



Florence County Planning Commission

June 23, 2026

6:00 PM

**Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, June 23, 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 May 26, 2026

III. Public Hearings

PC#2026-44

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project 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 The Property Included In This Amendment That Lays 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 As: 90143-01-006, 90143-01-007.

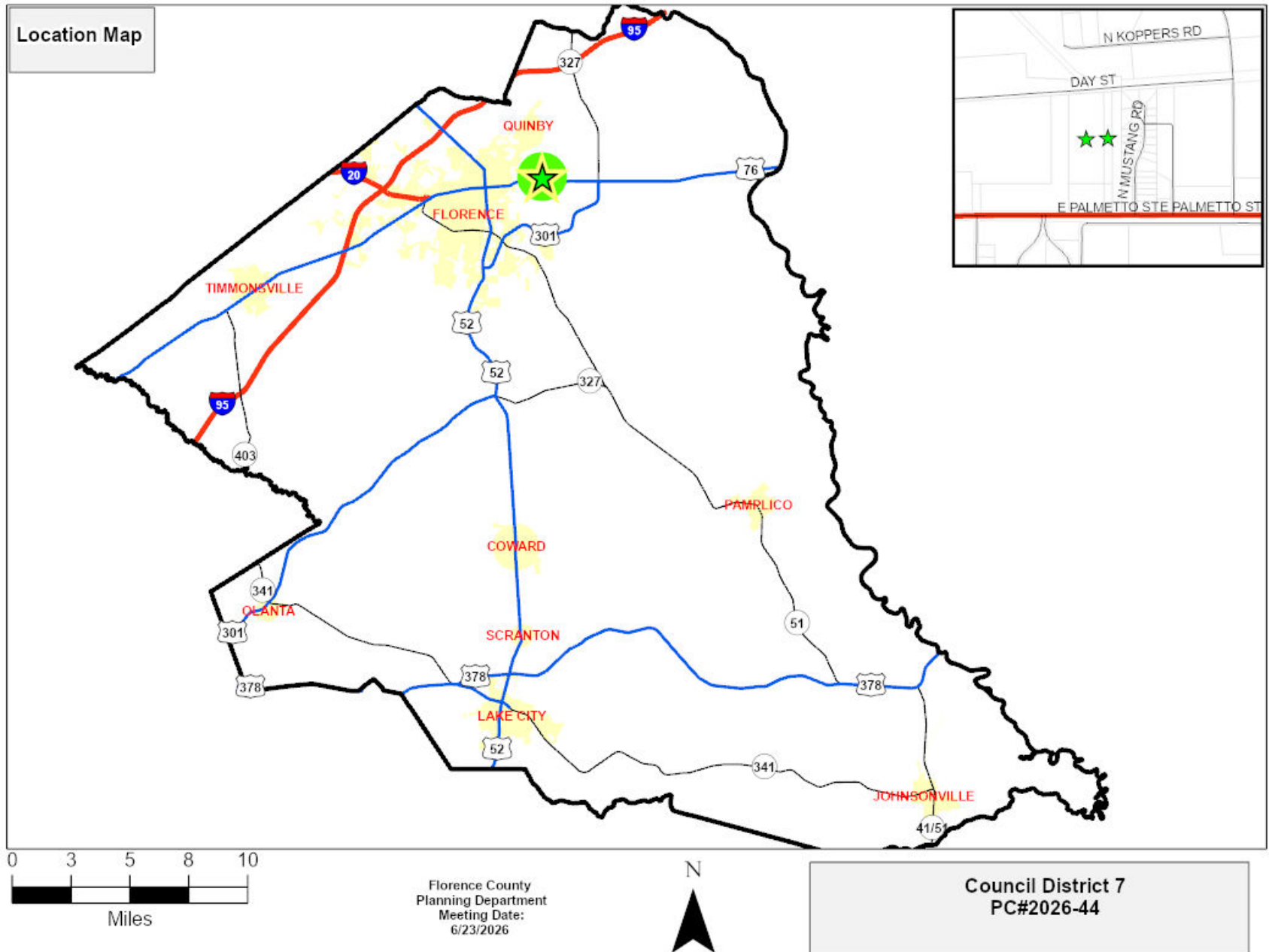
LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 7; County Council

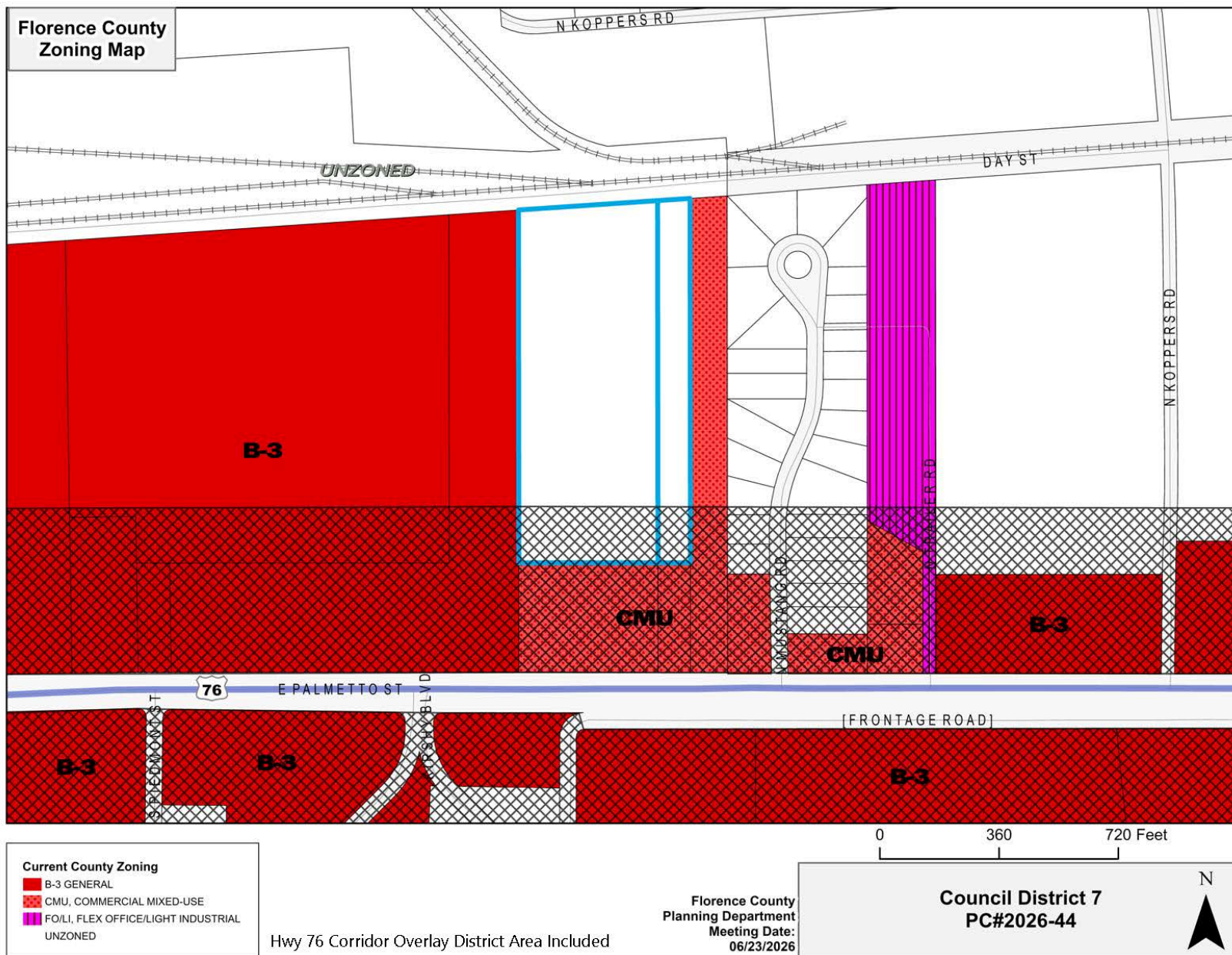
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

PC#2026-44 Location Map



PC#2026-44 Zoning Map



PC#2026-44 Aerial Map



0 230 460
Feet

Florence County
Planning Department
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Council District 7
PC#2026-44

Comments/Questions



SUBJECT: Map Amendment Requested By Florence County To Amend The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project 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 The Property Included In This Amendment That Lays 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 As: 90150-01-043 And 90150-01-044.

