC#2025-26 Location Map



PC#2025-26 Zoning Map



PC#2025-26 Aerial Map



PC#2025-26 Site plan

NET DATA

1. TAX MAP NUMBER (PARTIAL) = 00007 01-001 AND 00078 01-001
2. TOTAL NETS = 2177 AC
3. TOTAL LOT# = 1,001 UNITS
4. PROJECT AREA IS NOT LOCATED WITHIN 100-YEAR FLOOD PLAIN
5. CURRENT ZONING = CML UNZONED
6. PROPOSED ZONING = PLANNED DEVELOPMENT (PD)
7. CURRENT USE = VACANT
8. PROPOSED USE = SINGLE FAMILY RESIDENTIAL, COMMERCIAL, & RECREATIONAL

THESE DATA DOES NOT HAVE ANY EXISTING STRUCTURES

PROJECT DATA

- [illegible]

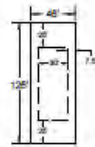
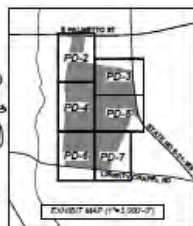
PROJECT NOTES

- [illegible]

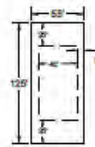
PHASE	APPROX. ACREAGE	NUMBER OF LOTS
1	54.9	127
2	51.2	165
3	72.5	236
4	48.8	105
5	42.4	173
6	82.3	250
7	38.0	124

FUTURE COMMERCIAL INFORMATION

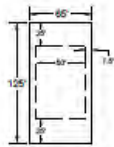
TOTAL AC:	APPROX. 15.5
TMD (partial)	00276-01-02



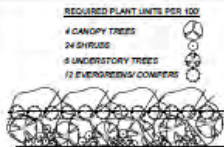
TYP. LOT AREA: 5,800 SF
45 FT WIDE LOTS (1"=60'-0")



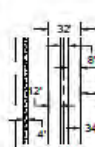
55 FT WIDE LOTS (1"=60'-0")



TYP. LOT AREA: 8,125 SF
55 FT WIDE LOTS (1st-60th ST)



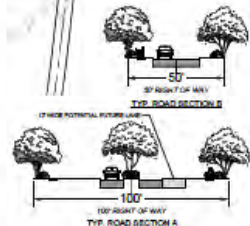
BUFFERVARD C (TYP. 100)



157 RIGHT OF WAY
TYP. ROAD EXIST



36' RIGHT OF WAY
TYP. ROAD EXHIBIT



100' RIGHT OF WAY
TYP. ROAD SECTION

PROPOSED ROAD NAMES

1. SANDHILL DRIVING COURT
2. LONGLEAFS FINE PATH
3. LOWCOUNTRY LOOP
4. POKICH BIRCH PLACE
5. MINT JULIP DRIVE
6. ST. AUGUSTINE CROSSING
7. TRAILGATE WYTHORP LANE
8. CRYSTAL LANDING
9. MARSHES BLUFF
10. LAUREN POINT
11. SALT MARSH BLVD
12. PENINSULA CLAY LANE
13. BAY HAVEN
14. CANTON WALK
15. TIDE HAVEN
16. SAILORS REST
17. GULLBORN LANE
18. SANDY HOLLOW
19. SEADRAGON BLUFF

PC#2025-26 Site Plan Notes

SITE DATA

1. TAX MAP NUMBER (PARTIAL) - 00307-01-001 AND 00216-01-021
2. TOTAL SITE - 377.5 AC
3. TOTAL LOTS - 1,261 UNITS
4. PROJECT AREA IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN
5. CURRENT ZONING - CMU, UNZONED
6. PROPOSED ZONING - PLANNED DEVELOPMENT (PD)
7. CURRENT USE - VACANT
8. PROPOSED USE - SINGLE FAMILY RESIDENTIAL, COMMERCIAL, & RECREATIONAL

THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES

PROJECT DATA

1. TYPICAL LOT SIZE
 - 1.1. 45 FT WIDE LOT - 45' X 125'
 - 1.2. 55 FT WIDE LOT - 55' X 125'
 - 1.3. 65 FT WIDE LOT - 65' X 125'
2. NUMBER OF LOTS (1,261 UNITS)
 - 2.1. 45 FT WIDE LOT - 450 UNITS (35.6%)
 - 2.2. 55 FT WIDE LOT - 422 (33.5%)
 - 2.3. 65 FT WIDE LOT - 389 UNITS (30.8%)
3. DENSITY (UNITS)
 - 3.1. GROSS DENSITY - 3.34 UNITS/AC
 - 3.2. NET DENSITY - 5.20 UNITS/AC
4. SIGNAGE WILL COMPLY WITH SECTION 5.3 OF THE FLORENCE COUNTY ZONING ORDINANCE
5. STREET TREES TO BE PLANTED IN ACCORDANCE WITH FLORENCE COUNTY ZONING ORDINANCE AT A RATE OF 1 PER UNIT
6. BUILDING FINISHED FLOOR SHALL BE A MIN. OF 1' ABOVE STREET BACK OF CURB ELEVATION
7. FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS
8. CITY OF FLORENCE APPROVAL REQUIRED ON SEWER AND WATER SYSTEMS
9. PD OPEN SPACE
 - 9.1. TOTAL OPEN SPACE
 - 9.1.1. REQUIRED TOTAL OPEN SPACE - 43.57 AC
 - 9.1.2. PROVIDED TOTAL OPEN SPACE - 121.82 AC
 - 9.2. COMMON OPEN SPACE
 - 9.2.1. REQUIRED COMMON OPEN SPACE - 14.52 AC
 - 9.2.2. PROVIDED COMMON OPEN SPACE - 99.42 AC
 - 9.3. RECREATIONAL OPEN SPACE
 - 9.3.1. REQUIRED RECREATIONAL OPEN SPACE - 29.05 AC
 - 9.3.2. PROVIDED RECREATIONAL OPEN SPACE - 16.50 AC
 - 9.3.2.1. REQUIRED ACTIVE OPEN SPACE - 7.26 AC
 - 9.3.2.2. PROVIDED ACTIVE OPEN SPACE - 16.50 AC
10. PARKING
 - 10.1. EACH UNIT WILL BE PROVIDED WITH SPACE FOR 2 PARKING SPACES
11. STREETS
 - 11.1. TOTAL LINEAR FEET OF ROAD: APPROX. 5776 LF
 - 11.2. STREET SIGNAGE (PUBLIC) WILL BE DESIGNED AND INSTALLED TO SCOOT STANDARDS FOR PUBLIC STREETS
 - 11.3. IMPROVEMENTS AND EXTENSION OF MP NOLAN CIRCLE SHALL BE A 100' WIDE PUBLIC RIGHT OF WAY WITH 8' WIDE CENTER ISLAND, TWO 12' WIDE PAVED ROADS (24' WIDE PAVING), AND 34' WIDE NATURALIZED STRIP
 - 11.4. ALL PROPOSED ROADS TO BE TYPICAL 50' WIDE PUBLIC RIGHT OF WAY WITH 24' WIDE PAVING AND 13' WIDE NATURALIZED STRIP. ANY SIDEWALKS TO BE LOCATED WITHIN THE 13' WIDE STRIP
 - 11.5. STREET LIGHTS TO BE IN ACCORDANCE WITH SEC 28.6-79
12. SUBDIVISION IDENTIFICATION SIGNAGE
 - 12.1. UNDECIDED AT THE MOMENT, BUT WILL BE DESIGNED AND INSTALLED TO FLORENCE COUNTY ZONING AND SIGNAGE ORDINANCE
13. ALL ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED WITH PUBLIC RIGHT OF WAY
 - 13.1. MP NOLAN: 100' RIGHT OF WAY
 - 13.2. ALL OTHERS: 50' RIGHT OF WAY
14. PONDS AND DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED
15. MIN. BUILDING SEPERATION - 15'
16. BUILDING SETBACKS
 - 17.1. FRONT & REAR - 15'
 - 17.2. SIDE - 5'
 - 17.3. SECONDARY FRONT - 12.5'
18. COMMERCIAL SETBACKS
 - 18.1. FRONT & REAR - 15'
 - 18.2. SIDE - 5'
 - 18.3. SECONDARY FRONT - 12.5'

PROJECT NOTES

1. FULL PERIMETER BUFFER
 - 1.1. ENTIRE DEVELOPMENT TO BE BUFFERED BY A 25' WIDE TYPE C UNDISTURBED NATURAL BUFFER
 - 1.2. BUFFER TO REMAIN NATURAL AND UNDISTURBED THROUGH CONSTRUCTION. NO GRADING TO OCCUR IN BUFFERYARD
 - 1.3. ANY SPANSE OF 25' BUFFERYARD TYPE C THAT DOES NOT MEET OPACITY STANDARDS WILL BE PLANTED WITH "REQUIRED PLANT UNITS PER 100"
2. COMMERCIAL INTERIOR LANDSCAPING TO CONFORM WITH APPLICABLE STANDARDS PER FLORENCE COUNTY CODE OF ORDINANCE
3. ALL WETLANDS TO BE PROTECTED BY A 10' WETLAND BUFFER PER FLORENCE COUNTY CODE OF ORDINANCE ARTICLE IV
4. NO OFFSITE IMPROVEMENTS IDENTIFIED AT THIS TIME. OFFSITE IMPROVEMENTS SHALL BE DETERMINED POST SCDOT APPROVED TIA AND TECHNICAL REVIEW BY CITY OF FLORENCE WATER AND SEWER.

PHASING BREAKDOWN INFORMATION

PHASE	APPROX. ACREAGE	NUMBER OF LOTS
1	84.9	187
2	51.2	146
3	72.5	236
4	48.8	185
5	42.4	133
6	82.3	250
7	38.0	124

FUTURE COMMERCIAL INFORMATION

TOTAL AC	APPROX. 15.57 AC
TMS (partial)	00276-01-021

PC#2025-26 Subject Properties



View off of project off of S. Firetower road



View off of project off of E. Palmetto Street

PC#2025-26 Adjacent Properties



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

POV: East of subject property off of E.
Palmetto Street



POV: West of subject property off of
E. Palmetto Street

Comments/Questions



PC#2025-22

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: Country Club of South Carolina, Florence SC

