



Florence County Planning Commission

February 24, 2026

6:00 PM

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, February 24, 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 January 27, 2026

III. Public Hearings

PC#2026-02

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To **Variable Development District 2** And To Change The Zoning Designation From Unzoned For The Properties In Group One Of The Highway 76 Corridor Study. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026.

LOCATION: The Highway 76 Corridor Study

TAX MAP NUMBERS: 90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026

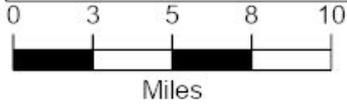
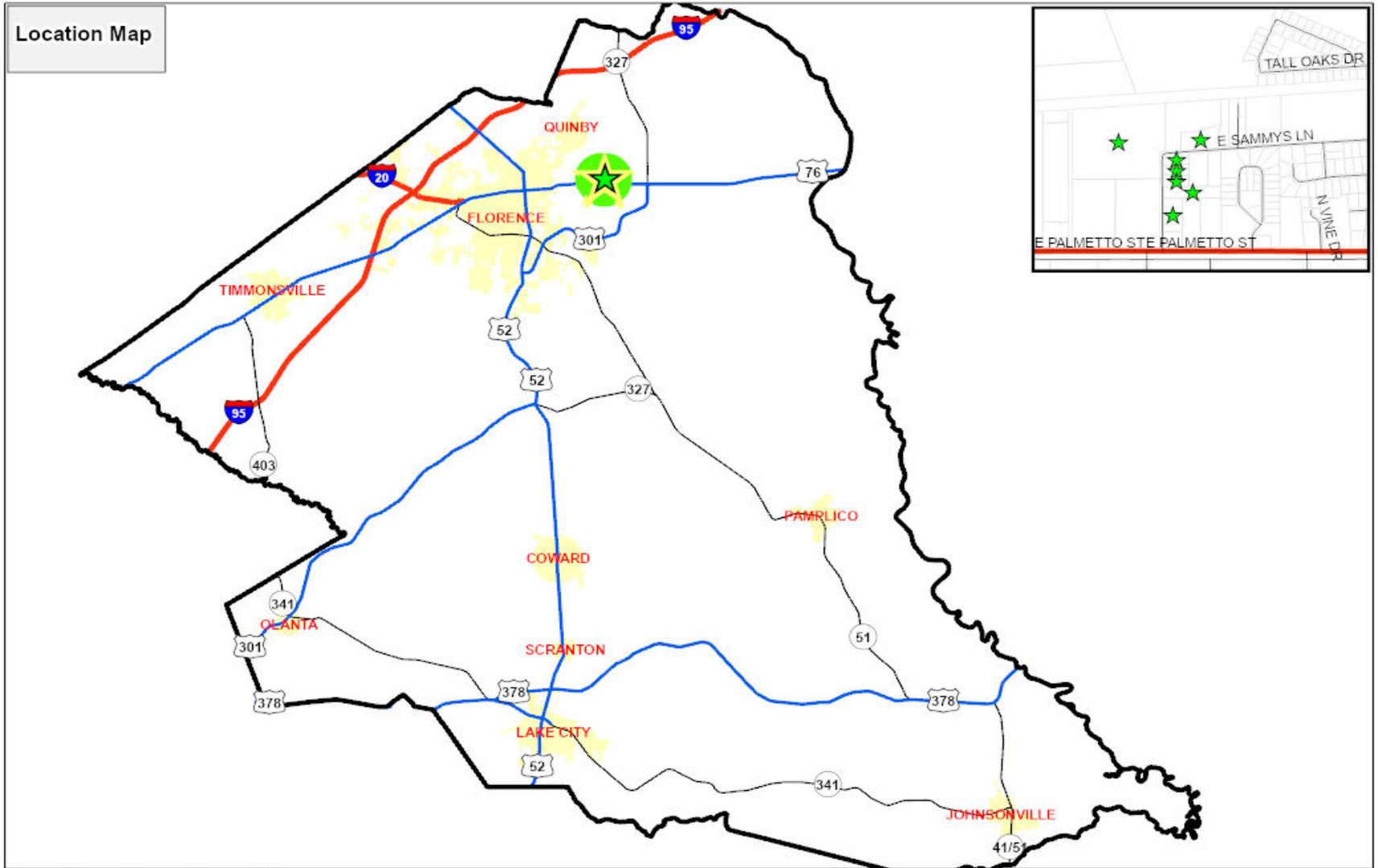
COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2026-02 Location Map

Location Map

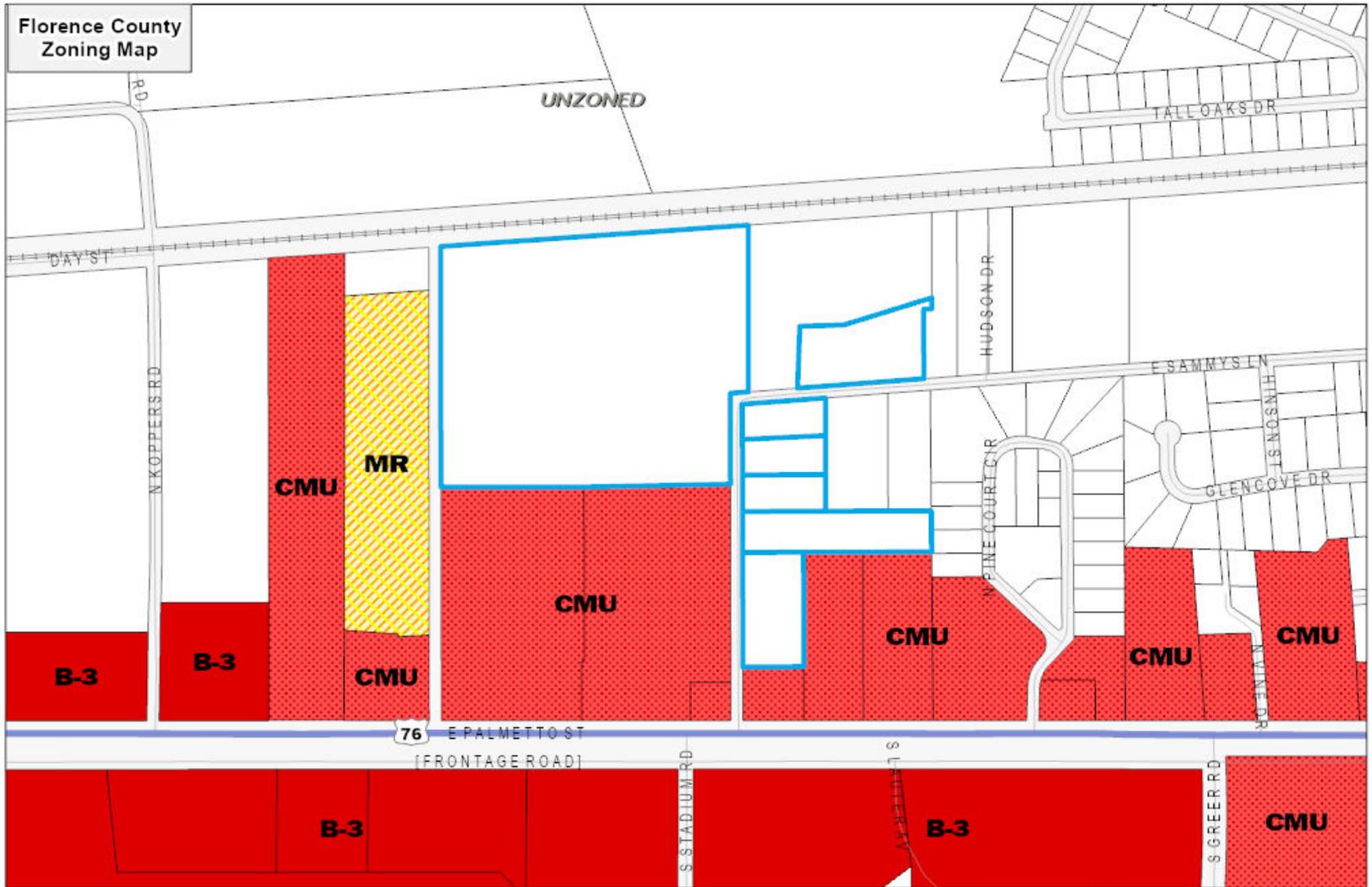


Florence County
Planning Department
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Council District 7
PC#2026-02

