

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, August 25, 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 July 28, 2026

III. Public Hearings

Map Amendments:

PC#2026-64

A Comprehensive Plan And Zoning Map Amendment Requested By Moore Farms Botanical Garden LLC To Change The Future Land Use From Variable Development District 1 To Variable Development District 2 And To Change The Zoning Designation From R-1, Single Family Residential District To RU-2, Rural Resource District For The Property Located At 1303 S. Morris Street, Lake City, SC, As Shown On Florence County Tax Map Number 00142, Block 31, Parcel 163.

PC#2026-65

Map Amendment Requested By Moore Botanical Garden LLC To Change The Zoning Designation From R-4, Multi-Family Residential District, Limited To R-5, Multi-Family Residential District For The Property Located Off Of Cooktown Road, Lake City, SC, As Shown On Florence County Tax Map Number 00142, Block 31, Parcel 207.

PC#2026-66

A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-007, 04520-03-008, 04520-03-009, 04520-03-043, 04520-03-044, 04520-03-045, 04520-03-046, 04520-03-047, 04520-03-151, 04520-03-157, 04520-03-160, 04520-03-164, 04520-03-173, And A Portion Of 04620-03-030.

- PC#2026-67** A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 2 To Variable Development District 1 And To Change A Portion Of The Zoning Designation From RU-1, Rural Community District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-094.
- PC#2026-68** A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-006, A Portion Of 04530-03-006, 04610-03-002, 04620-03-029, 04620-03-031, 04620-03-032, 04620-03-036, 04620-03-037, 04620-03-072, 04620-03-073, 04620-03-076.
- PC#2026-69** A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From R-4, Multi-Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-004, 04520-03-020, 04520-03-021, 04520-03-028, 04520-03-029, 04520-03-030, 04520-03-147.
- PC#2026-70** A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: A Portion Of 04620-03-030.
- PC#2026-71** A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04530-03-003, 04530-03-004, 04530-03-005, A Portion Of 04530-03-006, 04530-03-007, 04610-03-003, 04630-03-005, 04630-03-006, 04630-03-007.
- PC#2026-72** A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-089, 04520-03-090, 04520-03-091.

PC#2026-73 A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04620-03-039, 04620-03-065, 04620-03-077.

PC#2026-74 A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-011, 04520-03-012, 04520-03-013, 04520-03-014, 04520-03-015, 04520-03-016, 04520-03-017, 04520-03-018, 04520-03-019, 04520-03-026, 04520-03-027, 04520-03-133, 04520-03-144, 04520-03-145, 04520-03-158, 04620-03-019, 04620-03-020, 04620-03-021, 04620-03-022, 04620-03-023, 04620-03-024, 04620-03-025, 04620-03-026, 04620-03-027, 04620-03-028, 04620-03-060, 04620-03-063, 04620-03-064, 04620-03-083.

PC#2026-75 A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-042.

Sketch Plans:

PC#2026-76 Sketch Plan Amendment Requested By Beverly Homes For Oakley Point, Located Off Of E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00307, Block 01, Parcel 012.

PC#2026-77 Sketch Plan Requested By McG Capital, For Legacy Station, Located At 4617 E. Palmetto St., Florence SC, As Shown On Florence County Tax Map Number 00275, Block 01, Parcel 134.

Road Naming:

PC#2026-78 Request For The Naming Of A Private Road, Starfox Court, Located Off Of Cobblestone St., Florence, SC, As Shown On Florence County Tax Maps: 00206-01-076, 00206-01-200, And 00206-01-201.

IV. Other Business

- Adoption of 2024 South Carolina Building Codes

V. Director's Report:

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

VI. Adjournment

Minutes
Regular Meeting of the Florence County Planning Commission
Tuesday, July 28, 2026, at 6:00 p.m.
County Complex, Room 803
180 N. Irby St., Florence, South Carolina 29501

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 Departments office.

The agenda was also mailed to the media.

I. Call to Order:

Chairman Cheryl Floyd called the meeting to order at 6:01 p.m.

II. Attendance:

Commissioners Present:

Cheryl Floyd, Chairman
Dwight Johnson, Vice-Chairman
Allie Brooks
Doris Lockhart
John Martin
Chris Mishoe
Gregory Miller
Mandy Simpson

Commissioners Absent:

Jeffrey Tanner

Staff Present:

J. Shawn Brashear, Planning Director
Ethan Brown, Deputy Director
Stephen White, IT Dept, A/V Support

Public Attendance:

See sign-in sheets on file with the Florence County Planning Department.

Chairman Cheryl Floyd led the Pledge of Allegiance to the American Flag and Vice-Chairman Dwight Johnson provided the invocation for the meeting.

Chairman Cheryl Floyd opened the meeting and recognized and welcomed the newest member of the Planning Commission Ms. Mandy Simpson. She thanked her for his willingness to volunteer to serve the Citizens of Florence County as a member of the Commission. She additionally welcomed and thanked the Public in attendance and online for the attendance at the Meeting.

Chairman Cheryl Floyd requested a review of the Planning Commission meeting minutes from June 23, 2026.

III. Review and Motion of Minutes:

- **Meeting of June 23, 2026**

Motion to approve minutes – Commissioner Allie Brooks made a motion to approve the minutes of the Planning Commission meeting of June 23, 2026 / Second – Vice-Chairman Dwight Johnson and Commissioner John Martin / Unanimously approved 8 to 0 the minutes of the June 23, 2026, Planning Commission meeting.

IV. Public Hearing:

Prior to the start of the public hearing Mr. J. Shawn Brashear, Director, Florence County Planning and Building requested to amend and revise the meeting's agenda as staff had received confirmation from two (2) applicant's to withdraw their applications as they no longer desire to pursue their project endeavors. Staff requested that Planning Commission Item Number 2026-59 and Planning Commission Item Number 2026-63 be removed for consideration from the meeting's agenda.

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.

Commissioner Gregory Miller made a motion that **PC#2026-59** and **PC#2026-63** be removed from consideration of the meeting's agenda as requested by the applicants / Second – Commissioner Allie Brooks / Unanimously approved 8 to 0 to remove **PC#2026-59** and **PC#2026-63** for consideration at the meeting at the request of the applicants.

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.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <https://florenceco.org/planning/commission/archives.php>).

Mr. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the ten (10) unzoned properties were in County Council District Seven (7). He reminded the Commission that the properties were deferred from the meeting of June 23, 2026 where the Commission had requested that staff go back and meet with the community regarding the recommended zoning of their properties. Prior to groups of zoning studies being presented to the Commission, Planning Staff conducts community drop-in meetings for the property owners of the tax map numbers being presented. Two letters are mailed out and the community is invited, in the evenings, to come in and meet with staff to discuss and understand zoning including the zoning recommendations for their properties. A community drop-in was held on July 16, and the drop-in was well attended versus the previous drop-in were only a very small group of community members showed up. All the community members that attended the drop-in on July 16, 2026, were in support of the recommended zoning that is being presented for their properties. Staff recommends an R-3, Single-Family Residential District zoning for the proposed properties as the surrounding properties are either unzoned, CMU, Commercial Mixed-Use District or City of Florence properties. Mr. Brasher continued with the presentation showing images of the properties, adjacent properties and the surrounding areas with the zonings of those properties. The properties were properly posted and letters sent to property owners per the Florence County ordinances.

Mr. Shawn Brashear, read the comments and inquiries received pertaining to the requested zoning map amendment. (A copy of the call log, comments and inquiries are maintained at the Florence County Planning and Building Department.)

There were questions, discussion and comments from the Commission.

In response to questions, discussion and comments from the Commission, Mr. Brashear stated that the current zoning recommendation did allow single-wide manufactured homes and there were some single-wide manufactured homes within the proposed zoning district. If something were to happen to those homes

they could be replaced as they are allowed within the zoning district of R-3. He restated that an R-3 zoning designation did allow manufactured homes and he meant to say residential designs which are double-wide manufactured homes. If those homes were damaged or destroyed they could be replaced outright. If the property had a standard design which is a single-wide manufactured home then that home would be grandfathered in and could also be replaced within the timeframe mentioned in Florence County Ordinances as it would fall under the grandfather clause.

There were no further questions, comments or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested zoning map amendment.

There was no public in attendance who desired to speak in favor of the requested zoning map amendment.

Chairman Cheryl Floyd inquired of anyone in attendance who desired to speak in opposition to the requested zoning map amendment.

There was no public in attendance who desired to speak in opposition to the requested zoning map amendment.

There were no further questions, comments or discussion and Vice-Chairman Dwight Johnson made a motion that the requested zoning map amendment **PC #2026-57** be approved as presented / Second – Commissioner John Martin / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-57 for an R-3, Single-Family Residential District, zoning designation.**

Mr. Brashear mentioned to the public that the approval of the zoning map amendment request was a recommendation and that the item would now move forward to County Council at their regular meeting on August 20, 2026 and then two (2) other Council readings prior to the zoning designation officially being changed.

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.

(Copy of the staff report and presentation are available at the Florence County Planning Department and on the Florence County website at: <https://florenceco.org/planning/commission/archives.php>).

Mr. J. Shawn Brashear, Director, Florence County Planning and Building presented the staff report and presentation to the Commission. He stated that the unzoned and R-4 properties were part of the Highway 76 corridor project study in County Council District Seven (7). Staff conducted a community drop-in meeting on July 16, 2026 and the members that were present at the meeting were in favor of the recommending zoning

of the properties as R-3, Single-Family Residential. He further stated that the surrounding properties were unzoned, City of Florence properties and that one portion of a property was zoned R-4. Mr. Brashear continued with the presentation showing images of the properties and the adjacent properties. All properties were posted and public notices posted in the Newspaper and public buildings as required by Florence County Ordinances.

There were questions and discussion from the Commission.

In response to questions and discussion from the Commission, Mr. Brashear stated that community members from some of the property items did attend the community drop-in on July 16, 2026 and were in agreement with the recommendation of the R-3 residential zoning designation. There were no calls or inquiries received regarding the requested zoning map amendment.

There were no further questions, comments or discussion from the Commission and Chairman Cheryl Floyd opened the forum for public comments from anyone in attendance who desired to speak in favor of the requested zoning map amendment.

There was no public in attendance who desired to speak in favor of the requested zoning map amendment.

Chairman Cheryl Floyd inquired of anyone in attendance who desired to speak in opposition to the requested zoning map amendment.

There was no public in attendance who desired to speak in opposition to the requested zoning map amendment.

There were no further questions, comments or discussion and Commissioner Allie Brooks made a motion that the requested zoning map amendment **PC #2026-58** be approved as presented / Second – Vice-Chairman Dwight Johnson / The Commission voted 8 to 0 to approve as presented the requested zoning map amendment **PC#2026-58 for an R-3, Single-Family Residential District, zoning designation.**

The Public Hearing portion of the meeting was closed.

V. Director's Report:

Mr. J. Shawn Brashear presented the summary plat and building reports and they were also attached and presented for the Commission's review.

- **Summary Plat Report for (June 2026)**
- **Building Report for (June 2026)**

Mr. Brashear informed the Commission that on Thursday, July 30, 2026, staff would be having a community drop-in, in the town of Olanta to discuss some of the zoning issues and concerns of zoning within that town.

VI. Adjournment:

There were no further questions, comments and or discussion and Commissioner John Martin made a motion that the Planning Commission meeting be adjourned / Second – Commissioner Gregory Miller / The Commission voted 8 to 0 to adjourn the meeting.

The meeting adjourned at 6:16 p.m.

Lisa M. Becoat
Secretary

Approved by:

J. Shawn Brashear
Director, Planning and Building

*These minutes reflect only actions taken and do not represent a true verbatim transcript of the meeting.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-64**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Moore Farms Botanical Garden LLC To Change The Future Land Use From Variable Development District 1 To **Variable Development District 2** And To Change The Zoning Designation From R-1, Single Family Residential District to **RU-2, Rural Resource District** For The Property Located At 1303 S. Morris Street, Lake City, SC, As Shown On Florence County Tax Map Number 00142, Block 31, Parcel 163.

LOCATION: 1303 South Morris Street, Lake City, SC

TAX MAP NUMBERS: 00142, Block 31, Parcel 163

COUNCIL DISTRICT(S): 1; County Council

OWNER OF RECORD: Moore Farms Botanical Garden, LLC

APPLICANT: Moore Farms Botanical Garden, LLC

ZONING/LAND AREA: R-1 / Approximately 32.96 acres

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

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: R-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently zoned R-1, Single-Family Residential District with uses consisting of agricultural.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to **RU-2, Rural Resource District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Vacant / R-1
South: Florence County / Vacant/ RU-1, R-1

West: Florence County/ Vacant / R-1
East: Florence County/ Residential / R-1

4. Transportation Access and Circulation:

Present access to the property is by the way of South Morris, Lake City SC.

5. Traffic Review:

The rezoning of this property from R-1, Single-Family Residential District to RU-2, Rural Resource District could have minimal impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for the above-mentioned property is currently Variable Development District 1 (VD1). The applicant has requested to change the future land use designation of this property to Variable Development District 2 (VD2). The requested rezoning of this property to RU-2, Rural Resource District is compatible with the requested Variable Development District 2 (VD2) future land use designation.

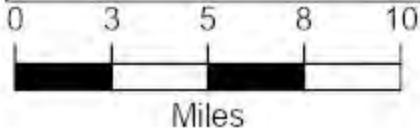
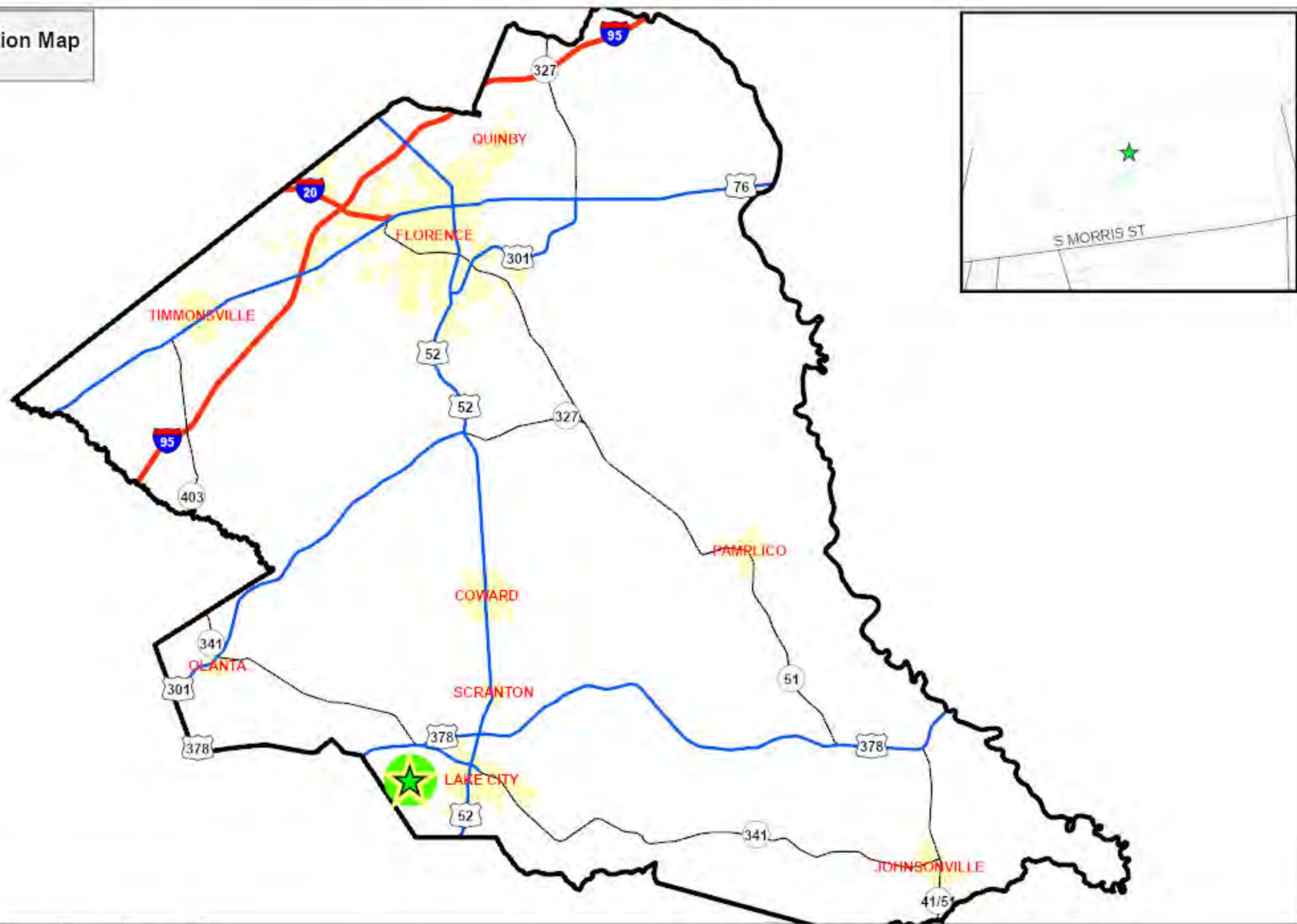
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, September 17, 2026 @ 6:00 p.m. at The Bean Market, located at 111 Henry Street, Lake City, SC 29560.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Comprehensive Plan Map

Location Map

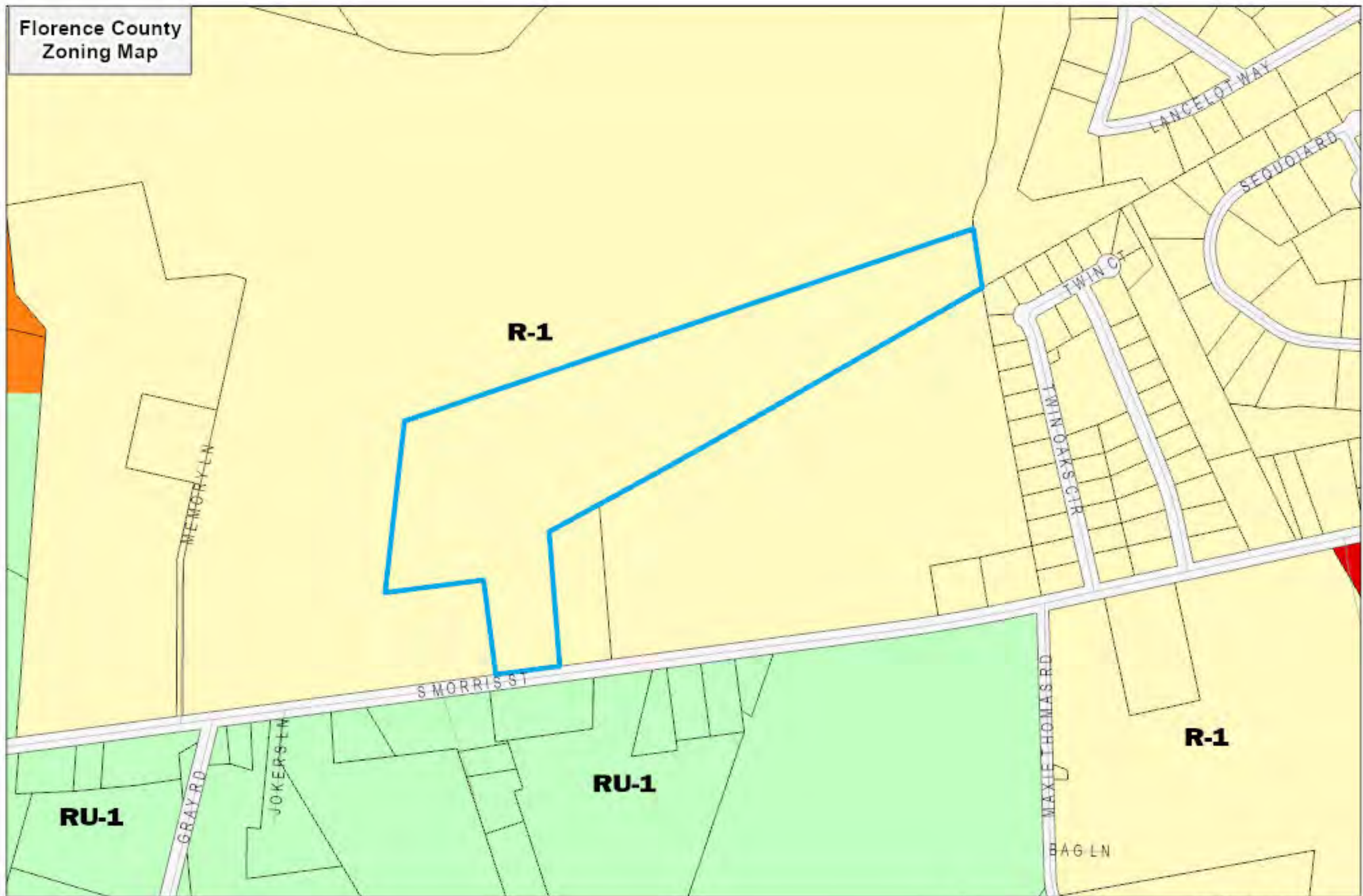


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-64

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-64

2024 Aerial

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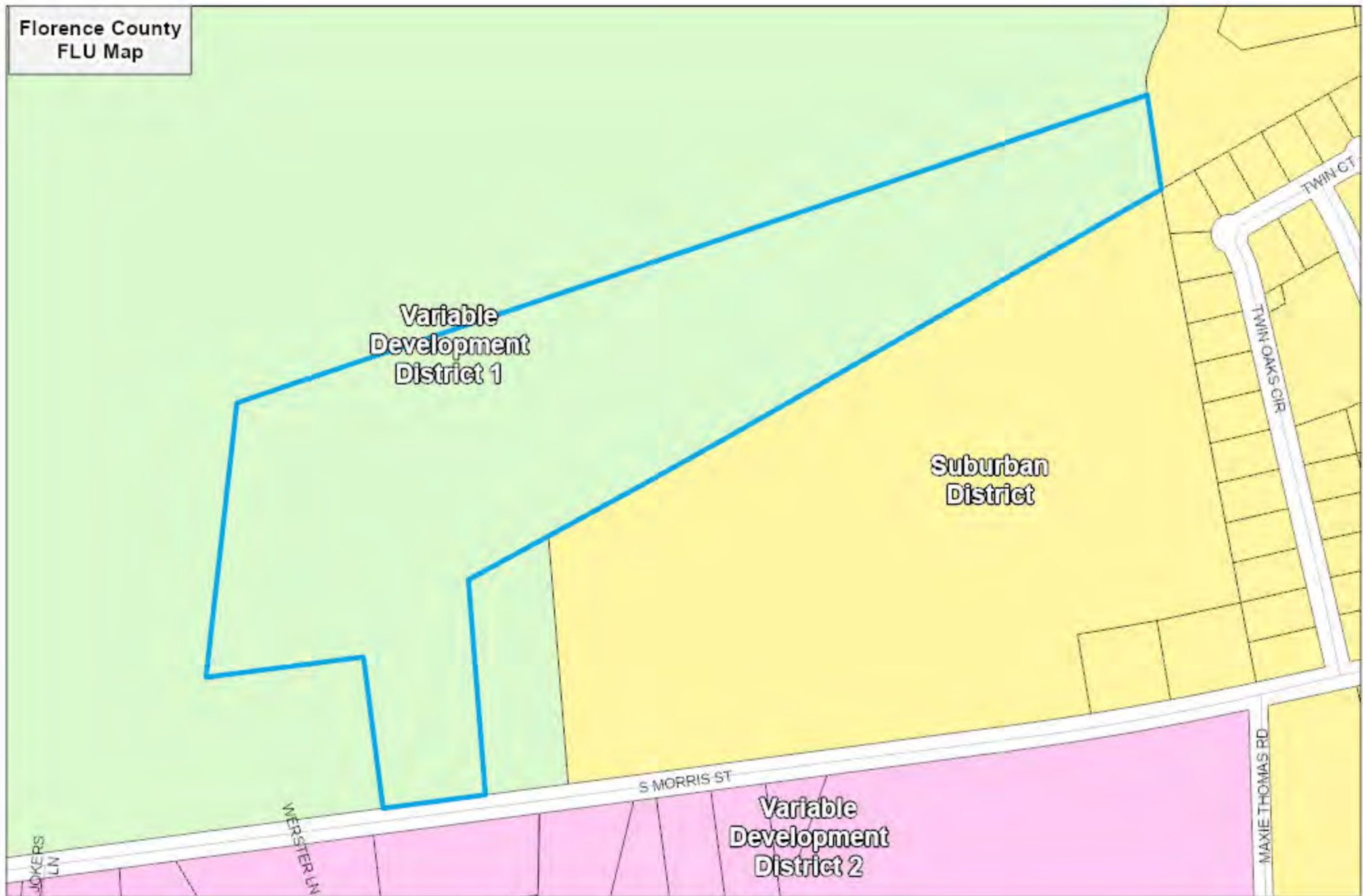
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Council District 1 PC#2026-64	14
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Florence County
FLU Map



Future Land Use
Land Use Code
City Zoning

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

0 640
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-64



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-65**

SUBJECT: Map Amendment Requested By Moore Botanical Garden LLC To Change The Zoning Designation From R-4, Multi-Family Residential District, Limited To **R-5, Multi-Family Residential District** For The Property Located Off Of Cooktown Road, Lake City, SC, As Shown On Florence County Tax Map Number 00142, Block 31, Parcel 207.

LOCATION: Cooktown Road, Lake City, SC

TAX MAP NUMBERS: 00142, Block, 31, Parcel 207

COUNCIL DISTRICT(S): 1; County Council

OWNER OF RECORD: Moore Botanical Garden, LLC

APPLICANT: Moore Botanical Garden, LLC

ZONING/LAND AREA: R-4 / Approximately 2.99 acres

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

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: R-4

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently zoned R-4, Multi-Family Residential District, Limited with its current use consisting of residential.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to **R-5, Multi-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential, Agricultural / RU-1, R-1
South: Florence County / Residential / R-4
West: Florence County/ Residential / RU-1
East: Florence County / Vacant / R-4

4. Transportation Access and Circulation:

Present access to this property is by the way of Cooktown Road, Sunburst Drive, and Moonlight Circle, Lake City, SC.

5. Traffic Review:

The rezoning of this property from R-4, Multi-Family Residential District, Limited to R-5, Multi-Family Residential District could have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Urban District. The requested rezoning of this property is compatible with the designated future land use.