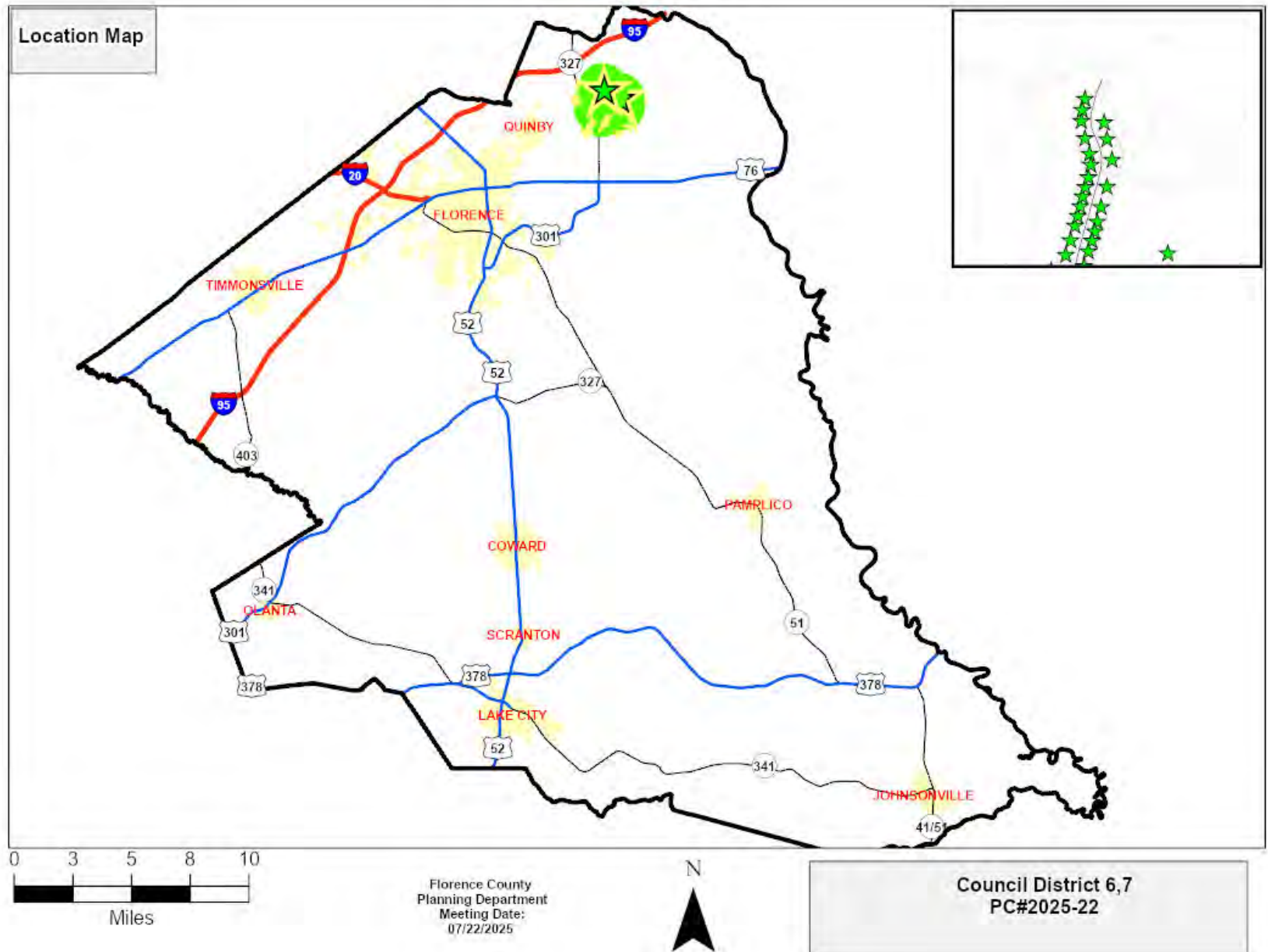
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COUNCIL DISTRICT(S): 6, 7; County Council

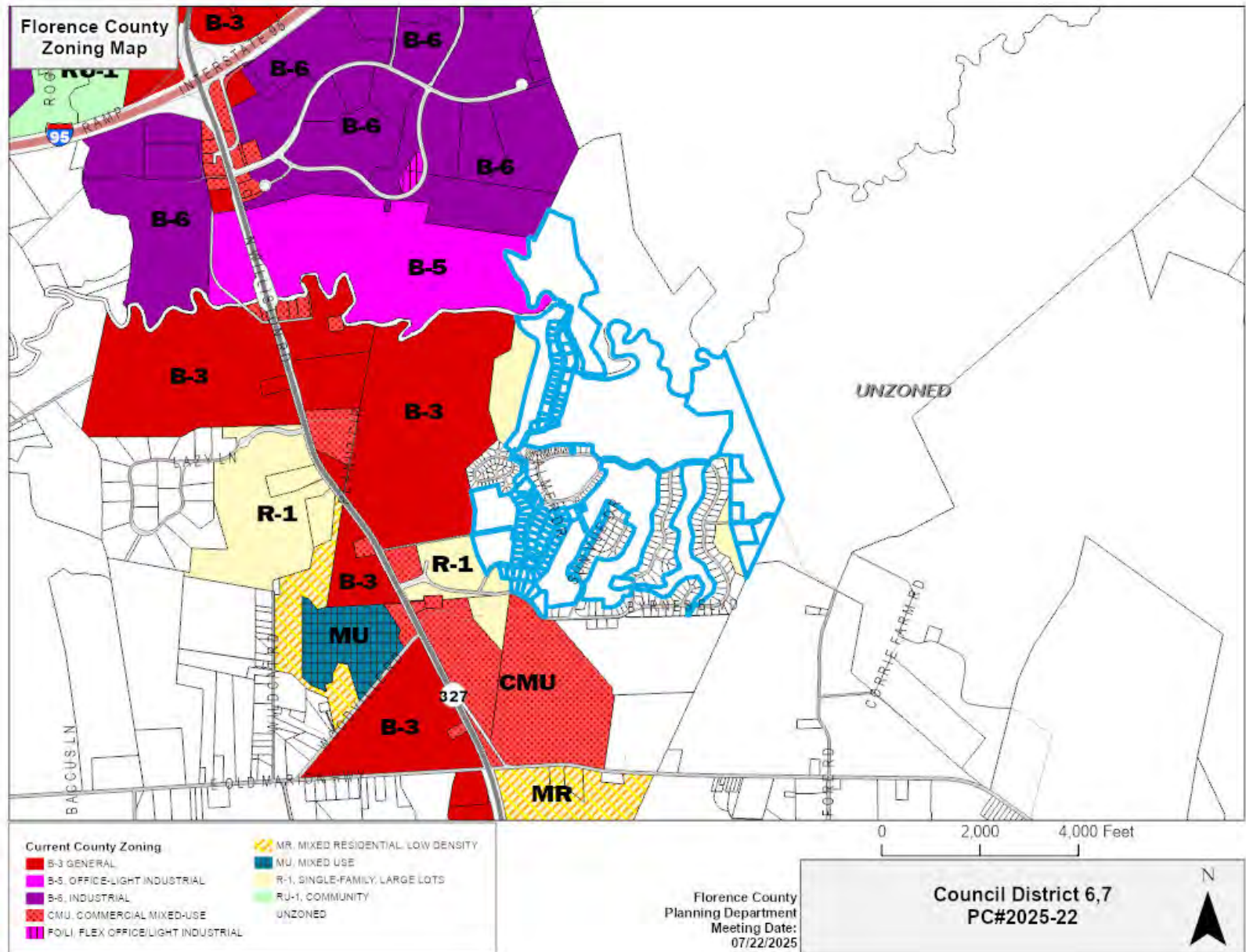
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2025-22 Location Map