PC#2026-02 Zoning Map



Current County Zoning

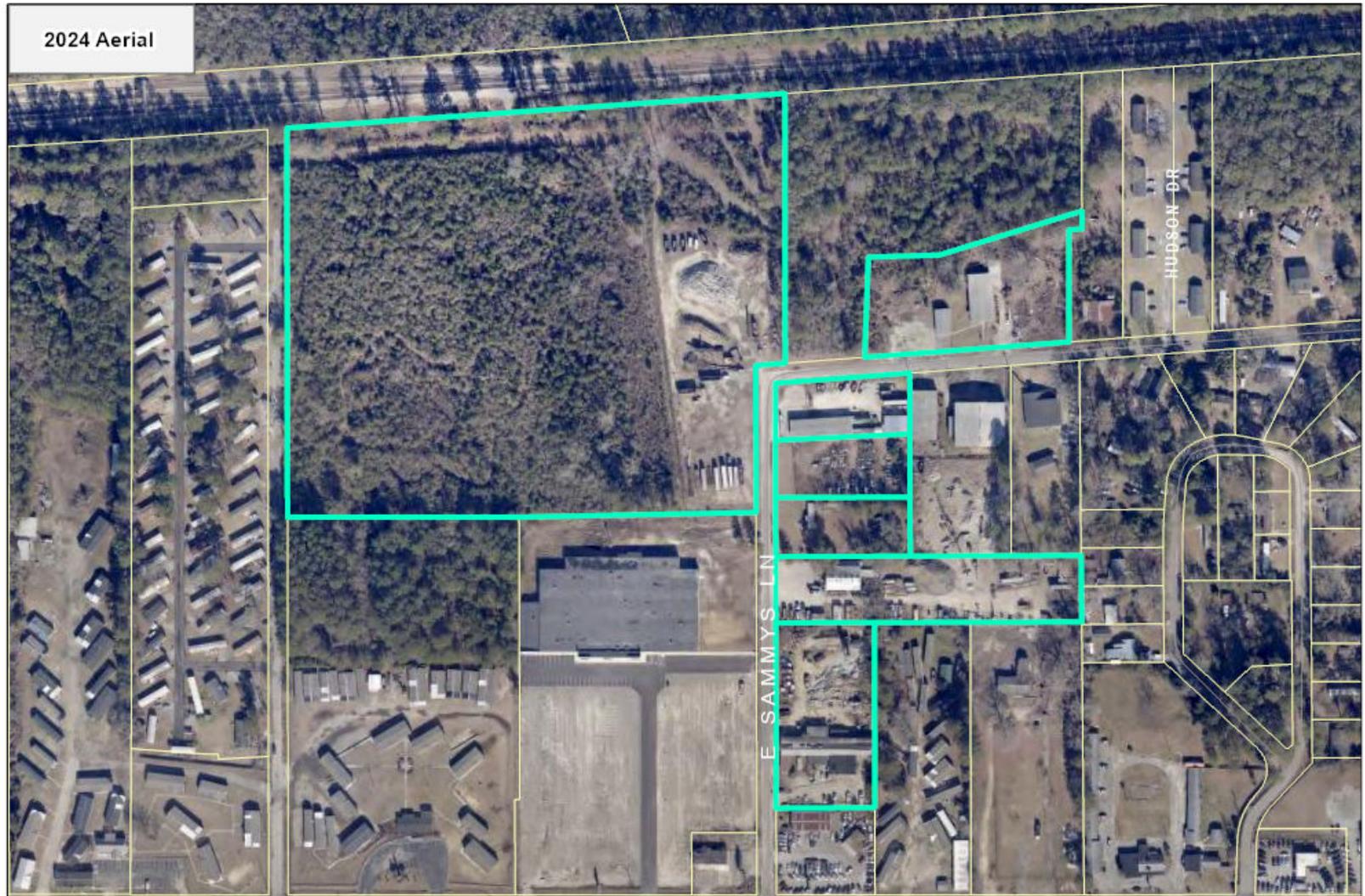
- B-3 GENERAL
- CMU, COMMERCIAL MIXED-USE
- MR, MIXED RESIDENTIAL, LOW DENSITY
- UNZONED

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Council District 7
PC#2026-02



PC#2026-02 Aerial Map



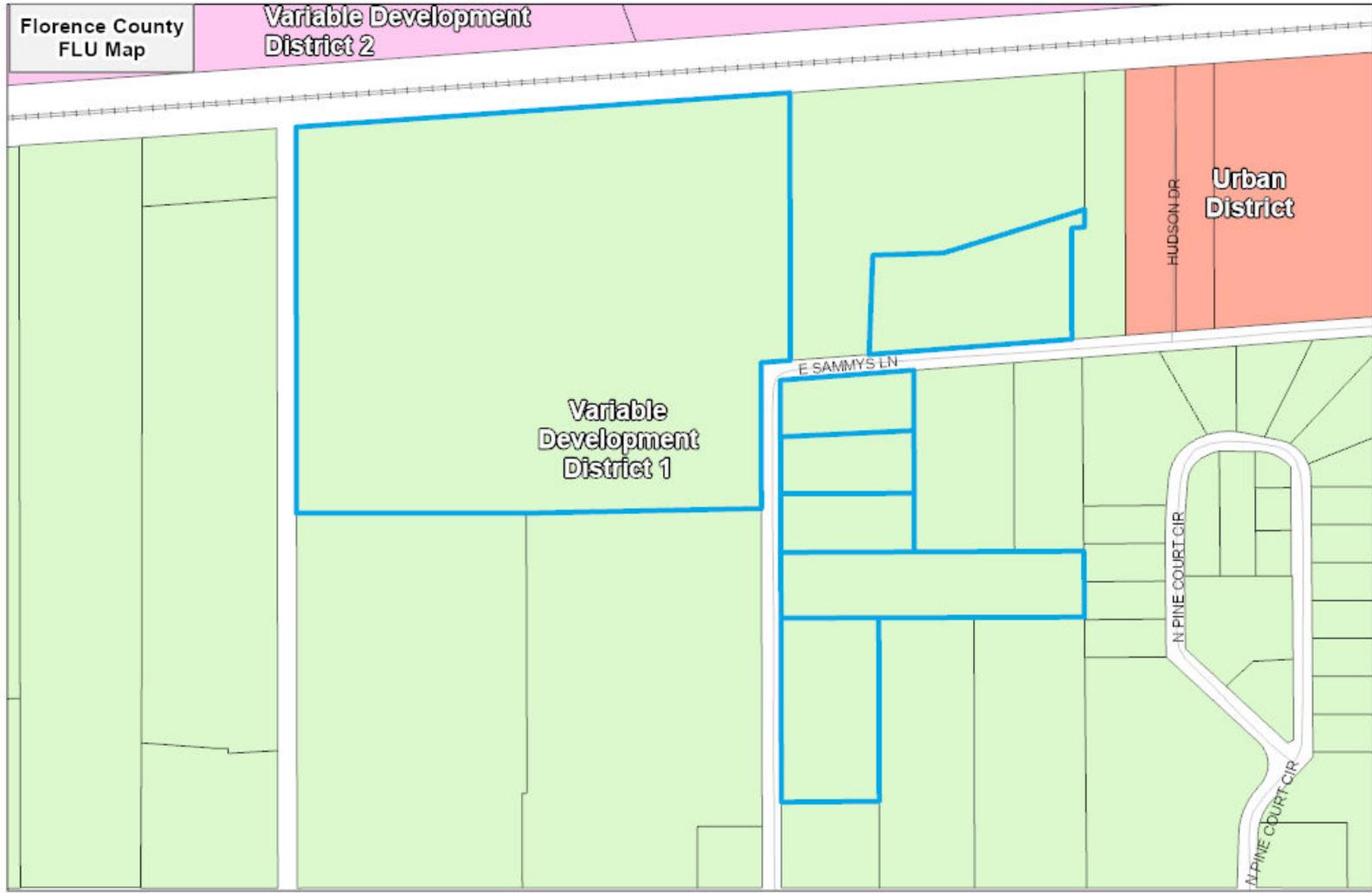
0 320 640
Feet

Florence County
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**Council District 7
PC#2026-02**

PC#2026-02 Comprehensive Plan Map



Future Land Use
Land Use Code

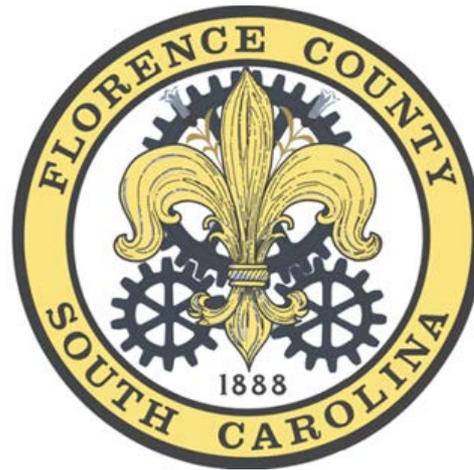
- Downtown Development District
- Suburban District
- Urban District
- Variable Development District 1

City Zoning

Florence County
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Council District 7
PC#2026-02

Comments/Questions



PC#2026-03

SUBJECT: Map Amendment Requested By Vinestreet Investments, LLC, To Change The Zoning Designation From R-5 Multi-Family Residential District To **B-3 General Commercial District** For The Property Located At 118 Third Loop Road, Florence, SC, As Shown On Florence County Tax Map Number 00151, Block 01, Parcel 015.

