

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 27, 2025
PC#2025-07**

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 Olanta, 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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently split-zoned with current uses consisting of commercial and vacant uses.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the unzoned portion of the subject properties is B-3, General Commercial District.
3. Surrounding Land Use and Zoning:
All surrounding properties within the Town Limits of Olanta have zoning designations.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties' future land use designations.

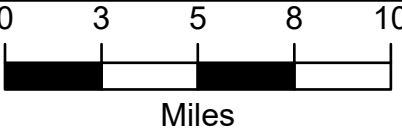
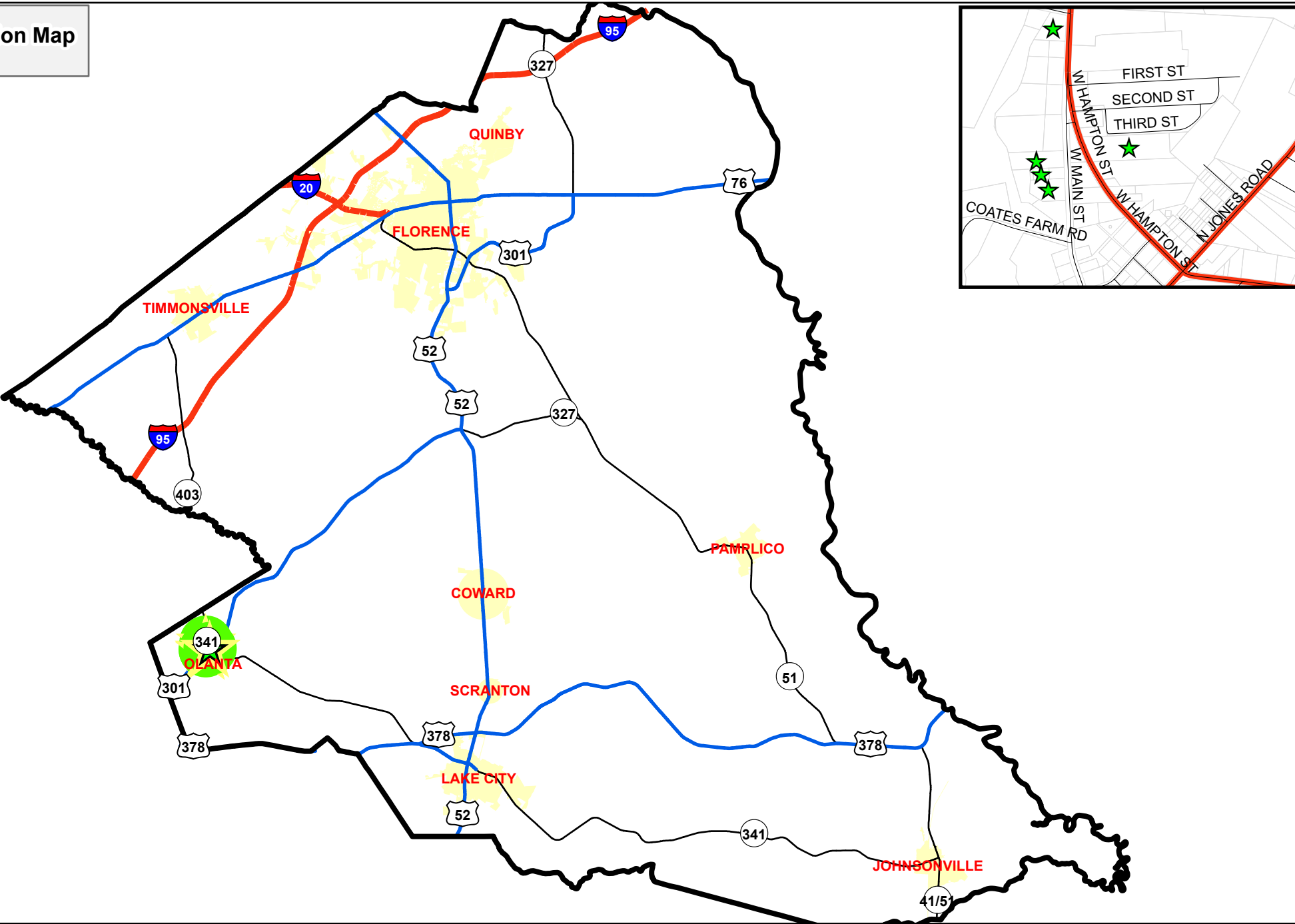
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the County Council agenda for Thursday, June 19, 2025 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence, SC 29501.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map

