

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, January 27, 2026  
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

**STAFF ANALYSIS:**

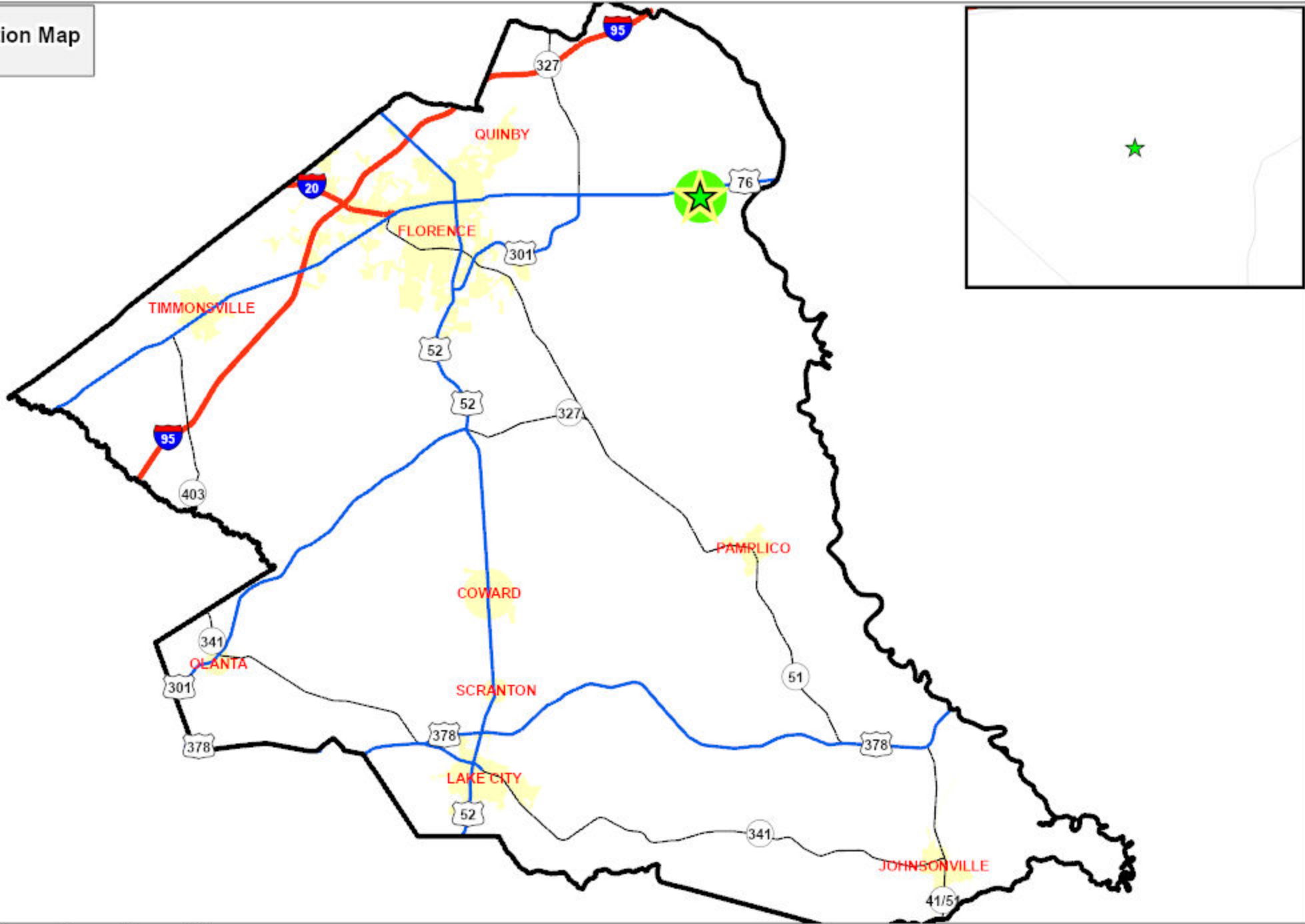
1. Surrounding Land Use and Zoning:  
North: Florence County/ Residential, Vacant/Unzoned  
South: Florence County/ Residential, Vacant/ Unzoned  
West: Florence County/ Residential, Vacant / Unzoned  
East: Florence County/ Residential, Industrial / Unzoned
2. Background  
The applicant desires to subdivide subject property into 703 residential lots.

3. Transportation Access and Circulation:  
Present access to the property is by the way of E. Palmetto Street and Paper Mill 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, Juneberry Street, Pepperidge Street
5. Traffic Review:  
Based on the applicant's request to develop 703 lots, the additional traffic could have an impact on the current traffic flow.