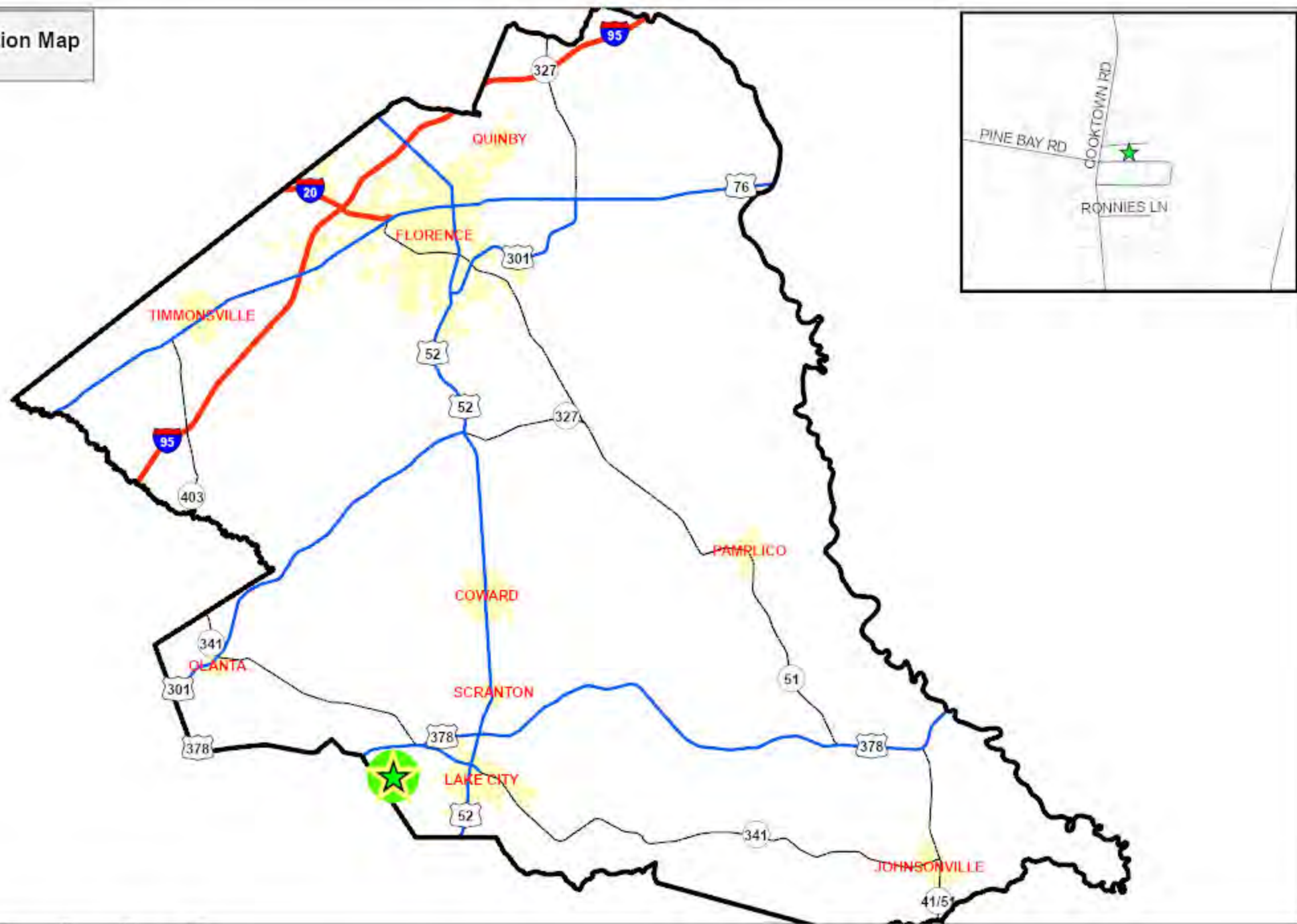
FLORENCE COUNTY COUNCIL MEETING:

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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map



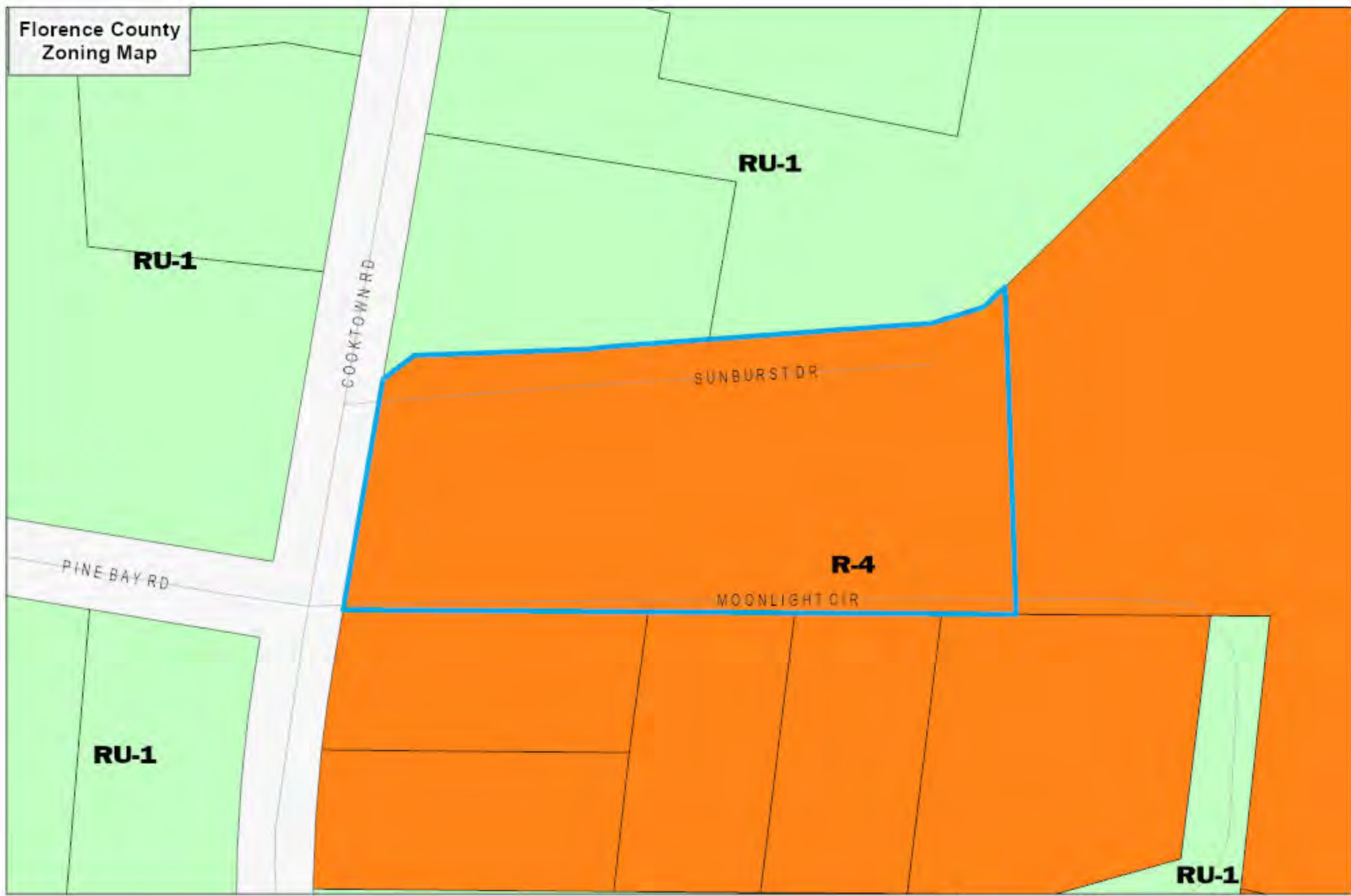
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Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-65

Florence County
Zoning Map



Current County Zoning
R-4, MULTI-FAMILY, LIMITED
RU-1, COMMUNITY

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-65

2024 Aerial



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Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-65

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-66**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Urban District To **Downtown Development District**, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-007, 04520-03-008, 04520-03-009, 04520-03-043, 04520-03-044, 04520-03-045, 04520-03-046, 04520-03-047, 04520-03-151, 04520-03-157, 04520-03-160, 04520-03-164, 04520-03-173, And A Portion Of 04620-03-030.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-007, 04520-03-008, 04520-03-009, 04520-03-043, 04520-03-044, 04520-03-045, 04520-03-046, 04520-03-047, 04520-03-151, 04520-03-157, 04520-03-160, 04520-03-164, 04520-03-173, And A Portion Of 04620-03-030

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: B-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject properties are currently zoned B-3, General Commercial District with current uses consisting of commercial and vacant.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is **B-4, Central Commercial District**.

3. Surrounding Land Use and Zoning:

All surrounding properties are zoned R-1 and B-3.

4. Florence County Comprehensive Plan:

The future land use designation for these properties is currently Urban District (UD). Florence County has requested to change the future land use designation of these properties to Downtown Development District (DDD). The requested rezoning of these properties to B-4, Central Commercial District is compatible with the requested Downtown Development District future land use designation.

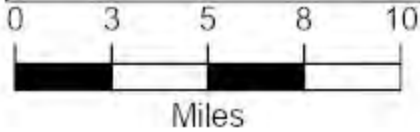
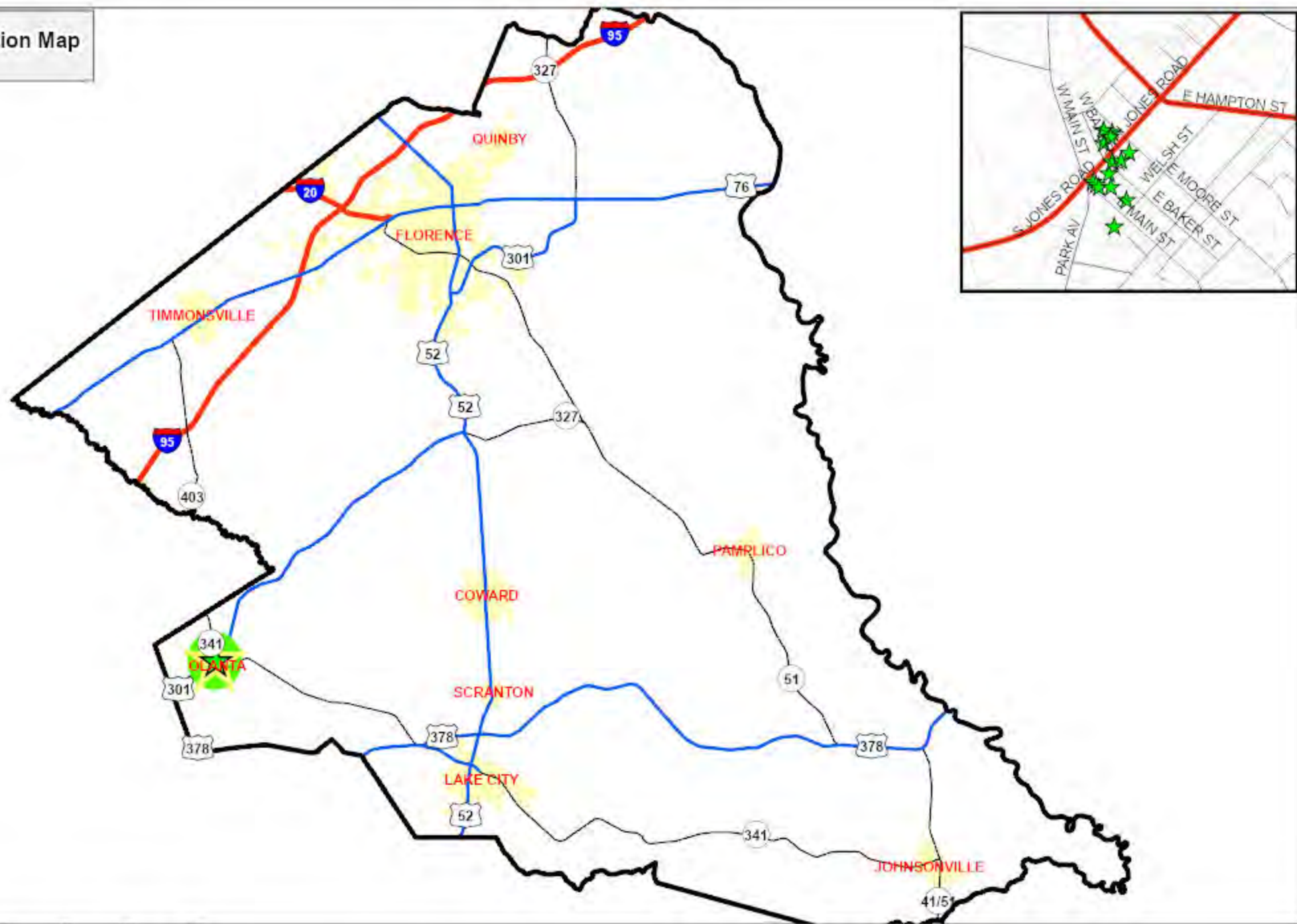
FLORENCE COUNTY COUNCIL MEETING:

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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Comprehensive Plan Map

Location Map

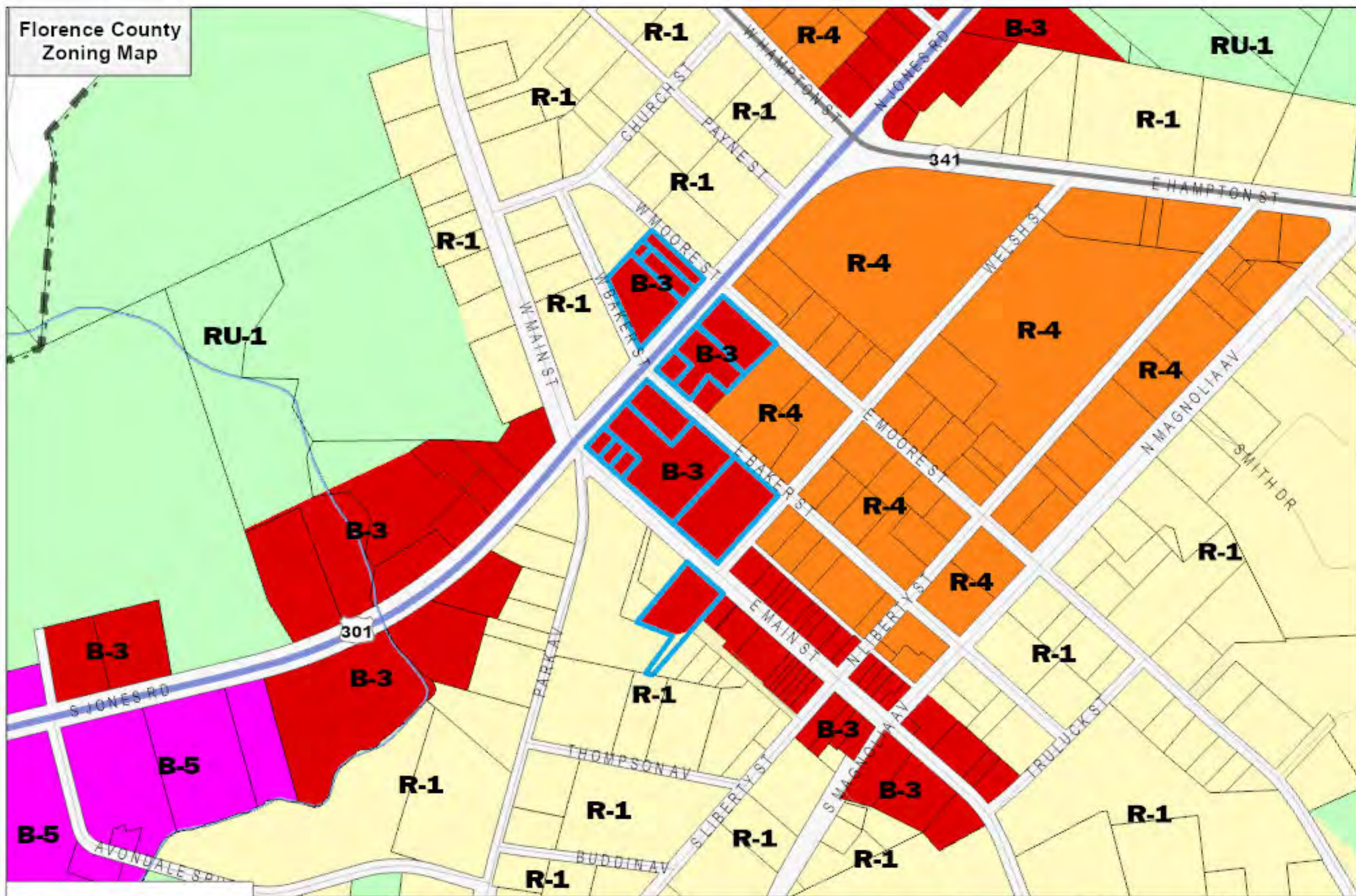


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-66

Florence County Zoning Map



Current County Zoning

- B-3 GENERAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY UNZONED

0 380 760 Feet

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-66



2024 Aerial



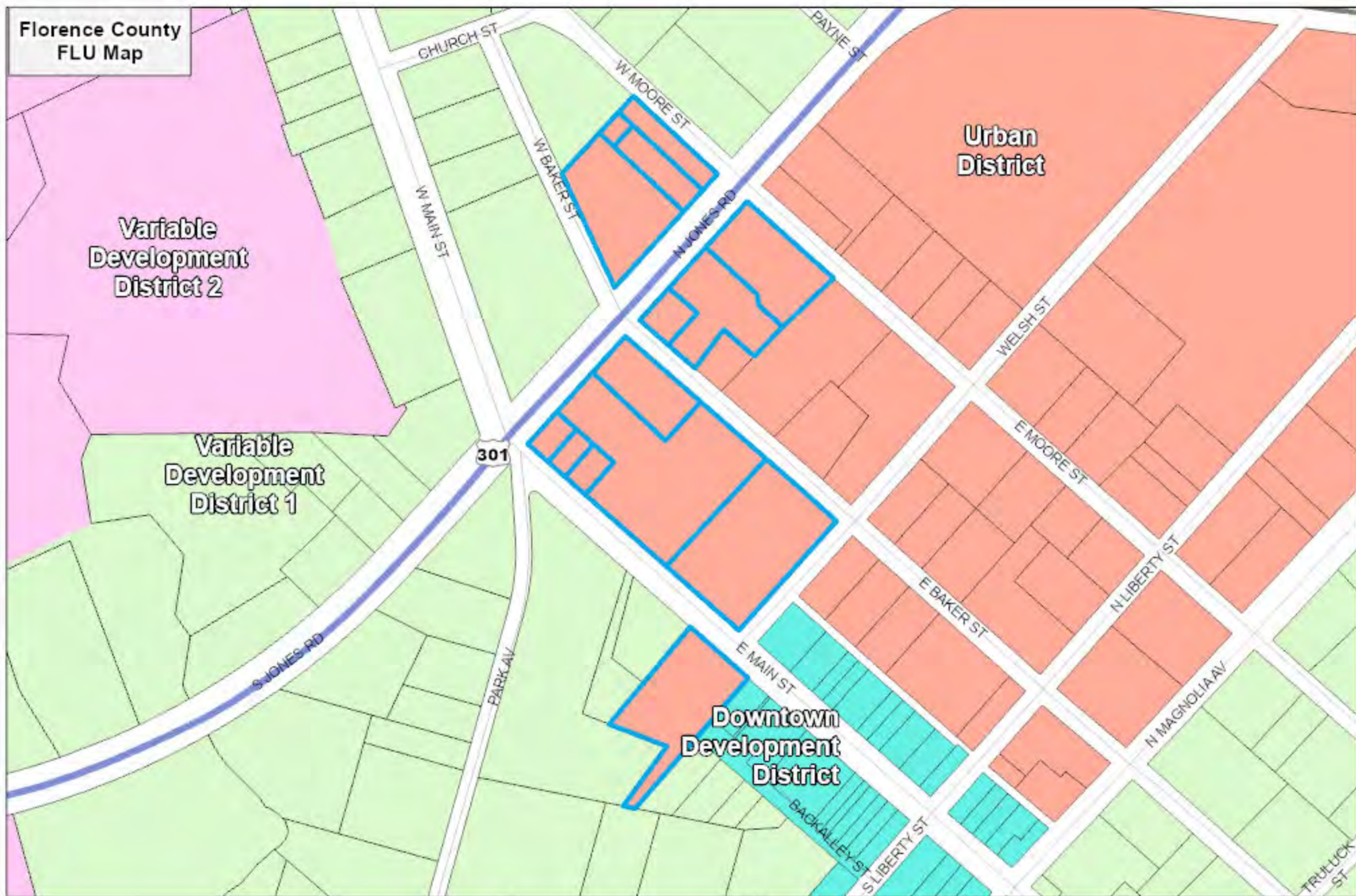
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Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-66

**Florence County
FLU Map**



Future Land Use
Land Use Code
City Zoning

Downtown Development District
Suburban District
Urban District
Variable Development District 1

Florence County
Planning Department
Meeting Date:
08/25/2026

**Council District 1
PC#2026-66**



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-67**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 2 To **Variable Development District 1** And To Change A Portion Of The Zoning Designation From RU-1, Rural Community District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-094.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-094

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: B-3 & RU-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently zoned B-3, General Commercial District and RU-1, Rural Community District with current uses consisting of commercial.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for a portion of the subject property is **B-3, General Commercial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are zoned R-1, RU-1, and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for this property is currently Variable Development District 2 (VD2). Florence County has requested to change the future land use designation of this property to Variable Development District 1 (VD1). The requested rezoning of a portion of this property to B-3, General Commercial District is compatible with the requested Variable Development District 1 future land use designation.

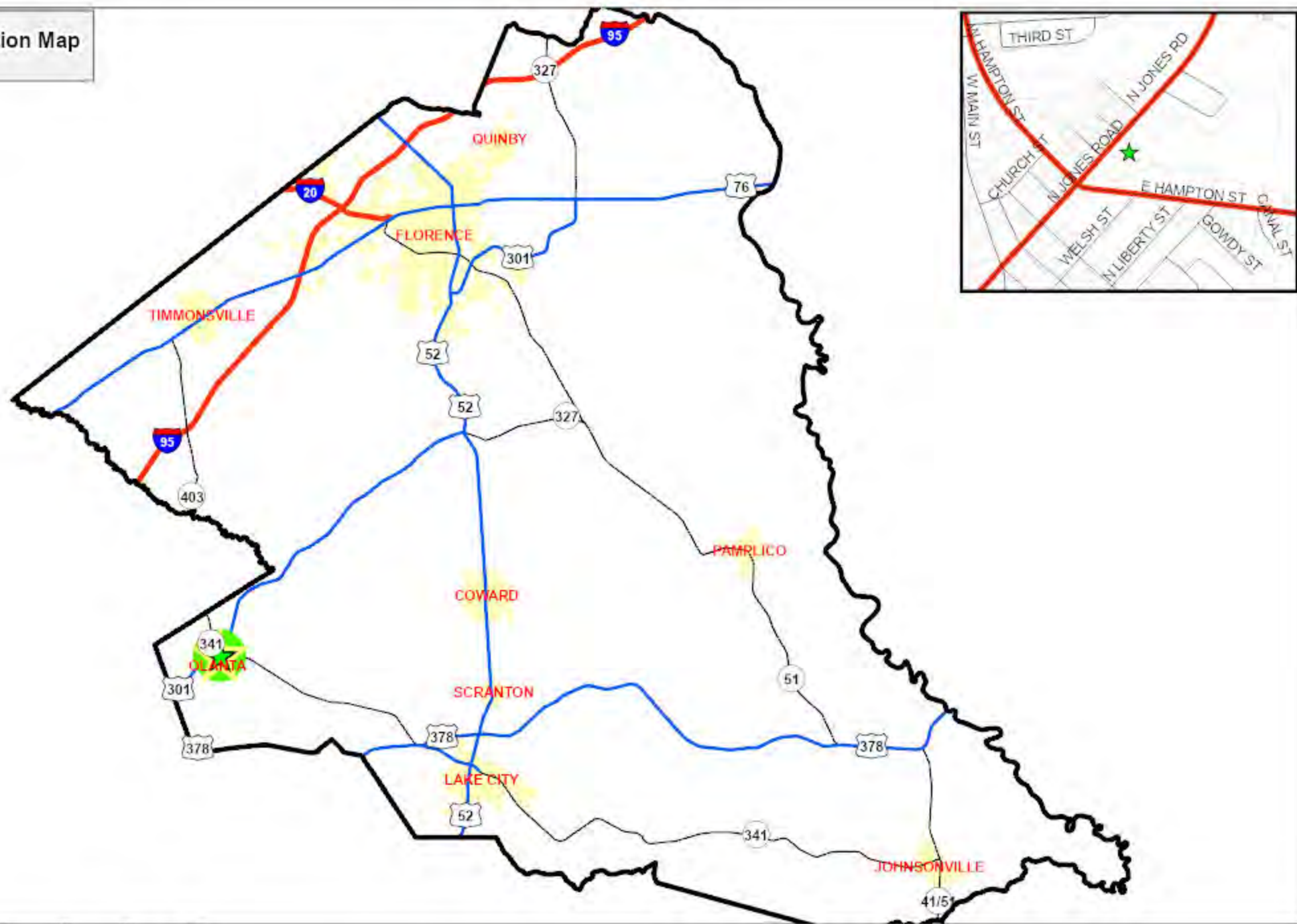
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, September 17, 2026 @ 6:00 p.m. at The Bean Market, located at 111 Henry Street, Lake City, SC 29560.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Comprehensive Plan Map

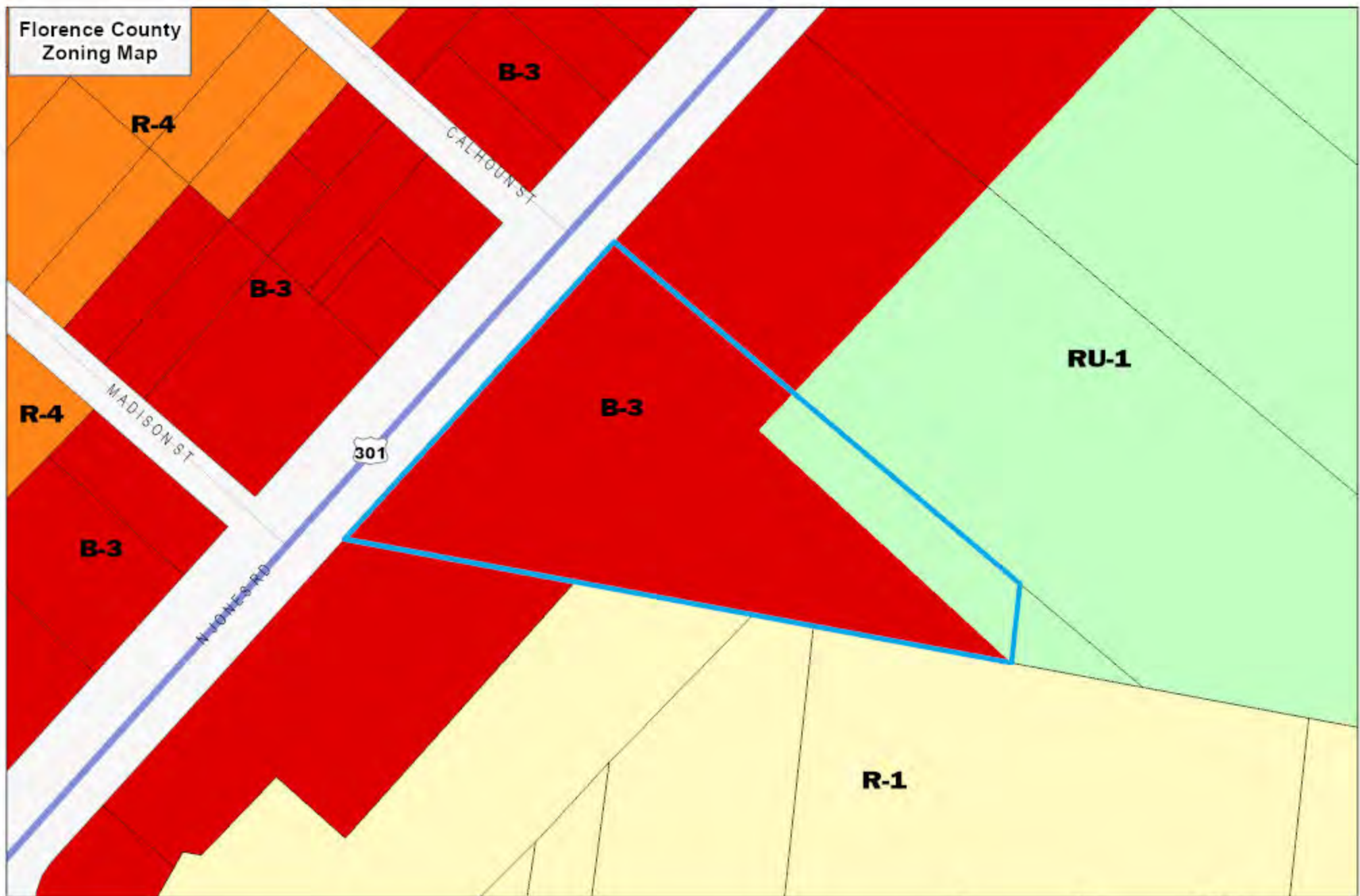
Location Map



Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-67

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-67



2024 Aerial



0 70 140
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-67

**Florence County
FLU Map**



Future Land Use
Land Use Code
City Zoning

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

0 100
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026

**Council District 1
PC#2026-67**



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-68**

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 **Downtown Development District**, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-006, A Portion Of 04530-03-006, 04610-03-002, 04620-03-029, 04620-03-031, 04620-03-032, 04620-03-036, 04620-03-037, 04620-03-072, 04620-03-073, 04620-03-076.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-006, A Portion Of 04530-03-006, 04610-03-002, 04620-03-029, 04620-03-031, 04620-03-032, 04620-03-036, 04620-03-037, 04620-03-072, 04620-03-073, 04620-03-076

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: R-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently zoned R-1, Single-Family Residential District with current uses consisting of residential and vacant.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **B-4, Central Commercial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are zoned R-1, RU-1, and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Variable Development District 1 (VD1). Florence County has requested to change the future land use designation of these properties to Downtown Development District (DDD). The requested rezoning of these properties to B-4, Central Commercial District is compatible with the requested Downtown Development District future land use designation.

