

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The portion of the subject property is currently unzoned and vacant.
2. Proposed Land Use and Zoning:
The proposal is to rezone a portion of the subject property located off of Middlecuff Lane to R-3A, Single Family Residential District.
3. Surrounding Land Use and Zoning:
All surrounding properties are currently unzoned.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties' future land use designations.

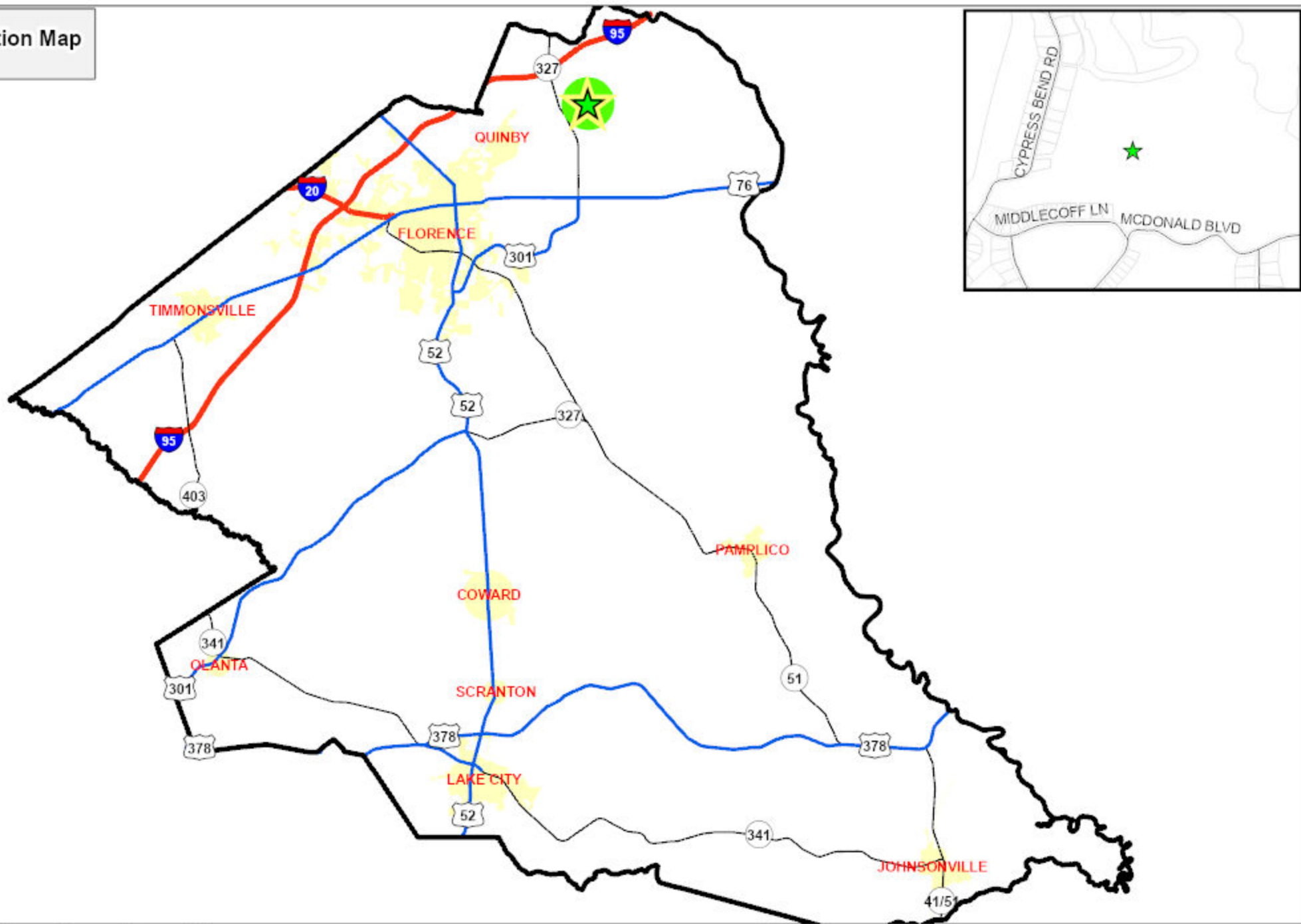
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the County Council agenda for Thursday, July 17, 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 Maps

Location Map

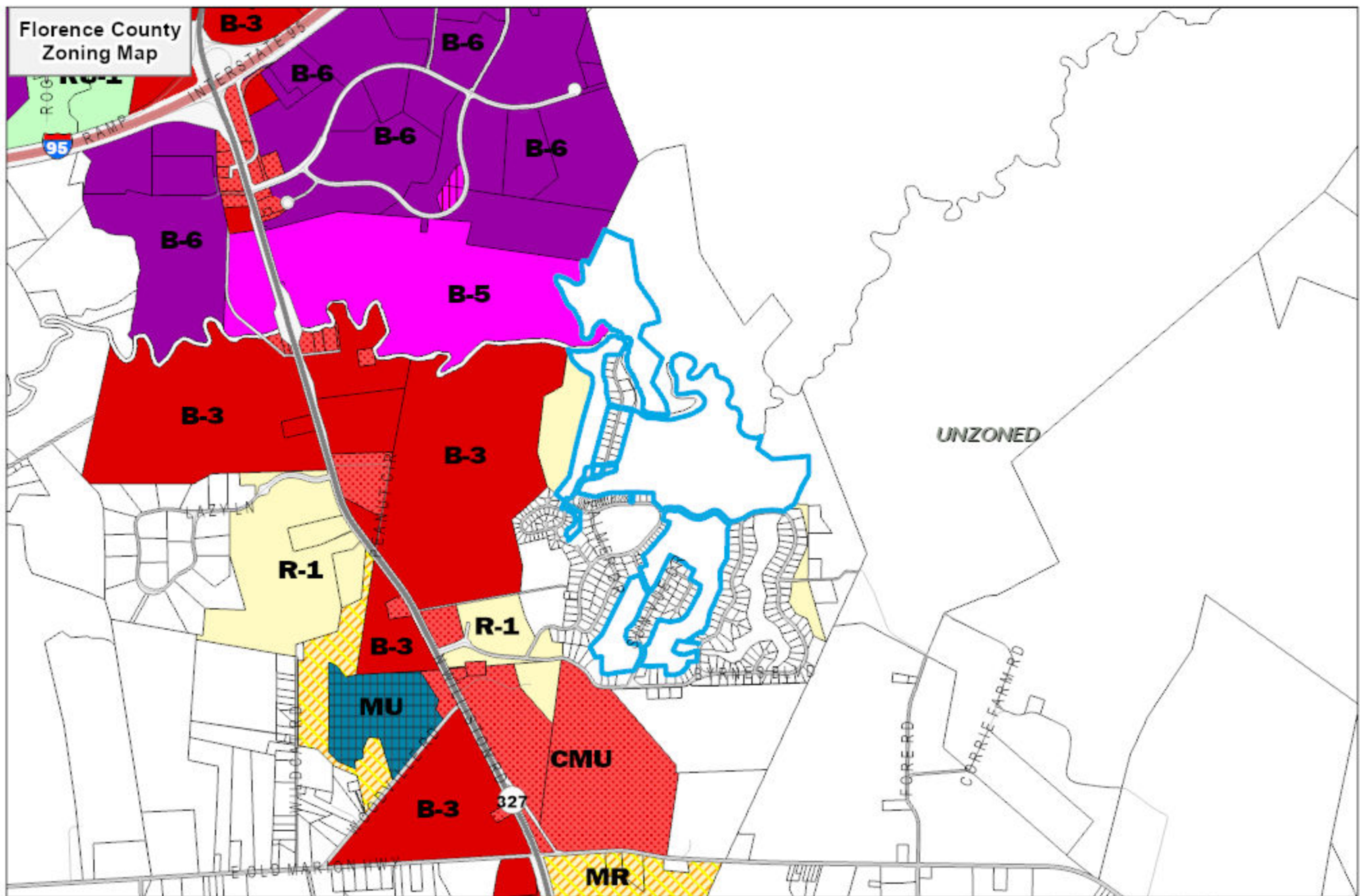


Florence County
Planning Department
Meeting Date:
06/24/2025



Council District 6,7
PC#2025-14

Florence County Zoning Map



Current County Zoning

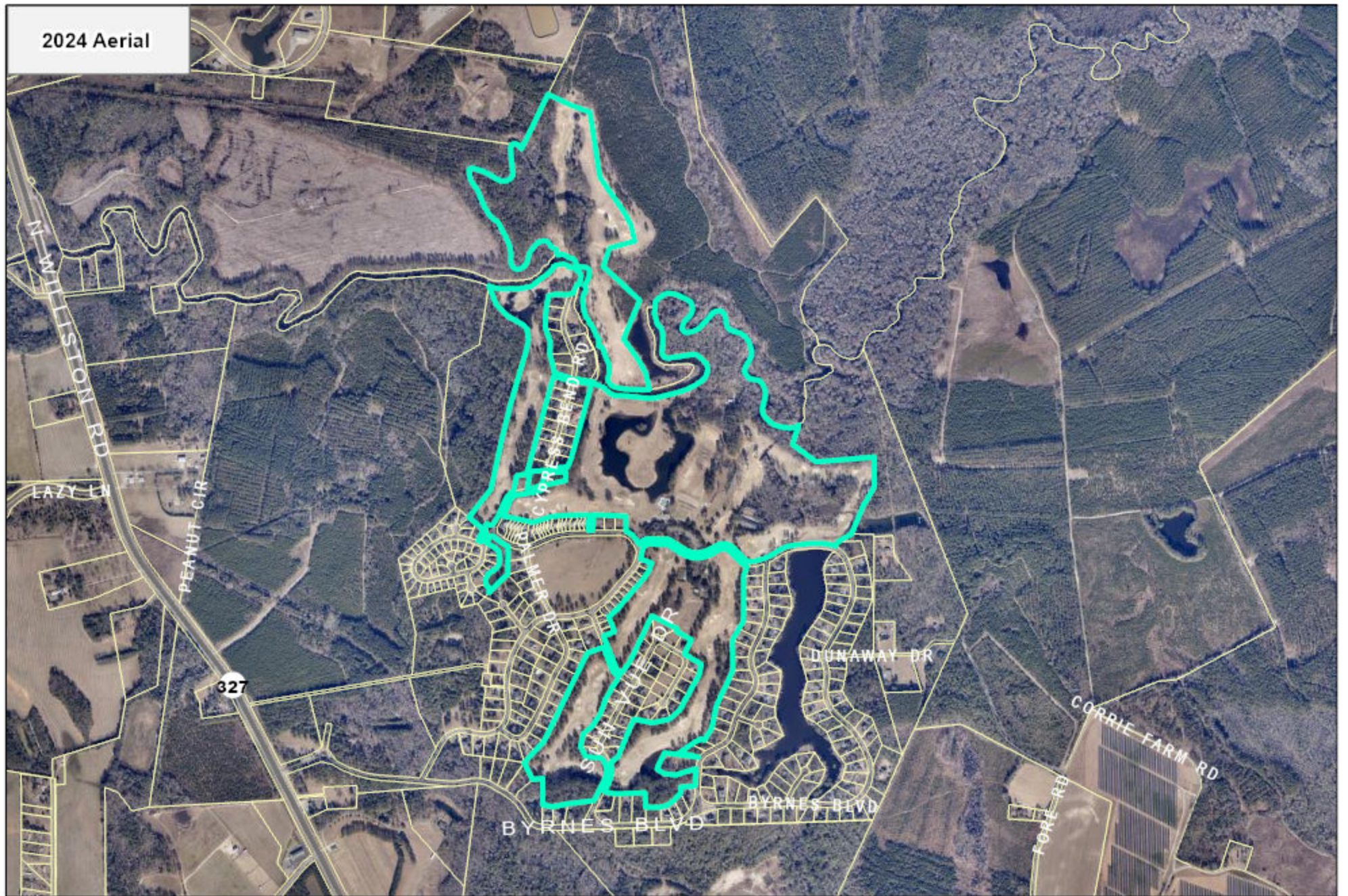
- B-3 GENERAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- CMU, COMMERCIAL MIXED-USE
- FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL

- MR, MIXED RESIDENTIAL, LOW DENSITY
- MU, MIXED USE
- R-1, SINGLE-FAMILY, LARGE LOTS
- RU-1, COMMUNITY
- UNZONED

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

Council District 6,7
PC#2025-14

2024 Aerial



0 1,000 2,000
Feet

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



Council District 6,7
PC#2025-14

2024 Aerial

Remaining Unzoned Portion of TMS:0023-01-010



0 60 120
Feet

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



Council District 6
PC#2025-14

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses consisting of residential uses.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject properties to R-1, Single Family Residential District.
3. Surrounding Land Use and Zoning:
All surrounding properties are currently unzoned.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties' future land use designations.

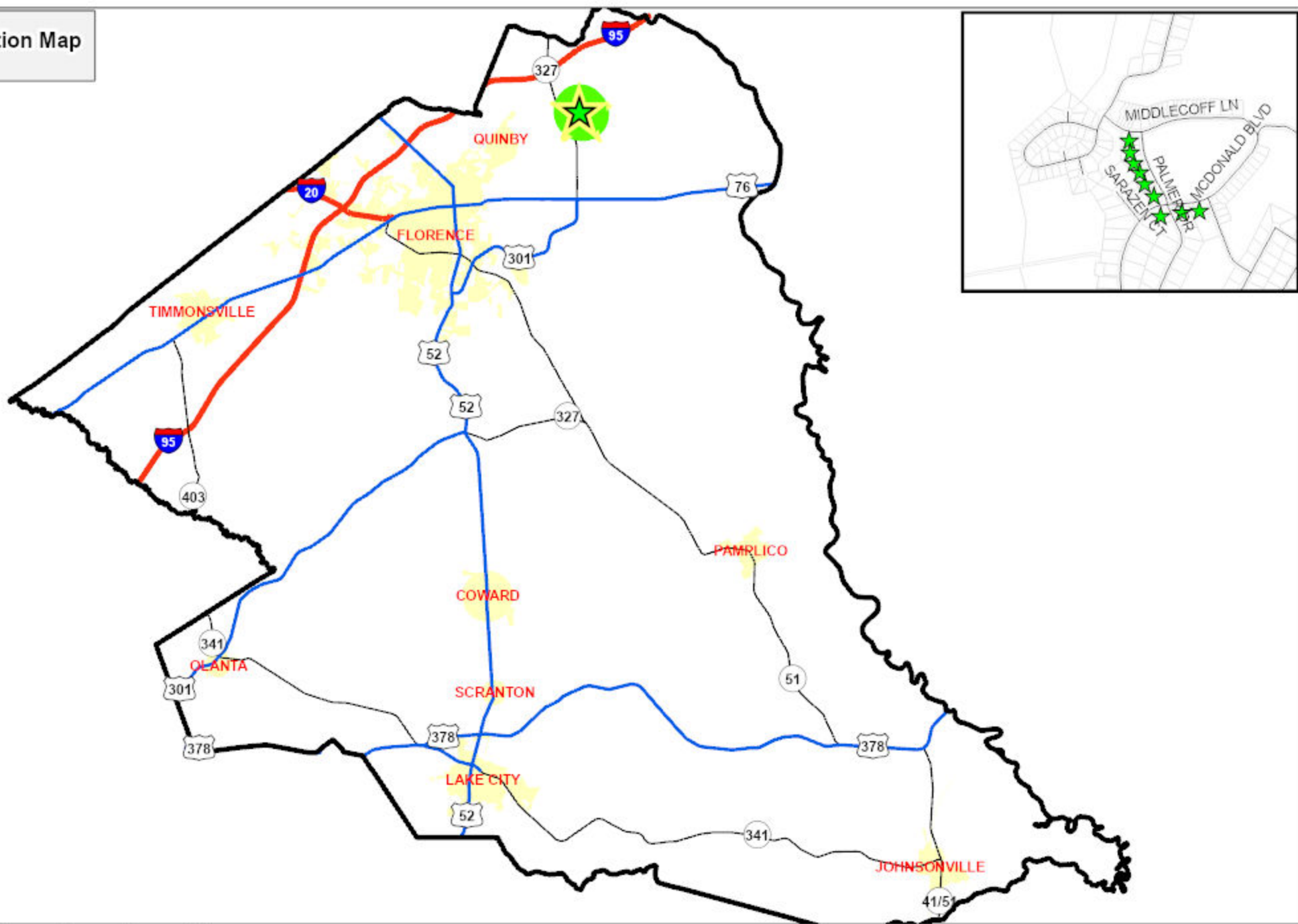
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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial map