LOCATION: 118 Third Loop Road, Florence SC

TAX MAP NUMBERS: 00151, Block 01, Parcel 015

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Vinestreet Investments, LLC

APPLICANT: Vinestreet Investments, LLC

ZONING/LAND AREA: R-5 / Approximately .55 acres

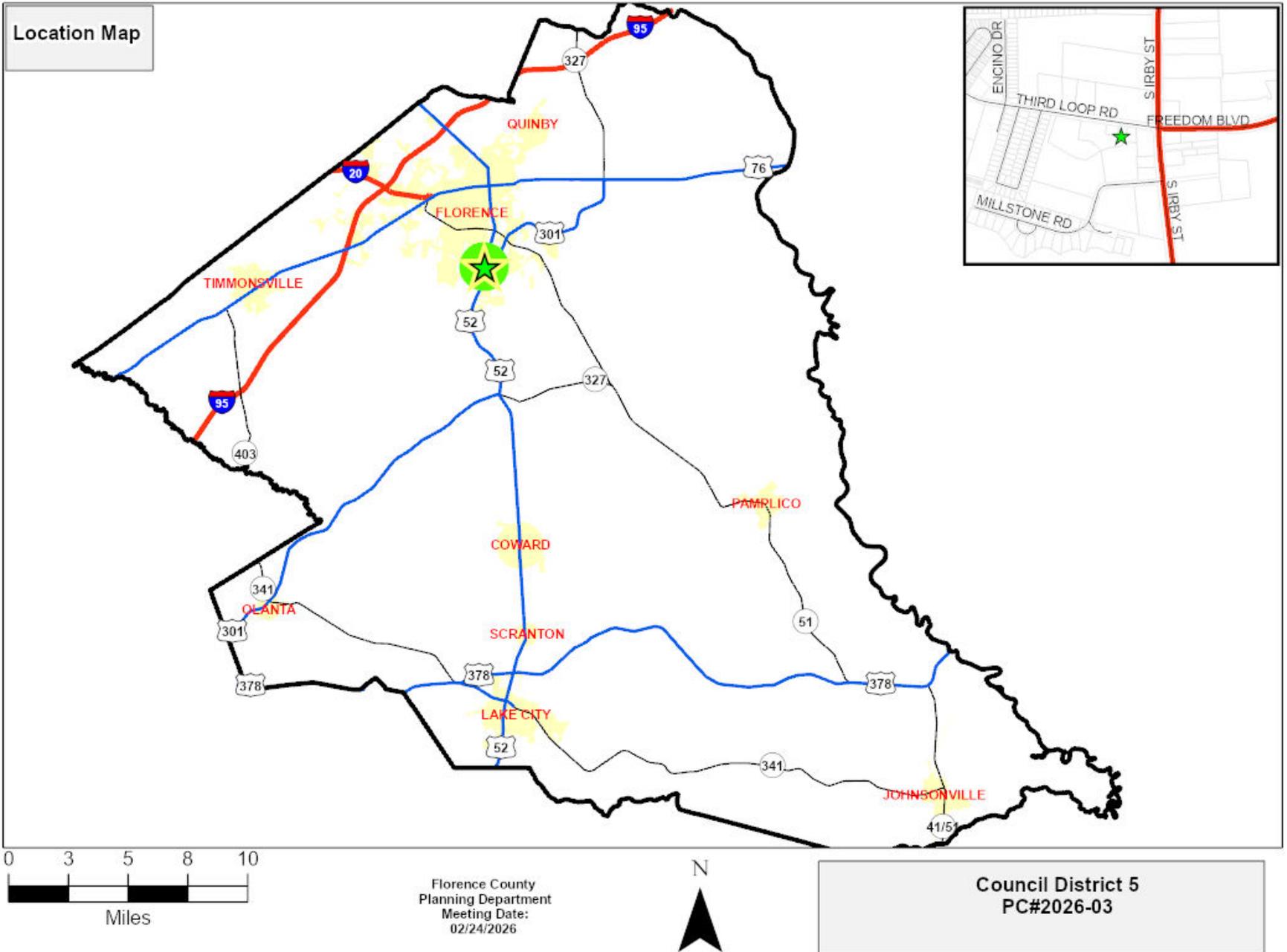
WATER/SEWER AVAILABILITY: City of Florence Water/ No Sewer

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

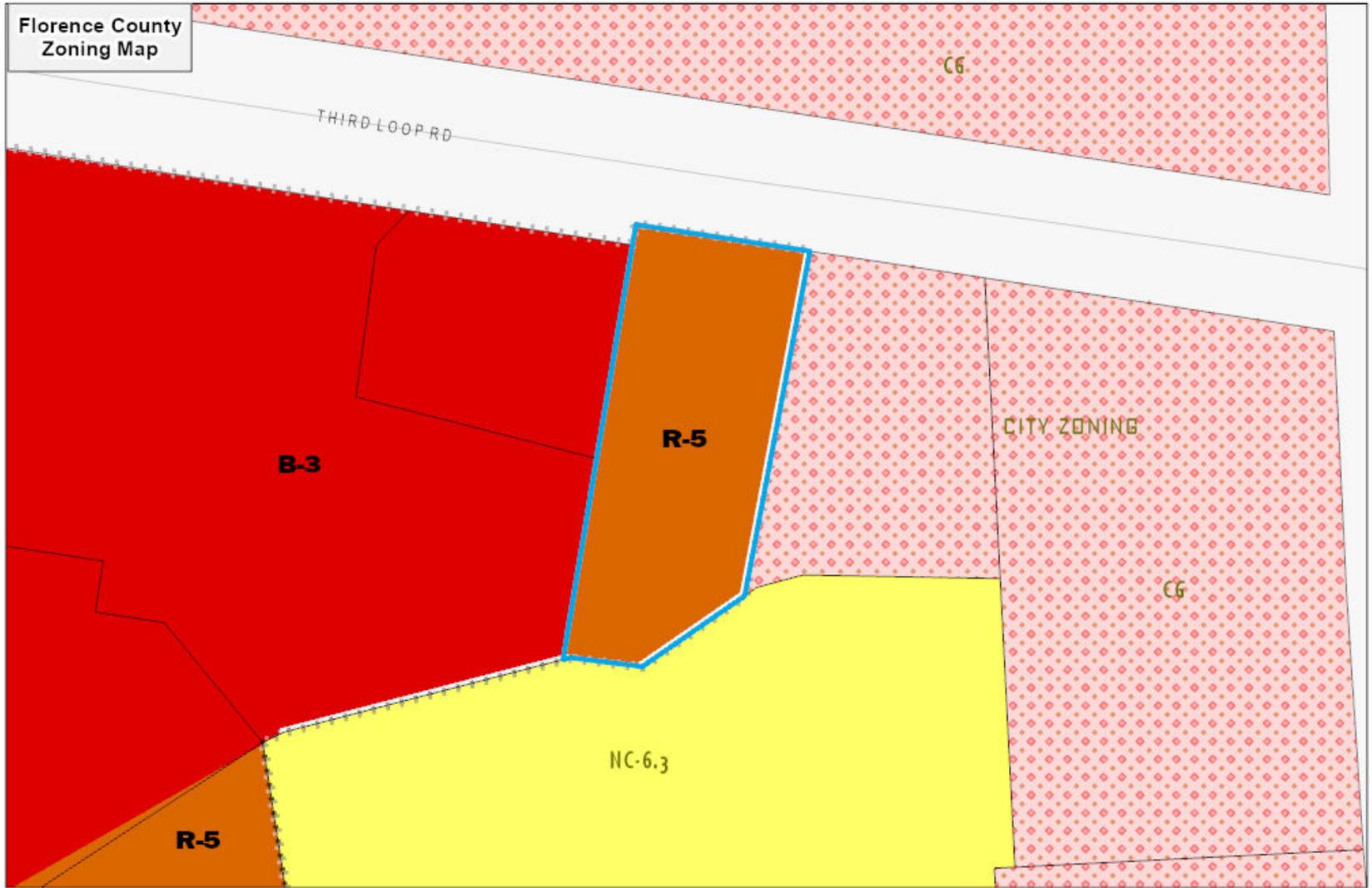
FLOOD ZONE: X

PARCEL ZONING DESIGNATION: R-5

PC#2026-03 Location Map



PC#2026-03 Zoning Map



Current County Zoning

- B-3 GENERAL
- R-5, MULTI-FAMILY

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0 75 150 Feet

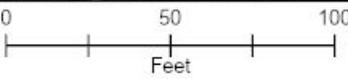
Council District 5
PC#2026-03

PC#2026-03 Aerial Map



2024 Aerial

THIRD LOOP RD



Florence County
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Council District 5
PC#2026-03

PC#2026-03 Subject Property



PC#2026-03 Adjacent Properties



POV: North of the subject property off of Third Loop Road



POV: West of the subject property off of Third Loop Road



POV: East of the subject property off of Third Loop Road

Comments/Questions



PC#2026-04

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: The Highway 76 Corridor Study