**ATTACHMENTS:**

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

Location Map

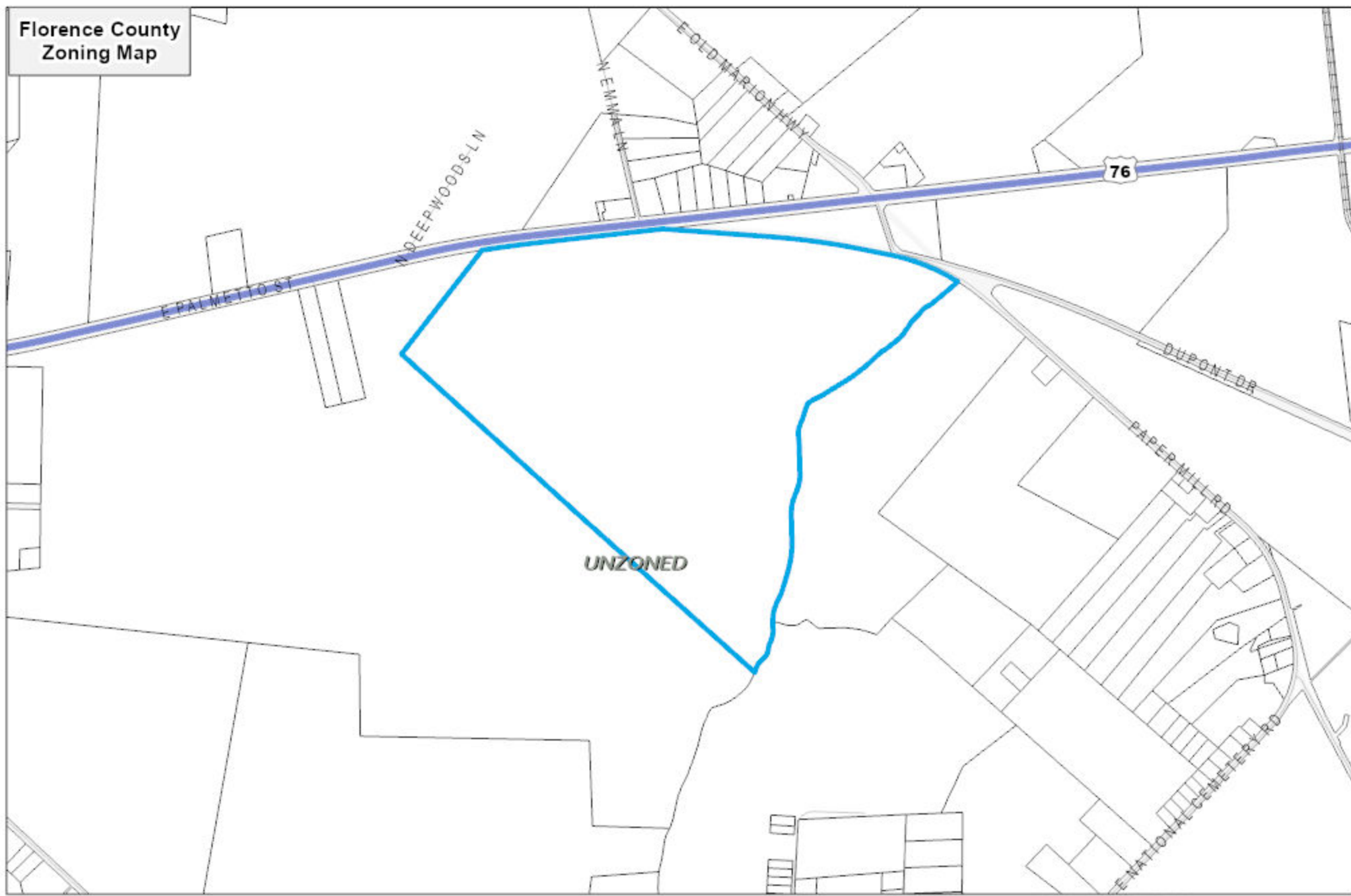


Florence County  
Planning Department  
Meeting Date:  
01/27/2026



Council District 6  
PC#2026-01

Florence County  
Zoning Map



0 1,000 2,000 Feet

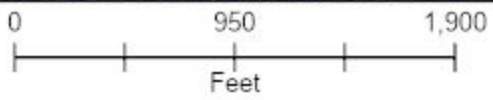
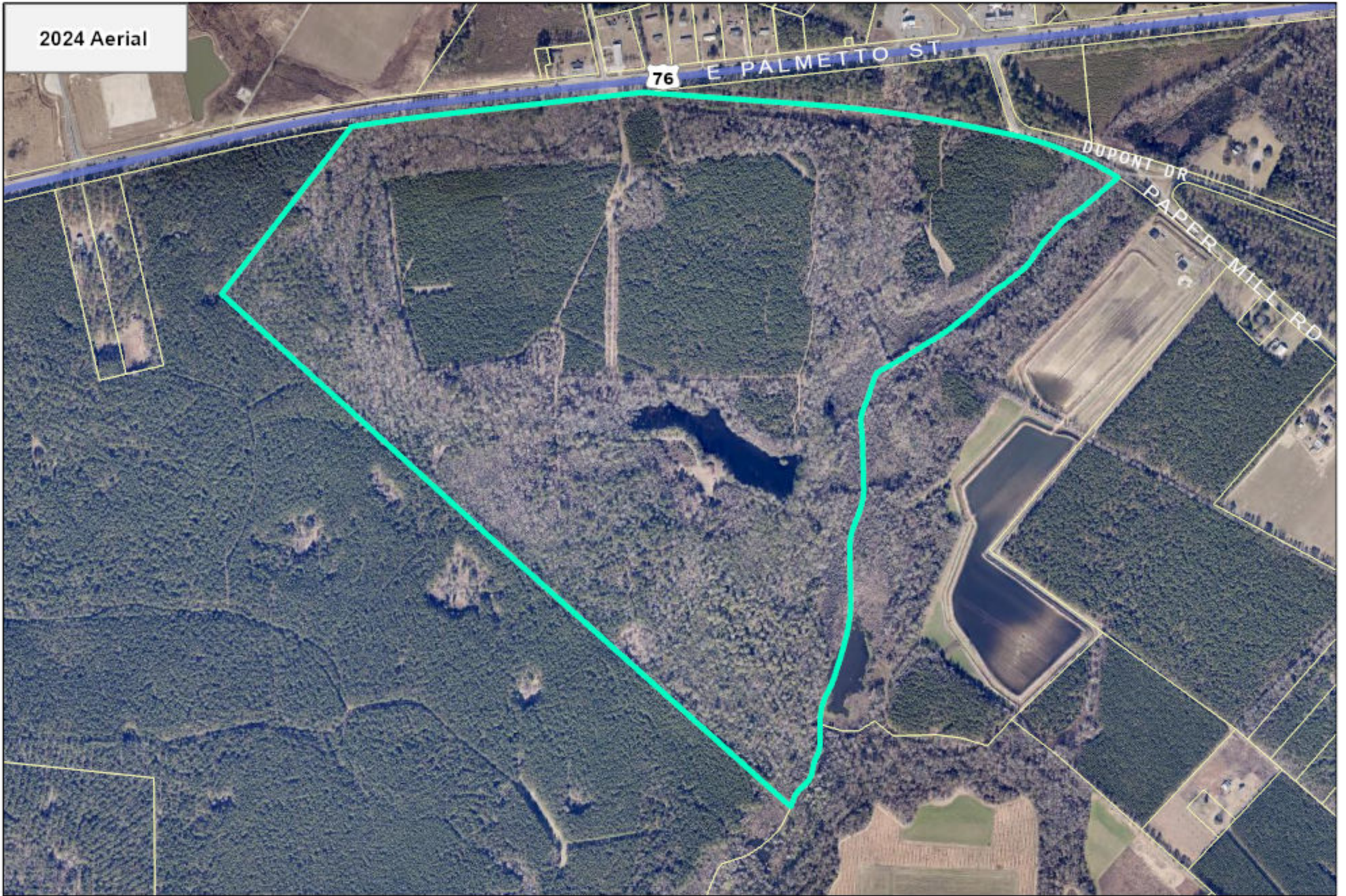
Current County Zoning  
UNZONED