Location Map



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

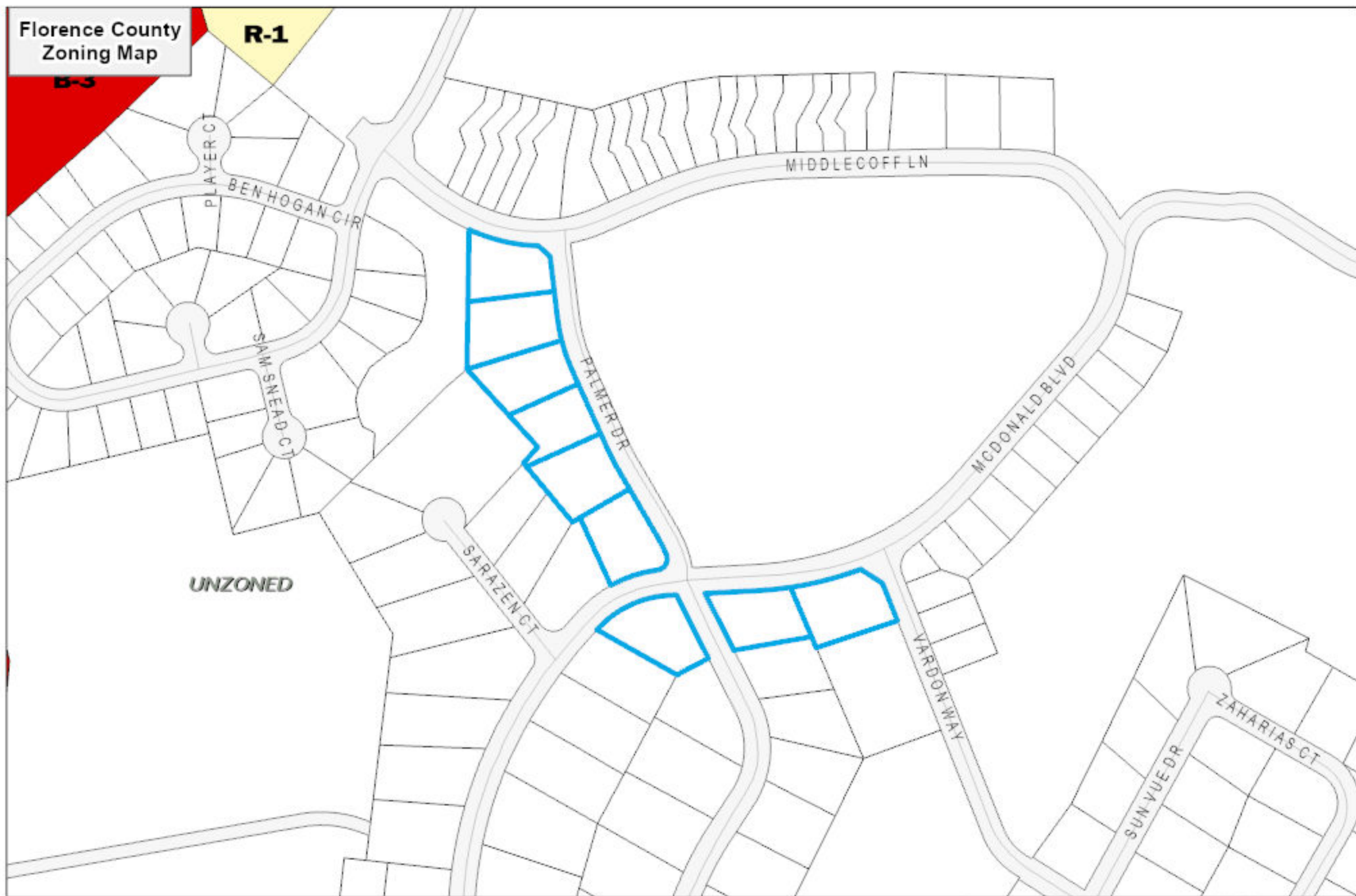


Council District 6
PC#2025-15

Florence County
Zoning Map

R-1

B-3



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- UNZONED

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

Council District 6
PC#2025-15

21



0 300 600 Feet

2024 Aerial



0 210 420
Feet

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



Council District 6
PC#2025-15

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses consisting of residential uses.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject properties to R-3A, Single Family Residential District.

3. Surrounding Land Use and Zoning:

All surrounding properties are currently unzoned.

4. Florence County Comprehensive Plan:

The recommended zoning district is compatible with the subject properties' future land use designations.

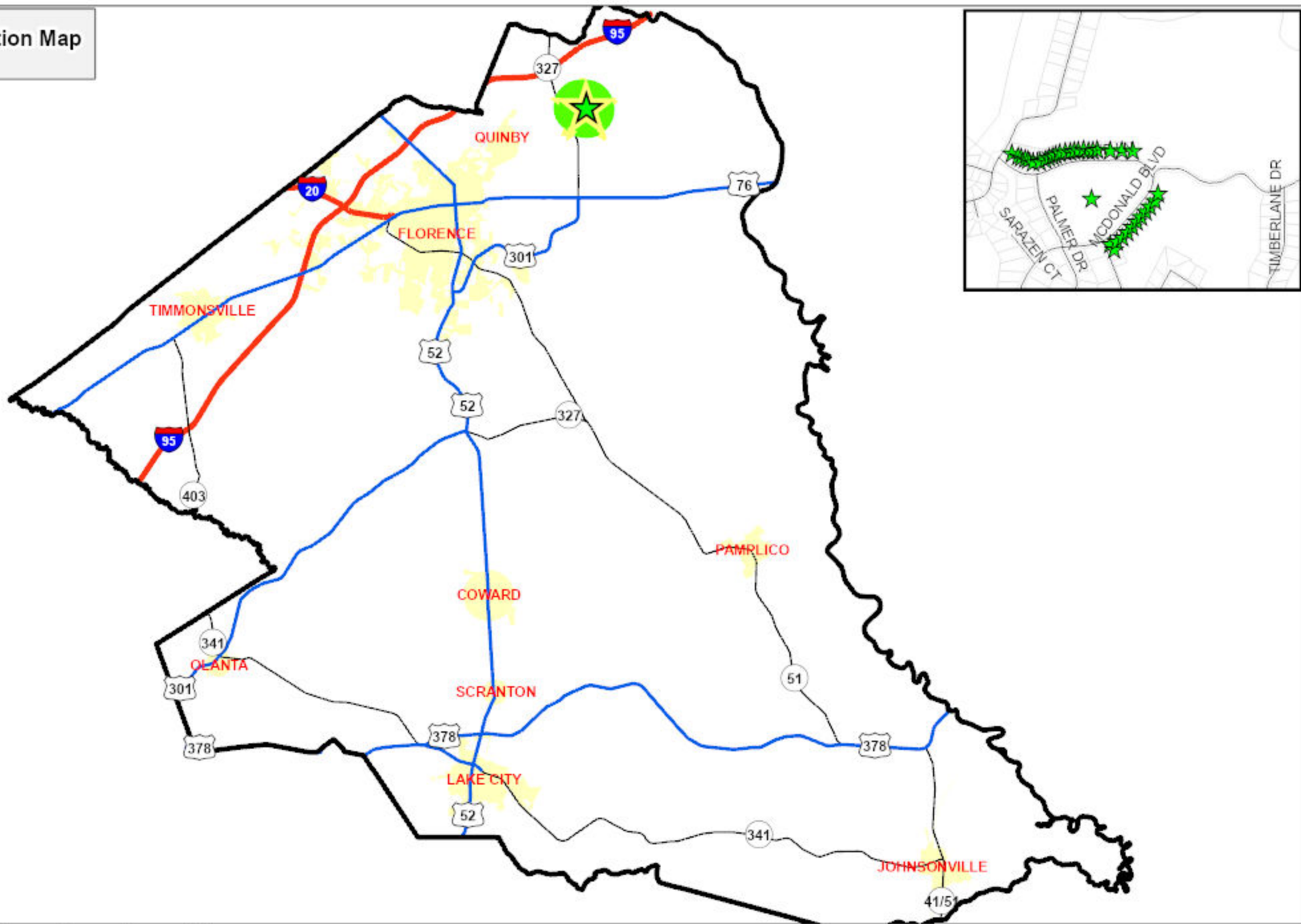
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- Location Map
- Zoning Map
- Aerial map

Location Map



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



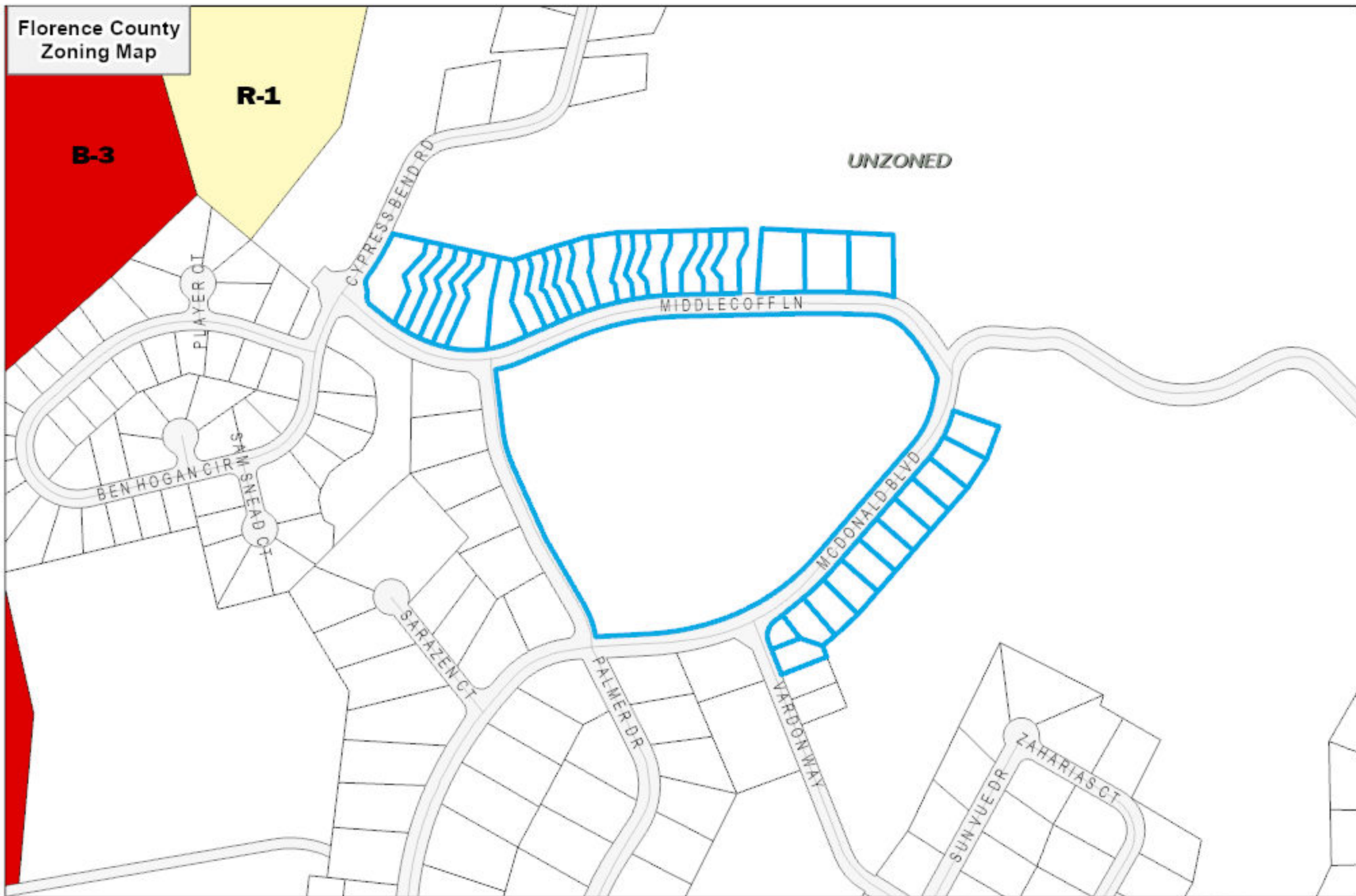
Council District 6
PC#2025-16

Florence County
Zoning Map

R-1

B-3

UNZONED



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- UNZONED

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

Council District 6
PC#2025-16



2024 Aerial



0 260 520
Feet

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



Council District 6
PC#2025-16

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is commercial and is unzoned.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to B-3, General Commercial.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential / Unzoned
South: Florence County / Vacant / Unzoned
West: Florence County / Residential, Vacant / Unzoned
East: Florence County / Residential / Unzoned
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with subject property future land use designation.

