



Florence County Planning Commission

September 23, 2025

6:00 PM

**Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, September 23, 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 August 26, 2025

III. Public Hearings

PC#2025-32

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Pete Gioldasis To Change The Future Land Use Designation From Variable Development District 1 To **Downtown Development District** And To Change The Zoning Designation From R-3 Single-Family Residential District To **B-4 Central Commercial District** For The Property Located Off Of W. Market Street, Timmons ville, SC, As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006.

LOCATION: 102 W. Market Street, Timmons ville, SC

TAX MAP NUMBERS: 70013, Block 09, Parcel 006

COUNCIL DISTRICT(S): 4; County Council

OWNER OF RECORD: Jimmy & Christina Gioldasis

APPLICANT: Pete Gioldasis

ZONING/LAND AREA: R-3 / Approximately 0.35 acres

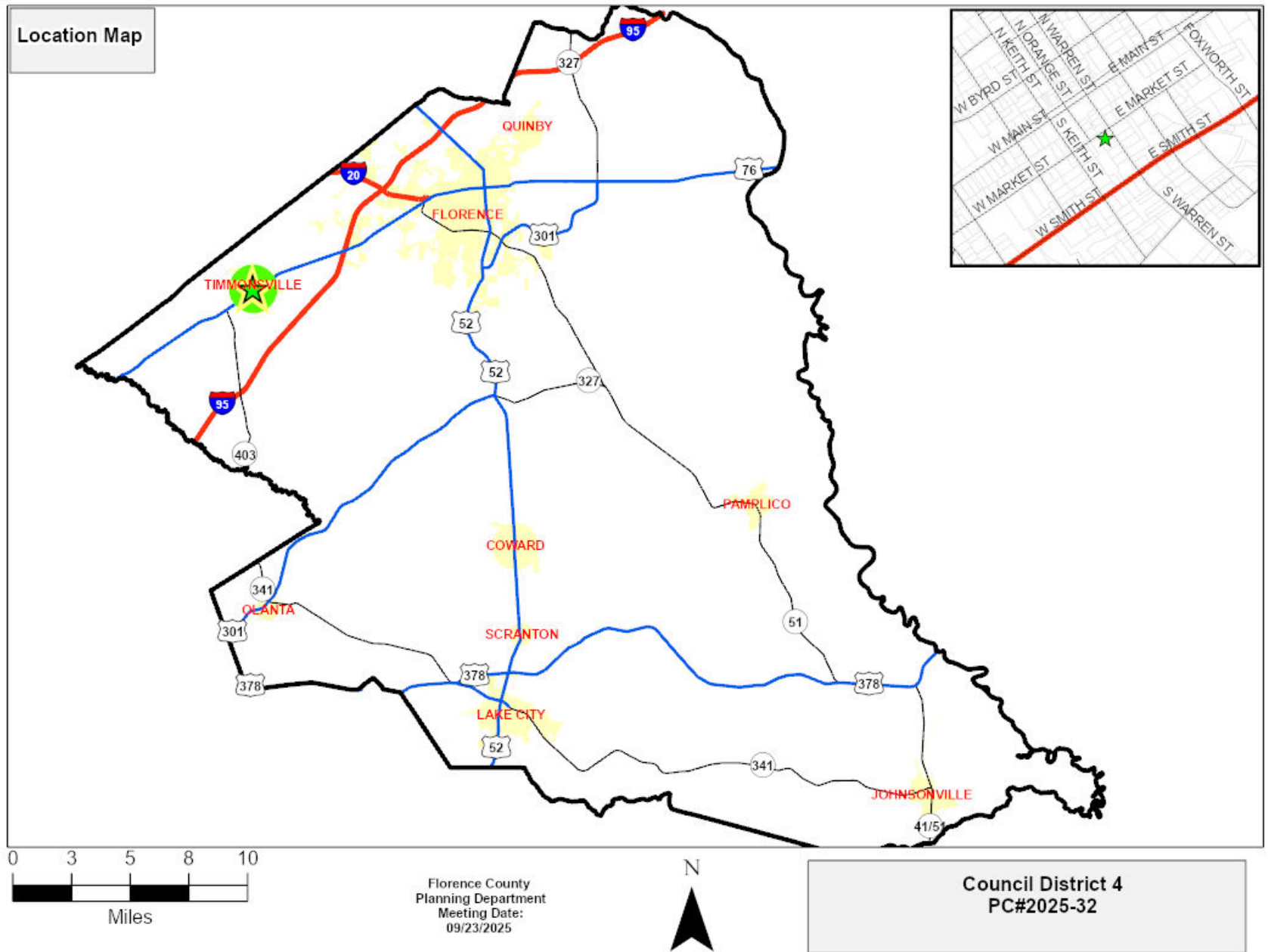
WATER/SEWER AVAILABILITY: City of Florence