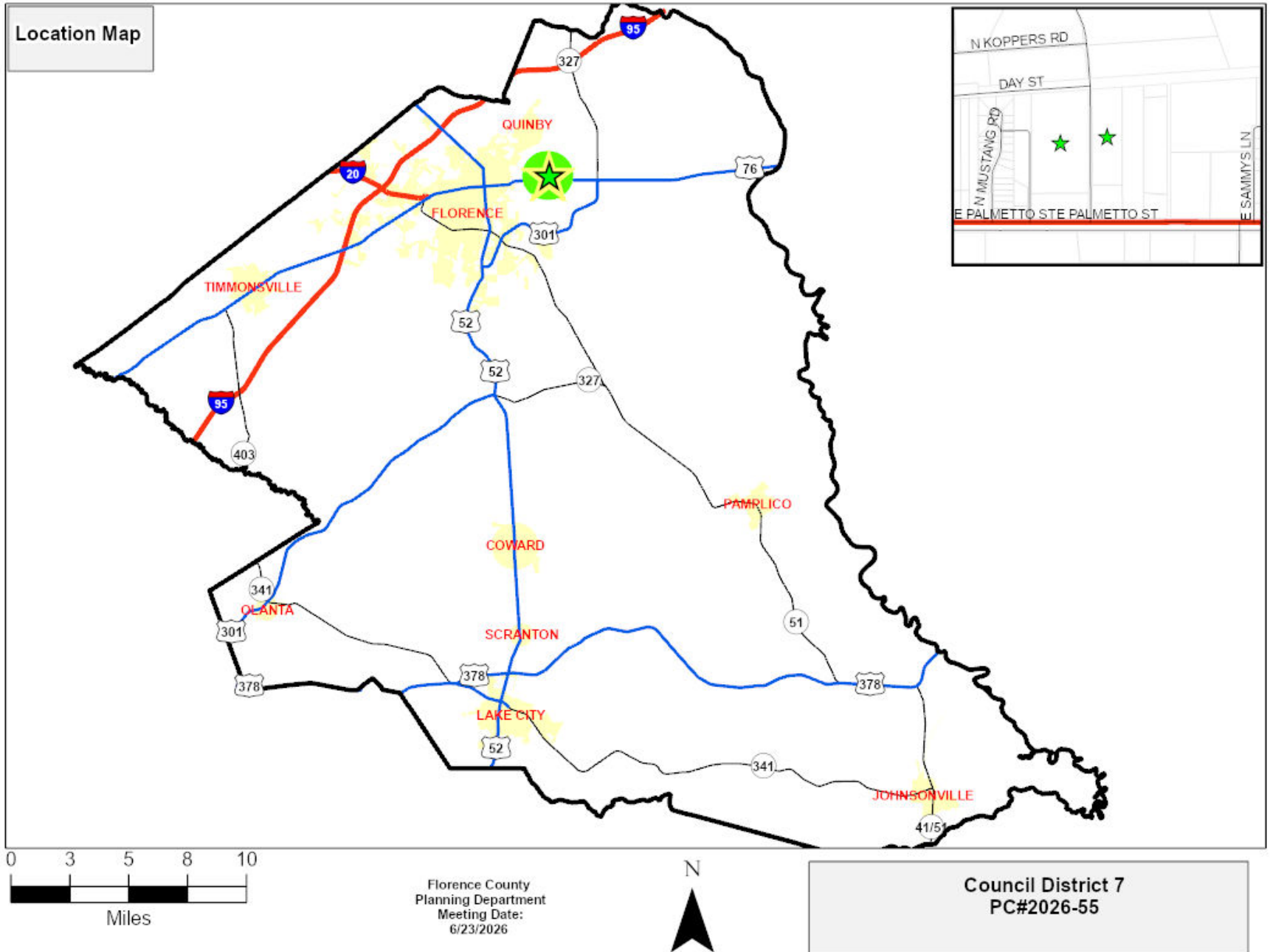
LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 7; County Council

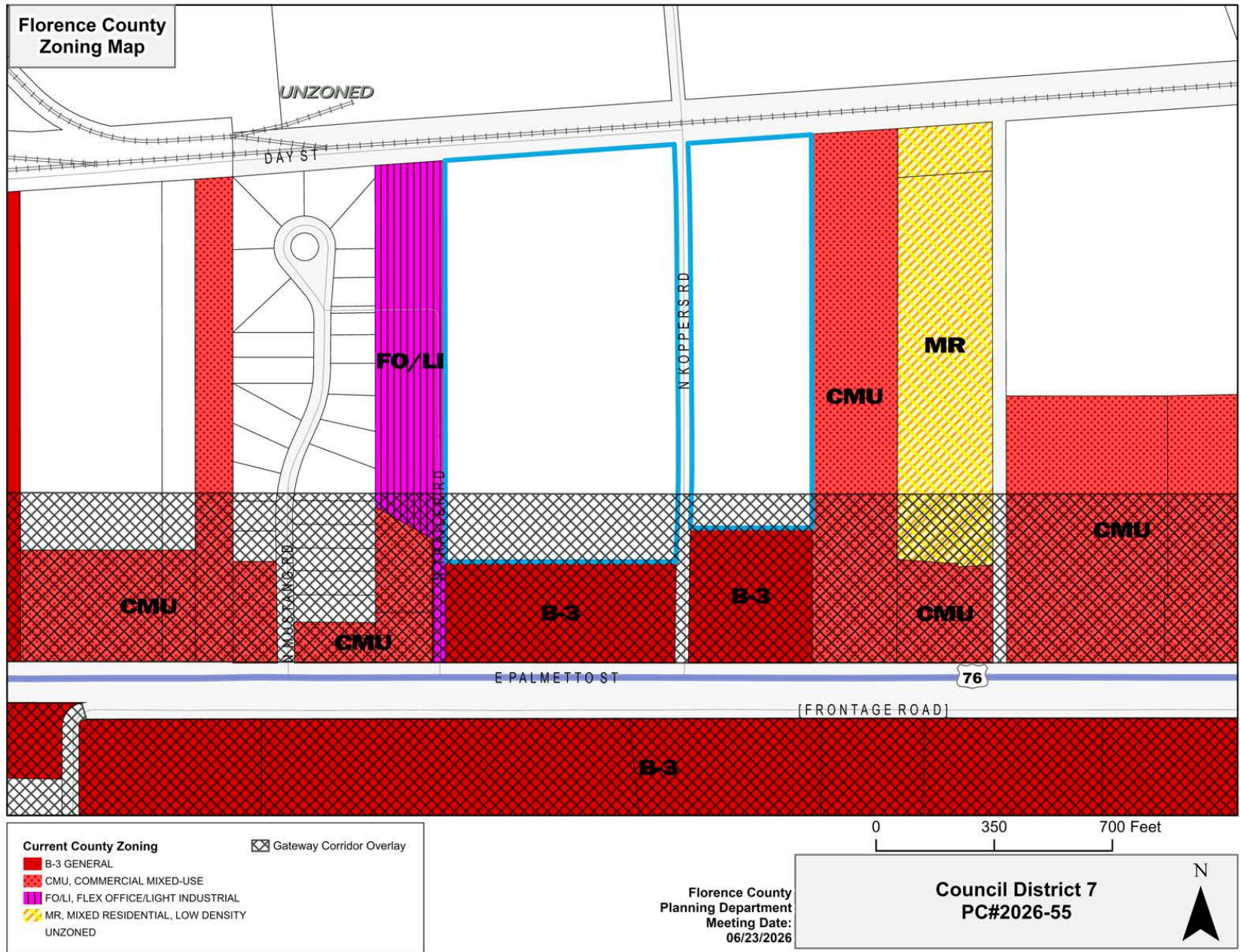
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