Florence County  
Planning Department  
Meeting Date:  
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PC#2026-01



2024 Aerial

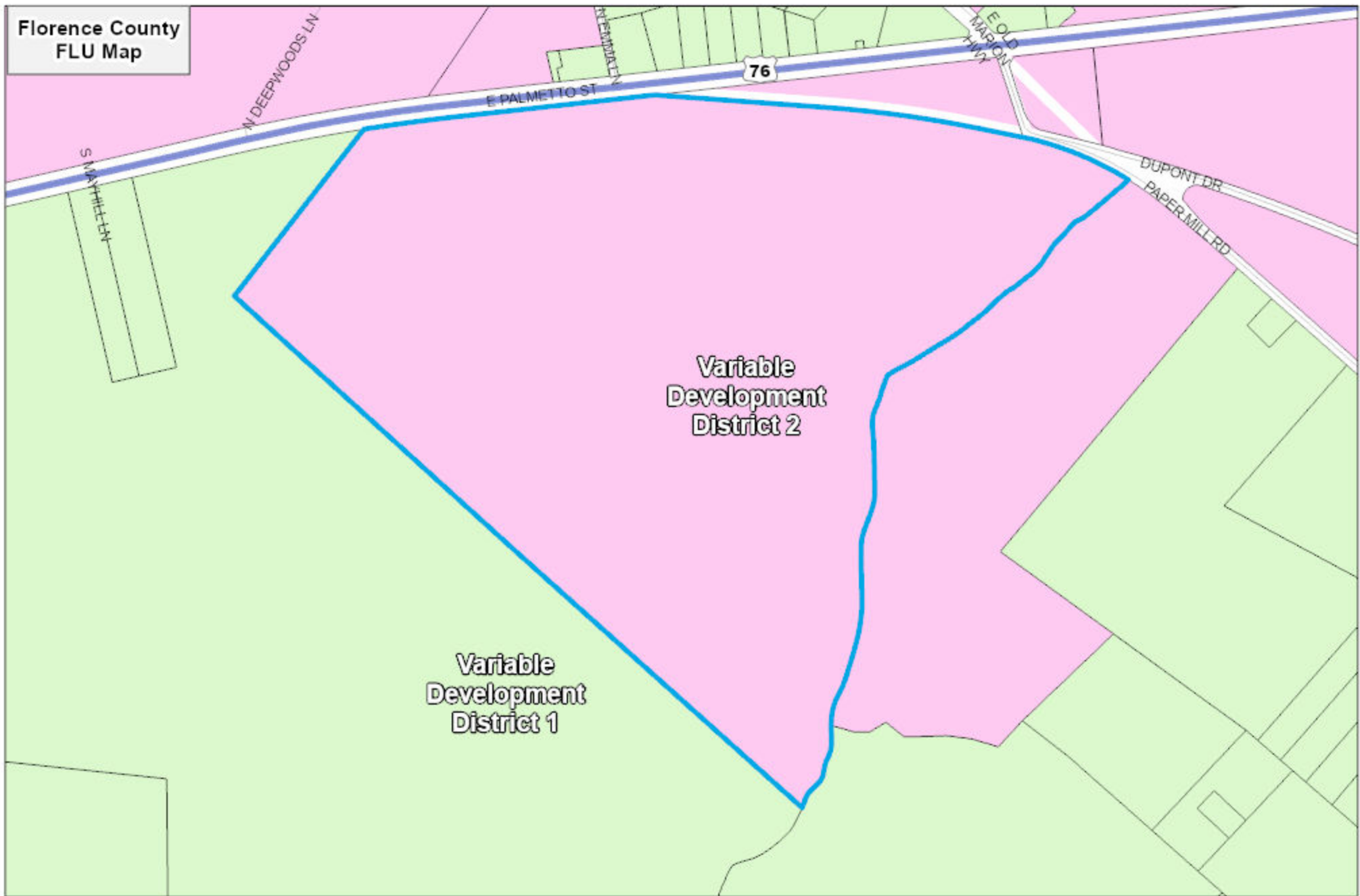


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**Council District 6**  
**PC#2026-01**