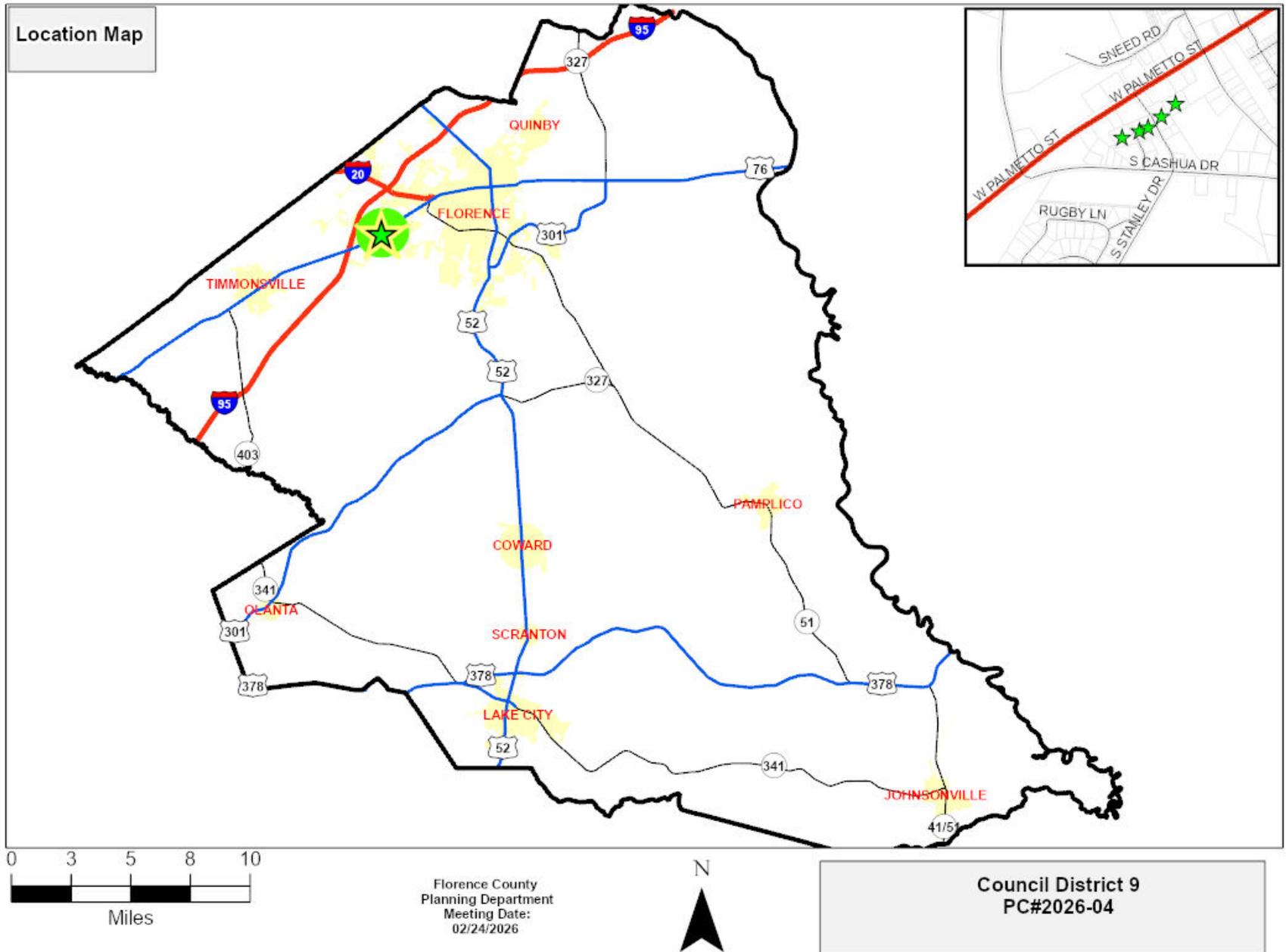
TAX MAP NUMBERS: 01012-01-004, 01012-01-008, 01012-01-015, 01012-01-016, 01012-01-240

COUNCIL DISTRICT(S): 9; County Council

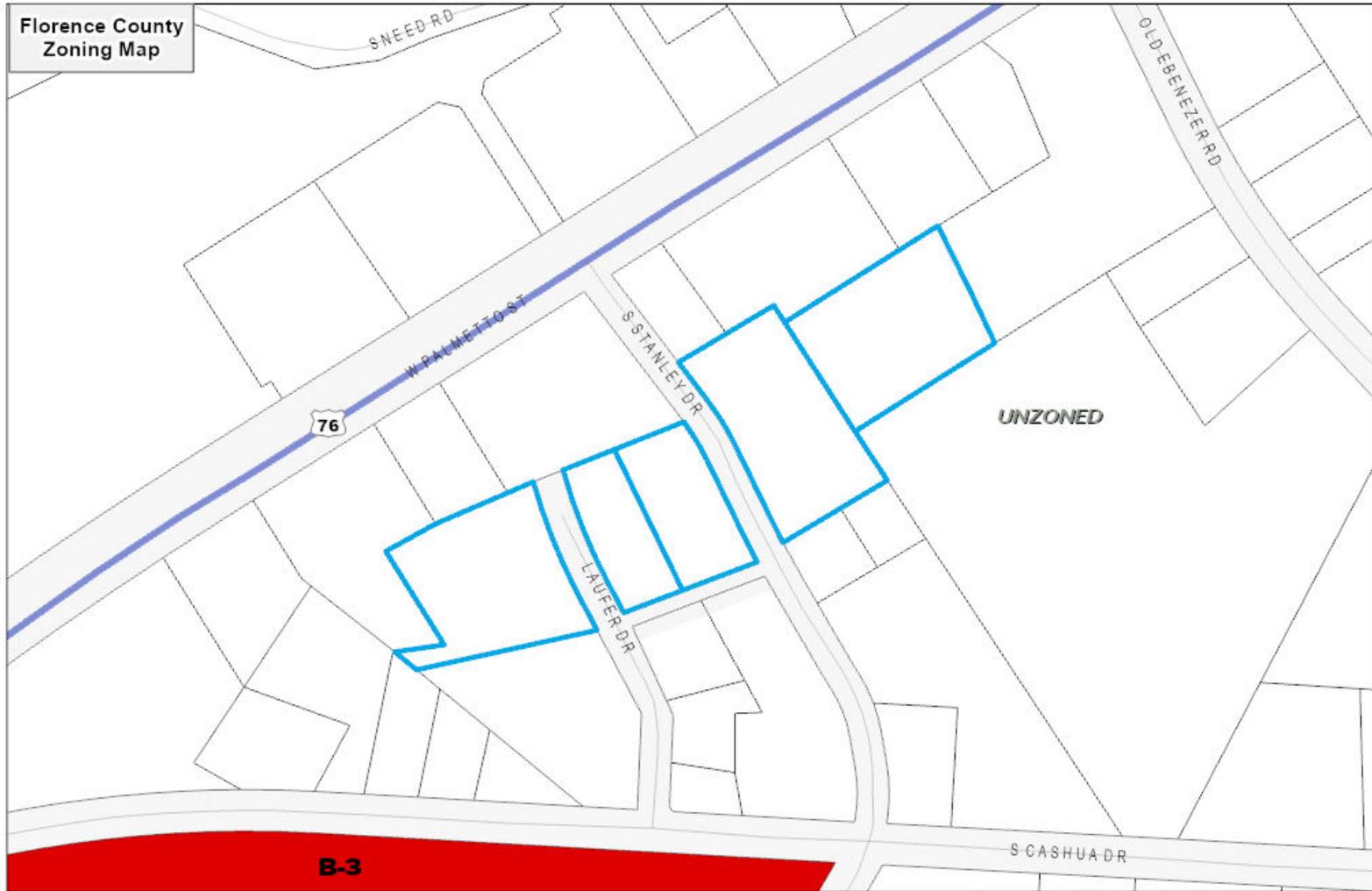
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2026-04 Location Map



PC#2026-04 Zoning Map



Current County Zoning

- B-3 GENERAL
- UNZONED

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Council District 9
PC#2026-04

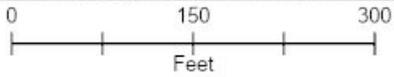


A scale bar at the top of this block shows 0, 200, and 400 feet.

PC#2026-04 Aerial Map



2024 Aerial



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Council District 9
PC#2026-04

PC#2026-04 Subject Properties



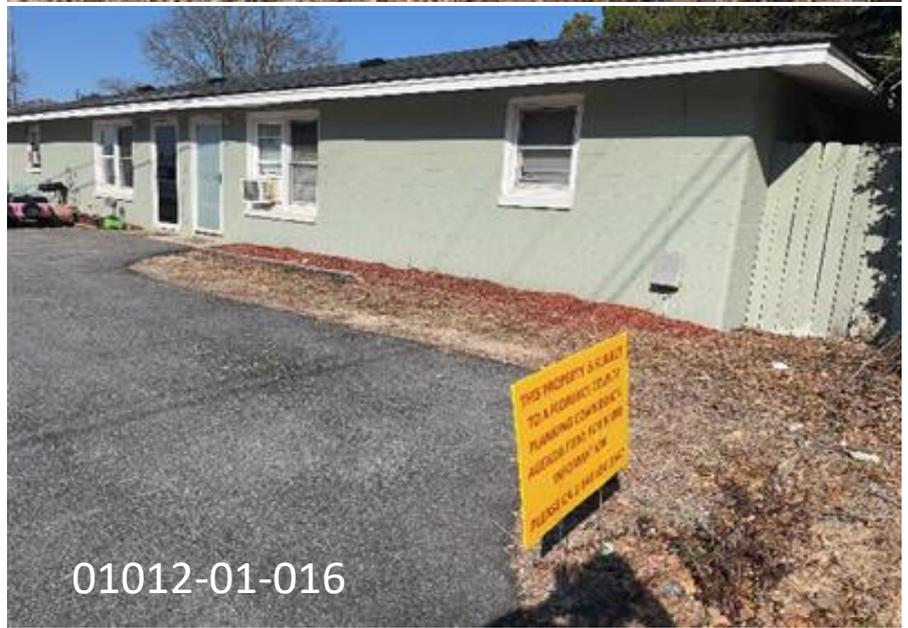
01012-01-004



01012-01-008



01012-01-240



01012-01-016

Comments/Questions



PC#2026-05

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: The Highway 76 Corridor Study

