

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 26, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject properties is vacant and are zoned R-1(Single-Family Residential District).
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject properties to R-5A Multi-Family Residential District.

3. Surrounding Land Use and Zoning:

North: Town of Quinby / Vacant, Residential / R-1, R-5

South: Town of Quinby / Vacant, Commercial / B-1, B-3

West: Town of Quinby / Residential, Commercial / R-5, B-3

East: Town of Quinby / Residential / R-1

4. Transportation Access and Circulation:

Present access to these properties is by way of Dogwood Lane, Quinby, SC

5. Traffic Review:

The rezoning of these properties from R-1 to R-5 could have a minimum impact on traffic flow.

6. Florence County Comprehensive Plan:

The future land use designation for the properties are currently Suburban District (SD). The applicant has requested to change their future land use designation to Urban District (UD). The requested rezoning of the properties is compatible with the designated future land use.

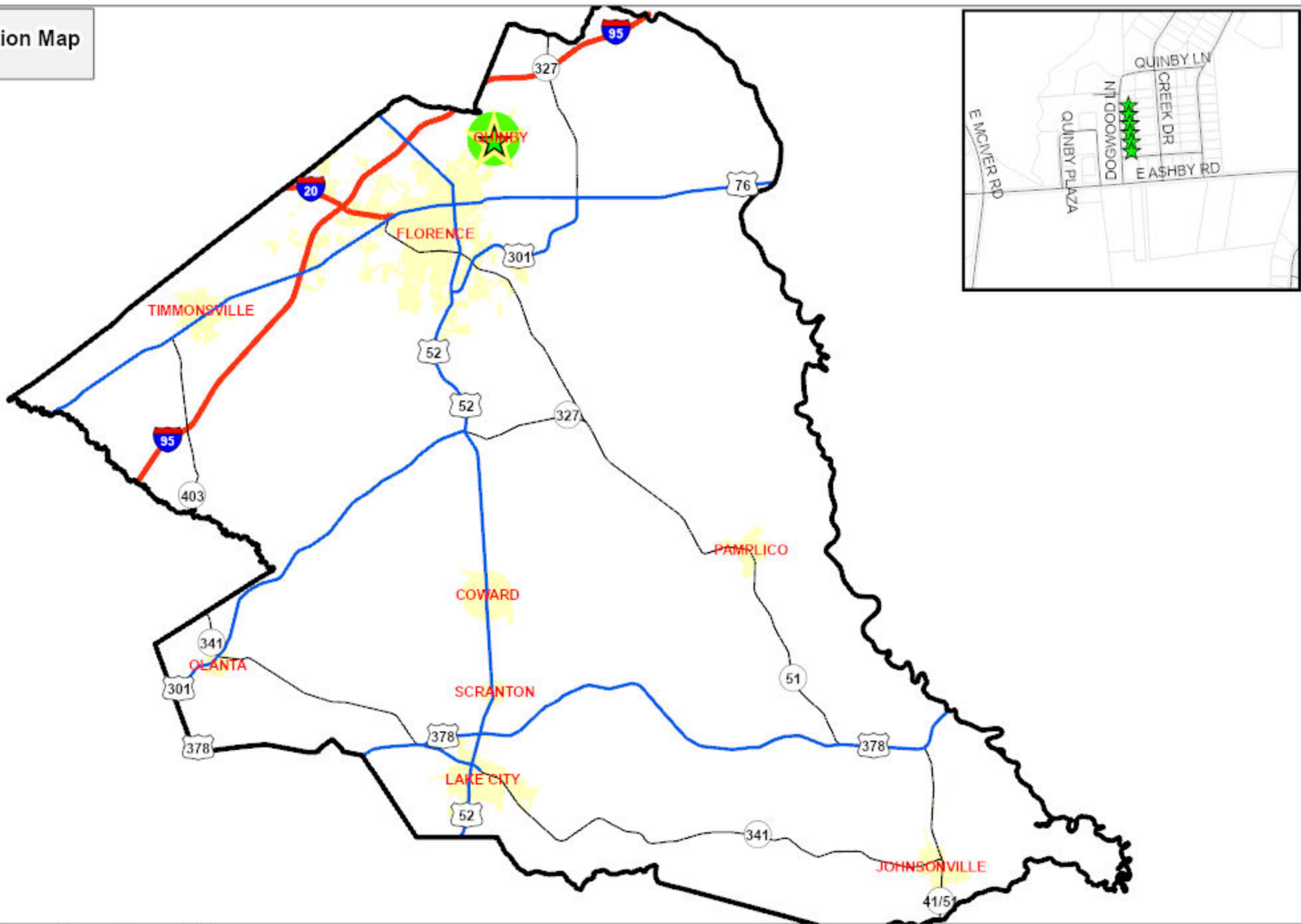
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the County Council agenda for Thursday, September 18, 2025 @ 6:00 p.m. at the Lake City Bean Market Museum, 111 Henry St., Lake City, SC 29560.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Comprehensive Plan Map