**Florence County  
FLU Map**



Future Land Use  
Land Use Code  
City Zoning

- Variable Development District 2
- Variable Development District 1



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

26

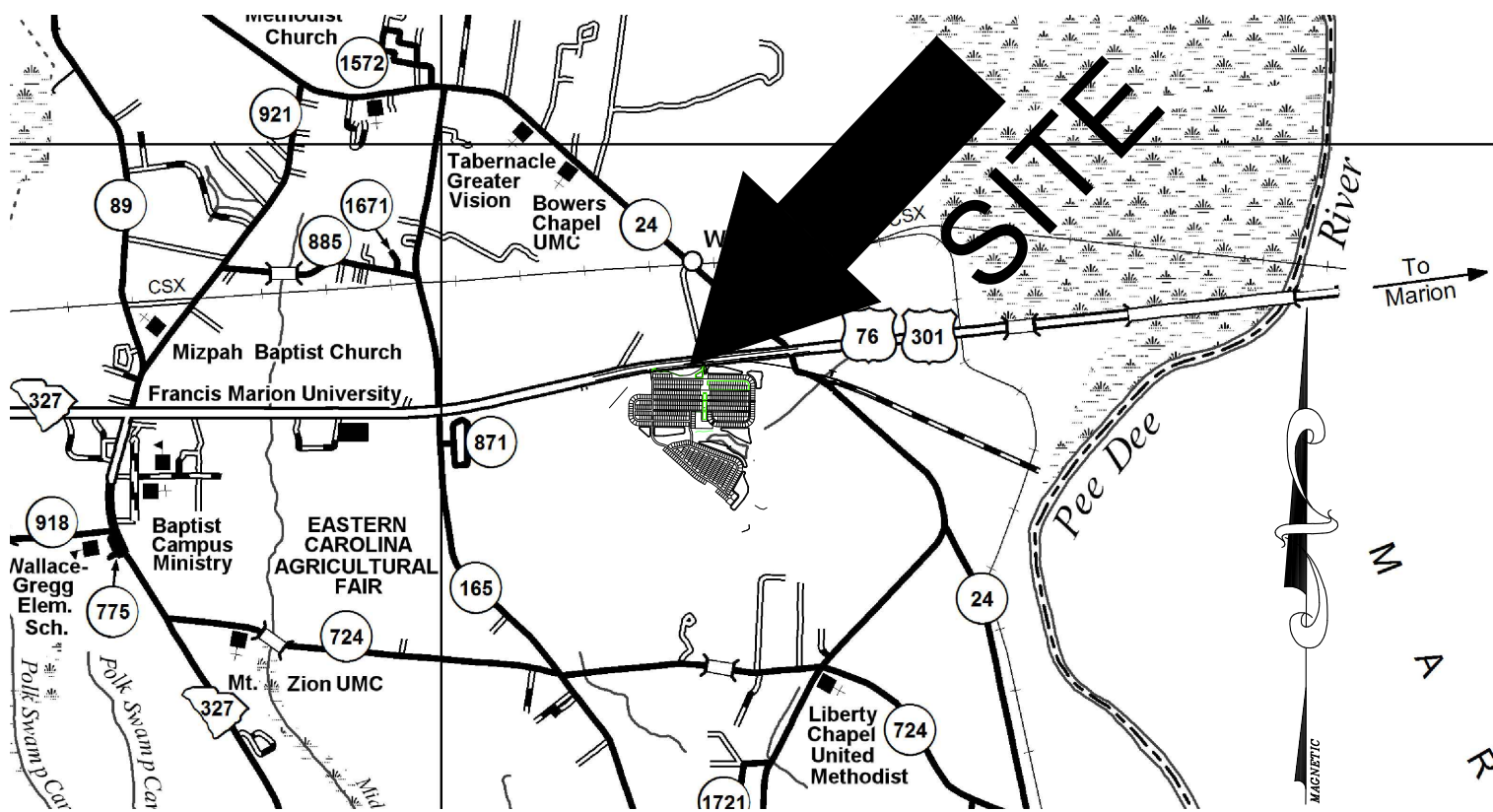
SUBDIVISION NAME: OAKLEY POINT

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.