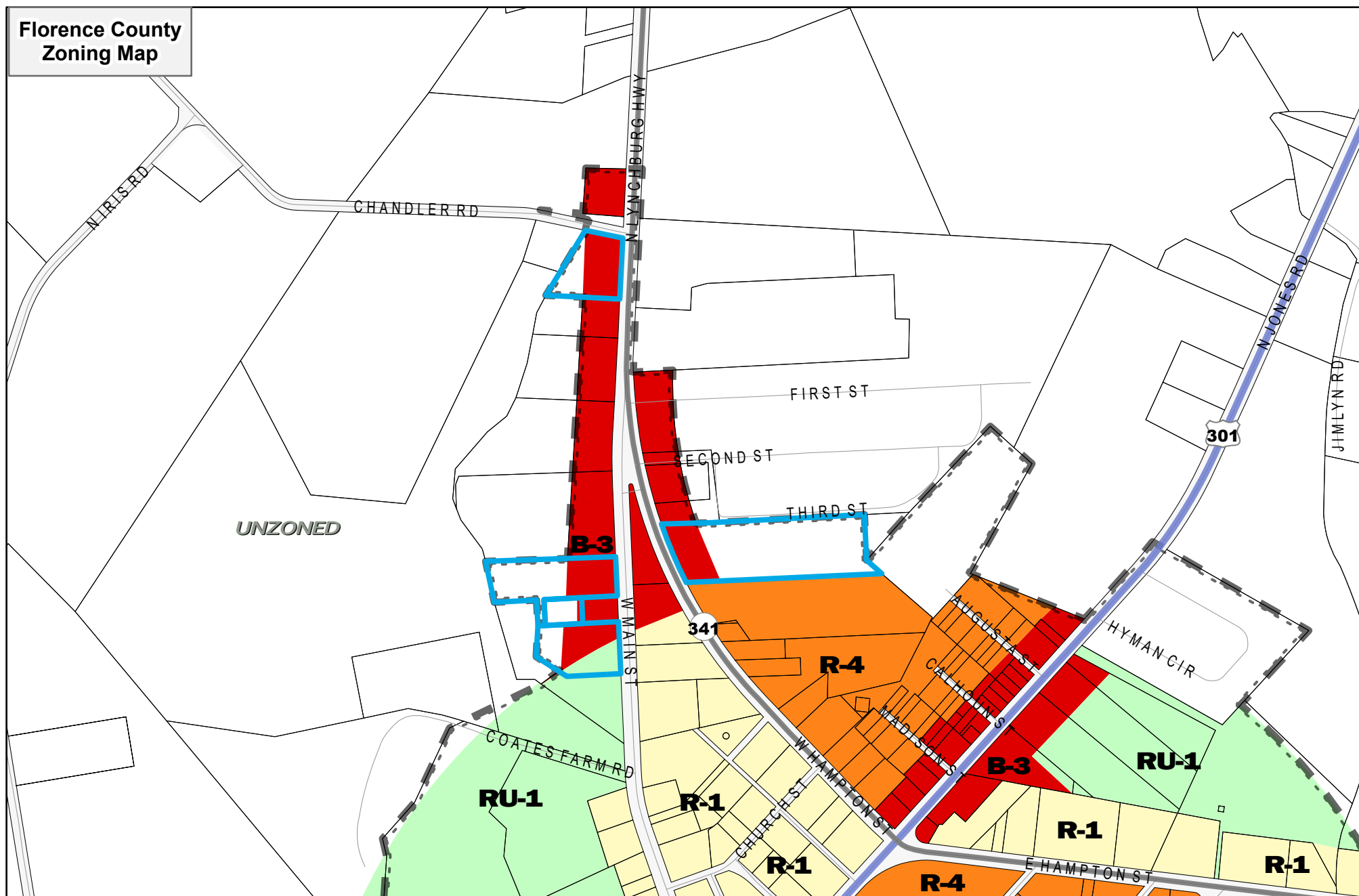


Florence County
Planning Department
Meeting Date:
05/27/2025



Council District 1
PC#2025-07

Florence County Zoning Map



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY
- UNZONED

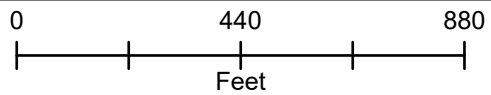
Florence County
Planning Department
Meeting Date:
05/27/2025

Council District 1
PC#2025-07

0 590 1,180 Feet



2024 Aerial



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



Council District 1
PC#2025-07

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 27, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently split-zoned with current uses consisting of residential and vacant uses.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the Unzoned portions of the subject properties is R-1, Single Family, Large Lots District.
3. Surrounding Land Use and Zoning:
All surrounding properties within the Town Limits of Olanta have zoning designations.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties' future land use designations.

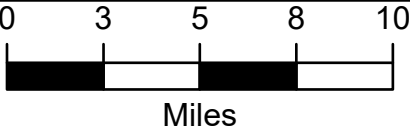
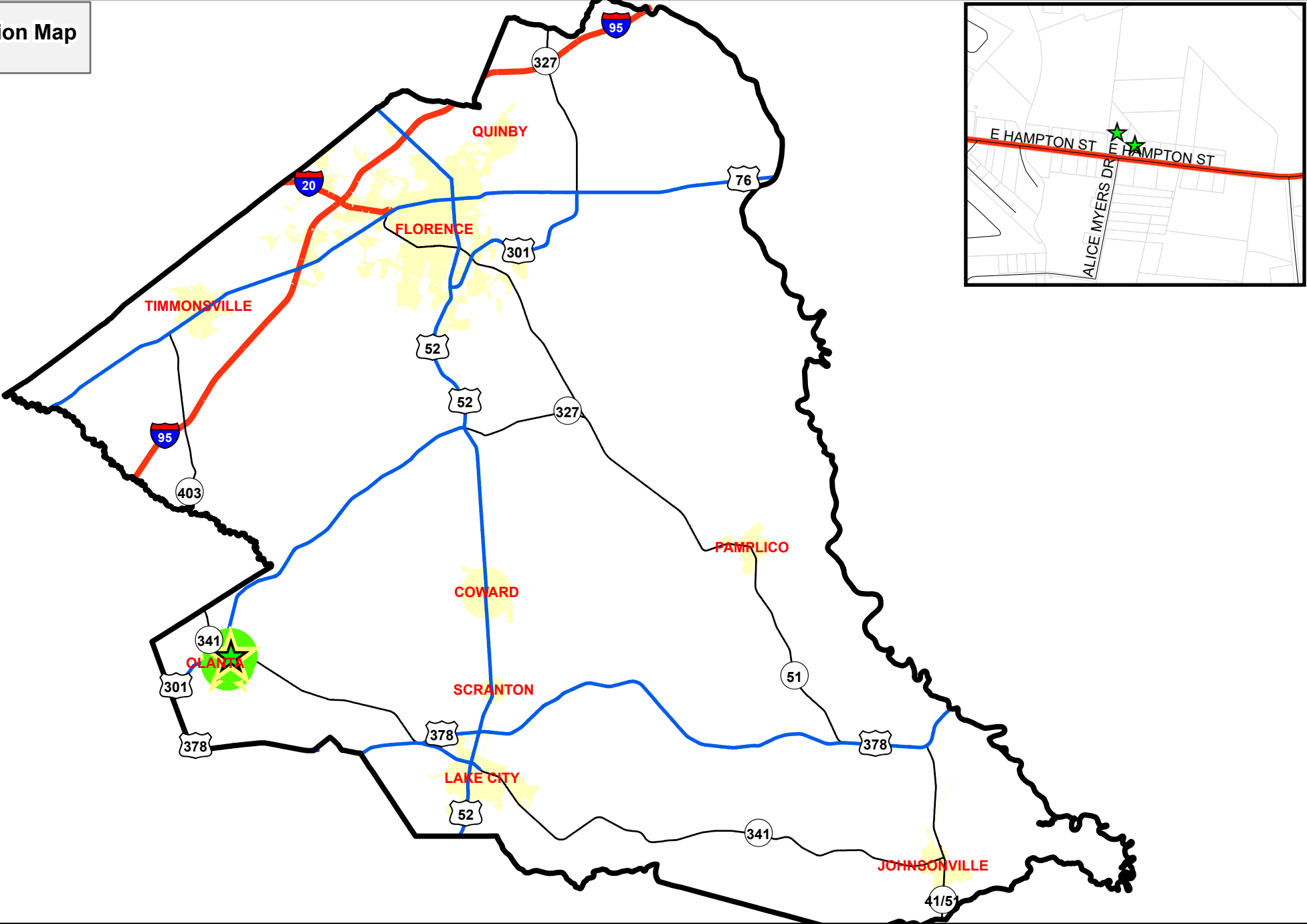
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- Location Map
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- Aerial Map

