



Florence County Planning Commission

July 28, 2026

6:00 PM

Revised Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, July 28, 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 June 23, 2026
- III. Public Hearings**

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.

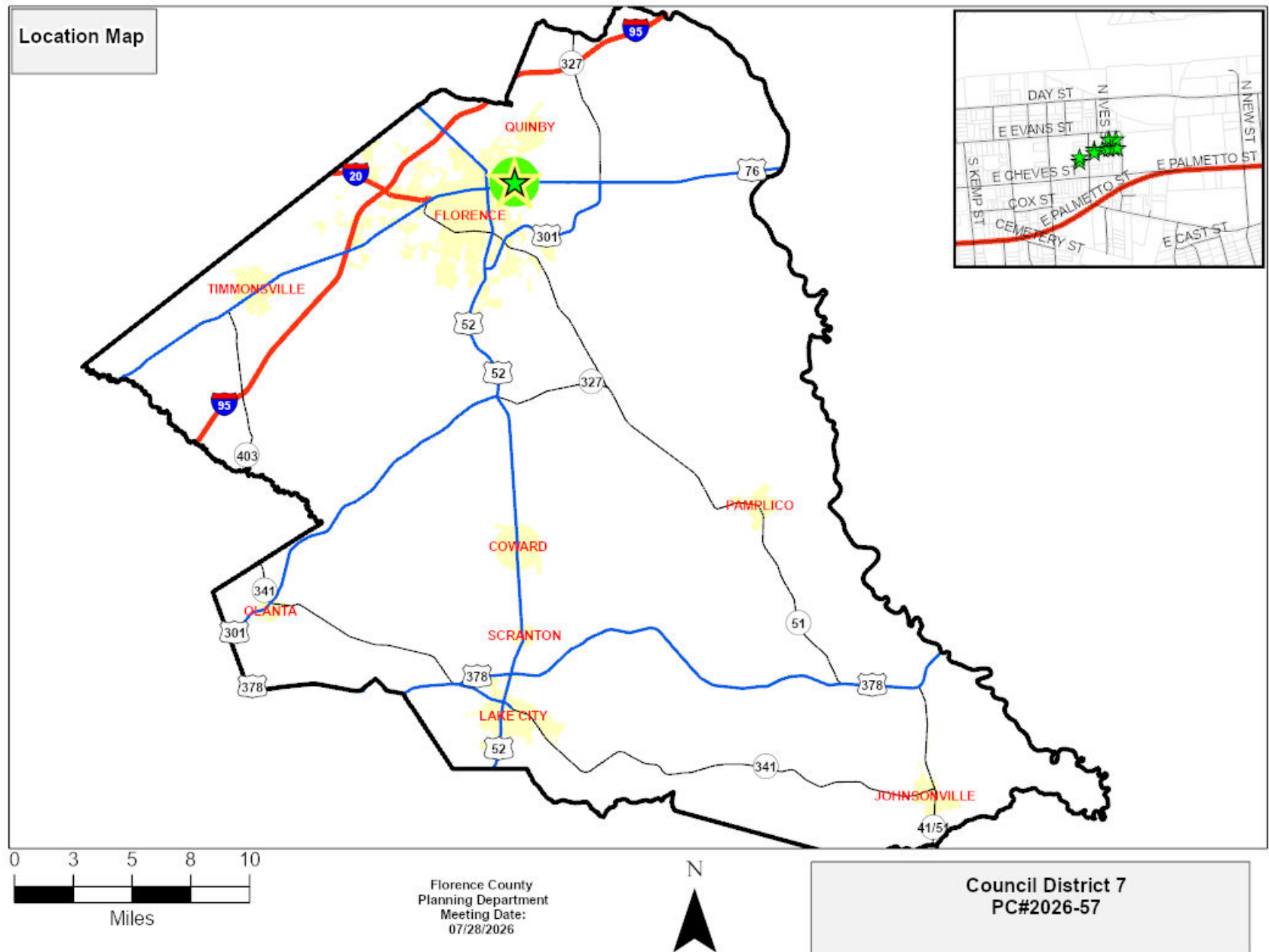
LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 7; County Council