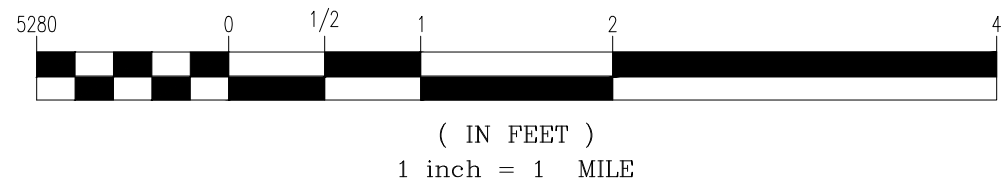
**LEGEND**

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

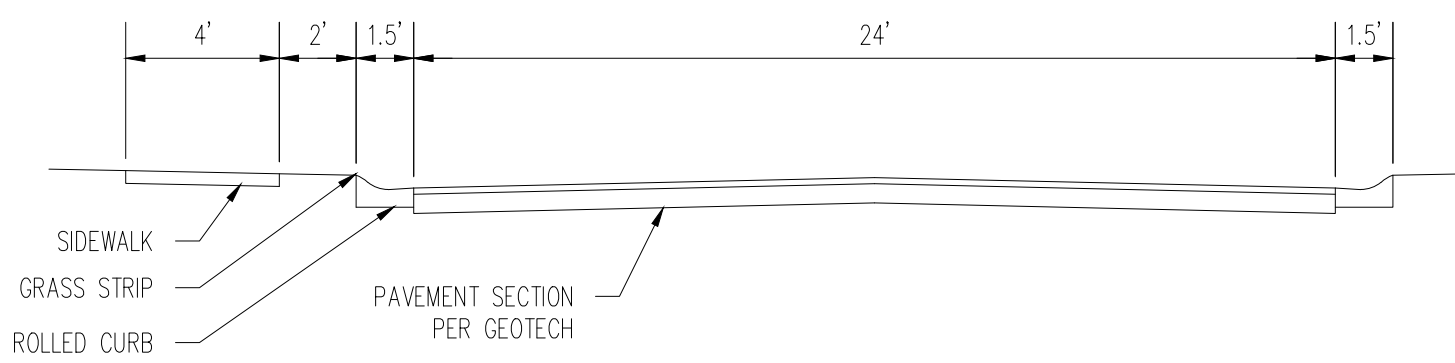


VICINITY MAP

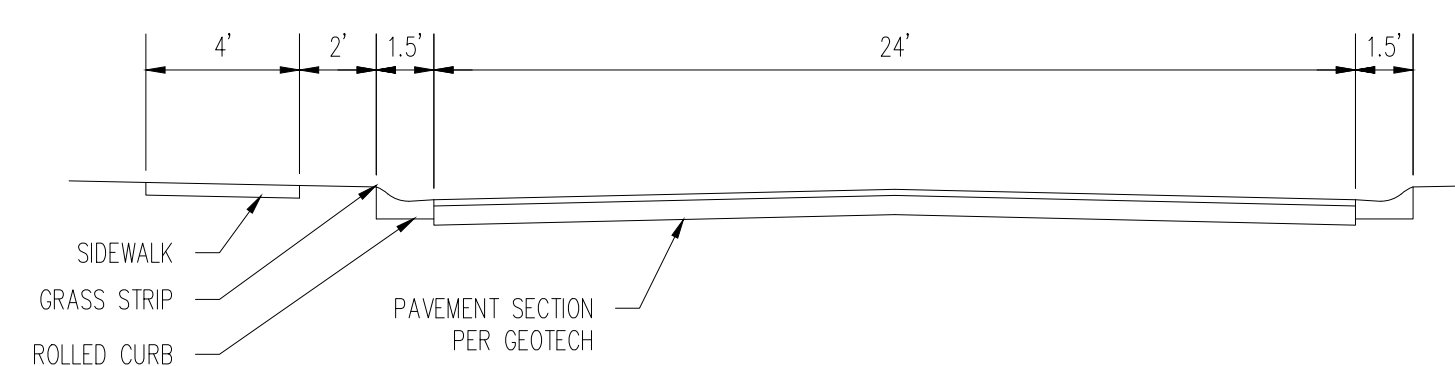
GRAPHIC SCALE



OVERVIEW		ENTIRE PROPERTY	
CURRENT LAND USE	FI (FARM IMPROVED)	STREET DATA	ENTIRE PROPERTY
PROPOSED LAND USE	RESIDENTIAL	STREET RW WIDTH (FT)	50
ZONING	UNZONED	CUL-DE-SAC LENGTH (FT)	192
LOT MIN. AREA	6000 SF	MIN. CENTERLINE RADII (FT)	150
LOT MIN. WIDTH	50 FT	PARKING AT AMENITY	77
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)		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)	99.23
		STORMWATER FEATURES (Ac)	30.25
		LOTS AND ROADS	122.91



