



# Florence County Planning Commission

March 24, 2026

6:00 PM

**Agenda  
Florence County Planning Commission  
Regular Meeting  
Tuesday, March 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 February 24, 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

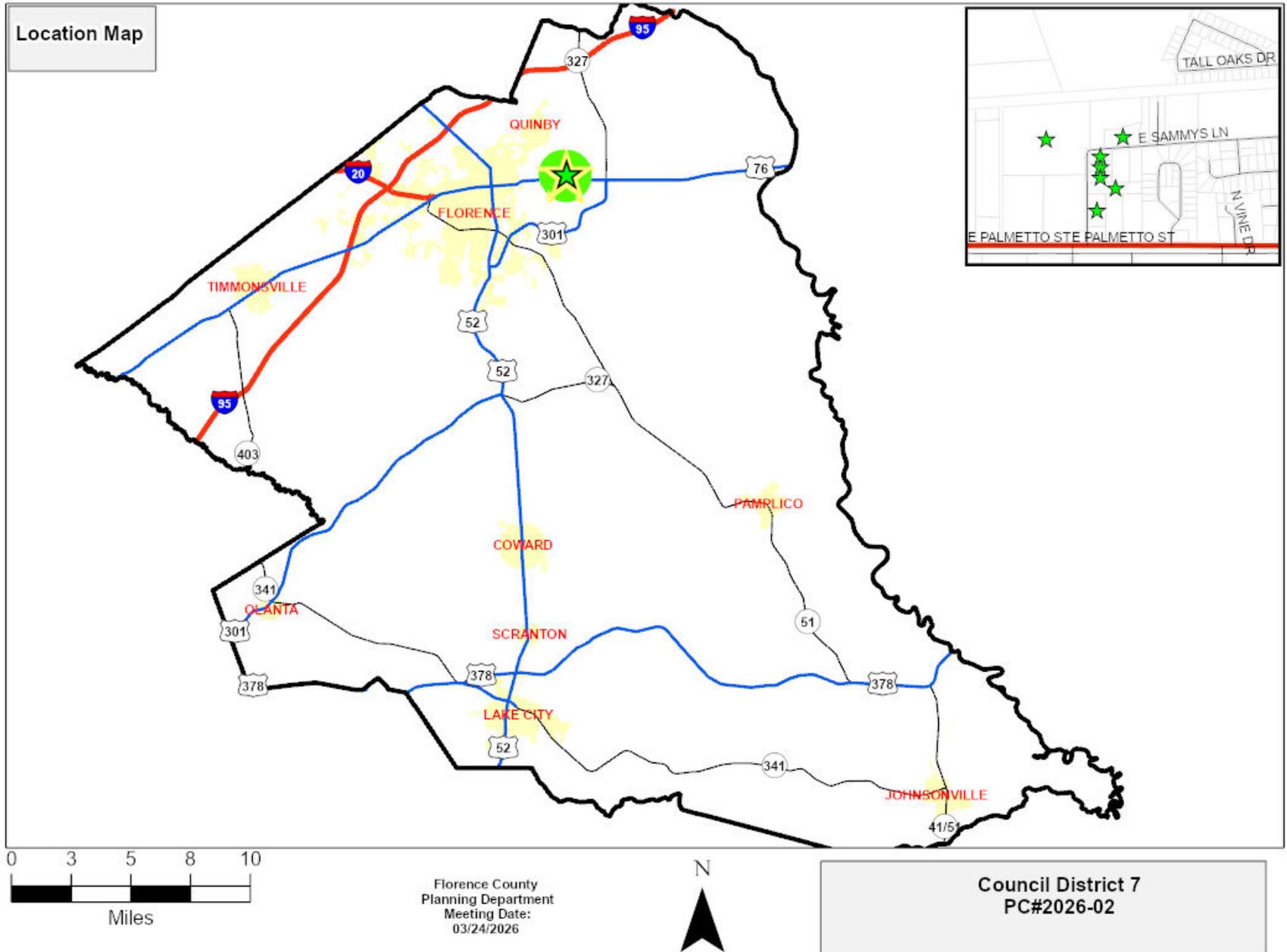
**TAX MAP NUMBERS:** 90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026