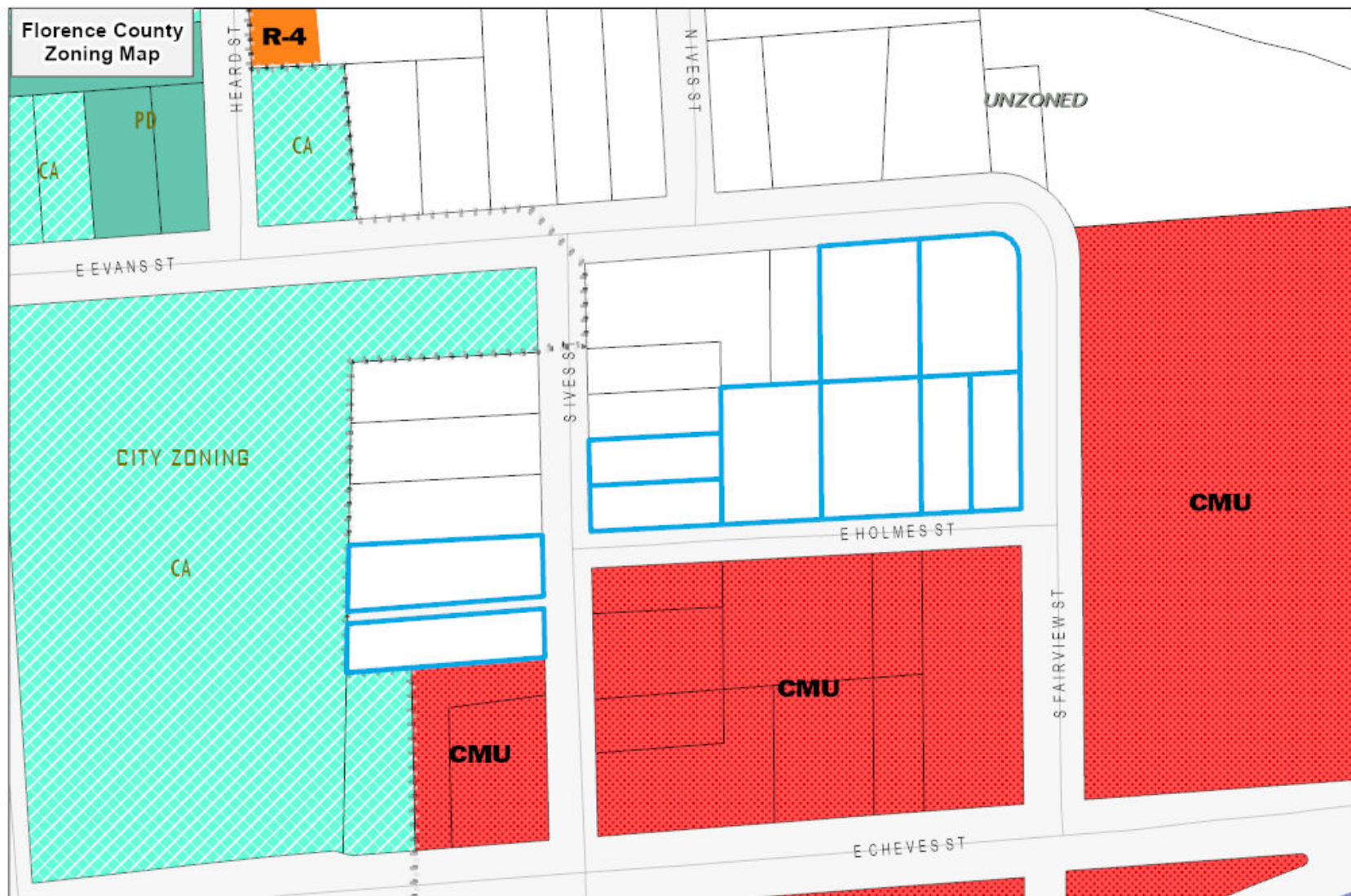
APPLICANT: County of Florence

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

Florence County
Planning Department
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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
Planning Department
Meeting Date:
07/28/2026



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.

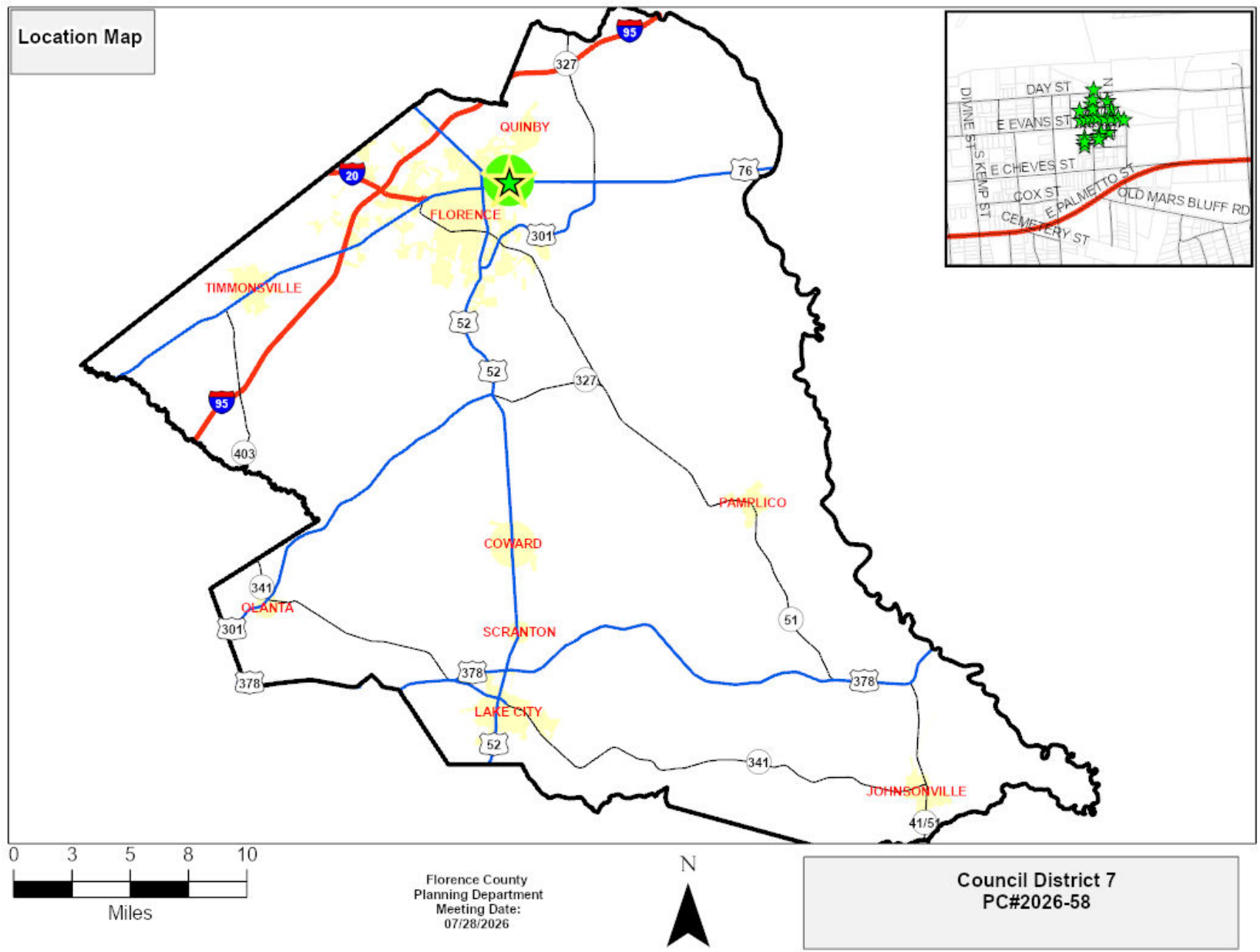
LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 7; County Council

