



Florence County Planning Commission

January 27, 2026
6:00 PM

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 27, 2026
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 November 18, 2025

III. Public Hearings

PC#2026-01

SUBJECT: Sketch Plan Amendment 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: Beverly Homes LLC

APPLICANT: Beverly Homes

ZONING/LAND AREA: Unzoned /Approximately 299.70 acres

WATER/SEWER AVAILABILITY: City of Florence

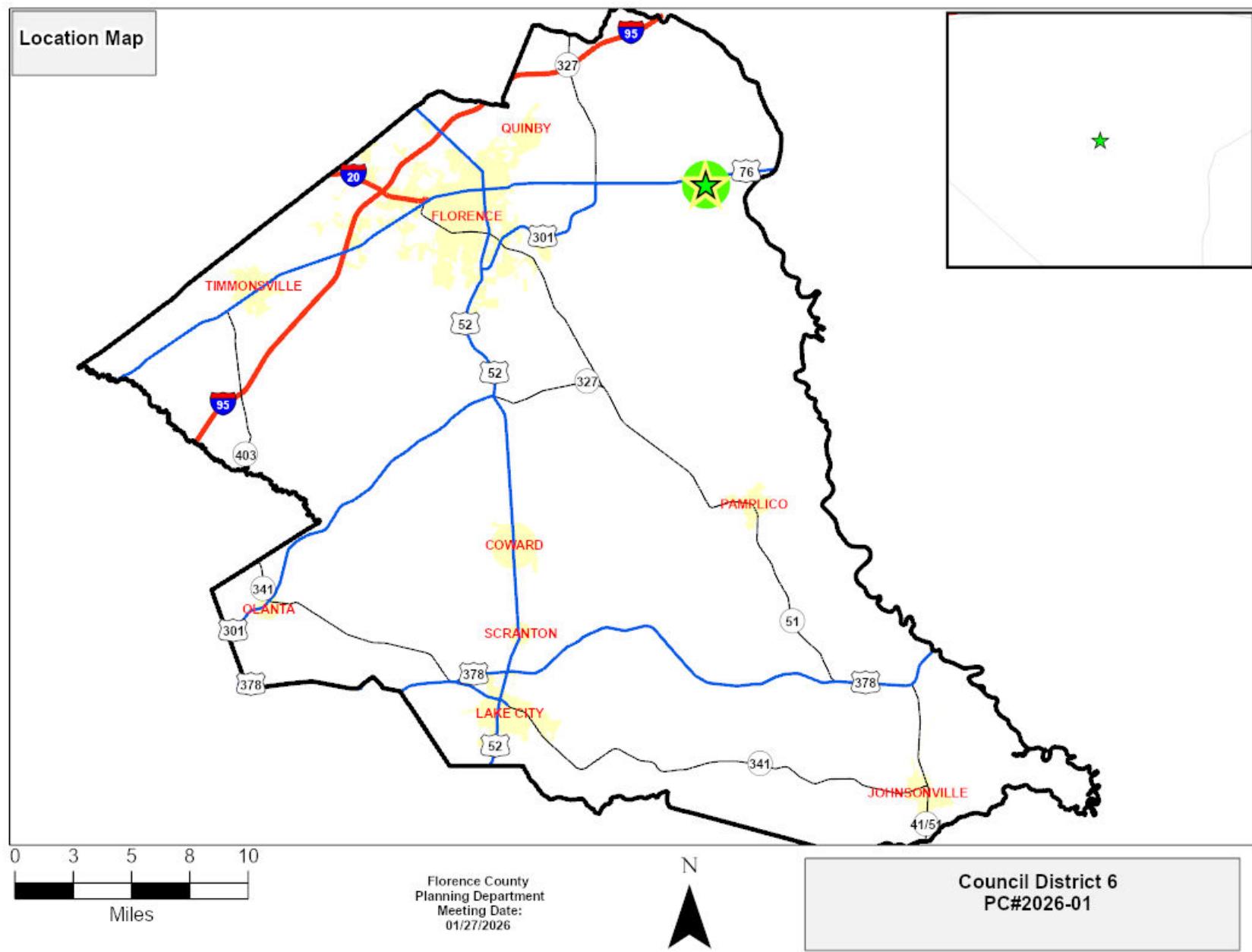
**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: X