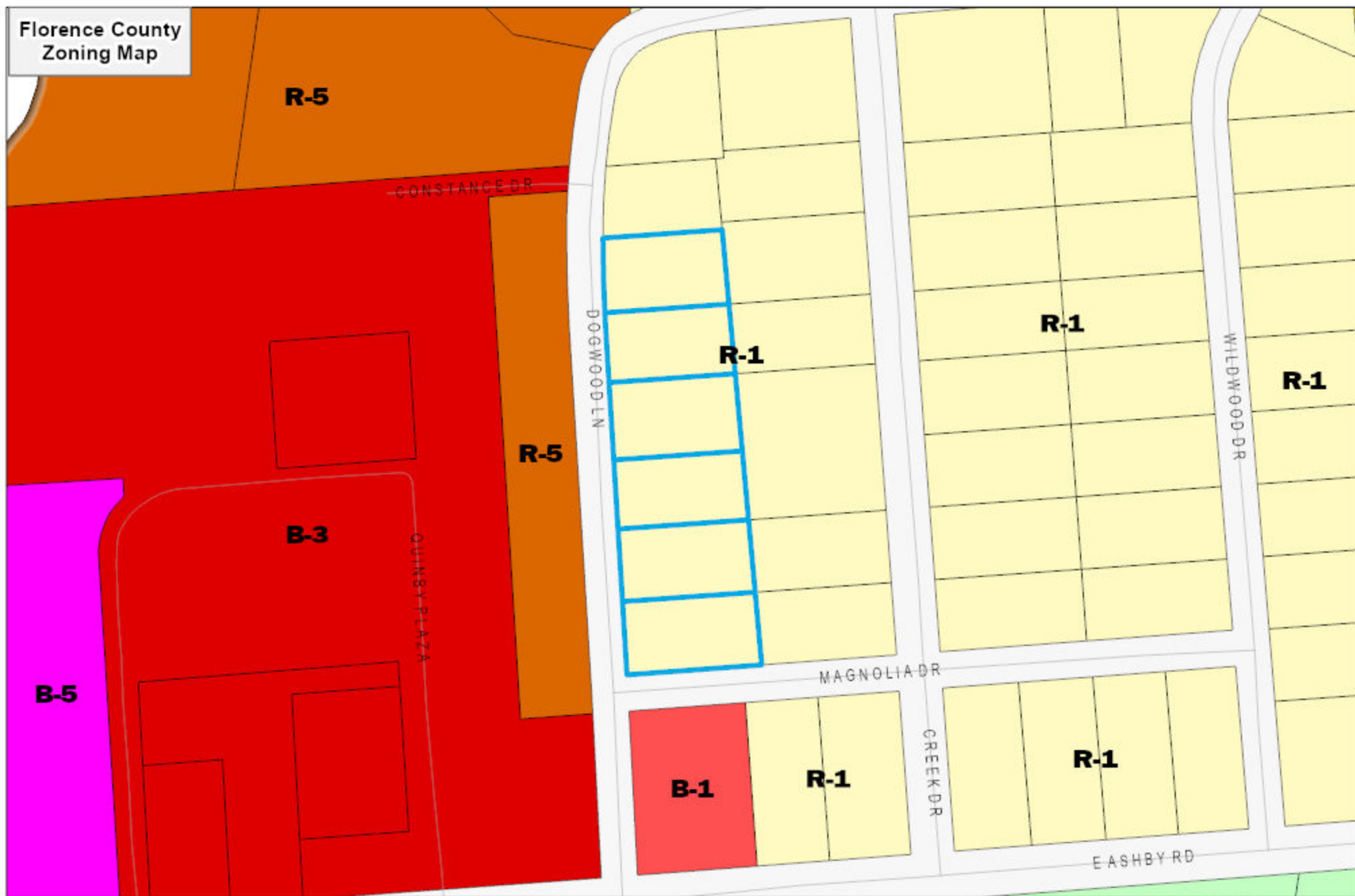
Location Map



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

Council District 3
PC#2025-27

Florence County
Zoning Map



Current County Zoning

- B-1, LIMITED
- B-3 GENERAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- R-1, SINGLE-FAMILY, LARGE LOTS

- R-2, SINGLE-FAMILY, MEDIUM LOTS
- R-5, MULTI-FAMILY
- RU-1, COMMUNITY
- UNZONED

0 180 360 Feet

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

Council District 3
PC#2025-27



2024 Aerial

CONSTANCE DR

DOGWOOD LN

CREEK DR

QUINBY PLAZA

MAGNOLIA DR

0 130 260
Feet

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



Council District 3
PC#2025-27

**Florence County
FLU Map**

CONSTANCE DR

**Urban
District**

QUINBY PLAZA

**Suburban
District**

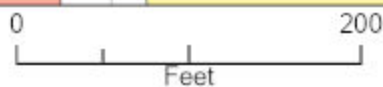
DOGWOOD LN

CREEK DR

MAGNOLIA DR

Future Land Use

- City Zoning
- Suburban Development District
- Urban District
- Variable Development District 1
- Variable Development District 2
- Downtown Development District



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

**Council District 3
PC#2025-27**



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 26, 2025
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is vacant and is zoned R-1, Single-Family Residential District.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to R-3A, Single-Family Residential.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential, Vacant/ Unzoned, R-1, B-3
South: Florence County / Vacant, Residential / Unzoned, MR
West: Florence County / Residential, Vacant / Unzoned
East: Florence County / Commercial, Vacant / B-3, CMU

4. Florence County Comprehensive Plan:

The subject property's future land use designation is Suburban District, which is compatible with the recommended zoning district.

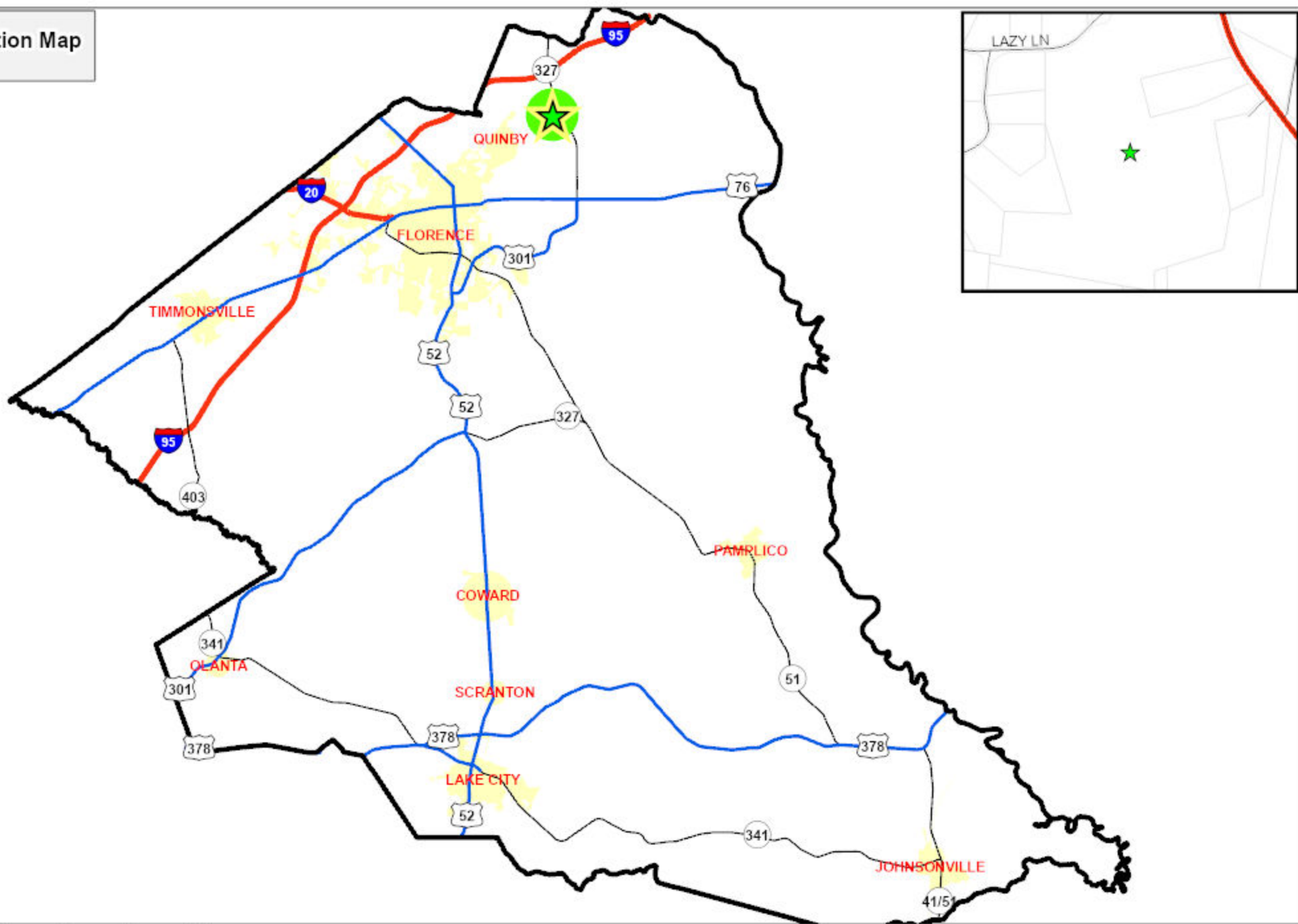
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the County Council agenda for Thursday, September 18, 2025 @ 6:00 p.m. at the Lake City Bean Market Museum, 111 Henry Street, Lake City, SC 29560.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map

