



Florence County Planning Commission

August 26, 2025

6:00 PM

**Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, August 26, 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 July 22, 2025

III. Public Hearings

PC#2025-27

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Kimberly Brockington To Change The Future Land Use Designation From Suburban District To **Urban District** And To Change The Zoning Designation From R-1 Single-Family Residential District To **R-5A Multi-Family Residential District** For The Properties Located Off Of Dogwood Lane, Quinby, SC, As Shown On Florence County Tax Map Number 90136, Block 03, Parcels 006, 007, 008, 009, 010, and 011.

LOCATION: Dogwood Lane, Quinby, SC

TAX MAP NUMBERS: 90136-03-006, 90136-03-007, 90136-03-008, 90136-03-009, 90136-03-010, 90136-03-011

COUNCIL DISTRICT(S): 3; County Council

OWNER OF RECORD: Ashby T. Gregg Jr.

APPLICANT: Kimberly Brockington

ZONING/LAND AREA: R-1 / Approximately 2.45 acres

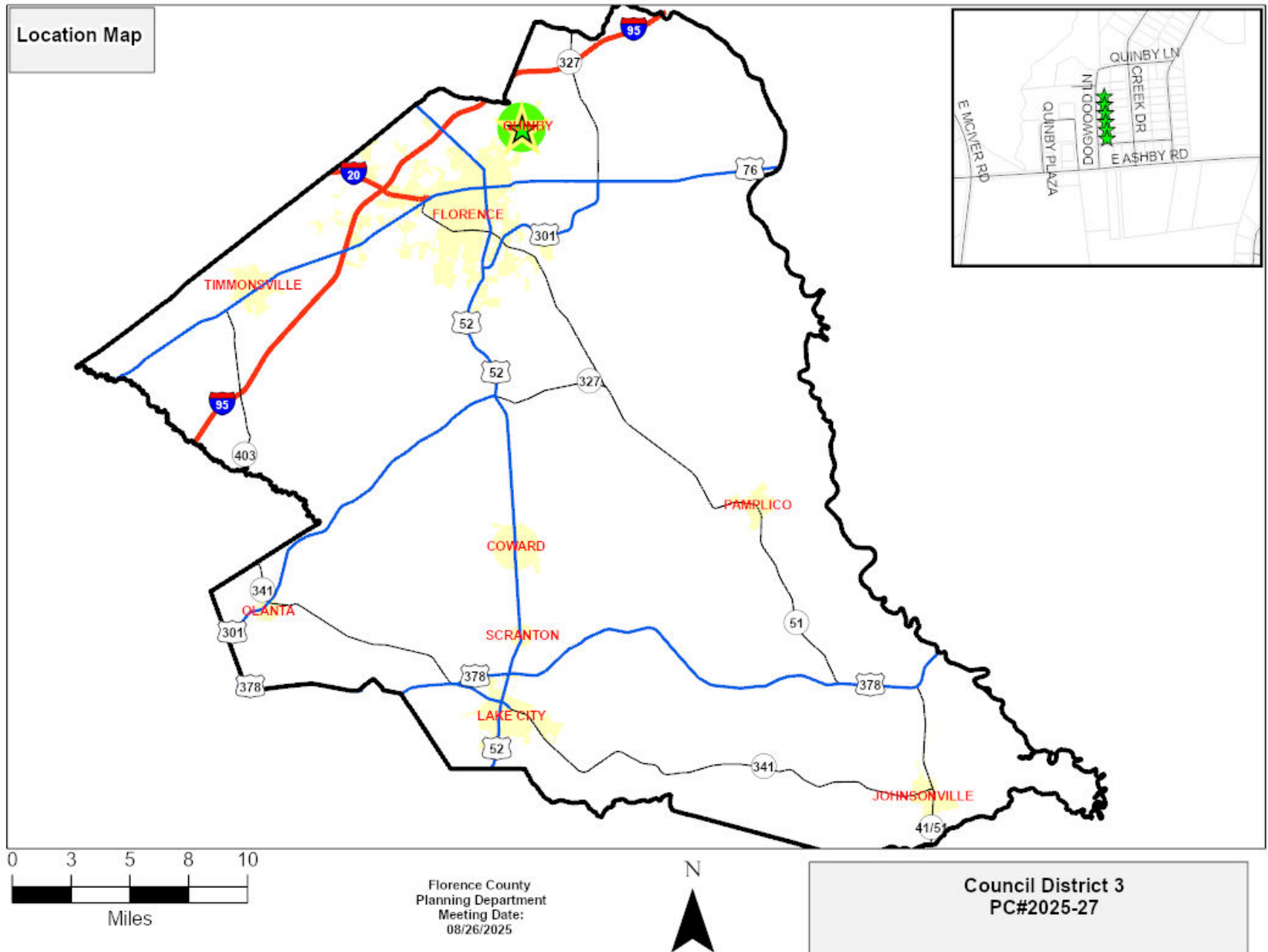
WATER/SEWER AVAILABILITY: City of Florence