PARCEL ZONING DESIGNATIONS: Unzoned

PC#2026-01 Location Map

Location Map

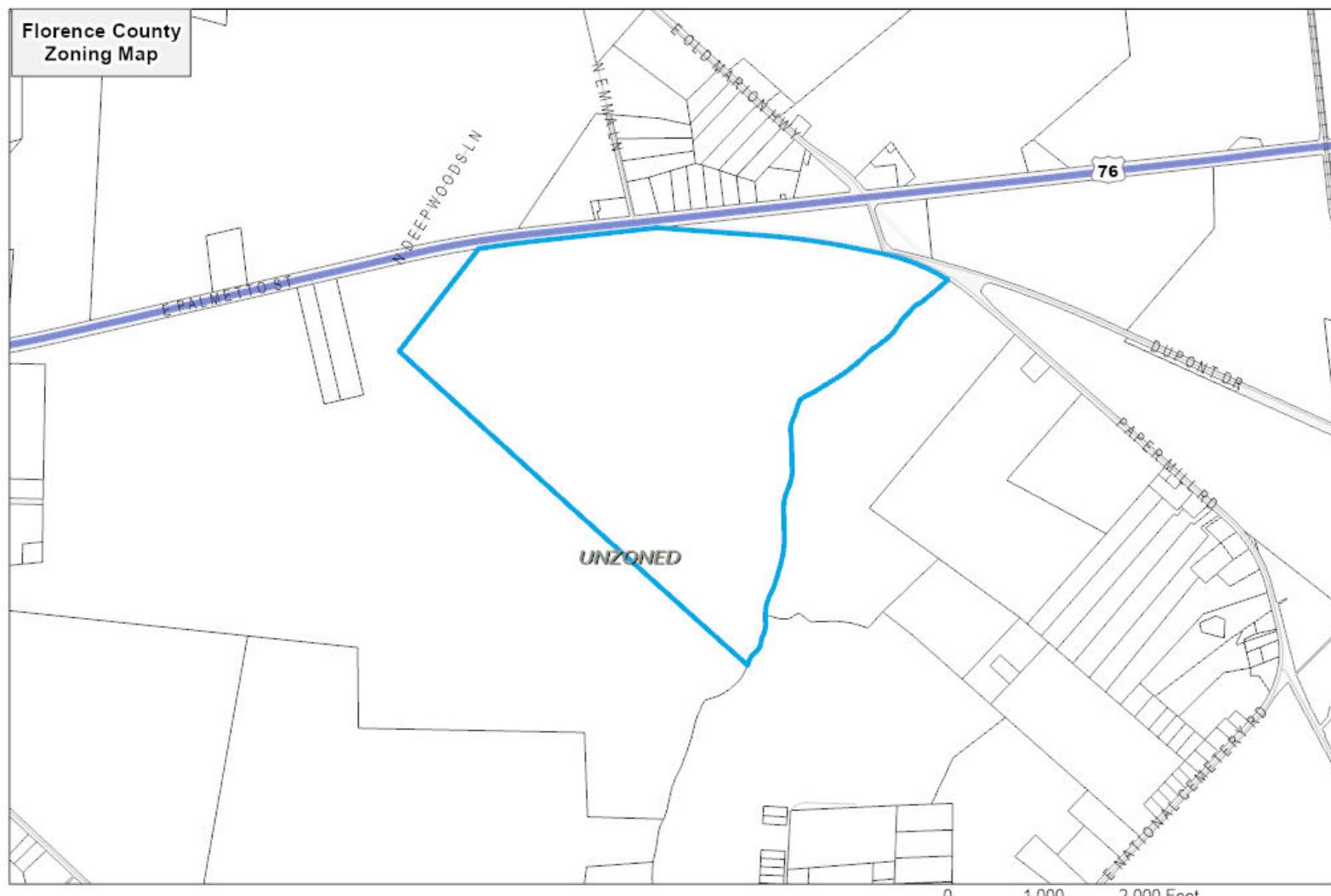


Florence County
Planning Department
Meeting Date:
01/27/2026



Council District 6
PC#2026-01

PC#2026-01 Zoning Map



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