TAX MAP NUMBERS: 00075-01-011, 00075-01-012, 00075-01-071, 00075-01-176, 00075-01-177, 00075-01-239, 00100-01-099, 00100-01-154, 00100-01-187, 01012-01-014, 01012-01-017, 01012-01-026, 01012-01-027, 01012-01-028, 01012-01-029, 01012-01-030, 01012-01-031, 01012-01-032, 01012-01-033, 01012-01-034, 01012-01-035, 01012-01-036, 01012-01-037, 01012-01-113, 01012-01-196, 01012-01-241, 01012-01-270

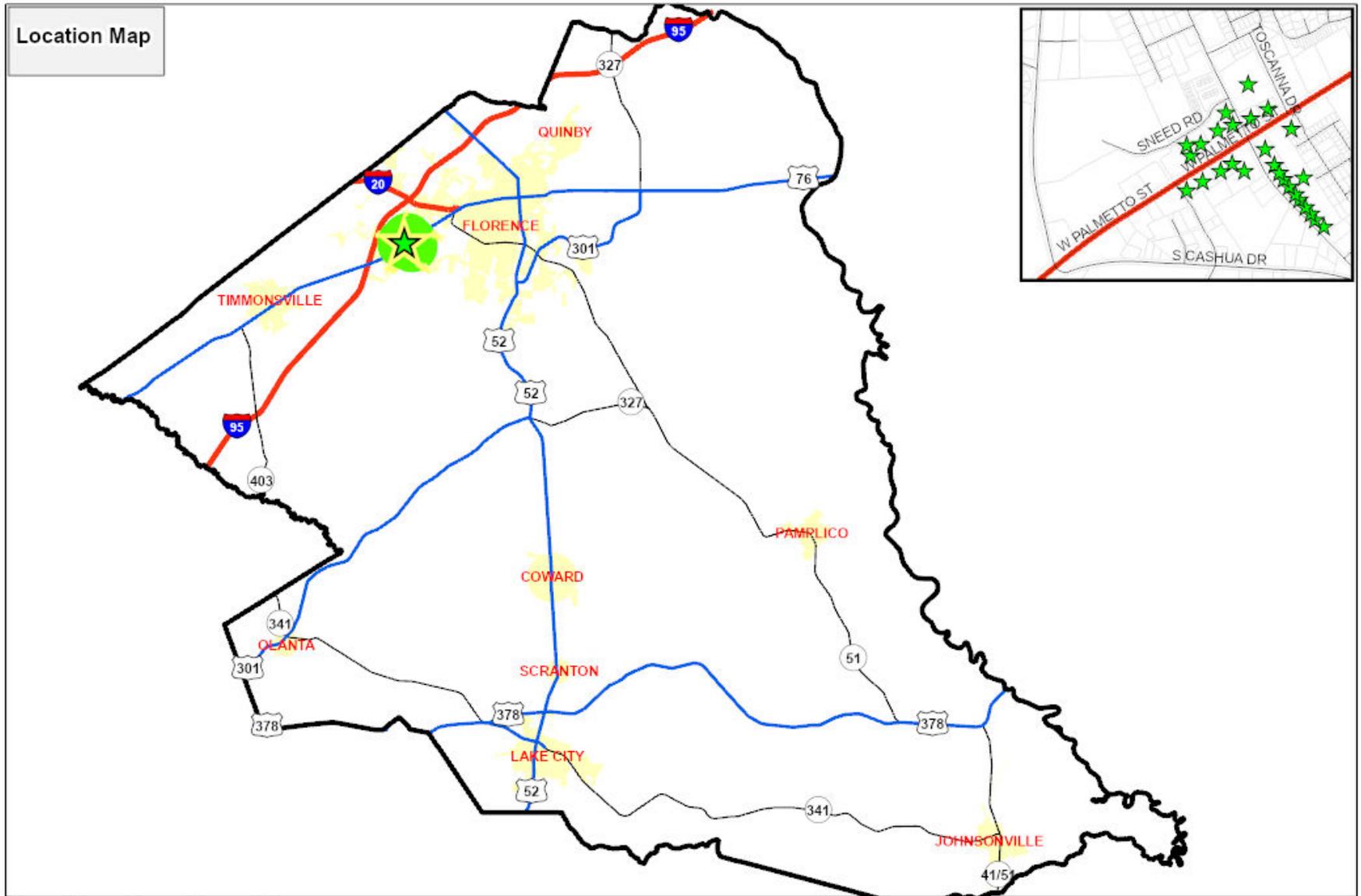
COUNCIL DISTRICT(S): 4 & 9; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2026-05 Location Map

Location Map

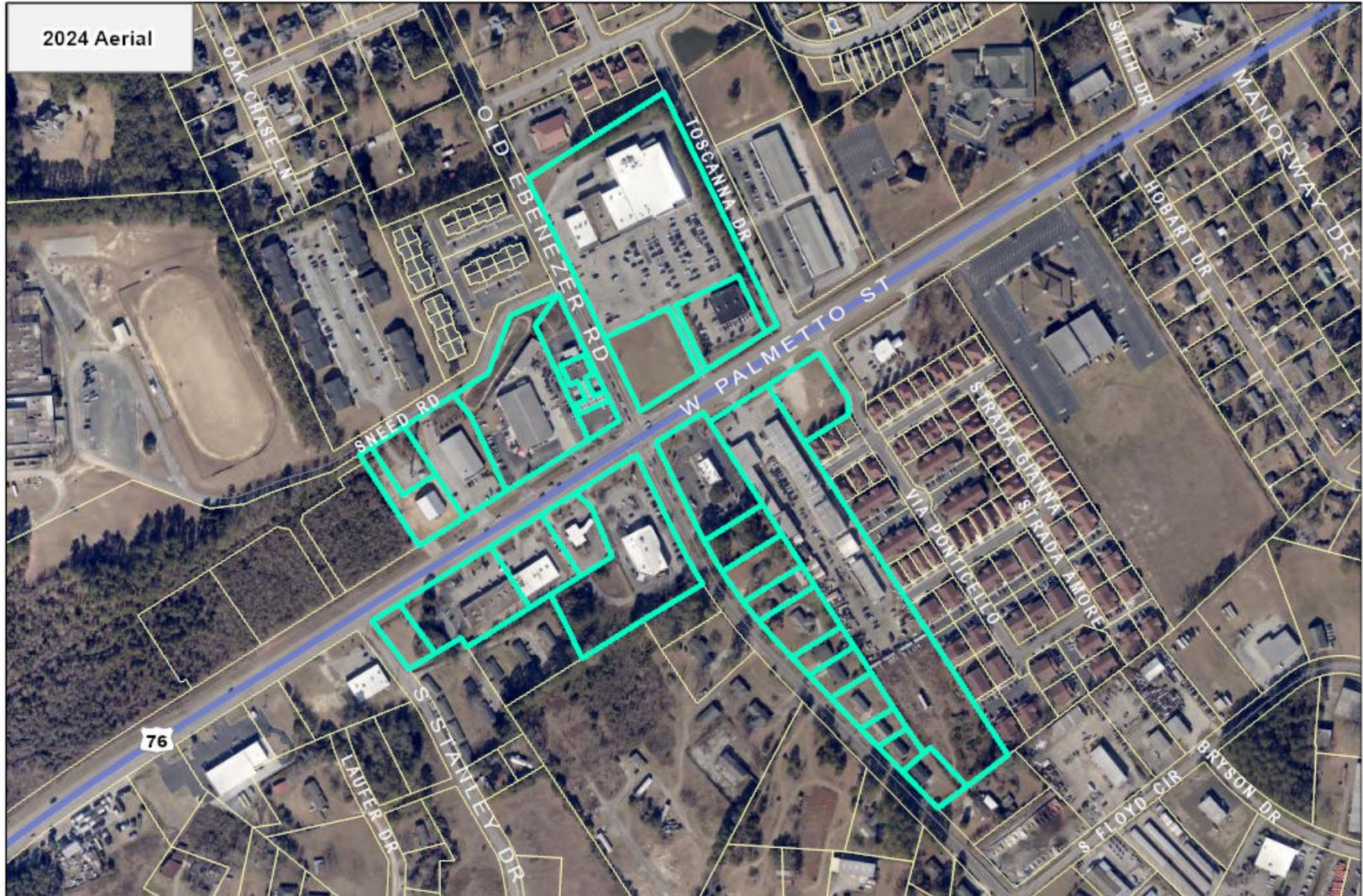


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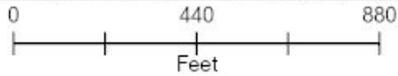