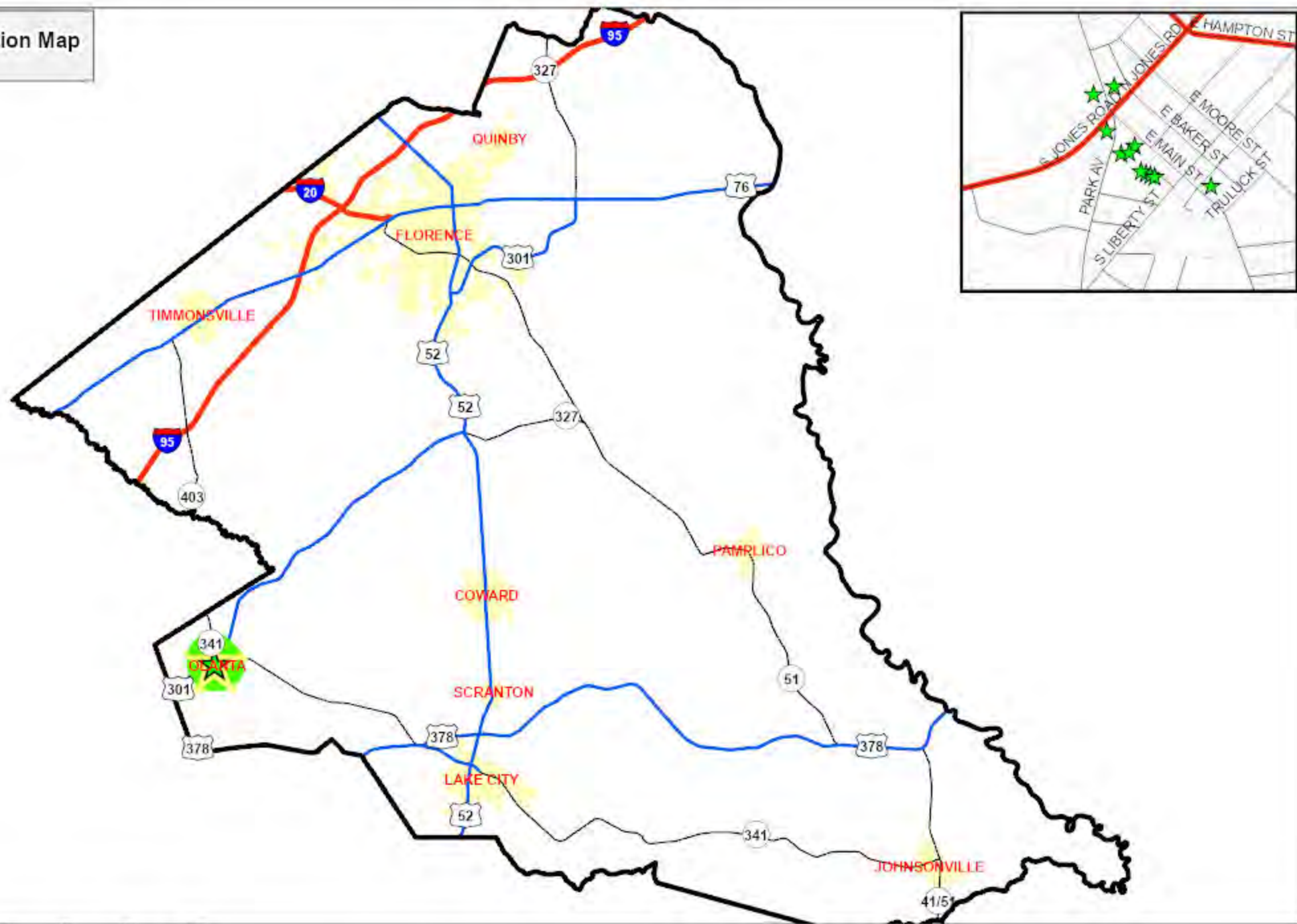
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, September 17, 2026 @ 6:00 p.m. at The Bean Market, located at 111 Henry Street, Lake City, SC 29560.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Comprehensive Plan Map

Location Map



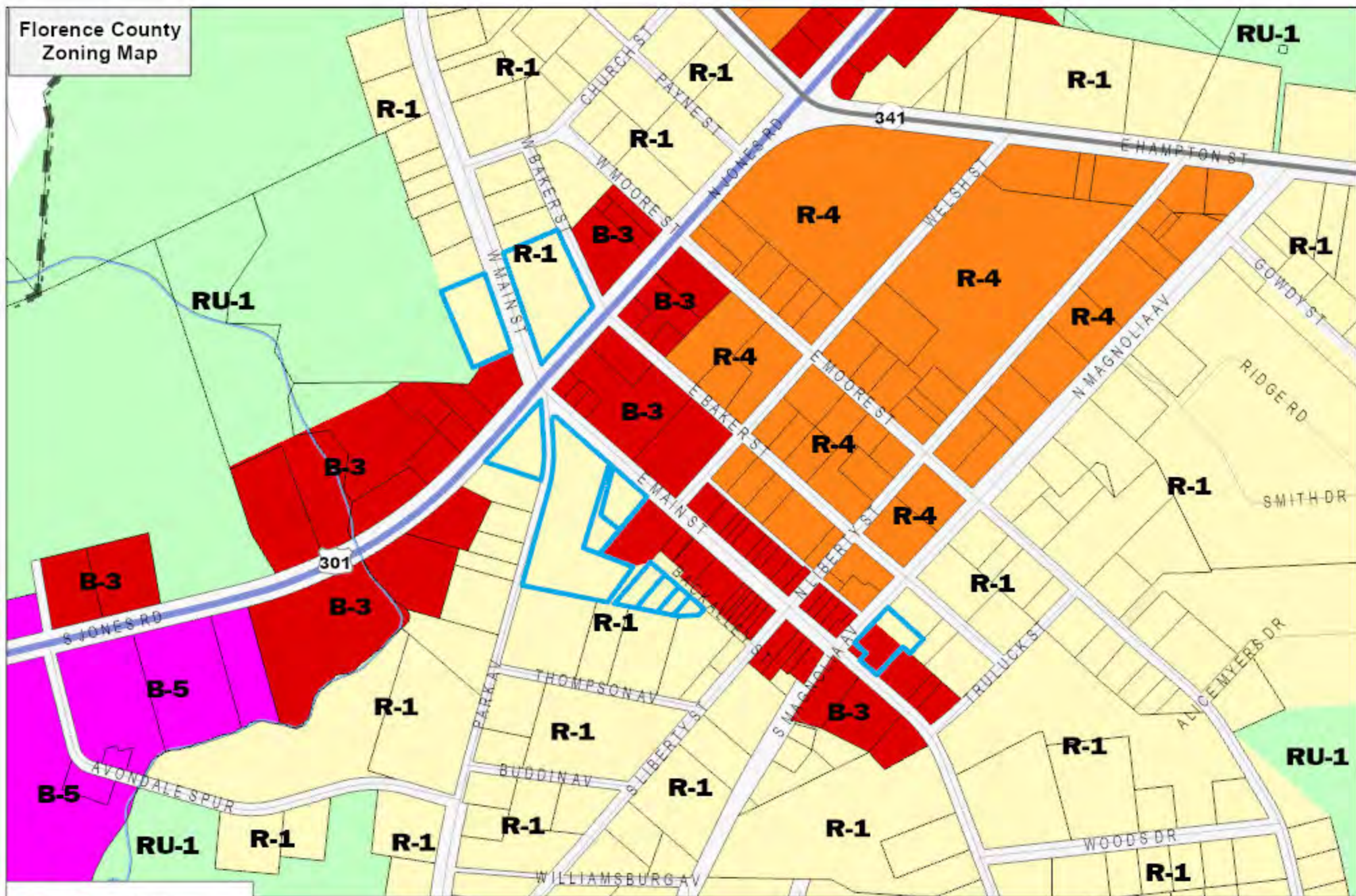
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Miles

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-68

Florence County Zoning Map



Current County Zoning

- B-3 GENERAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY UNZONED

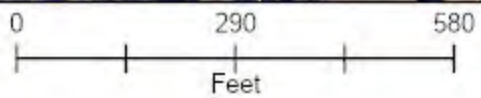
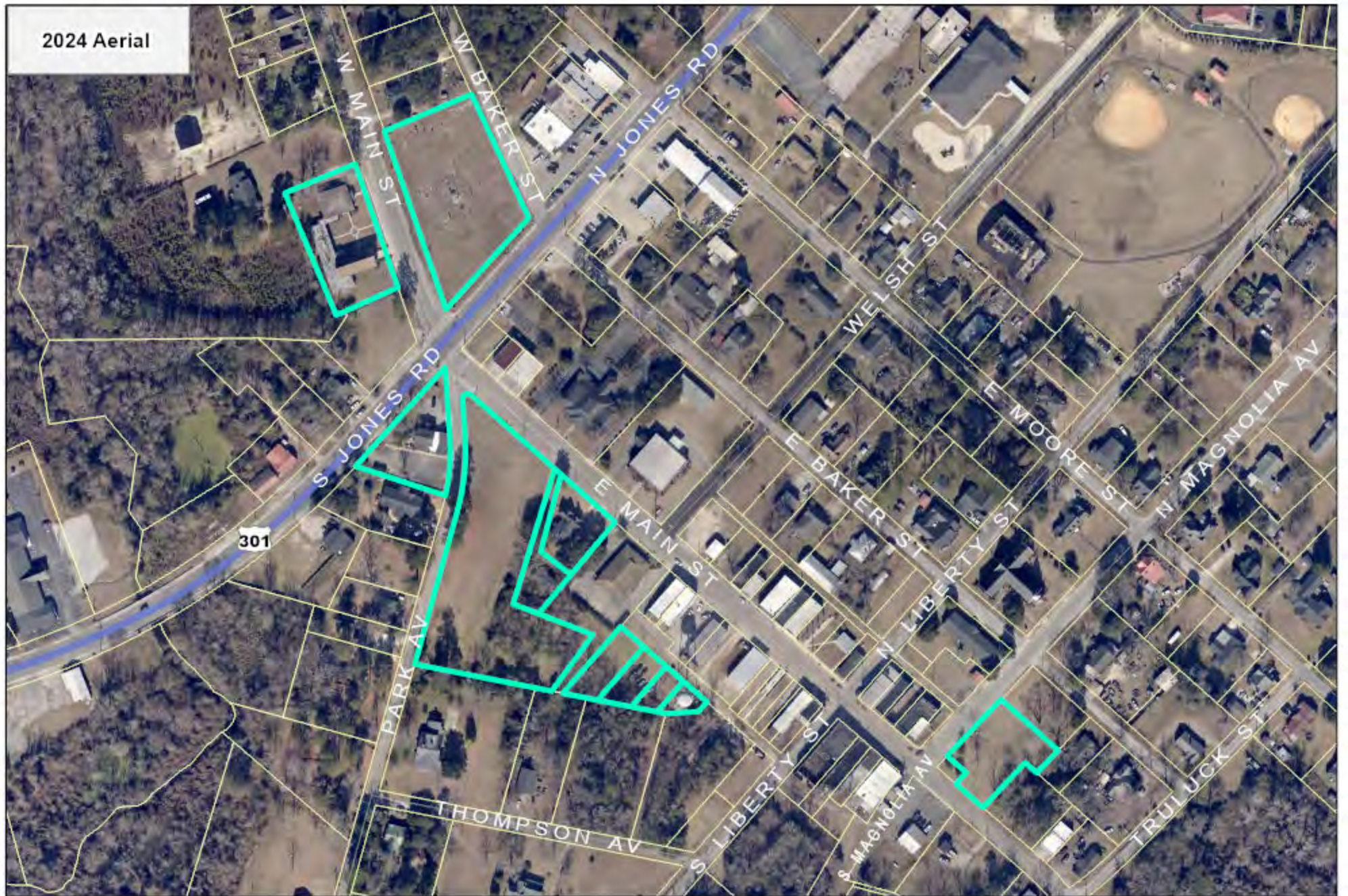
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Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-68



2024 Aerial

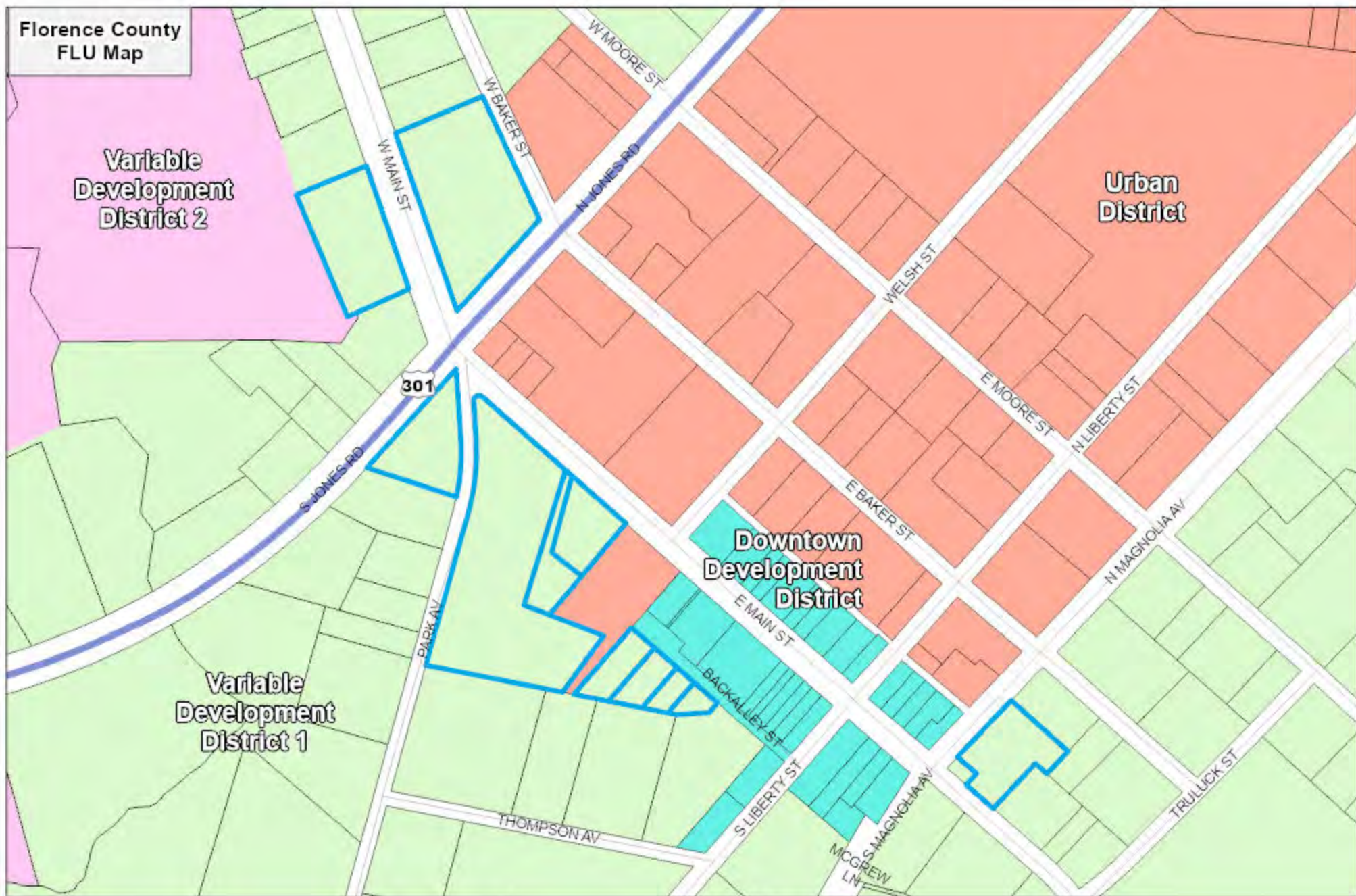


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-68

**Florence County
FLU Map**



Future Land Use
Land Use Code
City Zoning

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

0 480
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026

**Council District 1
PC#2026-68**



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-69**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Urban District To **Downtown Development District**, And To Change The Zoning Designation From R-4, Multi-Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-004, 04520-03-020, 04520-03-021, 04520-03-028, 04520-03-029, 04520-03-030, 04520-03-147.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-004, 04520-03-020, 04520-03-021, 04520-03-028, 04520-03-029, 04520-03-030, 04520-03-147

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: R-4

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently zoned R-4, Multi-Family Residential District, Limited with current uses consisting of residential and vacant.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **B-4, Central Commercial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are zoned R-1, R-4, and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Urban District (UD). Florence County has requested to change the future land use designation of these properties to Downtown Development District (DDD). The requested rezoning of these properties to B-4, Central Commercial District is compatible with the requested Downtown Development District future land use designation.

FLORENCE COUNTY COUNCIL MEETING:

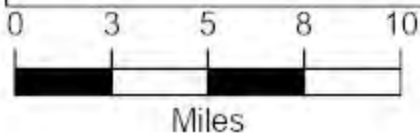
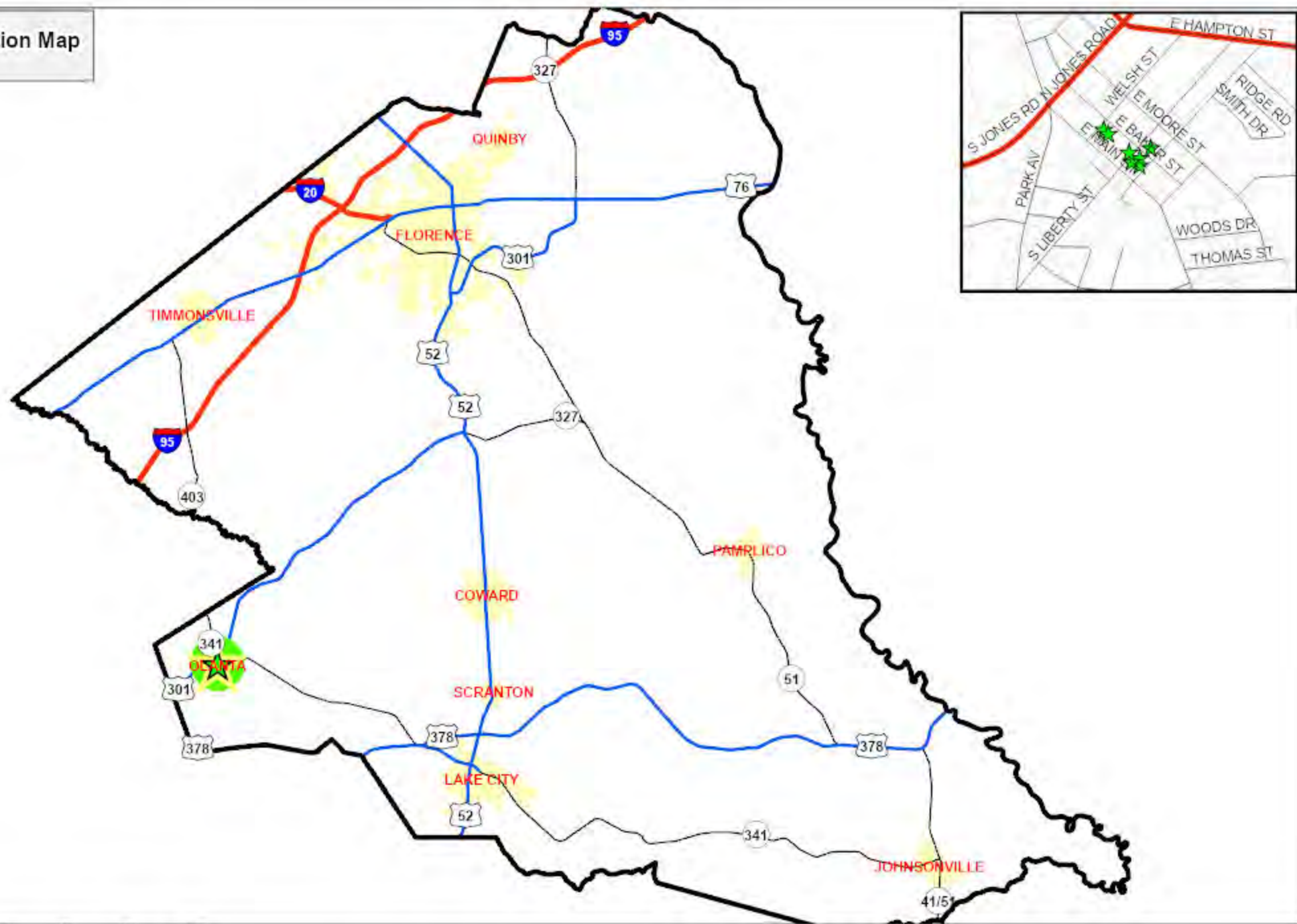
This item is tentatively scheduled to appear on the agenda on Thursday, September 17, 2026 @ 6:00 p.m. at The Bean Market, located at 111 Henry Street, Lake City, SC 29560.

ATTACHMENTS:

- Location Map

- Zoning Map
- Aerial Map
- Comprehensive Plan Map

Location Map

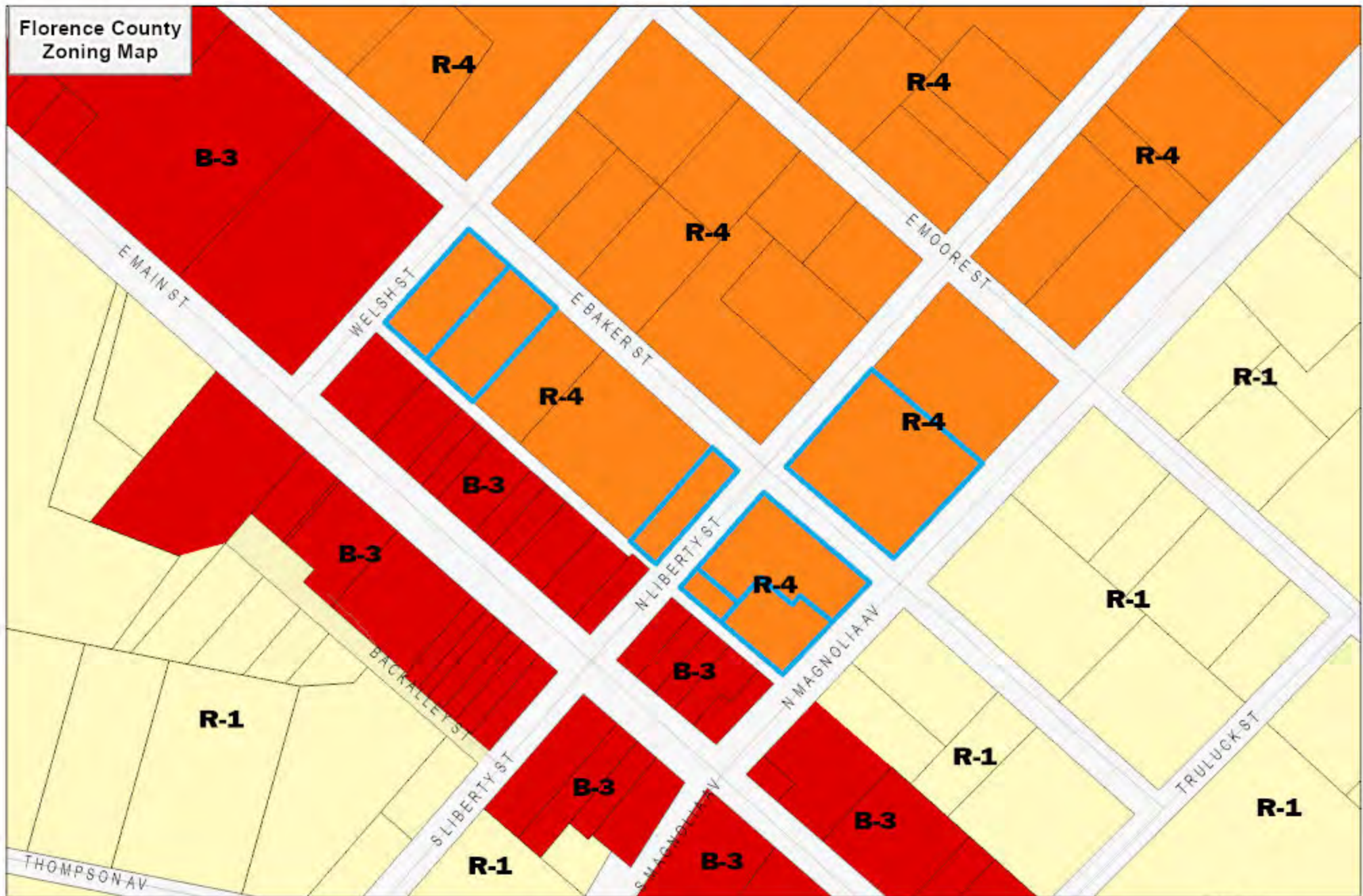


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-69

Florence County
Zoning Map



Current County Zoning

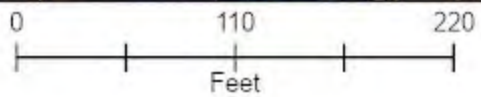
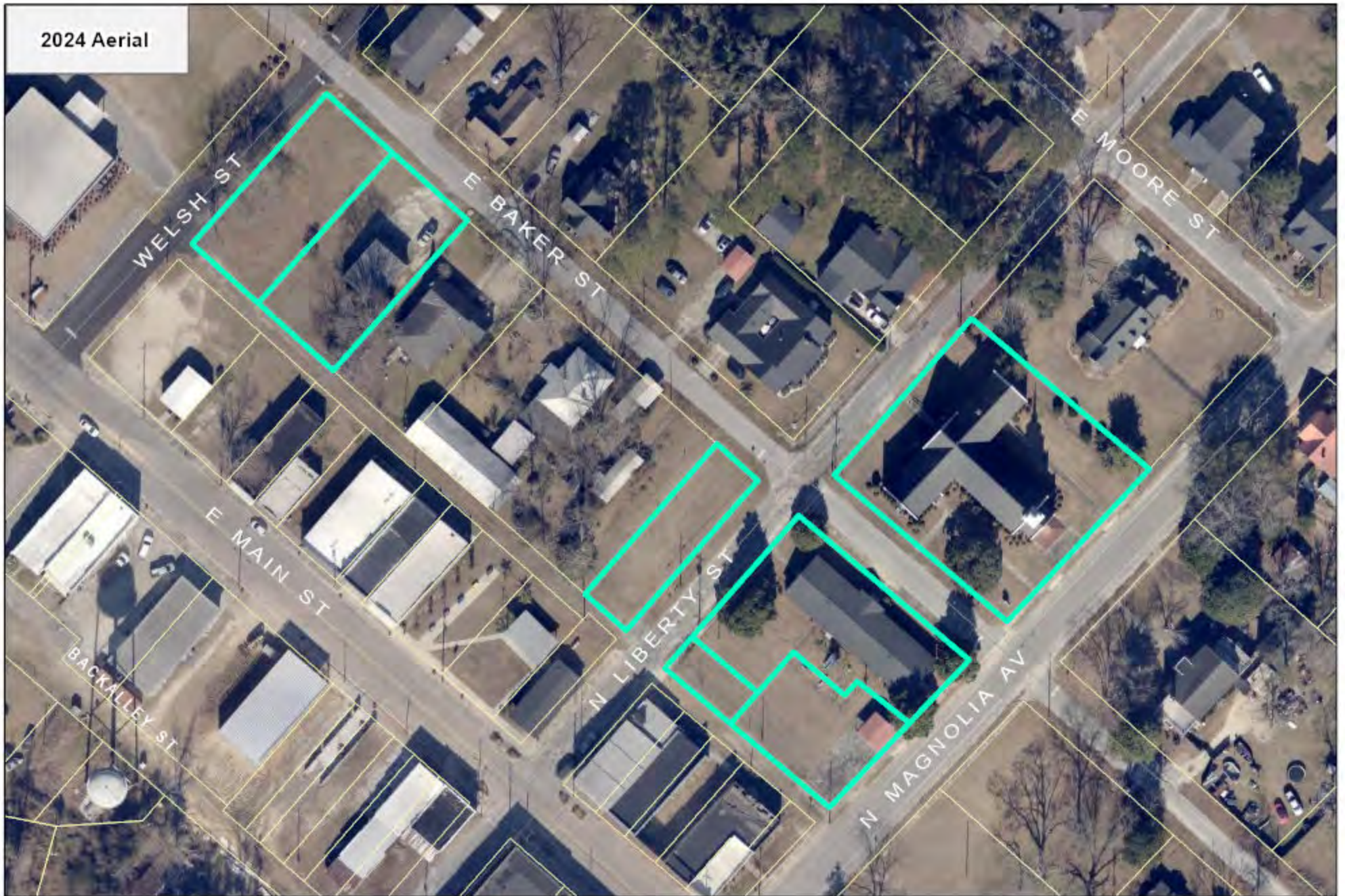
- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-69



2024 Aerial

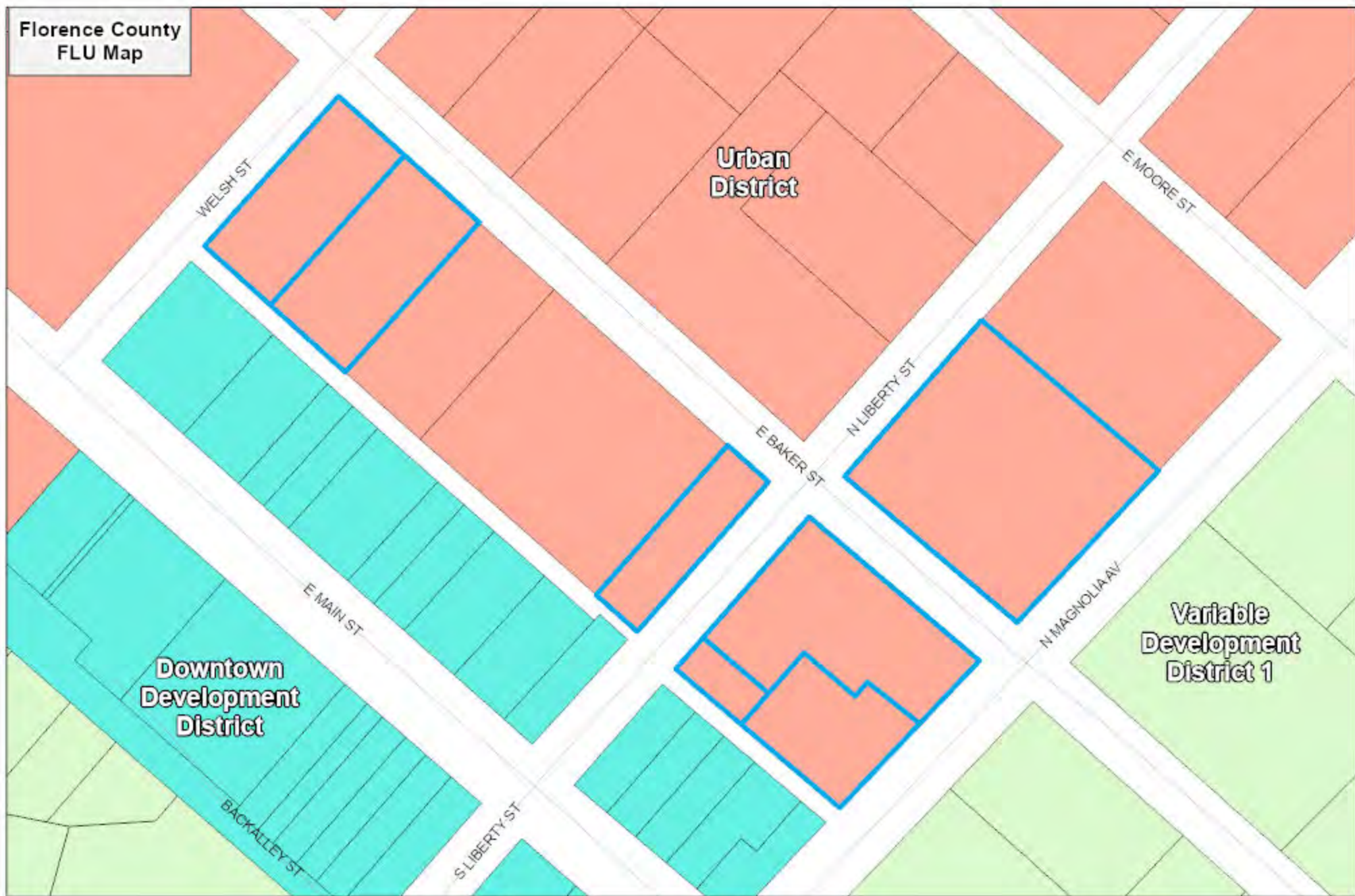


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-69

**Florence County
FLU Map**



Future Land Use
Land Use Code
City Zoning

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

Florence County
Planning Department
Meeting Date:
08/25/2026

**Council District 1
PC#2026-69**



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-70**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Urban District To **Downtown Development District**, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: A Portion Of 04620-03-030.