01/27/2026

Council District 6
PC#2026-01



PC#2026-01 Aerial Map

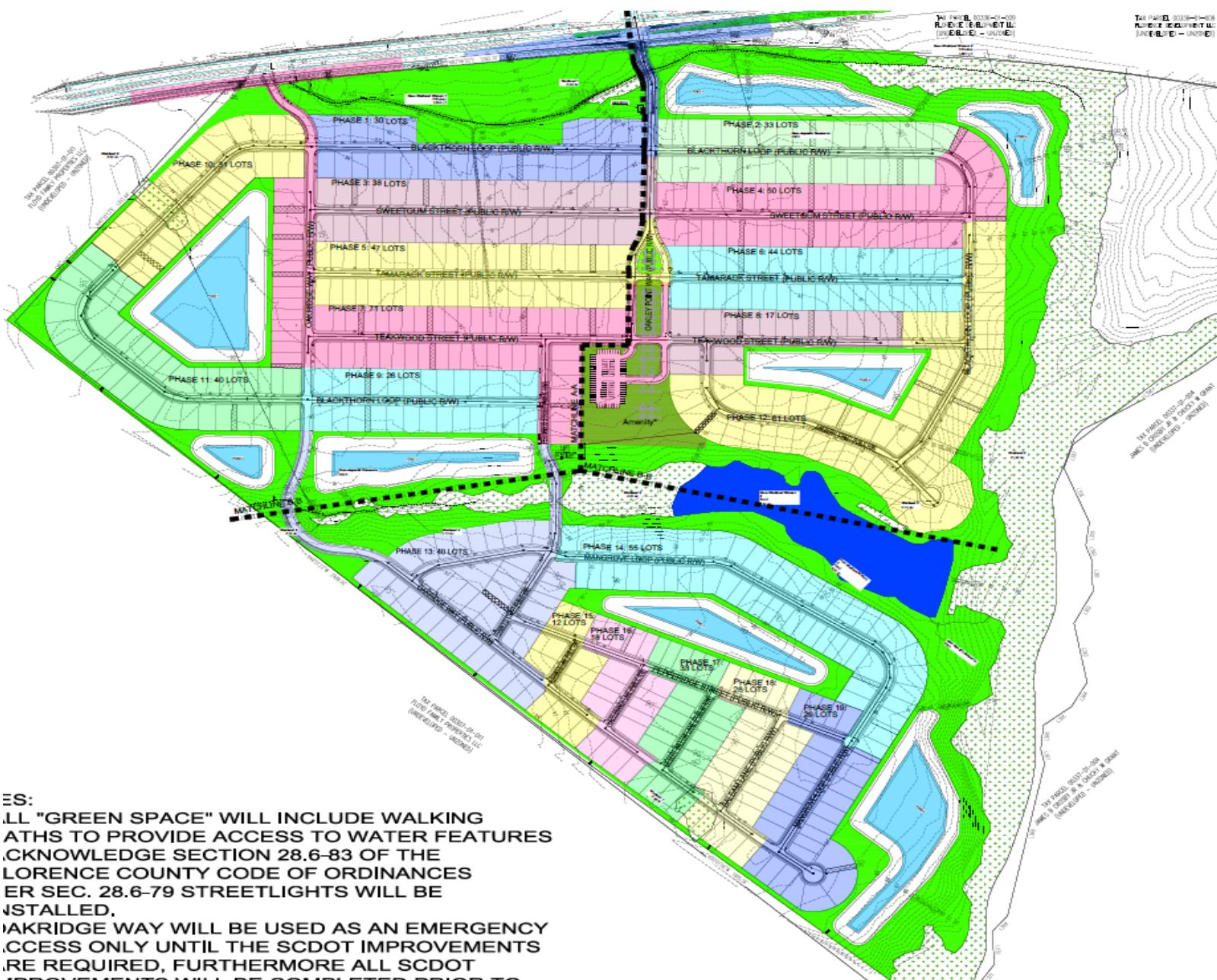


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Planning Department
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**Council District 6
PC#2026-01**