Location Map



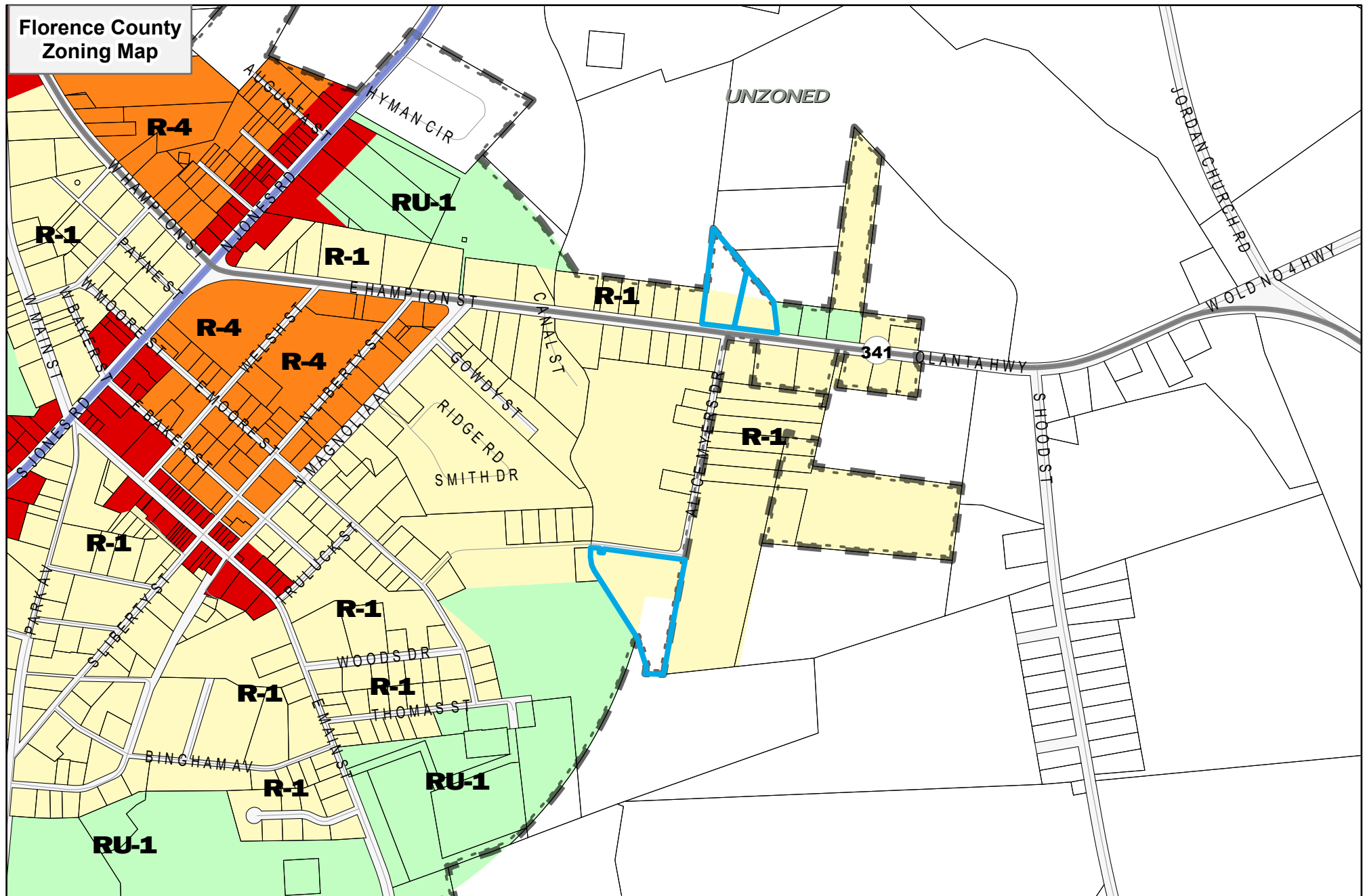
Florence County
Planning Department
Meeting Date:
05/27/2025



Council District 1
PC#2025-08

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Florence County Zoning Map



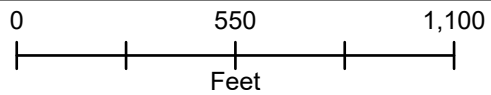
Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY
- UNZONED

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

Council District 1
PC#2025-08

2024 Aerial



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



Council District 1
PC#2025-08

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 27, 2025
PC#2025-09**

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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently unzoned with current use consisting of residential use.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject property is MR, Lower Density Mixed Residential District.
3. Surrounding Land Use and Zoning:
All surrounding properties within the Town Limits of Olanta have zoning designations.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject property's future land use designation.

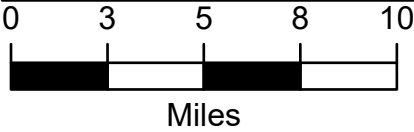
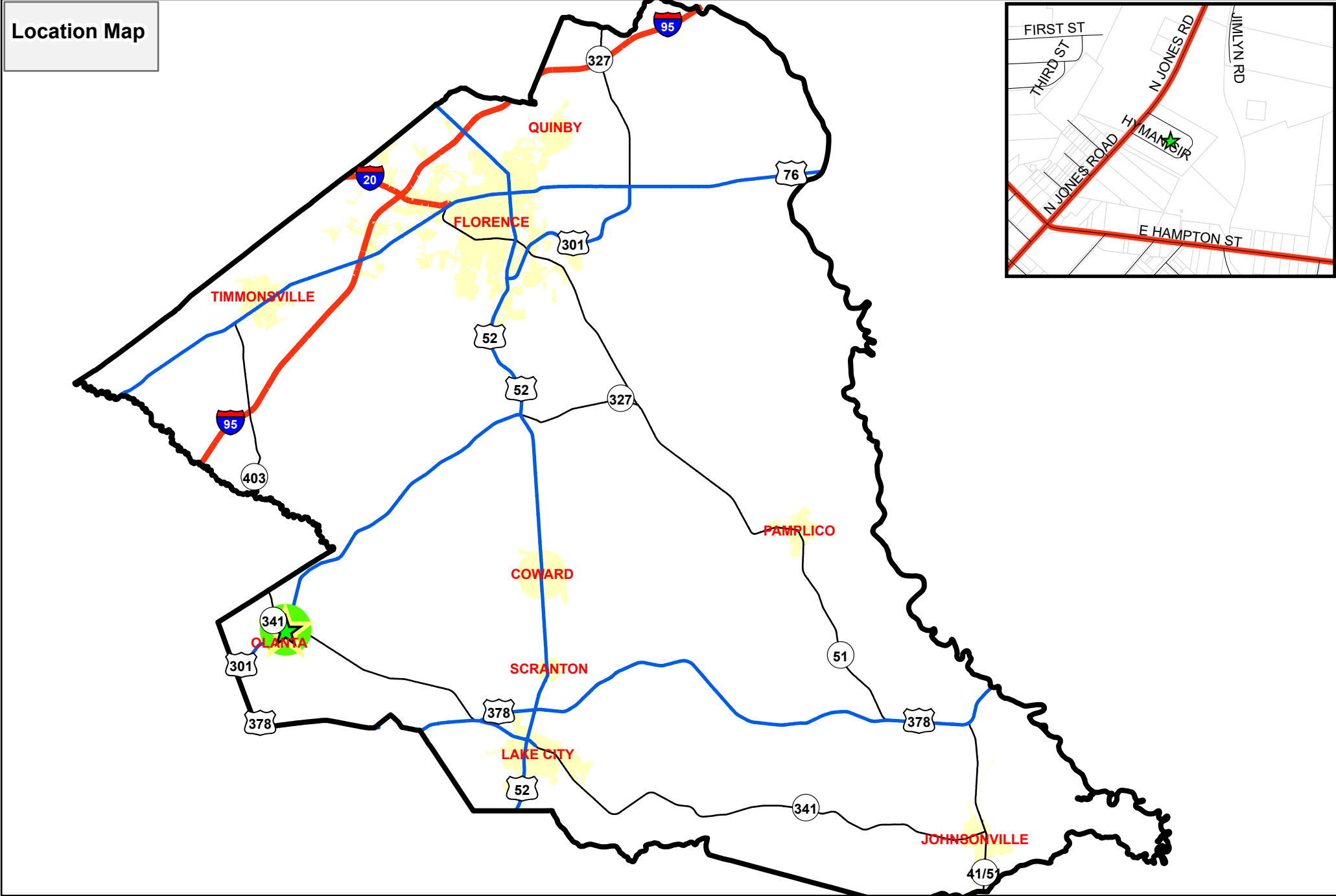
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- Zoning Map
- Aerial Map

