

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

Map Amendments:

PC#2026-57

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.

PC#2026-58

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.

Final Plat:

PC#2026-59

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.

Sketch Plan:

PC#2026-63

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

IV. Other Business

V. Director's Report:

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

VI. Adjournment