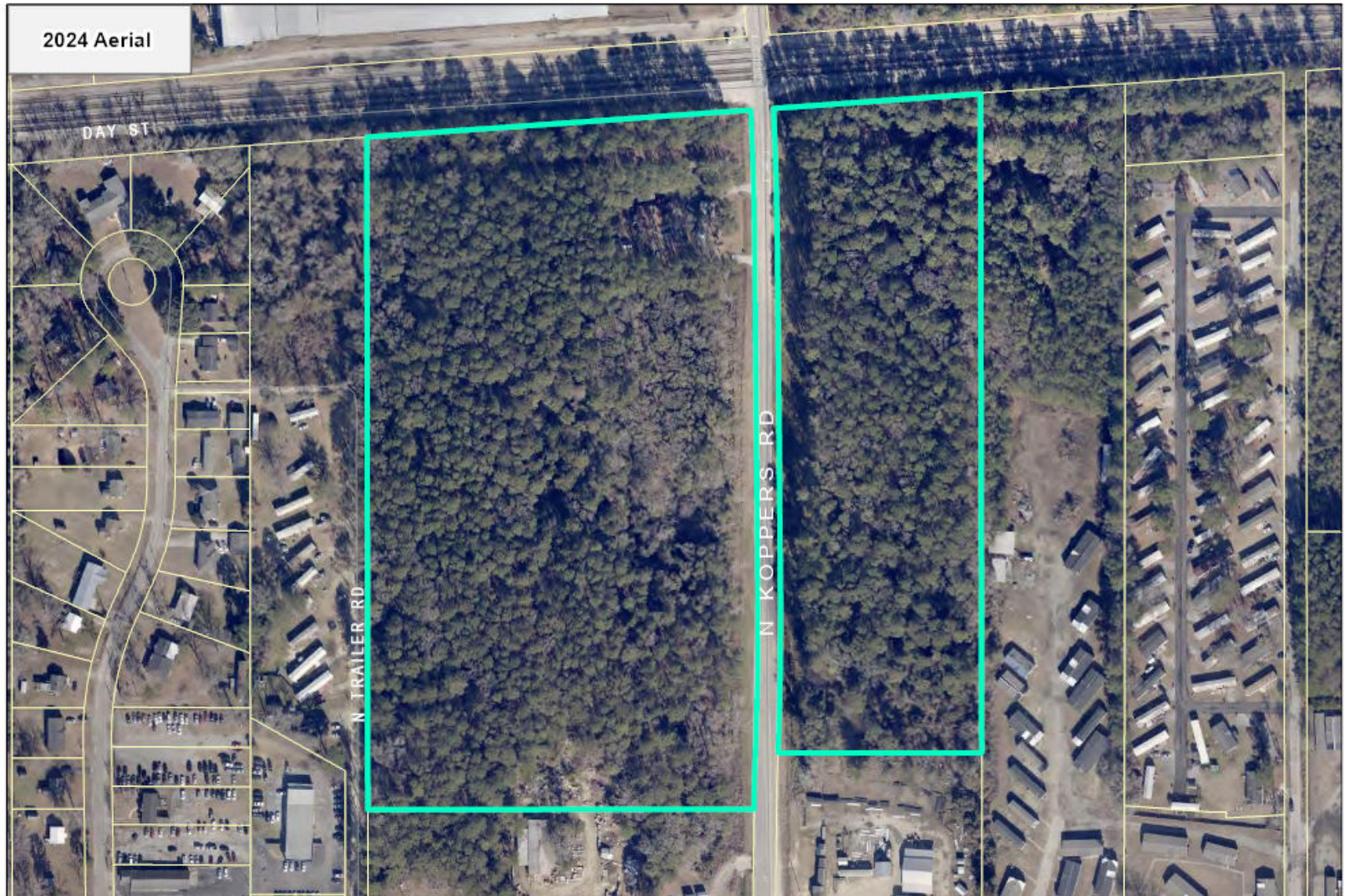
PC#2026-55 Location Map



PC#2026-55 Zoning Map



PC#2026-55 Aerial Map



2024 Aerial

DAY ST

N TRAILER RD

N KOPPERS RD

0 270 540
Feet

Florence County
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N

Council District 7
PC#2026-55

PC#2026-55 Subject Properties



Comments/Questions



PC#2026-56

SUBJECT: Map Amendment Requested By McG Capital LLC, (Browder McGill) To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 134 Located At 4617 East Palmetto Street, Florence SC, From FO/LI, Flex Office/ Light Industrial District To **CMU, Commercial Mixed-Use District And R-3A, Single Family Residential District.**

LOCATION: 4617 East Palmetto Street, Florence, SC

TAX MAP NUMBERS: 00275-01-134

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: S&P Campbell Enterprises, LLC

APPLICANT: McG Capital LLC, (Browder McGill)

ZONING/LAND AREA: FO/LI / Approximately 41.09 acres

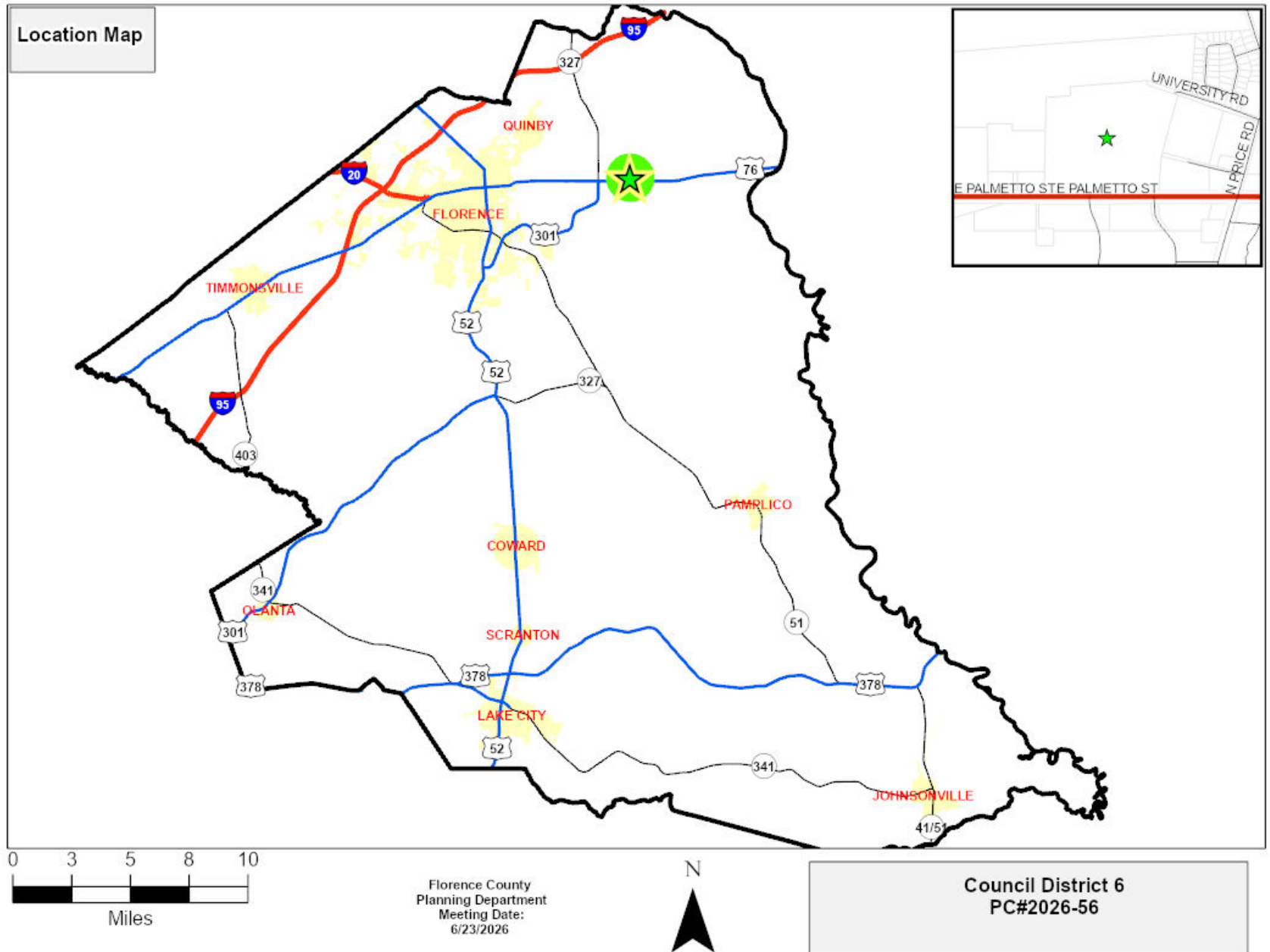
WATER/SEWER AVAILABILITY: City of Florence