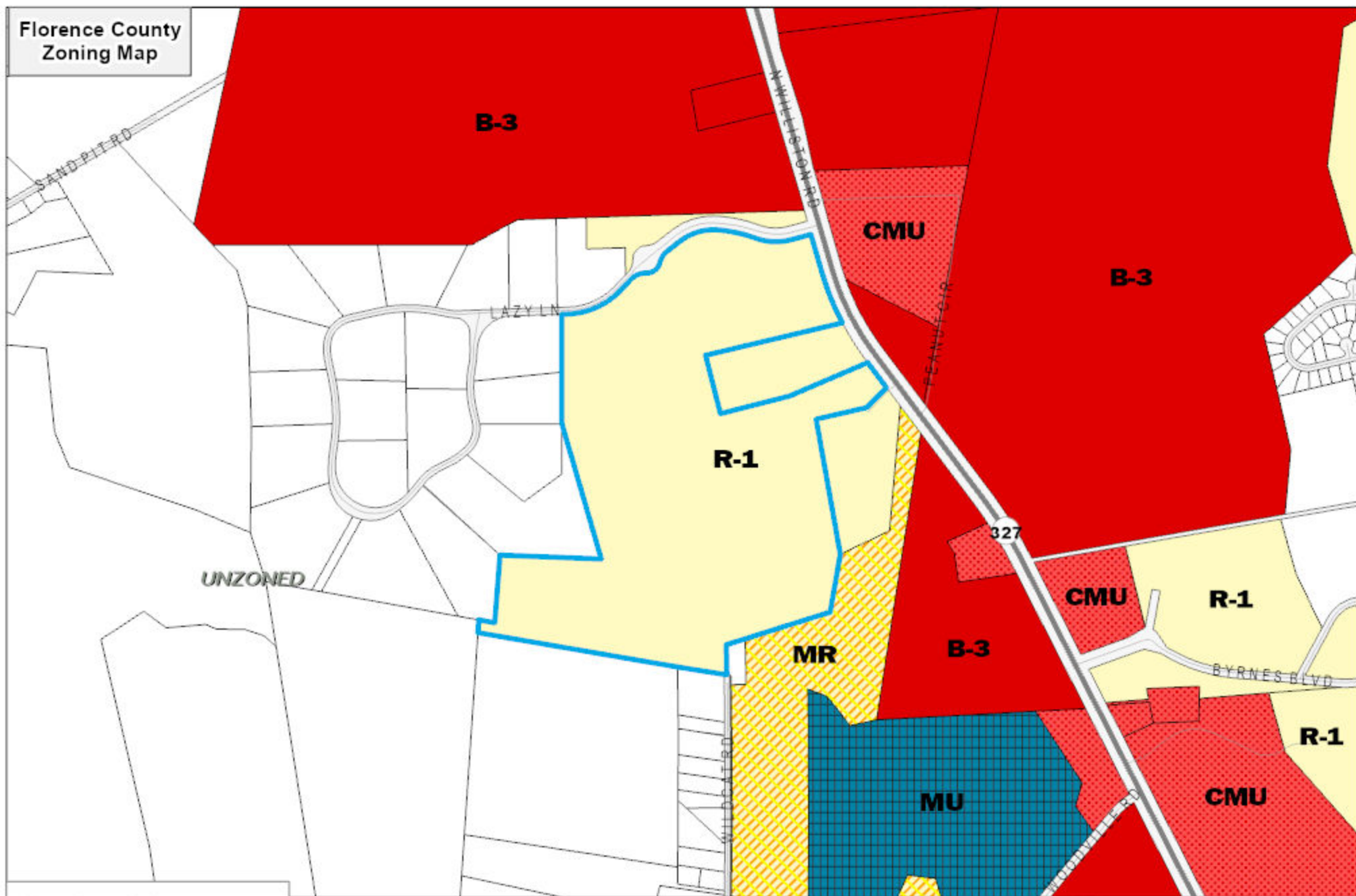


Florence County
Planning Department
Meeting Date:
08/26/2025



Council District 7
PC#2025-28

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- CMU, COMMERCIAL MIXED-USE
- MR, MIXED RESIDENTIAL, LOW DENSITY
- MU, MIXED USE
- R-1, SINGLE-FAMILY, LARGE LOTS
- UNZONED

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

Council District 7
PC#2025-28



2024 Aerial



0 670 1,340
Feet

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



Council District 7
PC#2025-28

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 26, 2025
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