LOCATION: Olanta, SC

TAX MAP NUMBERS: A Portion Of 04620-03-030

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: R-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently zoned R-1, Single-Family Residential District with current uses consisting of commercial.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject property is **B-4, Central Commercial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are zoned R-1 and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for this property is currently Urban District (UD). Florence County has requested to change the future land use designation of this property to Downtown Development District (DDD). The requested rezoning of this property to B-4, Central Commercial District is compatible with the requested Downtown Development District future land use designation.

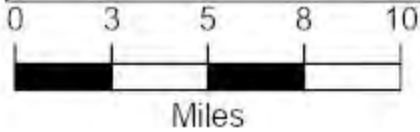
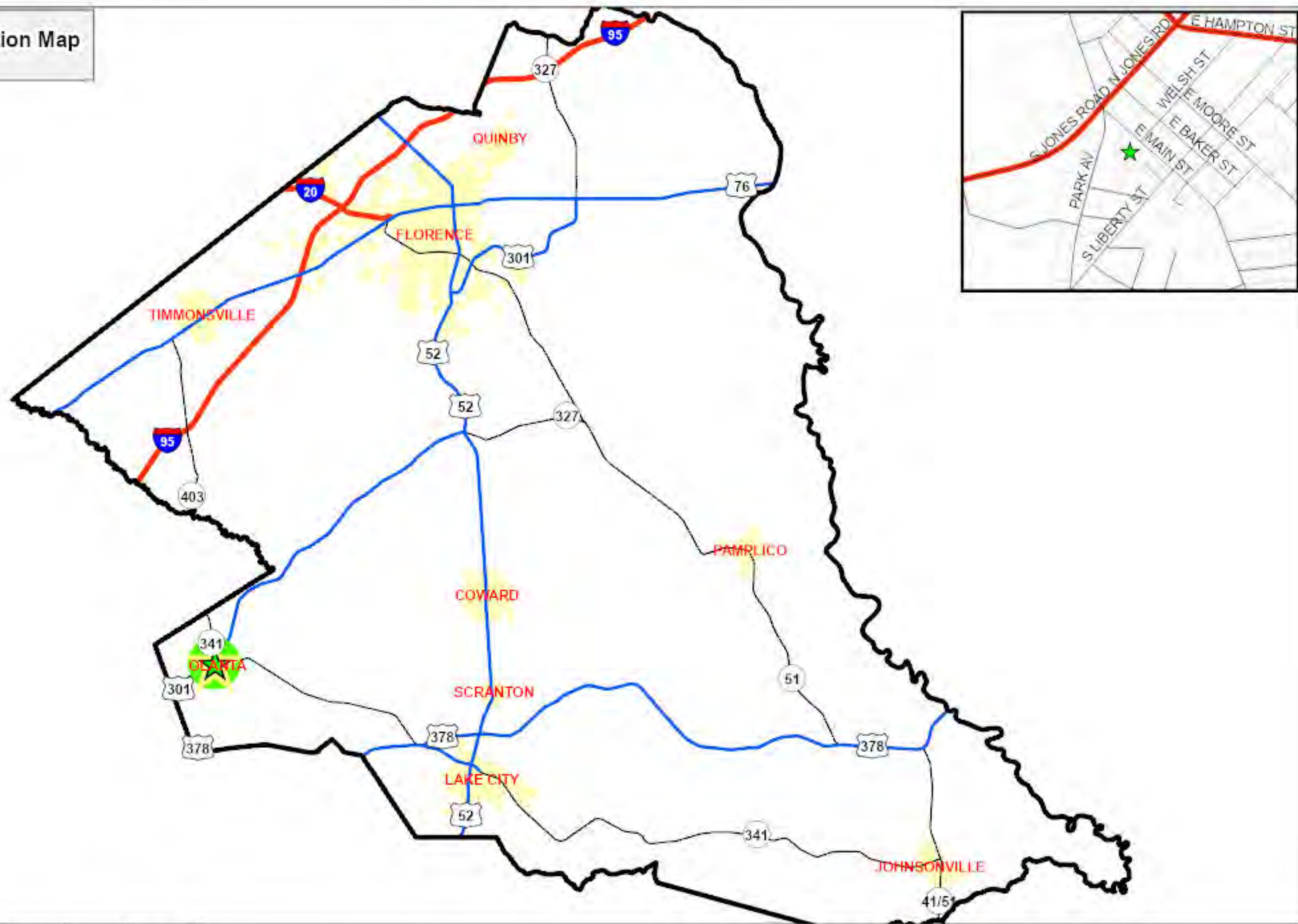
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, September 17, 2026 @ 6:00 p.m. at The Bean Market, located at 111 Henry Street, Lake City, SC 29560.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Comprehensive Plan Map

Location Map

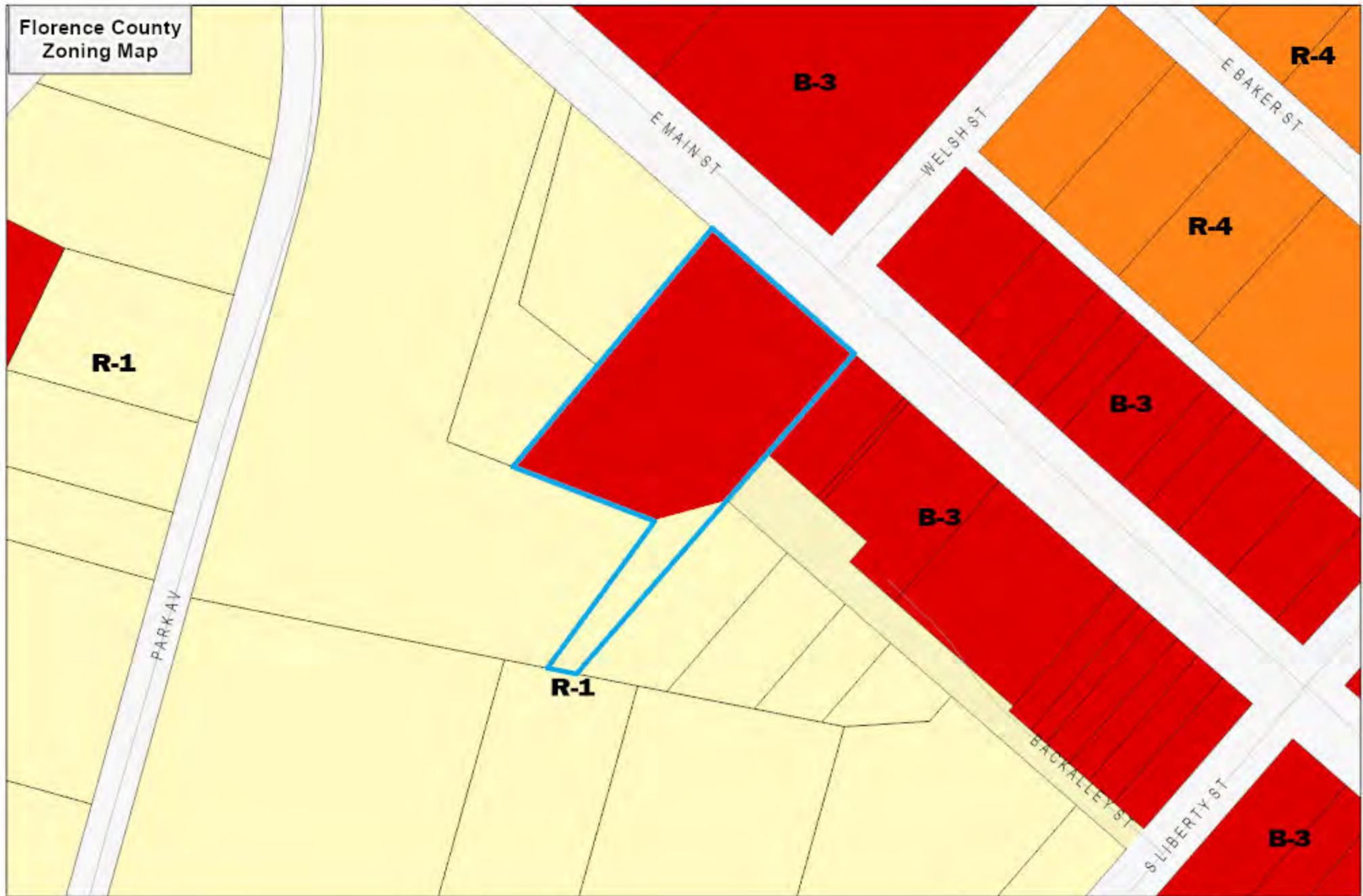


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-70

Florence County
Zoning Map



Current County Zoning

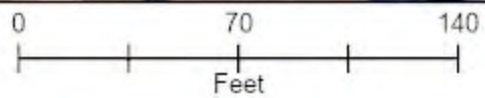
- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-70



2024 Aerial

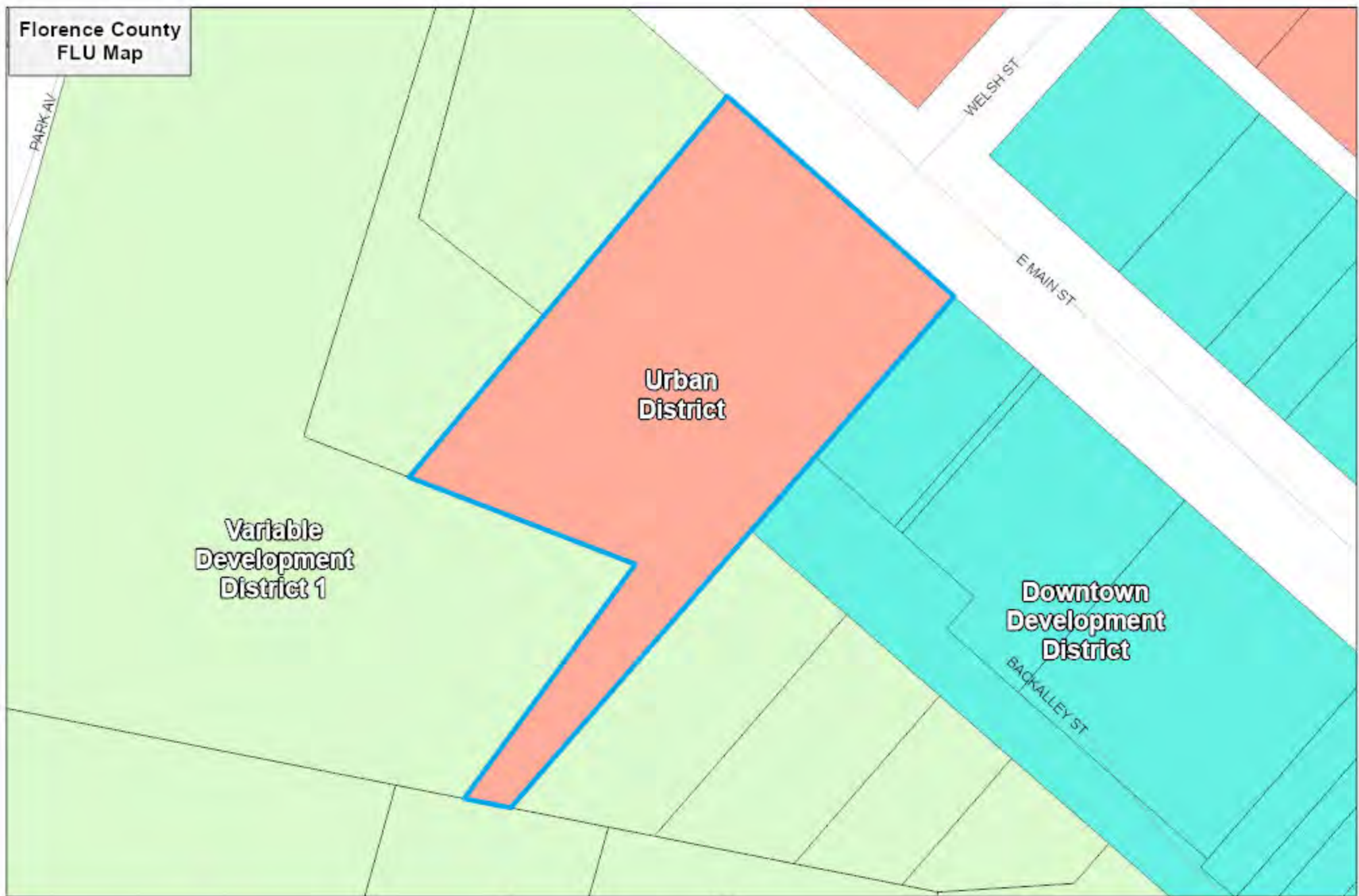


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-70

**Florence County
FLU Map**



Future Land Use
Land Use Code
City Zoning

Downtown Development District
Suburban District
Urban District
Variable Development District 1

0 100
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026

**Council District 1
PC#2026-70**



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-71**

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 **Downtown Development District**, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04530-03-003, 04530-03-004, 04530-03-005, A Portion Of 04530-03-006, 04530-03-007, 04610-03-003, 04630-03-005, 04630-03-006, 04630-03-007.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04530-03-003, 04530-03-004, 04530-03-005, A Portion Of 04530-03-006, 04530-03-007, 04610-03-003, 04630-03-005, 04630-03-006, 04630-03-007

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: B-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently zoned B-3, General Commercial District with current uses consisting of residential, commercial, and vacant.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **B-4, Central Commercial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are zoned R-1, RU-1, and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Variable Development District 1 (VD1). Florence County has requested to change the future land use designation of these properties to Downtown Development District (DDD). The requested rezoning of these properties to B-4, Central Commercial District is compatible with the requested Downtown Development District future land use designation.

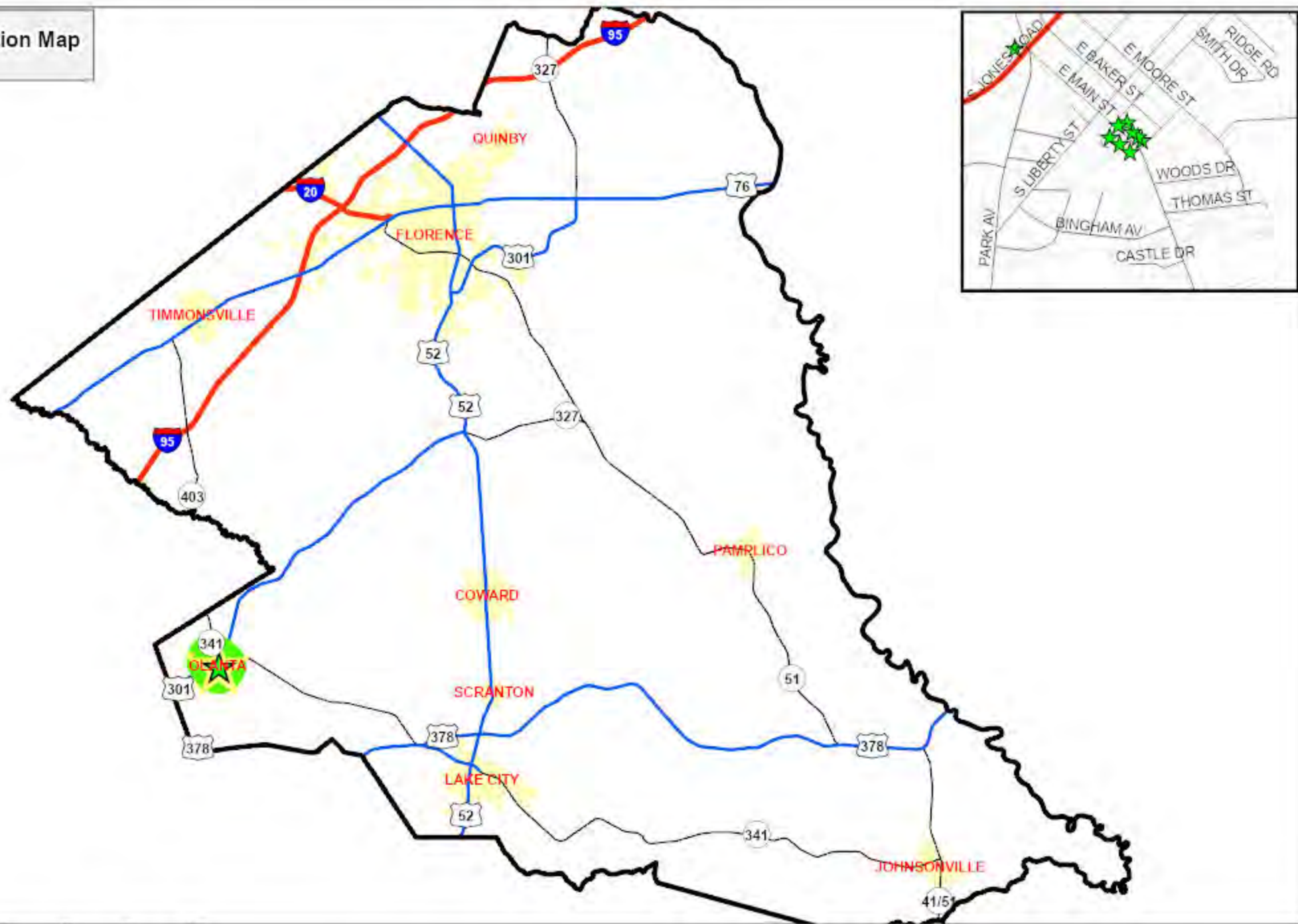
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, September 17, 2026 @ 6:00 p.m. at The Bean Market, located at 111 Henry Street, Lake City, SC 29560.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Comprehensive Plan Map

Location Map



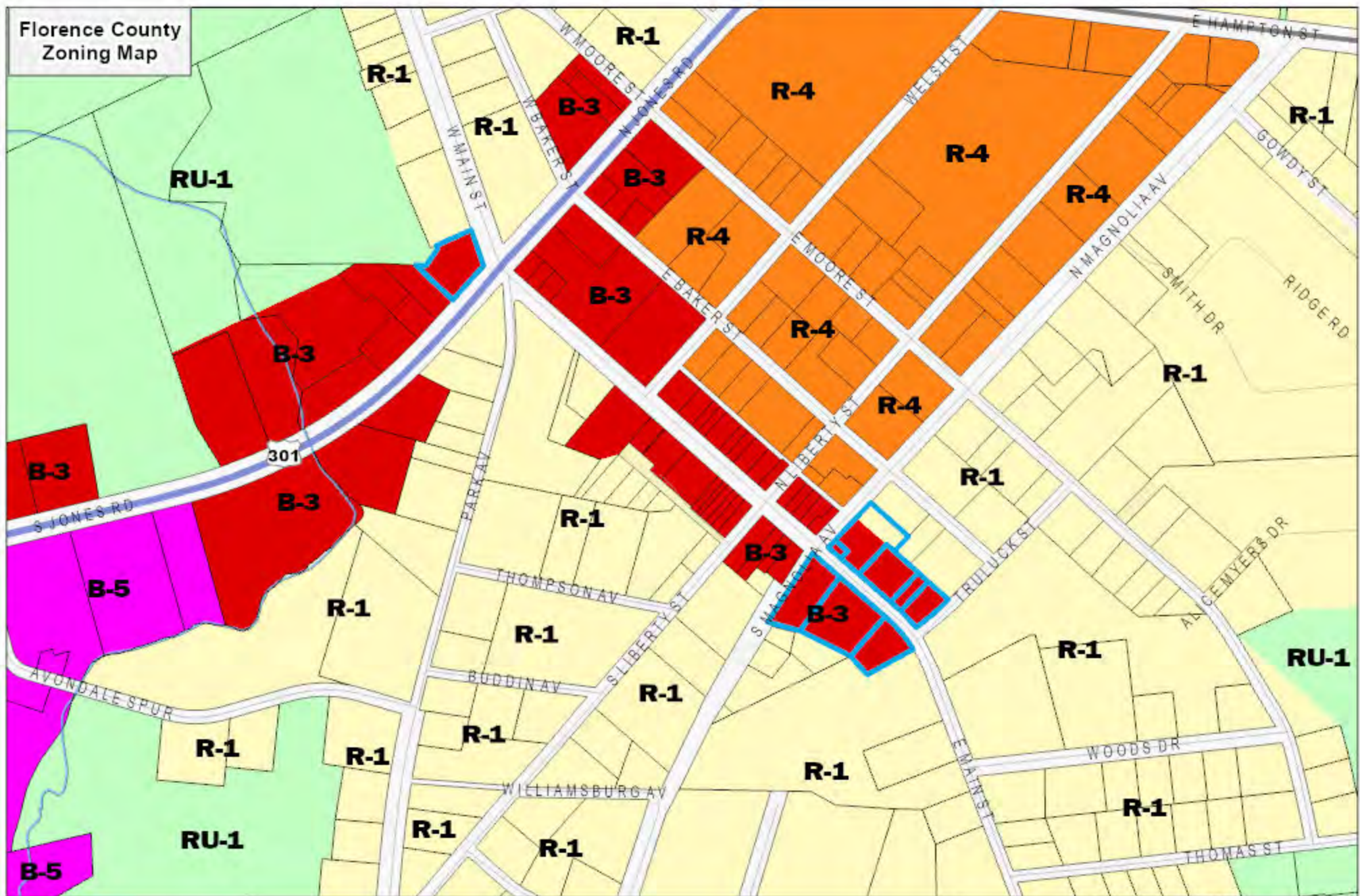
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Miles

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-71

Florence County Zoning Map



Current County Zoning

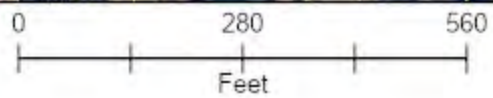
- B-3 GENERAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-71



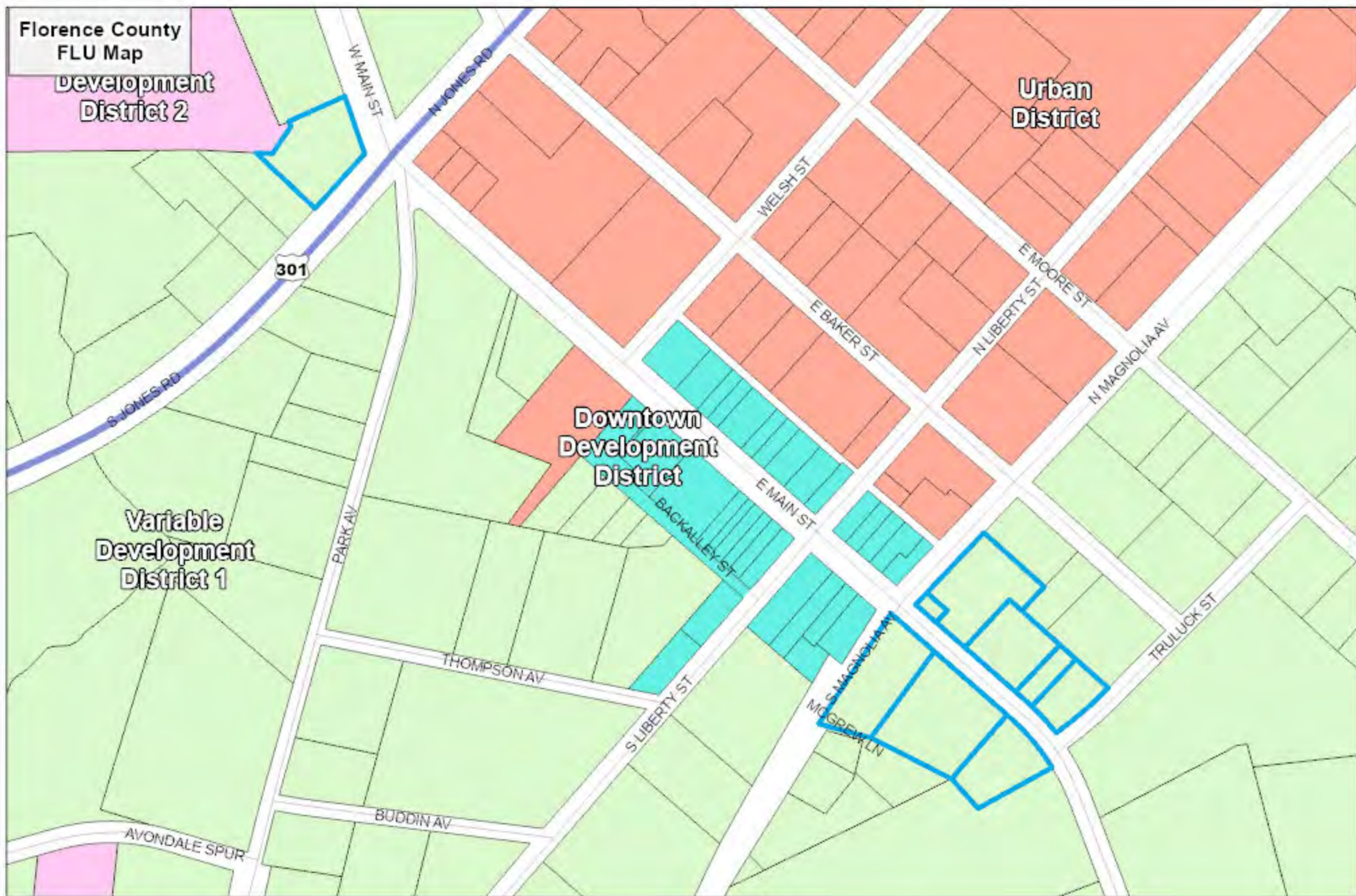
2024 Aerial



Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-71



Future Land Use
Land Use Code
City Zoning

Downtown Development District
Suburban District
Urban District
Variable Development District 1

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-71



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-72**

SUBJECT: A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-089, 04520-03-090, 04520-03-091.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-089, 04520-03-090, 04520-03-091

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: R-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently zoned R-1, Single-Family Residential District with current use consisting of vacant and commercial.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.
3. Surrounding Land Use and Zoning:
The surrounding properties are zoned R-1, R-4, and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties to B-3, General Commercial District is compatible with the designated future land use.