PC#2025-22 Zoning Map



PC#2025-22 Aerial Map



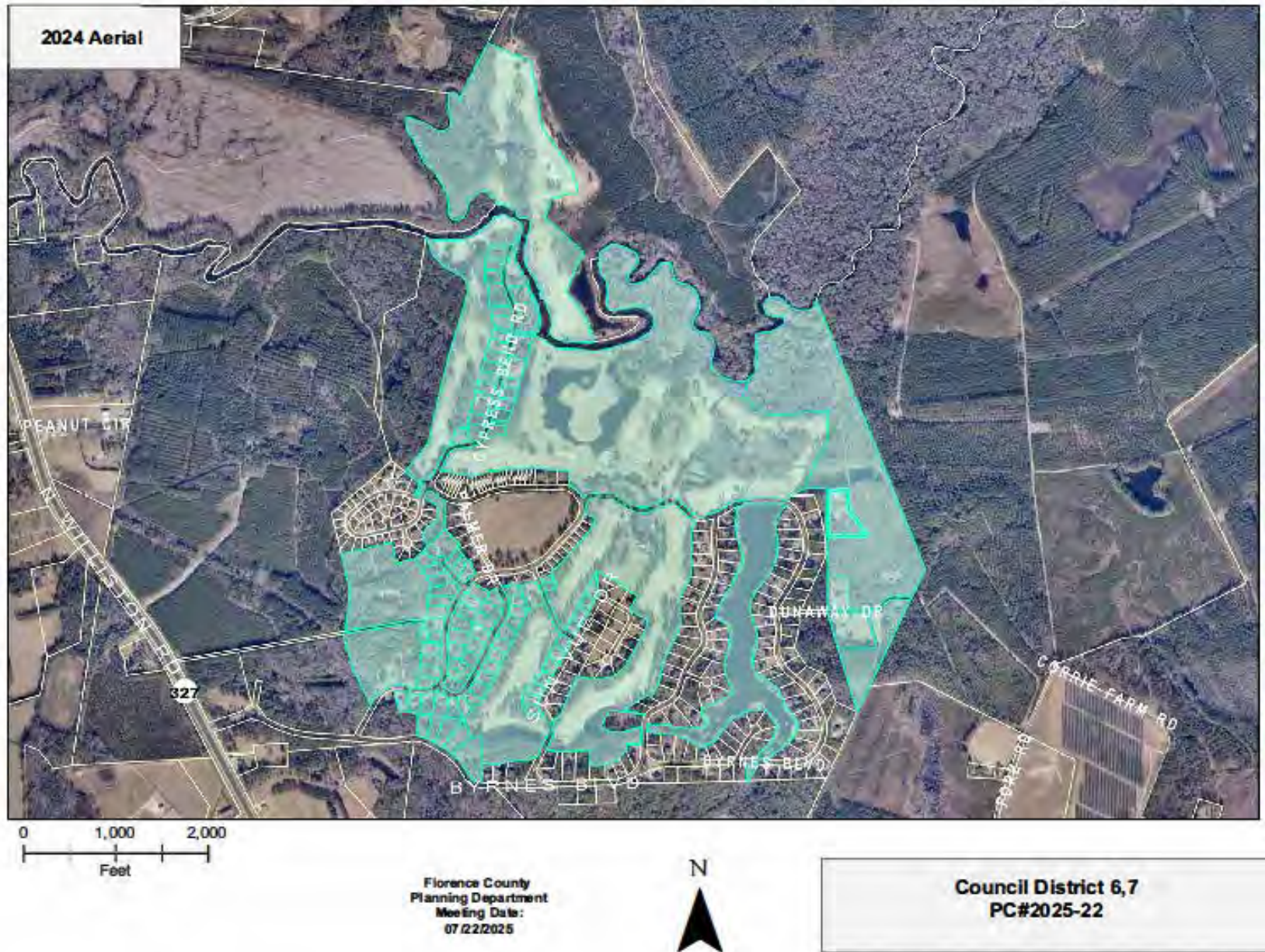
0 1,000 2,000
Feet

Florence County
Planning Department
Meeting Date:
07/22/2025



Council District 6,7
PC#2025-22

PC#2025-22 Aerial Map #2



PC#2025-22 Subject Properties



Comments/Questions



SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: Country Club of South Carolina, Florence SC