STAFF ANALYSIS:

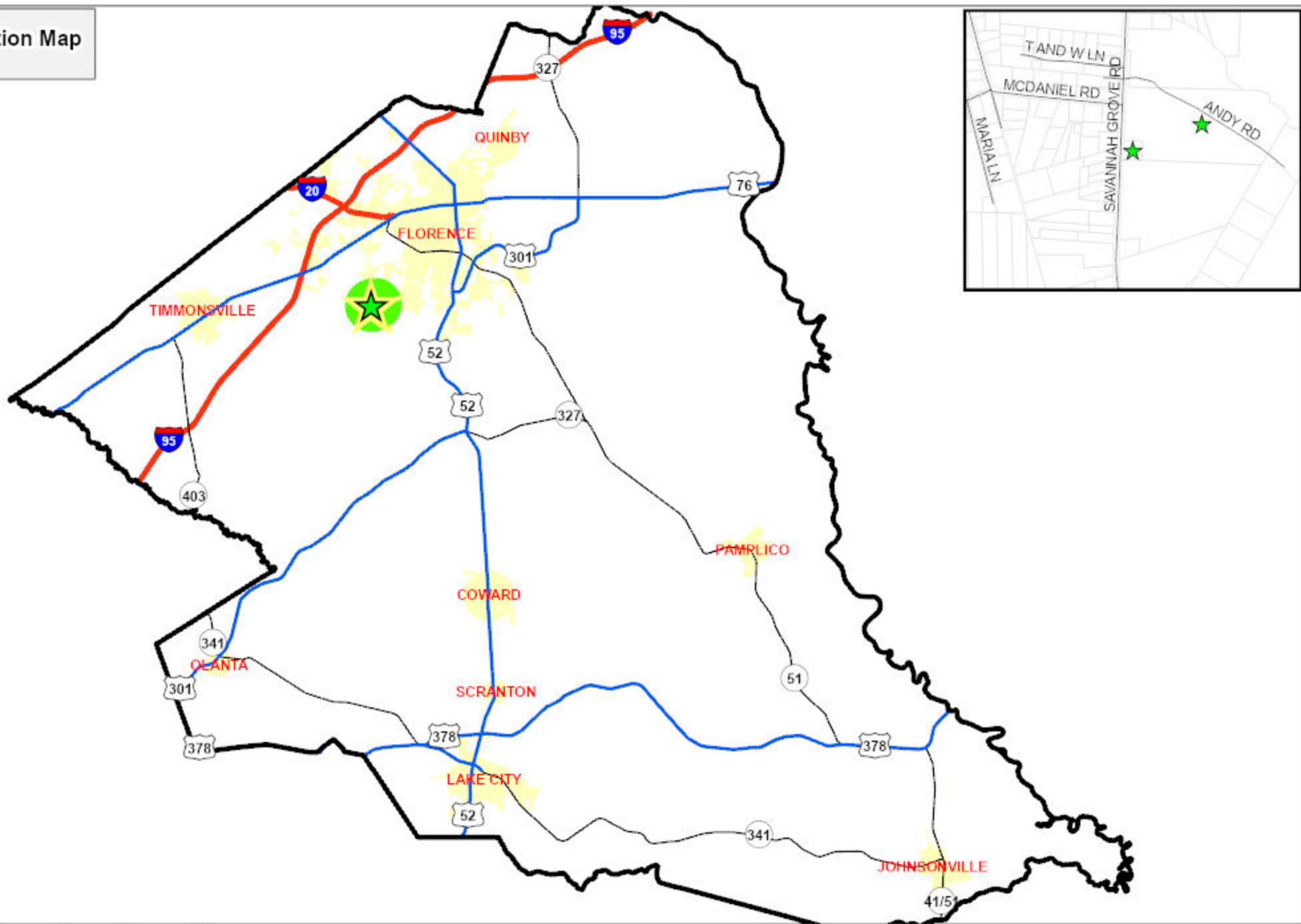
1. Surrounding Land Use and Zoning:
North: Florence County/ Residential, Vacant/Unzoned
South: Florence County/Rural, Residential, Vacant/ Unzoned
West: Florence County/ Residential, Vacant / Unzoned
East: Florence County/ Residential, Rural, Industrial / Unzoned
2. Background
The applicant desires to construct a new elementary school with a recreational park and install a new public road.

3. Transportation Access and Circulation:
Present access to these properties is by the way of Savannah Grove Road, Effingham SC.
4. Proposed Road Names:
Montrose Drive
5. Traffic Review:
Based on the applicant's request the additional traffic could have an impact on the current traffic flow.

ATTACHMENTS:

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

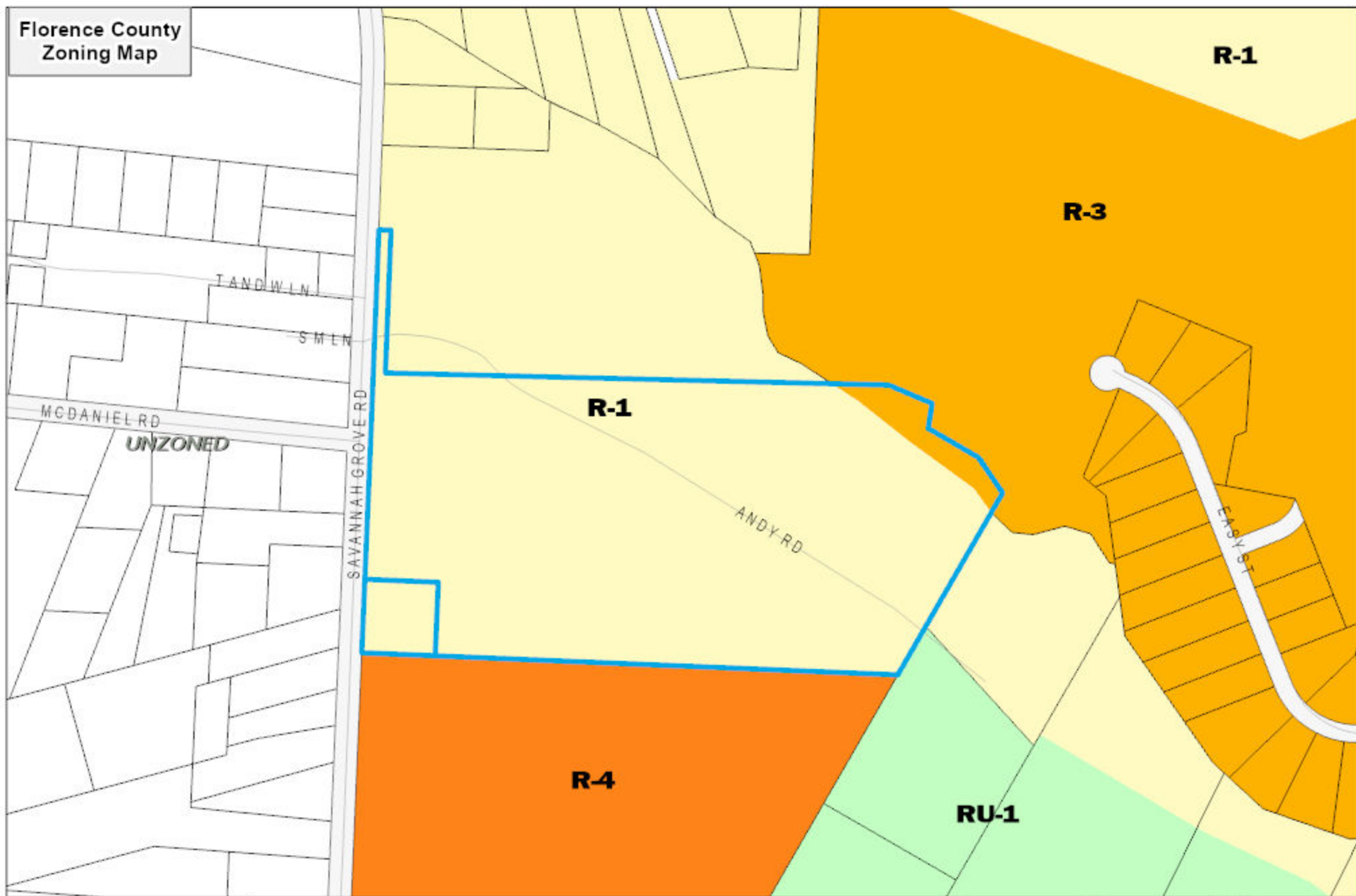
Location Map



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

Council District 4
PC#2025-29

**Florence County
Zoning Map**



Current County Zoning

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

0 370 740 Feet

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

**Council District 4
PC#2025-29**



2024 Aerial

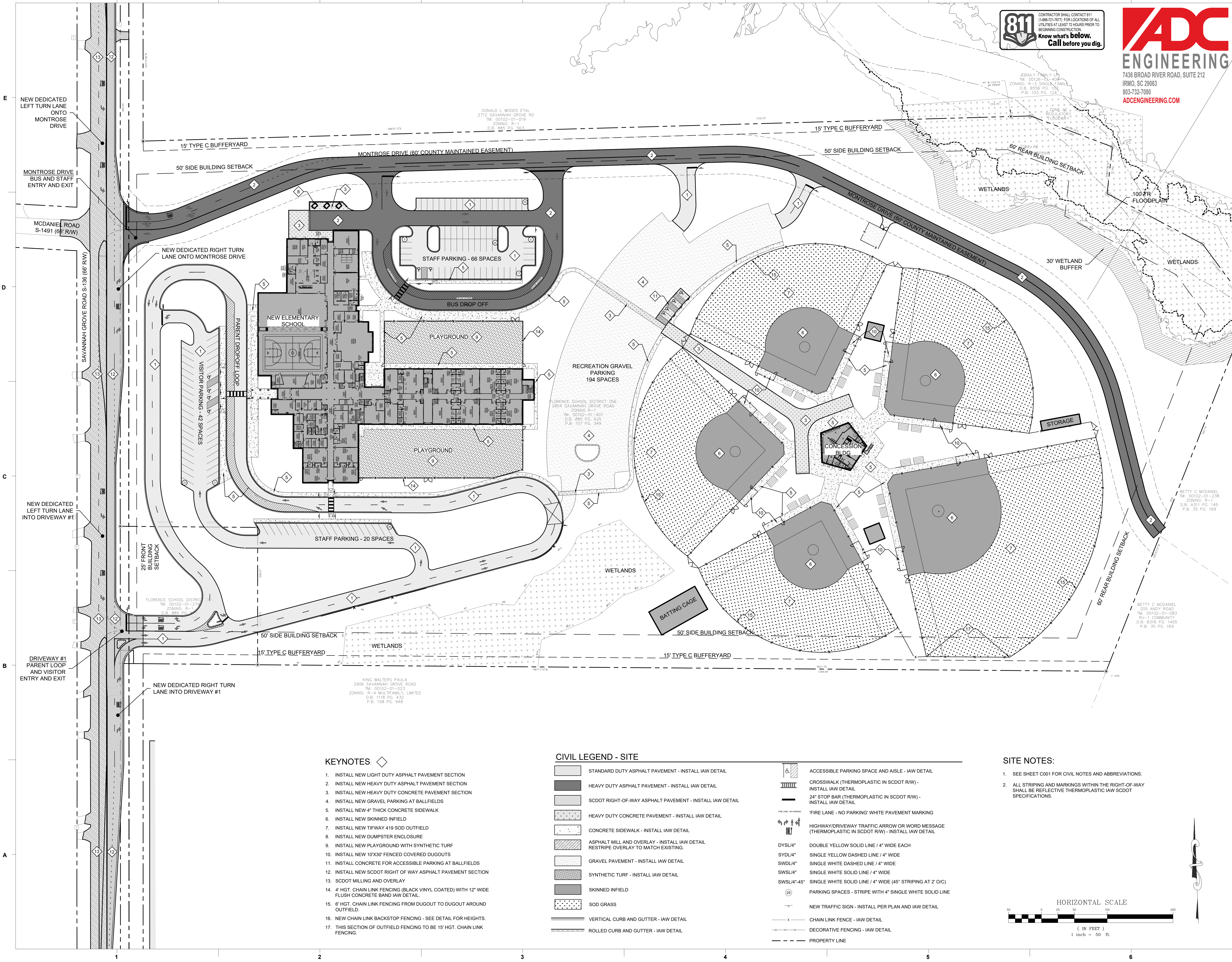


0 260 520
Feet

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



Council District 4
PC#2025-29



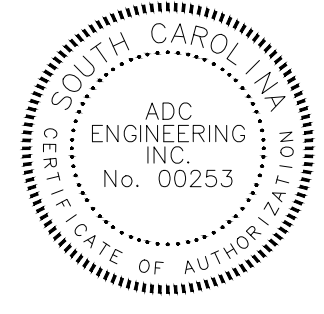
ADC
ENGINEERING
7436 BROAD RIVER ROAD, SUITE 212
IRMO, SC 29063
803-732-7080
ADCENGINEERING.COM



SAVANNAH GROVE
ELEMENTARY
SCHOOL

LS3P

LS3P ASSOCIATES LTD.
103 STATE STREET WEST COLUMBIA, SC 29169
TEL: 803.765.2418



MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

COPYRIGHT 2025 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND
DOCUMENTATION MAY NOT BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION
FROM LS3P ASSOCIATES LTD.