PC#2026-01 Sketch Plan

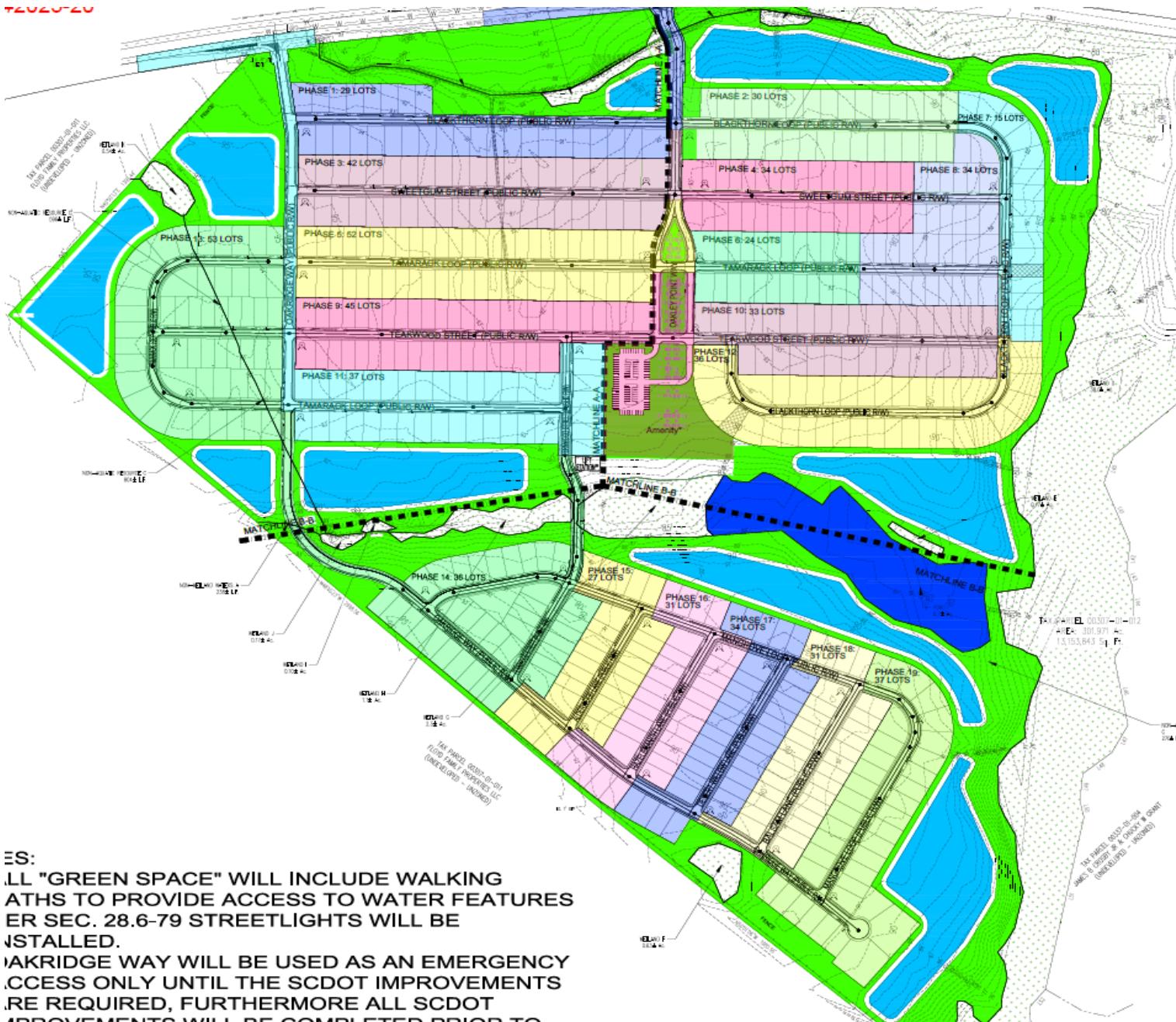


ES:

LL "GREEN SPACE" WILL INCLUDE WALKING
ATHS TO PROVIDE ACCESS TO WATER FEATURES
CKNOWLEDGE SECTION 28.6-83 OF THE
LORENCE COUNTY CODE OF ORDINANCES
ER SEC. 28.6-79 STREETLIGHTS WILL BE
NSTALLED.
AKRIDGE WAY WILL BE USED AS AN EMERGENCY
CCESS ONLY UNTIL THE SCDOT IMPROVEMENTS
RE REQUIRED, FURTHERMORE ALL SCDOT
IMPROVEMENTS WILL BE COMPLETED PRIOR TO

PC#2025-20 Previously Approved Sketch Plan

TCL UHD 4K



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PC#2026-01 Sketch Plan Notes

PROPERTY STATISTICS			
OVERVIEW	ENTIRE PROPERTY	STREET DATA	ENTIRE PROPERTY
CURRENT LAND USE	FI (FARM IMPROVED)	STREET RW 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		
TYPICAL LOT SIZES	50'x120' 65'x120'	INTERSECTION RADII (FT)	
NUMBER OF LOTS	703	INVOLVE ONLY MINOR STREETS	20
		INVOLVE MINOR COLLECTOR STREETS	25
SETBACKS (FT)			
FRONT	25		
SIDE	5		
REAR	5		
STREET SIDE	12.5		

NOTES:

- ALL "GREEN SPACE" WILL INCLUDE WALKING PATHS TO PROVIDE ACCESS TO WATER FEATURES
- ACKNOWLEDGE SECTION 28.6-83 OF THE FLORENCE COUNTY CODE OF ORDINANCES
- 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.



PC#2026-01 Subject Property



**POV: Subject Project off of
Paper Mill Road**



**POV: Subject Project off of E.
Palmetto Street**

PC#2026-01 Adjacent Properties

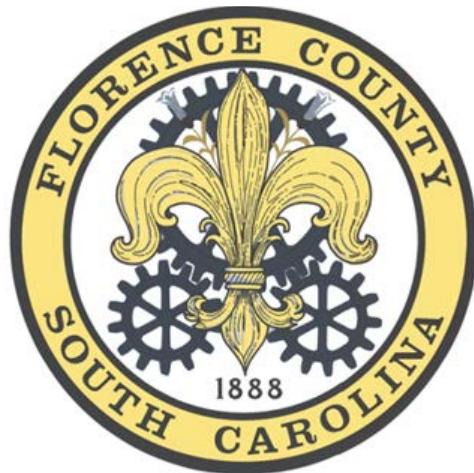


POV: North of the subject property



POV: East of the subject property

Comments/Questions



FLORENCE COUNTY PLANNING COMMISSION
2026 MEETING SCHEDULE
TUESDAYS @ 6:00 PM
COUNTY COMPLEX
180 N IRBY ST., FLORENCE, SC 29501
ROOM 803 – COUNCIL CHAMBERS

DEADLINE: 3RD TUESDAY OF THE PREVIOUS MONTH (AGENDA APPROVED ITEMS)

PLANNING COMMISSION MEETING DATES 4TH TUESDAY
JANUARY 27, 2026
FEBRUARY 24, 2026
MARCH 24, 2026
APRIL 28, 2026
MAY 26, 2026
JUNE 23, 2026
JULY 28, 2026
AUGUST 25, 2026
SEPTEMBER 22, 2026
OCTOBER 27, 2026
NOVEMBER 17, 2026
DECEMBER 15, 2026

NOTES FOR INFORMATION:

**THANKSGIVING IS THURSDAY, NOVEMBER 26, 2026
CHRISTMAS IS FRIDAY, DECEMBER 25, 2026**

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IV. Other Business

- Election of Officers
- Review and Adoption of the 2026 Planning Commission Meeting Schedule

V. Director's Report:

- Summary Plats (November, December 2025)
- Building Reports (November, December 2025)

VI. Adjournment

THANK YOU
FOR
ATTENDING!