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

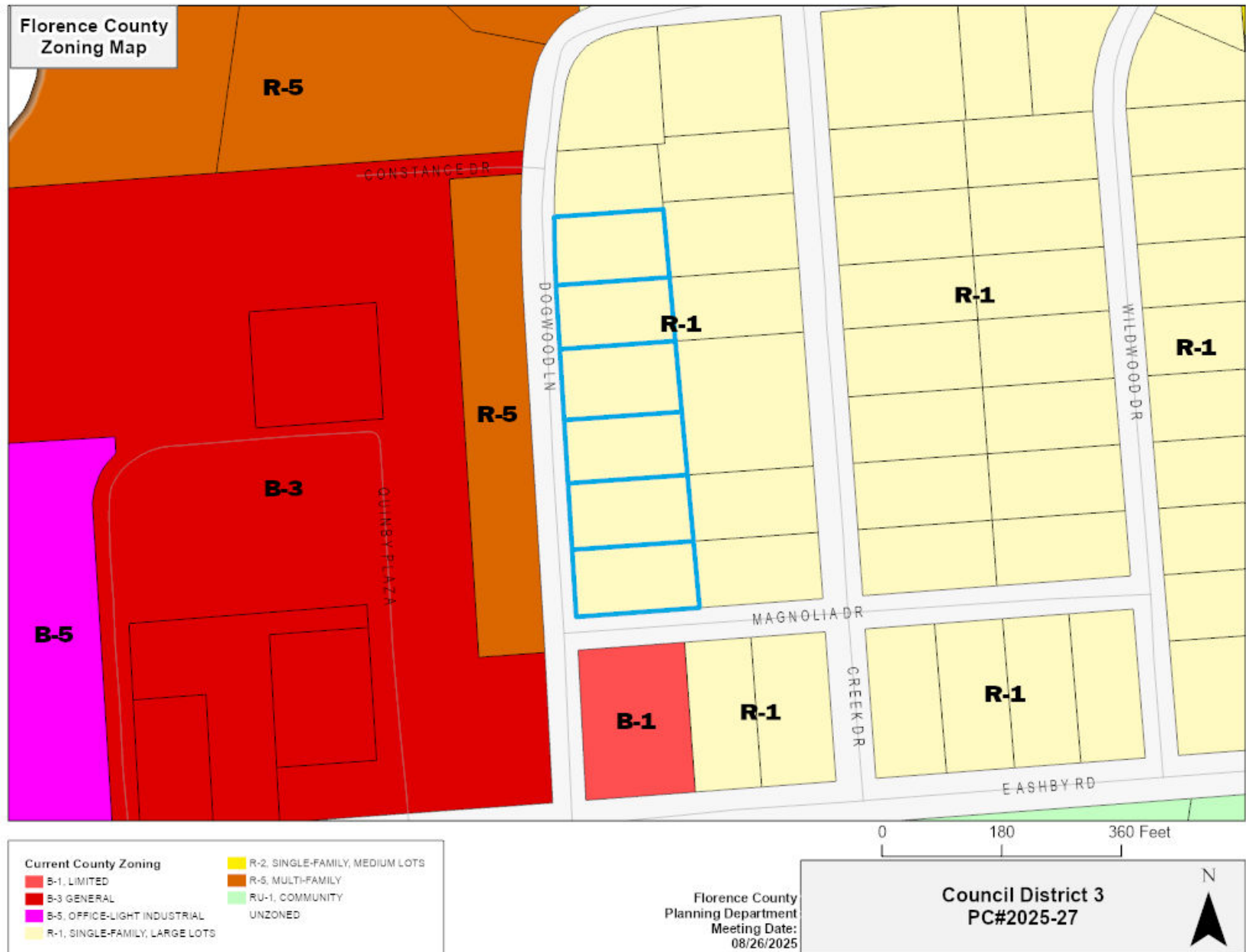
FLOOD ZONE: X

PARCEL ZONING DESIGNATION: R-1

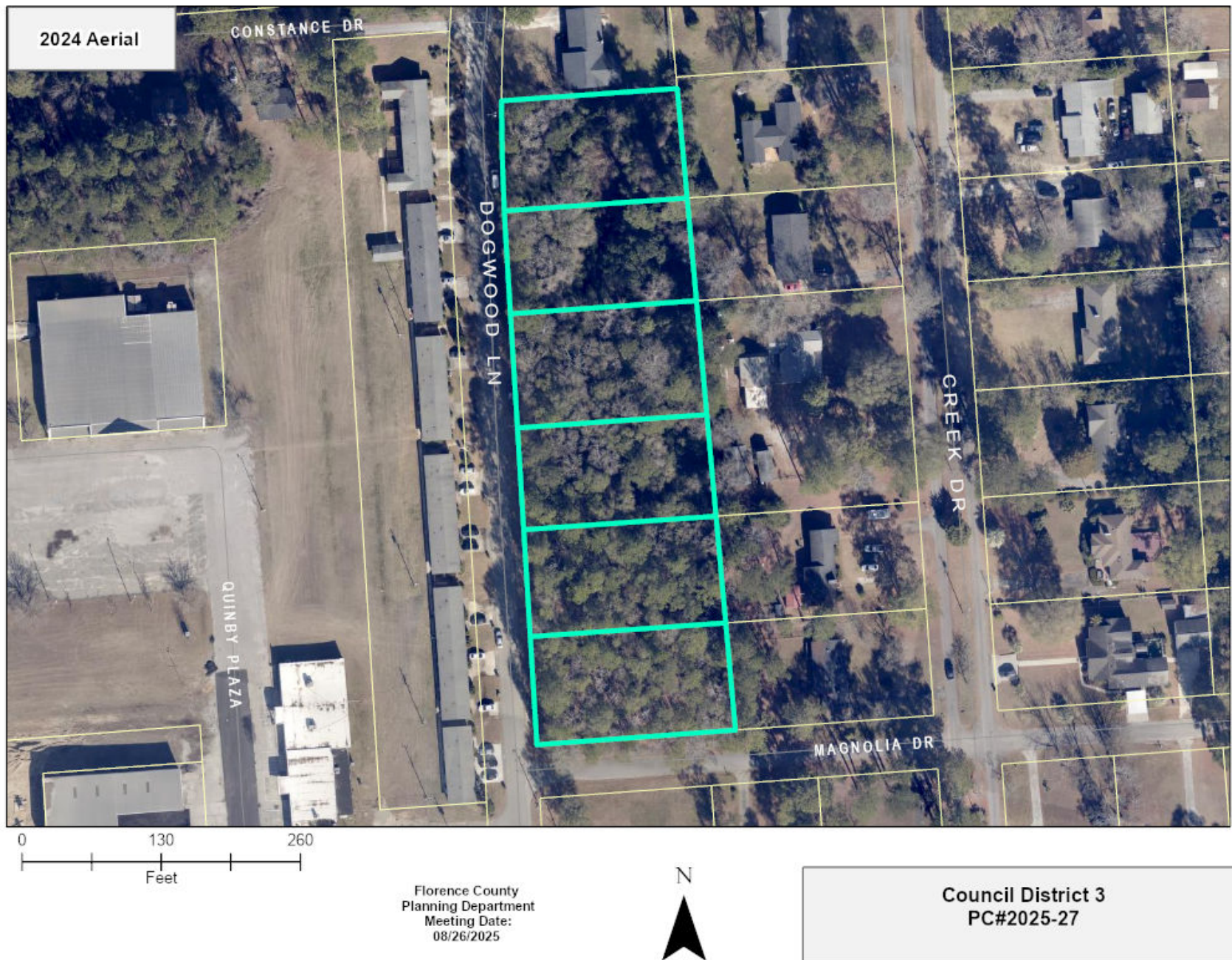
PC#2025-27 Location Map



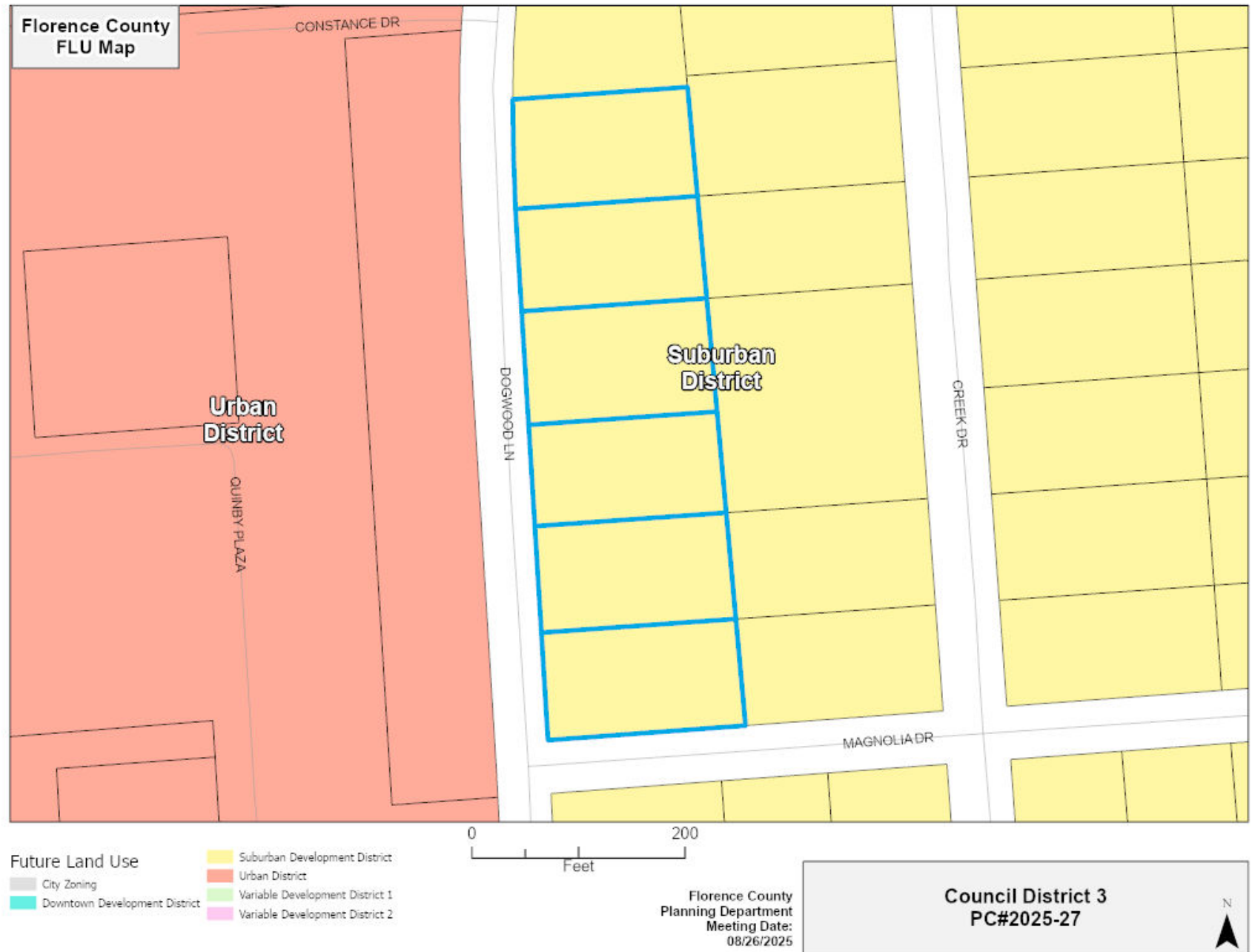
PC#2025-27 Zoning Map



PC#2025-27 Aerial Map



PC#2025-27 Comp Plan



PC#2025-27 Subject Properties



90136-03-006



90136-03-007



90136-03-008



90136-03-009



90136-03-010



90136-03-011