Council District 4,9
PC#2026-05

PC#2026-05 Aerial Map



2024 Aerial



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Council District 4,9
PC#2026-05

PC#2026-05 Subject Properties



Comments/Questions



PC#2026-06

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: The Highway 76 Corridor Study

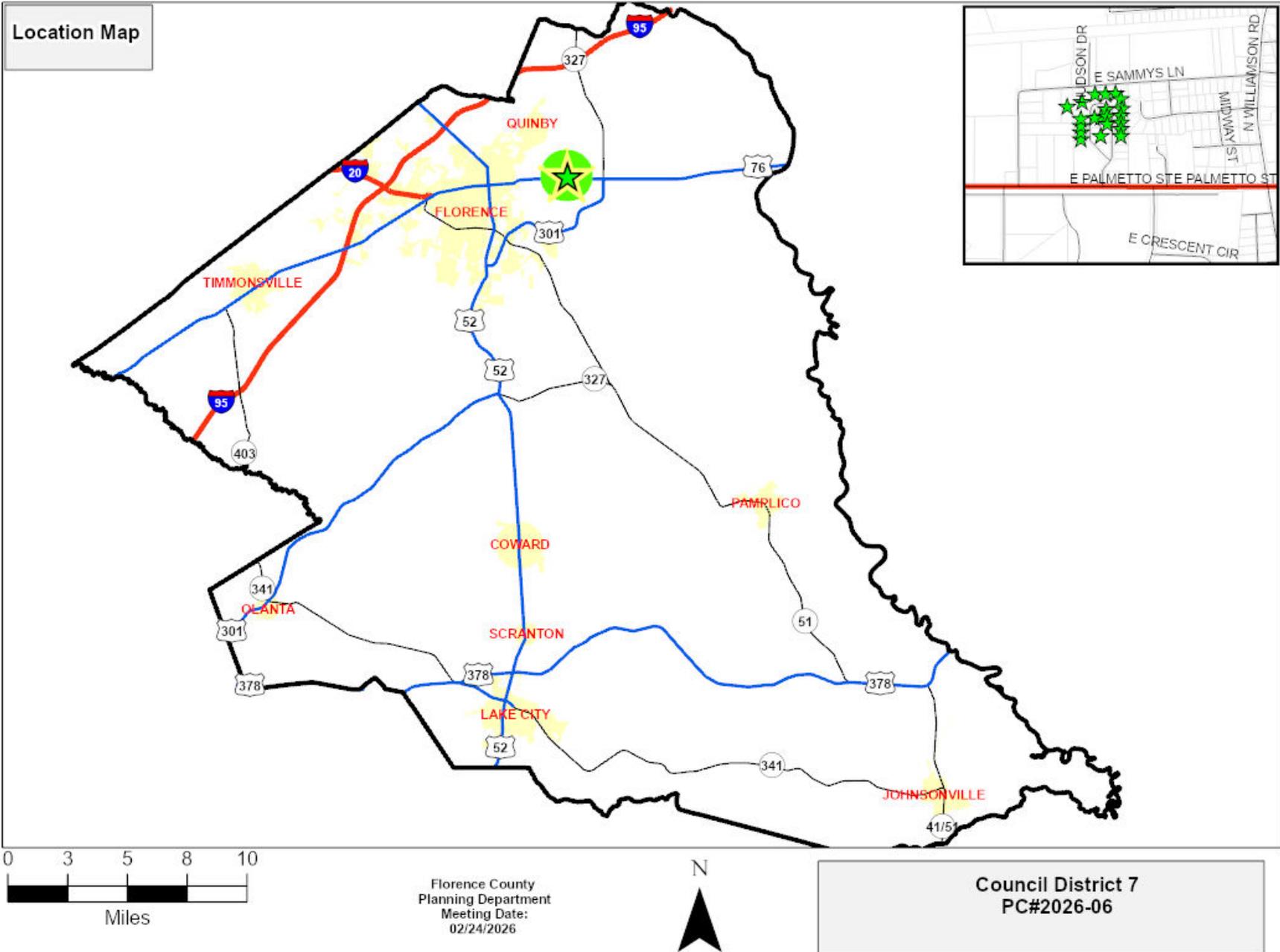
TAX MAP NUMBERS: 90152-01-011, 90155-01-003, 90155-01-005, 90155-01-006, 90155-01-007, 90155-01-008, 90155-01-009, 90155-02-002, 90155-02-003, 90155-02-004, 90155-02-005, 90155-02-007, 90155-02-009, 90155-02-010, 90155-02-011, 90155-02-012, 90155-02-013, 90155-02-014, 90155-02-015, 90155-02-016, 90155-02-017

COUNCIL DISTRICT(S): 7; County Council

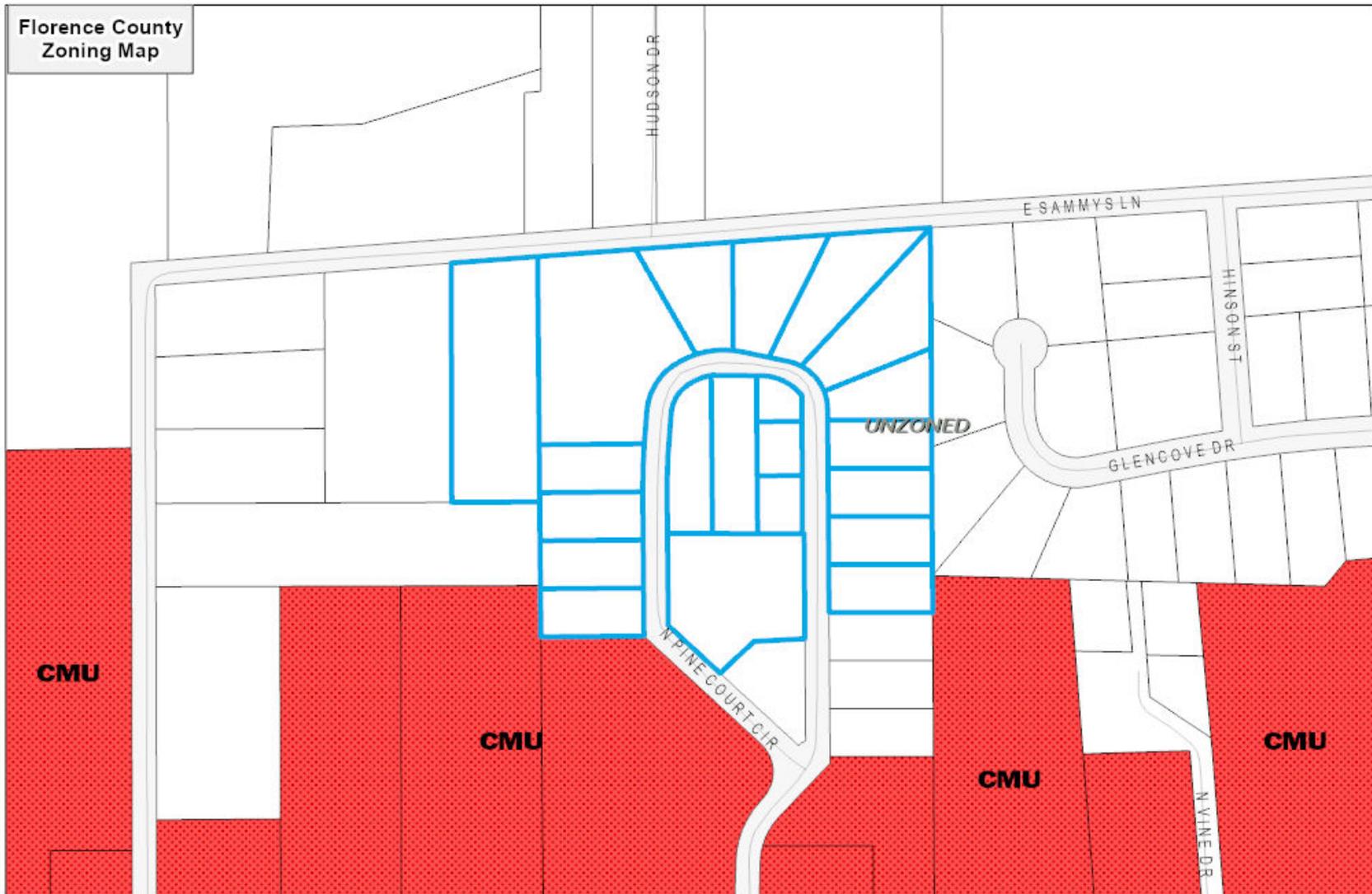
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2026-06 Location Map



PC#2026-06 Zoning Map



Florence County
Zoning Map

Current County Zoning
■ CMU, COMMERCIAL MIXED-USE
■ UNZONED

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Council District 7
PC#2026-06



PC#2026-06 Aerial Map



0 150 300
Feet

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Council District 7
PC#2026-06