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

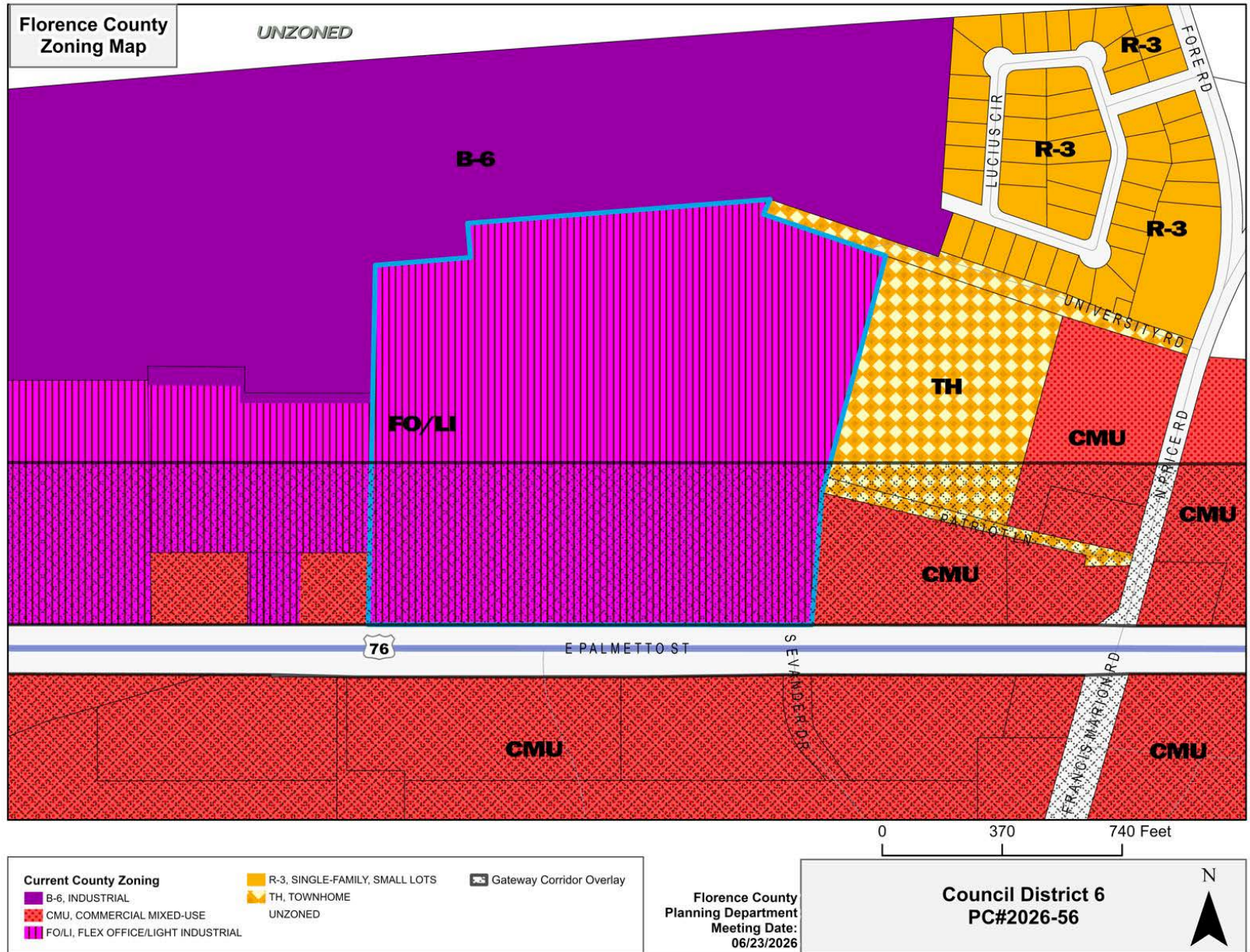
FLOOD ZONE: X

PARCEL ZONING DESIGNATION: FO/LI

PC#2026-56 Location Map



PC#2026-56 Zoning Map



PC#2026-56 Aerial Map



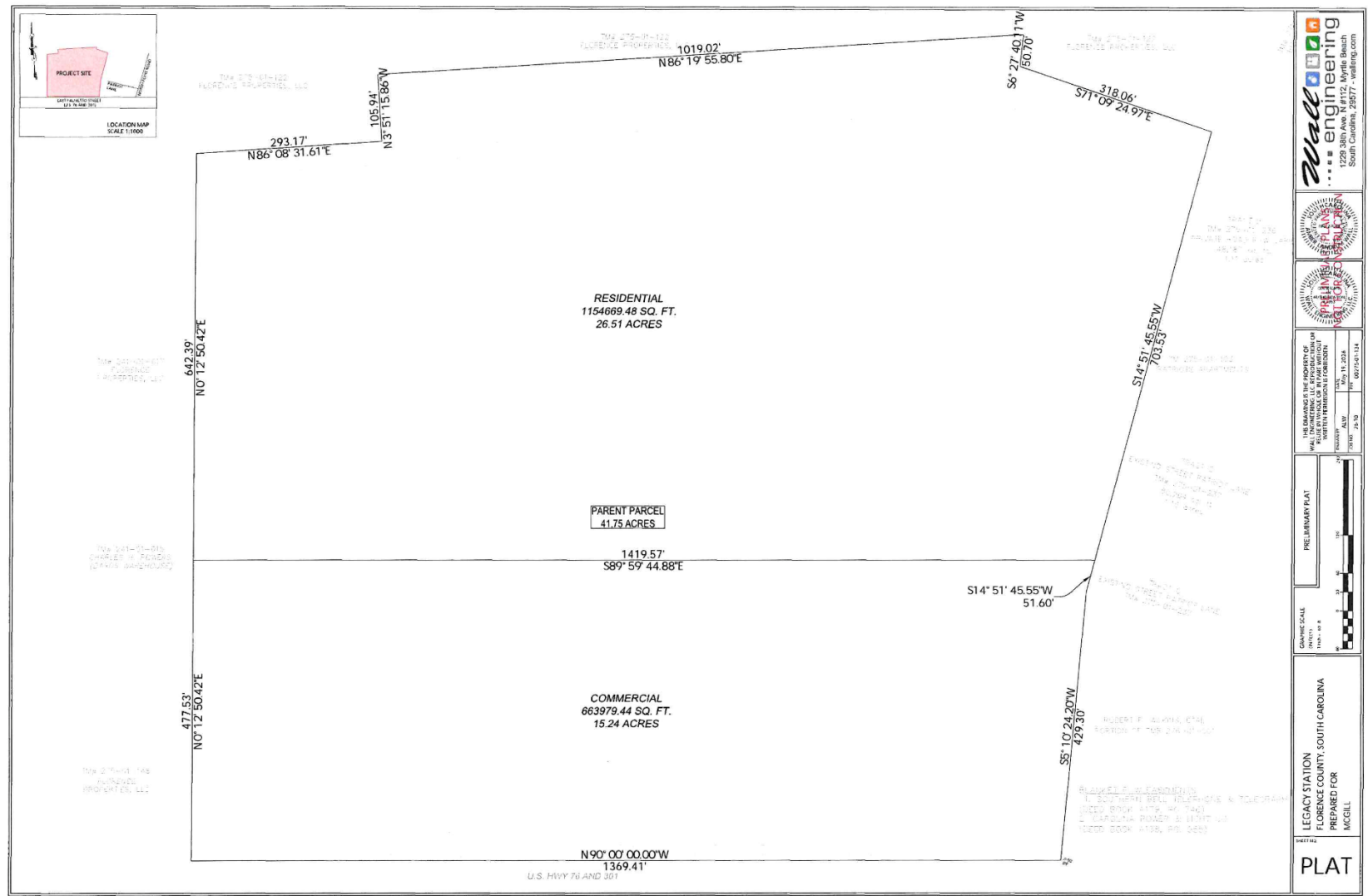
0 280 560
Feet

Florence County
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Council District 6
PC#2026-56

PC#2026-56 Summary Plat



PC#2026-56 Subject Property



PC#2026-56 Adjacent Properties



POV: West of the subject property off of E. Palmetto St.



POV: East of the subject property off of Patriot Lane



POV: South of the subject property off of E. Palmetto St.

Comments/Questions



SUBJECT:

Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project 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 The Property Included In This Amendment That Lays 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 As: 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-005, 90128-05-007, 90128-05-012, 90128-05-013.