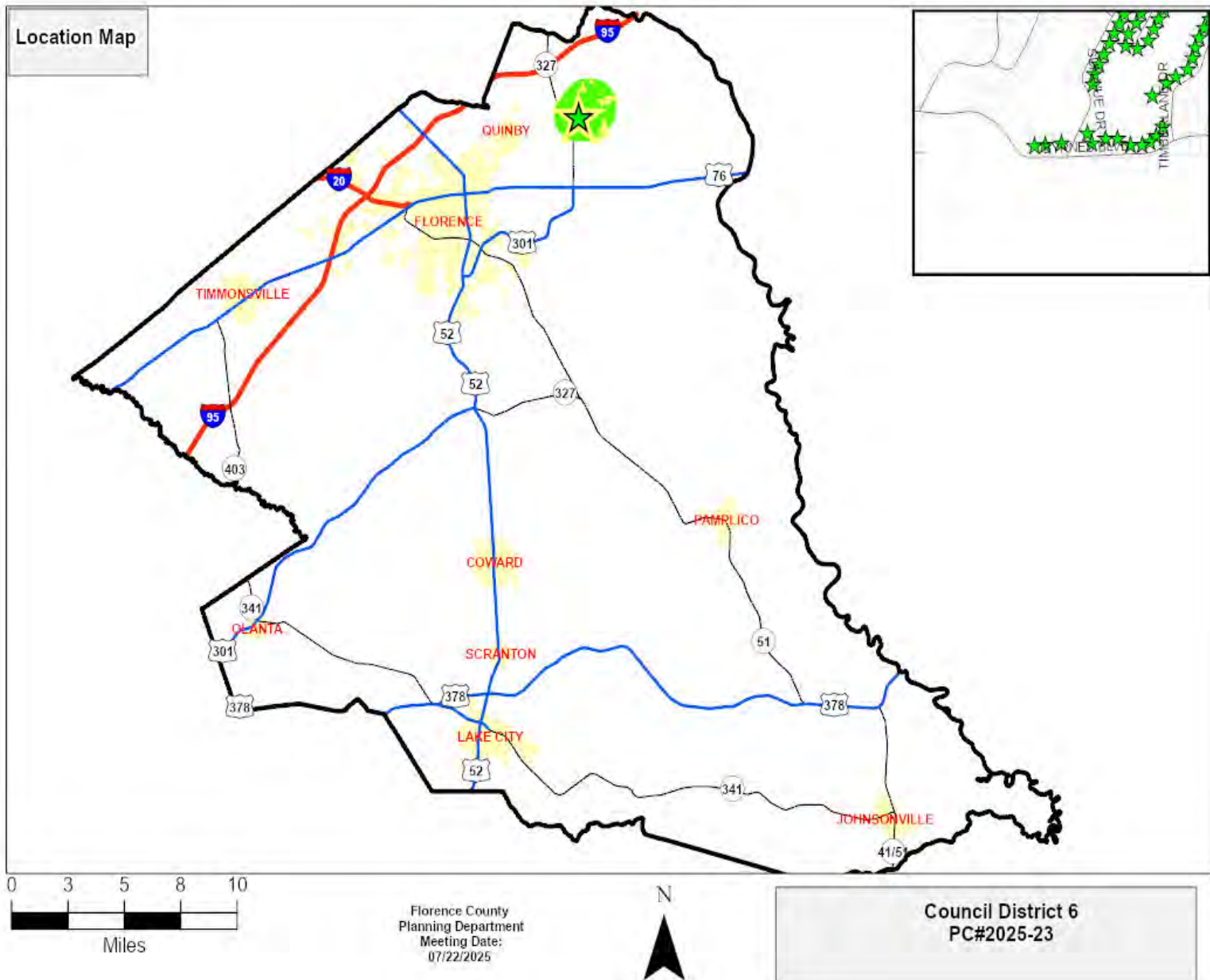
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COUNCIL DISTRICT(S): 6, 7; County Council

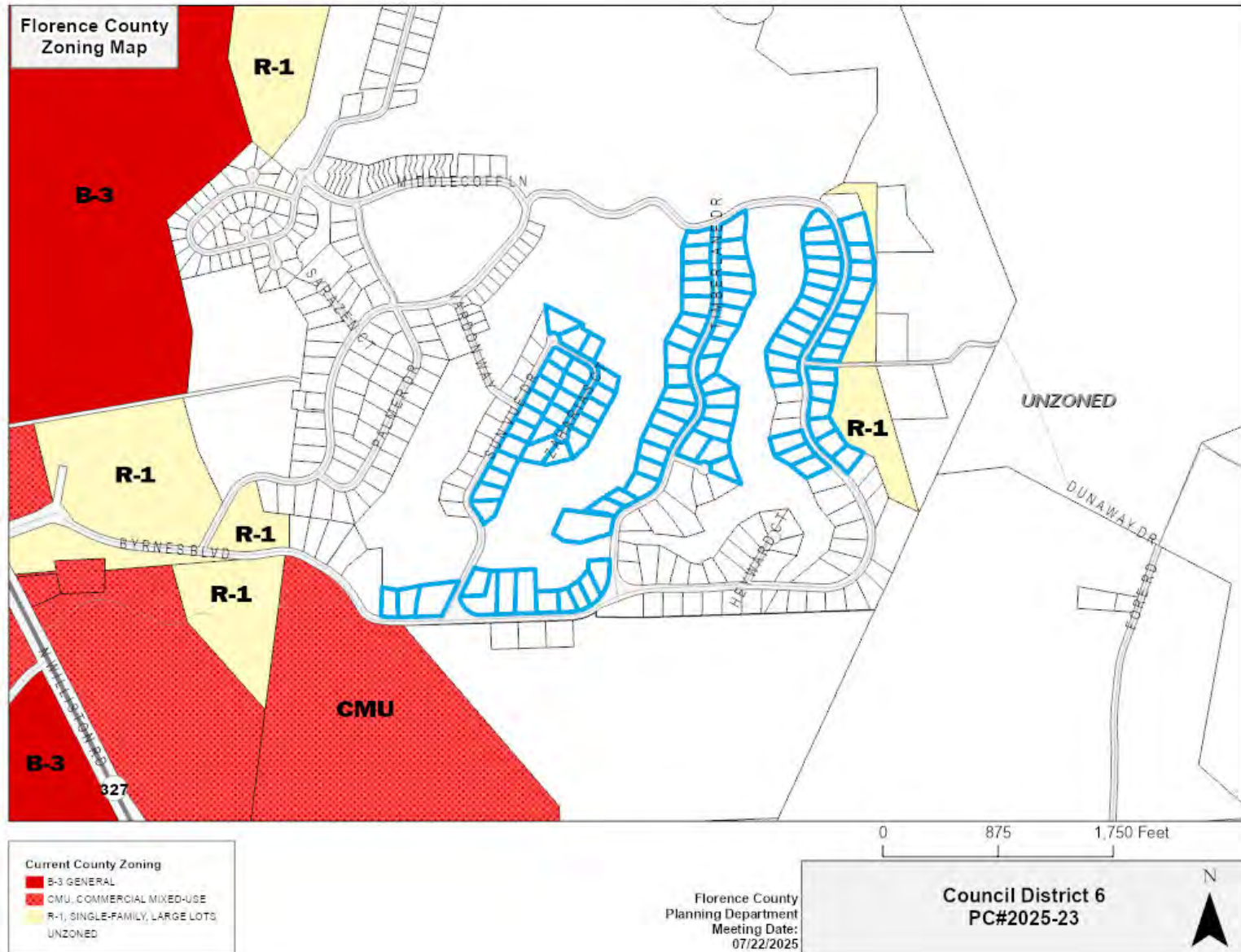
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