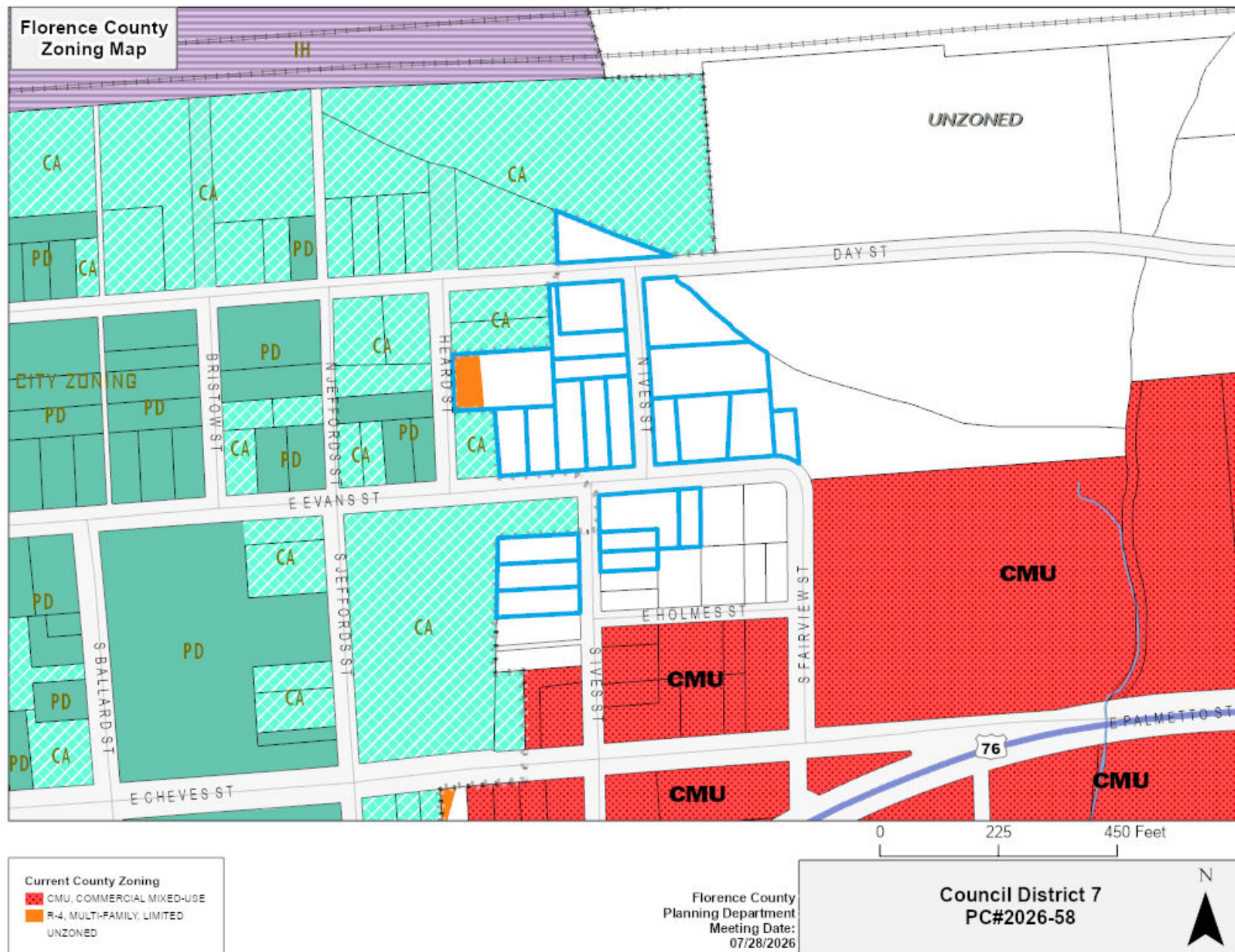
APPLICANT: County of Florence

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



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

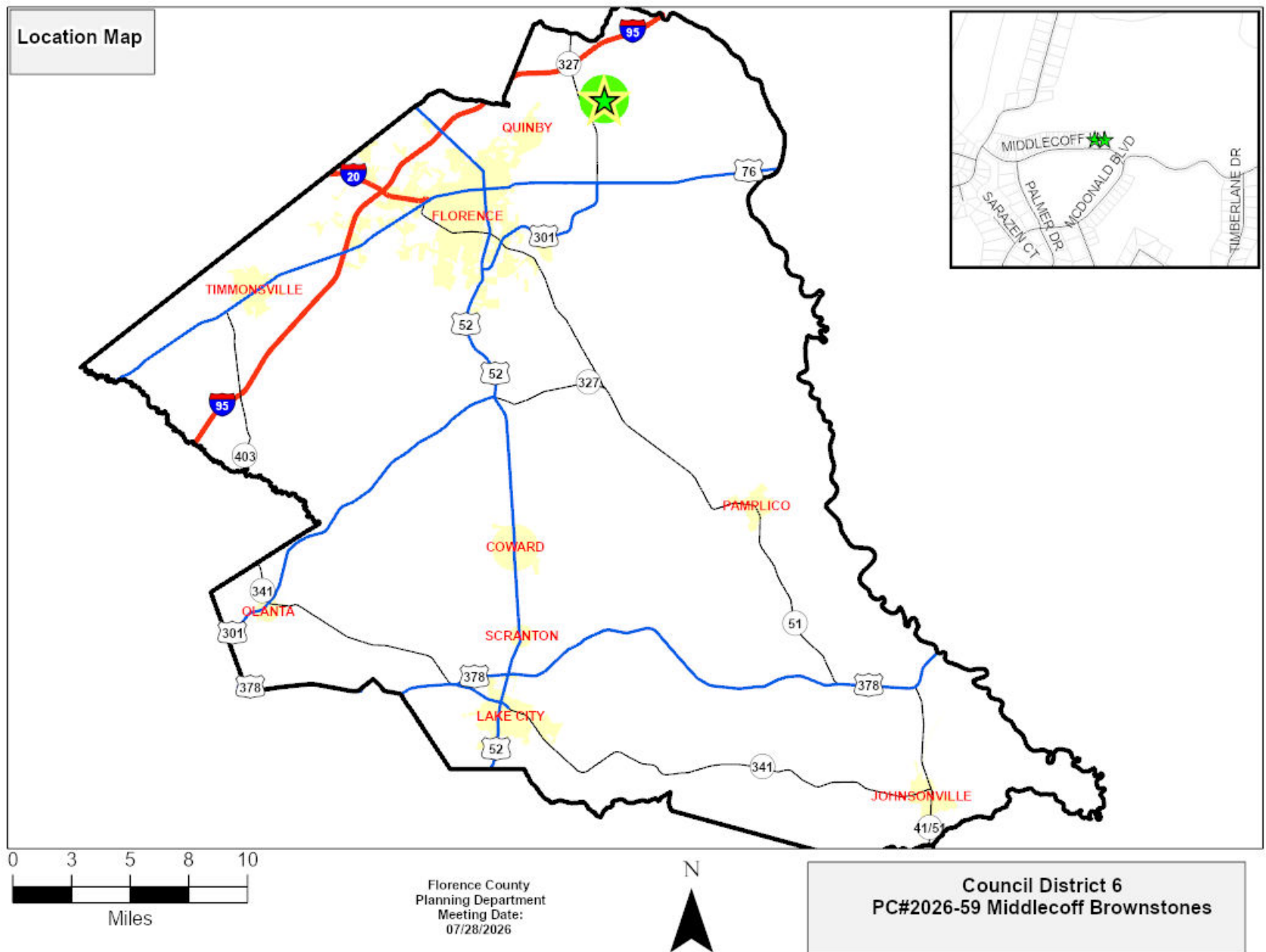
WATER/SEWER AVAILABILITY: City of Florence