**COUNCIL DISTRICT(S):** 7; County Council

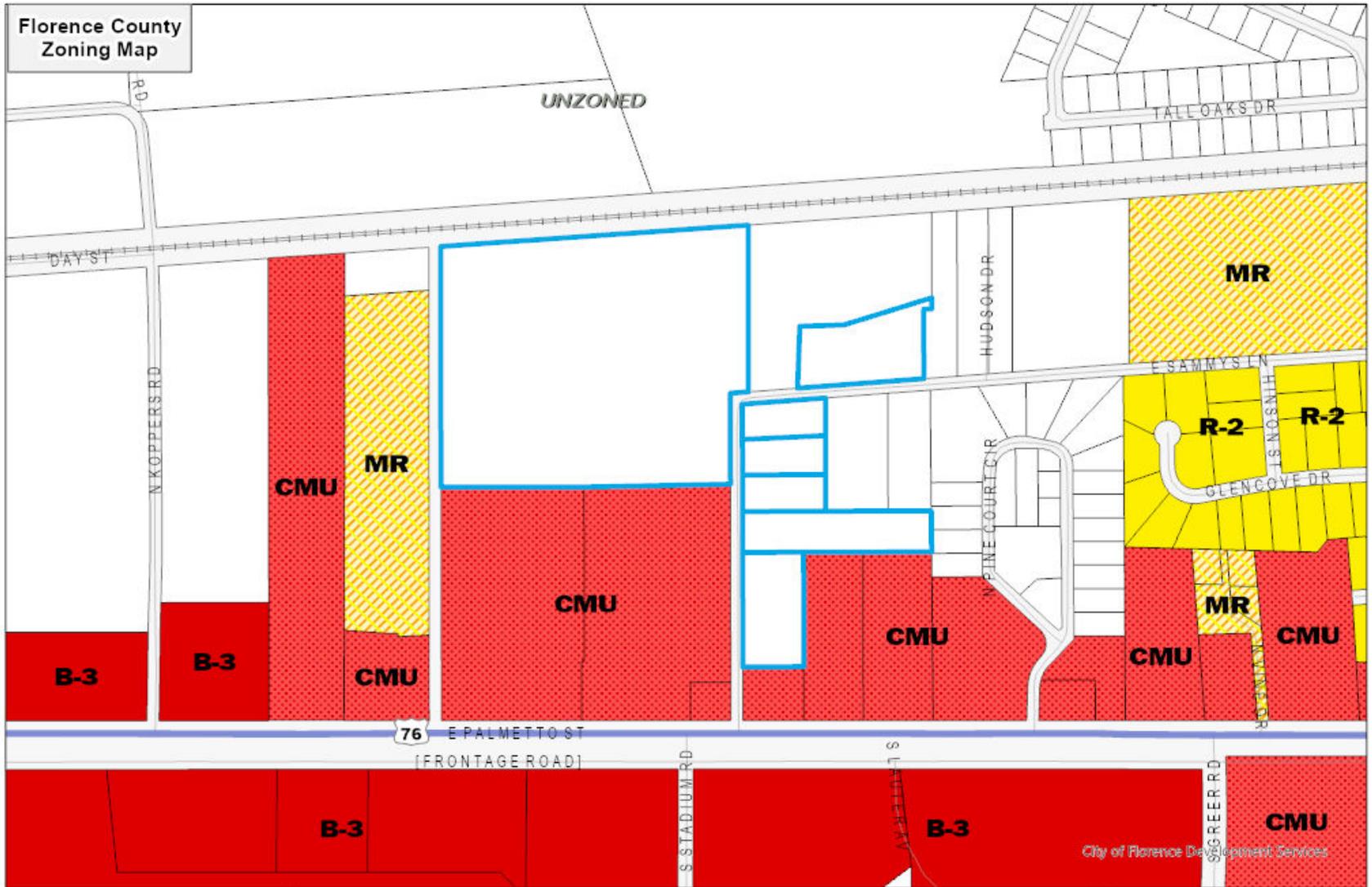
**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Unzoned