REVISIONS:

Description	Date
-------------	------

PROJECT: 2201-250011
DATE: JULY 18, 2025

OVERALL SITE
PLAN

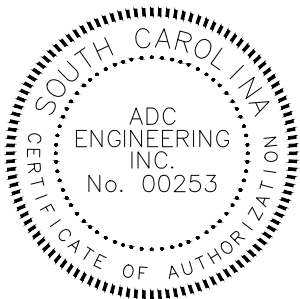
C200



SAVANNAH GROVE
ELEMENTARY
SCHOOL

LS3P

LS3P ASSOCIATES LTD.
103 STATE STREET WEST COLUMBIA, SC 29169
TEL: 803.765.2418



MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

COPYRIGHT 2025 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND
DOCUMENTATION MAY NOT BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION
FROM LS3P ASSOCIATES LTD.

REVISIONS:

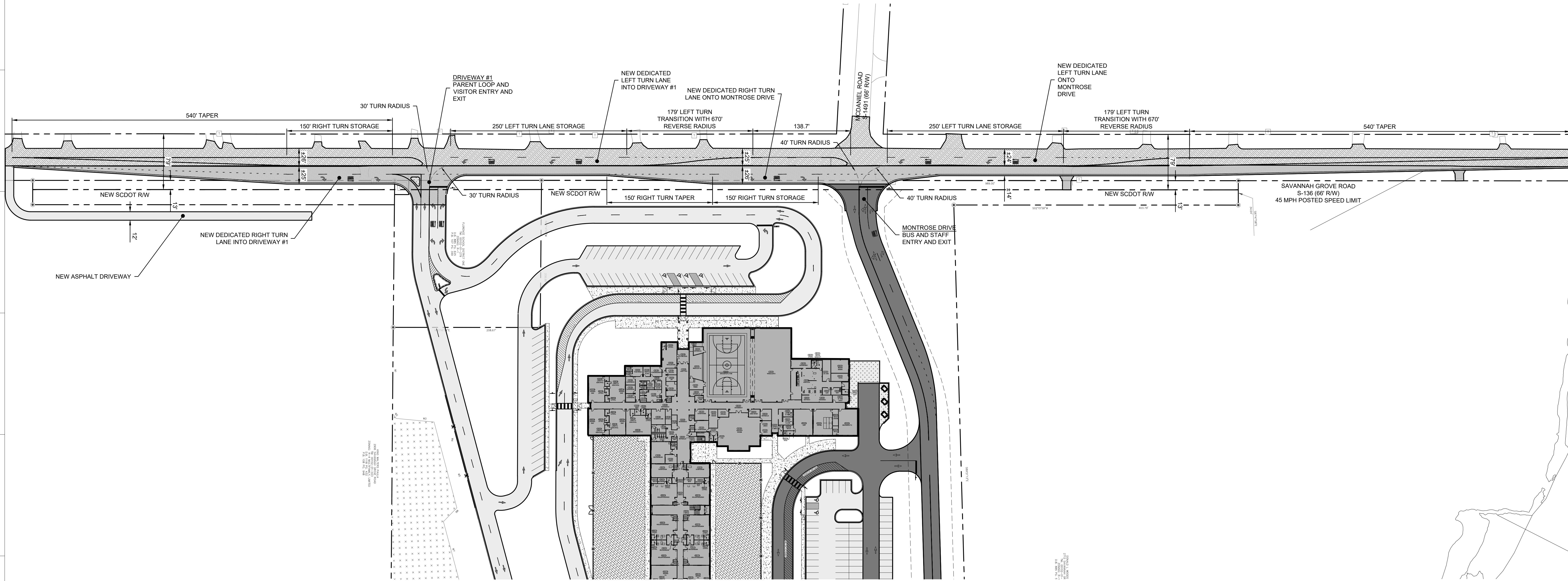
Description	Date
-------------	------

PROJECT: 2201-250011
DATE: JULY 18, 2025

OVERALL
ROADWAY
WIDENING PLAN

C700

DESIGN DEVELOPMENT



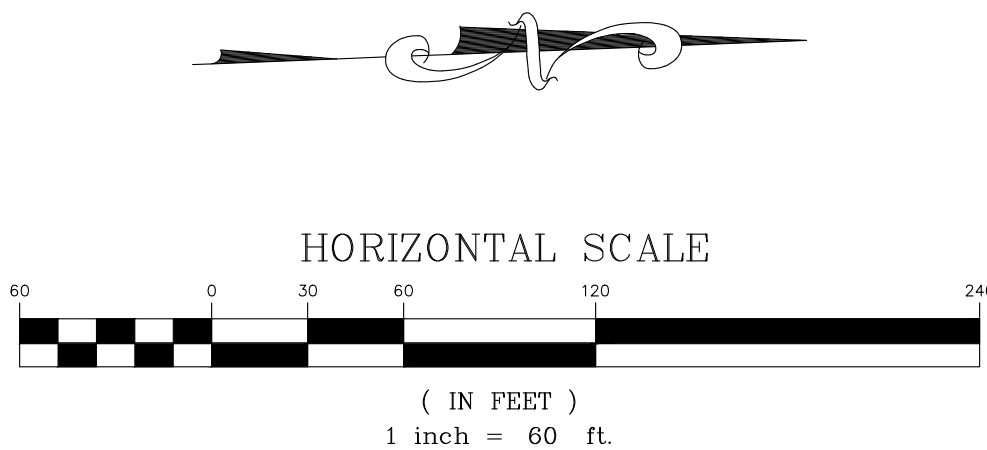
CIVIL LEGEND - SITE

	STANDARD DUTY ASPHALT PAVEMENT - INSTALL IAW DETAIL
	HEAVY DUTY ASPHALT PAVEMENT - INSTALL IAW DETAIL
	SCDOT RIGHT-OF-WAY ASPHALT PAVEMENT - INSTALL IAW DETAIL
	HEAVY DUTY CONCRETE PAVEMENT - INSTALL IAW DETAIL
	CONCRETE SIDEWALK - 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 INFIELD
	SOD GRASS
	VERTICAL CURB AND GUTTER - IAW DETAIL
	ROLLED CURB AND GUTTER - IAW DETAIL