PC#2026-06 Subject Properties



90155-01-003



90155-02-010

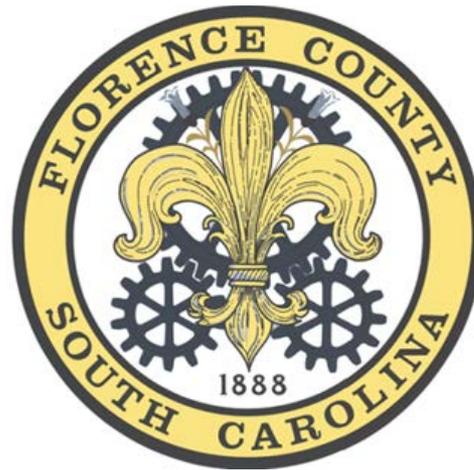


90152-01-011



90155-01-005

Comments/Questions



PC#2026-07

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: The Highway 76 Corridor Study

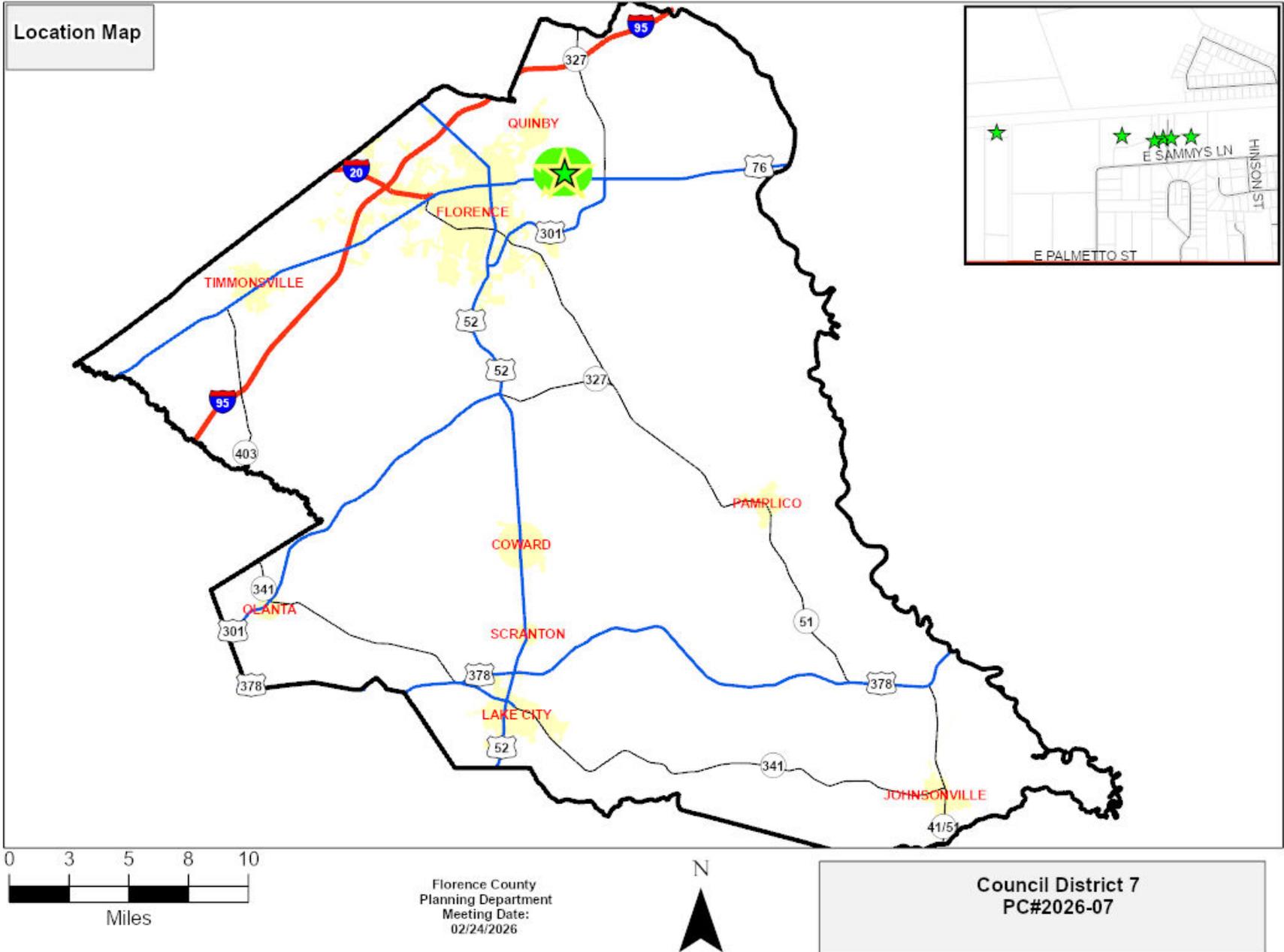
TAX MAP NUMBERS: 90152-01-018, 90152-01-019, 90152-01-020, 90152-01-022, 90152-01-025, 90152-01-027

COUNCIL DISTRICT(S): 7; County Council

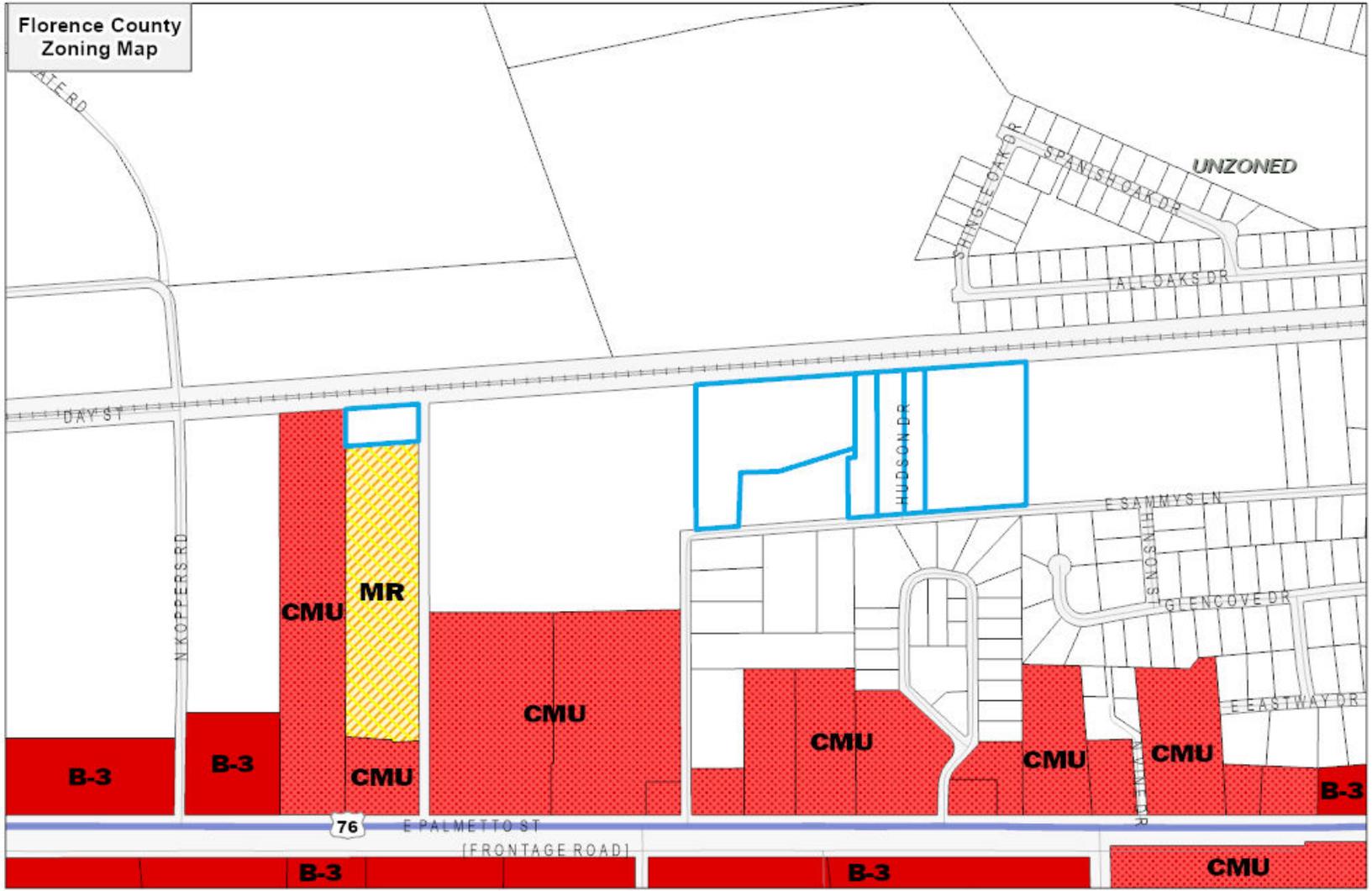
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2026-07 Location Map



PC#2026-07 Zoning Map



Current County Zoning

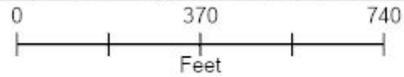
- B-3 GENERAL
- CMU, COMMERCIAL MIXED-USE
- MR, MIXED RESIDENTIAL, LOW DENSITY
- UNZONED

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Council District 7
PC#2026-07

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PC#2026-07 Aerial Map



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Council District 7
PC#2026-07

PC#2026-07 Subject Properties



90152-01-027



90152-01-018



90152-01-019



90152-01-022

Comments/Questions



PC#2026-08

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Eight Of The East Highway 76 Gateway Study From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps: 90155-01-001, 90155-02-018, 90155-02-019, 90155-02-020.