# PC#2026-02 Location Map



# PC#2026-02 Zoning Map



- Current County Zoning**
- B-3 GENERAL
  - CMU, COMMERCIAL MIXED-USE
  - MR, MIXED RESIDENTIAL, LOW DENSITY
  - R-2, SINGLE-FAMILY, MEDIUM LOTS
  - UNZONED

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



# PC#2026-02 Aerial Map



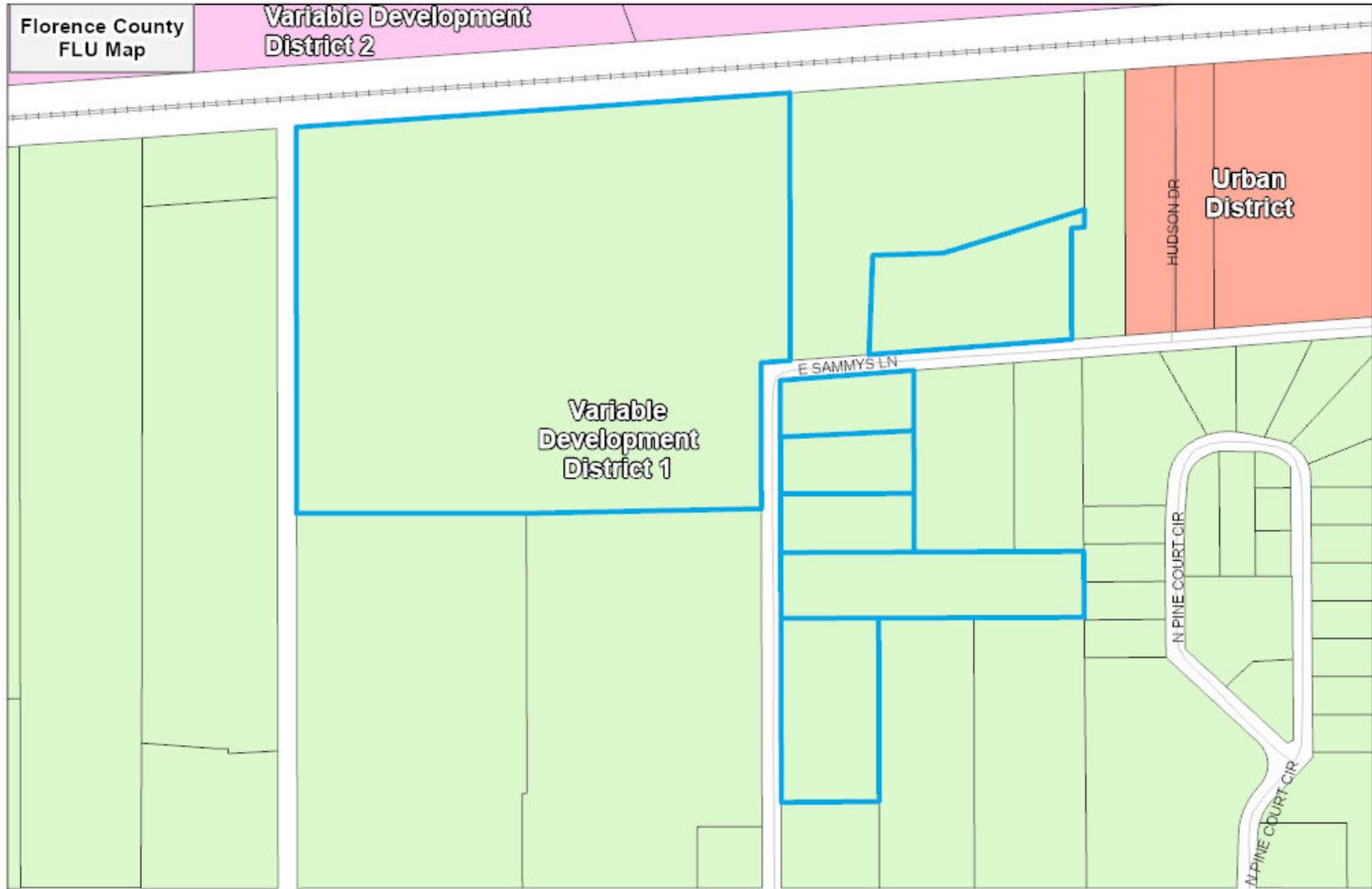
0 320 640  
Feet

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

# PC#2026-02 Comprehensive Plan Map



Future Land Use  
Land Use Code  
City Zoning

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

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Council District 7  
PC#2026-02