	ACCESSIBLE PARKING SPACE AND AISLE - IAW DETAIL
	CROSSWALK (THERMOPLASTIC IN SCDOT R/W) - INSTALL IAW DETAIL
	24" STOP BAR (THERMOPLASTIC IN SCDOT R/W) - INSTALL IAW DETAIL
	"FIRE LANE - NO PARKING" WHITE PAVEMENT MARKING
	HIGHWAY/DRIVEWAY TRAFFIC ARROW OR WORD MESSAGE (THERMOPLASTIC IN SCDOT R/W) - INSTALL 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:

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



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
August 26, 2025
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.

Sec. 30-112. Special use permit.

- (a) *Purpose.* It is the purpose of this section to provide for an efficient and timely method to approve uses that are temporary by their nature on private property, public, parks or on public rights-of-way involving the congregation of ~~5,000~~1,000 -persons or more.
- (b) *A special use permit is required for the following uses:*
 - (1) Circuses;
 - (2) Concerts;
 - (3) Public entertainment events.
- (c) *Uses not requiring a special use permit:*
 - (1) Sales promotion or grand opening, provided that the application for a temporary sign permit is obtained;
 - (2) Garage and rummage sales by private citizens on property within their ownership or other control;
 - (3) Uses specifically regulated per other authority.
- (c) *Application.* The Planning Department shall provide an application form that must be completed and submitted to the Planning Department 120 days prior to the opening of the event. In addition, the Planning Director may request the following if determined necessary to properly assess the application or protect the county and property owners:
 - (1) A site plan showing location of the use, other building(s), and parking area with the adequate amount of spaces as determined by the Planning Director on the site, all driveways to the site and all surrounding properties and streets, and the location and types of all signs, including lighting and heights;
 - (2) A cash bond to be set by the Planning Director shall be posted or a signed contract for the disposal, shall be required as a part of the application to ensure that the premises will be cleared of all debris during and after the event;

- (3) An arrangement for traffic control, required by the city police, county sheriff's department, and South Carolina Department of ~~Public Safety – Highway Patrol~~ Transportation Highway Patrol in the vicinity and at major intersections, shall be arranged by the applicant;
 - (4) Documentation from the ~~Florence County Health Department~~ South Carolina of Environmental Services that adequate arrangements for temporary sanitary facilities have been secured must be provided;
 - (5) Insurance policy or policies naming the county, if officers, agents, and employees, as additional insured by a company authorized to write in South Carolina, in a format which is satisfactory to the county attorney, and in an amount determined to be adequate for the risks involved in the activity, as determined by the Planning Director;
 - (6) Documentation from the property owner agreeing to the use as specified in the application;
 - (7) Such other data as may be required to demonstrate that the project meets the criteria.
- (d) *Decision process.*
- (1) The Planning Director, or his or her designee, shall immediately upon receipt of a completed application as determined by the Planning Director, distribute the application to the following:
 - a. Appropriate city and/or county ~~departments~~ agencies for review and comments on matters pertaining to site plan, land use, building construction, streets, grading and public safety;
 - b. Other local governmental agency or utility district as necessary.
 - (2) Notice to all adjacent property owners of the property for which the application has been made.
 - (3) A decision shall be rendered by the Planning Director or his or her designee within six working days of receipt of the completed application based on the comments received.
 - (4) The Planning Director may approve, approve with conditions, or deny the application.
 - (5) The applicant may request an accelerated decision provided that an additional fee is paid to accommodate the special processing required to accelerate.
- (e) *Conditions of approval.* The Planning Director is authorized to place conditions on an approved special use permit that include, but are not limited to the following:
- (1) A fixed period for each use;
 - (2) Hours of operation;
 - (3) Limits on ingress and egress to the site and appropriate directional signing, barricades, fences or landscaping;
 - (4) Security;
 - (5) Temporary off-street parking facilities;
 - (6) Removal of all materials and equipment and restoration of the premises to the original condition;
 - (7) Special signage.
- (f) *Appeals.* An applicant or aggrieved person may appeal any determination of the Planning Director or any condition or requirement of a special use permit to the Planning Commission.
- (g) *Revocation.* A special use permit may be revoked for the following reasons:

- (1) The applicant acquired the special use permit by making or causing to be made factual misrepresentations, material nondisclosure or false or misleading statements in its application for such permit or in any statements in its application for such permit or in any statement or representation to the Planning Director.
- (2) Conditions of the permit have not been fully complied with.
- (h) *Re-application.* No person shall reapply for a similar special use permit if an application for such has been denied or revoked, if such re-application is within a period of one calendar year from the date of the final decision on a previously similar application. The Planning Director may waive this restriction if it is determined that conditions have materially changed since the previous denial or revocation.

FLORENCE COUNTY COUNCIL:

This item is tentatively scheduled to appear for introduction Thursday, September 18, 2025 @ 6:00 p.m. at the Lake City Bean Market Museum, 111 Henry St., Lake City, SC 29560.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
August 26, 2025
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.

Sec. 30-112. Special use permit.