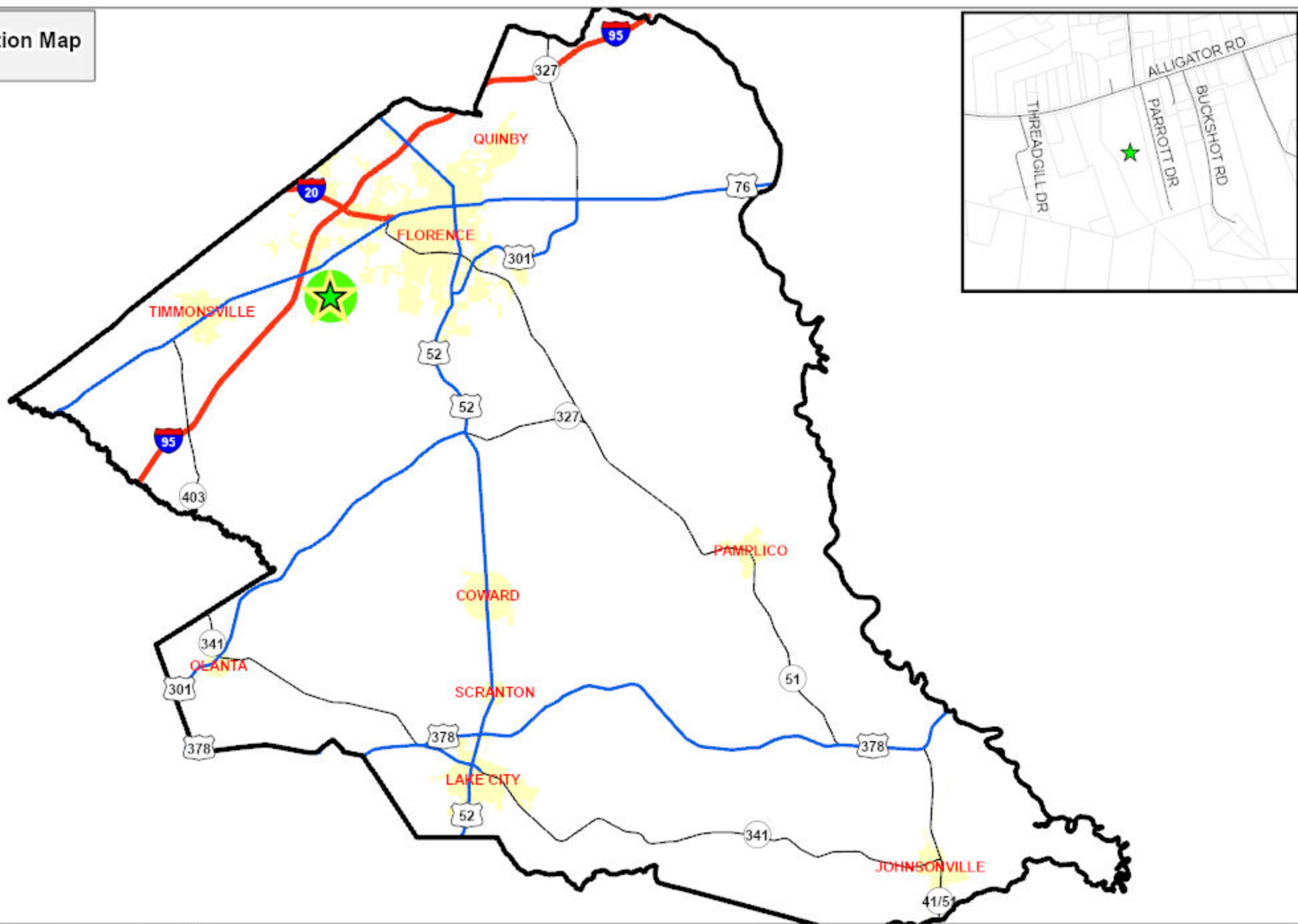
FLORENCE COUNTY COUNCIL MEETING:

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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map



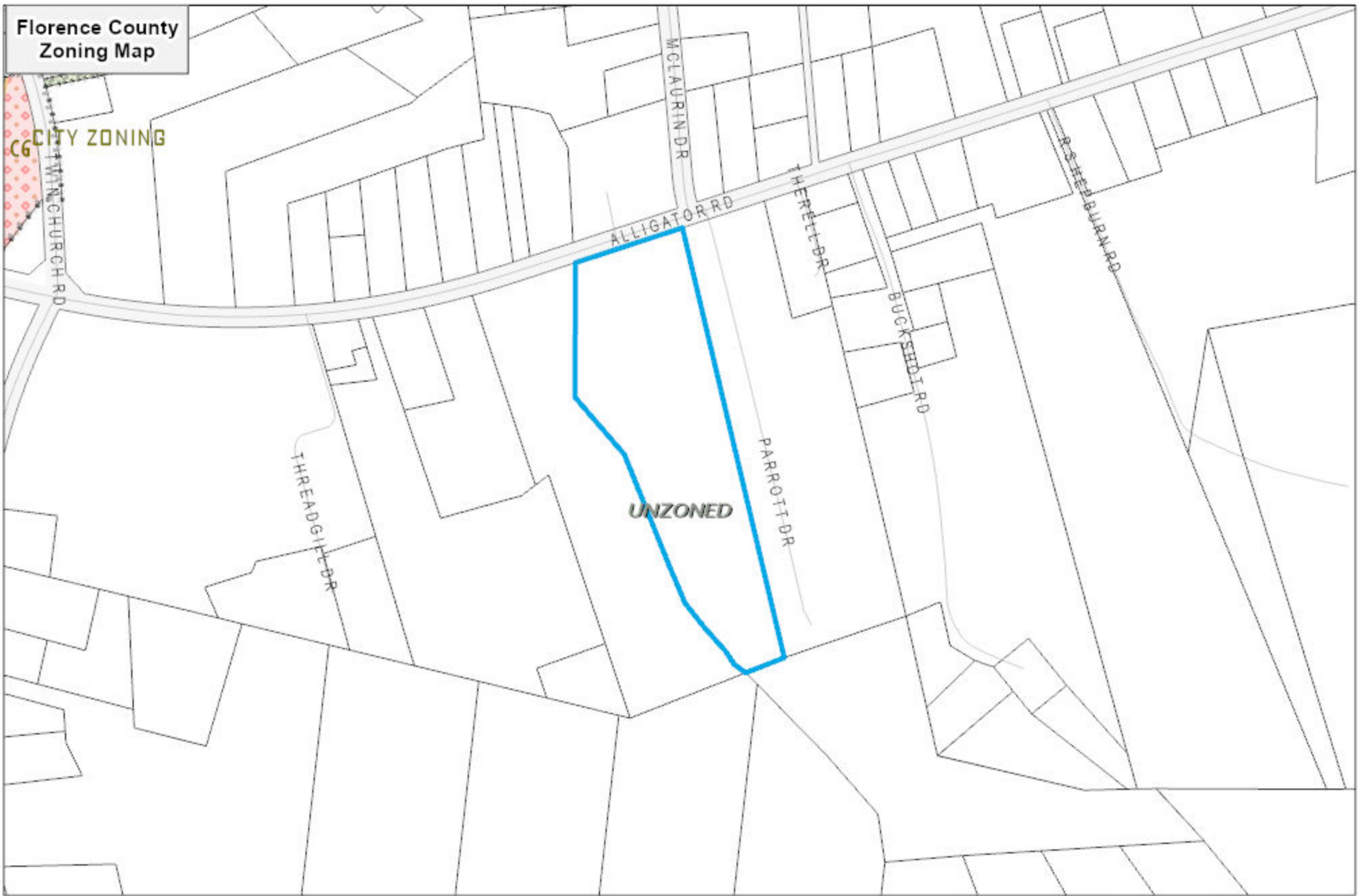
Florence County
Planning Department
Meeting Date:
06/24/2025



Council District 4
PC#2025-17

Florence County
Zoning Map

C6 CITY ZONING



Current County Zoning
UNZONED

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

Council District 4
PC#2025-17



2024 Aerial



0 310 620
Feet

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



Council District 4
PC#2025-17

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is current unzoned and vacant.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to R-3A, Single Family Residential District.
3. Surrounding Land Use and Zoning:
North: Florence County / Vacant / Unzoned, RU-1
South: Florence County / Vacant / Unzoned
West: City of Florence Zoning / Florence County / Vacant / RU-2
East: Florence County / Residential / RU-2
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with subject property future land use designation.

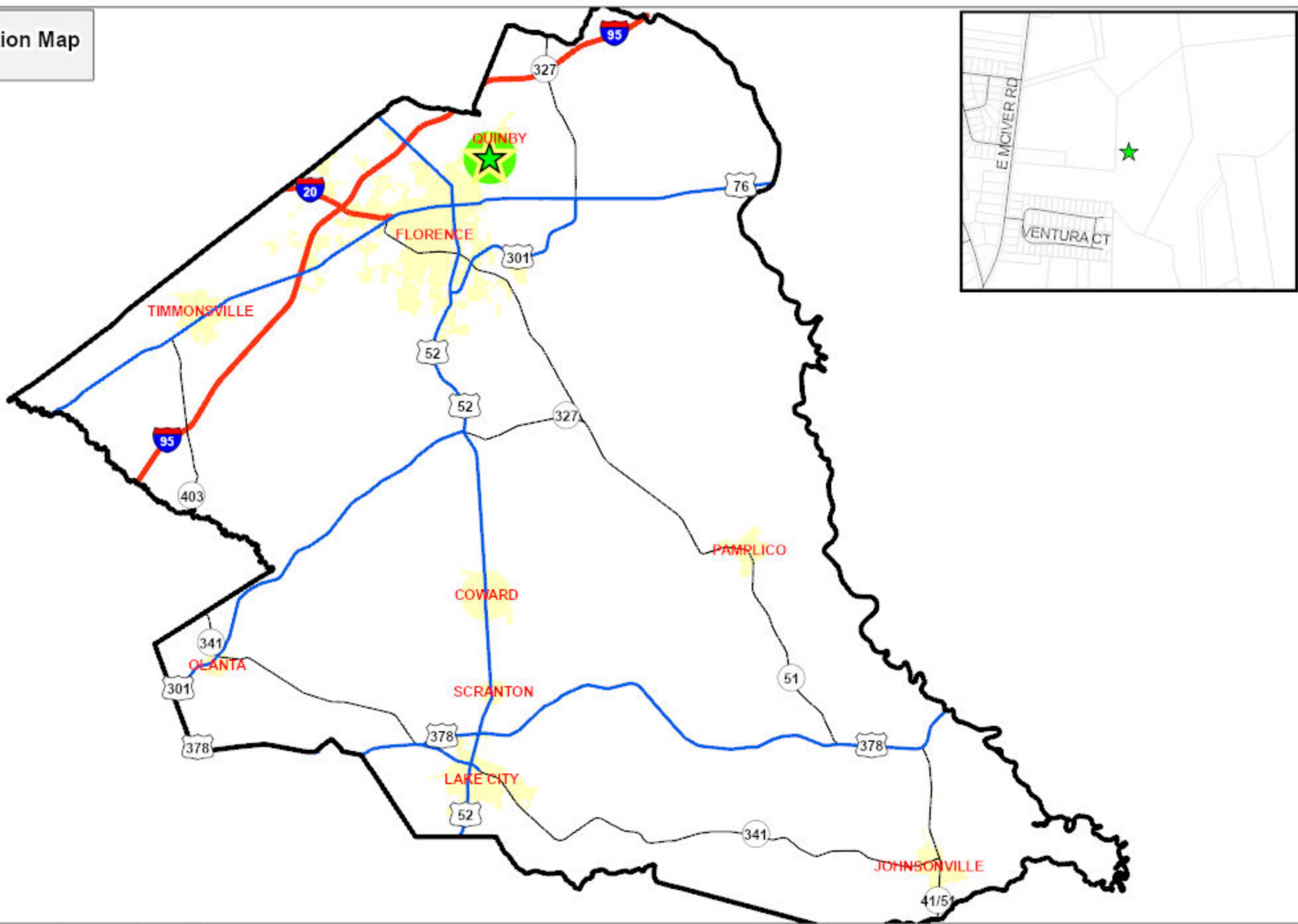
FLORENCE COUNTY COUNCIL MEETING:

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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map



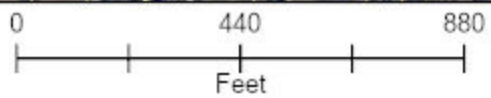
Florence County
Planning Department
Meeting Date:
06/24/2025



Council District 7
PC#2025-18

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2024 Aerial



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



Council District 7
PC#2025-18

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2025
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

STAFF ANALYSIS:

1. Surrounding Land Use and Zoning:
North: Florence County/ Residential/ Unzoned
South: Florence County/ Residential, Vacant/ Unzoned
West: Florence County/ Residential / Unzoned
East: Florence County/ Vacant, Residential/ Unzoned
2. Background
The applicant desires to subdivide subject property into 49 residential lots.
3. Transportation Access and Circulation:
Present access to the property is by the way of N. Ebenezer Road, Florence, SC.

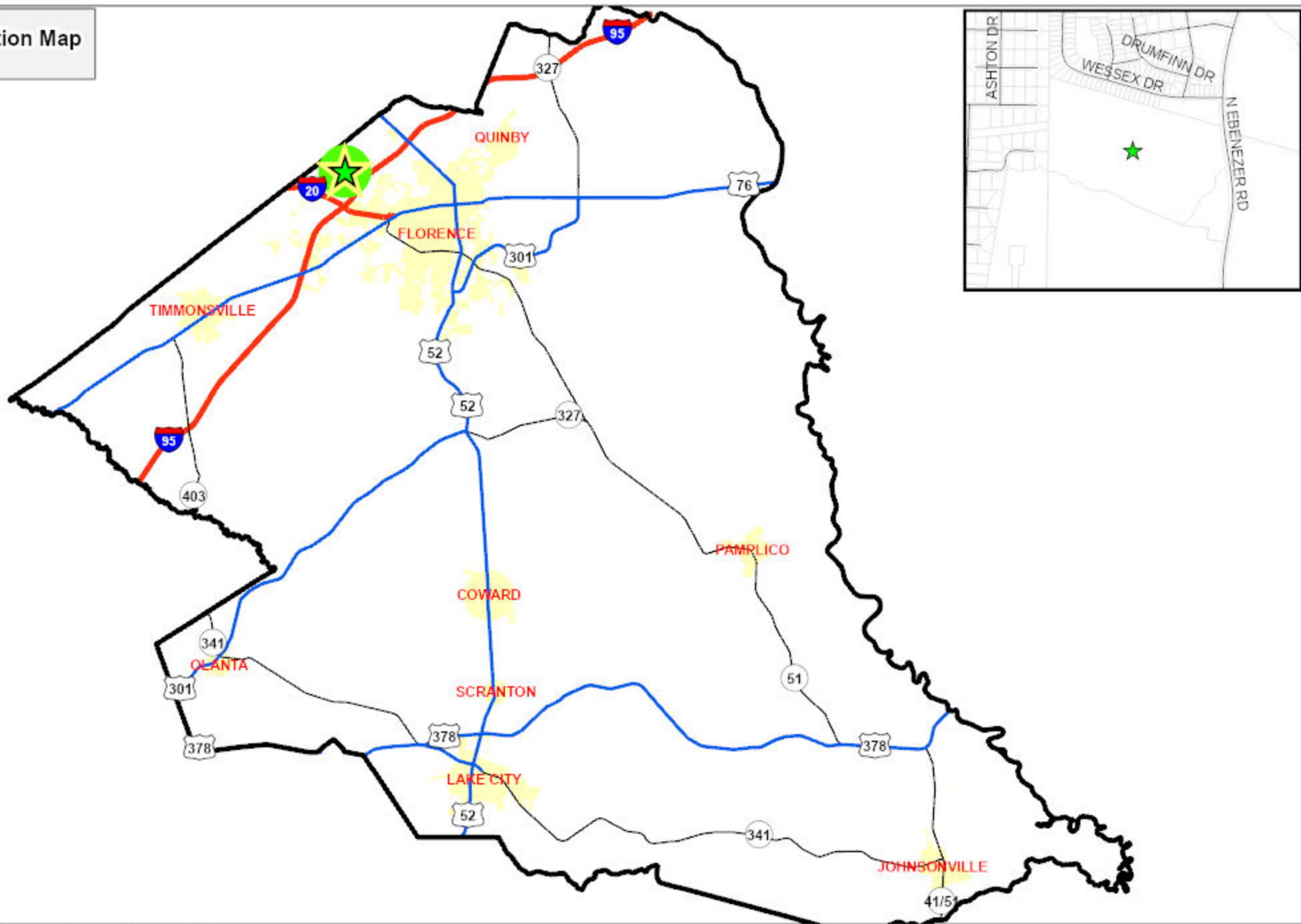
4. Proposed Road Names:
Silvercrest Drive