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

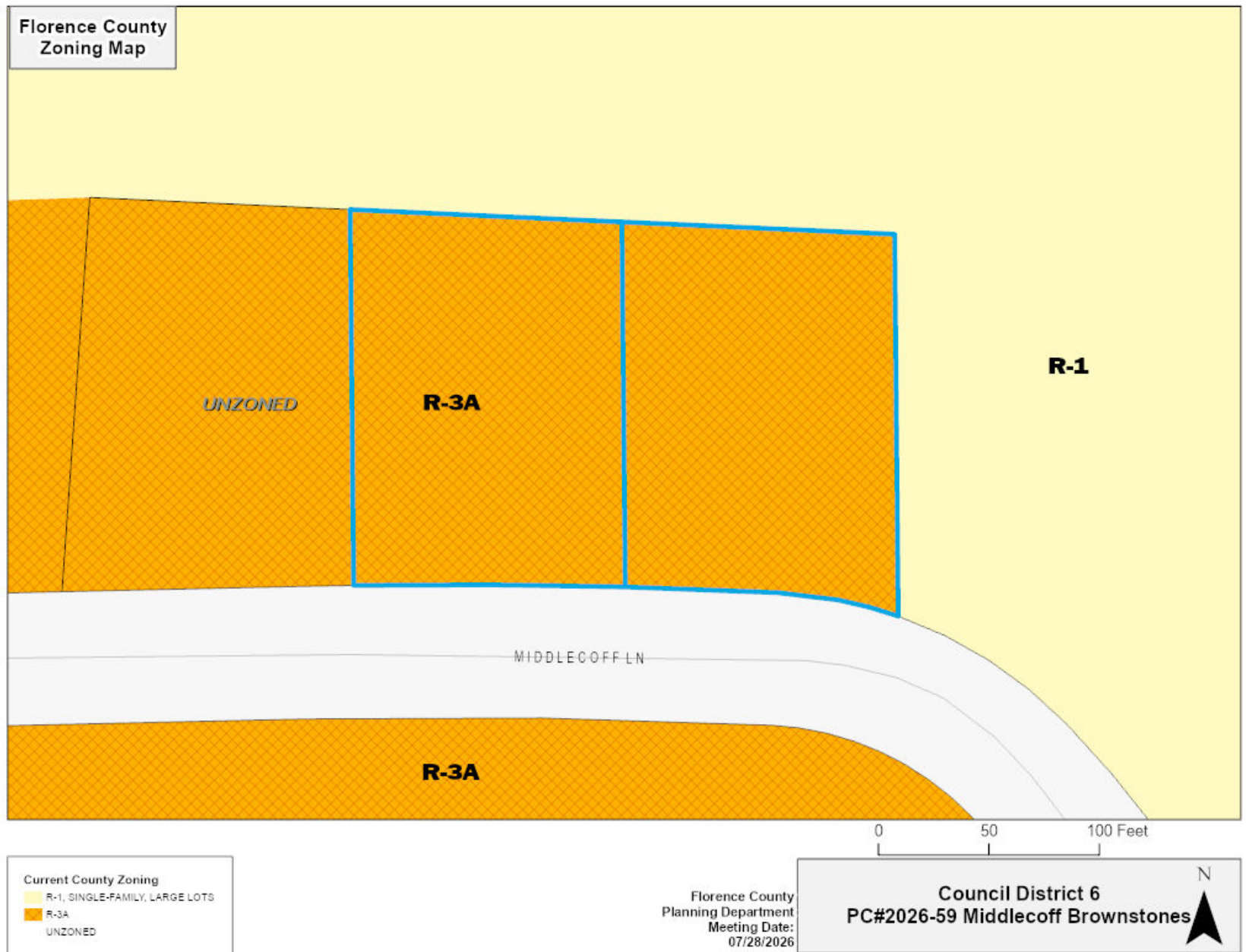
FLOOD ZONE: X

PARCEL ZONING DESIGNATIONS: Unzoned

PC#2026-59 Location Map



PC#2026-59 Zoning Map



PC#2026-59 Aerial Map



0 30 60
Feet

Florence County
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Council District 6
PC#2026-59 Middlecoff Brownstones

Z GRID NAD 83'



PC#2026-59 Subject Properties



23807-01-029



23807-01-034

PC#2026-59 Adjacent Properties



POV: Southwest of the subject property off of Middlecoff Lane



POV: West of the subject property off of Middlecoff Lane



POV: South of the subject property off of Middlecoff Lane