LOCATION:

The Highway 76 Corridor Project

COUNCIL DISTRICT(S):

7; County Council

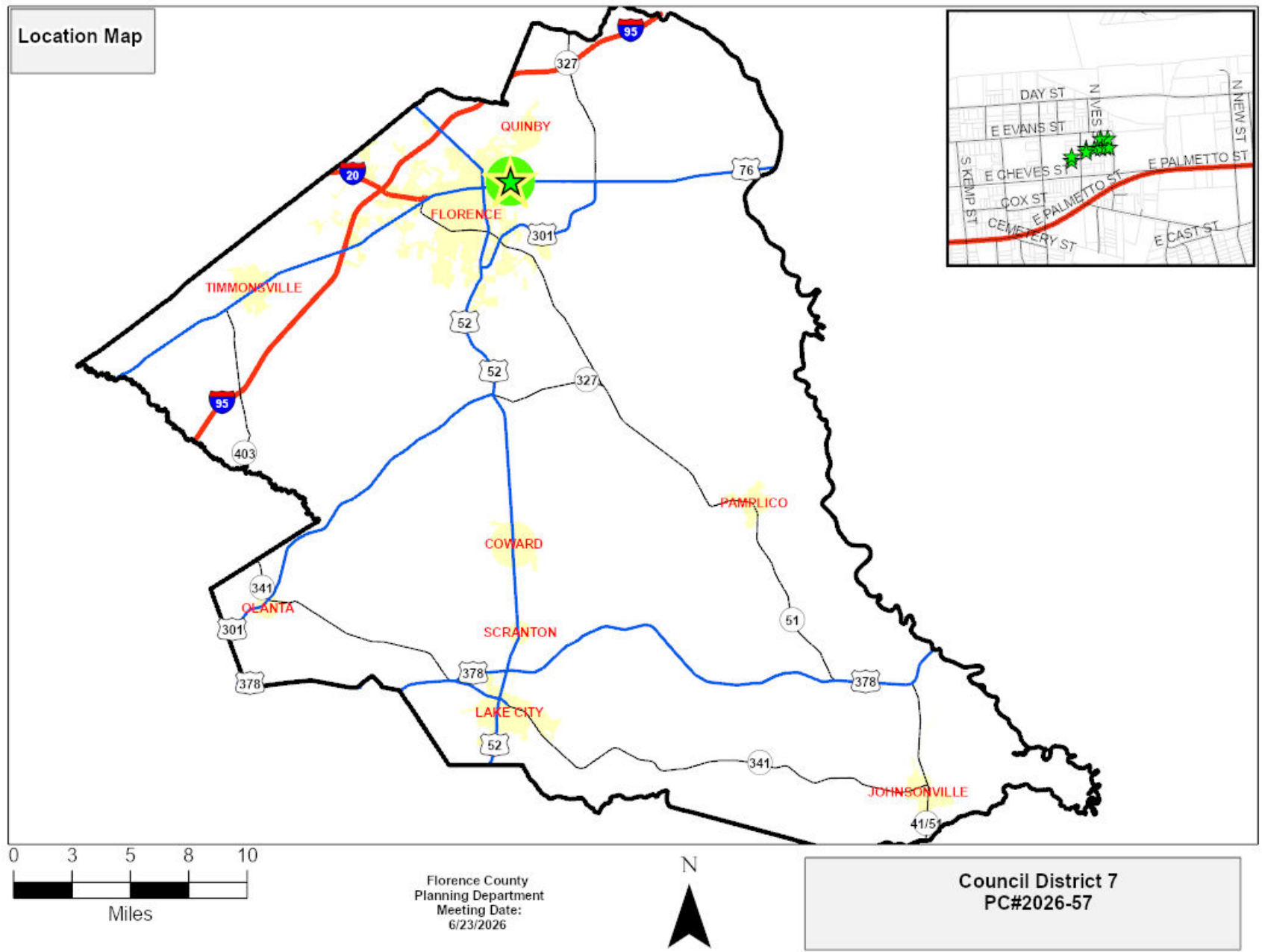
APPLICANT:

County of Florence

ZONING/LAND AREA:

Unzoned

PC#2026-57 Location Map



PC#2026-57 Zoning Map



Current County Zoning

- CMU, COMMERCIAL MIXED-USE
- R-4, MULTI-FAMILY, LIMITED
- UNZONED

☒ Gateway Corridor Overlay

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Council District 7
PC#2026-57



PC#2026-57 Aerial Map



2024 Aerial

E EVANS ST

S IVES ST

E HOLMES ST

S FAIRVIEW ST

0 75 150
Feet

Florence County
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Council District 7
PC#2026-57

PC#2026-57 Subject Properties



Comments/Questions



SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned And R-4. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90116-01-018, 90117-07-002, 90117-07-003, 90117-07-004, 90117-07-005, 90117-07-006, 90117-07-007, 90117-07-010, 90117-07-011, 90117-07-012, 90117-08-005, 90117-08-006, 90117-08-008, 90128-04-001, 90128-04-002, 90128-04-003, 90128-04-004, 90128-04-005, 90128-04-018, 90128-05-008, 90128-05-009, 90128-05-010, 90128-05-011.

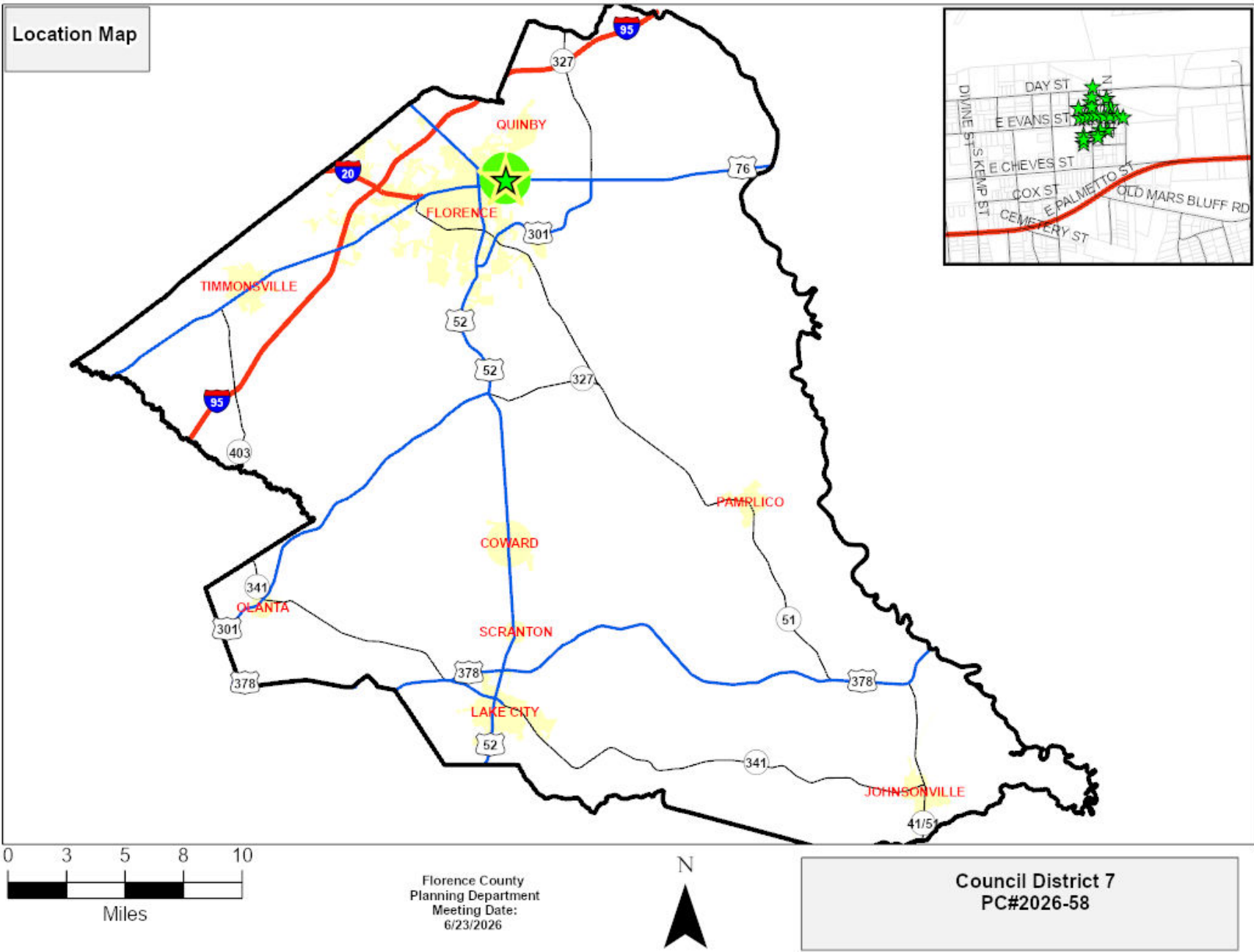
LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 7; County Council