TYPICAL CROSS SECTION MINOR COLLECTOR STREETS



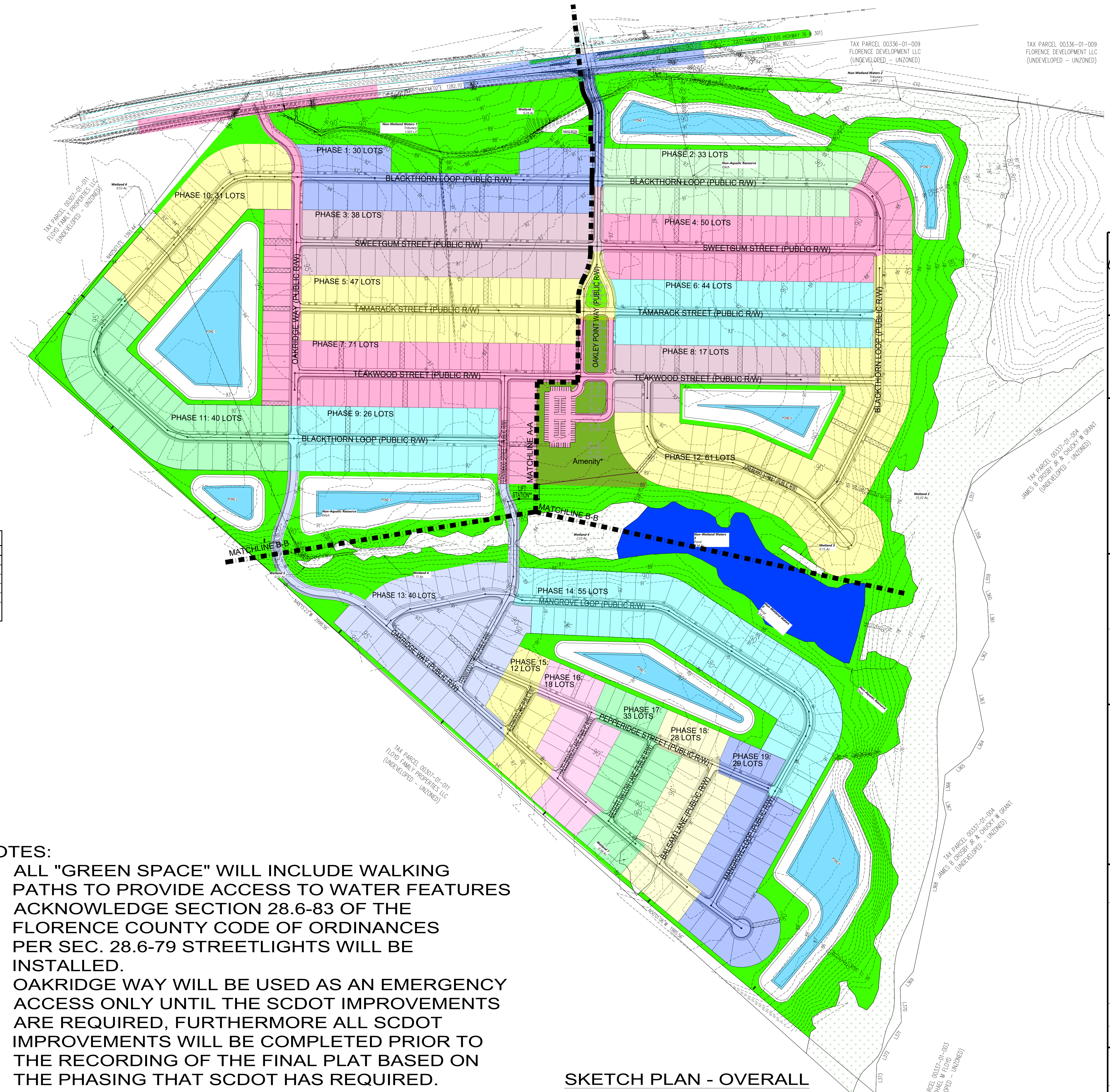
TYPICAL CROSS SECTION MINOR STREETS



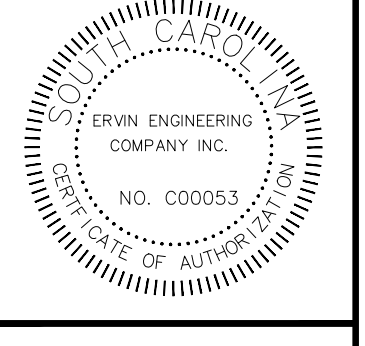
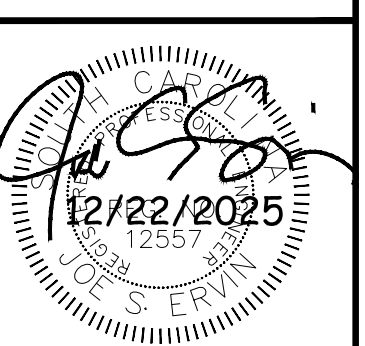
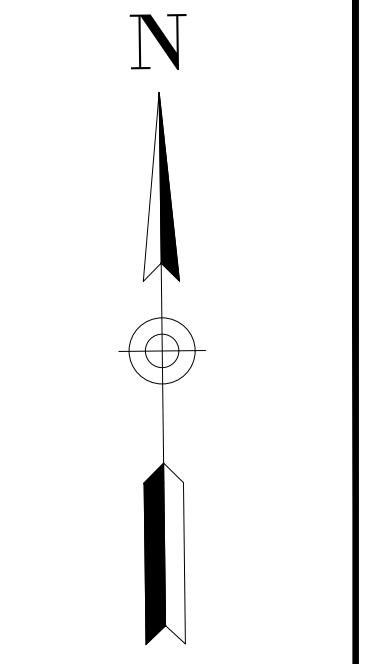
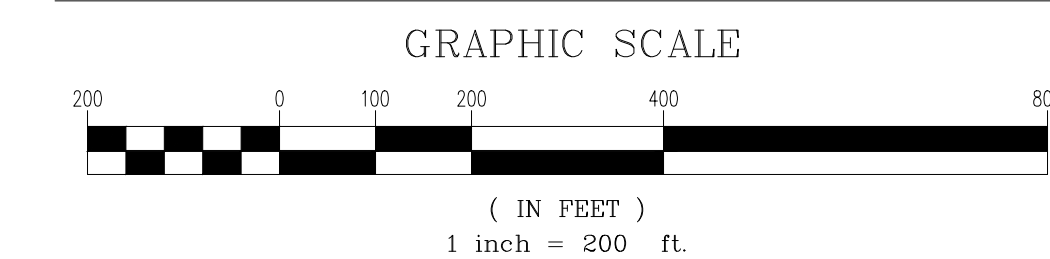
TYPICAL CROSS SECTION - MAIN BOULEVARD

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.



SKETCH PLAN - OVERALL



DRAWN BY: LCH	CHECKED BY: AUB
DATE: 12/16/25	DATE: 12/16/25
DESIGNED BY: LCH	CHECKED BY: JSE
DATE: 12/16/25	DATE: 12/16/25

OAKLEY POINT  
SUBDIVISION  
FLORENCE, SOUTH CAROLINA  
SKETCH PLAN  
OVERALL SITE LAYOUT

REV	DATE	REVISION	APPROVED
A	12/16/25	FOR REVIEW	LCH

SK-1  
ECCO JOB # 2025B23001







**LEGEND**

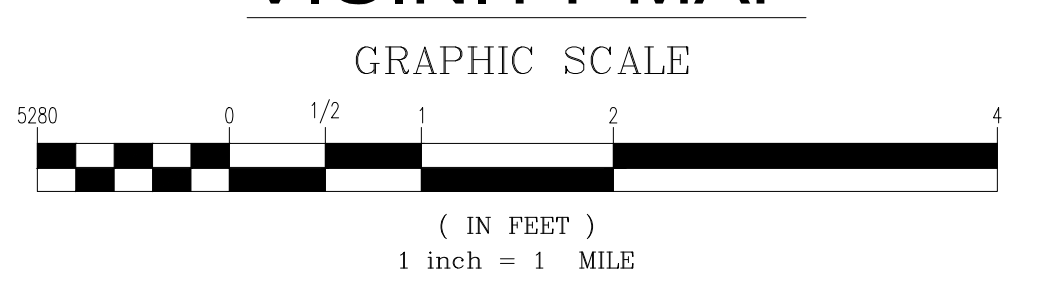
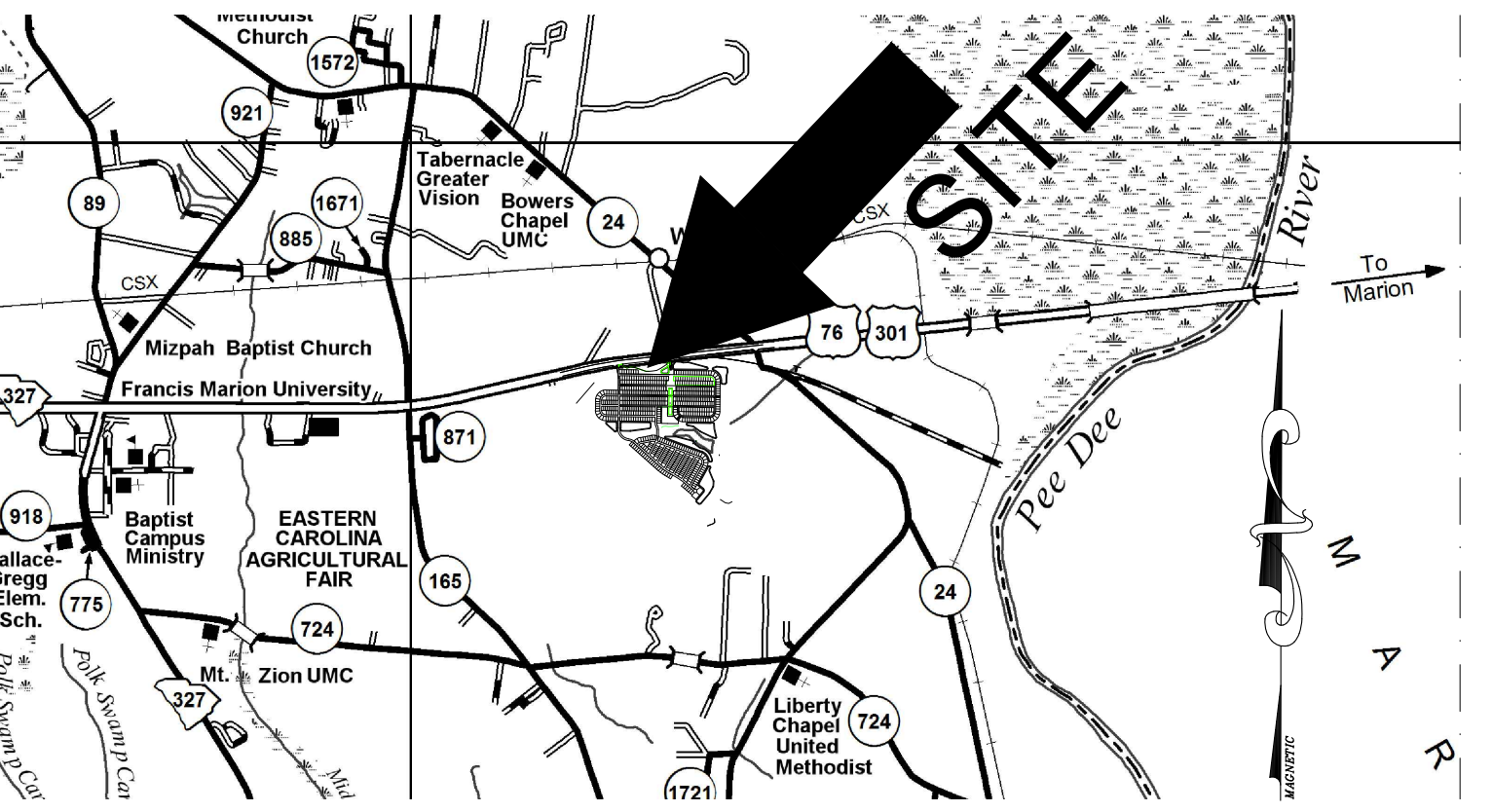
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SUBDIVISION NAME: OAKLEY POINT