POV: East of the subject property off of Middlecoff Lane

Comments/Questions



SUBJECT: Sketch Plan Approval Requested By First Palmetto Ast. Hldg., LLC Located Off Of Vanda Street, Timmons ville, SC, As Shown On Florence County Tax Map Number 00033, Block 04, Parcels 017 And 122.

LOCATION: The proposed project site is located off of Vanda Street, Timmons ville, SC

TAX MAP NUMBERS: 00033, Block 04, Parcels 017 and 122

COUNCIL DISTRICT(S): 4; County Council

OWNER OF RECORD: First Palmetto Ast. HLDG., LLC

APPLICANT: First Palmetto Ast. HLDG., LLC

ZONING/LAND AREA: RU-1 /Approximately 14.51 acres

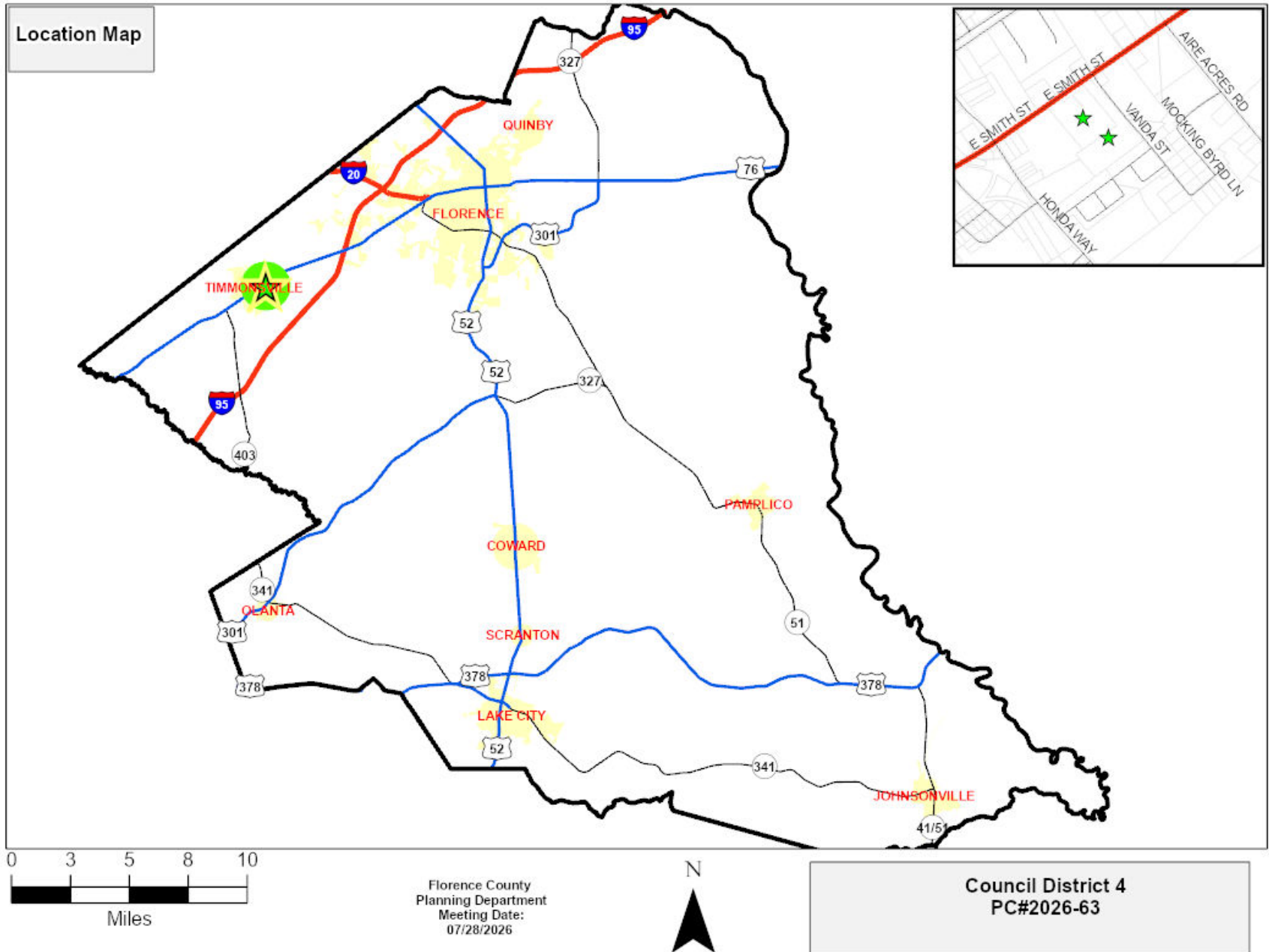
WATER/SEWER AVAILABILITY: City of Florence