5. Traffic Review:
Based on the applicant's request to develop 49 lots, the additional traffic could have a minimal impact on the current traffic flow.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan

Location Map

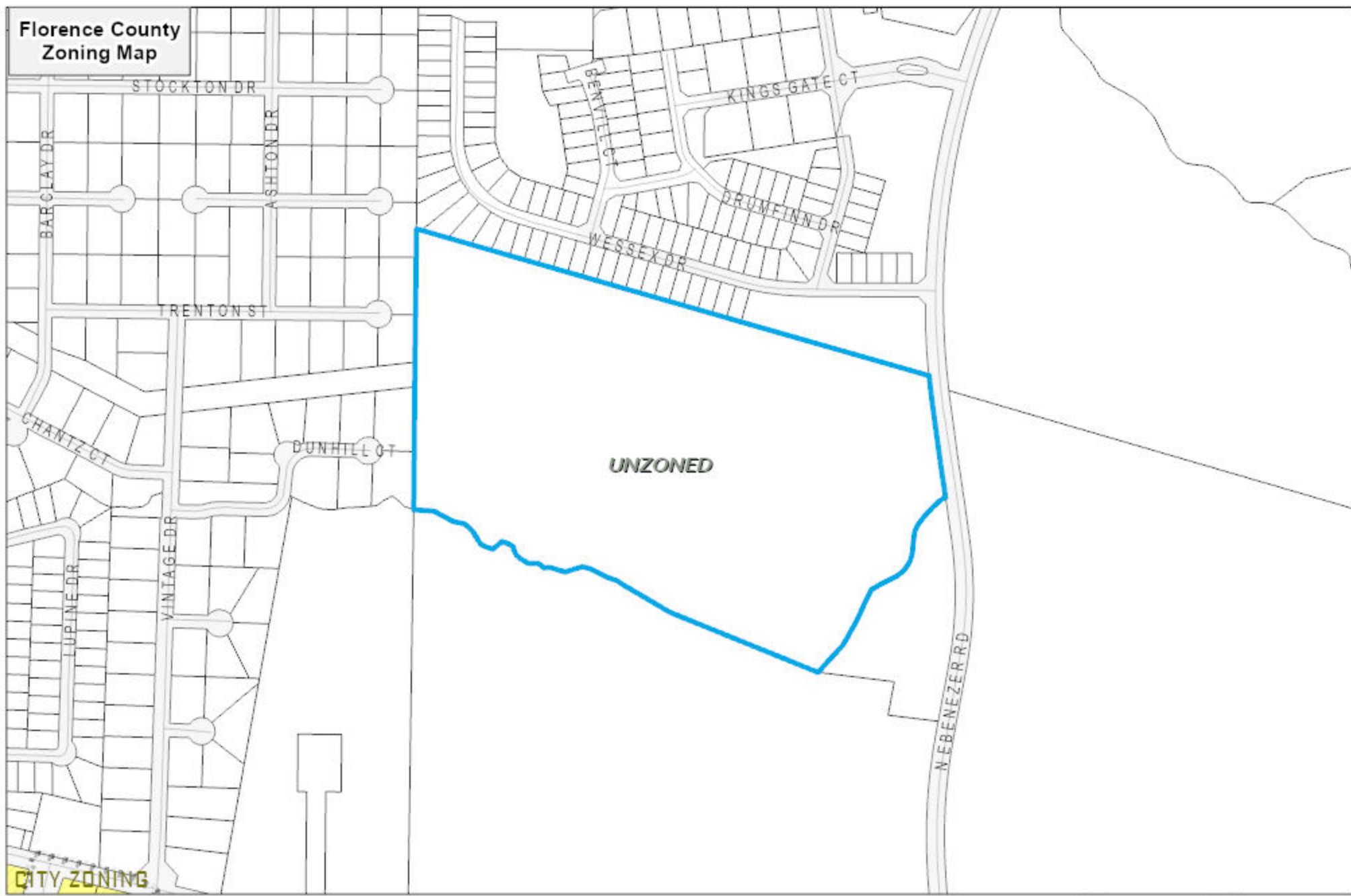


Florence County
Planning Department
Meeting Date:
06/24/2025



Council District 3
PC#2025-19

**Florence County
Zoning Map**



CITY ZONING

Current County Zoning
UNZONED

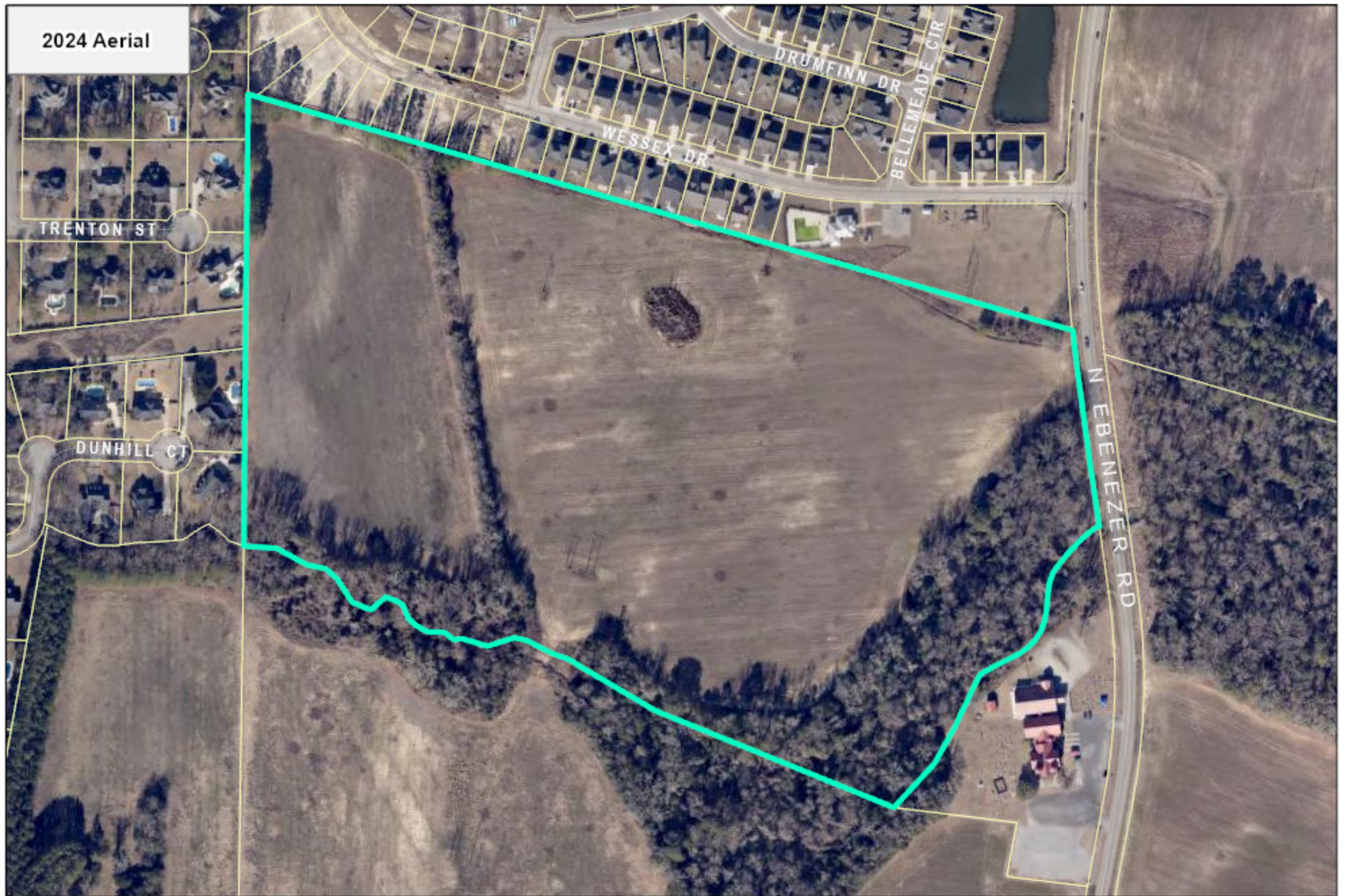
Florence County
Planning Department
Meeting Date:
06/24/2025

**Council District 3
PC#2025-19**



0 475 950 Feet

2024 Aerial

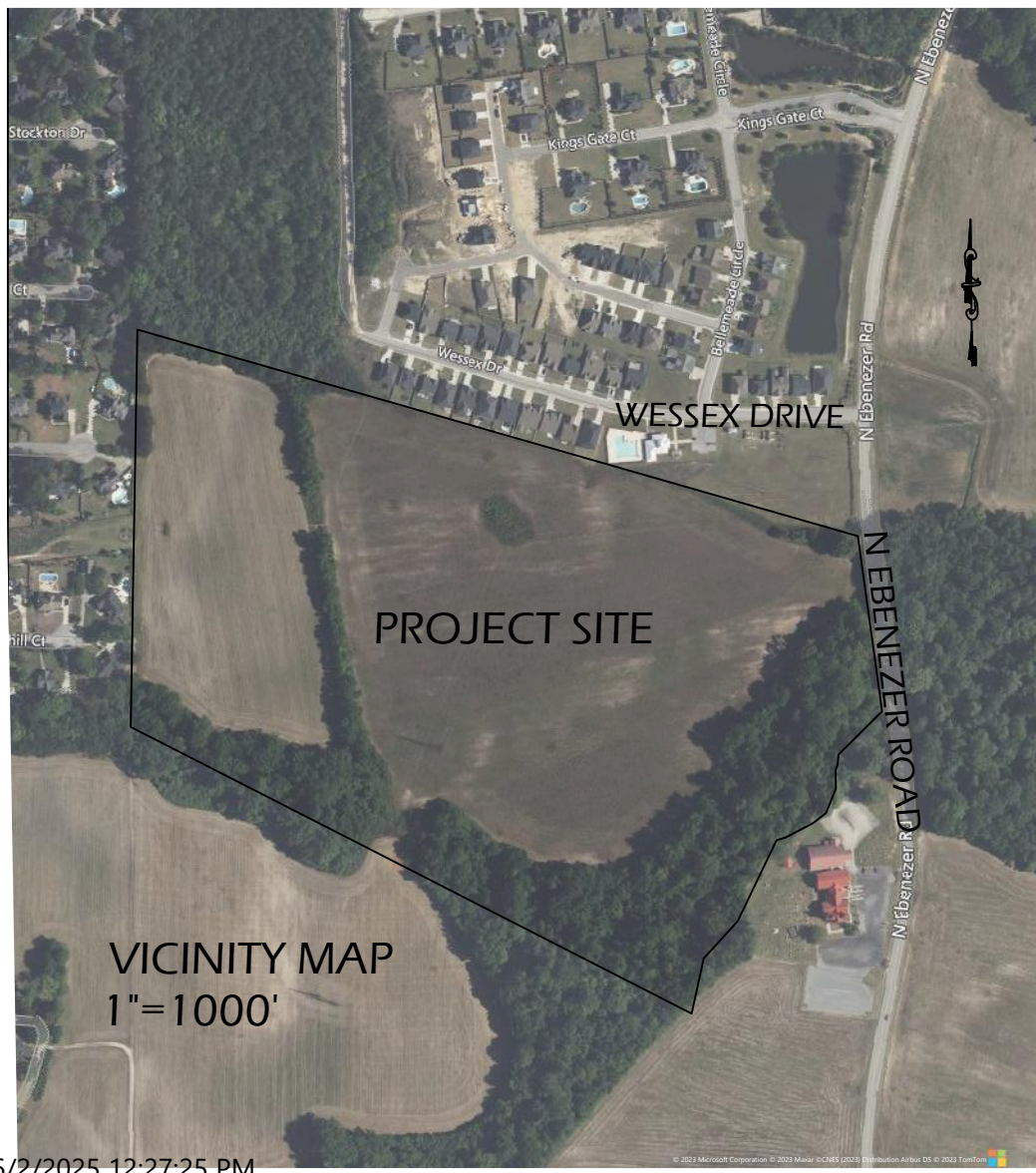
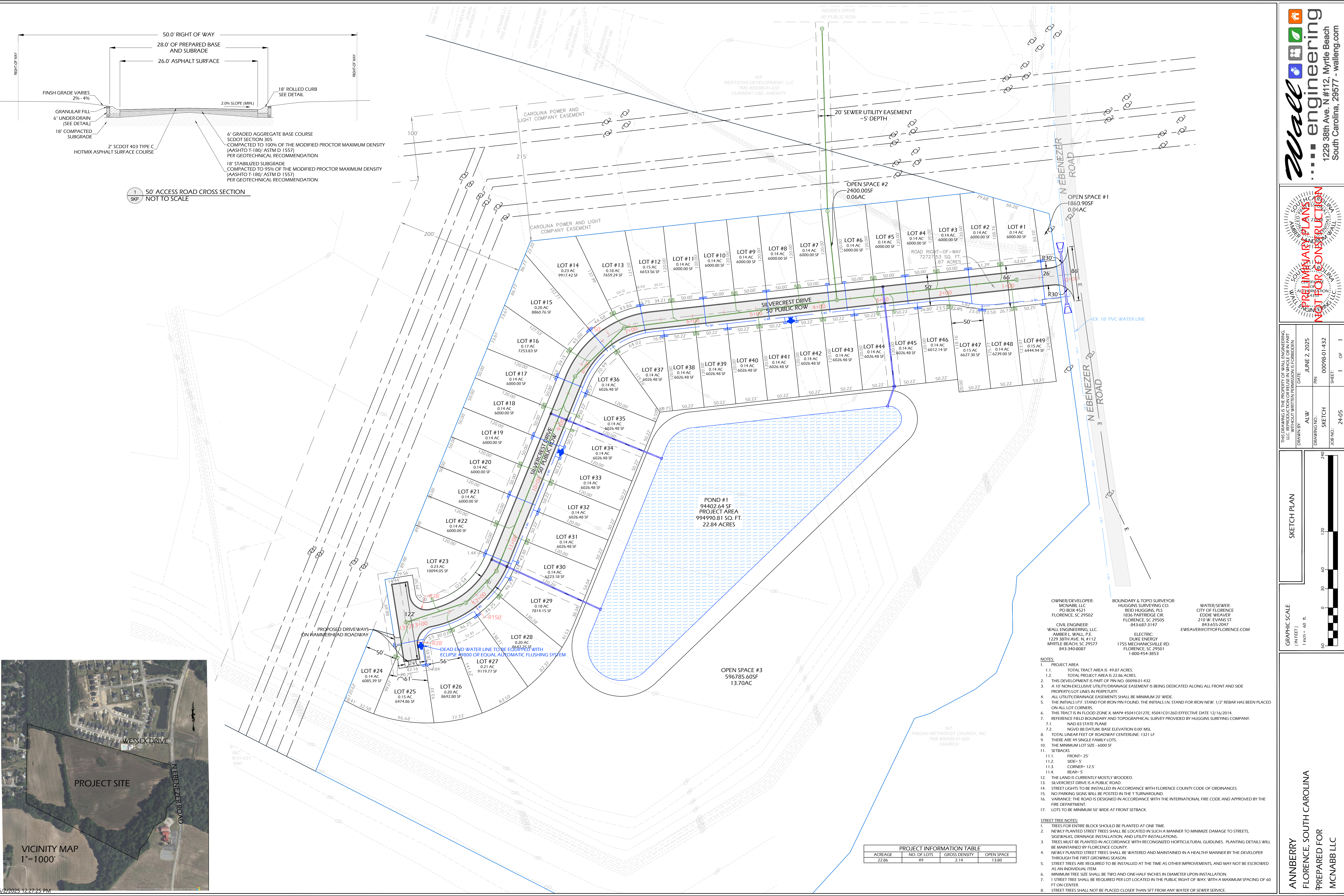


0 340 680
Feet

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



Council District 3
PC#2025-19



6/2/2025 12:27:25 PM

engineering

1229 38th Ave, N #112, Myrtle Beach
South Carolina, 29577 - walleng.com

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF WALL ENGINEERING, LLC. REPRODUCTION OR USE IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION IS PROHIBITED.