# PC#2026-02 Subject Properties



90152-01-006



90152-01-026

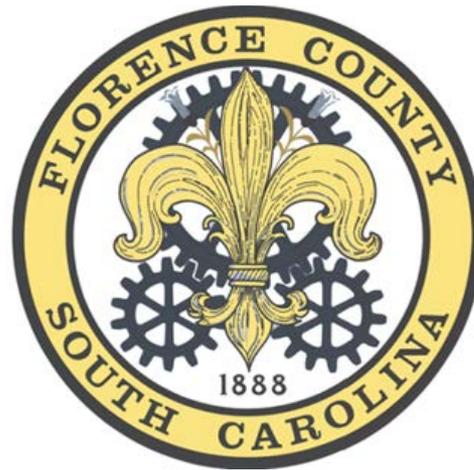


90152-01-005



90152-01-012

# Comments/Questions



**PC#2026-09**

**SUBJECT:** Map Amendment Requested By Tom Scheeler To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 111 Located Off Of East Howe Springs Road, Florence, SC, From R-4 Multi-Family Residential District, Limited to **B-3, General Commercial**.

**LOCATION:** E. Howe Springs Road, Florence SC

**TAX MAP NUMBERS:** 00180, Block 01, Parcel 111

**COUNCIL DISTRICT(S):** 5; County Council

**OWNER OF RECORD:** Hike Properties, LLC

**APPLICANT:** Thomas Scheeler

**ZONING/LAND AREA:** R-4 / Approximately 2.56 acres

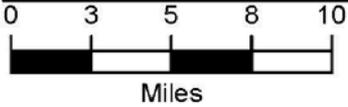
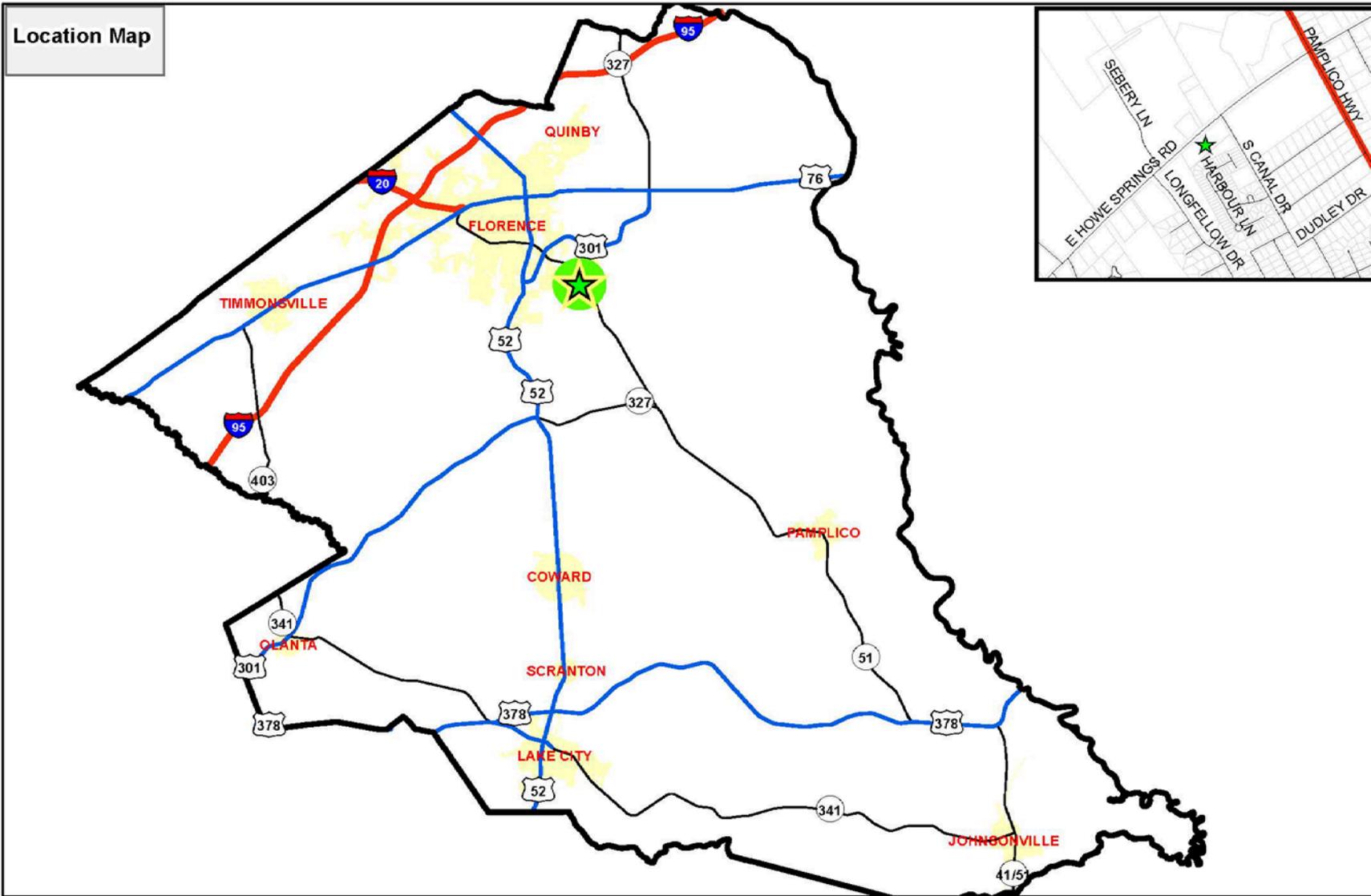
**WATER/SEWER AVAILABILITY:** City of Florence Water  
City of Florence Sewer Limited