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

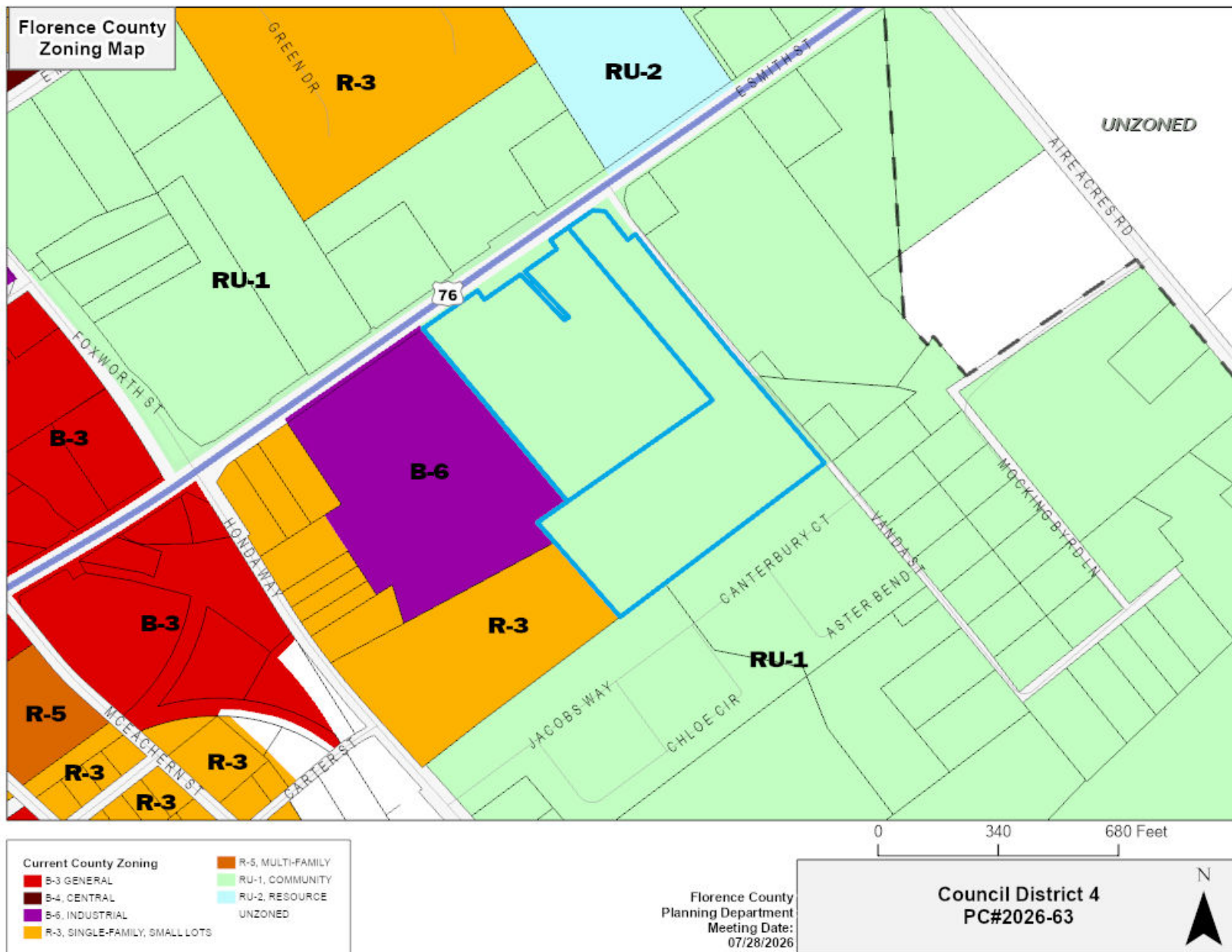
FLOOD ZONE: X

PARCEL ZONING DESIGNATIONS: RU-1

PC#2026-63 Location Map



PC#2026-63 Zoning Map



PC#2026-63 Aerial Map



2024 Aerial

76

E SMITH ST

VANDA ST

HONDA WAY

CANTERBURY CT

ASTER BEND

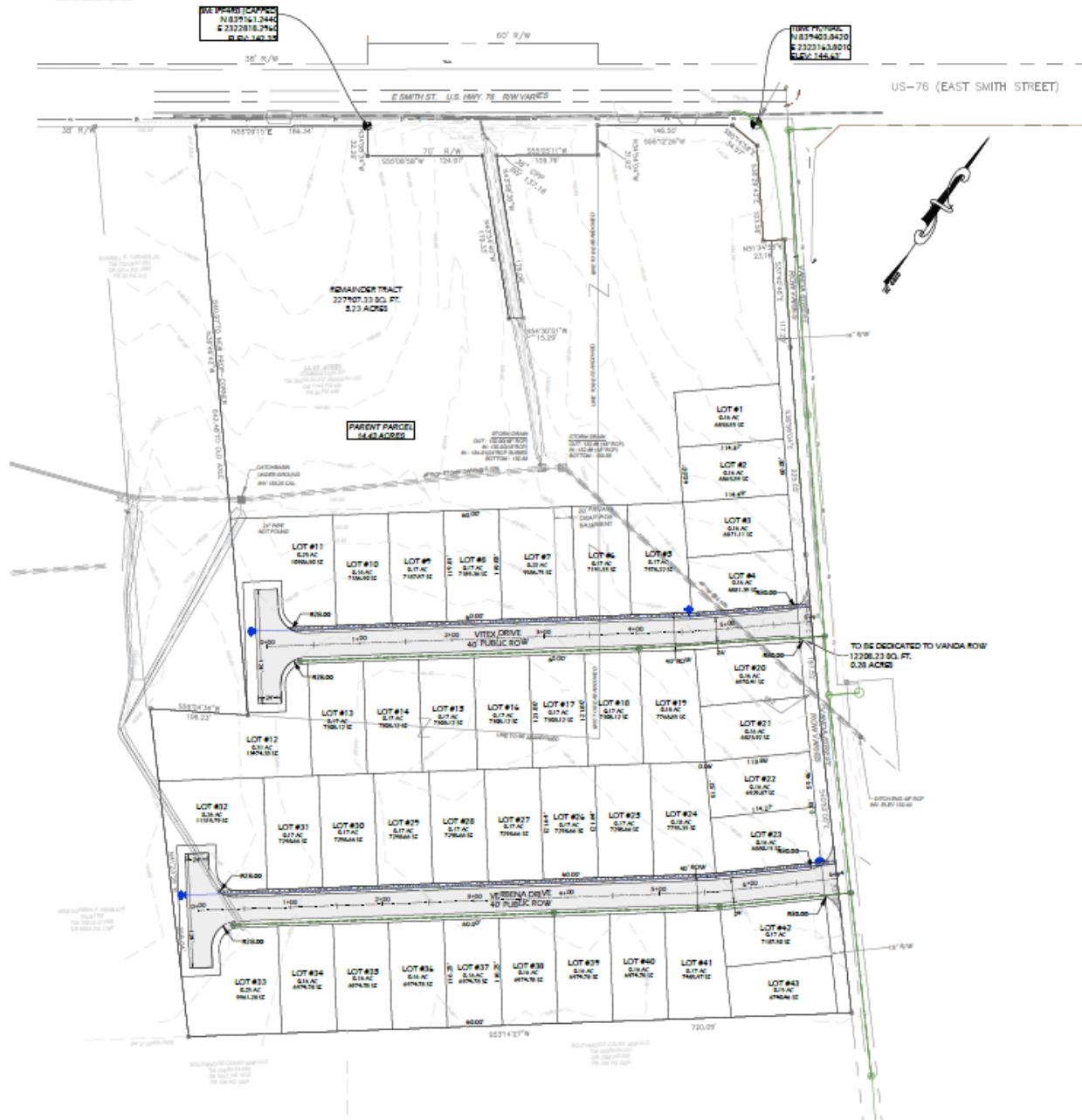