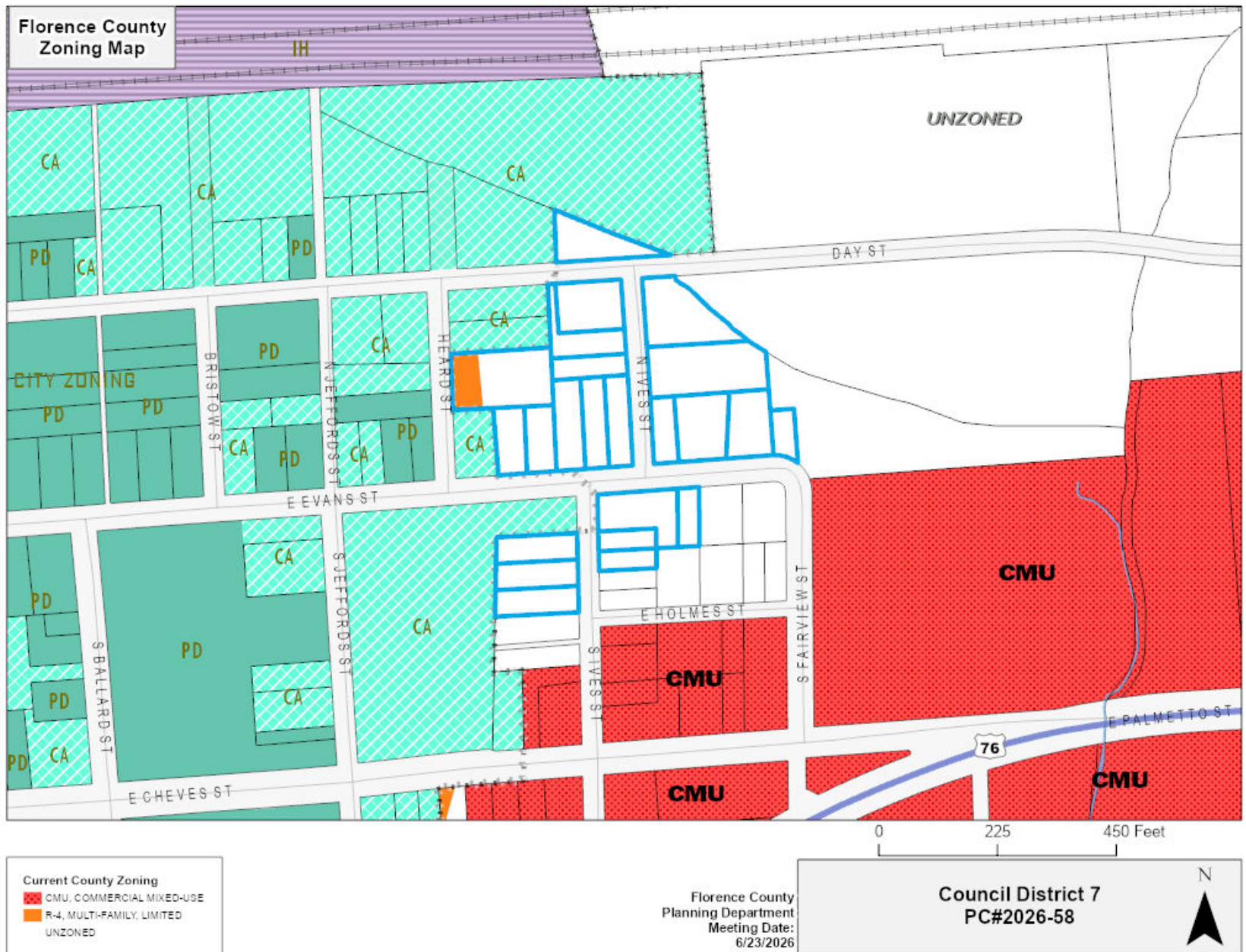
APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned/ R-4

PC#2026-58 Location Map



PC#2026-58 Zoning Map



PC#2026-58 Aerial Map



0 160 320
Feet

Florence County
Planning Department
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Council District 7
PC#2026-58

PC#2026-58 Subject Properties



Comments/Questions



PC#2026-52

SUBJECT: Sketch Plan Requested By HP Freedom, LLC, For Freedom Park, Located Off Of Freedom Boulevard, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 061.

LOCATION: The proposed project site is located off of Freedom Boulevard, Florence SC

TAX MAP NUMBERS: 00209, Block 01, Parcel 061

COUNCIL DISTRICT(S): 5, 6; County Council

OWNER OF RECORD: HP Freedom LLC

APPLICANT: HP Freedom LLC

ZONING/LAND AREA: Unzoned /Approximately 51 acres

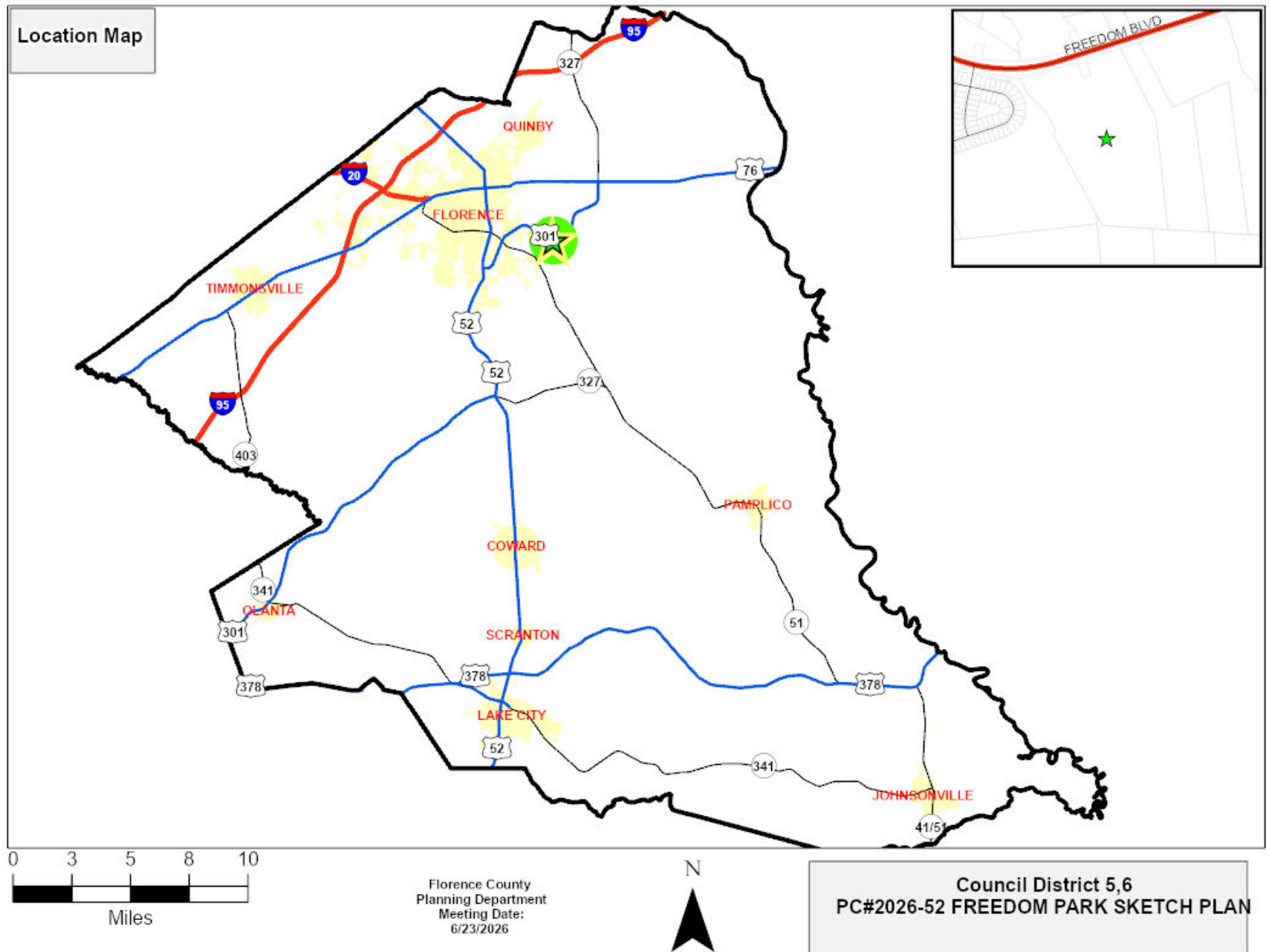
WATER/SEWER AVAILABILITY: City of Florence