LOCATION: The Highway 76 Gateway Study

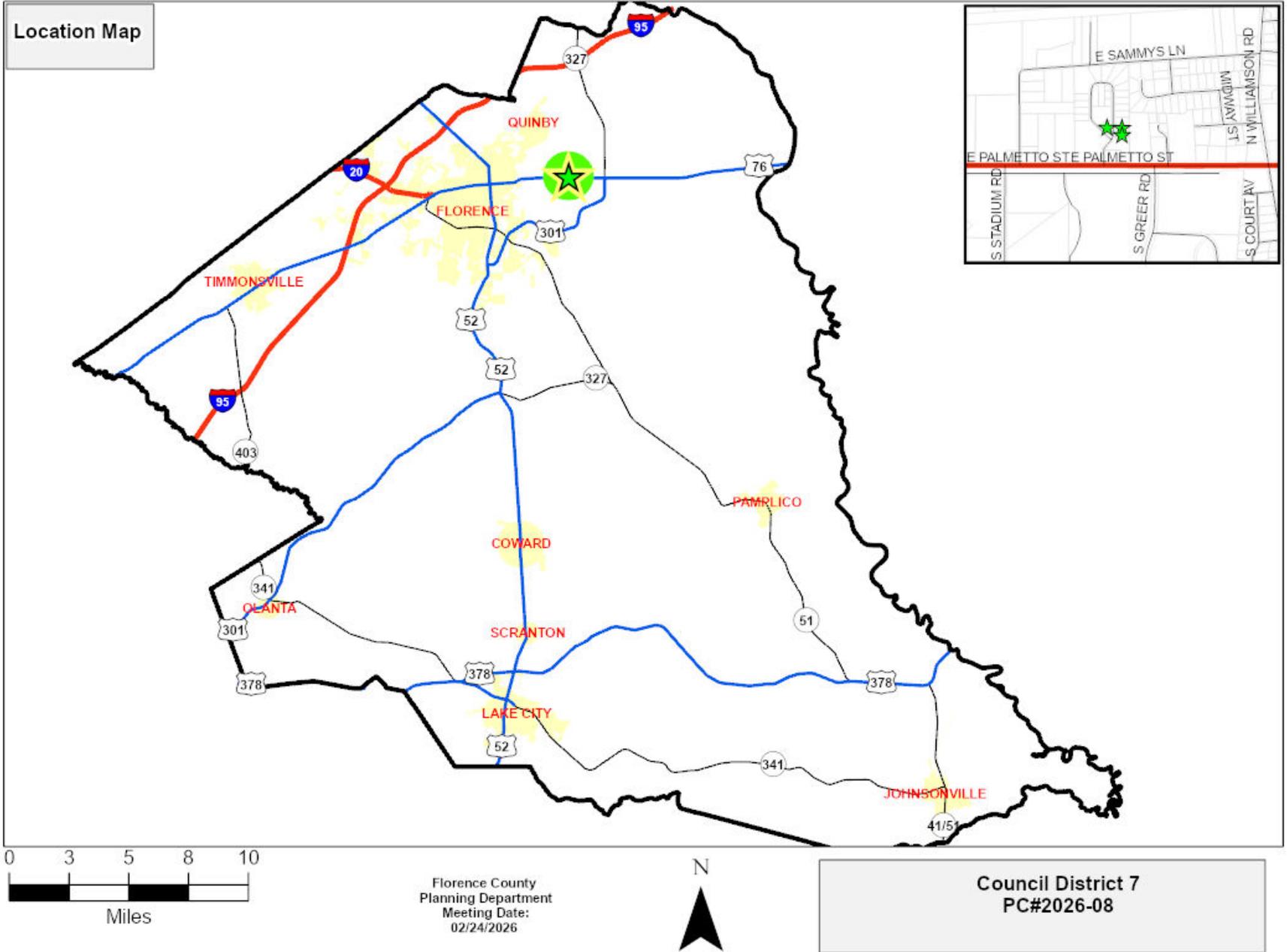
TAX MAP NUMBERS: 90155-01-001, 90155-02-018, 90155-02-019, 90155-02-020

COUNCIL DISTRICT(S): 7; County Council

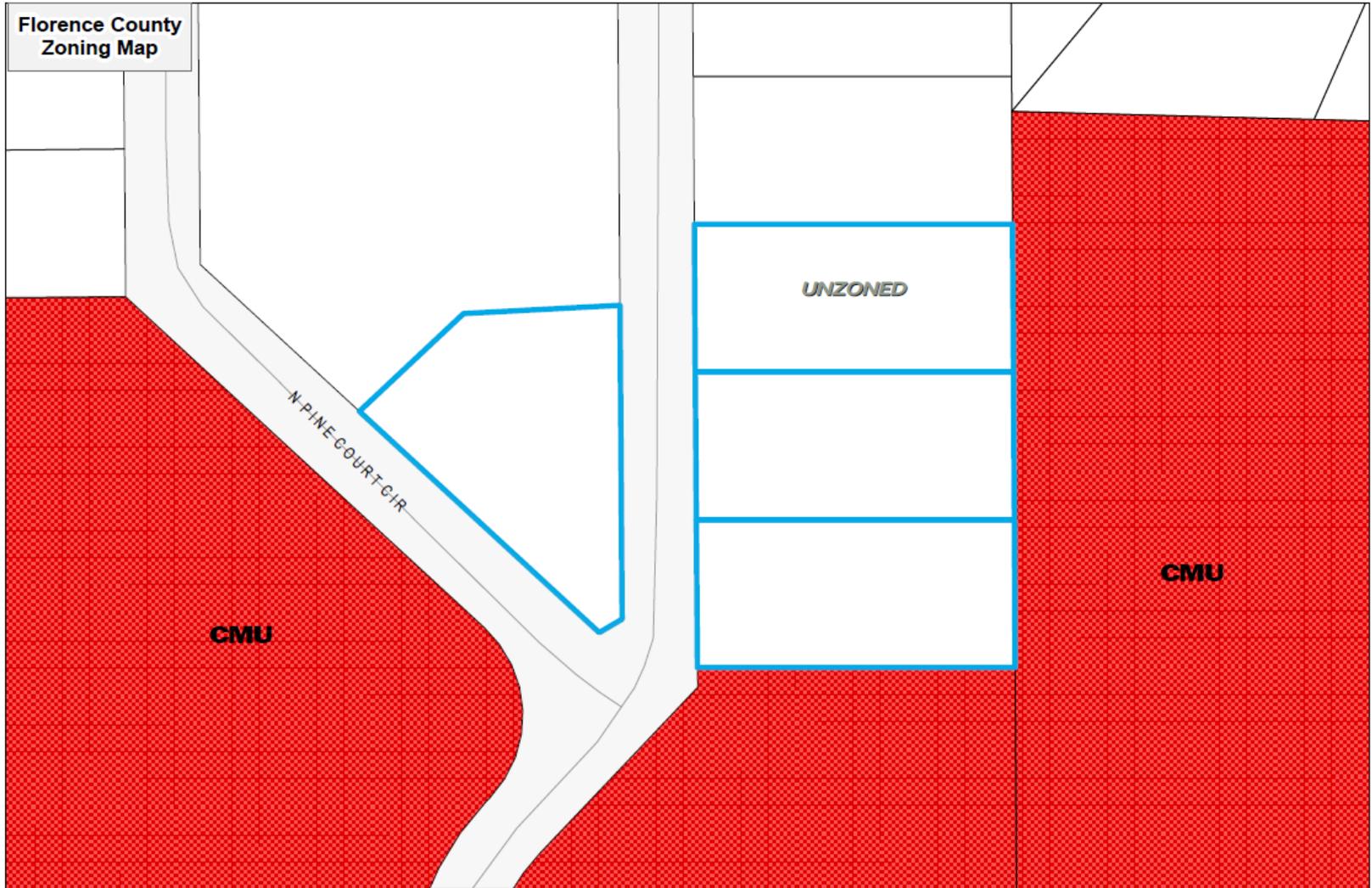
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2026-08 Location Map



PC#2026-08 Zoning Map



Current County Zoning
CMU, COMMERCIAL MIXED-USE
UNZONED

0 70 140 Feet

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Council District 7
PC#2026-08

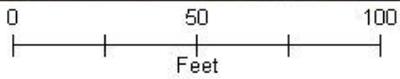


PC#2026-08 Aerial Map



2024 Aerial

N PINE COURT CIR



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Council District 7
PC#2026-08

PC#2026-08 Subject Properties



Comments/Questions



Agenda
Florence County Planning Commission
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Tuesday, February 24, 2026
6:00 P.M.
County Complex
Room 803

IV. Other Business

V. Director's Report:

- Summary Plats (January 2026)
- Building Reports (January 2026)

VI. Adjournment

THANK YOU
FOR
ATTENDING!