0 240 480
Feet

Florence County
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Council District 4
PC#2026-63

■ DENSITY PP, IN REBAR (CA)¹PPCS UNLESS NOTED OTHERWISE
 ■ DENSITY PP, (PPCH PP) 2FT² IN REBAR
 ■ DENSITY CALCULATED POINT

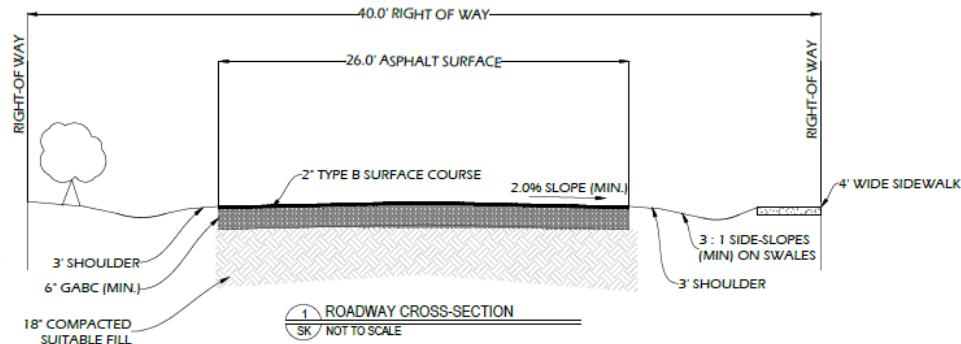


PC#2026-63 Sketch Plan Notes

NOTES:

1. TOTAL TRACT AREA IS 14.43 ACRES.
2. THIS DEVELOPMENT IS PART OF TMS NOS. 00033-04-017 AND 122.
3. THIS PROPERTY IS ZONED RU-1.
4. PROPOSED USE IS MANUFACTURED HOMES.
5. PARCEL IS WITHIN THE TOWN OF TIMMONSVILLE MUNICIPAL LIMITS.
6. EASEMENTS
 - 6.1. A 10' NON-EXCLUSIVE UTILITY/DRAINAGE EASEMENT IS BEING DEDICATED ALONG ALL FRONT AND SIDE PROPERTY/LOT LINES IN PERPETUITY.
 - 6.2. ALL OTHER UTILITY/DRAINAGE EASEMENTS SHALL BE MINIMUM 20' WIDE.
7. THIS TRACT IS IN FLOOD ZONE X.
8. REFERENCE FIELD BOUNDARY AND TOPOGRAPHICAL SURVEY PROVIDED BY NESBITT LAND SURVEYING COMPANY.
 - 8.1. NAD 83 STATE PLANE
 - 8.2. NGVD 88 DATUM, BASE ELEVATION 0.00' MSL
9. TOTAL LINEAR FEET OF ROADWAY CENTERLINE: 1285 LF
 - 9.1. VITEX DRIVE: 591 LF
 - 9.2. VERBENA DRIVE: 694 LF
10. THERE ARE 43 LOTS.
11. THE MINIMUM LOT SIZE - 6,500 SF
12. SETBACKS
 - 12.1. FRONT- 20'
 - 12.2. SIDE- 5'
 - 12.3. STREET SIDE- 10'
 - 12.4. REAR- 20'
13. THE LAND IS CURRENTLY MOSTLY WOODED.
14. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH FLORENCE COUNTY CODE OF ORDINANCES.
15. VARIANCE: THE ROAD IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AND APPROVED BY THE FIRE DEPARTMENT.
16. ALL STREET RIGHT OF WAYS AND PAVEMENT WIDTHS WILL BE IN ACCORDANCE WITH FLORENCE COUNTY ORDINANCES.
17. CLUSTER MAIL BOXES TO BE PROVIDED FOR DEVELOPMENT IN ACCORDANCE WITH FLORENCE COUNTY ORDINANCES AND USPS.
18. LOTS TO BE MINIMUM 50' WIDE AT FRONT SETBACK.
19. WATER & SEWER TO BE PUBLIC AND PROVIDED BY THE CITY OF FLORENCE .
20. 15% OF THE LOT SHALL BE DEDICATED OPEN SPACE AND BE HELD IN COMMON AND CANNOT BE SUBDIVIDED.
21. ALL WIRE UTILITIES SHALL BE UNDERGROUND.
22. VARIANCE APPROVED JULY 21, 2026: BZA#2026-08

PROJECT INFORMATION			
TOTAL ACREAGE	REMAINDER TRACT	# OF UNITS	GROSS DENSITY UNITS/AC.
14.43 AC	5.23 AC	43	4.67 UNITS/AC



STREET TREE NOTES:

1. TREES FOR ENTIRE BLOCK SHOULD BE PLANTED AT ONE TIME.
2. NEWLY PLANTED STREET TREES SHALL BE LOCATED IN SUCH A MANNER TO MINIMIZE DAMAGE TO STREETS, SIGEWALKS, DRAINAGE INSTALLATION, AND UTILITY INSTALLATIONS.
3. TREES MUST BE PLANTED IN ACCORDANCE WITH RECOGNIZED HORTICULTURAL GUIDELINES. PLANTING DETAILS WILL BE MAINTAINED BY FLORENCE COUNTY.
4. NEWLY PLANTED STREET TREES SHALL BE WATERED AND MAINTAINED IN A HEALTHY MANNER BY THE DEVELOPER THROUGH THE FIRST GROWING SEASON.
5. STREET TREES ARE REQUIRED TO BE INSTALLED AT THE TIME AS OTHER IMPROVEMENTS, AND MAY NOT BE ESCROWED AS AN INDIVIDUAL ITEM.
6. MINIMUM TREE SIZE SHALL BE TWO AND ONE-HALF INCHES IN DIAMETER UPON INSTALLATION.
7. 1 STREET TREE SHALL BE REQUIRED PER LOT LOCATED IN THE PUBLIC RIGHT OF WAY, WITH A MAXIMUM SPACING OF 60 FT ON CENTER.
8. STREET TREES SHALL NOT BE PLACED CLOSER THAN 5FT FROM ANY WATER OR SEWER SERVICE.

PC#2026-63 Subject Properties



POV: Subject property off
of Vanda Street



POV: Subject property off
of E. Smith Street

PC#2026-63 Adjacent Properties



POV: East of the subject property off of E. Smith Street



POV: North of the subject property off of E. Smith Street



POV: Northwest of the subject property off of E. Smith Street



POV: South of the subject property off of Vanda Street

Comments/Questions



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IV. Other Business

V. Director's Report:

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

VI. Adjournment

THANK YOU
FOR
ATTENDING!