PC#2025-27 Adjacent Properties



POV: West of the subject properties
off of Dogwood Lane.



POV: South of subject property
(90136-03-011) off of Dogwood Lane
and Magnolia Drive.



POV: North of subject property
(90136-03-006) off of Dogwood Lane.

Comments/Questions



PC#2025-28

SUBJECT: Map Amendment Requested By Barron Ervin To Change The Zoning Designation From R-1 Single-Family Residential District To **R-3A Single-Family Residential District** For The Property Located Off Of N. Williston Road, Florence, SC, As Shown On Florence County Tax Map Number 00204, Block 01, Parcel 032.

LOCATION: N. Williston Road, Florence SC

TAX MAP NUMBERS: 00204, Block 01, Parcel 032

COUNCIL DISTRICT(S): 7; County Council

OWNER OF RECORD: Floyd Family Properties LLC

APPLICANT: Barron Ervin

ZONING/LAND AREA: R-1 / Approximately 125.17 acres

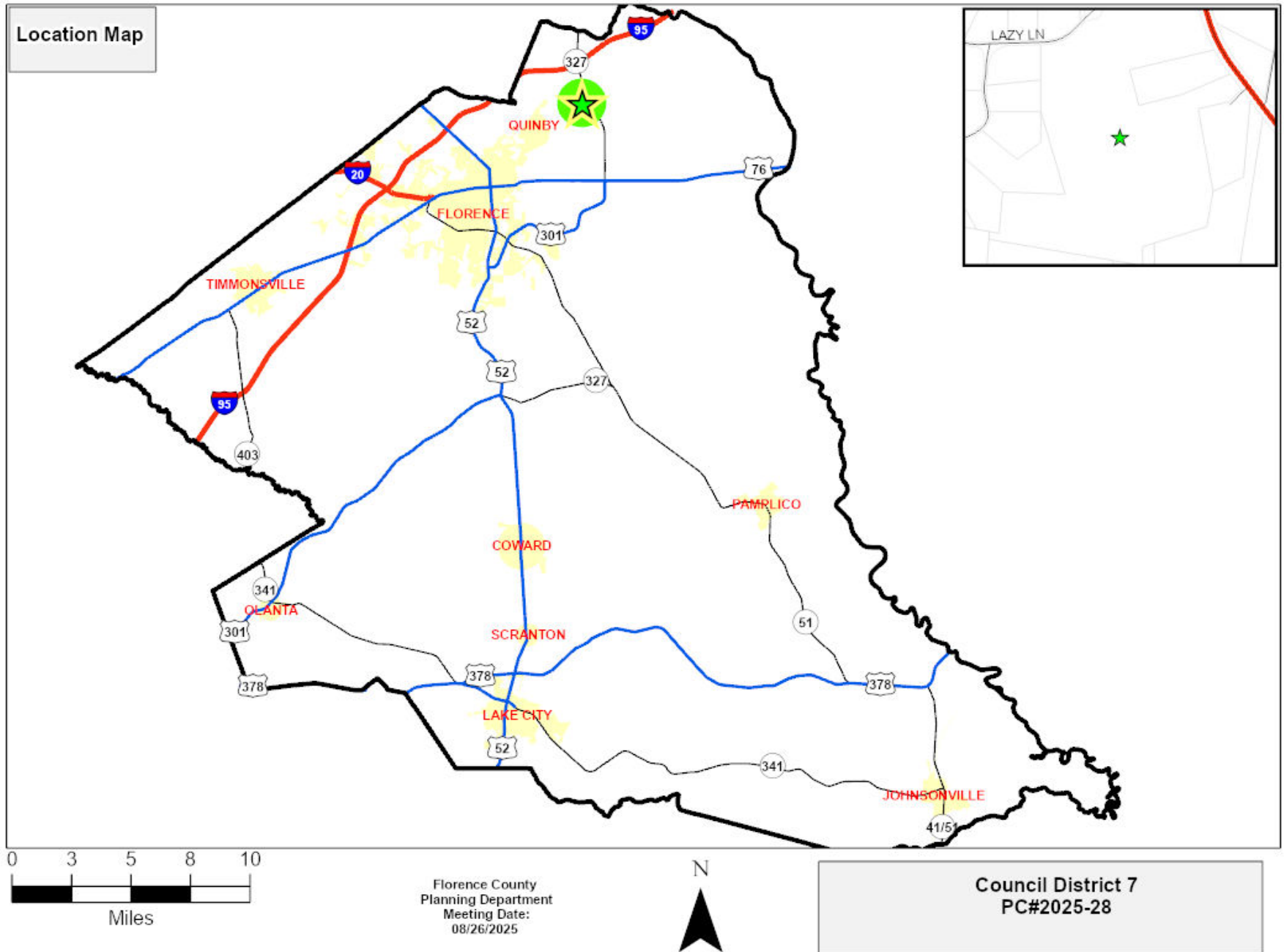
WATER/SEWER AVAILABILITY: City of Florence Water/ No Sewer