DATE:	JUNE 2, 2025
DRAWN BY:	ALW
DRAWING NO.:	SKETCH
JOB NO.:	24-05
PIN:	00098-01-432
SHEET:	1 OF 1

SKETCH PLAN

GRAPHIC SCALE (IN FEET)
1 inch = 60 ft

0 30 60 120 240

ANNBERRY
FLORENCE, SOUTH CAROLINA
PREPARED FOR
MCNABB LLC

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2025
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

STAFF ANALYSIS:

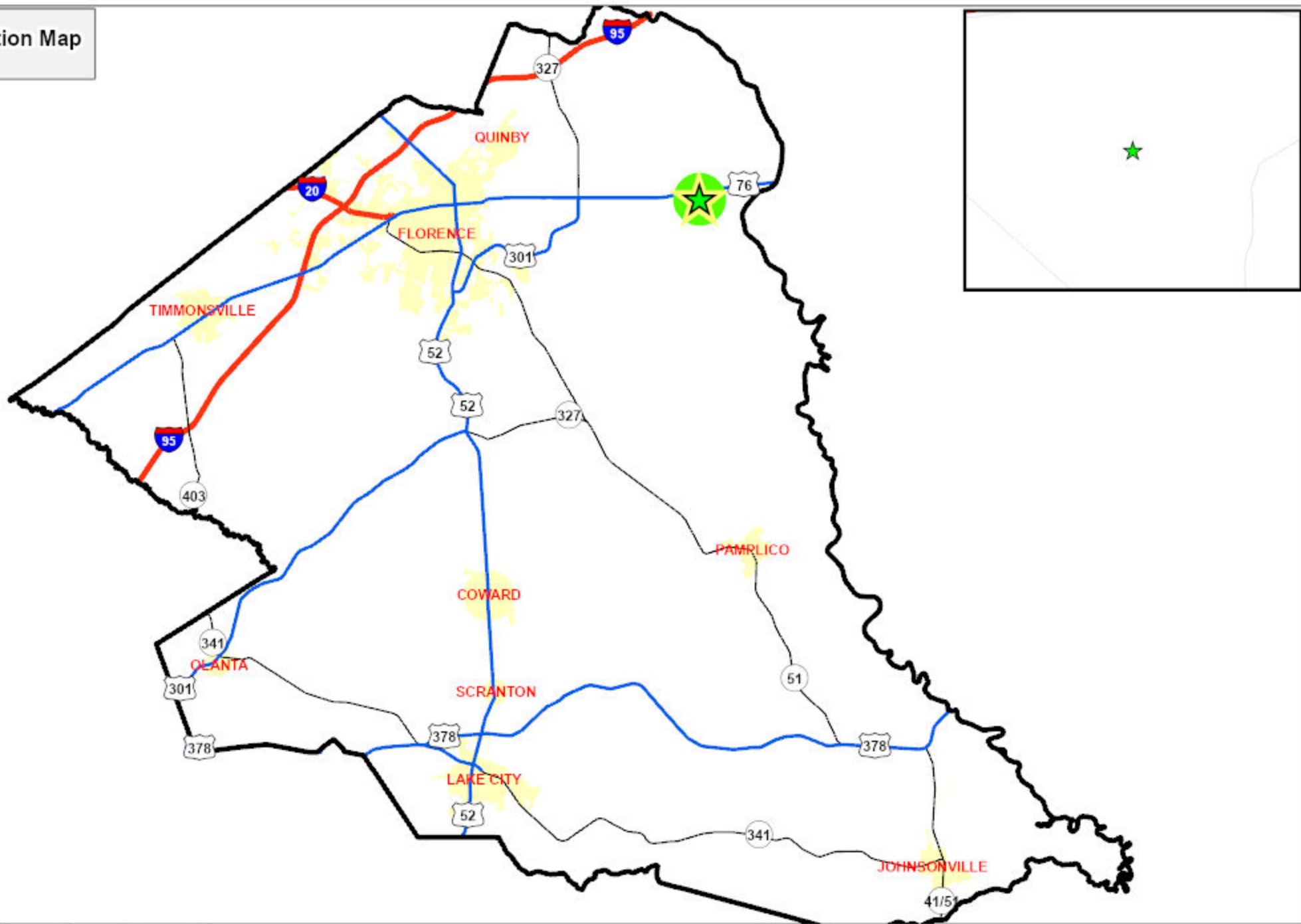
1. Surrounding Land Use and Zoning:
North: Florence County/ Residential, Vacant/Unzoned
South: Florence County/Rural, Residential, Vacant/ Unzoned
West: Florence County/ Residential, Vacant / Unzoned
East: Florence County/ Residential, Rural, Industrial / Unzoned
2. Background
The applicant desires to subdivide subject property into 665 residential lots.
3. Transportation Access and Circulation:
Present access to the property is by the way of N. Ebenezer Road, Florence, SC.

4. Proposed Road Names:
Oakley Point Way, Blackthorn Loop, Sweetgum Street, Tamarack Loop, Teakwood Street, Oakridge Way, Fernwood Street, Alderwood Lane, Hazelbranch Lane, Desert Willow Lane, Balsam Lane, Mangrove Loop
5. Traffic Review:
Based on the applicant's request to develop 665 lots, the additional traffic could have an impact on the current traffic flow.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan

Location Map

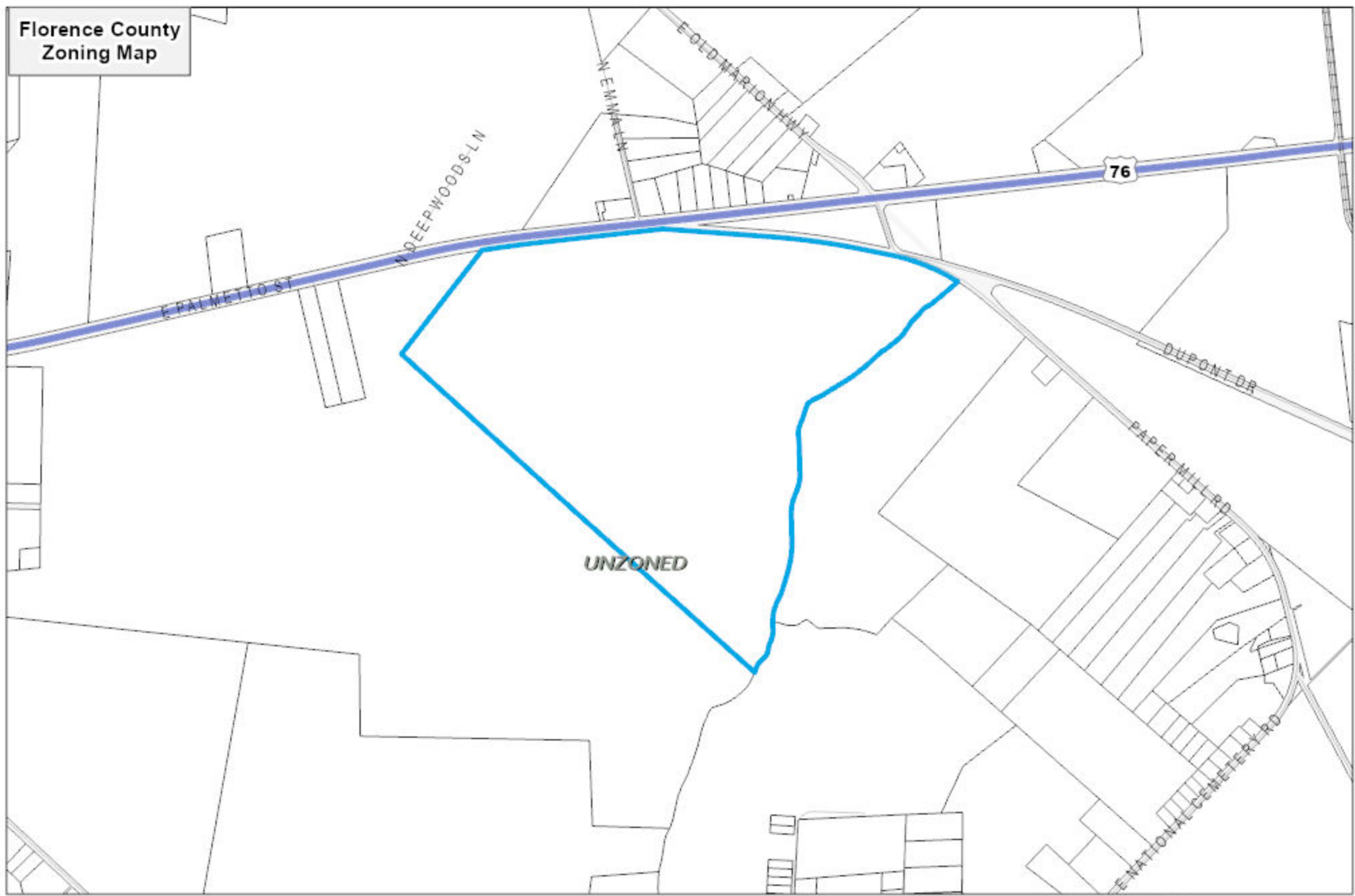


Florence County
Planning Department
Meeting Date:
06/24/2025



Council District 6
PC#2025-20

Florence County
Zoning Map



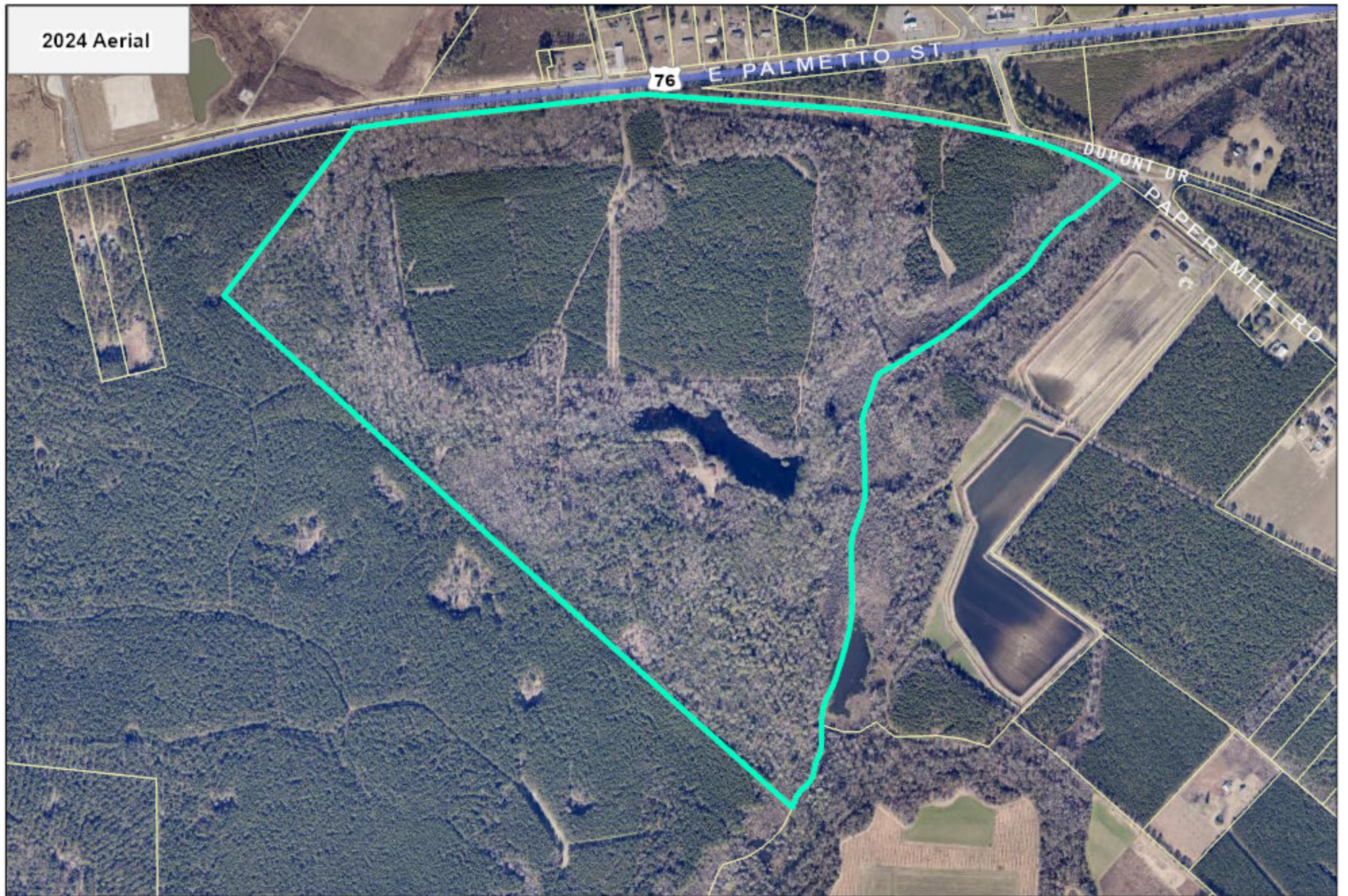
Current County Zoning
UNZONED

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

Council District 6
PC#2025-20



2024 Aerial



0 950 1,900
Feet

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



Council District 6
PC#2025-20

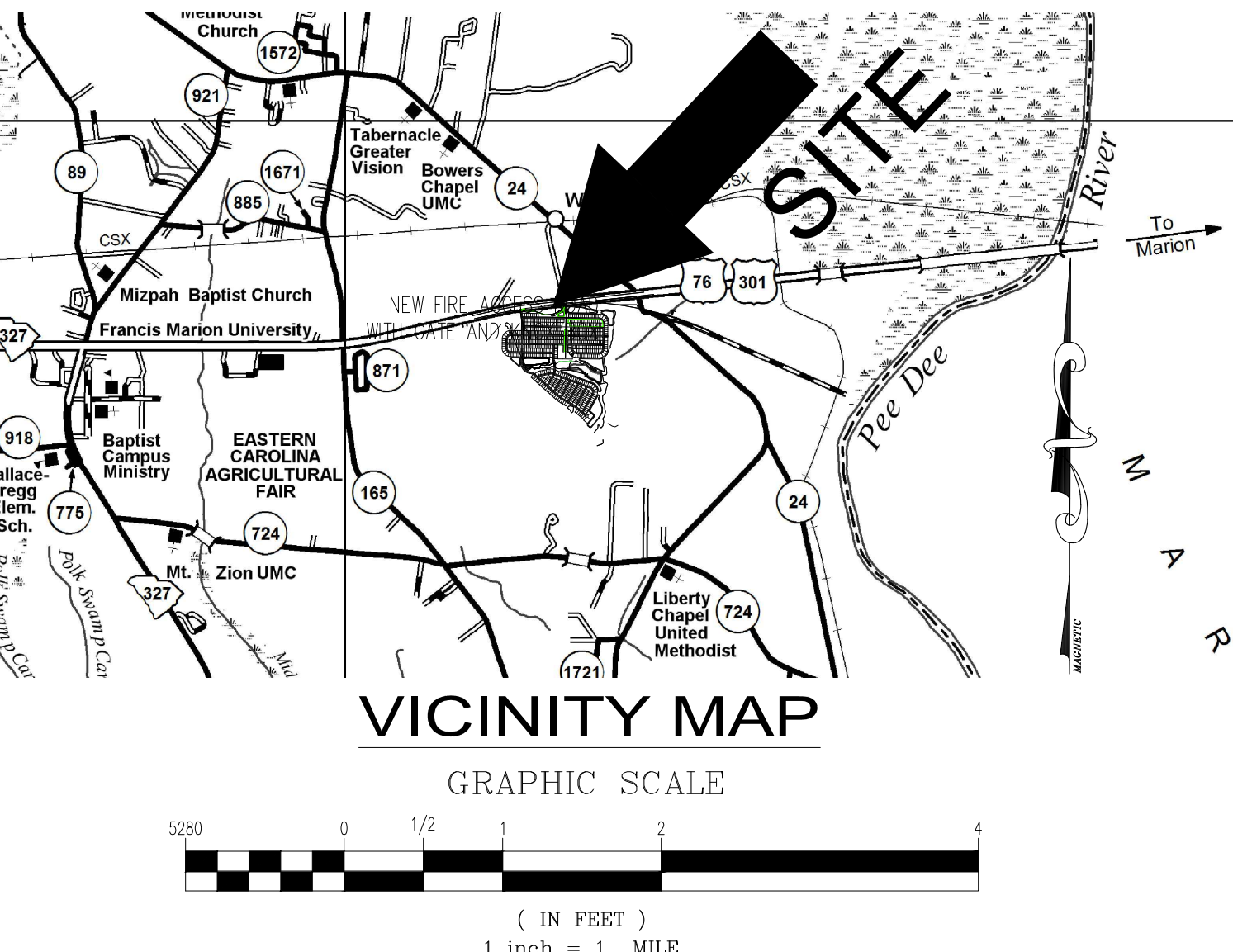
SUBDIVISION NAME: OAKLEY POINT

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

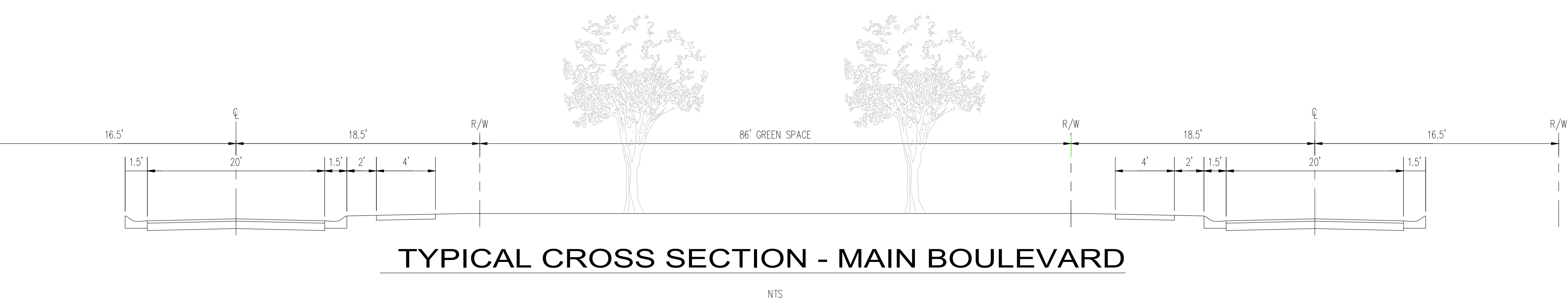
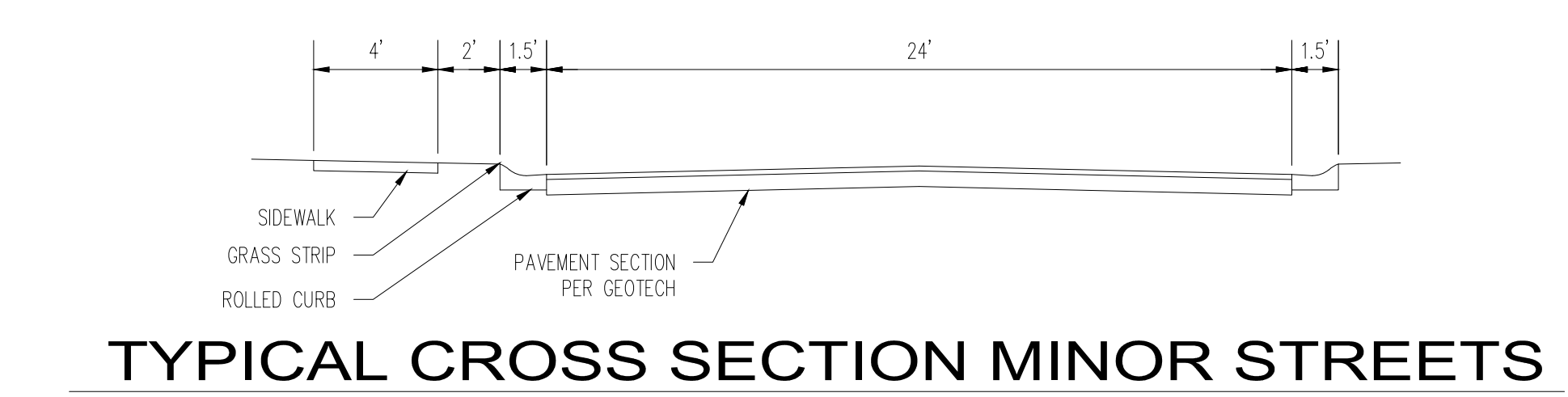
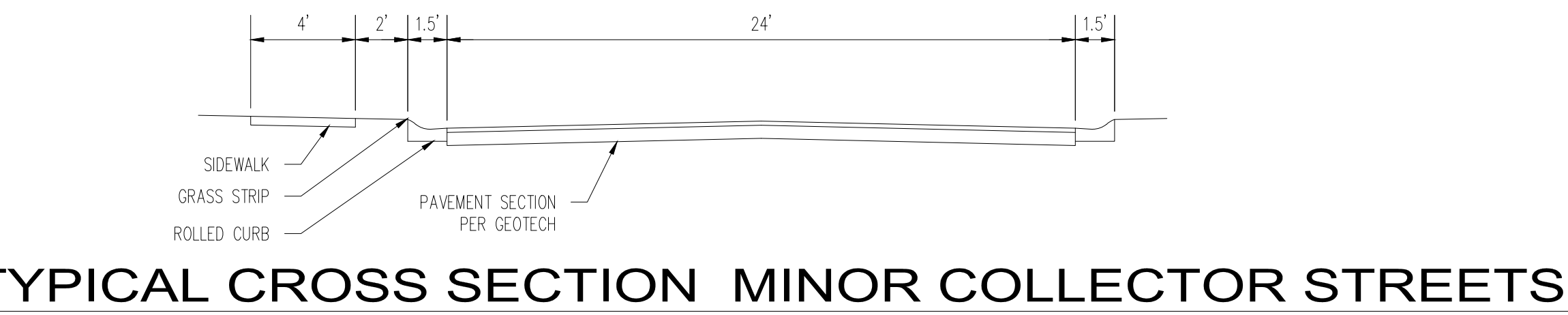
- NOTES:
- ALL ROADS TO BE PUBLIC.
 - STREET TREES (1 PER LOT) TO BE PLACED IN RIGHT OF WAY PER SEC. 28.6-70.

LEGEND

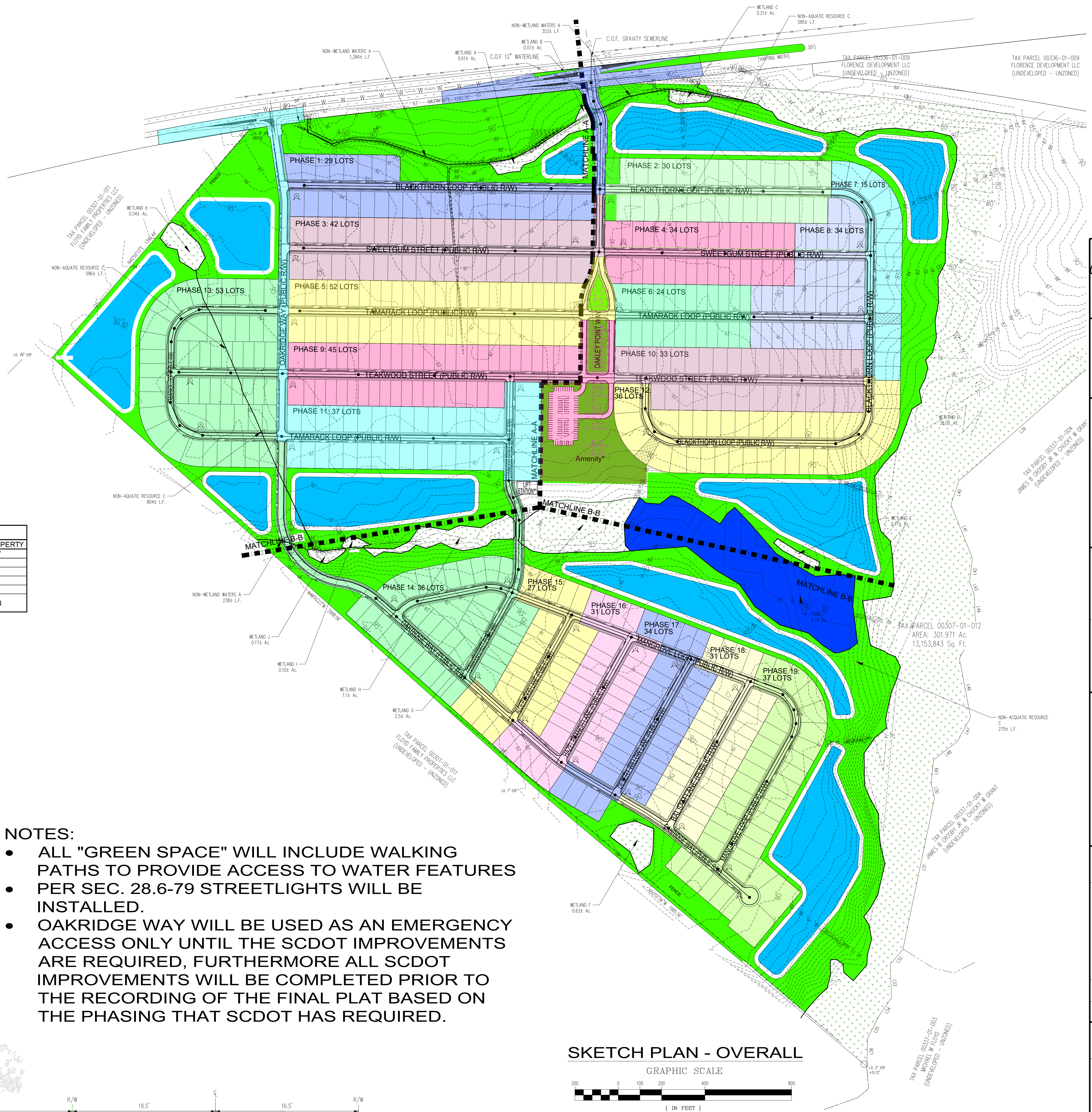
- WETLANDS
- GREEN SPACE
- EXISTING PONDS
- STORMWATER PONDS
- GREEN "CORRIDORS"



OVERVIEW		PROPERTY STATISTICS	
CURRENT LAND USE	FI (FARM IMPROVED)	STREET DATA	ENTIRE PROPERTY
PROPOSED LAND USE	RESIDENTIAL	STREET R/W WIDTH (FT)	50
ZONING	UNZONED	CUL-DE-SAC LENGTH (FT)	192
LOT MIN. AREA	6000 SF	MIN. CENTERLINE RADIUS (FT)	150
LOT MIN. WIDTH	50 FT	PARKING AT AMENITY	77
TYPICAL LOT SIZES	50'x120' 65'x120'	INTERSECTION RADIUS (FT)	
NUMBER OF LOTS	665	INVOLVE ONLY MINOR STREETS	20
		INVOLVE MINOR COLLECTOR STREETS	25
SETBACKS (FT)		LAND USE	
FRONT	25	TOTAL AREA (Ac)	301.97
SIDE	5	WETLANDS (Ac)	46.41
REAR	5	RECREATIONAL SPACE (Ac)	3.17
STREET SIDE	12.5	GREEN SPACE (Ac)	79.9
		STORMWATER FEATURES (Ac)	27.61
		LOTS AND ROADS	144.88



- 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.



