

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, September 23, 2025  
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, Timmonsville, SC, As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006.

**LOCATION:** 102 W. Market Street, Timmonsville, 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

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The current use of the subject property is commercial and zoned R-3 (Single-Family Residential District).
2. Proposed Land Use and Zoning:  
The proposal is to rezone the subject property to B-4 Central Commercial District.

3. Surrounding Land Use and Zoning:

North: Town of Timmonsville / Commercial / B-4

South: Town of Timmonsville / Residential / R-3

West: Town of Timmonsville / Residential / R-3

East: Town of Timmonsville / Residential / R-3

4. Transportation Access and Circulation:

Present access to these properties is by way of W. Market Street, Timmonsville, SC

5. Traffic Review:

The rezoning of these properties from R-3 to B-4 could have a minimum impact on traffic flow.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Variable Development District (VD1). The applicant has requested to change their future land use designation to Downtown Development District. The requested rezoning of the property is compatible with the designated future land use.

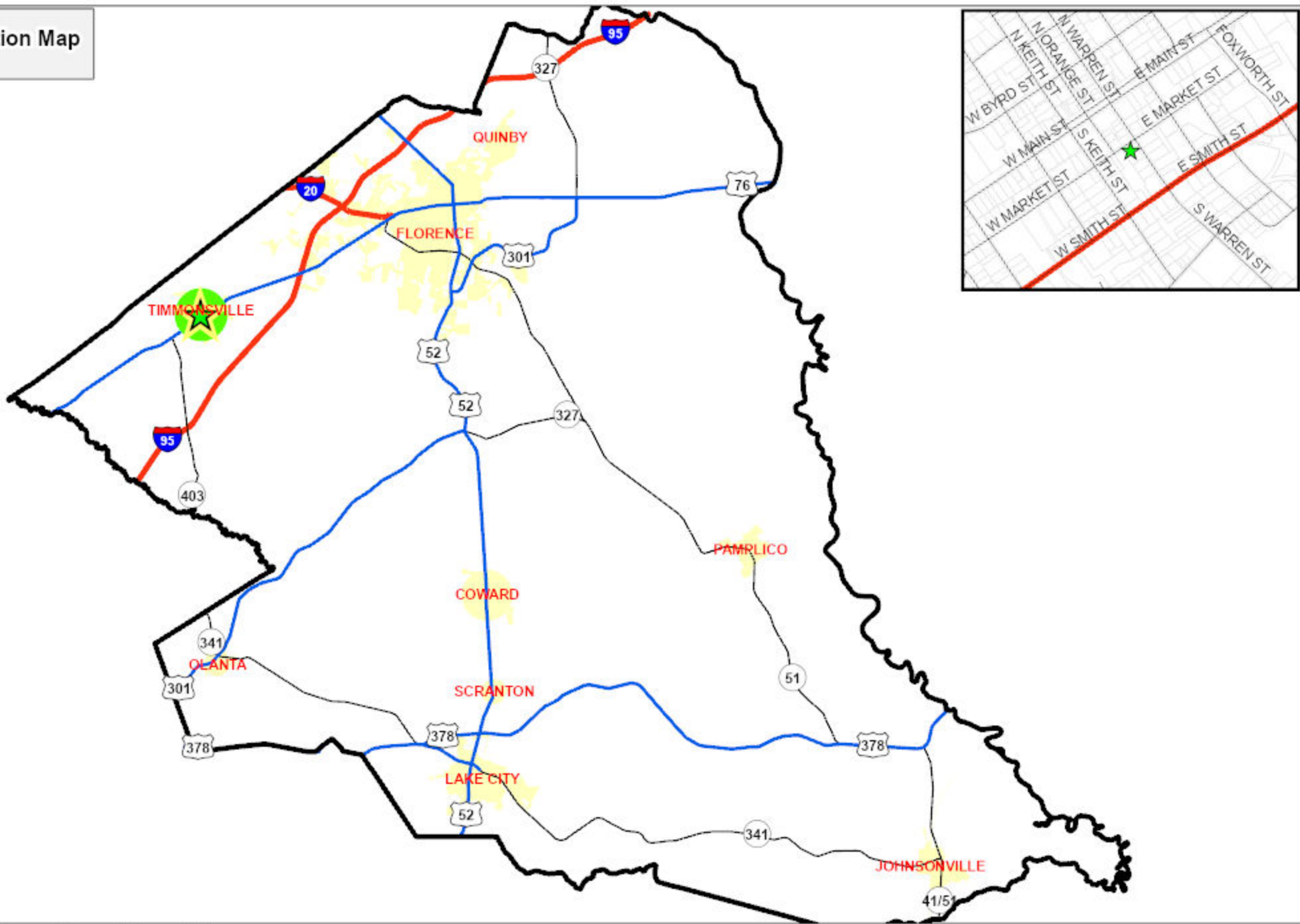
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the County Council agenda for Thursday, October 16, 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
- Comprehensive Plan Map