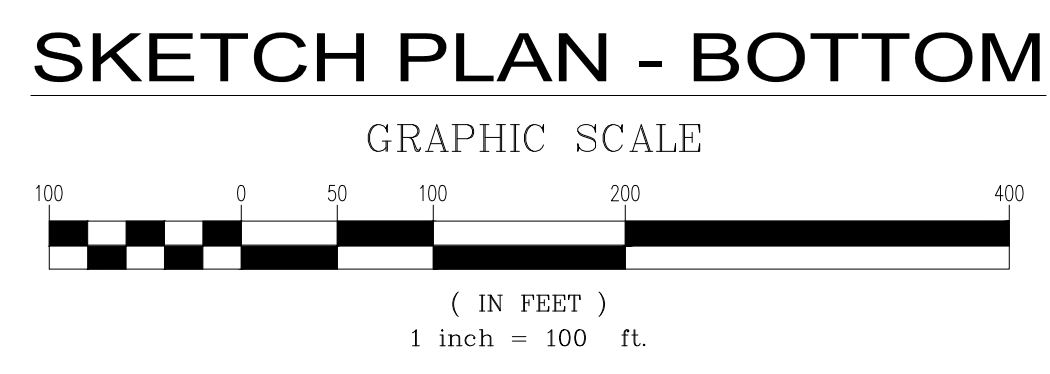
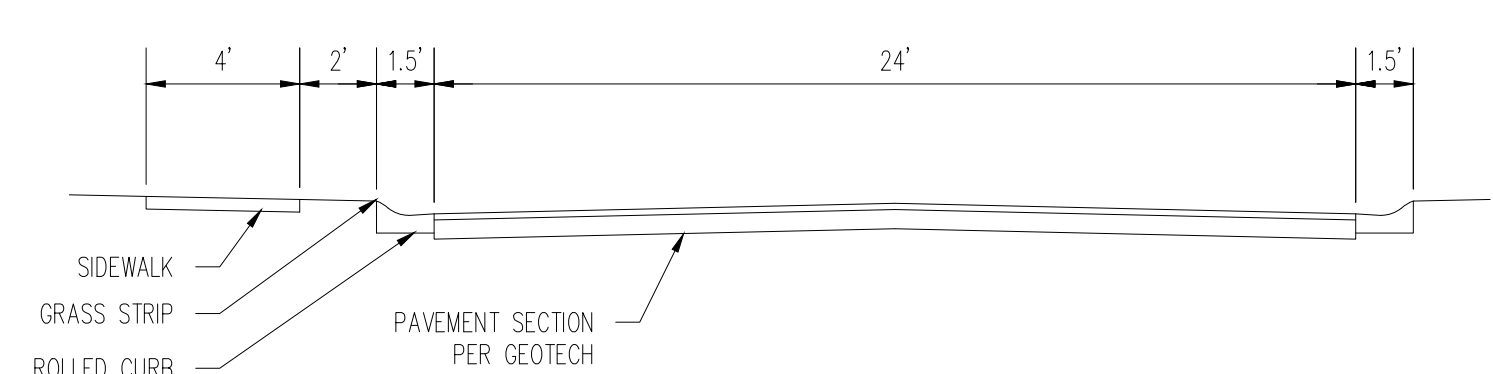
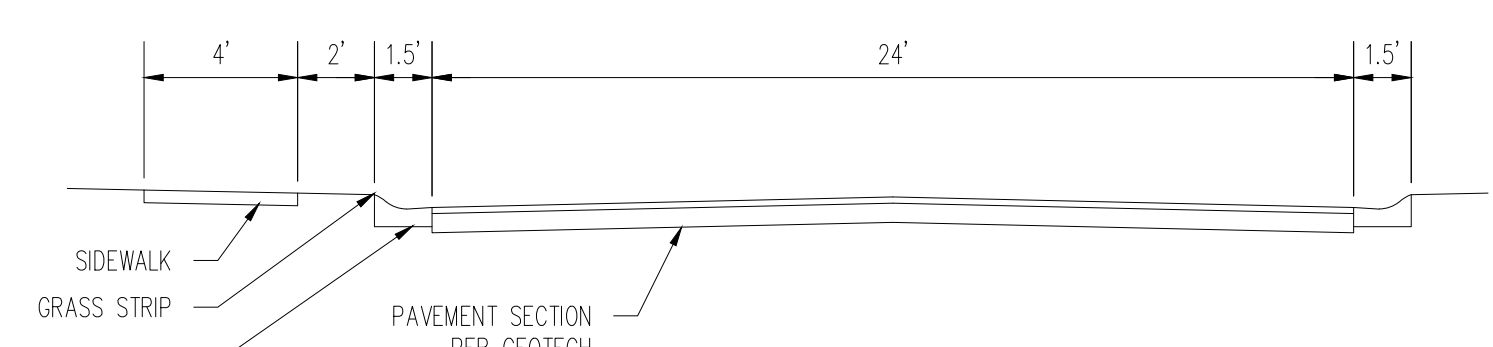
DEVELOPER: Beverly Homes  
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NOTES:

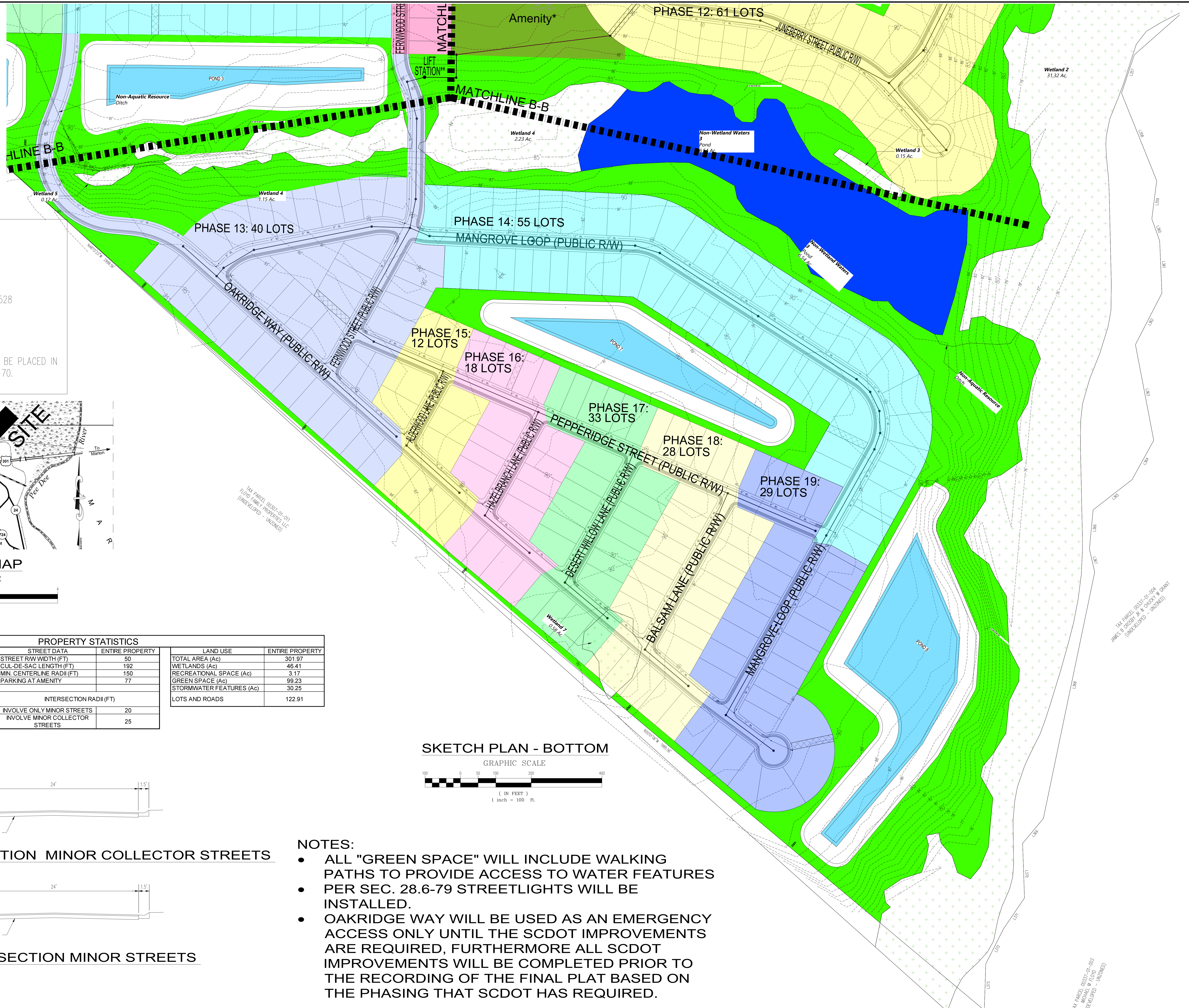
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OVERVIEW		PROPERTY STATISTICS		LAND USE	
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SIDE	5				
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**SK-4**

12/22/2023

**ECCO**  
ECCO ENGINEERING CO., INC.  
150 COUNTRY CLUB DRIVE  
CONWAY, SC 29528

REV	DATE	REVISION	APPROVED	LOH
A	12/16/25	FOR REVIEW		
	12/16/25			
	12/16/25			
	12/16/25			

OAKLEY POINT SUBDIVISION  
SOUTH CAROLINA  
ELORENCE  
SKETCH PLAN BOTTOM

SCALE: 1"=100'

TAX PARCEL 0007-01-01  
FLORENCE PROPERTY LLC  
(UNDEVELOPED - UNZONED)

TAX PARCEL 0032-01-004  
JAMES B. GOSSET JR. & COMPANY (GRANT)  
(UNDEVELOPED - UNZONED)