OAKLEY POINT
LAND CONCEPT

SKETCH PLAN
OVERALL SITE LAYOUT

REV. DATE. REVISION

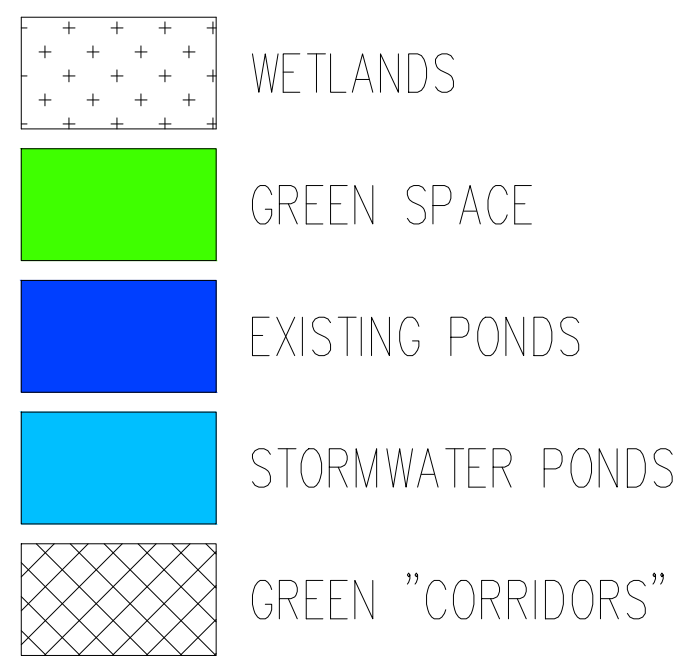
APPROVED FOR REVIEW

SK-1

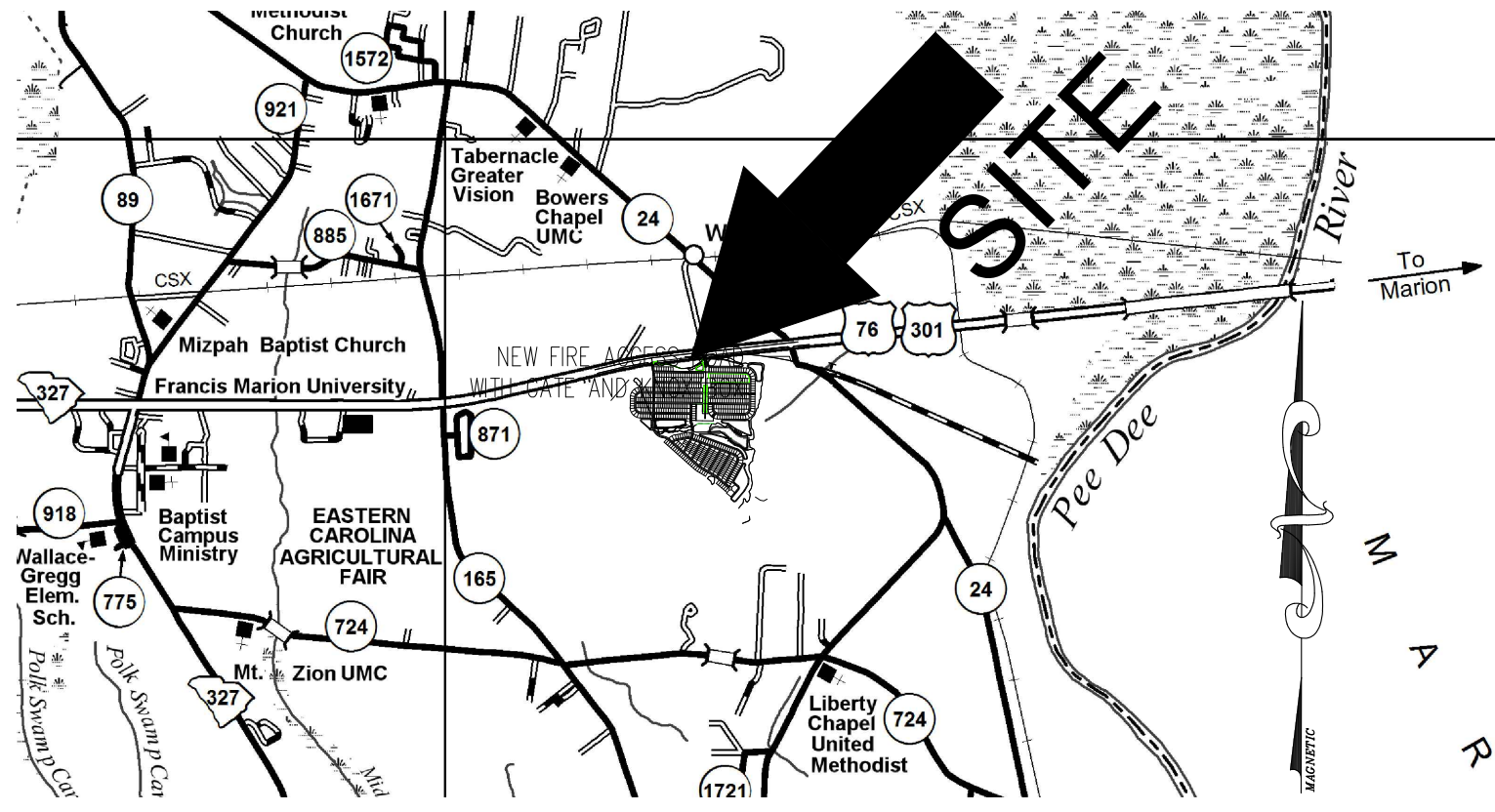
SUBDIVISION NAME: OAKLEY POINT

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.

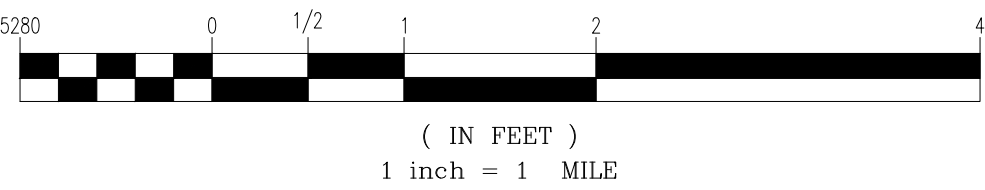


LEGEND



VICINITY MAP

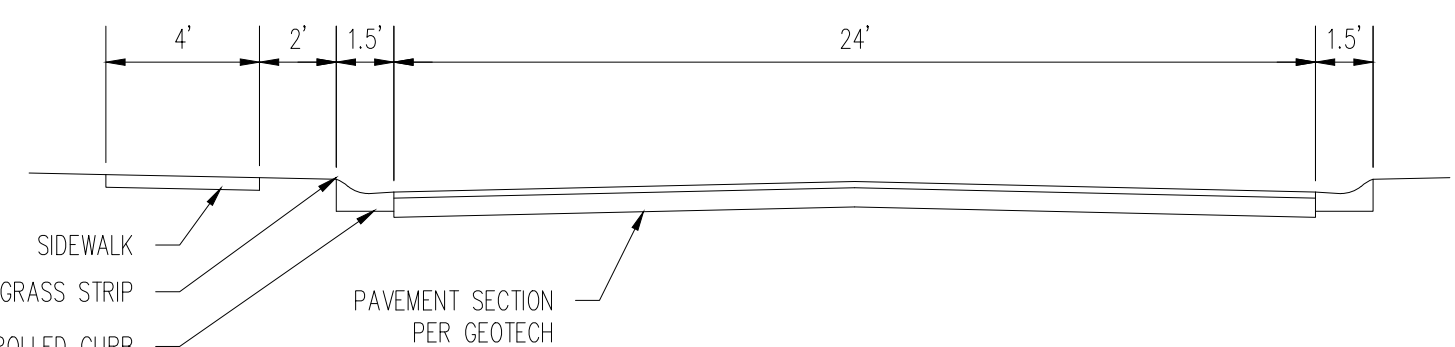
GRAPHIC SCALE



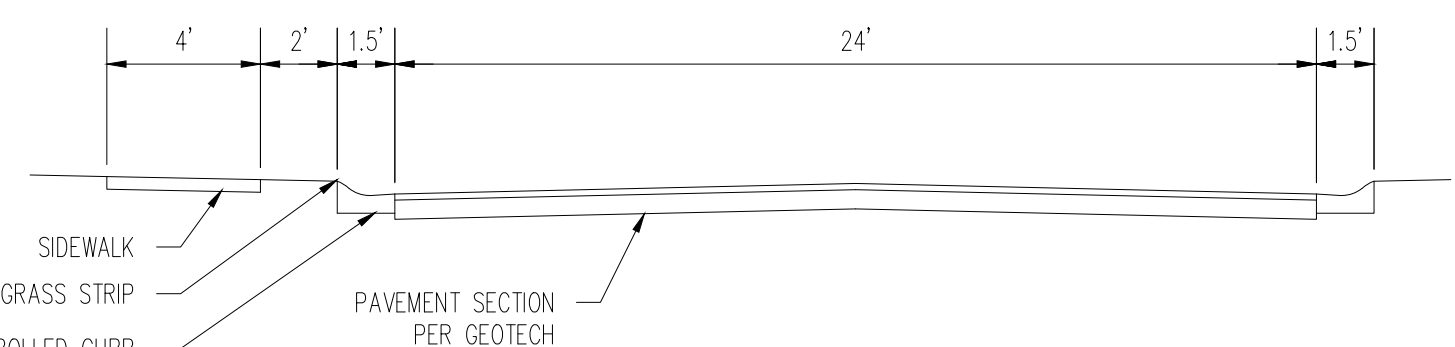
NOTE:

- 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.

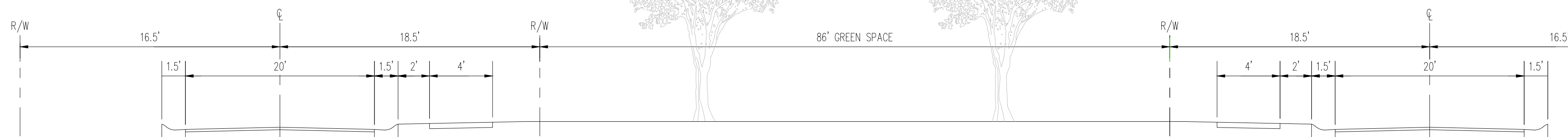
OVERVIEW		PROPERTY STATISTICS		LAND USE	
CURRENT LAND USE	FI (FARM IMPROVED)	STREET DATA	ENTIRE PROPERTY	TOTAL AREA (Ac)	ENTIRE PROPERTY
PROPOSED LAND USE	RESIDENTIAL	STREET R/W WIDTH (FT)	50	WETLANDS (Ac)	46.41
ZONING	UNZONED	CUL-DE-SAC LENGTH (FT)	192	RECREATIONAL SPACE (Ac)	3.17
LOT MIN. AREA	6000 SF	MIN. CENTERLINE RADII (FT)	150	GREEN SPACE (Ac)	79.9
LOT MIN. WIDTH	50 FT	PARKING AT AMENITY	77	STORMWATER FEATURES (Ac)	27.61
TYPICAL LOT SIZES	50'x120' 65'x120'	INTERSECTION RADII (FT)		LOTS AND ROADS	144.88
NUMBER OF LOTS	665	INVOLVE ONLY MINOR STREETS	20		
		INVOLVE MINOR COLLECTOR STREETS	25		
SETBACKS (FT)					
FRONT	25				
SIDE	5				
REAR	5				
STREET SIDE	12.5				



TYPICAL CROSS SECTION MINOR COLLECTOR STREETS

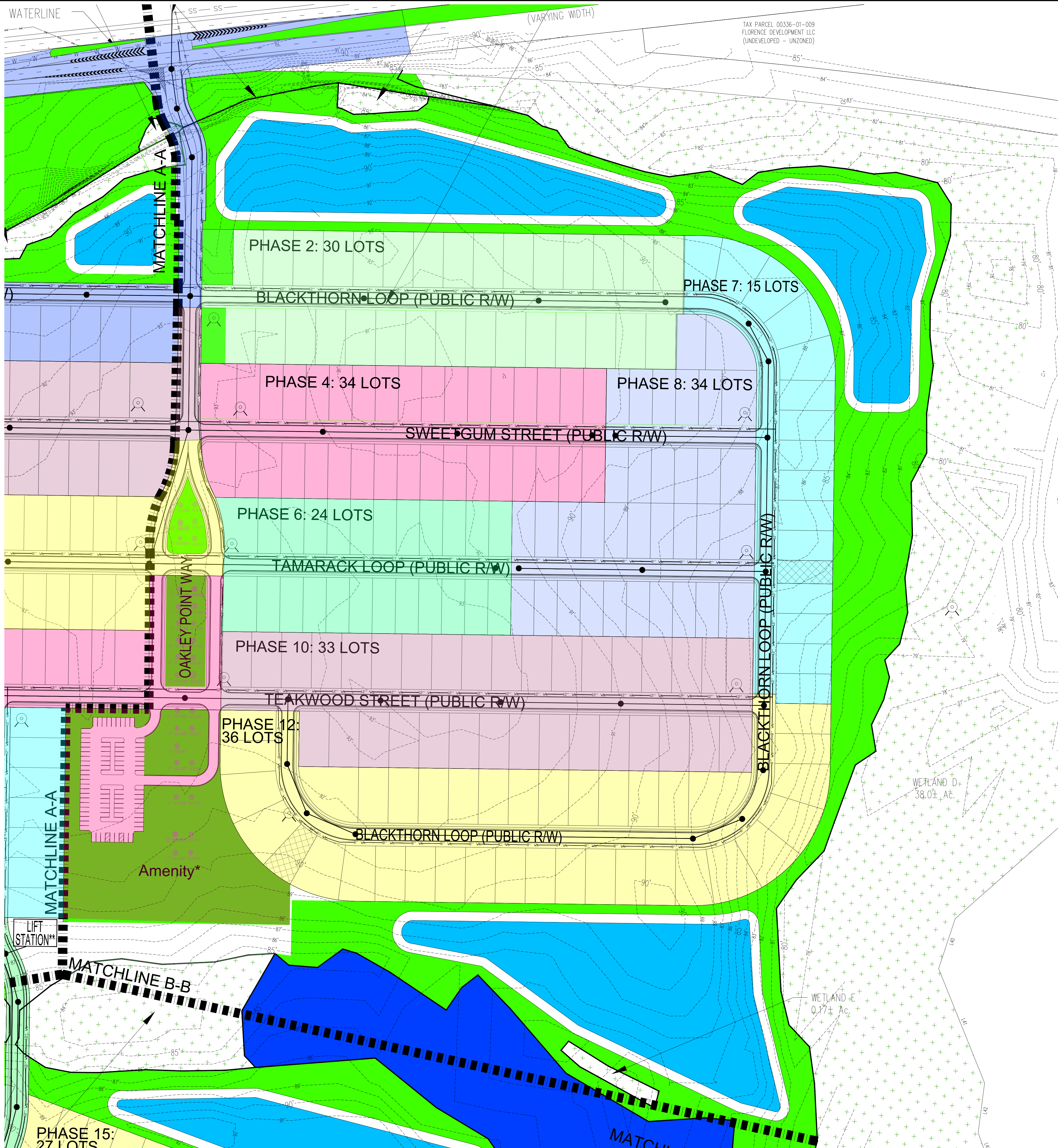


TYPICAL CROSS SECTION MINOR STREETS



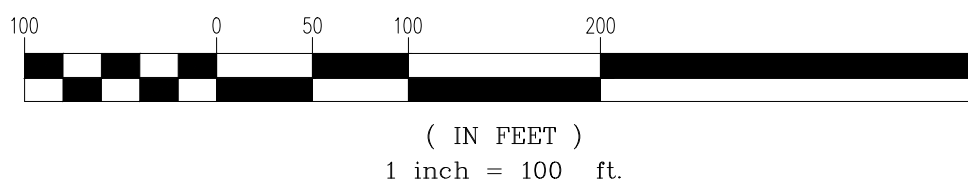
TYPICAL CROSS SECTION - MAIN BOULEVARD

NTS



SKETCH PLAN - RIGHT

GRAPHIC SCALE

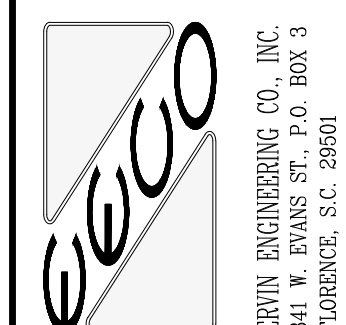
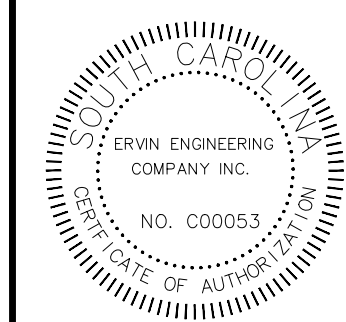
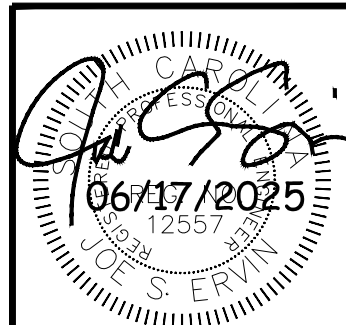


NOTES:

*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

- ALL "GREEN SPACE" WILL INCLUDE WALKING PATHS TO PROVIDE ACCESS TO WATER FEATURES
- PER SEC. 28.6-79 STREETLIGHTS WILL BE INSTALLED.