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

**FLOOD ZONE:** X

**PARCEL ZONING DESIGNATION:** R-4

# PC#2026-09 Location Map

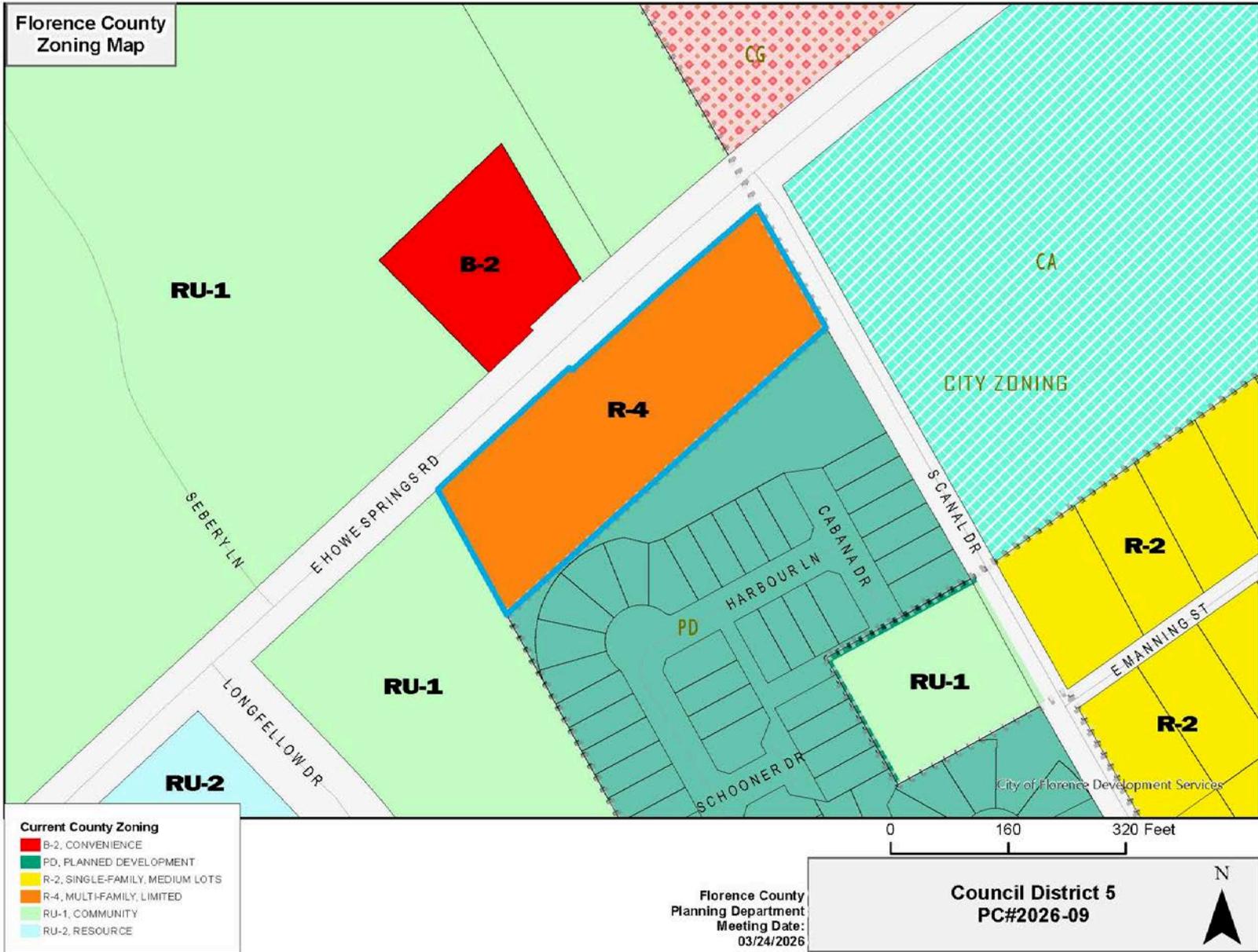


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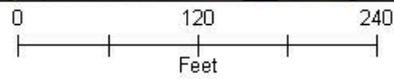


**Council District 5**  
**PC#2026-09**

# PC#2026-09 Zoning Map



# PC#2026-09 Aerial Map



Florence County  
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Council District 5  
PC#2026-09

# PC#2026-09 Subject Property



POV: Subject property off of S. Canal Drive

# PC#2026-09 Adjacent Properties



POV: North of the subject property off of E. Howe Springs Road



POV: West of the subject property off of E. Howe Springs Road

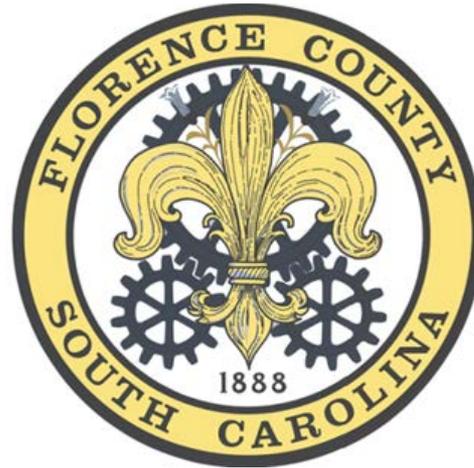


POV: East of the subject property off of S. Canal Drive



POV: South of the subject property off of S. Canal Drive

# Comments/Questions



**PC#2026-10**

**SUBJECT:** Map Amendment Requested By John Benton To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 188 Located At 2106 East Howe Springs Road, Florence, SC, From RU-1 Rural Community District to **B-3 General Commercial.**