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

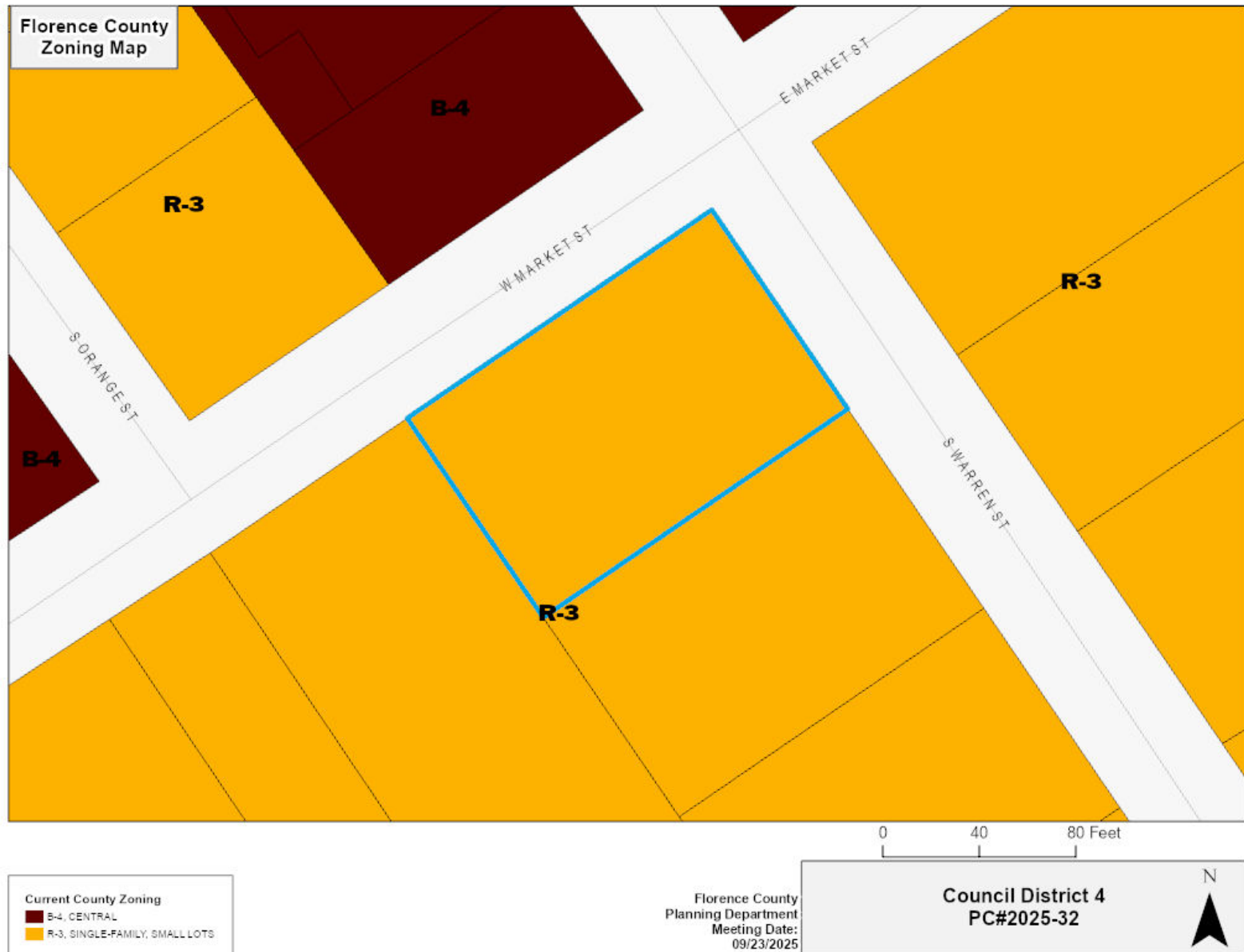
FLOOD ZONE: X

PARCEL ZONING DESIGNATION: R-3

PC#2025-32 Location Map



PC#2025-32 Zoning Map



PC#2025-32 Aerial Map



2024 Aerial

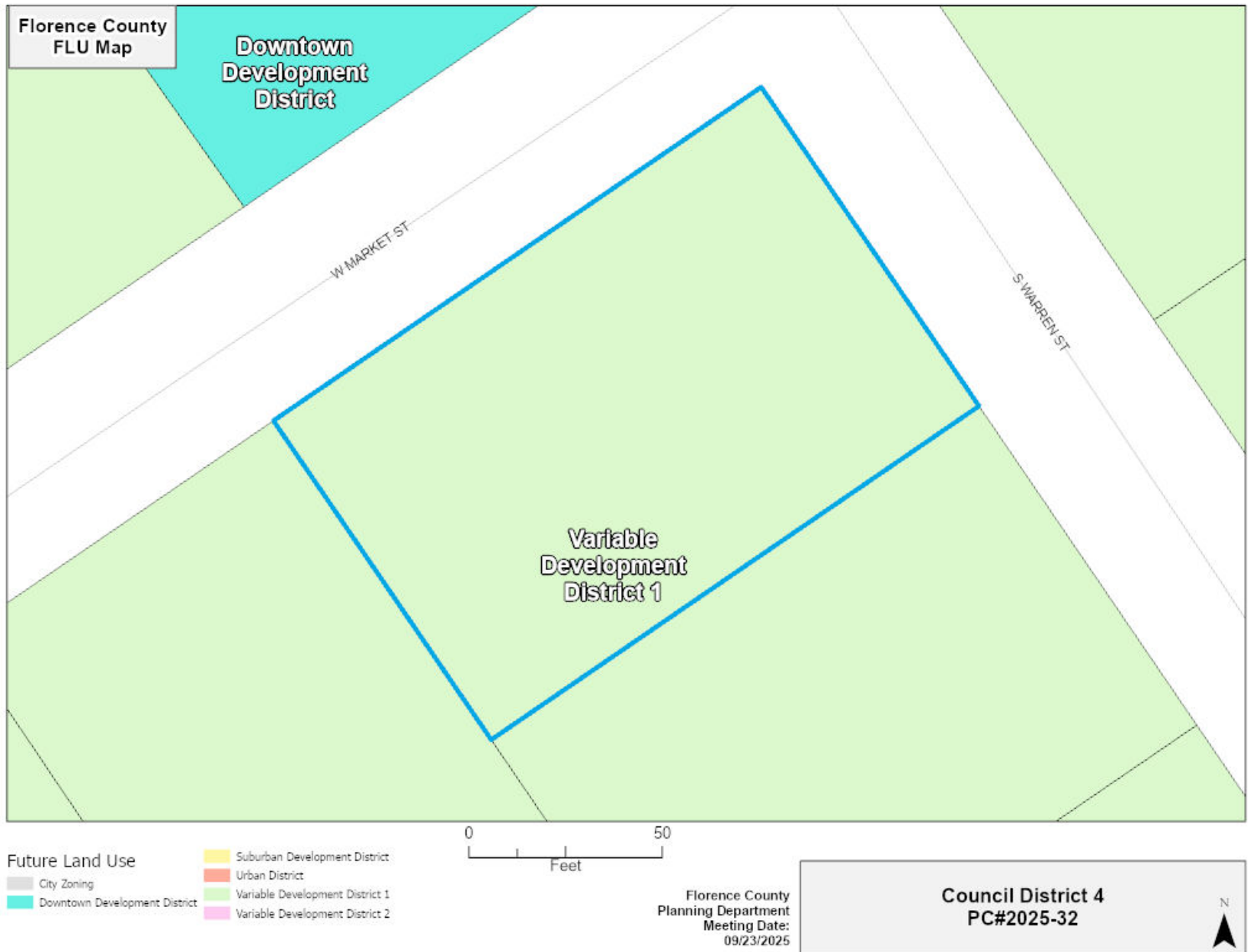
0 30 60
Feet

Florence County
Planning Department
Meeting Date:
09/23/2025



Council District 4
PC#2025-32

PC#2025-32 Future Land Use Map



PC#2025-32 Subject Property



Sign posted off of W Market Street

Sign posted off of S Warren Street



PC#2025-32 Adjacent Properties



POV: North of the subject properties
off of W. Market Street.



POV: West of the subject property off
of W. Market Street.



POV: East of the subject property off
of W. Market Street.