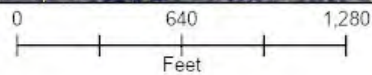
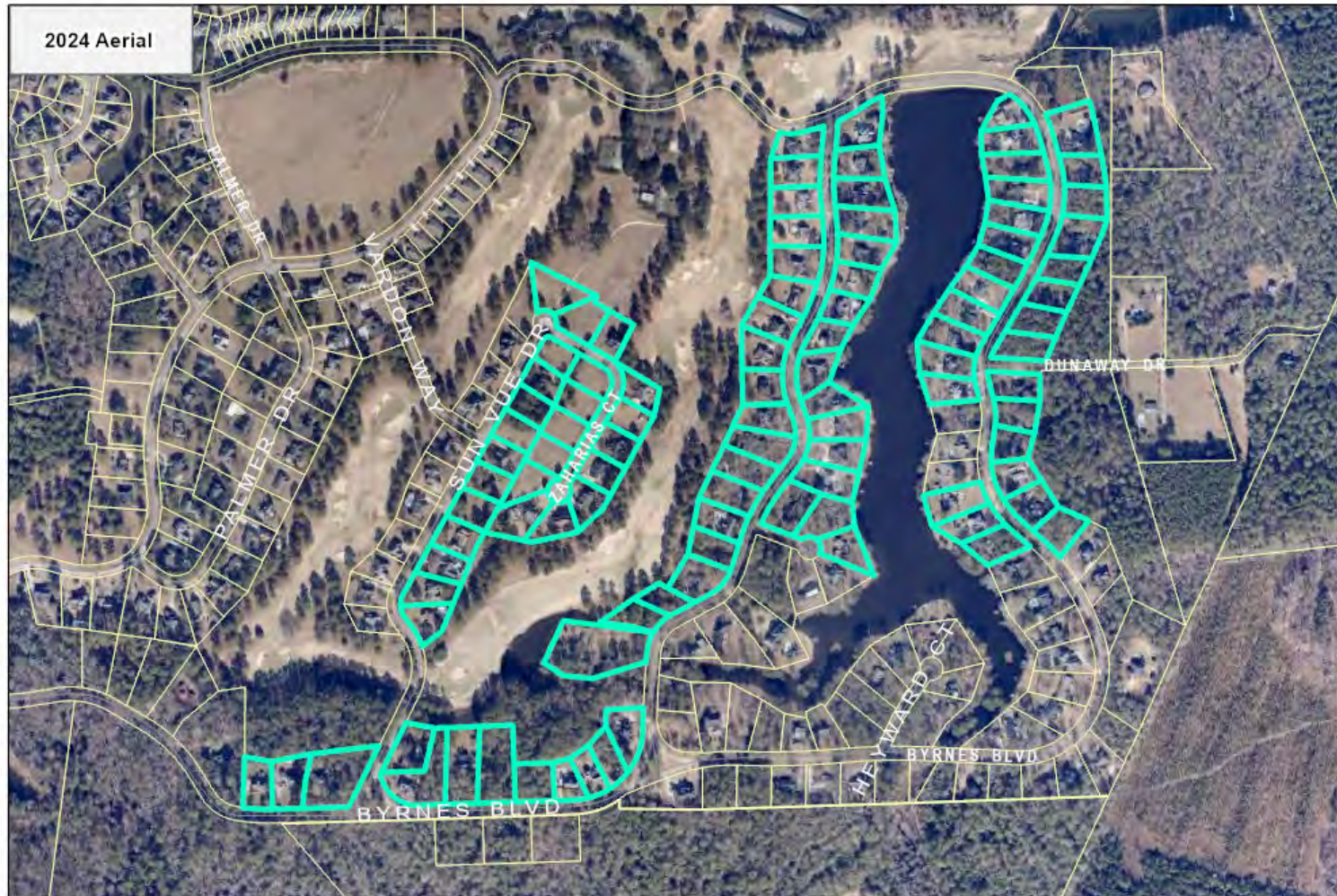
PC#2025-23 Location Map



PC#2025-23 Zoning Map



PC#2025-23 Aerial Map



Florence County
Planning Department
Meeting Date:
07/22/2025



Council District 6
PC#2025-23

PC#2025-23 Subject Properties



Comments/Questions



PC#2025-24

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: Country Club of South Carolina, Florence SC