Location Map



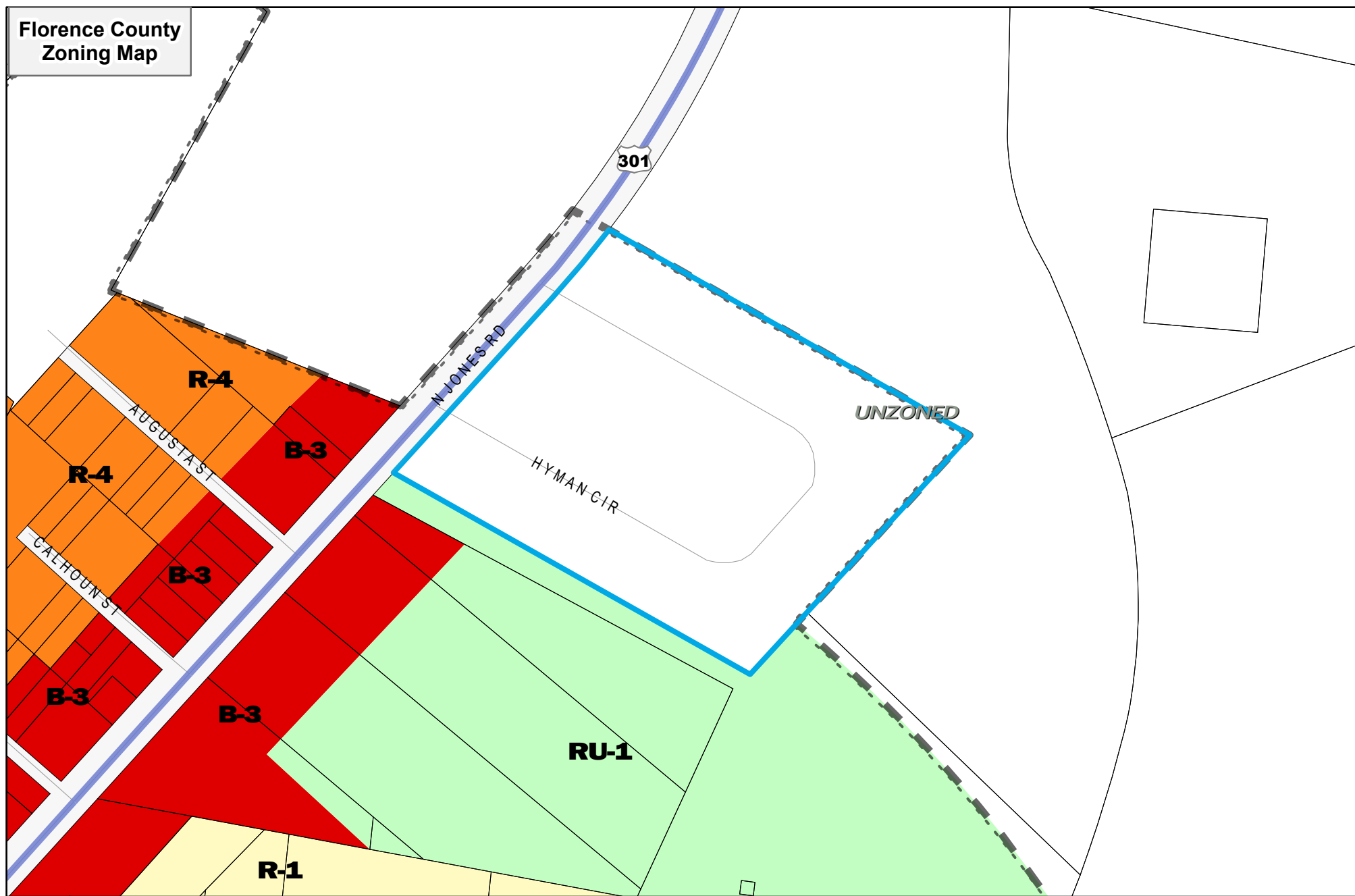
Florence County
Planning Department
Meeting Date:
05/27/2025



Council District 1
PC#2025-09

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**Florence County
Zoning Map**



- Current County Zoning**
- B-3 GENERAL
 - R-1, SINGLE-FAMILY, LARGE LOTS
 - R-4, MULTI-FAMILY, LIMITED
 - RU-1, COMMUNITY
 - UNZONED

0 240 480 Feet

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

**Council District 1
PC#2025-09**



2024 Aerial



0 170 340
Feet

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



Council District 1
PC#2025-09

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 27, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently unzoned and vacant.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject property is MMF, Mixed Multi-Family District.
3. Surrounding Land Use and Zoning:
All surrounding properties within the Town Limits of Olanta have zoning designations.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject property's future land use designation.