Comments/Questions



PC#2025-33

SUBJECT: Request for the Road Renaming of Bens Lake Drive to Horseman's Drive

LOCATION: Off Vox Hwy., Johnsonville, SC

TAX MAP NUMBERS: 00411-05-004

COUNCIL DISTRICT: 2; County Council

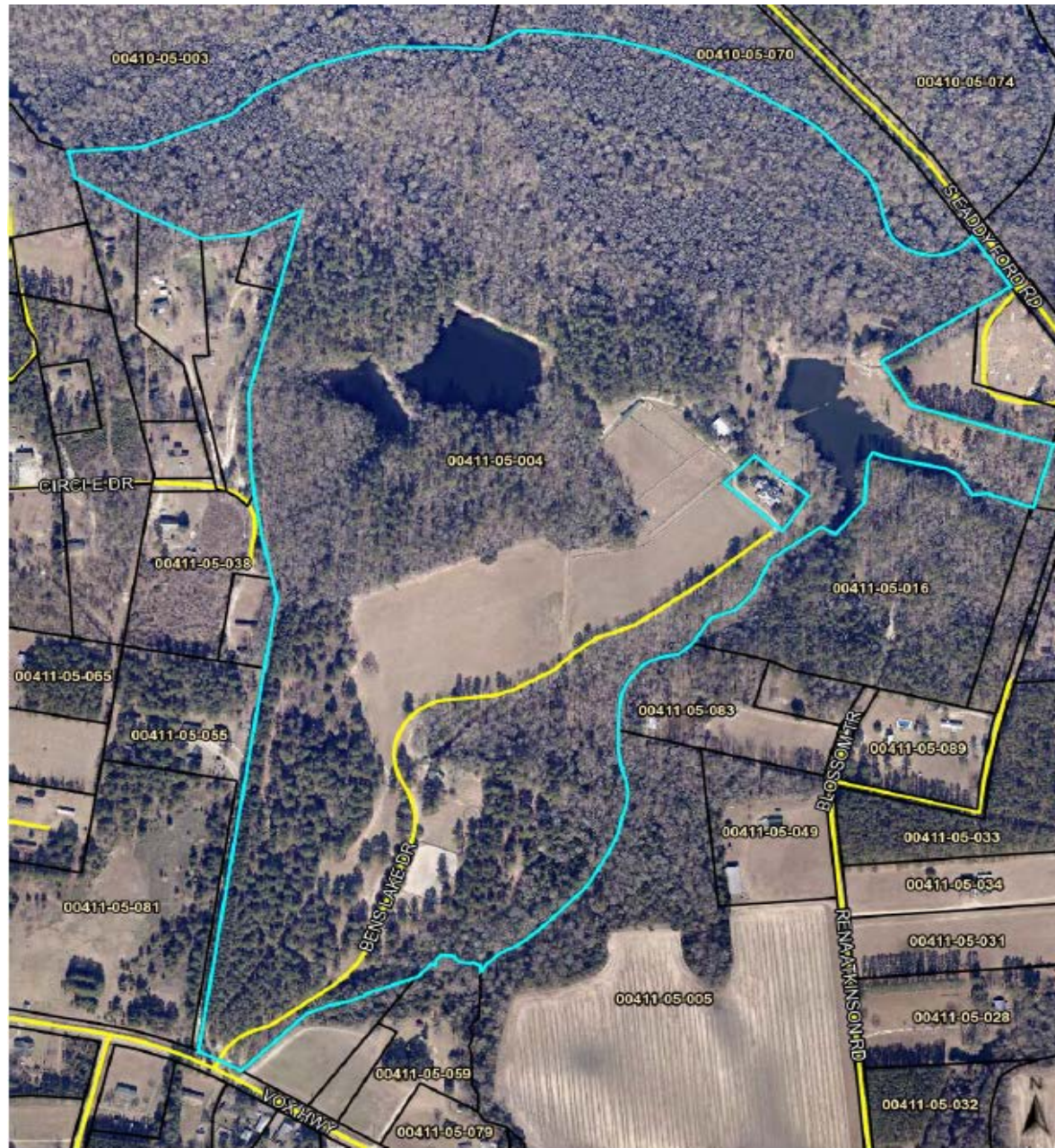
APPLICANT(S): Pat Parelli, Parelli Plantation Prop Inc.

STAFF ANALYSIS:

The applicant is proposing to rename Bens Lake Drive, an existing private road located off Vox Hwy. in Johnsonville, SC. The proposed road name is Horseman's Drive.

The private road is shown on Florence County Tax Map 00411, Block 05, Parcel 004.

PC#2025-33 Aerial Map



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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V. Director's Report:

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

VI. Adjournment

THANK YOU
FOR
ATTENDING!