**LOCATION:** 2106 East Howe Springs Road, Florence, SC 29505

**TAX MAP NUMBERS:** 00180, Block 01, Parcel 188

**COUNCIL DISTRICT(S):** 5; County Council

**OWNER OF RECORD:** Southside Engine & Machine

**APPLICANT:** John Benton

**ZONING/LAND AREA:** RU-1 / Approximately 4.97 acres

**WATER/SEWER AVAILABILITY:** City of Florence

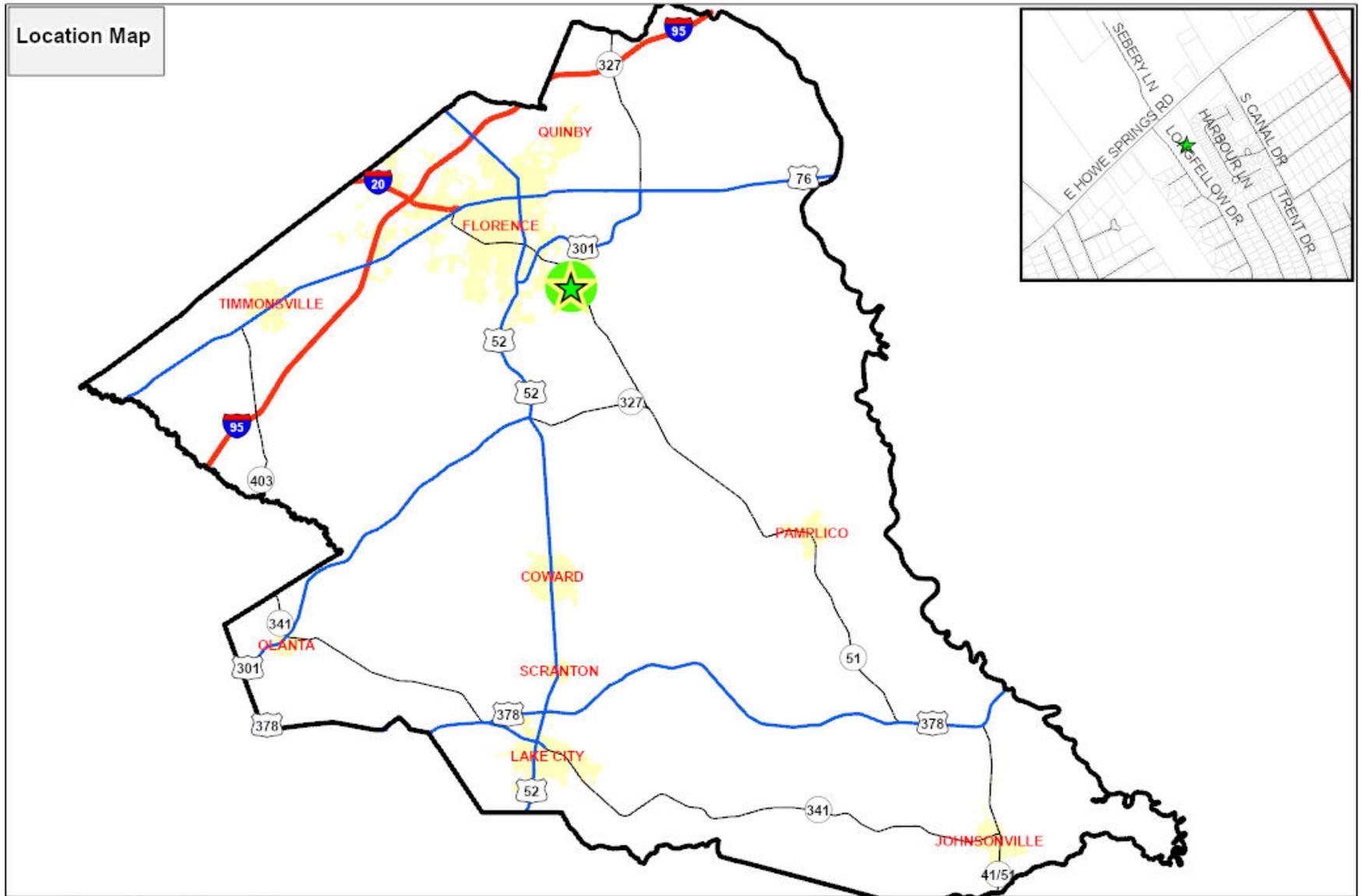
**ADJACENT WATERWAYS/  
BODIES OF WATER:** None