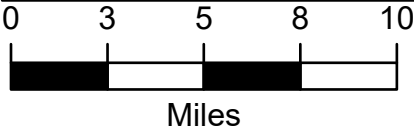
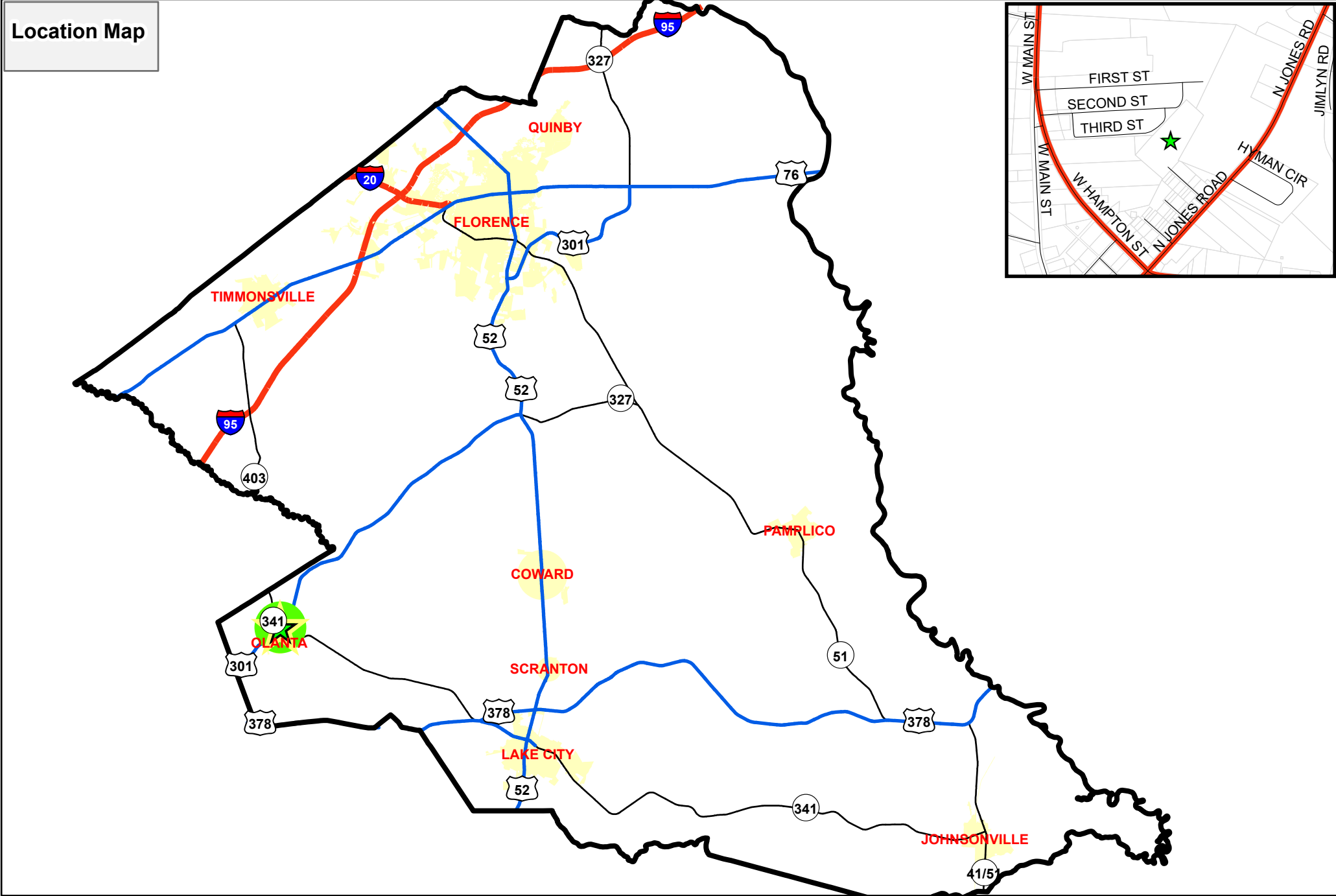
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- Aerial Map

Location Map



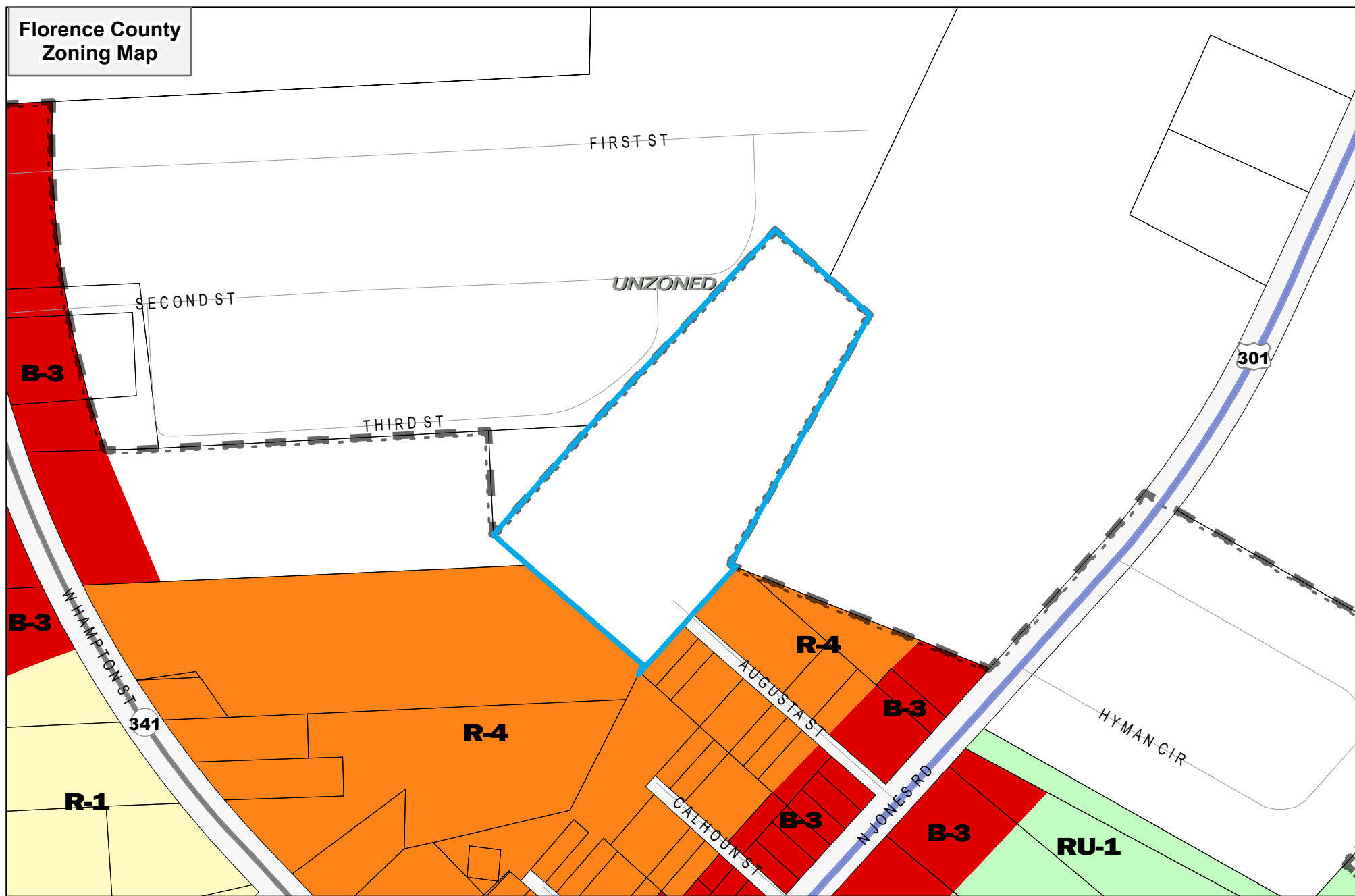
Florence County
Planning Department
Meeting Date:
05/27/2025



Council District 1
PC#2025-10

23

Florence County
Zoning Map



- Current County Zoning**
- B-3 GENERAL
 - R-1, SINGLE-FAMILY, LARGE LOTS
 - R-4, MULTI-FAMILY, LIMITED
 - RU-1, COMMUNITY
 - UNZONED

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

Council District 1
PC#2025-10

0 260 520 Feet



2024 Aerial

SECOND ST

THIRD ST

AUGUSTA ST

N JONES RD
HYMAN CIR

0 190 380
Feet

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



Council District 1
PC#2025-10

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 27, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently split-zoned with current use consisting of vacant and agricultural uses.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the Unzoned portions of the subject properties is RU-1, Rural Community District.
3. Surrounding Land Use and Zoning:
All surrounding properties within the Town Limits of Olanta have zoning designations.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties' future land use designation.