DRAWN BY: LCH	CHECKED BY: ADB
DATE: 06/17/25	DATE: 06/17/25
DESIGNED BY: LCH	CHECKED BY: USE
DATE: 06/17/25	DATE: 06/17/25
SCALE: 1"=100'	

OAKLEY POINT
LAND CONCEPT
SKETCH PLAN
RIGHT

REV	DATE	REVISION	APPROVED
A	06/17/25	FOR REVIEW	LCH

SK-2

ECCO JOB # 2025B23001

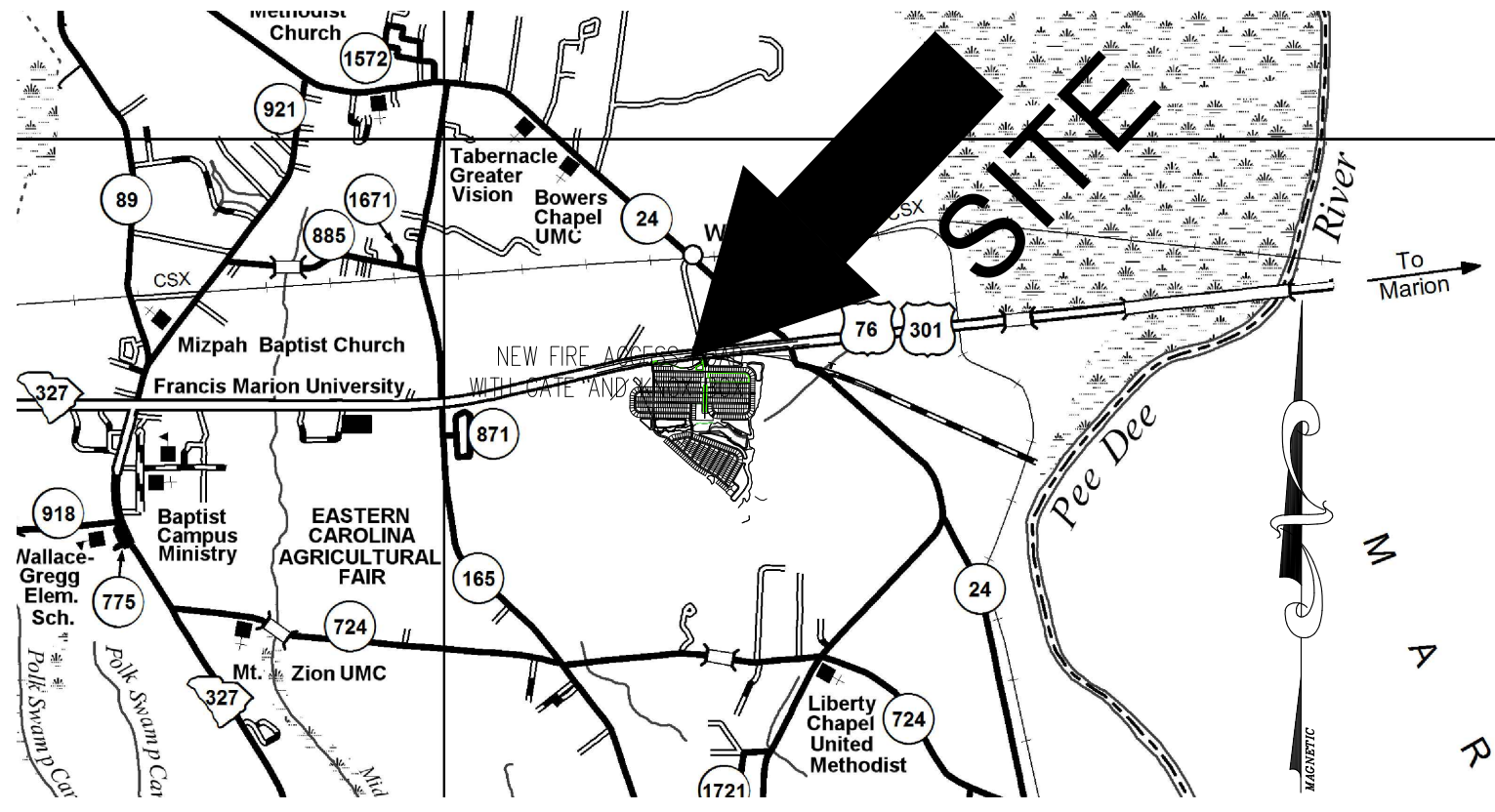
SUBDIVISION NAME: OAKLEY POINT

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

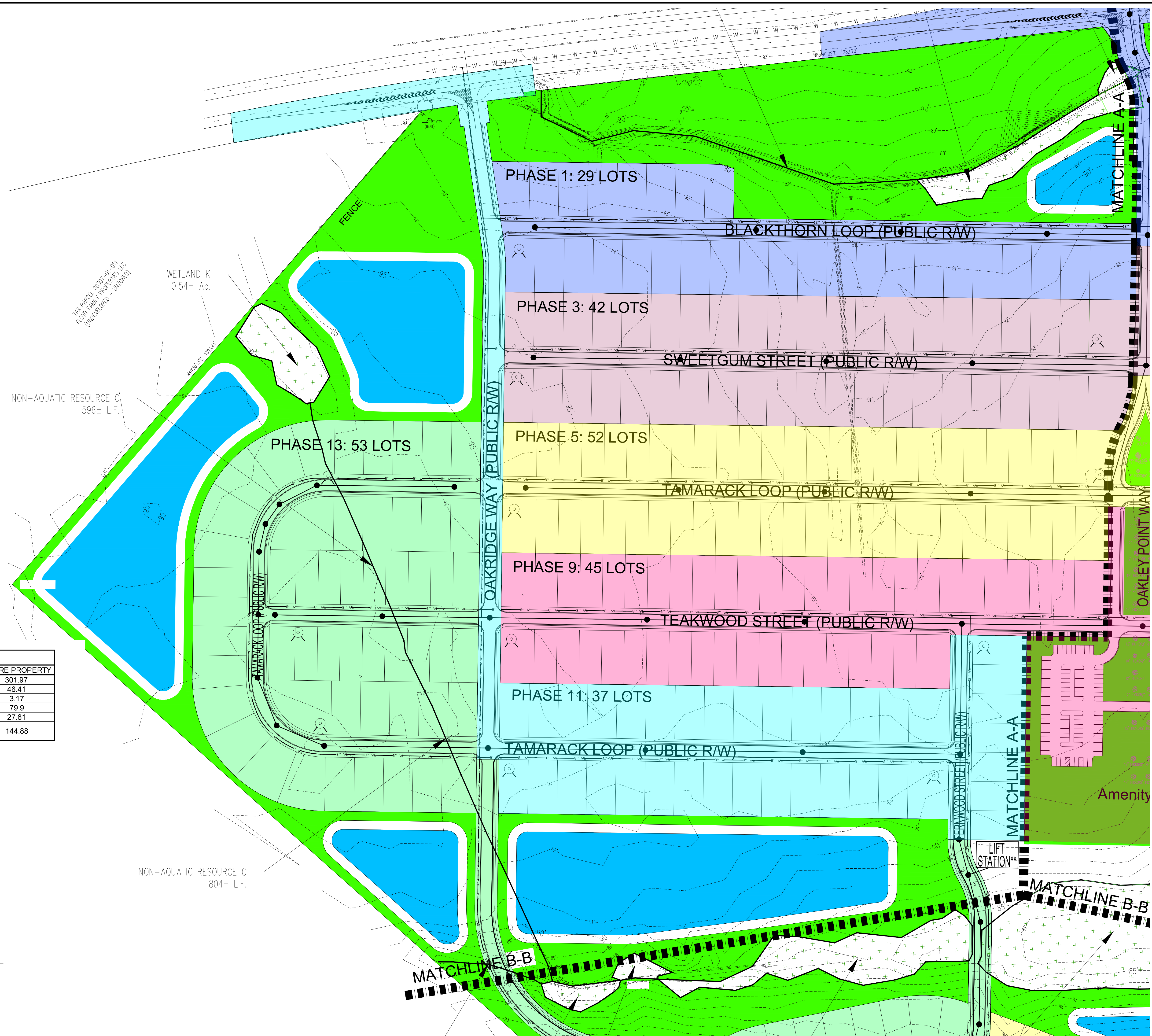
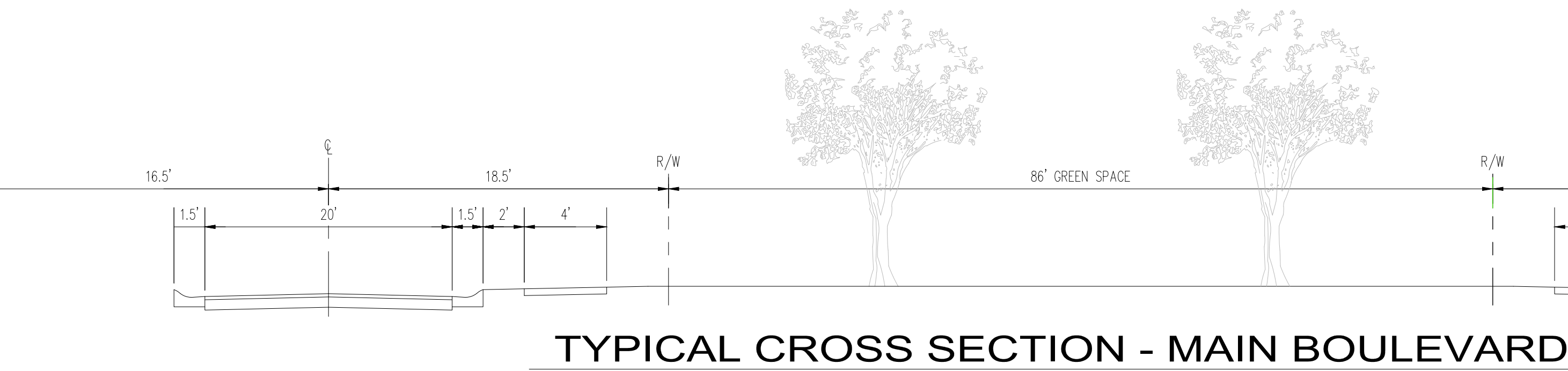
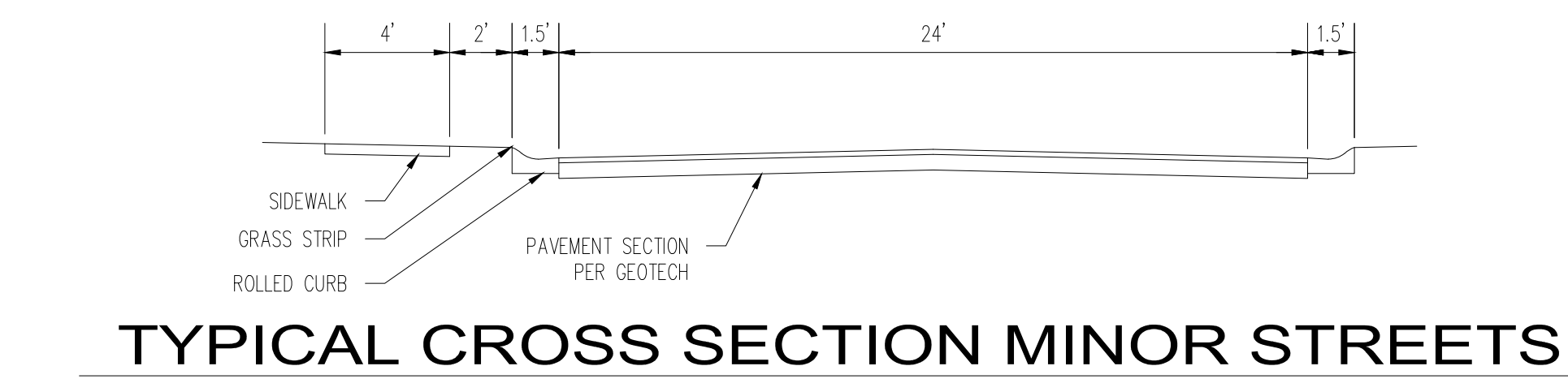
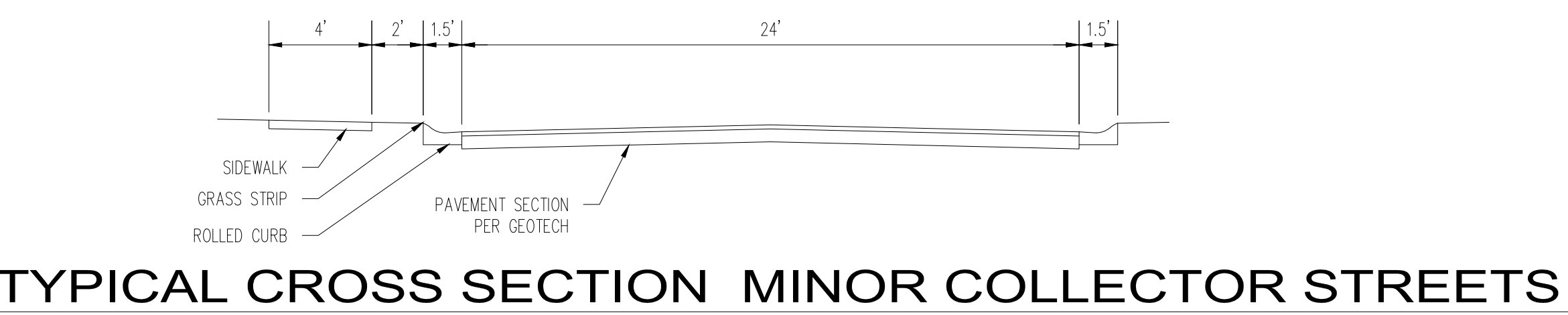
- NOTES:
- ALL ROADS TO BE PUBLIC.
 - STREET TREES (1 PER LOT) TO BE PLACED IN RIGHT OF WAY PER SEC. 28.6-70.

LEGEND

- WETLANDS
- GREEN SPACE
- EXISTING PONDS
- STORMWATER PONDS
- GREEN "CORRIDORS"



OVERVIEW		PROPERTY STATISTICS	
CURRENT LAND USE	FI (FARM IMPROVED)	STREET R/W WIDTH (FT)	50
PROPOSED LAND USE	RESIDENTIAL	CUL-DE-SAC LENGTH (FT)	192
ZONING	UNZONED	MIN. CENTERLINE RADII (FT)	150
LOT MIN. AREA	6000 SF	PARKING AT AMENITY	77
LOT MIN. WIDTH	50 FT	INTERSECTION RADII (FT)	
TYPICAL LOT SIZES	50'x120'	INVOLVE ONLY MINOR STREETS	20
NUMBER OF LOTS	665	INVOLVE MINOR COLLECTOR STREETS	25
SETBACKS (FT)		LAND USE	
FRONT	25	TOTAL AREA (Ac)	301.97
SIDE	5	WETLANDS (Ac)	46.41
REAR	5	RECREATIONAL SPACE (Ac)	3.17
STREET SIDE	12.5	GREEN SPACE (Ac)	79.9
		STORMWATER FEATURES (Ac)	27.61
		LOTS AND ROADS	144.88



- NOTES:**
- **FUTURE CITY OF FLORENCE LIFT STATION
 - 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.

OAKLEY POINT LAND CONCEPT

SKETCH PLAN LEFT

SCALE: 1"=100'

REV. DATE. REVISION

APPROVED

SK-3