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

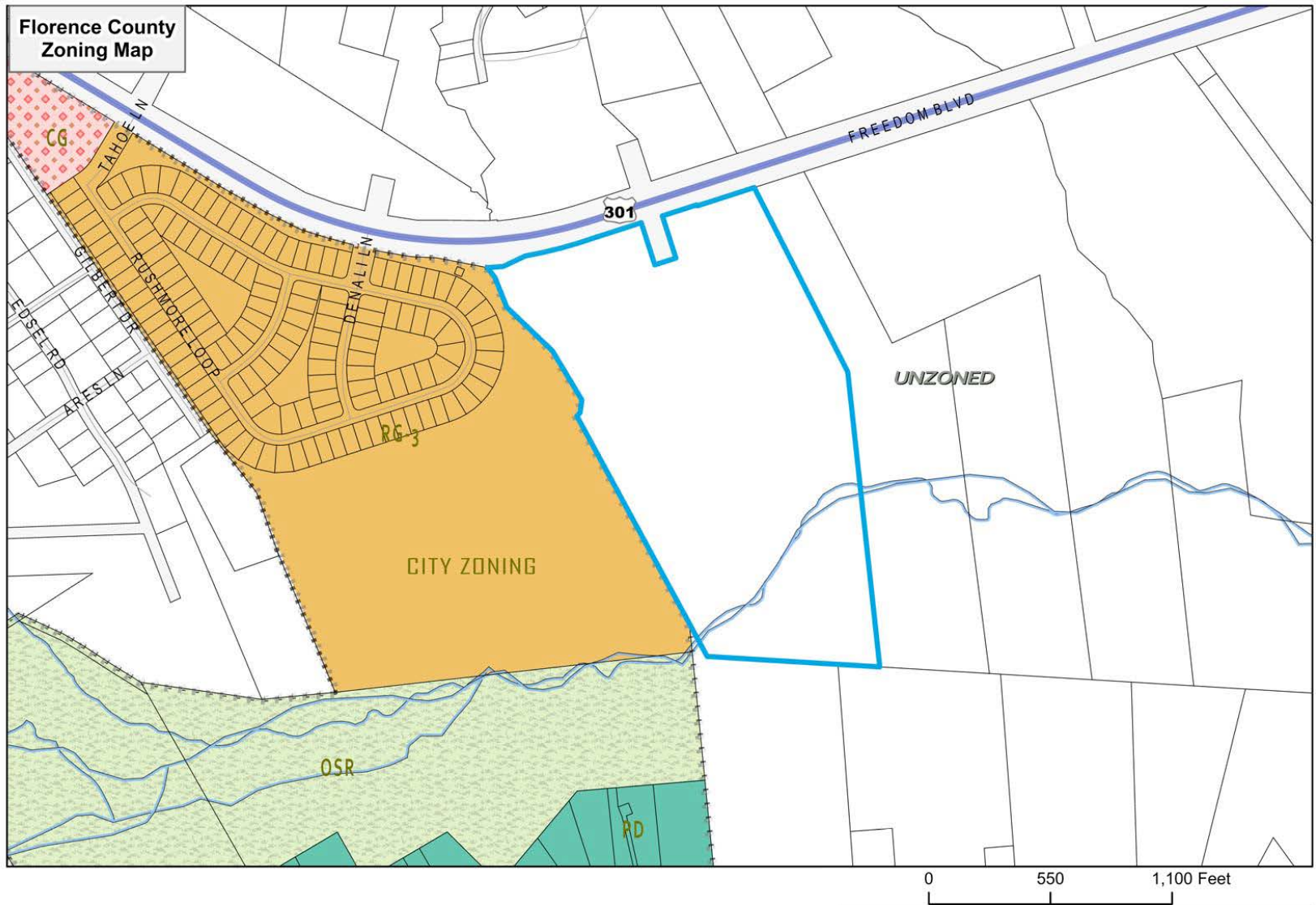
FLOOD ZONE: AE; X

PARCEL ZONING DESIGNATIONS: Unzoned

PC#2026-52 Location Map



PC#2026-52 Zoning Map



Current County Zoning
■ PD, PLANNED DEVELOPMENT
■ UNZONED

Florence County
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Council District 5,6
PC#2026-52 FREEDOM PARK
SKETCH PLAN



PC#2026-52 Aerial Map



0 460 920
Feet

Florence County
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Council District 5,6
PC#2026-52 FREEDOM PARK SKETCH PLAN

PC#2026-52 Subject Property



PC#2026-52 Adjacent Properties



POV: North of the subject property off of Freedom Blvd.



POV: West of the subject property off of Freedom Blvd.



POV: East of the subject property off of Freedom Blvd.

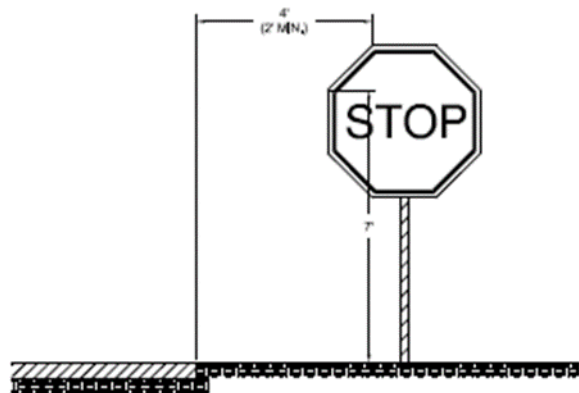
PC#2026-52 Sketch Plan Notes

BUILDING SETBACKS:

FRONT (FROM BOC): 33 FT
REAR (BETWEEN UNITS): 26 FT
SIDE (BETWEEN DECKS): 25 FT

SITE DATA:

1. TAX MAP - #00209-01-061
2. TOTAL SITE = 51.00 ACRES
3. AREA OF DEVELOPMENT: 25.30 ACRES
4. EXISTING LAND USE: UNDEVELOPED
5. PROPOSED LAND USE: SINGLE-FAMILY (MOBILE HOME DEVELOPMENT NOT SUBDIVIDED)
6. RESIDENTIAL DENSITY: 4.3 (UNITS / ACRE)
7. NUMBER OF LOTS: 109 UNITS (2 PARKING STALLS/UNIT)
8. PROJECT AREA IS NOT LOCATED IN A 100 YR FLOOD ZONE
9. CURRENT ZONING - UNZONED
10. MAXIMUM BUILDING HEIGHT = 38 FEET
11. THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES.
12. WATER, SEWER & SPECIFICATIONS WILL BE COORDINATED WITH THE CITY PRIOR TO DEVELOPMENT PLAN APPROVAL AND/OR ISSUANCE OF LETTER OF AVAILABILITY.
12. ALL INTERNAL ROADWAYS / DRIVES SHALL BE PRIVATELY OWNED AND MAINTAINED.
13. ALL INTERSECTIONS WILL BE EQUIPPED WITH STREET LIGHTS PER ORDINANCE.
14. ALL BUFFERYARDS WILL BE BASED ON DISTANCE ONLY. DEVELOPER WILL PRESERVE AND/OR INSTALL ADDITIONAL BUFFER VEGETATION AT THEIR DISCRETION.



1. PERMANENT TRAFFIC CONTROL SIGNS AND DEVICES, INCLUDING STREET NAME SIGNS, SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER PER THE LOCAL MUNICIPAL LAND DEVELOPMENT REGULATIONS.
2. THE ROAD CONTRACTOR SHALL INCLUDE A UNIT PRICE IN THEIR BID FOR OBTAINING AND INSTALLING ALL TRAFFIC CONTROL SIGNS, DEVICES, AND STREET NAME SIGNS REQUIRED IN THIS DEVELOPMENT.

Comments/Questions



PC#2026-59

SUBJECT: Sketch Plan Requested By Teddy Dowling, For Middlecoff Brownstones, Located Off Of Middlecoff Lane, Florence, SC, As Shown On Florence County Tax Map Number 23807, Block 01, Parcel 029, And 034.