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

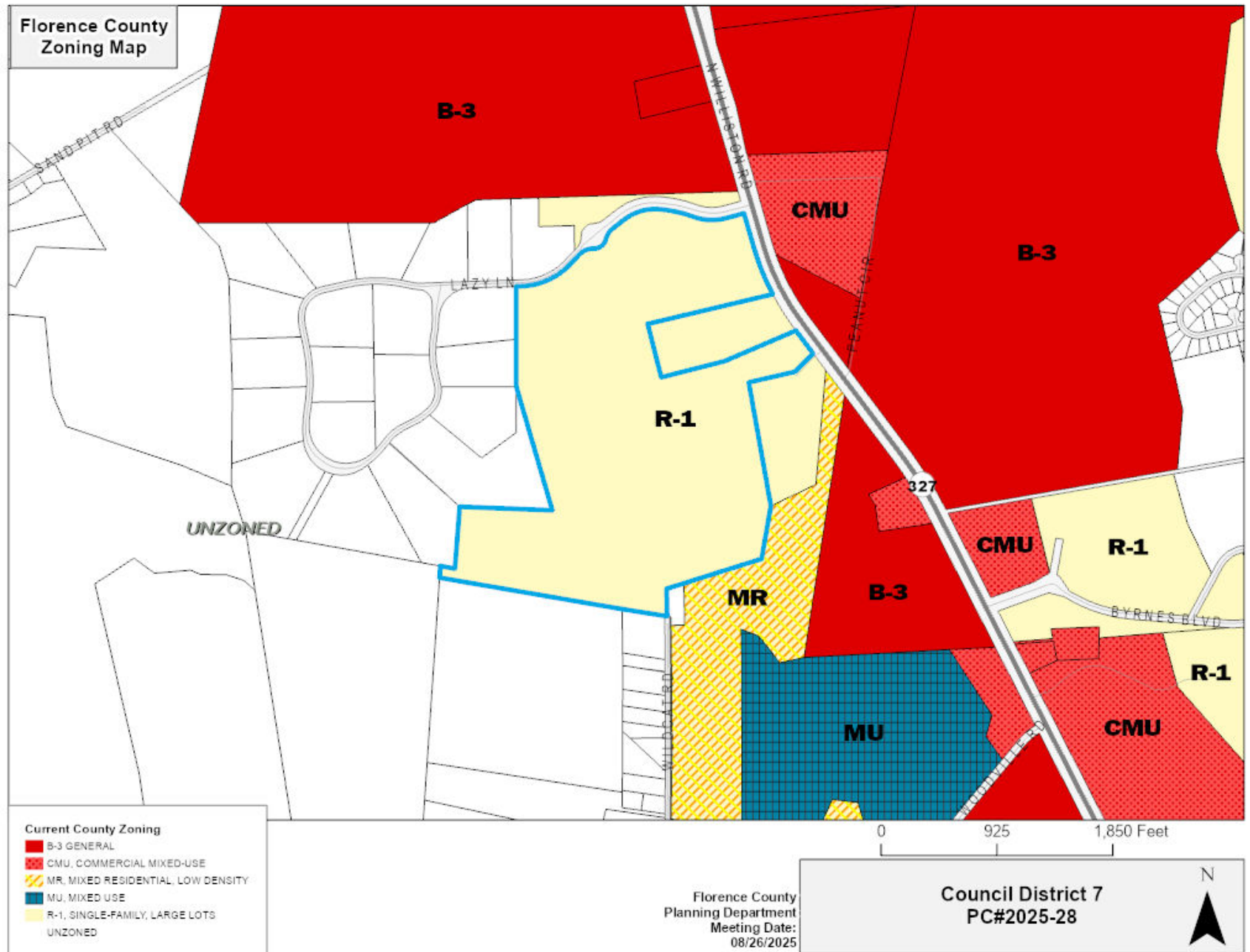
FLOOD ZONE: X

PARCEL ZONING DESIGNATION: R-1

PC#2025-28 Location Map



PC#2025-28 Zoning Map



PC#2025-28 Aerial Map



2024 Aerial

0 670 1,340
Feet

Florence County
Planning Department
Meeting Date:
08/26/2025



Council District 7
PC#2025-28

PC#2025-28 Subject Property



Sign posted off of N. Williston Road

Sign posted off of Lazy Lane



PC#2025-28 Adjacent Properties