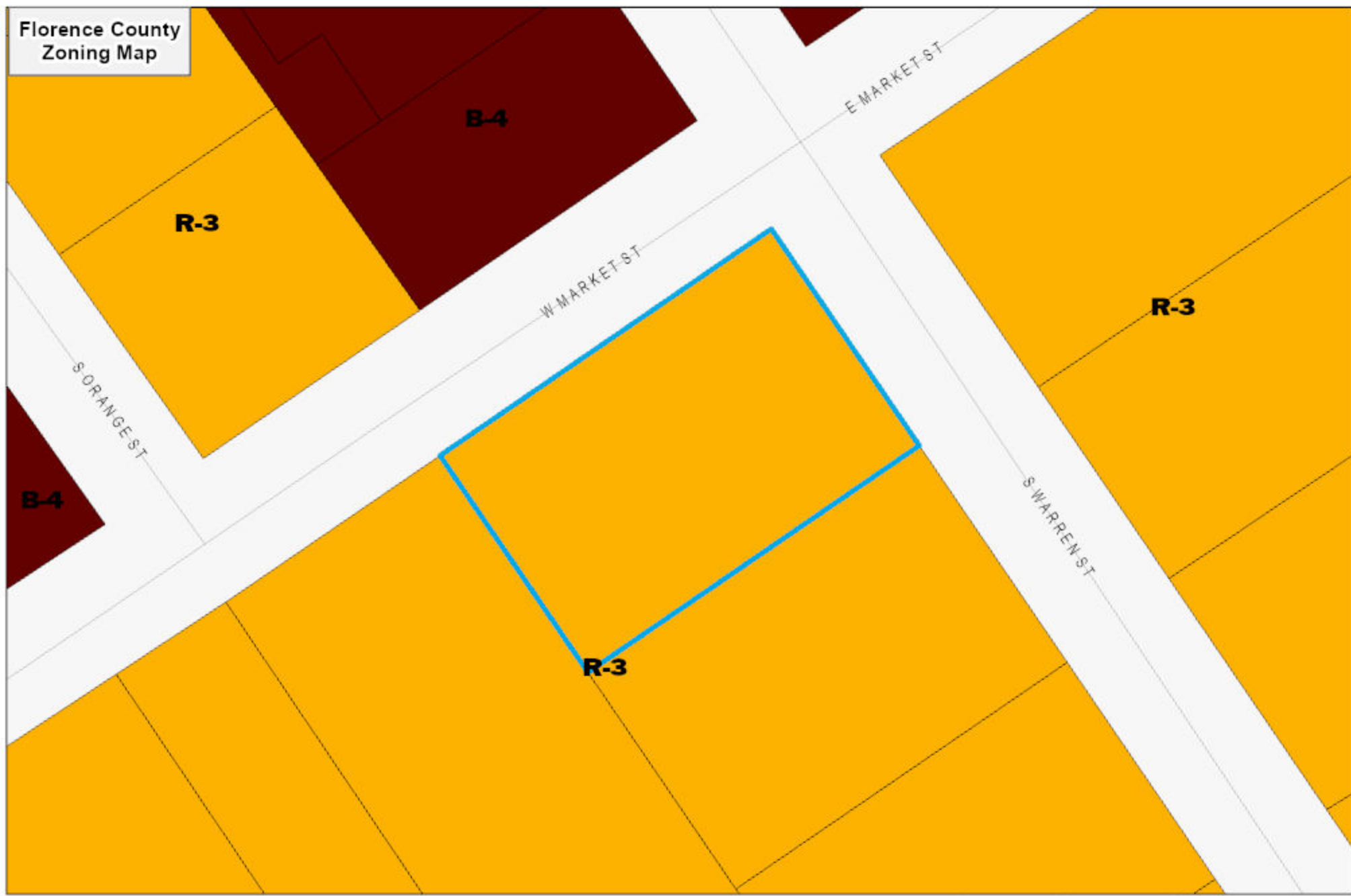
Location Map



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

Council District 4  
PC#2025-32

Florence County  
Zoning Map



Current County Zoning  
■ B-4, CENTRAL  
■ R-3, SINGLE-FAMILY, SMALL LOTS

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

0 40 80 Feet

Council District 4  
PC#2025-32



2024 Aerial



0 30 60  
Feet

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



Council District 4  
PC#2025-32

**Downtown  
Development  
District**

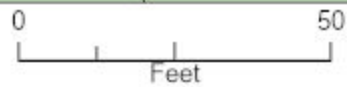
W MARKET ST

S WARREN ST

**Variable  
Development  
District 1**

**Future Land Use**

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



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

**Council District 4  
PC#2025-32**





Town of Timmonsville  
PO Box 447  
Timmonsville SC 29161  
Office 843-346-7942  
William James, Jr. Mayor

To Whom It May Concern,

I'am William James Jr, the Mayor of the Town of Timmonsville. I've been made aware of the request to rezone approximately .35 acres located at 102 W Market St that's located within the municipal limits of Timmonsville. It's my wishes that the Florence County Planning Commission and County approve the request to rezone from R-3(Single Family Residential) to B-4(Central Commercial).