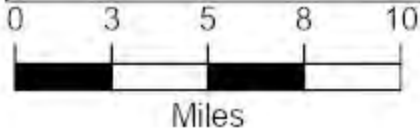
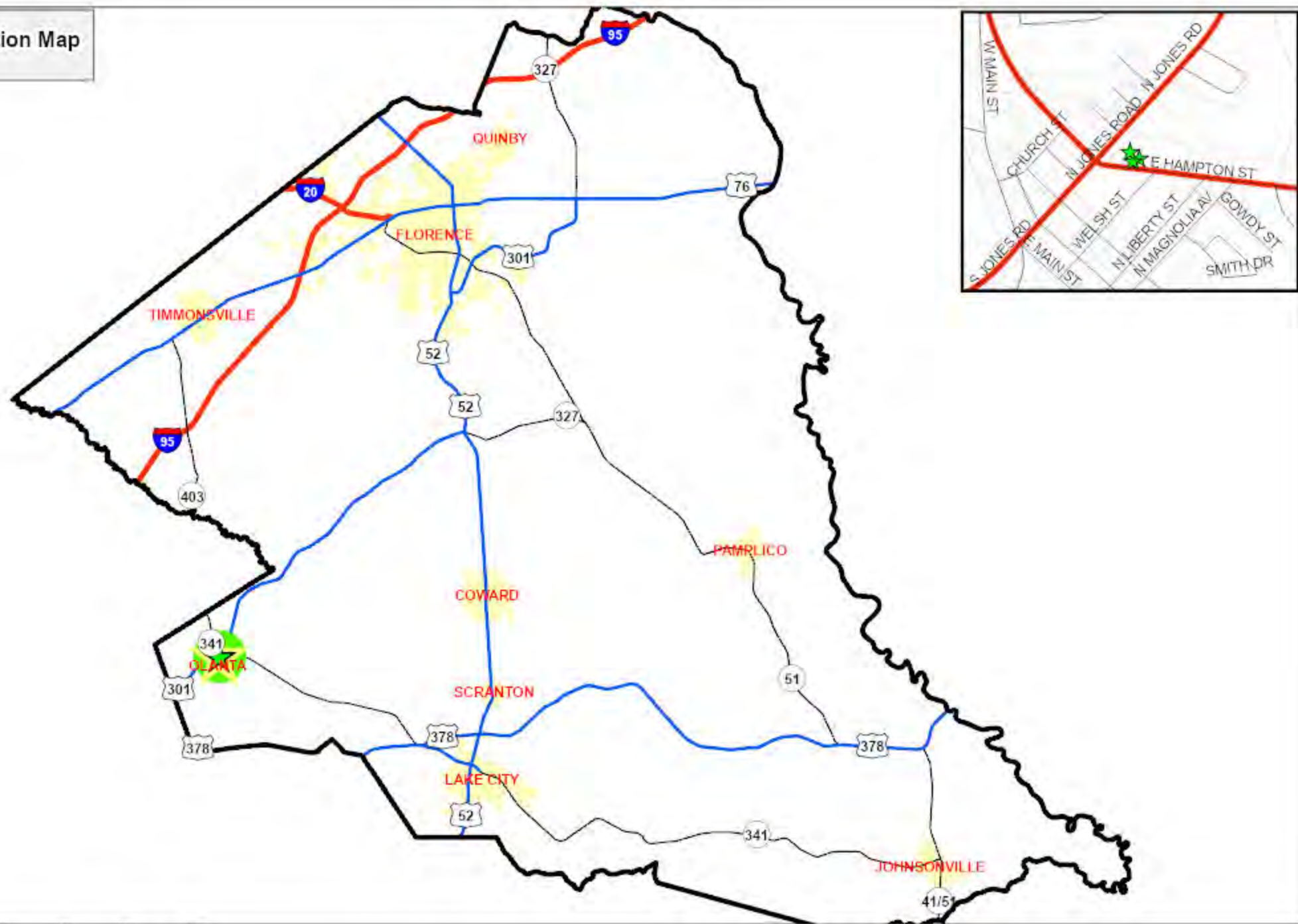
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, September 17, 2026 @ 6:00 p.m. at The Bean Market, located at 111 Henry Street, Lake City, SC 29560.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map

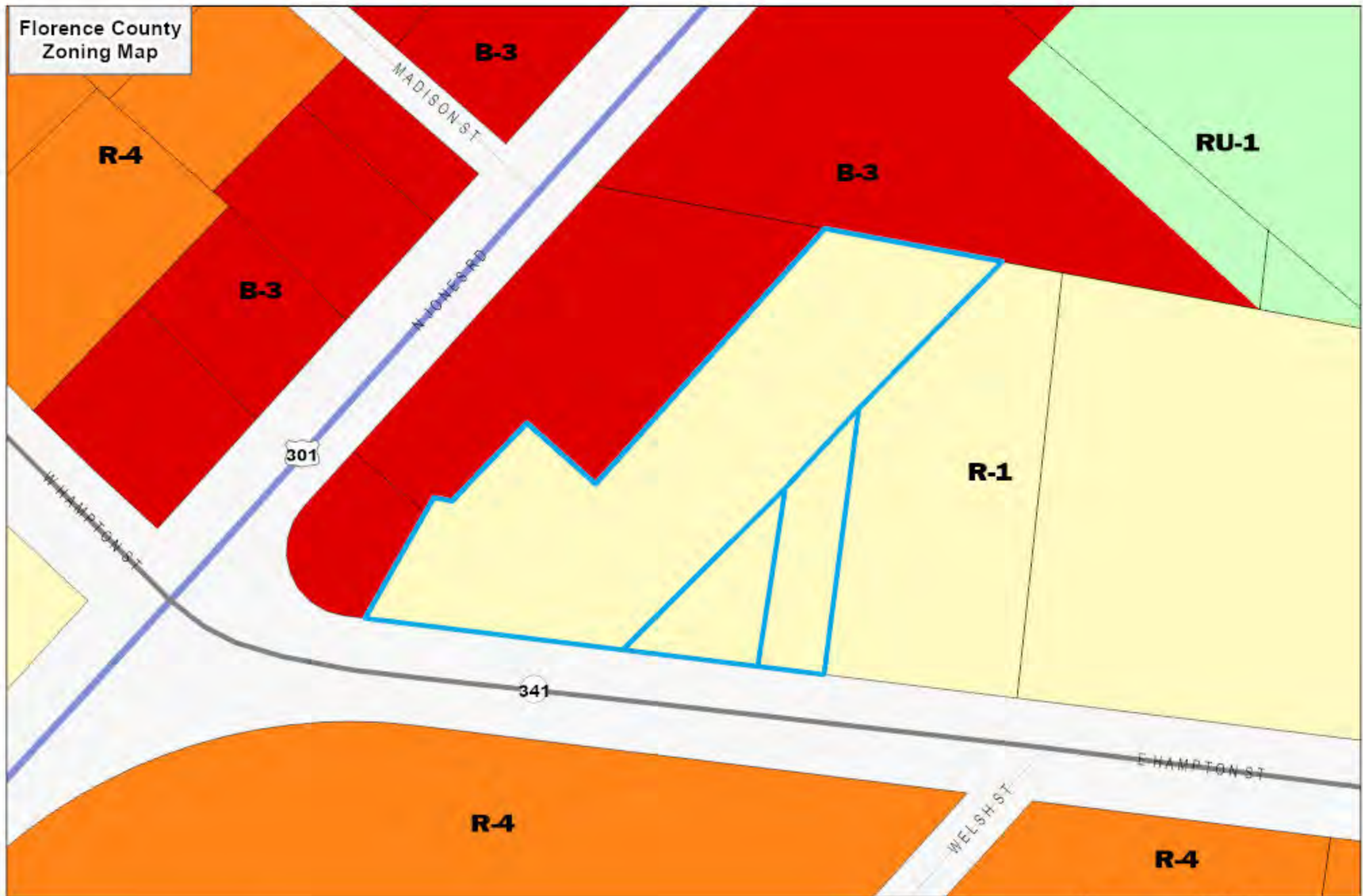


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-72

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-72



2024 Aerial



Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-72

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-73**

SUBJECT: A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04620-03-039, 04620-03-065, 04620-03-077.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04620-03-039, 04620-03-065, 04620-03-077

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: R-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are vacant and currently zoned R-1, Single-Family Residential District.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for these subject properties is **B-4, Central Commercial District**.
3. Surrounding Land Use and Zoning:
The surrounding properties are zoned R-1 and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Downtown Development District (DDD). The requested rezoning of these properties to B-4, Central Commercial District is compatible with the designated future land use.

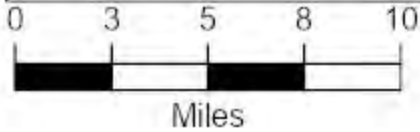
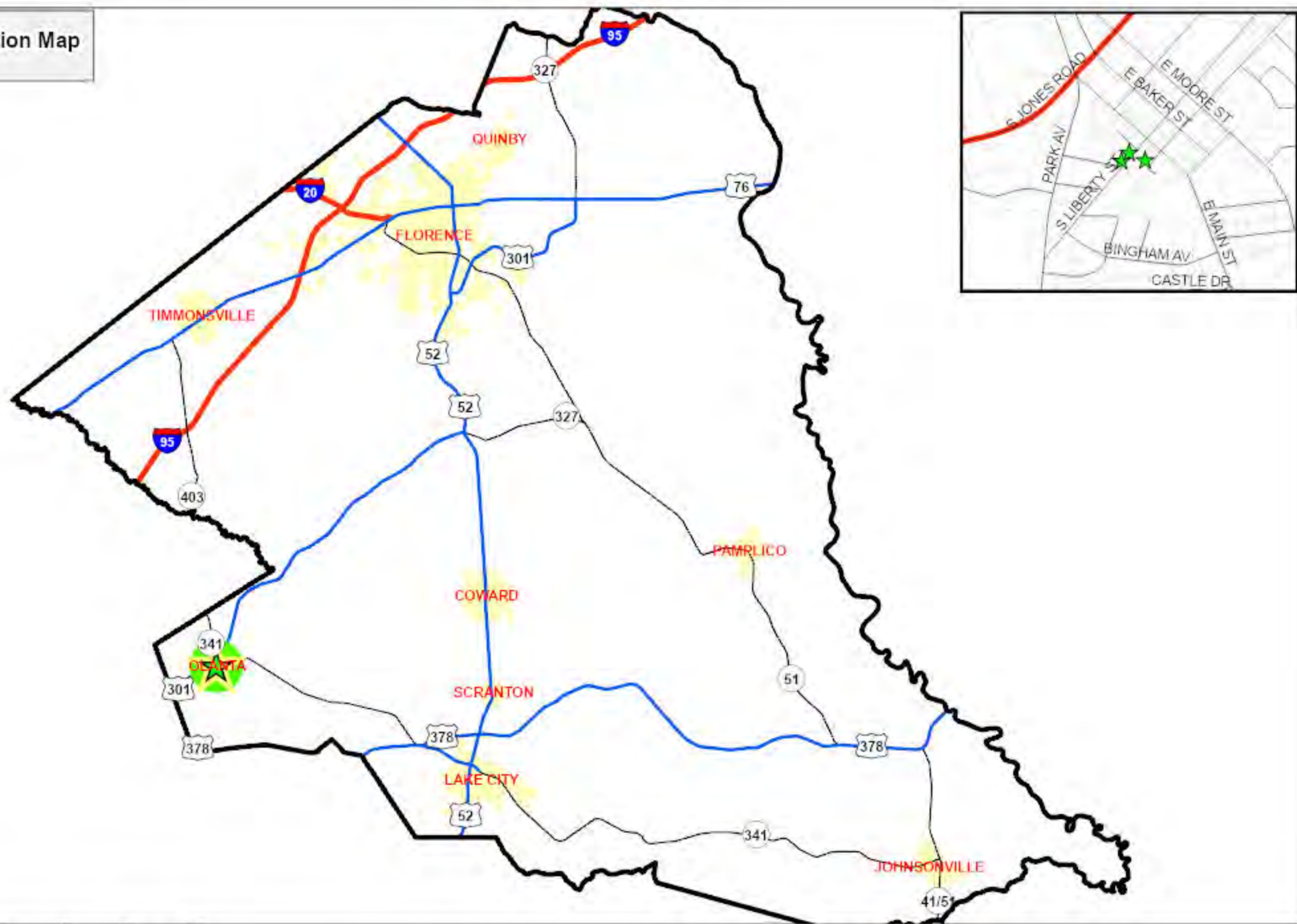
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, September 17, 2026 @ 6:00 p.m. at The Bean Market, located at 111 Henry Street, Lake City, SC 29560.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map

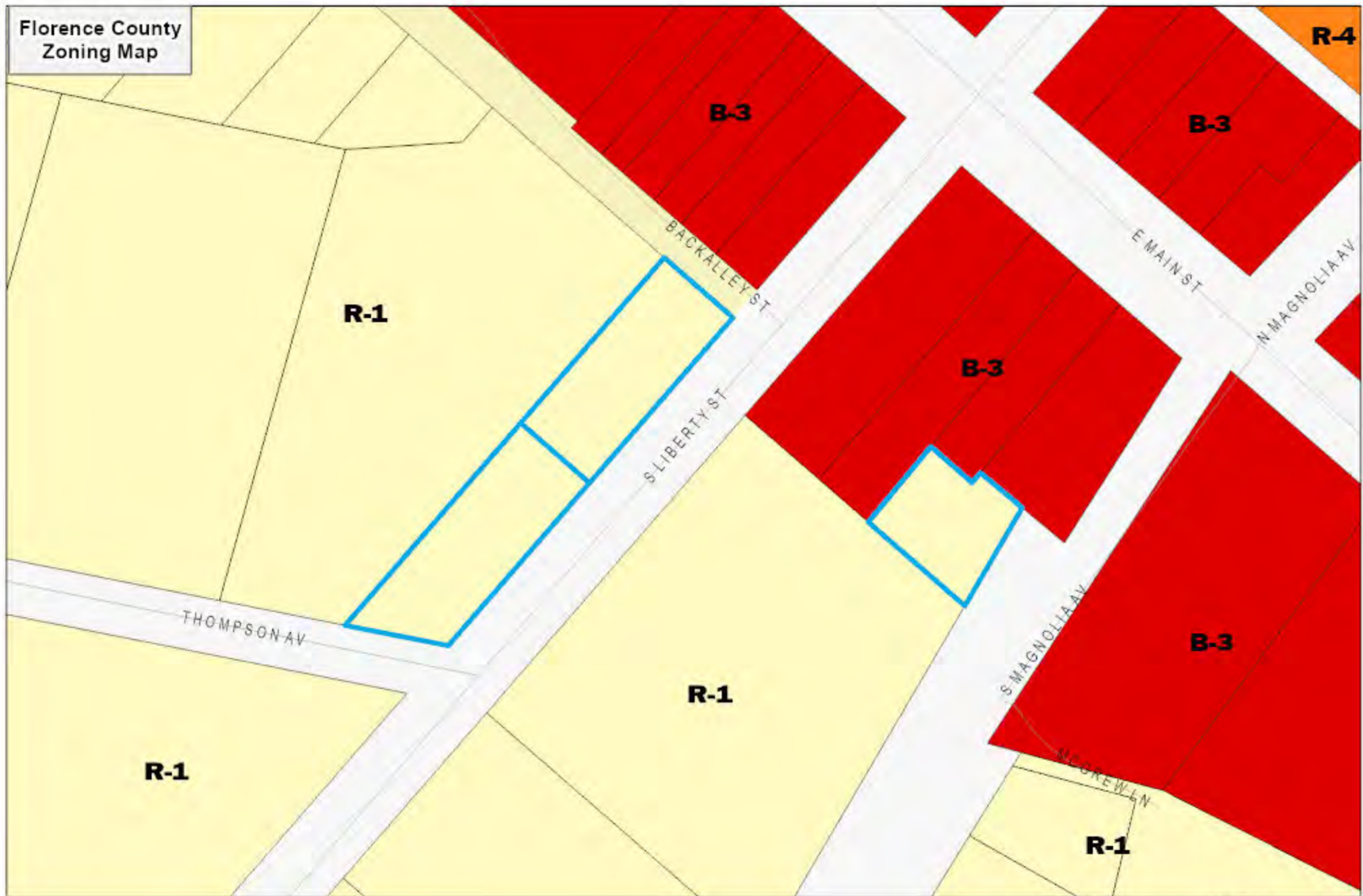


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-73

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-73

2024 Aerial



0 50 100
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-73

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-74**

SUBJECT: A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-011, 04520-03-012, 04520-03-013, 04520-03-014, 04520-03-015, 04520-03-016, 04520-03-017, 04520-03-018, 04520-03-019, 04520-03-026, 04520-03-027, 04520-03-133, 04520-03-144, 04520-03-145, 04520-03-158, 04620-03-019, 04620-03-020, 04620-03-021, 04620-03-022, 04620-03-023, 04620-03-024, 04620-03-025, 04620-03-026, 04620-03-027, 04620-03-028, 04620-03-060, 04620-03-063, 04620-03-064, 04620-03-083.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-011, 04520-03-012, 04520-03-013, 04520-03-014, 04520-03-015, 04520-03-016, 04520-03-017, 04520-03-018, 04520-03-019, 04520-03-026, 04520-03-027, 04520-03-133, 04520-03-144, 04520-03-145, 04520-03-158, 04620-03-019, 04620-03-020, 04620-03-021, 04620-03-022, 04620-03-023, 04620-03-024, 04620-03-025, 04620-03-026, 04620-03-027, 04620-03-028, 04620-03-060, 04620-03-063, 04620-03-064, 04620-03-083

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: B-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject properties are currently zoned B-3, General Commercial District with current uses consisting of commercial.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for these subject properties is **B-4, Central Commercial District**.

3. Surrounding Land Use and Zoning:

The surrounding properties are zoned R-1, R-4, and B-3.

4. Florence County Comprehensive Plan:

The future land use designation for these properties is currently Downtown Development District (DDD). The requested rezoning of these properties to B-4, Central Commercial District is compatible with the designated future land use.

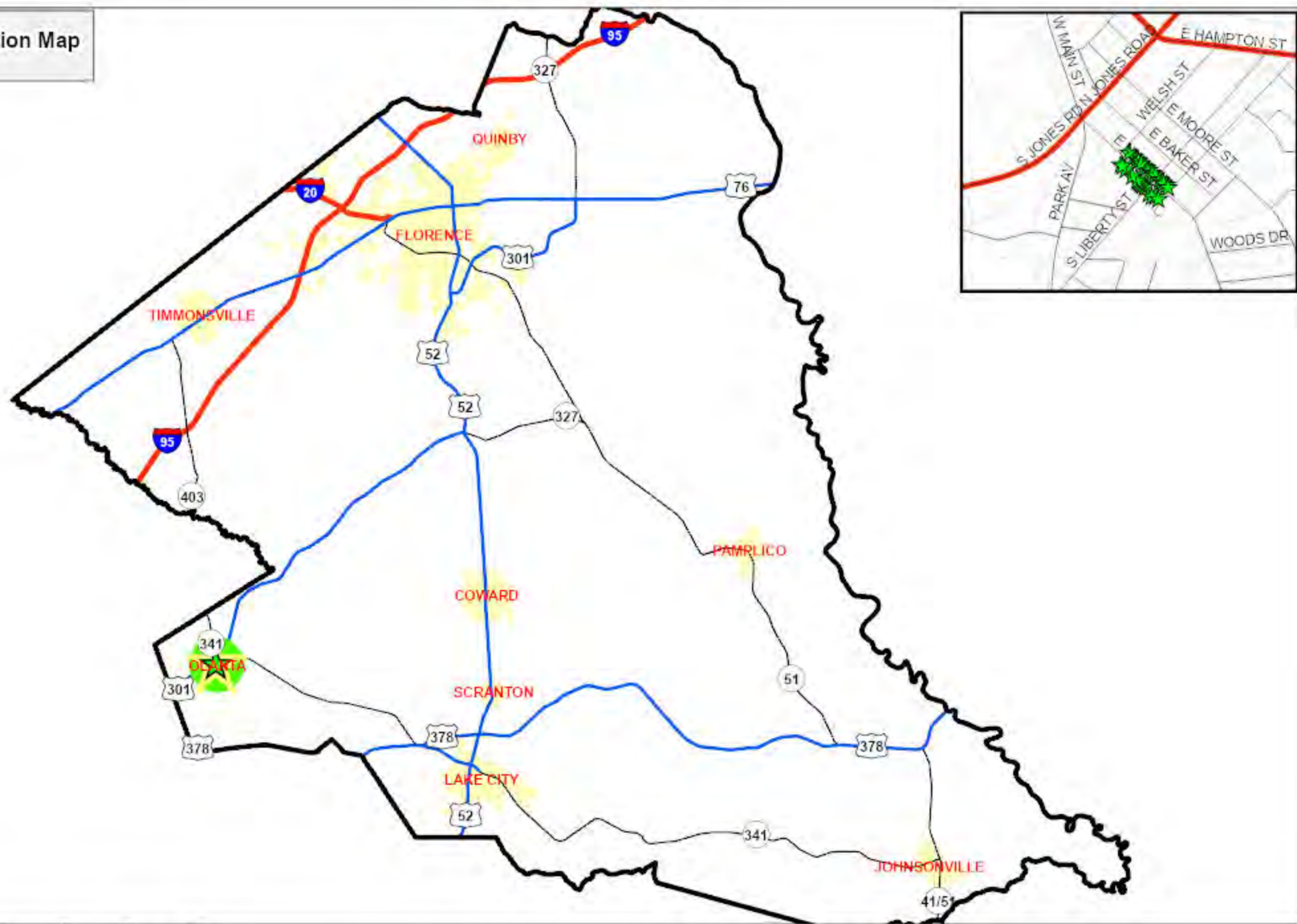
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, September 17, 2026 @ 6:00 p.m. at The Bean Market, located at 111 Henry Street, Lake City, SC 29560.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

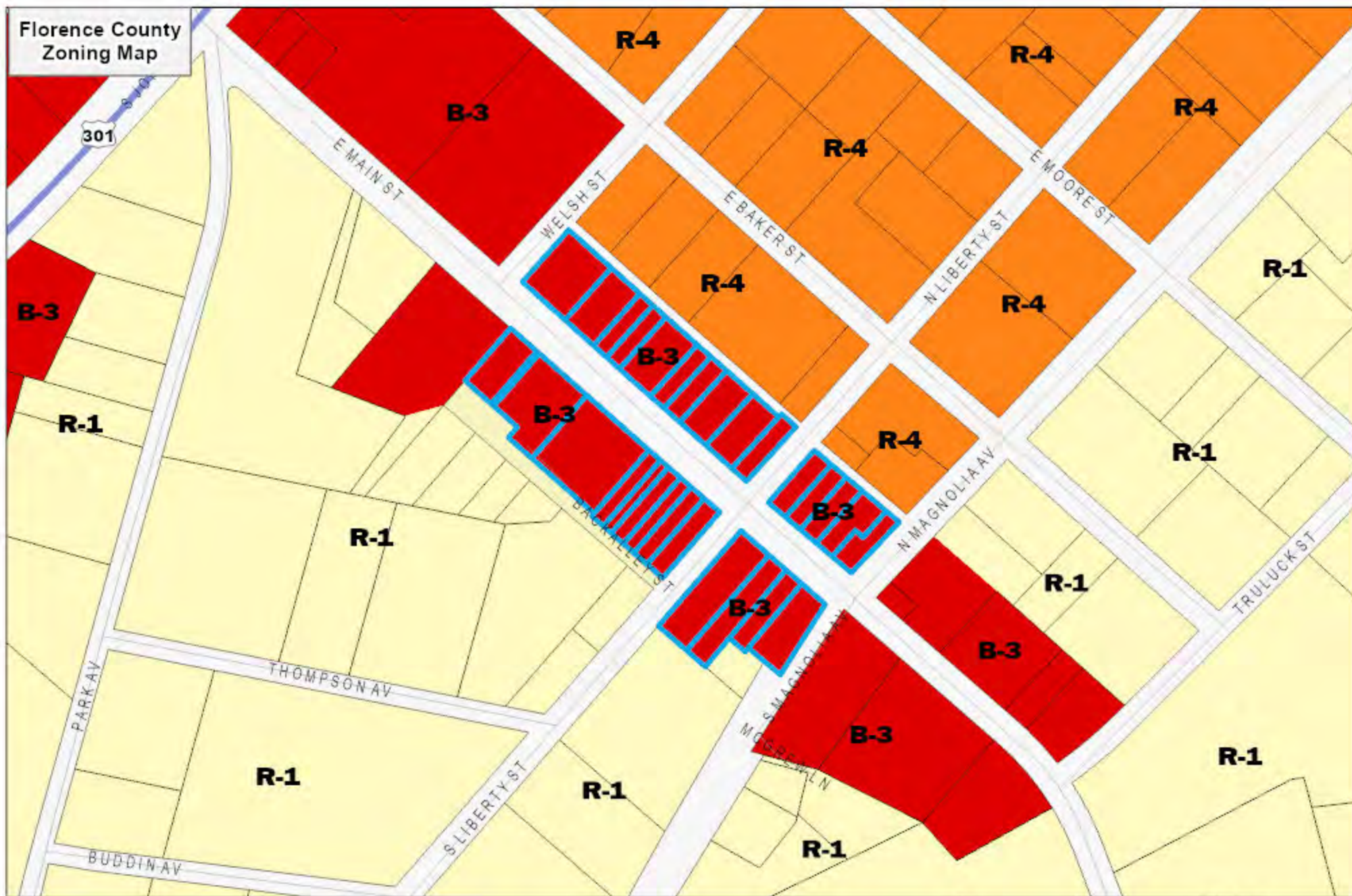
Location Map



Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-74

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-74



2024 Aerial



0 130 260
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-74

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-75**

SUBJECT: A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-042.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-042

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: B-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject property is currently zoned B-3, General Commercial District with current uses consisting of residential.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for this subject property is **R-4, Multi-Family Residential District, Limited**.

3. Surrounding Land Use and Zoning:

The surrounding properties are zoned R-4, and B-3.

4. Florence County Comprehensive Plan:

The future land use designation for this property is currently Urban District (UD). The requested rezoning of this property to R-4, Multi-Family Residential District, Limited is compatible with the designated future land use.

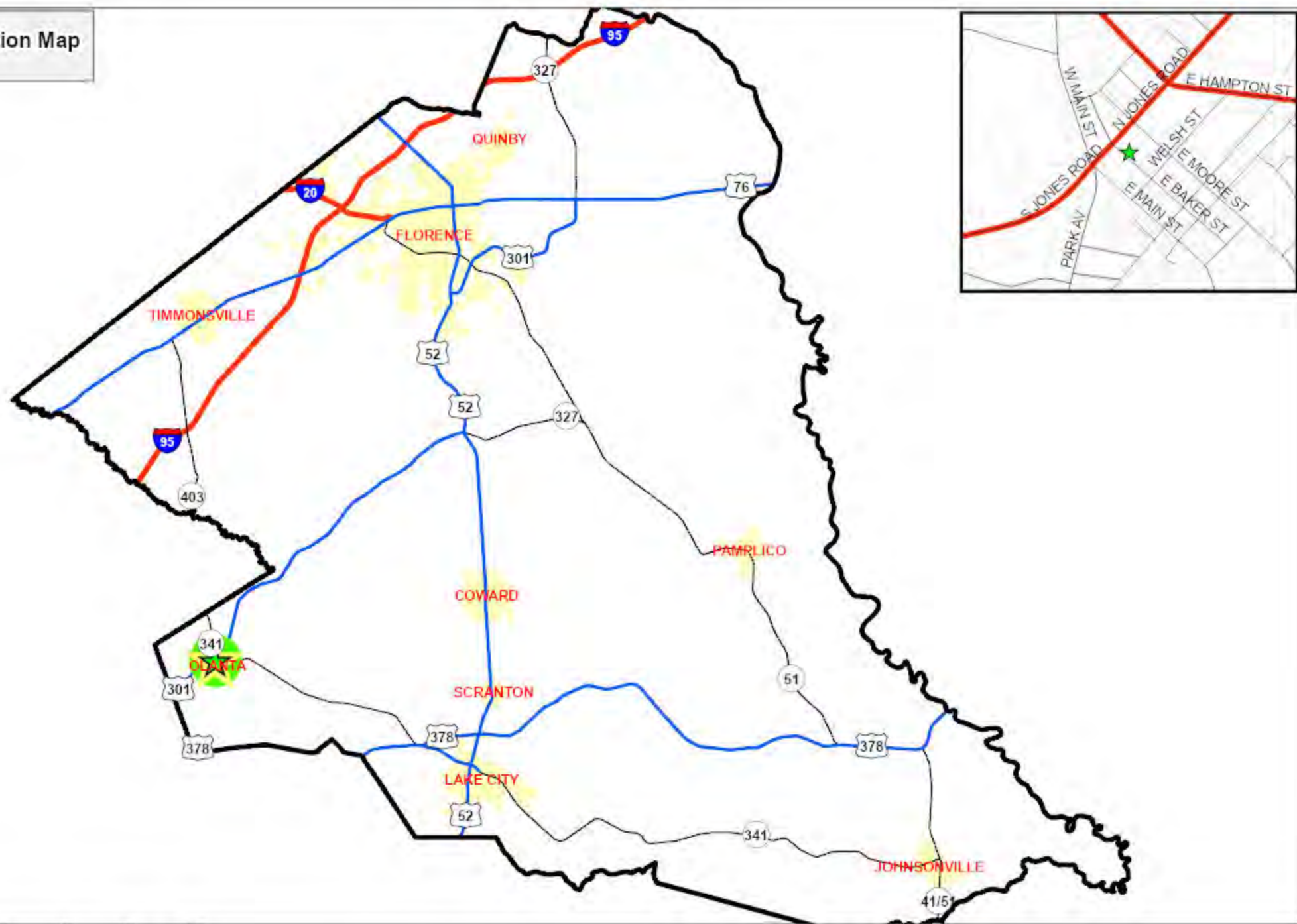
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, September 17, 2026 @ 6:00 p.m. at The Bean Market, located at 111 Henry Street, Lake City, SC 29560.

ATTACHMENTS:

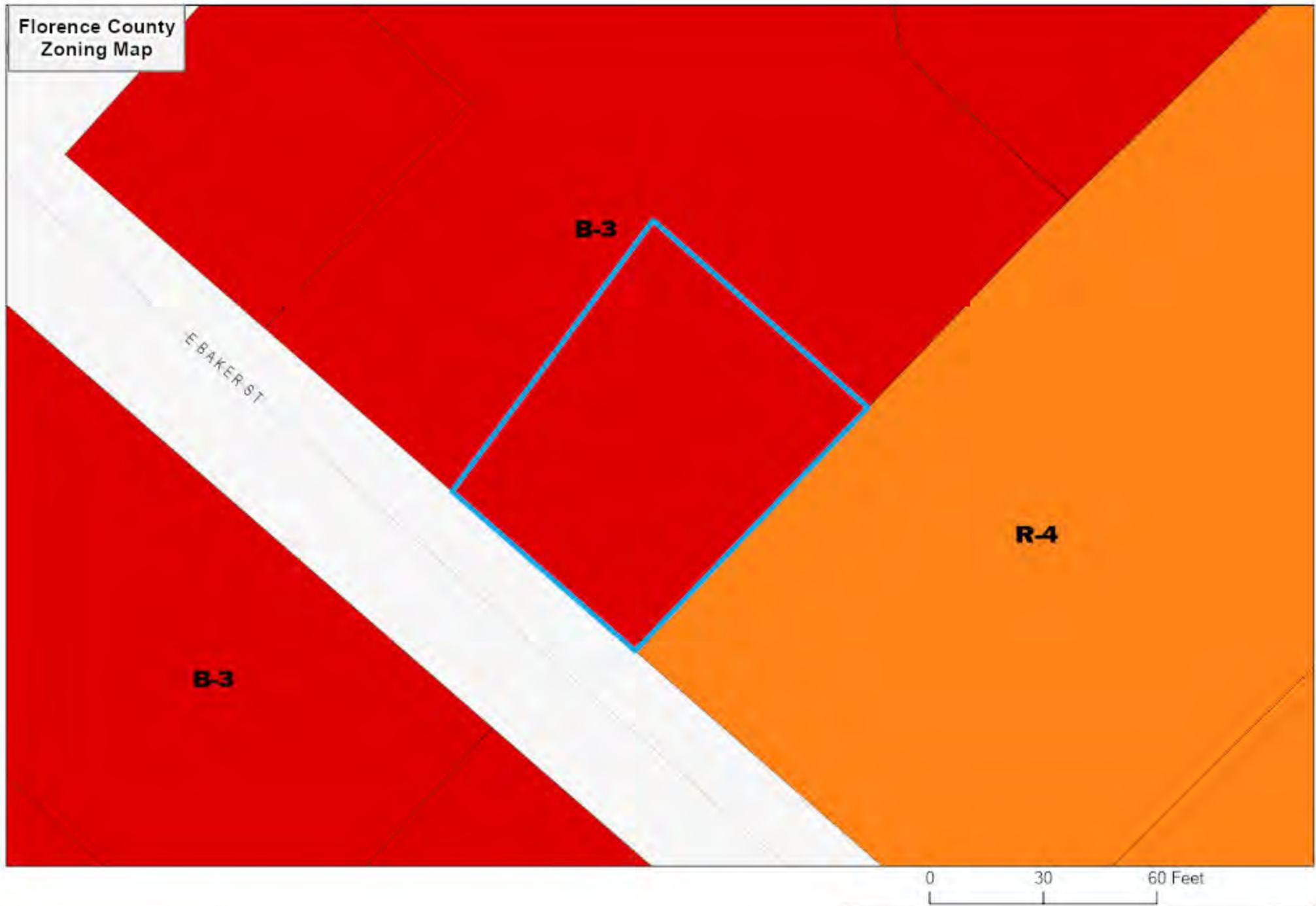
- Location Map
- Zoning Map
- Aerial Map

Location Map



Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-75



Current County Zoning
■ B-3 GENERAL
■ R-4, MULTI-FAMILY, LIMITED

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-75



2024 Aerial



0 20 40
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-75

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-76**

SUBJECT: Sketch Plan Amendment Requested By Beverly Homes For Oakley Point, Located Off Of E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00307, Block 01, Parcel 012.