POV: East of the subject property
off of N. Williston Road



POV: West of the subject property
off of Lazy Lane



POV: Southeast of the subject
property off of N. Williston Road

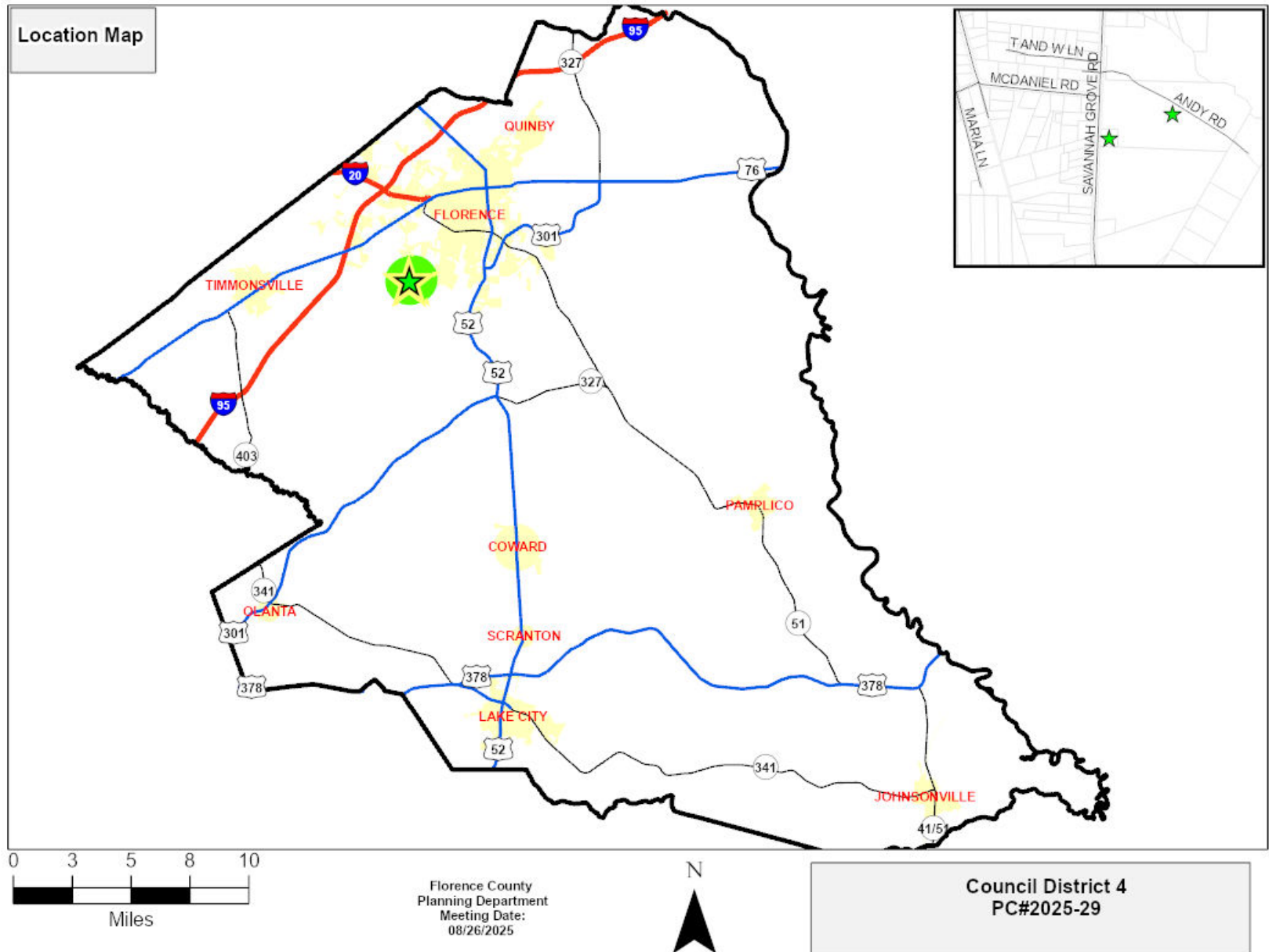
Comments/Questions



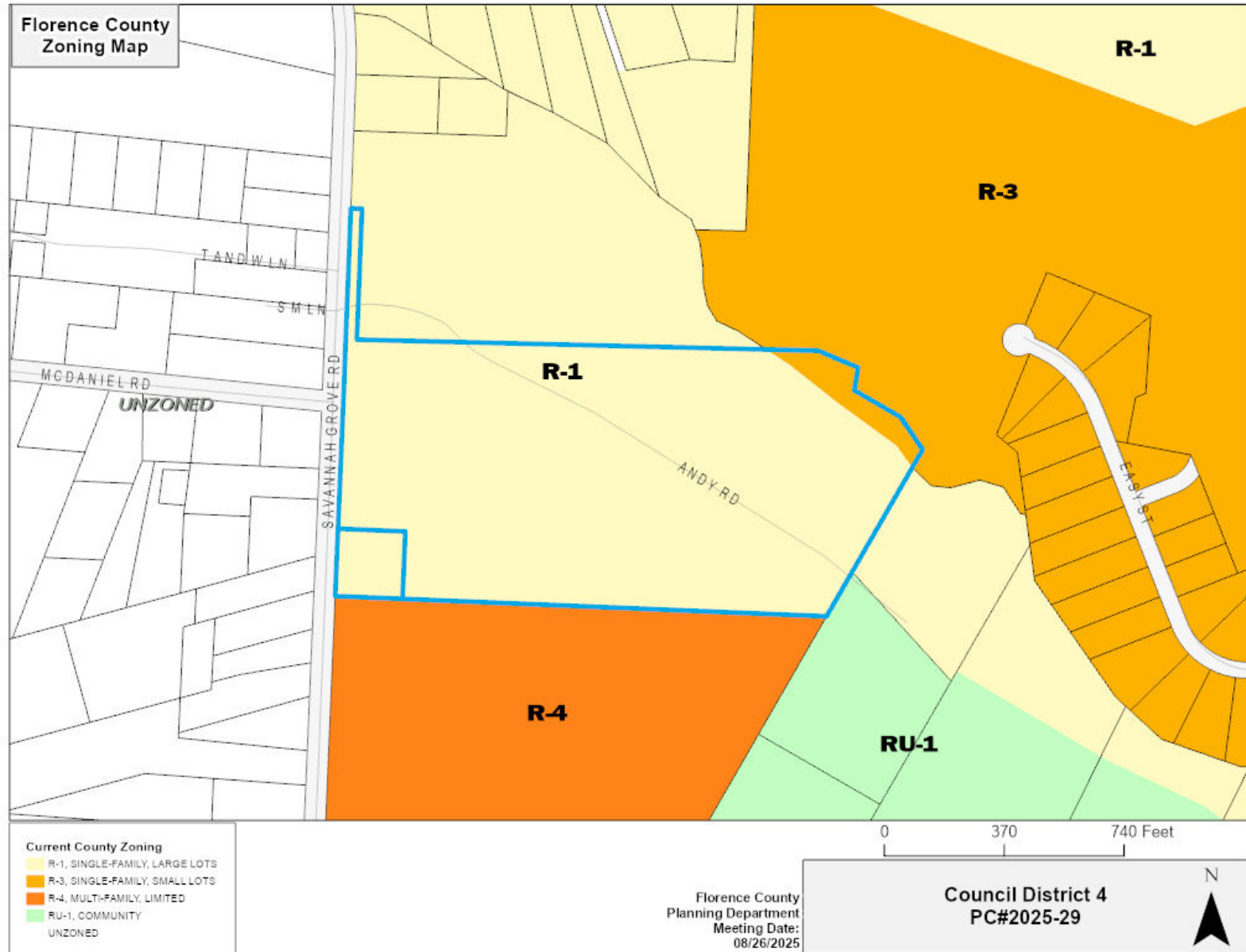
PC#2025-29

SUBJECT:	Sketch Plan Requested By Clayton W. Cannon, ADC Engineering For Savannah Grove Road Elementary And Recreation Park, Located Off Of Savannah Grove Road, Effingham SC, As Shown On Florence County Tax Map Number 00102, Block 01, Parcel 279 and 407.
LOCATION:	The proposed project site is located off of Savannah Grove, Effingham SC
TAX MAP NUMBERS:	00102, Block 01, Parcel 279 and 407
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	Florence School District 1
APPLICANT:	Clayton W. Cannon, ADC Engineering
ZONING/LAND AREA:	R-1 & R-3 approx. 30.9 acres
WATER/SEWER AVAILABILITY:	City of Florence Water / No Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X, AE
PARCEL ZONING DESIGNATIONS:	R-1 & R-3