Thanks,

Mayor William James Jr

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
SEPTEMBER 23, 2025  
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.

**FINDINGS:**

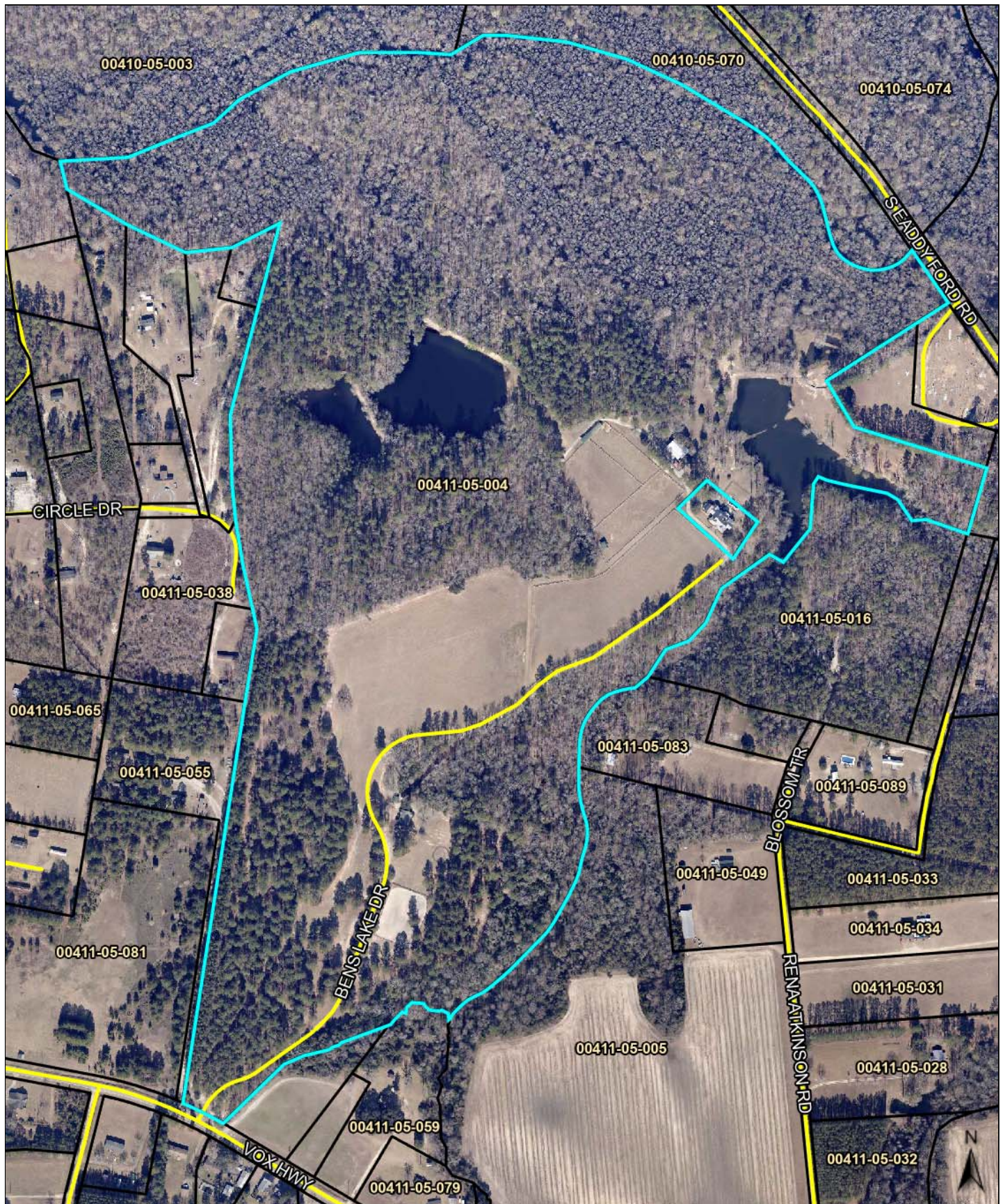
1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised of the minimum requirements to name roads.
3. Road names are not duplicates of existing road names in Florence County.
4. The road name has been approved by the County addressing office.

**ATTACHMENTS:**

1. Aerial Map
2. Certificate of Approval

# Renaming Bens Lake Drive to Horseman's Drive

Tax Map # 00411-05-004



**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
September 23, 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 (with the exception of one residential dwelling) 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:**

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