LOCATION: The proposed project site is located off of East Palmetto Street, Florence, SC

TAX MAP NUMBERS: 00307, Block 01, Parcel 012

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Beverly Homes

APPLICANT: Beverly Homes

ZONING/LAND AREA: Unzoned /Approximately 299.70 acres

WATER/SEWER AVAILABILITY: City of Florence

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

FLOOD ZONE: X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

1. Surrounding Land Use and Zoning:
North: County of Florence / Residential, Vacant / Unzoned
South: County of Florence / Residential, Vacant, Agricultural / Unzoned
West: County of Florence / Residential, Vacant / Unzoned
East: County of Florence / Residential, Industrial / Unzoned
2. Background:
The original sketch plan, approved in January of 2026, proposed 703 residential lots with twenty (20) development phases. The applicant is requesting a modification to the approved phasing plan by decreasing the number of phases to eight (8).

3. Transportation Access and Circulation:

Present access to the property is by the way of East Palmetto Street and Paper Mill Road, Florence, SC.

4. Proposed Road Names:

Oakley Point Way, Blackthorn Loop, Sweetgum Street, Tamarack Loop, Teakwood Street, Oakridge Way, Fernwood Street, Alderwood Lane, Hazelbranch Lane, Desert Willow Lane, Balsam Lane, Mangrove Loop, Juneberry Street, Pepperidge Street

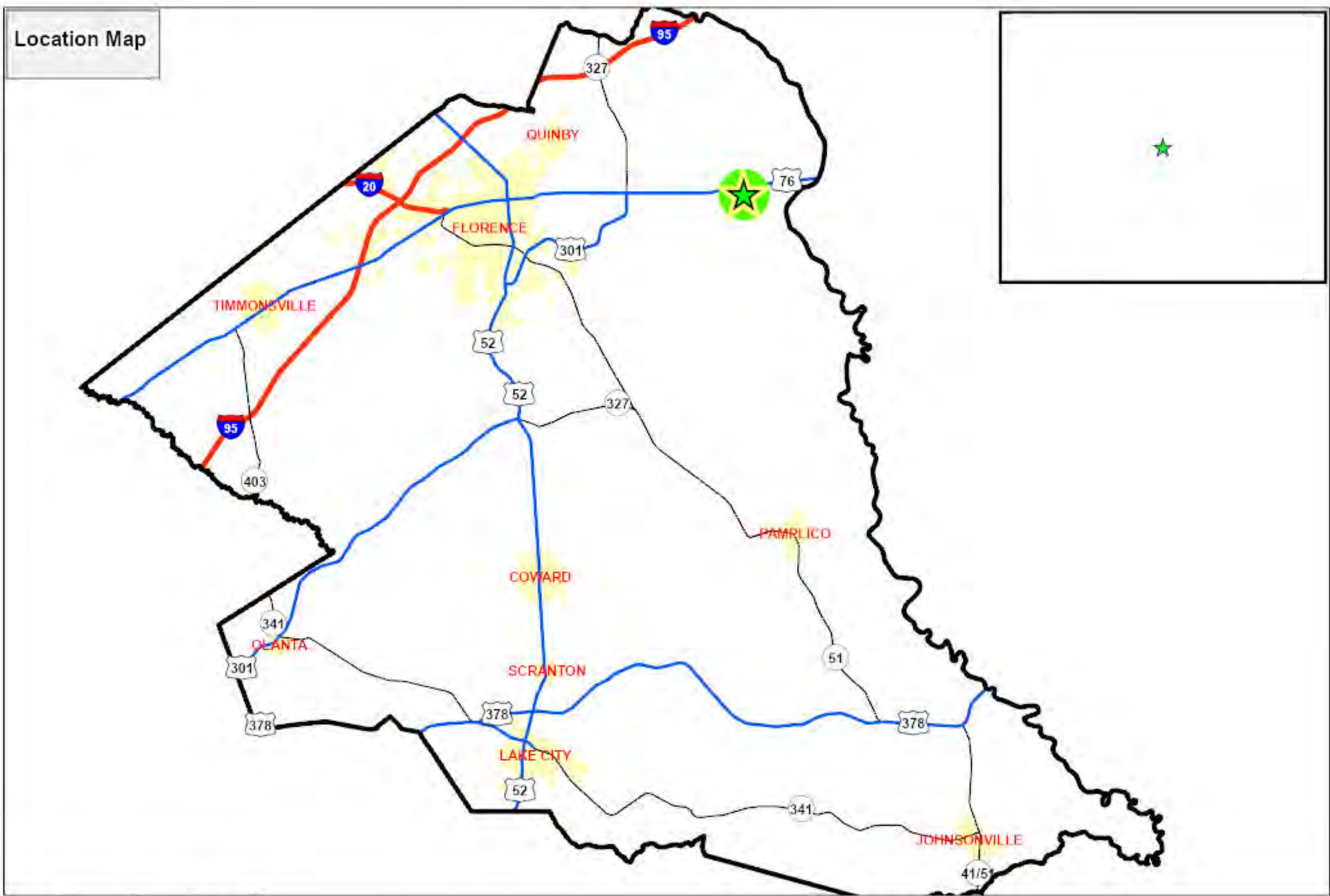
5. Traffic Review:

Based on the applicant's request to develop 703 residential lots, the additional traffic could have minimum impact on the current traffic flow.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan

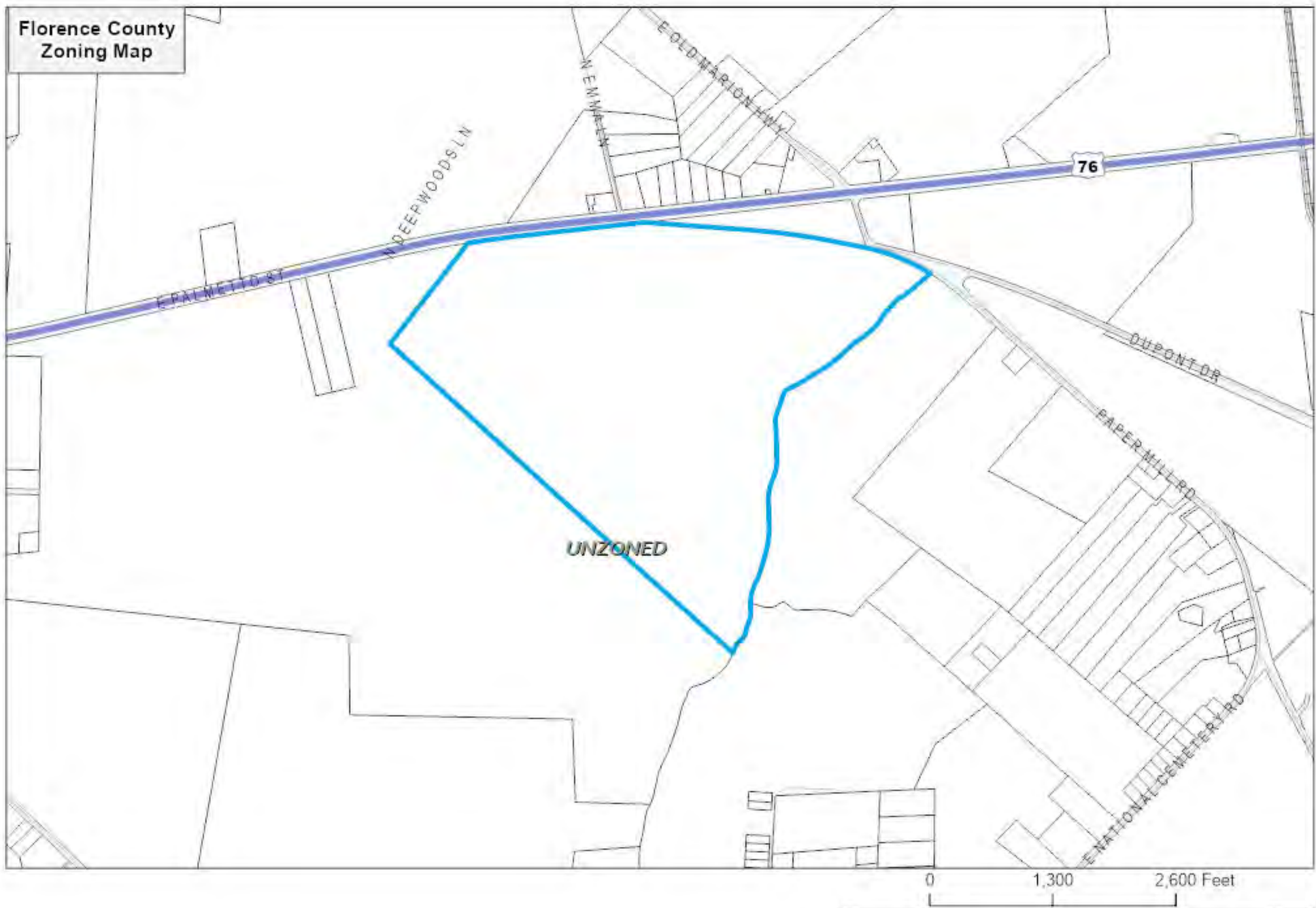
Location Map



Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 6
PC#2026-76 OAKLEY POINT

Florence County
Zoning Map



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 6
PC#2026-76 OAKLEY POINT
75



2024 Aerial



Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 6
PC#2026-76 OAKLEY POINT

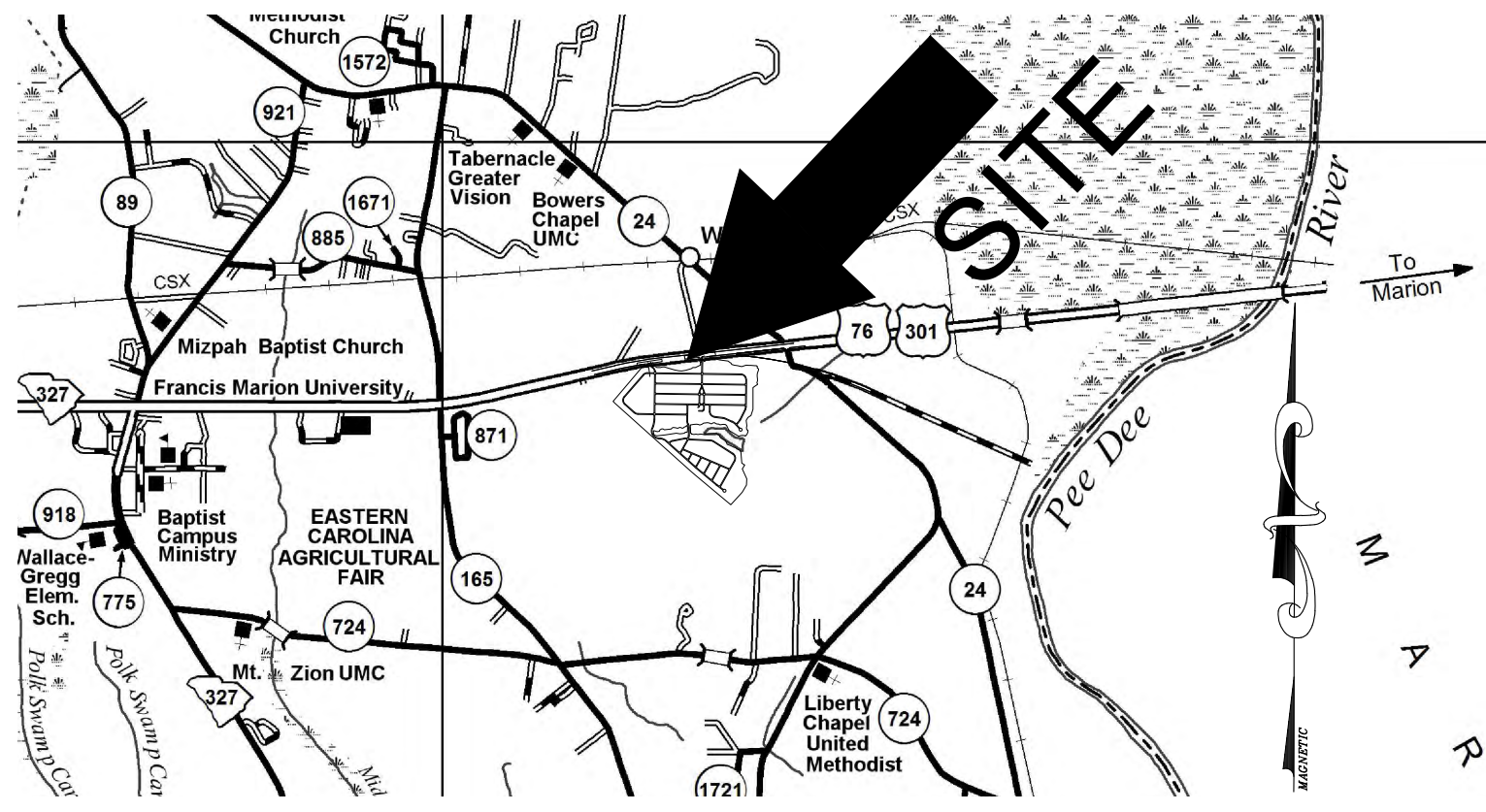
SUBDIVISION NAME: OAKLEY POINT

DEVELOPER: Beverly Homes
Forrest Beverly
P.O. Box 512
Conway, SC 29528
(843) 349-0737

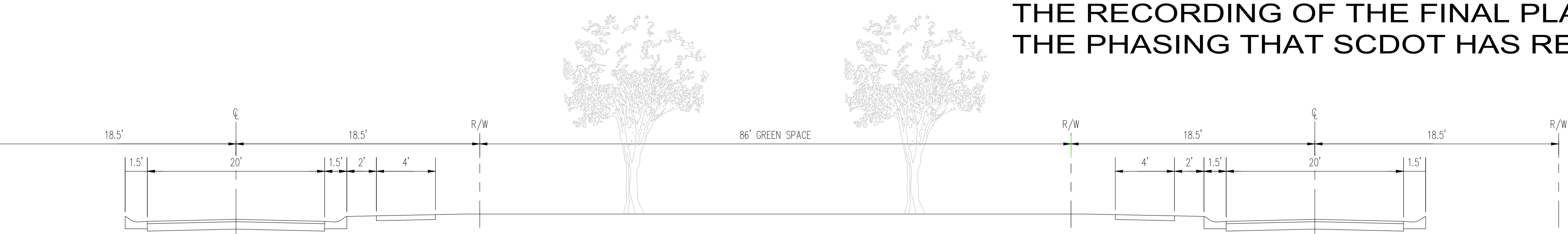
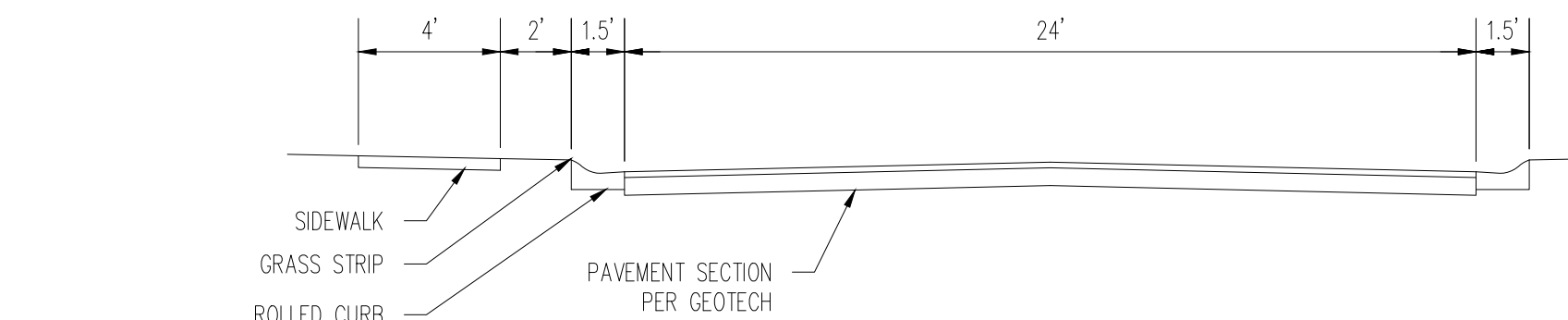
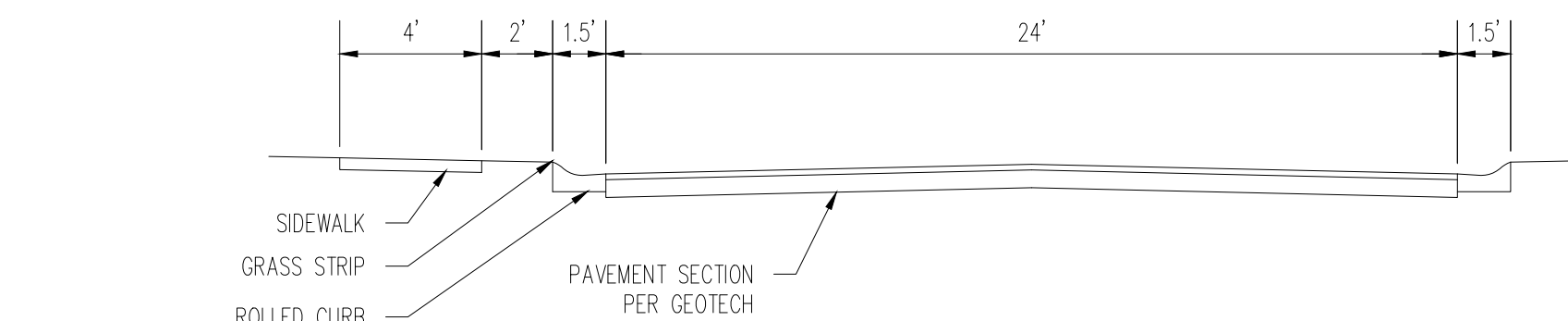
- NOTES:
- ALL ROADS TO BE PUBLIC.
 - STREET TREES (1 PER LOT) TO BE PLACED IN RIGHT OF WAY PER SEC. 28.6-70.

LEGEND

- WETLANDS
- GREEN SPACE
- EXISTING PONDS
- STORMWATER PONDS
- GREEN "CORRIDORS"

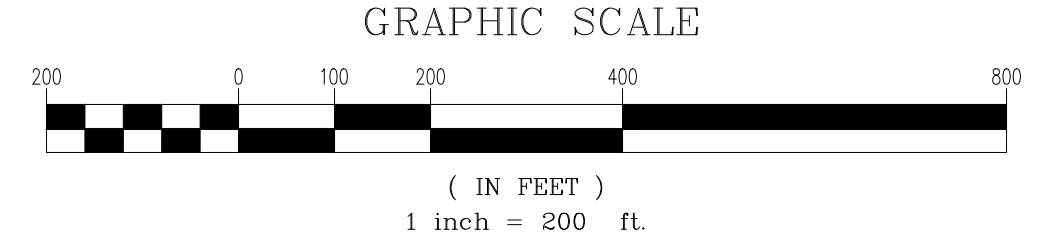


OVERVIEW		PROPERTY STATISTICS	
CURRENT LAND USE	FI (FARM IMPROVED)	STREET DATA	ENTIRE PROPERTY
PROPOSED LAND USE	RESIDENTIAL	STREET RW WIDTH (FT)	50
ZONING	UNZONED	CUL-DE-SAC LENGTH (FT)	192
LOT MIN. AREA	6000 SF	MIN. CENTERLINE RADII (FT)	150
LOT MIN. WIDTH	50 FT	PARKING AT AMENITY	77
TYPICAL LOT SIZES	50'x120' 65'x120'	INTERSECTION RADII (FT)	
NUMBER OF LOTS	703	INVOLVE ONLY MINOR STREETS	20
		INVOLVE MINOR COLLECTOR STREETS	25
SETBACKS (FT)		LAND USE	
FRONT	25	TOTAL AREA (Ac)	301.97
SIDE	5	WETLANDS (Ac)	46.41
REAR	5	RECREATIONAL SPACE (Ac)	3.17
STREET SIDE	12.5	GREEN SPACE (Ac)	99.23
		STORMWATER FEATURES (Ac)	30.25
		LOTS AND ROADS	122.91



- NOTES:
- ALL "GREEN SPACE" WILL INCLUDE WALKING PATHS TO PROVIDE ACCESS TO WATER FEATURES
 - ACKNOWLEDGE SECTION 28.6-83 OF THE FLORENCE COUNTY CODE OF ORDINANCES
 - PER SEC. 28.6-79 STREETLIGHTS WILL BE INSTALLED.
 - OAKRIDGE WAY WILL BE USED AS AN EMERGENCY ACCESS ONLY UNTIL THE SCDOT IMPROVEMENTS ARE REQUIRED, FURTHERMORE ALL SCDOT IMPROVEMENTS WILL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT BASED ON THE PHASING THAT SCDOT HAS REQUIRED.

SKETCH PLAN - OVERALL



OAKLEY POINT SUBDIVISION

SKETCH PLAN OVERALL SITE LAYOUT

APPROVED: [Signature] DATE: 08/07/2024

REV. DATE. REVISION

REV.	DATE	REVISION
A	08/07/24	FOR PERMITTING
B	08/07/24	FOR SCDOT PERMITTING
C	08/07/24	FOR BIDDING
D	08/07/24	FOR BIDDING PIPE REVISION

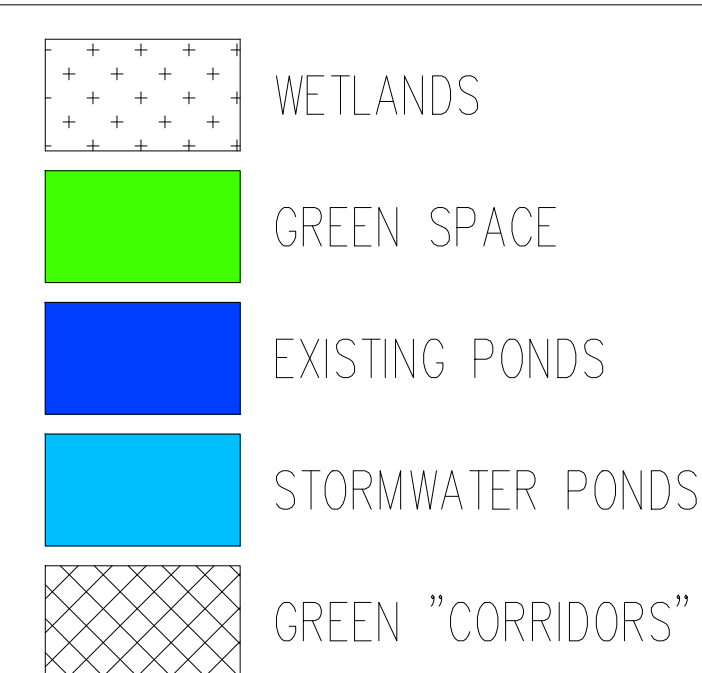
SK-1

ECCO JOB # 2025B23001

DEVELOPER: Beverly Homes
Forrest Beverly
P.O. Box 512
Conway, SC 29528
(843) 349-0737

NOTES:

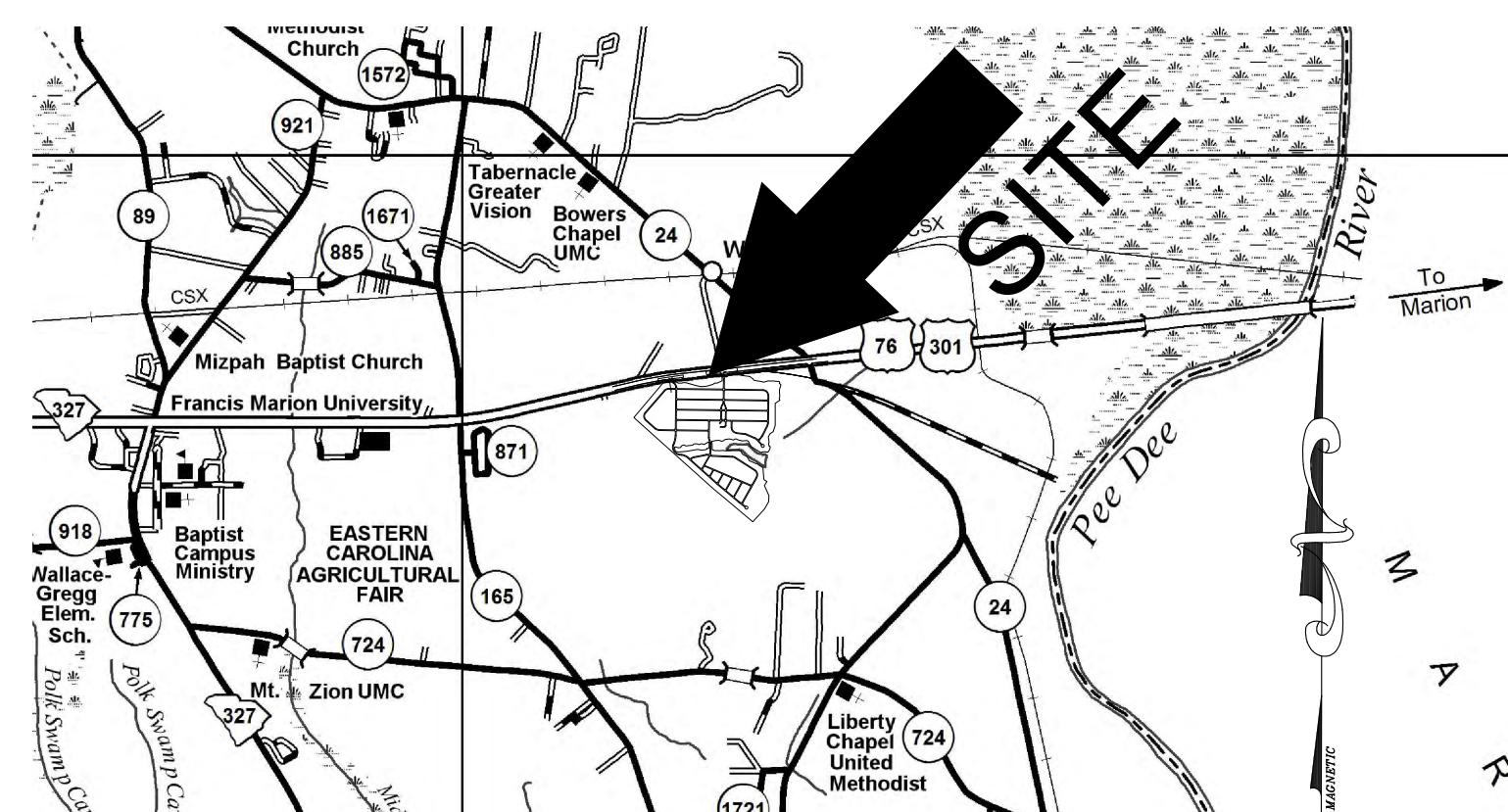
1. ALL ROADS TO BE PUBLIC.
2. STREET TREES (1 PER LOT) TO BE PLACED IN RIGHT OF WAY PER SEC. 28.6-70.



LEGEND

NOTE:

- OAKRIDGE WAY WILL BE USED AS AN EMERGENCY ACCESS ONLY UNTIL THE SCDOT IMPROVEMENTS ARE REQUIRED, FURTHERMORE ALL SCDOT IMPROVEMENTS WILL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT BASED ON THE PHASING THAT SCDOT HAS REQUIRED.