PC#2025-29 Location Map



PC#2025-29 Zoning Map



PC#2025-29 Aerial Map



0 260 520
Feet

Florence County
Planning Department
Meeting Date:
08/26/2025



Council District 4
PC#2025-29

PC#2025-29 Subject Properties

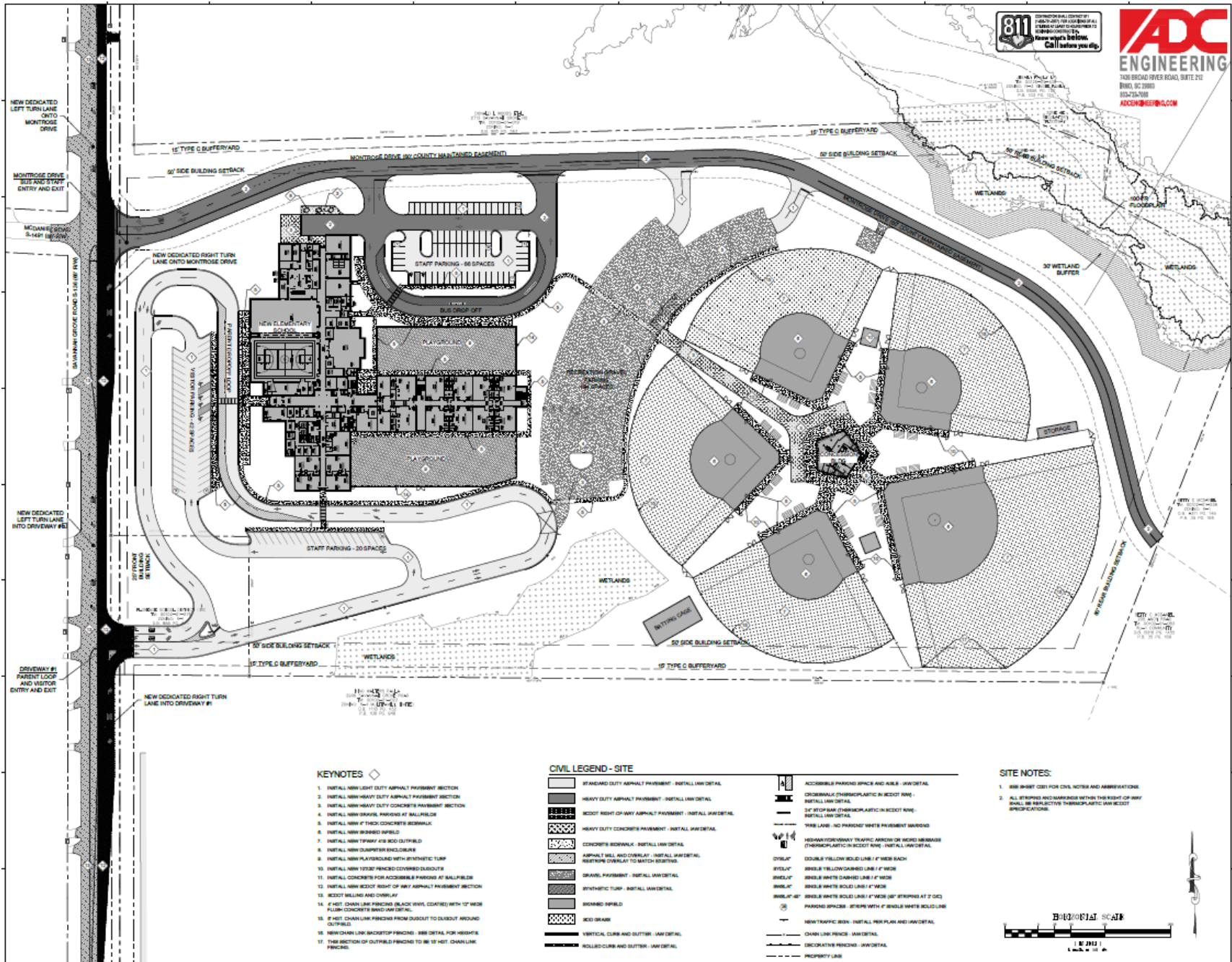


00102-01-407






























00102-01-279

PC#2025-29 Sketch Plan



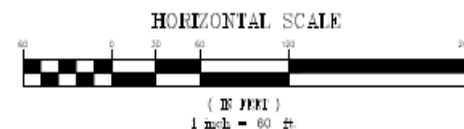
PC#2025-29 Sketch Plan Notes

CIVIL LEGEND - SITE

	STANDARD DUTY ASPHALT PAVEMENT - INSTALL IAW DETAIL		ACCESSIBLE PARKING SPACE AND AISLE - IAW DETAIL
	HEAVY DUTY ASPHALT PAVEMENT - INSTALL IAW DETAIL		CROSSWALK (THERMOPLASTIC IN SCDOT RW) - INSTALL IAW DETAIL
	SCDOT RIGHT-OF-WAY ASPHALT PAVEMENT - INSTALL IAW DETAIL		24" STOP BAR (THERMOPLASTIC IN SCDOT RW) - INSTALL IAW DETAIL
	HEAVY DUTY CONCRETE PAVEMENT - INSTALL IAW DETAIL		'FIRE LANE - NO PARKING' WHITE PAVEMENT MARKING
	CONCRETE SIDEWALK - INSTALL IAW DETAIL		HIGHWAY/DRIVEWAY TRAFFIC ARROW OR WORD MESSAGE (THERMOPLASTIC IN SCDOT RW) - INSTALL IAW DETAIL
	ASPHALT MILL AND OVERLAY - INSTALL IAW DETAIL RESTRIPE OVERLAY TO MATCH EXISTING.		
	GRAVEL PAVEMENT - INSTALL IAW DETAIL		
	SYNTHETIC TURF - INSTALL IAW DETAIL		
	SKINNED INFELD		
	SOD GRASS		
	VERTICAL CURB AND GUTTER - IAW DETAIL		
	ROLLED CURB AND GUTTER - IAW DETAIL		
			DYSL4" DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
			SYDL4" SINGLE YELLOW DASHED LINE / 4" WIDE
			SWDL4" SINGLE WHITE DASHED LINE / 4" WIDE
			SWSL4" SINGLE WHITE SOLID LINE / 4" WIDE
			SWSL4"-45" SINGLE WHITE SOLID LINE / 4" WIDE (45° STRIPING AT 2' O/C)
			PARKING SPACES - STRIPE WITH 4" SINGLE WHITE SOLID LINE
			NEW TRAFFIC SIGN - INSTALL PER PLAN AND IAW DETAIL
			CHAIN LINK FENCE - IAW DETAIL
			DECORATIVE FENCING - IAW DETAIL
			PROPERTY LINE

SITE NOTES:

1. SEE SHEET C001 FOR CIVIL NOTES AND ABBREVIATIONS.
2. ALL STRIPING AND MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE REFLECTIVE THERMOPLASTIC IAW SCDOT SPECIFICATIONS.



Comments/Questions



PC#2025-30

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 112. - Special Use Permit.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance by reducing the number of individuals allowed to gather, which would require a special use permit.

Comments/Questions



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.

Comments/Questions



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IV. Other Business

V. Director's Report:

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

VI. Adjournment

THANK YOU
FOR
ATTENDING!