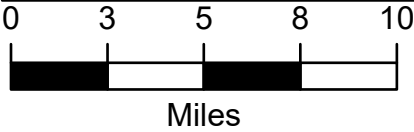
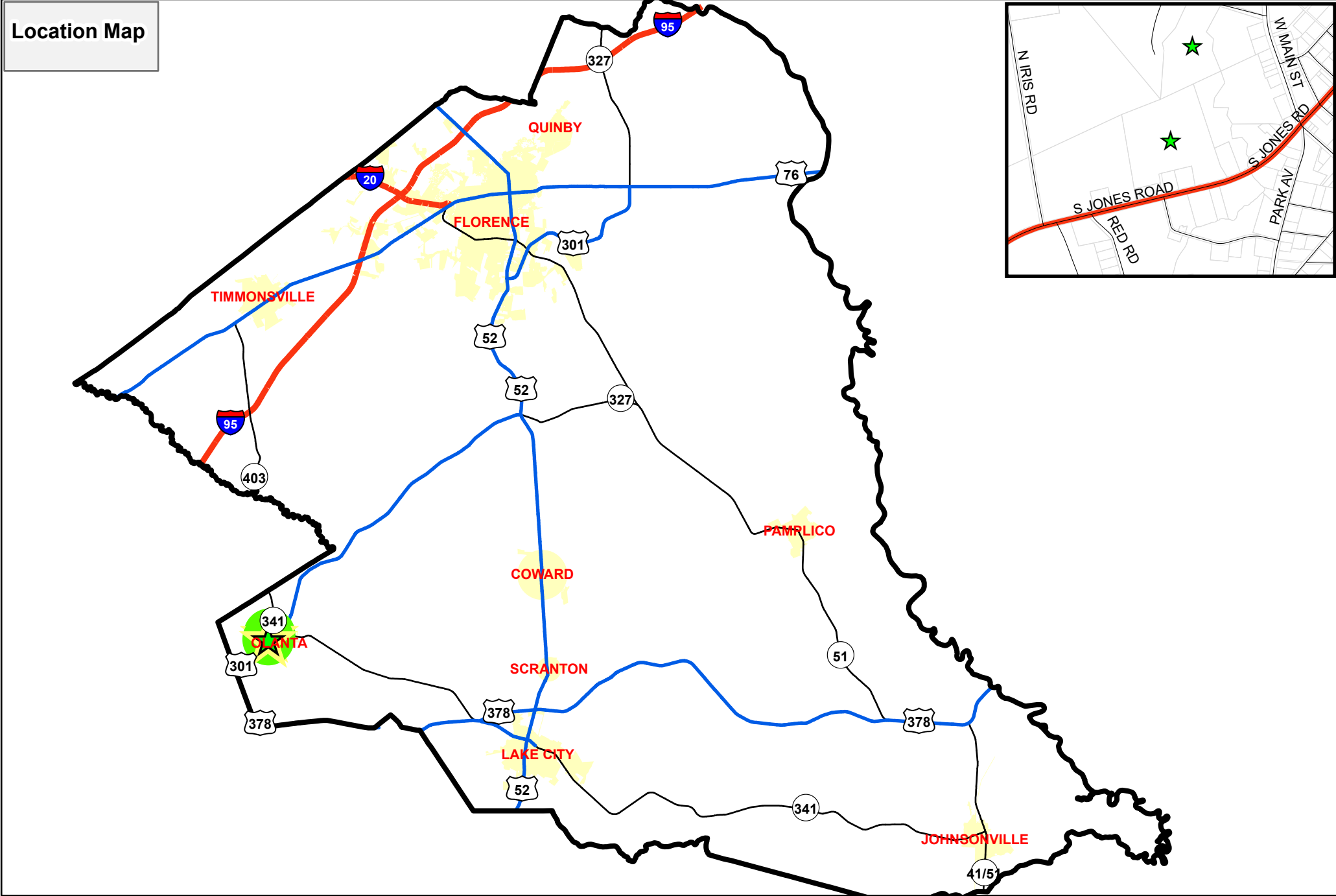
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Location Map



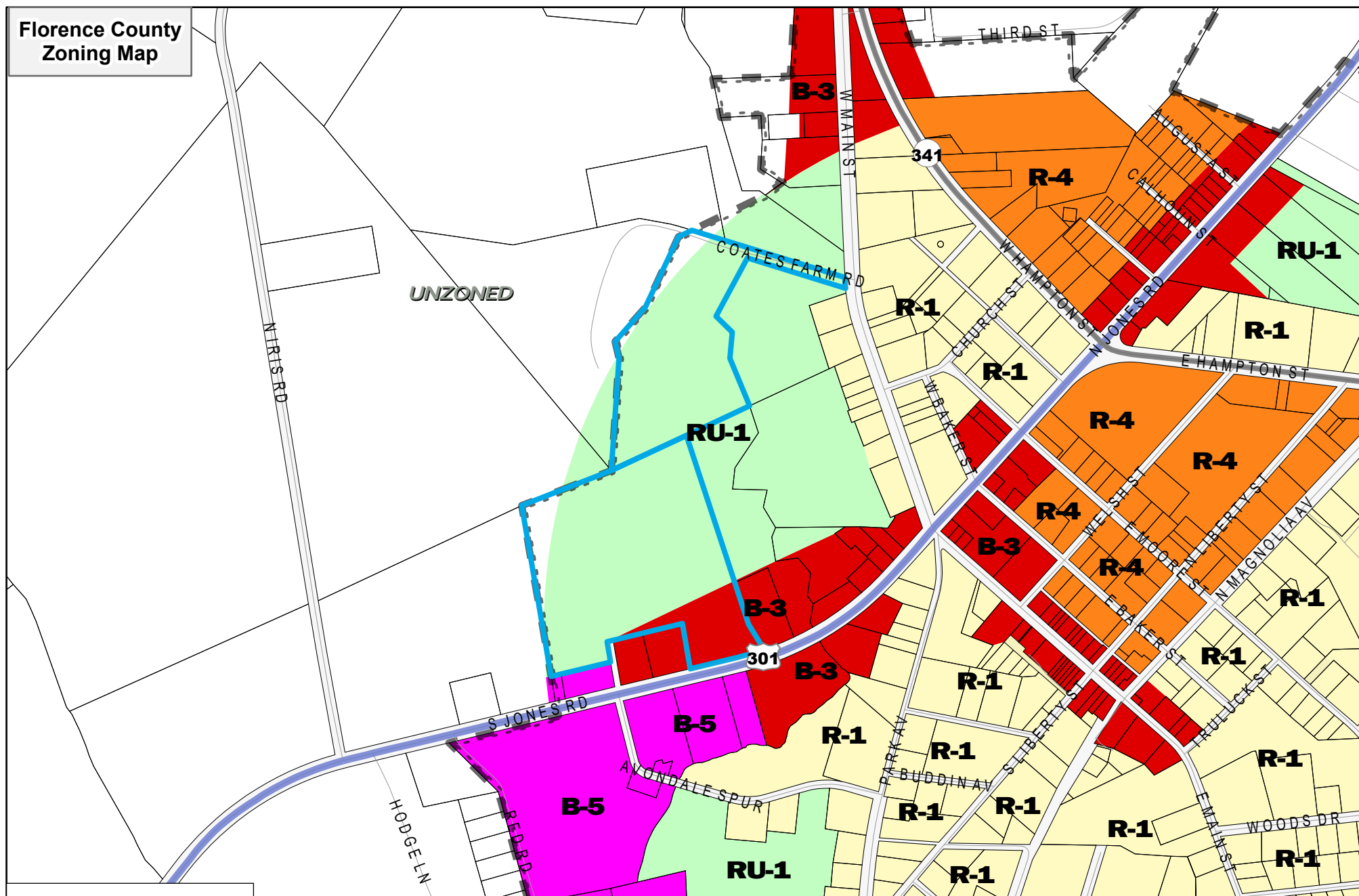
Florence County
Planning Department
Meeting Date:
05/27/2025