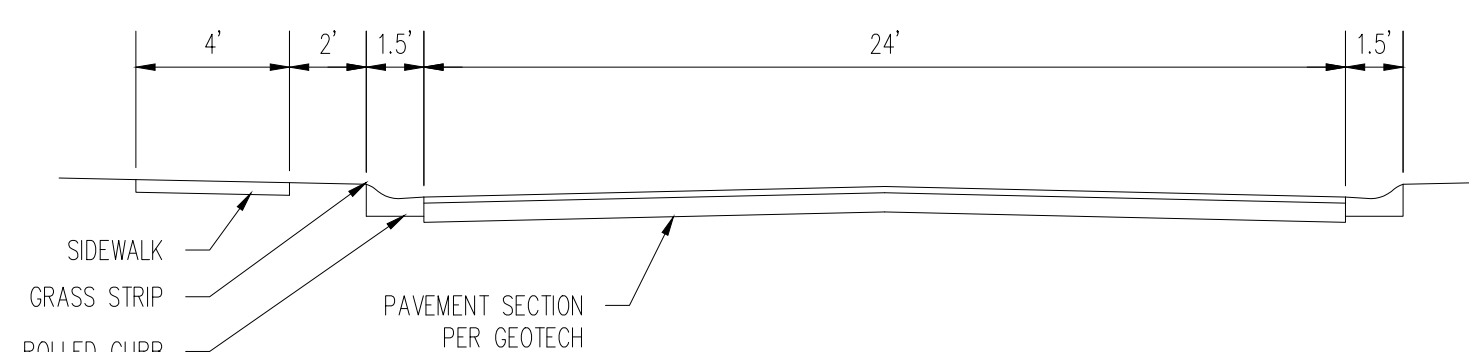
VICINITY MAP

GRAPHIC SCALE

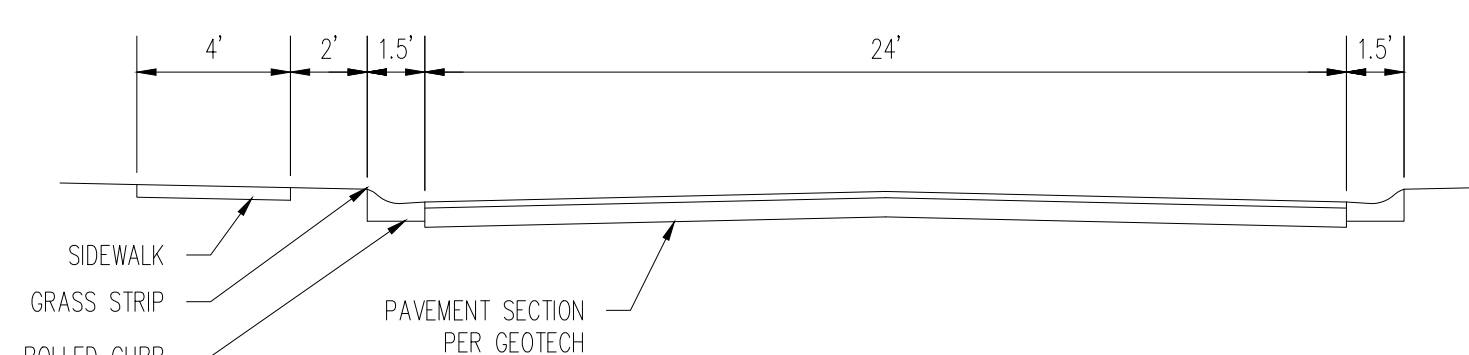


(IN FEET)
1 inch = 1 MILE

PROPERTY STATISTICS			
OVERVIEW	ENTIRE PROPERTY		
CURRENT LAND USE	FI (FARM IMPROVED)		
PROPOSED LAND USE	RESIDENTIAL		
ZONING	UNZONED		
LOT MIN. AREA	6000 SF		
LOT MIN. WIDTH	50 FT		
TYPICAL LOT SIZES	50'X120' 65'X120'		
NUMBER OF LOTS	703		
SETBACKS (FT)			
FRONT	25		
SIDE	5		
REAR	5		
STREET SIDE	12.5		
PROPERTY STATISTICS			
STREET DATA		ENTIRE PROPERTY	
STREET R/W WIDTH (FT)		50	
CUL-DE-SAC LENGTH (FT)		192	
MIN. CENTERLINE RADIUS (FT)		150	
PARKING AT AMENITY		77	
INTERSECTION RADII (FT)			
INVOLVE ONLY MINOR STREETS		20	
INVOLVE MINOR COLLECTOR STREETS		25	
LAND USE		ENTIRE PROPERTY	
TOTAL AREA (Ac)		301.97	
WETLANDS (Ac)		46.41	
RECREATIONAL SPACE (Ac)		3.17	
GREEN SPACE (Ac)		99.23	
STORMWATER FEATURES (Ac)		30.25	
LOTS AND ROADS		122.91	



TYPICAL CROSS SECTION MINOR COLLECTOR STREETS

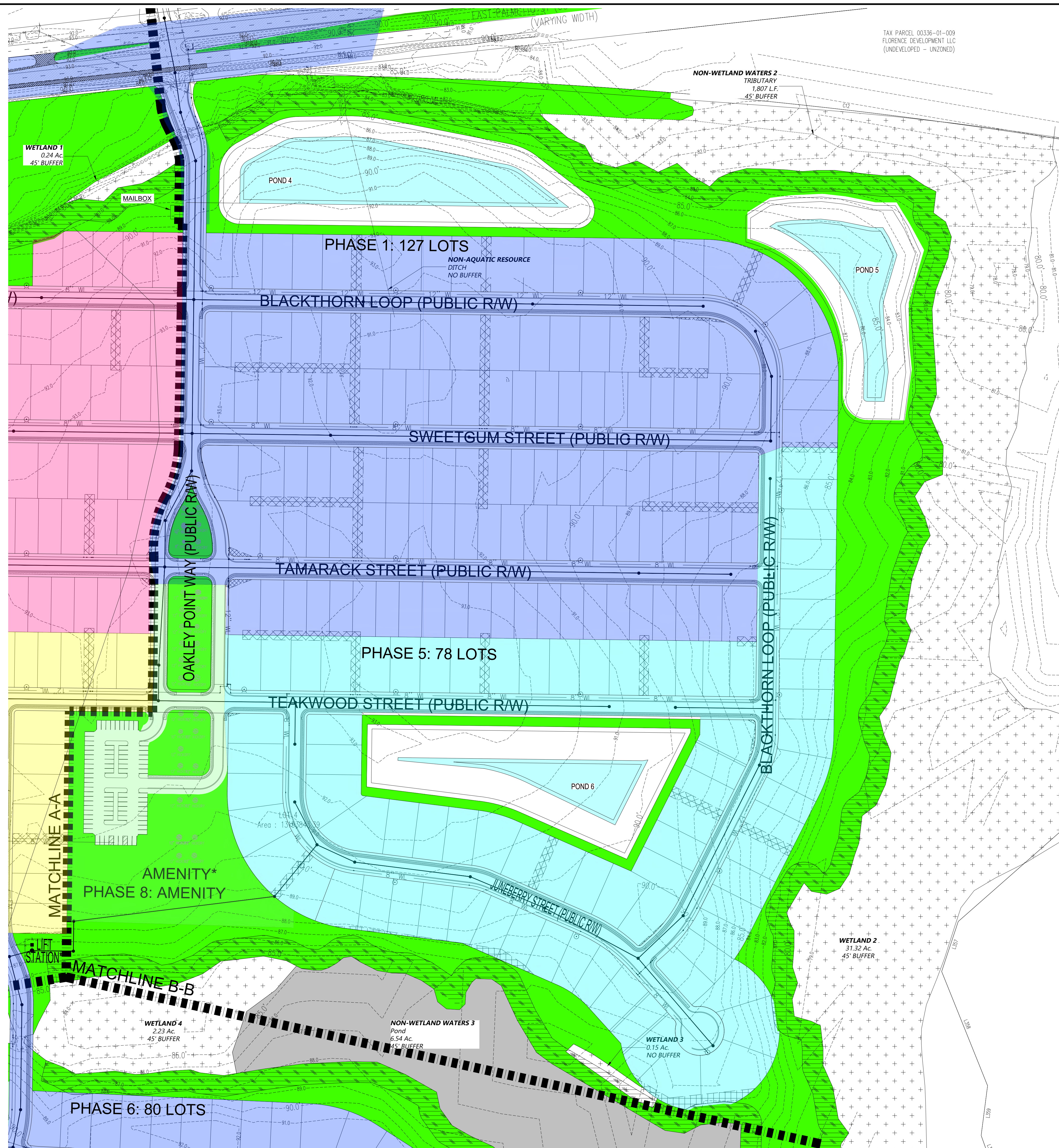


TYPICAL CROSS SECTION MINOR STREETS



TYPICAL CROSS SECTION - MAIN BOULEVARD

NTS



SKETCH PLAN - RIGHT

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft

NOTES:

*AMENITY SHOULD INCLUDE THE FOLLOWING:

TYPE	AREA (SF)	RATIO	PARKING SPOTS
CLUB HOUSE	5000	1.0 PER 250 S.F. GFA	20
TENNIS/ PICKLE BALL	5200	1.0 PER 200 S.F. GFA	26
POOL	4000	1.0 PER 200 S.F. GFA	20
PARK	1000	1.0 PER 250 S.F. GFA	4
		SUM	70

- ALL "GREEN SPACE" WILL INCLUDE WALKING PATHS TO PROVIDE ACCESS TO WATER FEATURES
- PER SEC. 28.6-79 STREETLIGHTS WILL BE INSTALLED.



WECO
TWIN ENGINEERING CO., INC.
11 W. EVANS ST., P.O. BOX 3
LORENCE, S.C. 29501

DRAWN BY: LCH	CHECKED BY: ADB
DATE: 08/07/26	DATE: 08/07/26
DESIGNED BY: LCH	CHECKED BY: JSE
DATE: 08/07/26	DATE: 08/07/26
SCALE: 1"=100'	

**KLEY POINT
SUBDIVISION**

FLORENCE

APPROVED							
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REVISION	

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B	05/12/26
C	06/30/26
D	08/07/26

SK-2

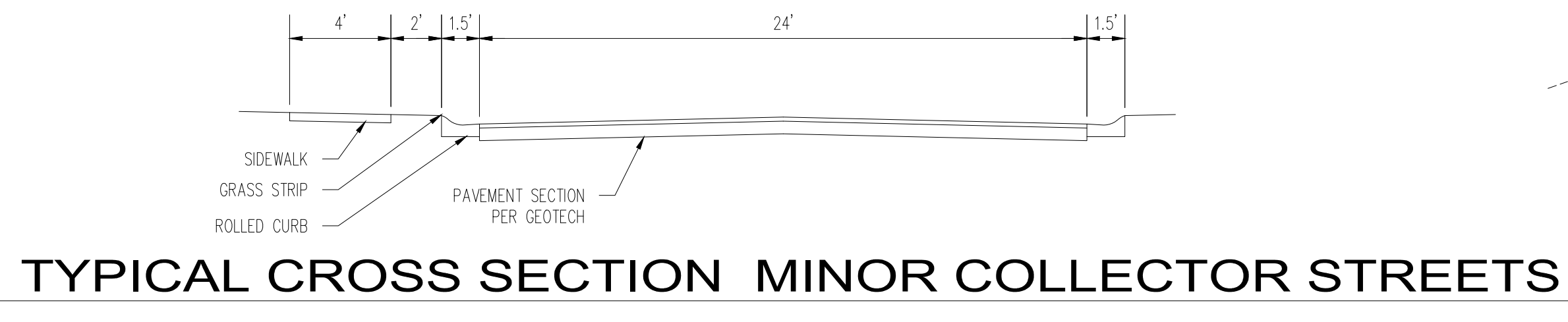
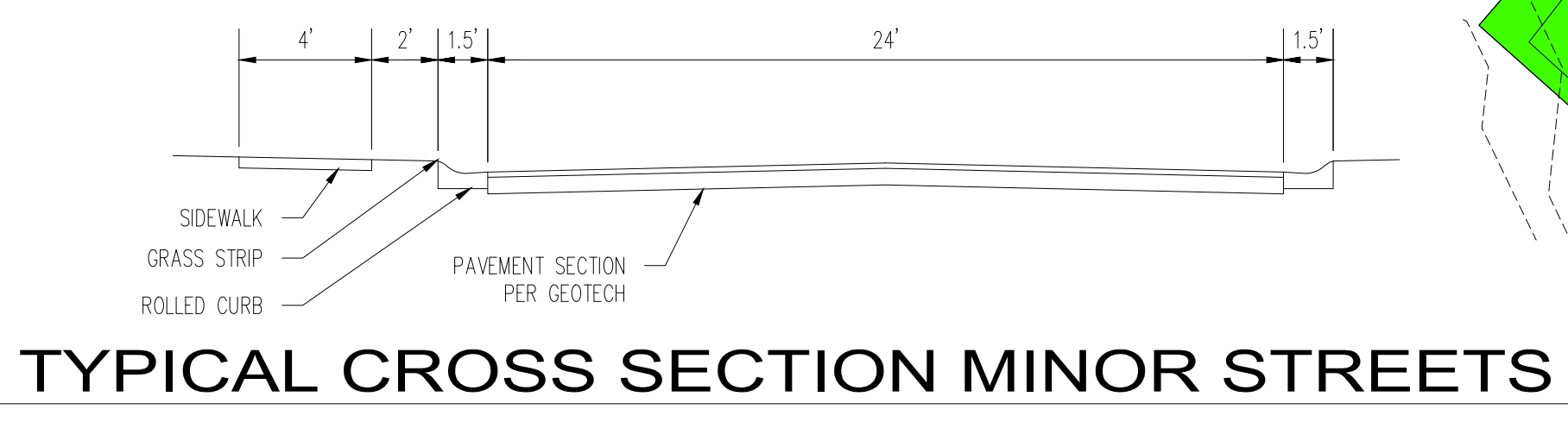
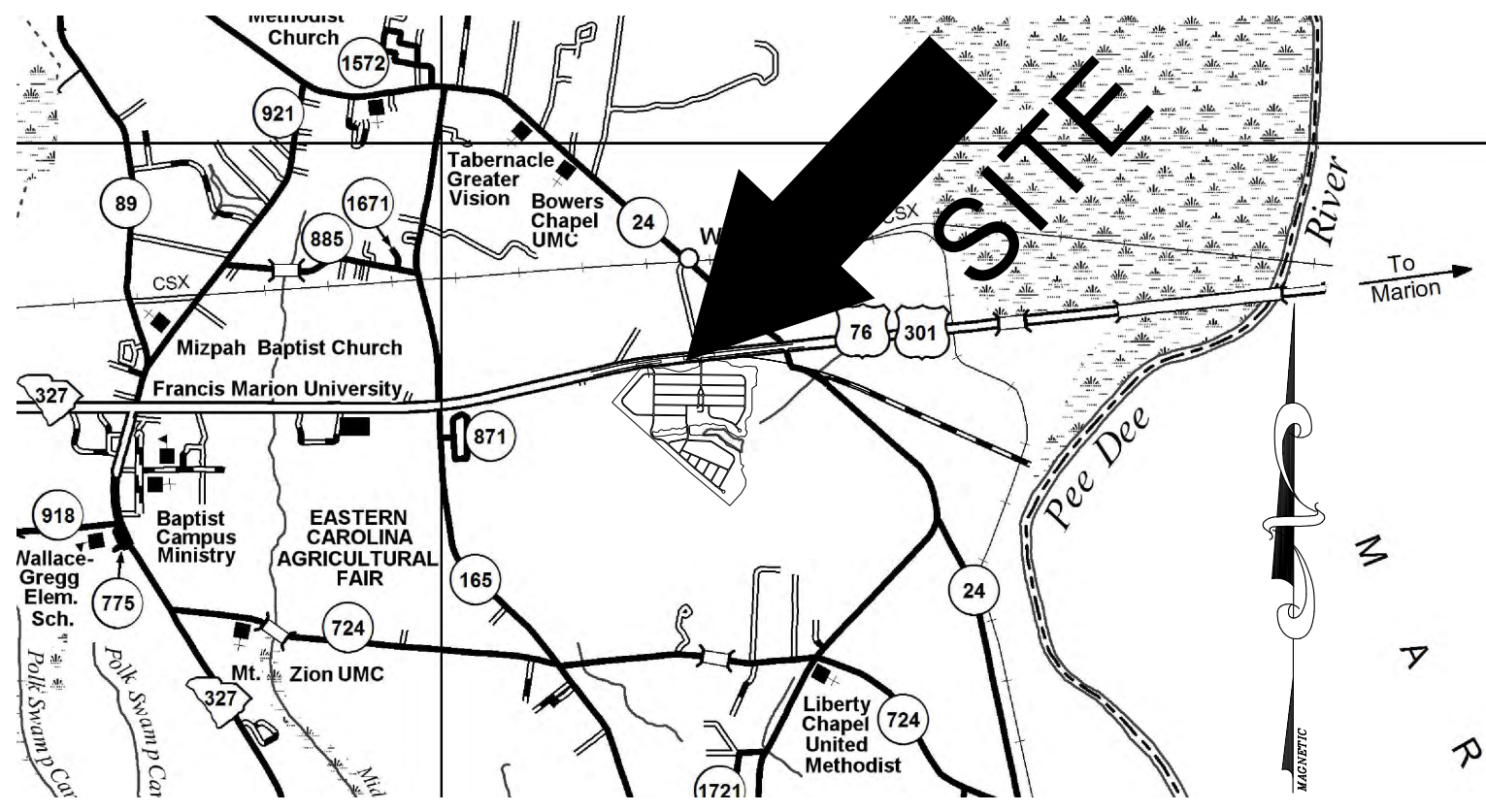
SUBDIVISION NAME: OAKLEY POINT

DEVELOPER: Beverly Homes
Forrest Beverly
P.O. Box 512
Conway, SC 29528
(843) 349-0737

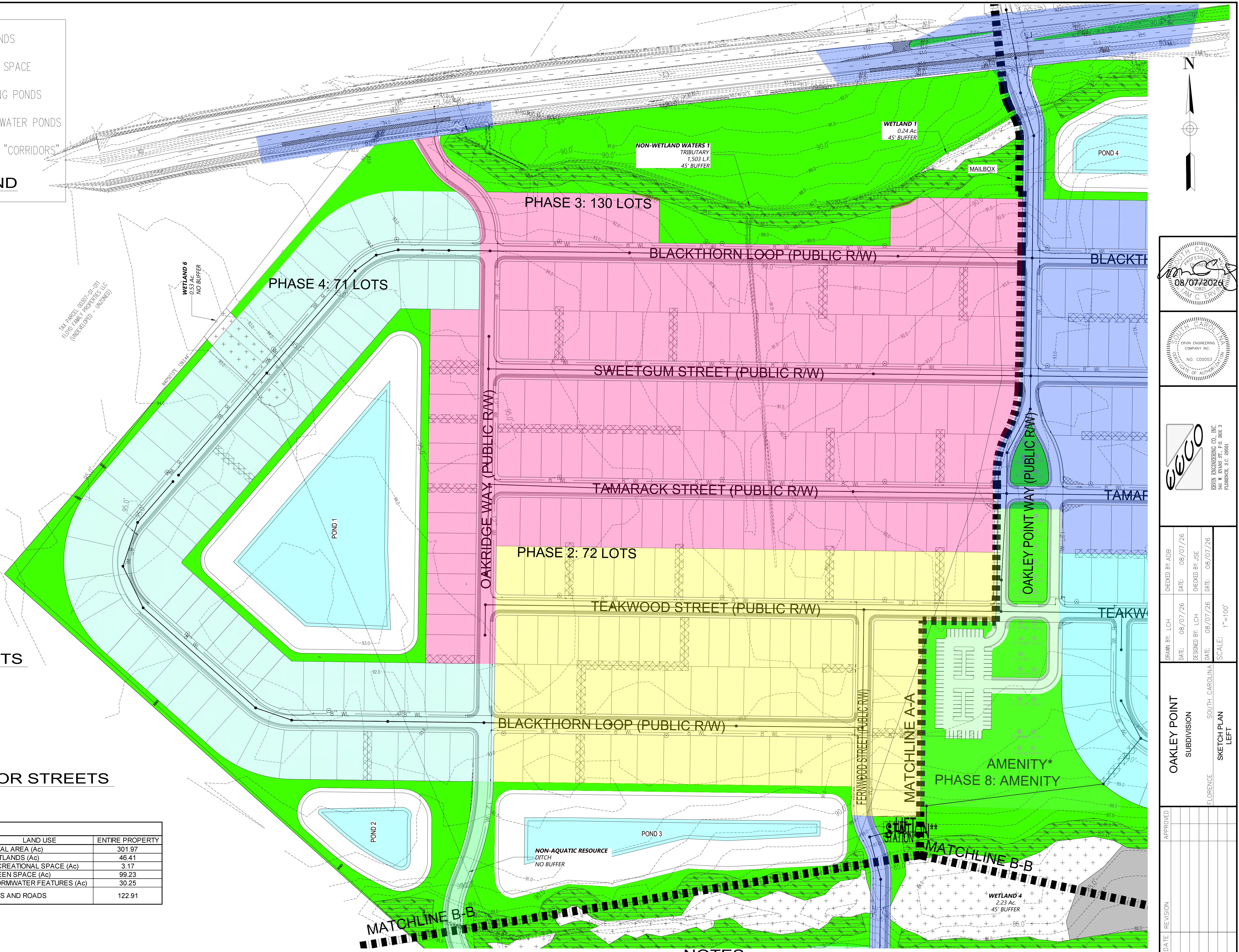
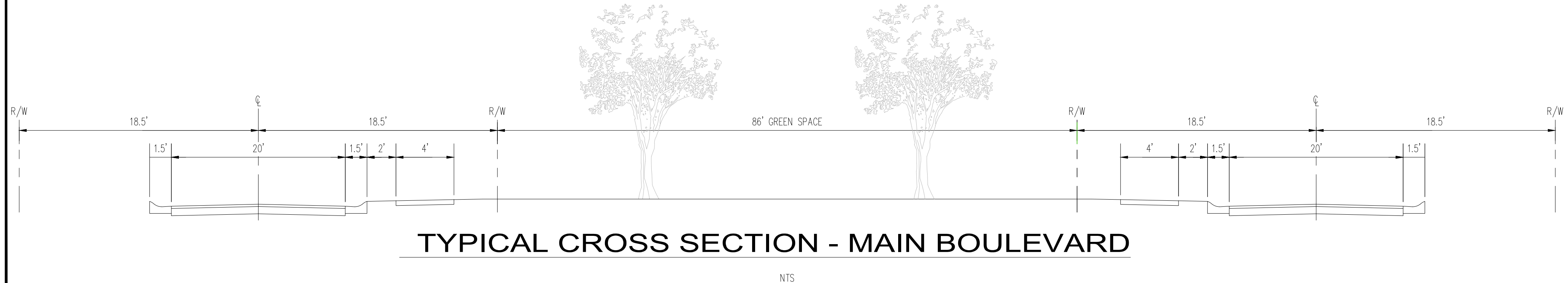
- NOTES:
- ALL ROADS TO BE PUBLIC.
 - STREET TREES (1 PER LOT) TO BE PLACED IN RIGHT OF WAY PER SEC. 28.6-70.

LEGEND

- WETLANDS
- GREEN SPACE
- EXISTING PONDS
- STORMWATER PONDS
- GREEN "CORRIDORS"



OVERVIEW		PROPERTY STATISTICS	
CURRENT LAND USE	FI (FARM IMPROVED)	STREET R/W WIDTH (FT)	50
PROPOSED LAND USE	RESIDENTIAL	CUL-DE-SAC LENGTH (FT)	192
ZONING	UNZONED	MIN. CENTERLINE RADII (FT)	150
LOT MIN. AREA	6000 SF	PARKING AT AMENITY	77
LOT MIN. WIDTH	50 FT	INTERSECTION RADII (FT)	
TYPICAL LOT SIZES	50'x120'	INVOLVE ONLY MINOR STREETS	20
NUMBER OF LOTS	703	INVOLVE MINOR COLLECTOR STREETS	25
SETBACKS (FT)		LAND USE	
FRONT	25	TOTAL AREA (Ac)	301.97
SIDE	5	WETLANDS (Ac)	46.41
REAR	5	RECREATIONAL SPACE (Ac)	3.17
STREET SIDE	12.5	GREEN SPACE (Ac)	99.23
		STORMWATER FEATURES (Ac)	30.25
		LOTS AND ROADS	122.91



- NOTES:
- **FUTURE CITY OF FLORENCE LIFT STATION
 - ALL "GREEN SPACE" WILL INCLUDE WALKING PATHS TO PROVIDE ACCESS TO WATER FEATURES
 - PER SEC. 28.6-79 STREETLIGHTS WILL BE INSTALLED
 - OAKRIDGE WAY WILL BE USED AS AN EMERGENCY ACCESS ONLY UNTIL THE SCDOT IMPROVEMENTS ARE REQUIRED, FURTHERMORE ALL SCDOT IMPROVEMENTS WILL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT BASED ON THE PHASING THAT SCDOT HAS REQUIRED.

OAKLEY POINT SUBDIVISION

SKETCH PLAN LEFT

1"=100'

SK-3

WETLANDS

GREEN SPACE

EXISTING PONDS

STORMWATER PONDS

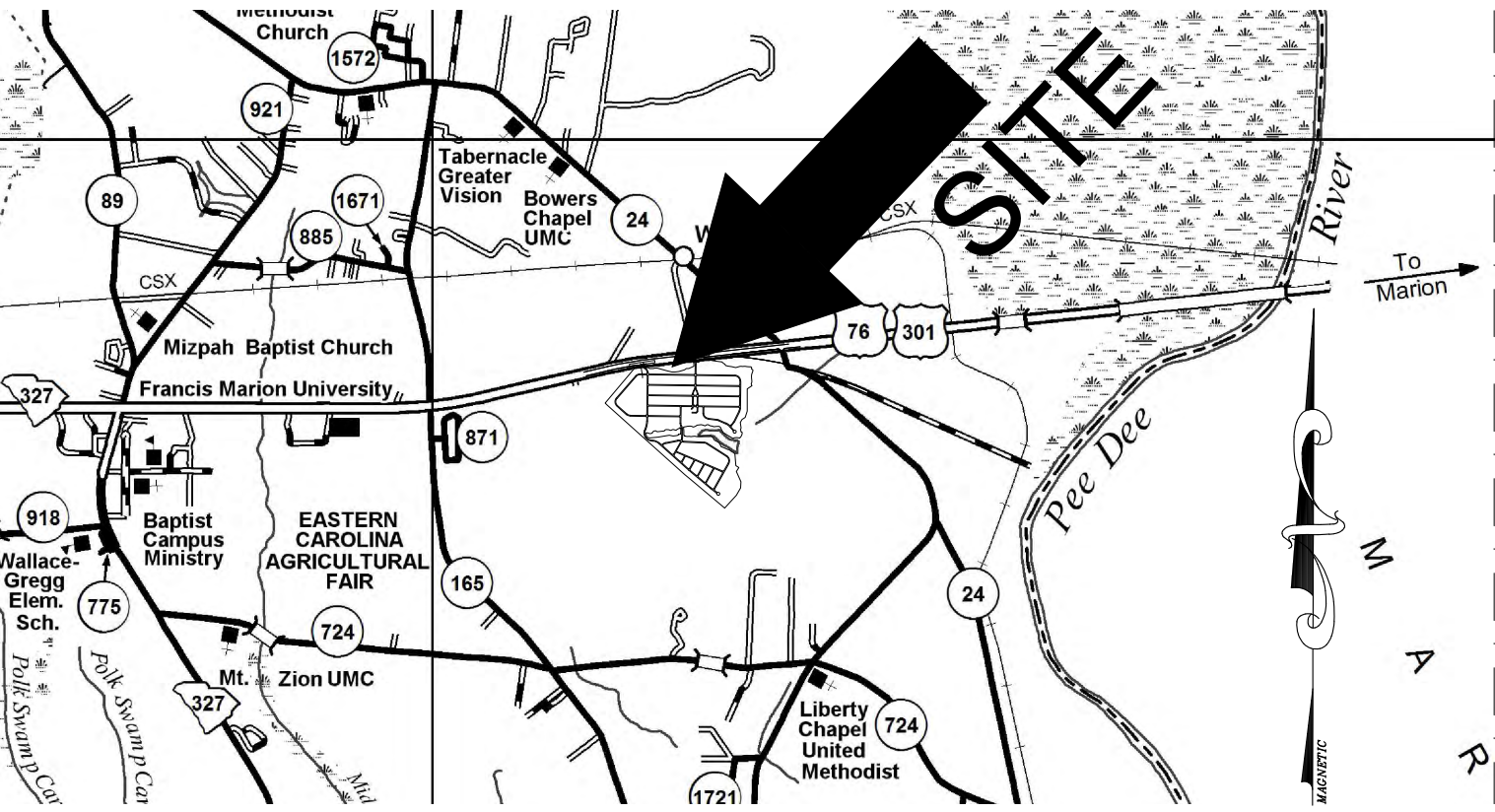
GREEN "CORRIDORS"

LEGEND

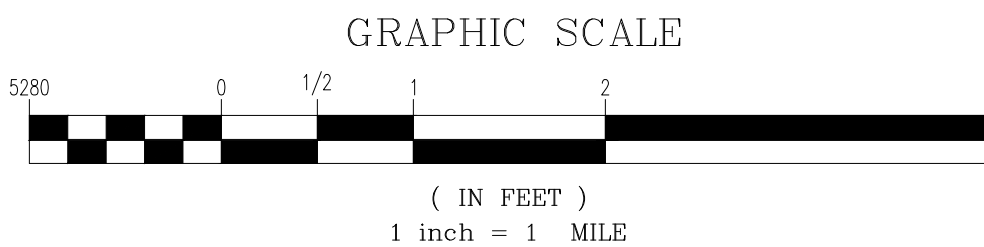
SUBDIVISION NAME: OAKLEY POINT

DEVELOPER: Beverly Homes
Forrest Beverly
P.O. Box 512
Conway, SC 29528
(843) 349-0737

- NOTES:
- ALL ROADS TO BE PUBLIC.
 - STREET TREES (1 PER LOT) TO BE PLACED IN RIGHT OF WAY PER SEC. 28.6-70.