LOCATION: The proposed project site is located off Middlecoff Lane, Florence SC

TAX MAP NUMBERS: 23807, Block 01, Parcel 029 and 034

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Royal Park LLC and DJKH Inc

APPLICANT: Teddy Dowling

ZONING/LAND AREA: R-3A /Approximately 0.94 acres

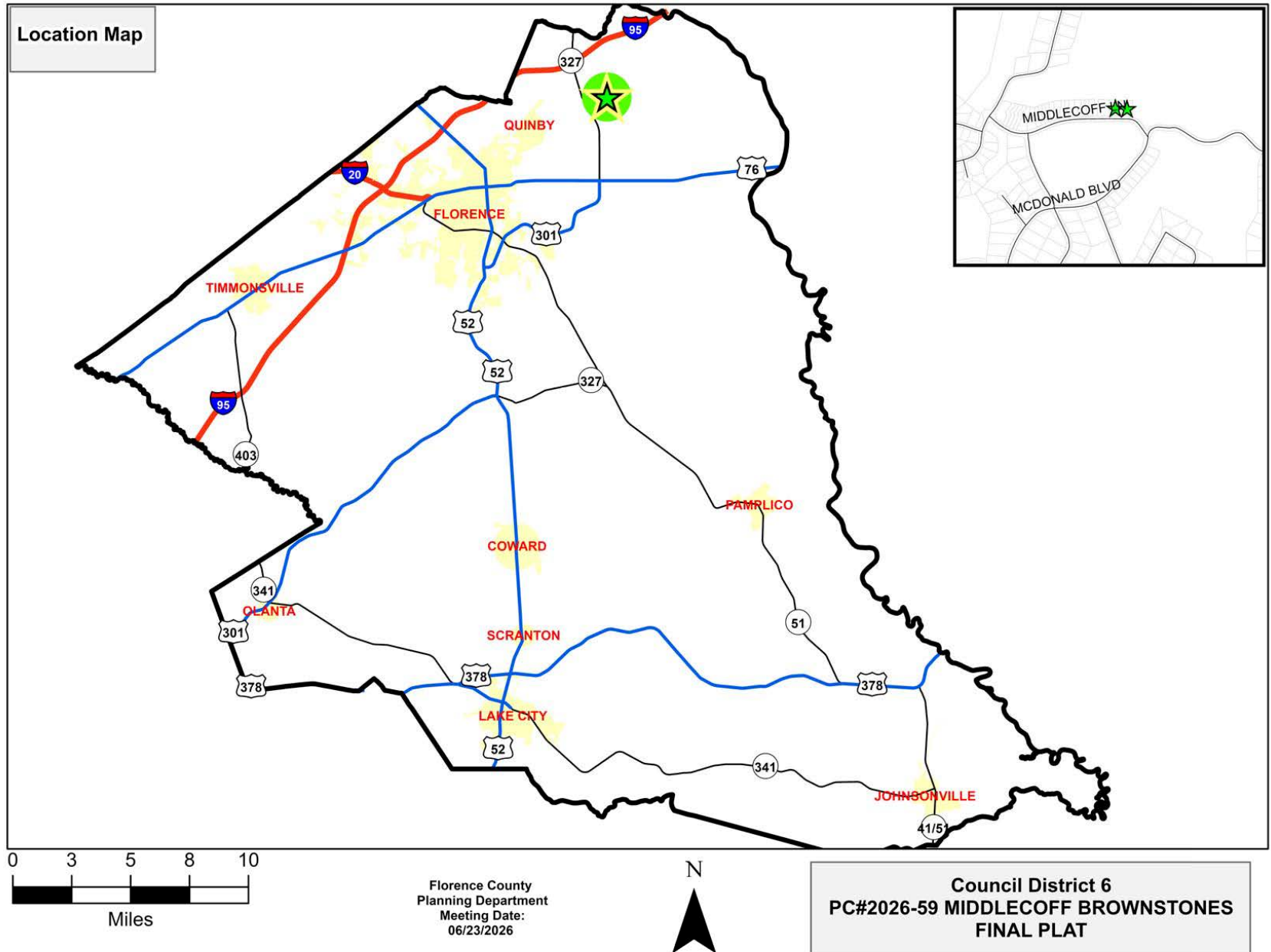
WATER/SEWER AVAILABILITY: City of Florence

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

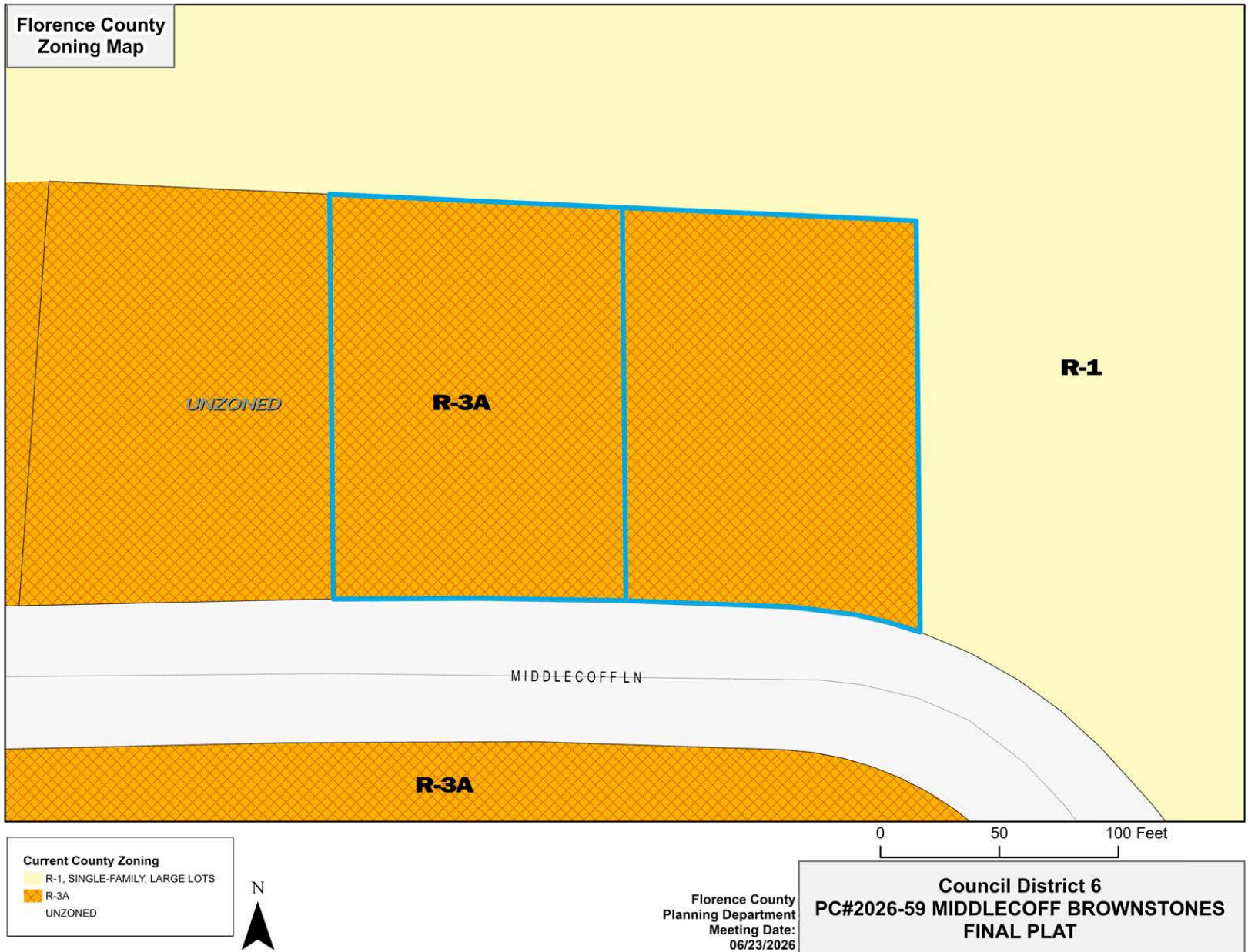
FLOOD ZONE: X

PARCEL ZONING DESIGNATIONS: Unzoned

PC#2026-59 Location Map



PC#2026-59 Zoning Map



PC#2026-59 Aerial Map



PC#2026-59 Subject Properties



PC#2026-59 Adjacent Properties



POV: South of the subject property off of Middlecoff Lane



POV: West of the subject property off of Middlecoff Lane



POV: Southwest of the subject property off of Middlecoff Lane



POV: Southeast of the subject properties off of Middlecoff Lane

GRID NAD 83



Comments/Questions



PC#2026-60

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards. (c) Lot Characteristics.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to revise the Florence County Ordinance to reduce the minimum sidewalk width requirements within mixed-use zoning districts to six (6) feet for public roads and five (5) feet for private roads; and, to establish minimum sidewalk width requirements for zoning districts located within the Overlay District.

Comments/Questions



PC#2026-61

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII.- GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities. (b)(1).

APPLICANT: Florence County

Staff Analysis:

This text amendment clarifies the intent of the Florence County Ordinance by adding ‘building’ to the Change of Nonconforming Use subtitle. The goal is to explicitly clarify that both building and structures dictate a property’s designated use.

Comments/Questions



PC#2026-62

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT, Sec. 30-79.3 – Building and structure design. (d) Access.

APPLICANT: Florence County

Staff Analysis:

This text amendment is to clarify the intent of the Florence County Ordinance requirements for businesses within the Overlay District; to maintain the appearance of a primary entrance along the front facade of the business or structure when the functional primary entrance is located on the side or rear of the building. Additionally, permanent signage must be installed at the front to identify it as a nonfunctional entrance.

Comments/Questions



**Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, June 23, 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.

IV. Other Business

V. Director's Report:

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

VI. Adjournment

THANK YOU
FOR
ATTENDING!