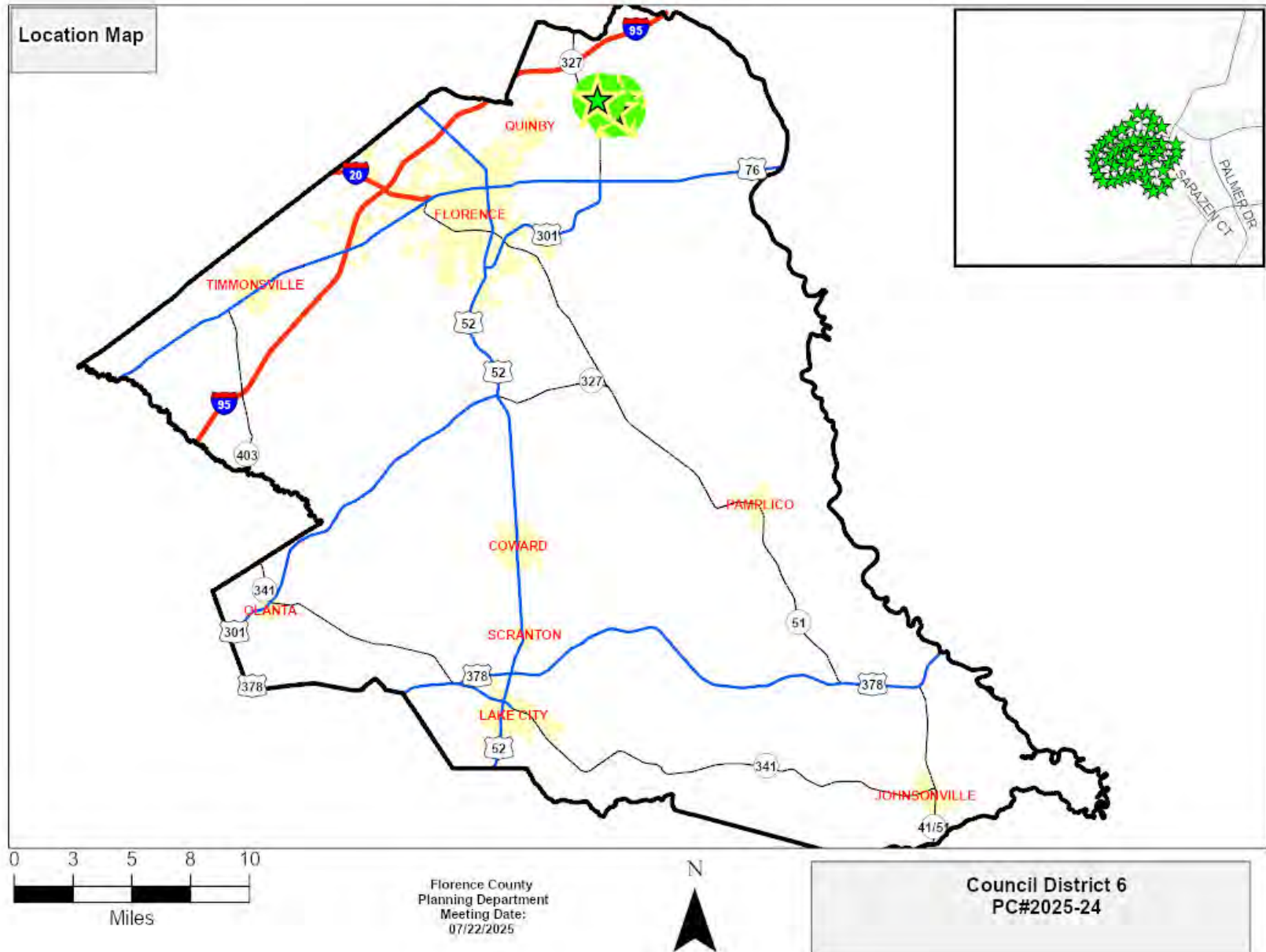
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COUNCIL DISTRICT(S): 6, 7; County Council

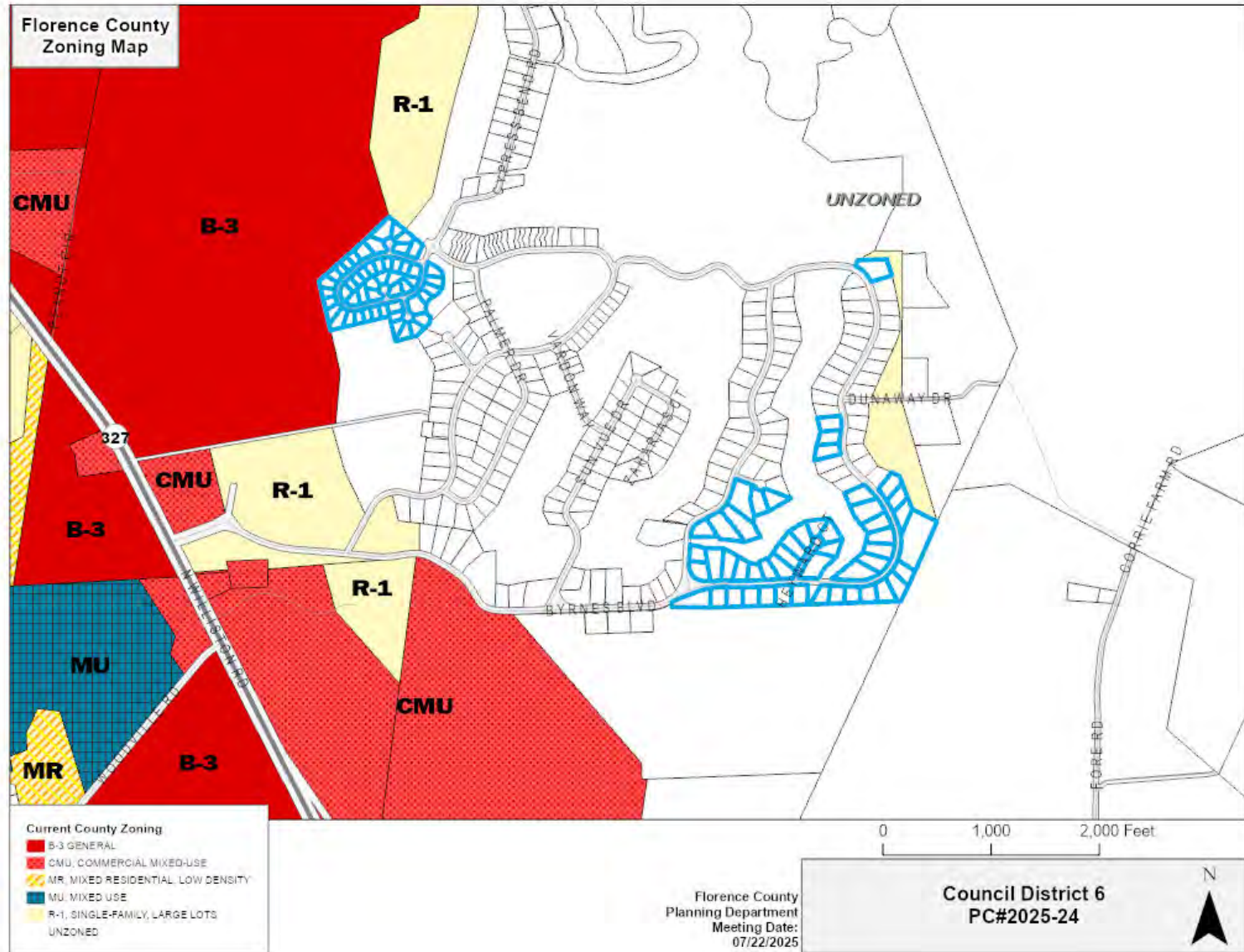
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