- (a) *Purpose.* It is the purpose of this section to provide for an efficient and timely method to approve uses that are temporary by their nature on private property, public, parks or on public rights-of-way involving the congregation of 1,000 persons or more.
- (b) *A special use permit is required for the following uses:*
 - (1) Circuses;
 - (2) Concerts;
 - (3) Public entertainment events.
- (c) *Uses not requiring a special use permit:*
 - (1) Sales promotion or grand opening, provided that the application for a temporary sign permit is obtained;
 - (2) Garage and rummage sales by private citizens on property within their ownership or other control;
 - (3) Uses specifically regulated per other authority.
- (c) *Application.* The Planning Department shall provide an application form that must be completed and submitted to the Planning Department 120 days prior to the opening of the event. In addition, the Planning Director may request the following if determined necessary to properly assess the application or protect the county and property owners:
 - (1) A site plan showing location of the use, other building(s), and parking area with the adequate amount of spaces as determined by the Planning Director on the site, all driveways to the site and all surrounding properties and streets, and the location and types of all signs, including lighting and heights;
 - (2) A cash bond to be set by the Planning Director shall be posted or a signed contract for the disposal, shall be required as a part of the application to ensure that the premises will be cleared of all debris during and after the event;

- (3) An arrangement for traffic control, required by the city police, county sheriff's department, and South Carolina Department of Public Safety – Highway Patrol in the vicinity and at major intersections, shall be arranged by the applicant;
 - (4) Documentation from the South Carolina Department of Environmental Services that adequate arrangements for temporary sanitary facilities have been secured must be provided;
 - (5) Insurance policy or policies naming the county, its officers, agents, and employees, as additional insured by a company authorized to write in South Carolina, in a format which is satisfactory to the county attorney, and in an amount determined to be adequate for the risks involved in the activity, as determined by the Planning Director;
 - (6) Documentation from the property owner agreeing to the use as specified in the application;
 - (7) Such other data as may be required to demonstrate that the project meets the criteria.
- (d) *Decision process.*
- (1) The Planning Director, or his or her designee, shall immediately upon receipt of a completed application as determined by the Planning Director, distribute the application to the following:
 - a. Appropriate city and/or county agencies for review and comments on matters pertaining to site plan, land use, building construction, streets, grading and public safety;
 - b. Other local governmental agency or utility district as necessary.
 - (2) Notice to all adjacent property owners of the property for which the application has been made.
 - (3) A decision shall be rendered by the Planning Director or his or her designee within six working days of receipt of the completed application based on the comments received.
 - (4) The Planning Director may approve, approve with conditions, or deny the application.
 - (5) The applicant may request an accelerated decision provided that an additional fee is paid to accommodate the special processing required to accelerate.
- (e) *Conditions of approval.* The Planning Director is authorized to place conditions on an approved special use permit that include, but are not limited to the following:
- (1) A fixed period for each use;
 - (2) Hours of operation;
 - (3) Limits on ingress and egress to the site and appropriate directional signing, barricades, fences or landscaping;
 - (4) Security;
 - (5) Temporary off-street parking facilities;
 - (6) Removal of all materials and equipment and restoration of the premises to the original condition;
 - (7) Special signage.
- (f) *Appeals.* An applicant or aggrieved person may appeal any determination of the Planning Director or any condition or requirement of a special use permit to the Planning Commission.
- (g) *Revocation.* A special use permit may be revoked for the following reasons:
- (1) The applicant acquired the special use permit by making or causing to be made factual misrepresentations, material nondisclosure or false or misleading statements in its application

for such permit or in any statements in its application for such permit or in any statement or representation to the Planning Director.

- (2) Conditions of the permit have not been fully complied with.
- (h) *Re-application.* No person shall reapply for a similar special use permit if an application for such has been denied or revoked, if such re-application is within a period of one calendar year from the date of the final decision on a previously similar application. The Planning Director may waive this restriction if it is determined that conditions have materially changed since the previous denial or revocation.

FLORENCE COUNTY COUNCIL:

This item is tentatively scheduled to appear for introduction Thursday, September 18, 2025 @ 6:00 p.m. at the Lake City Bean Market Museum, 111 Henry St., Lake City, SC 29560.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
August 26, 2025
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.

Sec. 30-244. - Number of principal buildings/uses on a lot.

~~In all zoning districts, except in the RU-1 and RU-2, a limit of one single family, patio home, modular home or manufactured dwelling is allowed to be located on an individual parcel of land. A limit of two of these residential structures (any combination) is allowed in the RU-1 and RU-2 districts. Multiple structures in the RU-1 and RU-2 districts shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel. Multiple structures in the RU-1 and RU-2 districts shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel.. Other than residential, there is no limit on the number of other principal uses on a single lot; provided such uses meet all applicable requirements of this chapter.~~

In all residential zoning districts(R-1,R-2,R-3,R-3A,R-4,R-5,R-5A,TH) a limit of one single-family, patio home, modular home or manufactured dwelling, where permitted, is allowed to be located on an individual parcel of land. In all rural zoning districts(RU-1, RU-1A, RU-2) a limit of two residential structures (any combination) is allowed to be located on an individual parcel of land. In all business, industrial, and mixed-use zoning districts(B-1, B-2, B-3, B-4, B-5,B-6, MR,MMF,FO/LI, MU, CMU) there is no limit on the number of other principal uses (excluding residential dwellings) on a single lot; provided such uses meet all applicable requirements of this chapter. Unzoned areas of Florence County should observe the same standards set forth in this section for the rural zoning districts. In any zoning district where multiple structures are allowed, those structures shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel.

FLORENCE COUNTY COUNCIL:

This item is tentatively scheduled to appear for introduction Thursday, September 18, 2025 @ 6:00 p.m. at the Lake City Bean Market Museum, 111 Henry St., Lake City, SC 29560.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
August 26, 2025
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.

Sec. 30-244. - Number of principal buildings/uses on a lot.

In all residential zoning districts(R-1,R-2,R-3,R-3A,R-4,R-5,R-5A,TH) a limit of one single-family, patio home, modular home or manufactured dwelling, where permitted, is allowed to be located on an individual parcel of land. In all rural zoning districts(RU-1, RU-1A, RU-2) a limit of two residential structures (any combination) is allowed to be located on an individual parcel of land. In all business, industrial, and mixed-use zoning districts(B-1, B-2, B-3, B-4, B-5,B-6, MR,MMF,FO/LI, MU, CMU) there is no limit on the number of other principal uses (excluding residential dwellings) on a single lot; provided such uses meet all applicable requirements of this chapter. Unzoned areas of Florence County should observe the same standards set forth in this section for the rural zoning districts. In any zoning district where multiple structures are allowed, those structures shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel.

FLORENCE COUNTY COUNCIL:

This item is tentatively scheduled to appear for introduction Thursday, September 18, 2025 @ 6:00 p.m. at the Lake City Bean Market Museum, 111 Henry St., Lake City, SC 29560.