**FLOOD ZONE:** X

**PARCEL ZONING DESIGNATION:** RU-1

# PC#2026-10 Location Map

Location Map

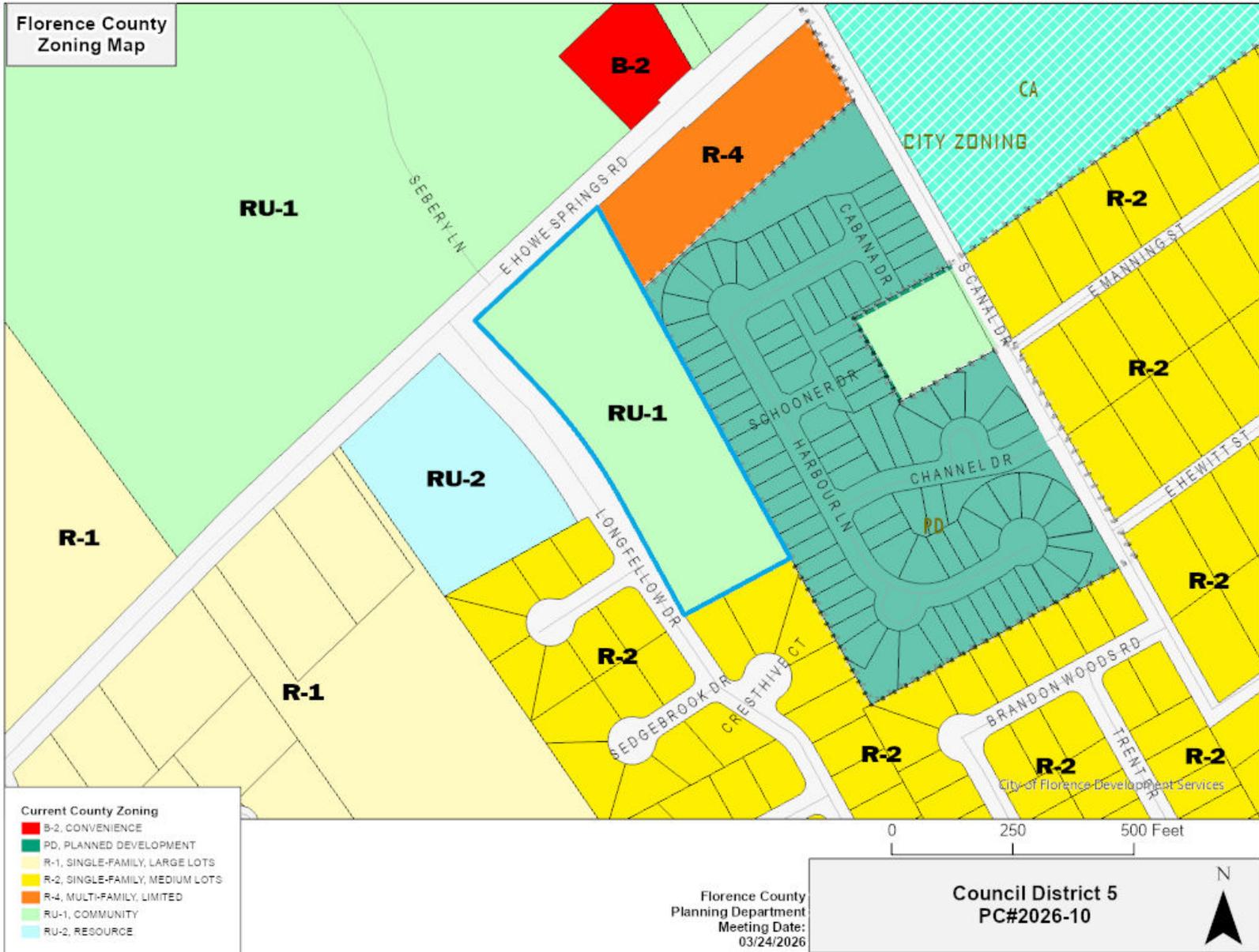


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Council District 5  
PC#2026-10

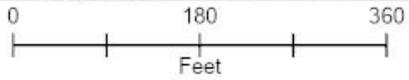
# PC#2026-10 Zoning Map



# PC#2026-10 Aerial Map



2024 Aerial



Florence County  
Planning Department  
Meeting Date:  
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Council District 5  
PC#2026-10

# PC#2026-10 Subject Property



POV: Subject property off of E. Howe Springs Road



POV: Subject property off of Longfellow Drive

**PC#2026-10 Adjacent Properties**



POV: North of the subject property off of E. Howe Springs Road



POV: West of the subject property off of E. Howe Springs Road and Longfellow Drive



POV: East of the subject property off of E. Howe Springs Road



POV: South of the subject property off of Longfellow Drive

# Comments/Questions



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**IV. Other Business**

**V. Director's Report:**

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

**VI. Adjournment**

THANK YOU  
FOR  
ATTENDING!