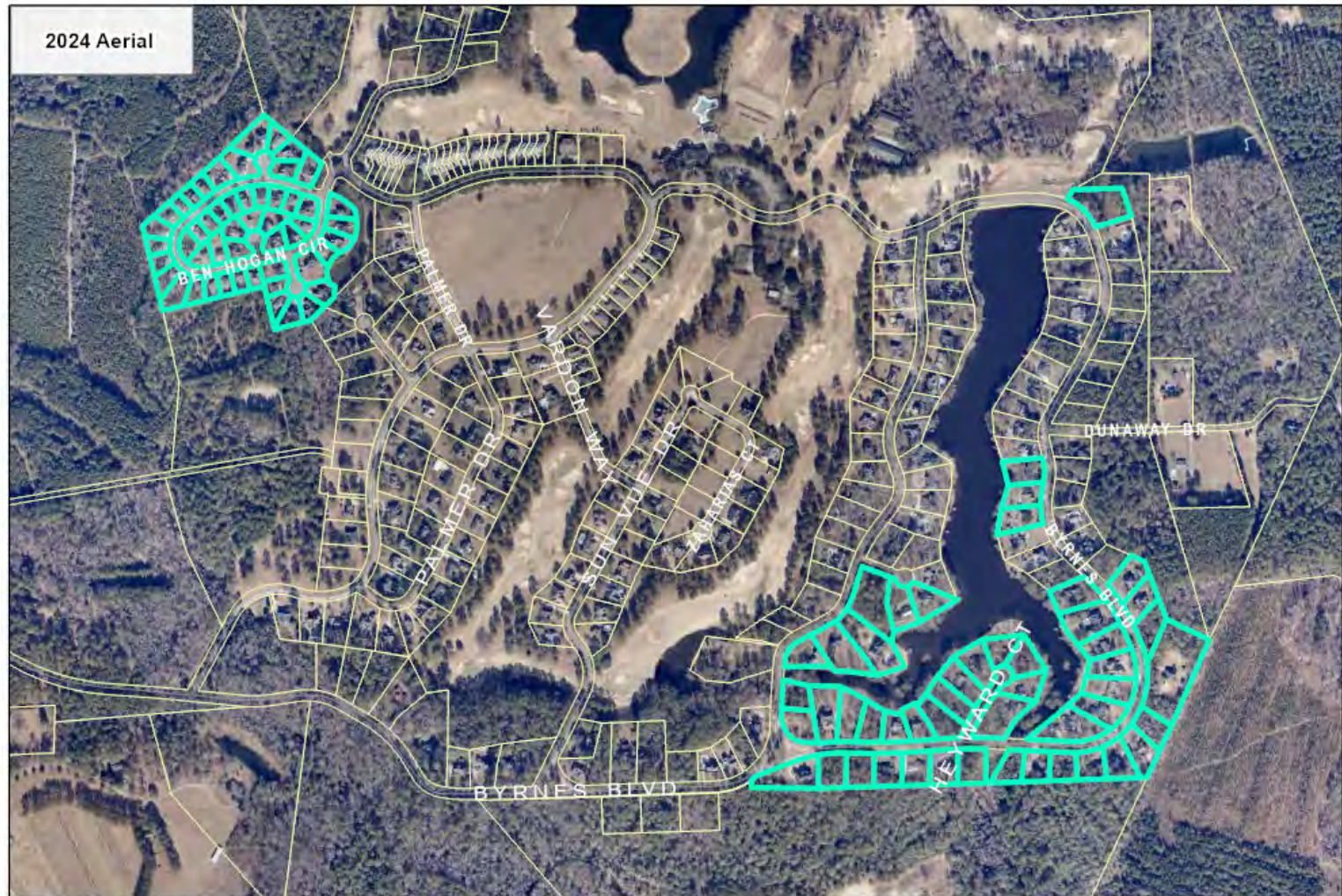
PC#2025-24 Location Map



PC#2025-24 Zoning Map



PC#2025-24 Aerial Map



2024 Aerial

0 800 1,600
Feet

Florence County
Planning Department
Meeting Date:
07/22/2025



Council District 6
PC#2025-24

PC#2025-24 Subject Properties



Comments/Questions



PC#2025-25

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, Sec. 30-111, (10) And (11).

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Code of Ordinances to allow for the development of townhomes in unzoned areas and to also provide standards for the development of multifamily housing in unzoned areas.

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, Sec. 30-111, (10) And (11); Shall Be Amended And Will Read As Follows:

Comments/Questions



PC#2025-21

SUBJECT: Request For Text Amendments To The Florence County Code of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance

Chapter 28.6 LAND DEVELOPMENT AND SUBDIVISION ORDINANCE¹

ARTICLE I. IN GENERAL

Comments/Questions



Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, July 22, 2025
6:00 P.M.
County Complex
Room 803

IV. Other Business

V. Director's Report:

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

VI. Adjournment

THANK YOU
FOR
ATTENDING!