Council District 1
PC#2025-11

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**Florence County
Zoning Map**



Current County Zoning

- B-3 GENERAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY
- UNZONED

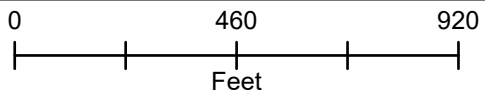
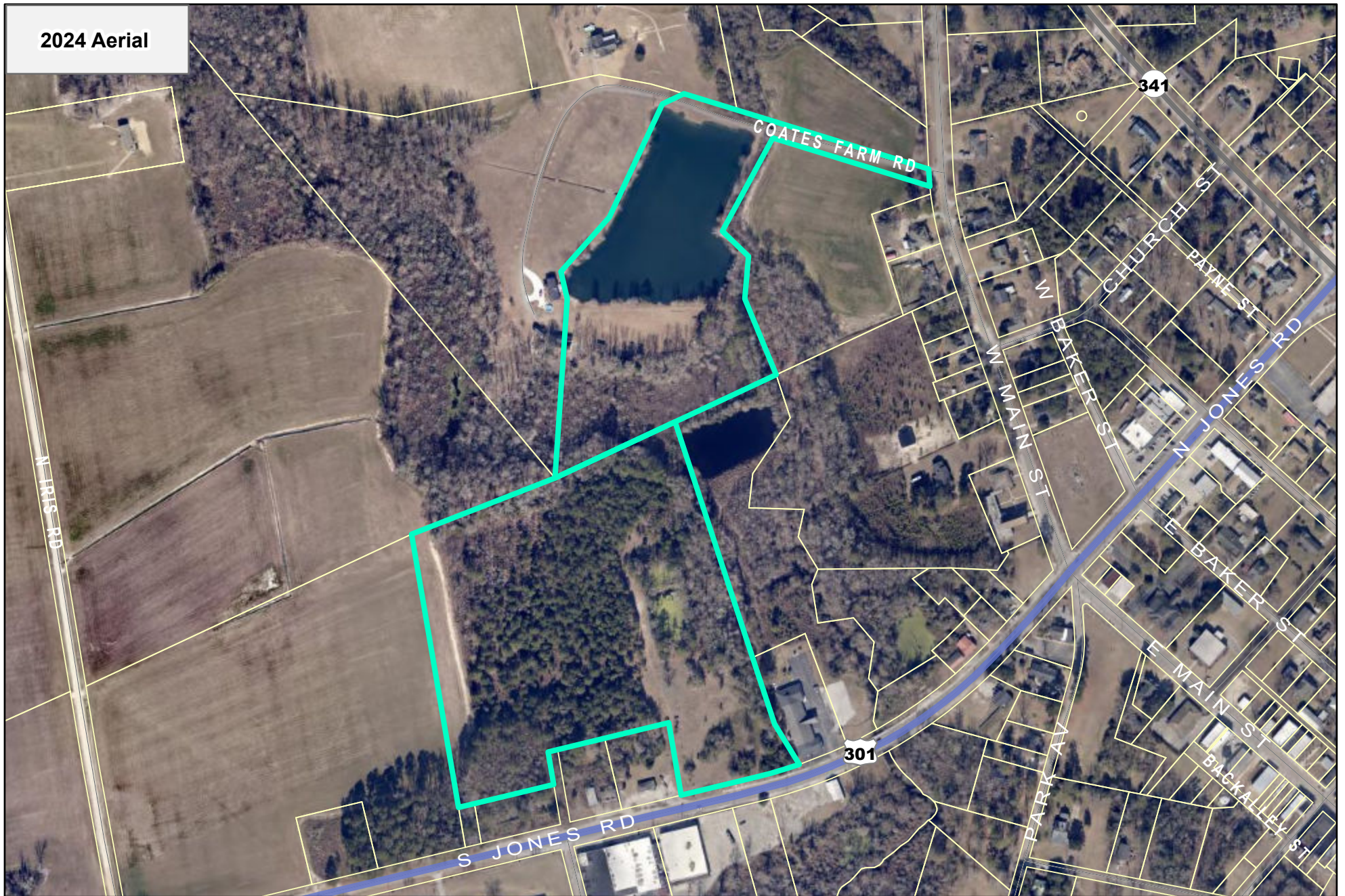
0 625 1,250 Feet

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

**Council District 1
PC#2025-11**



2024 Aerial



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



Council District 1
PC#2025-11

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
May 27, 2025
PC#2025-12**

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.

- (a) *Permit required.* The zoning administrator is authorized to issue a permit for temporary uses as specified in this Ordinance. No temporary use may be established without receiving such permit.

Temporary use permits may be renewed no more than twice within one calendar year, provided that said use will not create traffic congestion or constitute a nuisance to surrounding uses. Any temporary use that is determined to be creating a nuisance or disruption may have its temporary permit revoked by the zoning administrator.

- (b) *Type and location.* The following temporary uses and no others may be permitted by the zoning administrator, subject to the conditions herein.

- (1) Religious meetings in a tent or other temporary structure in the B-3, RU-1, RU-2, and CMU districts for a period not to exceed 60 days.
- (2) Open lot sales of Christmas trees in the R-5, B-1, B-2, B-3, B-4, RU-1, RU-2, and CMU districts for a period not to exceed 60 days.
- (3) Contractor's office and equipment shed, in any district, for a period covering construction phase of a project not to exceed one year unless repermited; provided that such office be placed on the property to which it is appurtenant.
- (4) Temporary "sale" stands in the B-2, B-3, RU-1, RU-2, and CMU districts for a period not to exceed 90 days.
- (5) Portable classrooms in any district for cultural or community facilities, educational facilities, or religious complexes, for an indefinite period provided all required setbacks for the district in which the structures are to be located shall be met and the portable structure shall be located on the same site as the principal structure.
- (6) Temporary office trailers in any commercial or industrial district where the principal building is being expanded, rebuilt, or remodeled for the conduct of business while the principal building is under construction.
- (7) Mobile and manufactured homes, as defined, for a period not to exceed 60 days if the following additional requirements can be met:
 - a. The home is being placed on a lot where residential designed manufactured homes, as defined, are conditionally permitted by Sec 30-28 Table I and/or Sec 30-29 Table II or in an **Unzoned** area;
 - b. The home is being relocated for temporary holding, repairs, and/or demolition;

- c. The home is not set up; occupied, or used for storage during the temporary placement;
- d. Only two temporary use permits per lot shall be used in addition to any permanently installed and permitted dwellings.

An application for renewal of the temporary permit can be submitted to the zoning administrator for an additional 60 days not to exceed 120 days total.

(Ord. No. 33-2006/07, § 3.9-2, 6-7-07)

- (c) *Removal.* Temporary uses and structures from which temporary uses are operated shall be removed from the site after the temporary permit has expired.
- (d) *Off-street parking.* Unless specified by Tables I or II for a specific use, a minimum of five (5) off-street parking spaces shall be required, and ingress/egress areas shall be clearly marked.

FLORENCE COUNTY COUNCIL:

This item is tentatively scheduled to appear for introduction Thursday, June 19, 2025 @ 9:00 a.m. at the Florence County Complex, 180 N Irby Street, Florence, SC 29501.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
May 27, 2025
PC#2025-12**

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.

- (a) *Permit required.* The zoning administrator is authorized to issue a permit for temporary uses as specified in this Ordinance. No temporary use may be established without receiving such permit.

Temporary use permits may be renewed no more than twice within one calendar year, provided that said use will not create traffic congestion or constitute a nuisance to surrounding uses. Any temporary use that is determined to be creating a nuisance or disruption may have its temporary permit revoked by the zoning administrator.

- (b) *Type and location.* The following temporary uses and no others may be permitted by the zoning administrator, subject to the conditions herein.

- (1) Religious meetings in a tent or other temporary structure in the B-3, RU-1, ~~and~~ RU-2, and CMU districts for a period not to exceed 60 days.
- (2) Open lot sales of Christmas trees in the R-5, B-1, B-2, B-3, B-4, RU-1, ~~and~~ RU-2, and CMU districts for a period not to exceed 60 days.
- (3) Contractor's office and equipment shed, in any district, for a period covering construction phase of a project not to exceed one year unless repermited; provided that such office be placed on the property to which it is appurtenant.
- (4) Temporary "sale" stands in the B-2, B-3, RU-1, ~~and~~ RU-2, and CMU districts for a period not to exceed 90 days.
- (5) Portable classrooms in any district for cultural or community facilities, educational facilities, or religious complexes, for an indefinite period provided all required setbacks for the district in which the structures are to be located shall be met and the portable structure shall be located on the same site as the principal structure.
- (6) Temporary office trailers in any commercial or industrial district where the principal building is being expanded, rebuilt, or remodeled for the conduct of business while the principal building is under construction.
- (7) Mobile and manufactured homes, as defined, for a period not to exceed 60 days if the following additional requirements can be met:
 - a. The home is being placed on a lot where residential designed manufactured homes, as defined, are conditionally permitted by Sec 30-28 Table I and/or Sec 30-29 Table II or in an **Unzoned** area;
 - b. The home is being relocated for temporary holding, repairs, and/or demolition;

- c. The home is not set up; occupied, or used for storage during the temporary placement;
- d. Only two temporary use permits per lot shall be used in addition to any permanently installed and permitted dwellings.

An application for renewal of the temporary permit can be submitted to the zoning administrator for an additional 60 days not to exceed 120 days total.

(Ord. No. 33-2006/07, § 3.9-2, 6-7-07)

- (c) *Removal.* Temporary uses and structures from which temporary uses are operated shall be removed from the site after the temporary permit has expired.
- (d) *Off-street parking.* Unless specified by Tables I or II for a specific use, a minimum of five (5) off-street parking spaces shall be required, and ingress/egress areas shall be clearly marked.

FLORENCE COUNTY COUNCIL:

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**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
May 27, 2025
PC#2025-13**

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.

Sec. 30-9. UNZONED AREAS.

Unzoned areas of the county shall be subject to the requirements of:

Article II – Zoning District Regulations; Division 4, FH Flood Hazard District;

Section 30-94, Manufactured housing;

Section 30-95, Mobile homes;

Section 30-96, Manufactured Home Parks;

Section 30-98, Home Occupation;

Section 30-99, Temporary Uses;

Section 30-105, Sexually Oriented Businesses;

Section 30-106, Camps and recreational vehicle parks;

Section 30-107, Coin operated amusement devices, cash payouts;

Section 30-111, Development Standards for Unzoned Areas;

Section 30-112, Special Use Permit;

Section 30-116, Tiny Homes;

Section 30-117, Mining and Extraction Operations;

Section 30-202, Signs on Private Property;

Section 30-205, Temporary Signs on Private Property; and

Section 30-246, Accessory Buildings and Uses

Section 30-247, Access to property.

FLORENCE COUNTY COUNCIL:

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**STAFF REPORT
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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.

Sec. 30-9. UNZONED AREAS.

~~Unzoned areas of the county shall be subject to the requirements of article II, zoning district regulations, division 4, FH flood hazard district; article III, conditional use regulations, section 30-94, residential designed manufactured dwellings; 30-94 standard designed manufactured dwellings; section 30-95, manufactured homes; section 30-96, manufactured home parks; section 30-99, temporary uses; section 30-105, sexually oriented businesses; section 30-106, camps and recreational vehicle parks; section 30-107, coin operated amusements, cash payouts; section 30-111, development standards for unzoned areas; section 30-112, special use permit; article V, sign regulations, section 30-202, signs on private property; section 30-205, temporary signs on private property; and, article VII, general and ancillary regulations, section 30-246, accessory buildings and uses.~~

Unzoned areas of the county shall be subject to the requirements of:

Article II – Zoning District Regulations; Division 4, FH Flood Hazard District;

Section 30-94, Manufactured housing;

Section 30-95, Mobile homes;

Section 30-96, Manufactured Home Parks;

Section 30-98, Home Occupation;

Section 30-99, Temporary Uses;

Section 30-105, Sexually Oriented Businesses;

Section 30-106, Camps and recreational vehicle parks;

Section 30-107, Coin operated amusement devices, cash payouts;

Section 30-111, Development Standards for Unzoned Areas;

Section 30-112, Special Use Permit;

Section 30-116, Tiny Homes;

Section 30-117, Mining and Extraction Operations;

Section 30-202, Signs on Private Property;

Section 30-205, Temporary Signs on Private Property; and
Section 30-246, Accessory Buildings and Uses
Section 30-247, Access to property.

FLORENCE COUNTY COUNCIL:

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