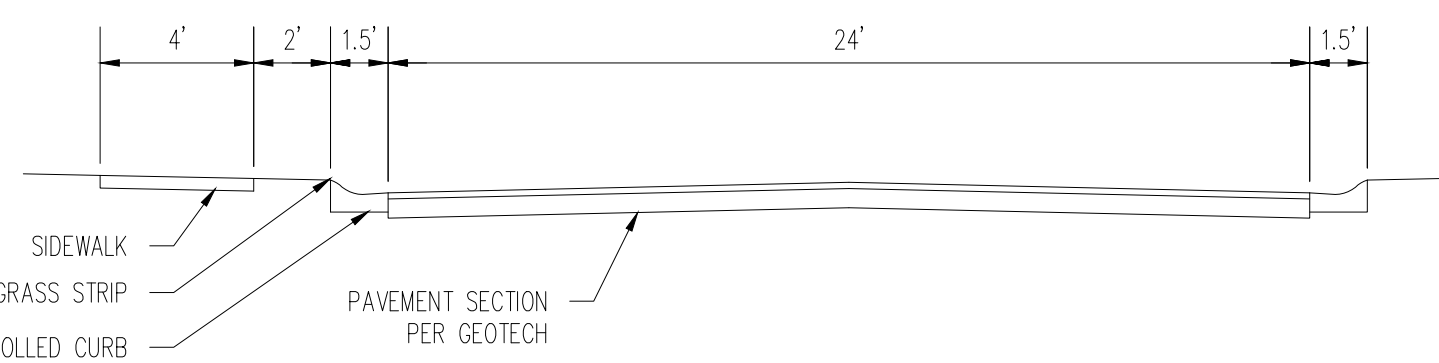


VICINITY MAP



OVERVIEW		PROPERTY STATISTICS	
ENTIRE PROPERTY		ENTIRE PROPERTY	
CURRENT LAND USE	FI (FARM IMPROVED)	STREET R/W WIDTH (FT)	50
PROPOSED LAND USE	RESIDENTIAL	CUL-DE-SAC LENGTH (FT)	192
ZONING	UNZONED	MIN. CENTERLINE RADII (FT)	150
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LOT MIN. WIDTH	50 FT	INTERSECTION RADII (FT)	
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NUMBER OF LOTS	65'X120'	INVOLVE MINOR COLLECTOR STREETS	25
SETBACKS (FT)		LAND USE	
FRONT	25	TOTAL AREA (Ac)	301.97
SIDE	5	WETLANDS (Ac)	46.41
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		STORMWATER FEATURES (Ac)	30.25
		LOTS AND ROADS	122.91

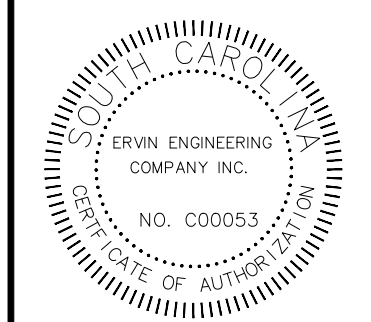
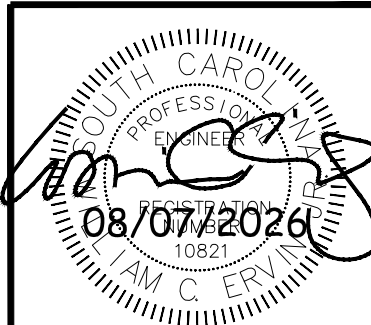
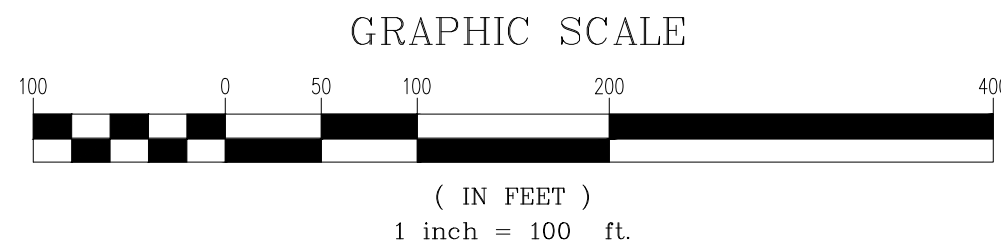
TYPICAL CROSS SECTION MINOR COLLECTOR STREETS



TYPICAL CROSS SECTION MINOR STREETS

- NOTES:
- ALL "GREEN SPACE" WILL INCLUDE WALKING PATHS TO PROVIDE ACCESS TO WATER FEATURES
 - PER SEC. 28.6-79 STREETLIGHTS WILL BE INSTALLED.
 - OAKRIDGE WAY WILL BE USED AS AN EMERGENCY ACCESS ONLY UNTIL THE SCDOT IMPROVEMENTS ARE REQUIRED, FURTHERMORE ALL SCDOT IMPROVEMENTS WILL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT BASED ON THE PHASING THAT SCDOT HAS REQUIRED.

SKETCH PLAN - BOTTOM



DESIGNED BY: LCH	CHECKED BY: ADB
DATE: 08/07/26	DATE: 08/07/26
DESIGNED BY: LCH	CHECKED BY: LCH
DATE: 08/07/26	DATE: 08/07/26
SCALE: 1"=100'	

OAKLEY POINT
SUBDIVISION

SOUTH CAROLINA

SKETCH PLAN
BOTTOM

REV	DATE	REVISION	APPROVED
A	08/07/26	FOR PERMITTING	LCH
B	08/07/26	FOR SCDOT PERMITTING	LCH
C	08/07/26	FOR BIDDING	LCH
D	08/07/26	FOR BIDDING PIPE REVISION	LCH

SK-4

ECCO JOB # 2025B23001

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-77**

SUBJECT: Sketch Plan Requested By McG Capital, For Legacy Station, Located At 4617 E. Palmetto St., Florence SC, As Shown On Florence County Tax Map Number 00275, Block 01, Parcel 134.

LOCATION: The proposed project site is located off of East Palmetto Street, Florence, SC

TAX MAP NUMBERS: 00275, Block 01, Parcel 134

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: S&P Campbell Enterprises, LLC

APPLICANT: McG Capital, LLC

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 DESIGNATIONS: FO/LI

STAFF ANALYSIS:

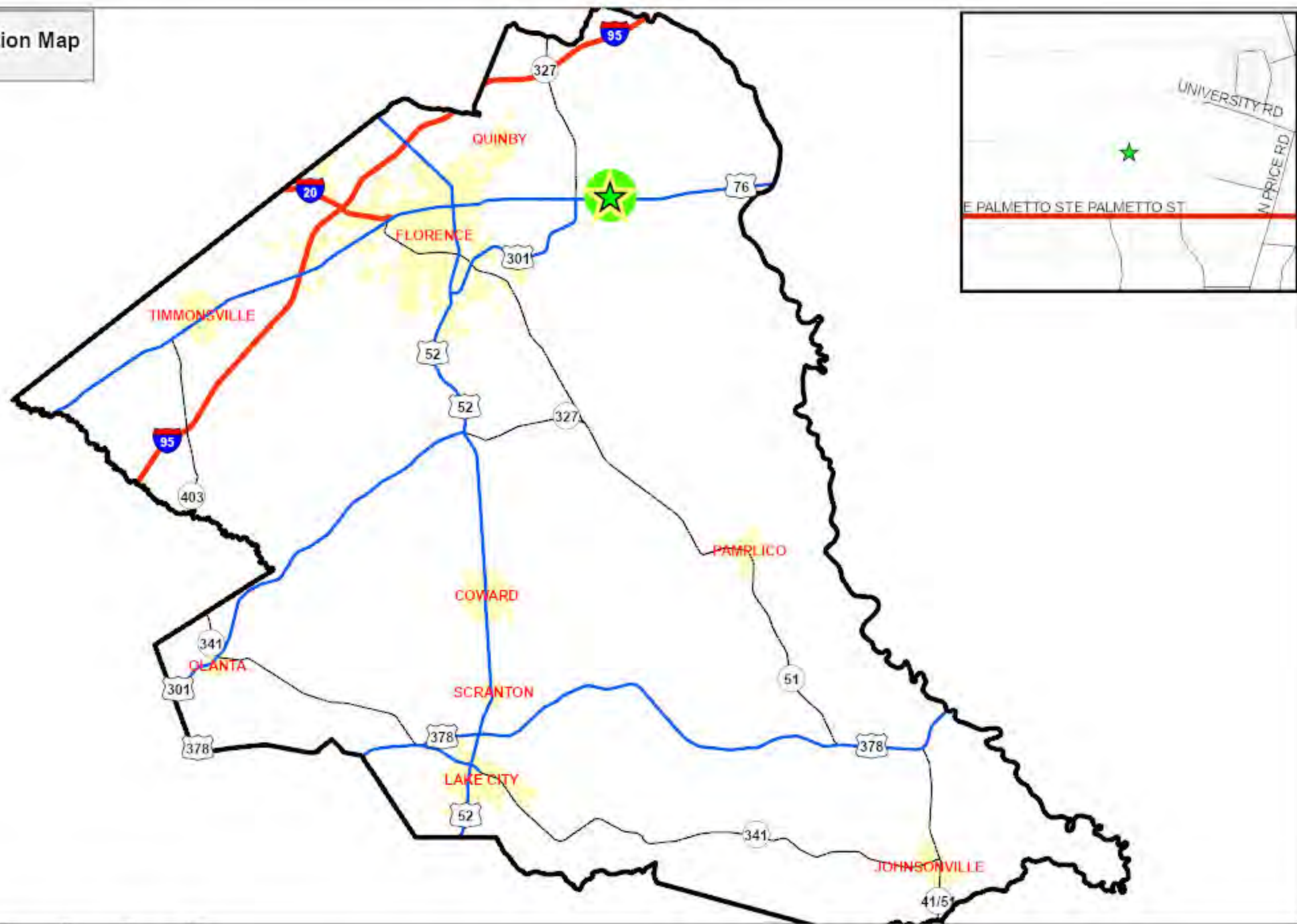
1. Surrounding Land Use and Zoning:
North: County of Florence / Vacant / B-6
South: County of Florence / Recreational, Commercial / CMU
West: County of Florence / Industrial, Commercial / FO/LI, CMU
East: County of Florence / Residential, Vacant / TH, CMU
2. Background
The applicant desires to subdivide the subject property into 138 residential lots, with the frontage being dedicated for commercial use.

3. Transportation Access and Circulation:
Present access to the property is by the way of East Palmetto Street, Patriot Lane, University Lane, Florence, SC.
4. Proposed Road Names:
Timeless Boulevard, Tradition Drive, Sandlapper Drive
5. Traffic Review:
Based on the applicant's request to develop 138 residential lots, the additional traffic could have minimum impact on the current traffic flow.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan

Location Map

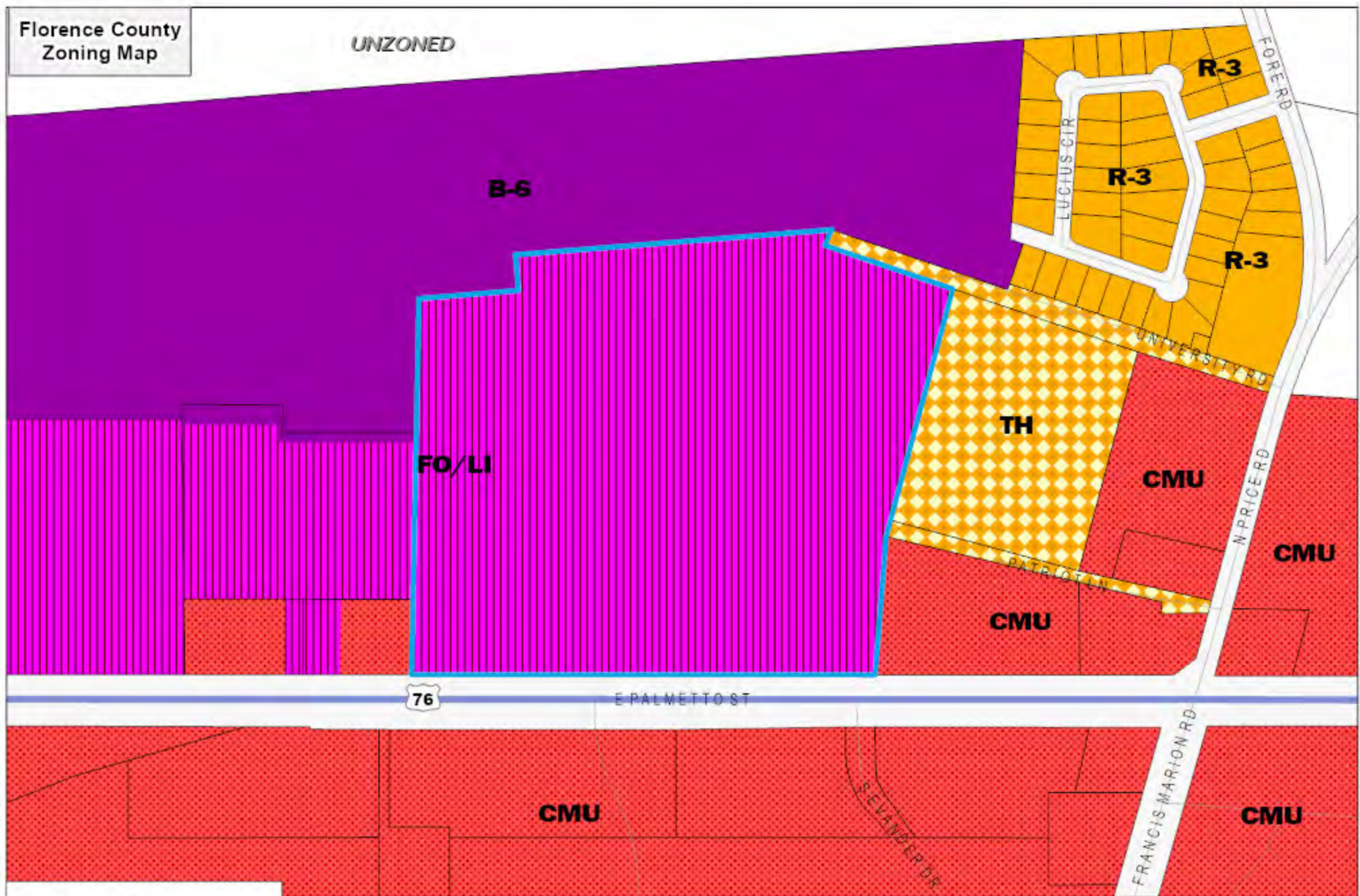


Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 6
PC#2026-77 LEGACY STATION

Florence County
Zoning Map

UNZONED



Current County Zoning

- B-6, INDUSTRIAL
- CMU, COMMERCIAL MIXED-USE
- FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
- R-3, SINGLE-FAMILY, SMALL LOTS
- TH, TOWNHOME
- UNZONED

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 6
PC#2026-77 LEGACY STATION

2024 Aerial

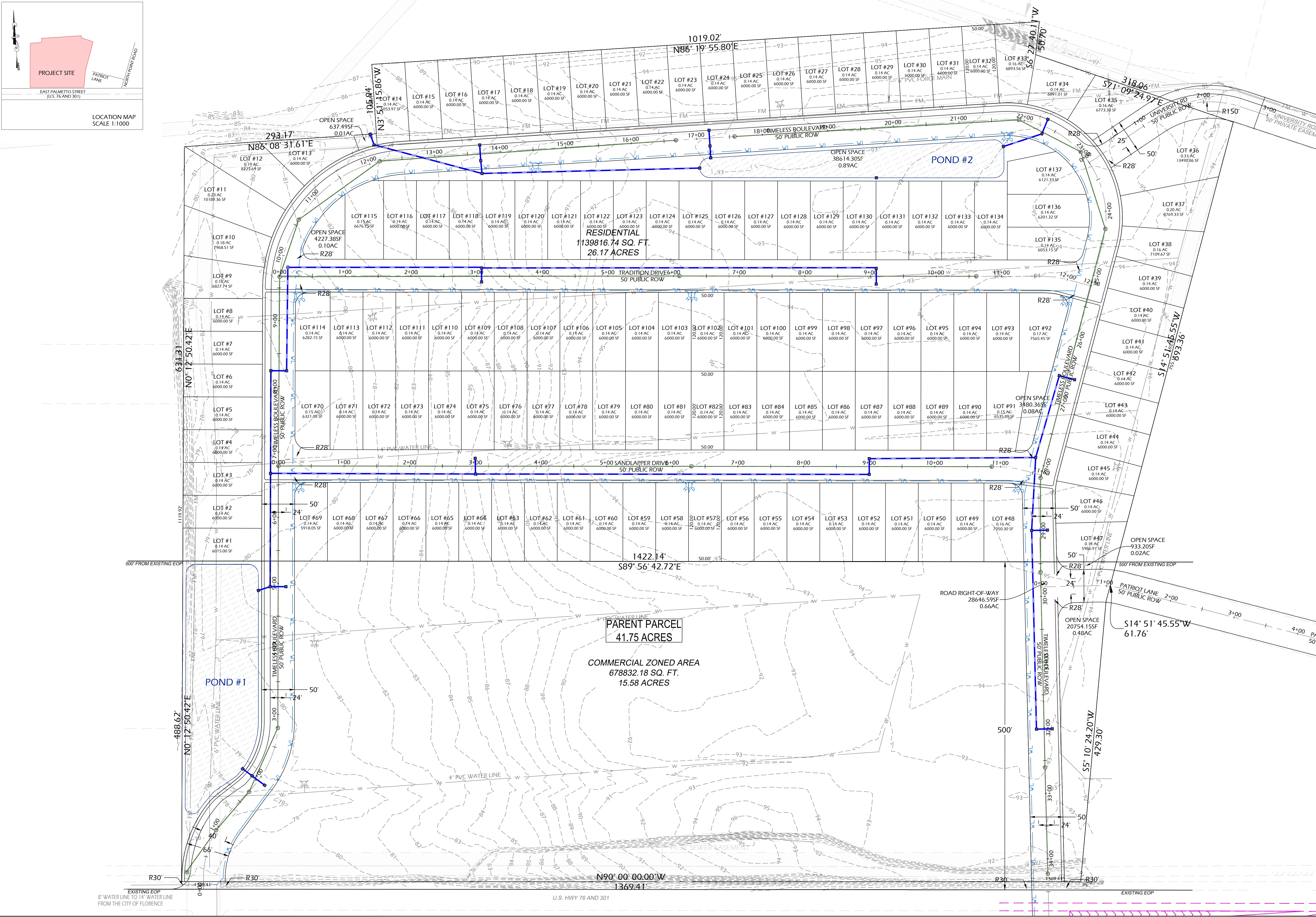
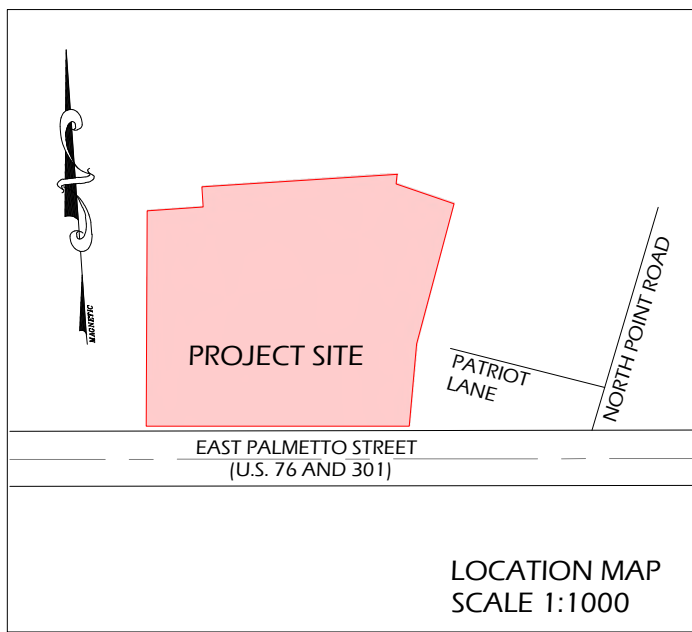


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Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 6
PC#2026-77 LEGACY STATION



engineering
1229 38th Ave, N #112, Myrtle Beach
South Carolina, 29577 - walleng.com

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

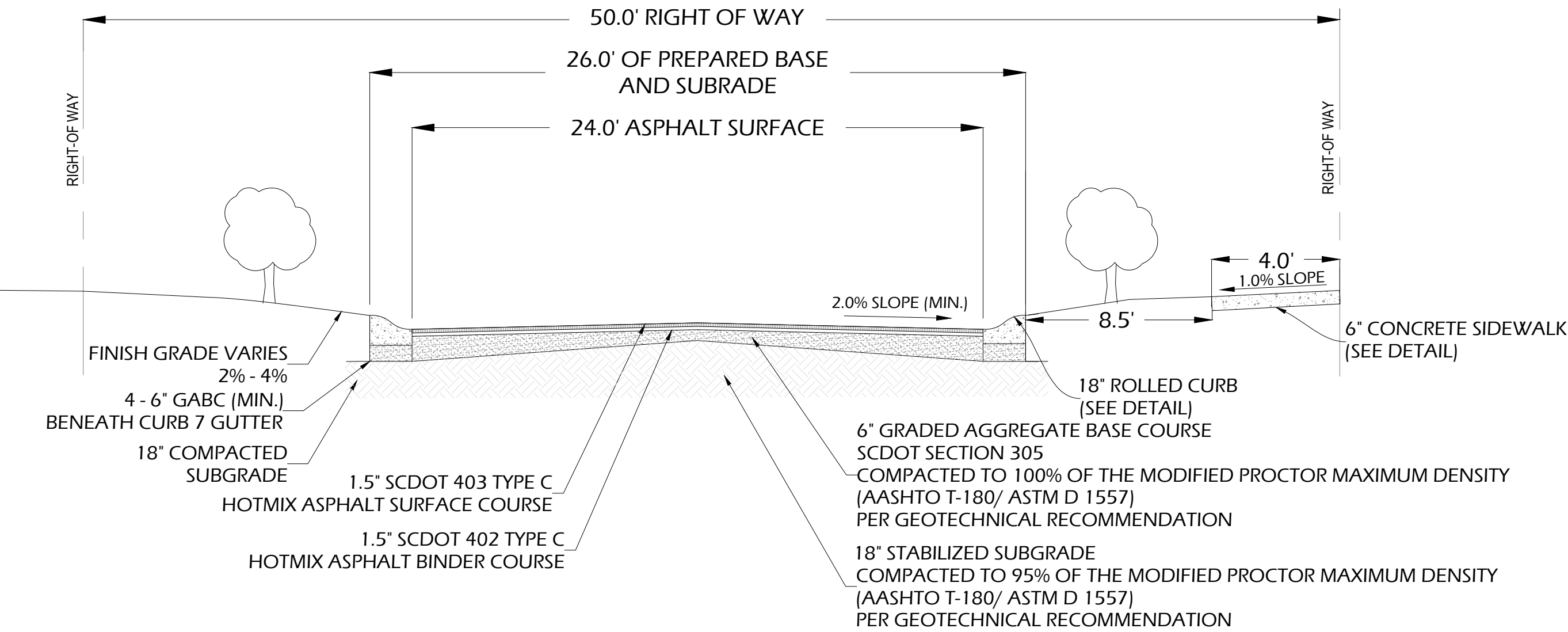
THIS DRAWING IS THE PROPERTY OF
WALL ENGINEERING, LLC. REPRODUCTION OR
REUSE IN WHOLE OR IN PART WITHOUT
WRITTEN PERMISSION IS FORBIDDEN.

DRAWN BY	ALW
DATE	August 12, 2026
PROJECT NO.	00275-01-134

SKETCH PLAN - 1

LEGACY STATION
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR
MCGILL

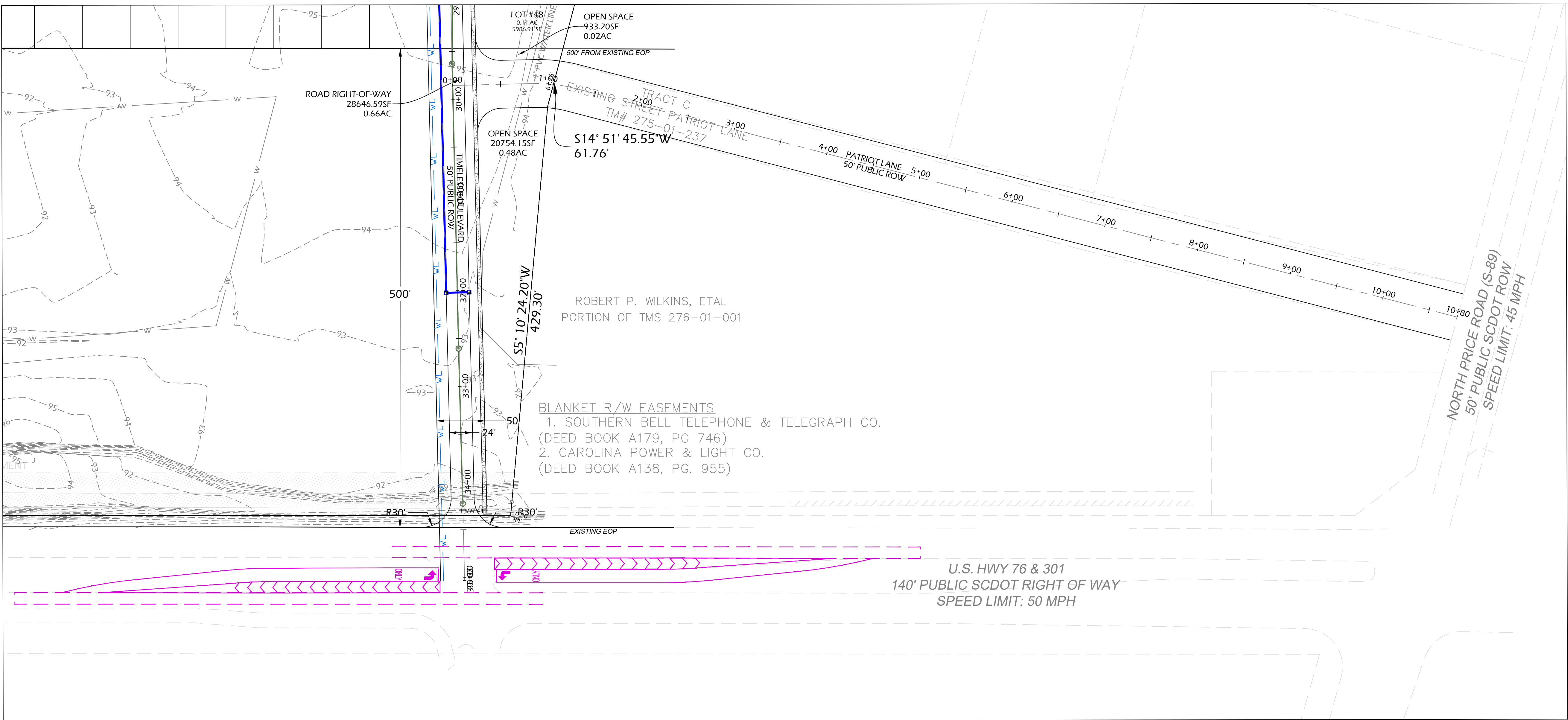
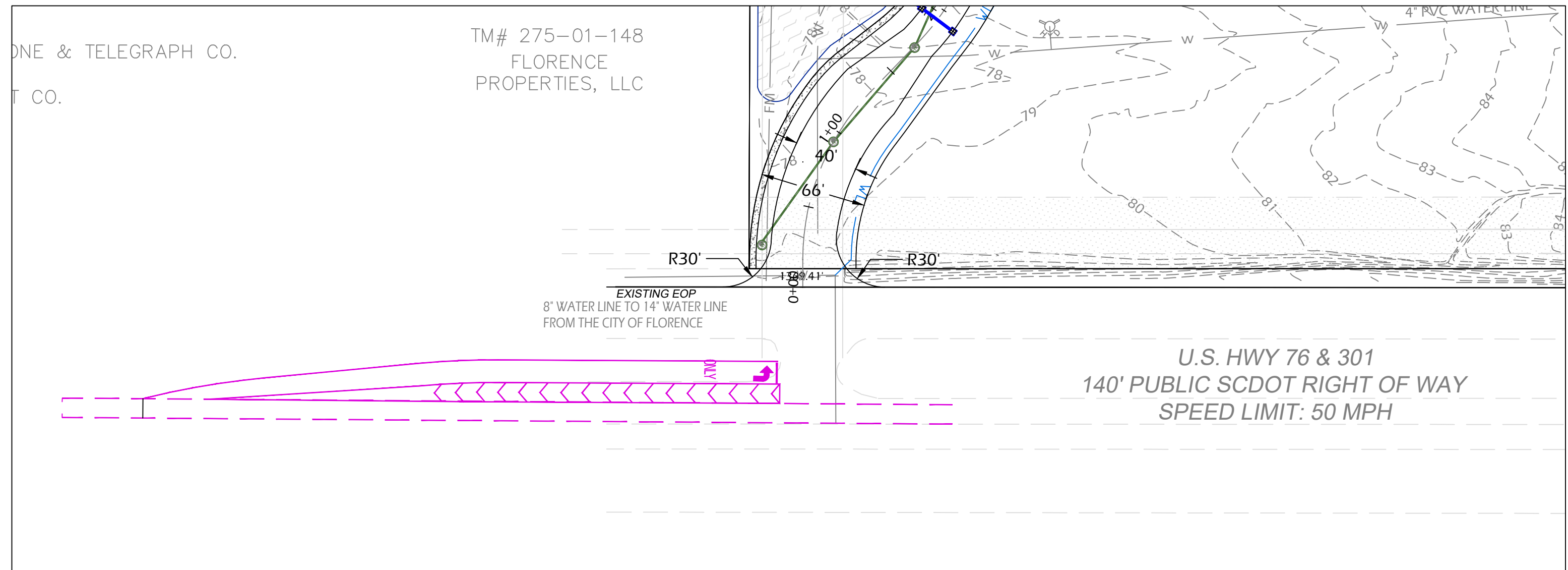
SHEET NO.:
SK-1



1 50' ACCESS ROAD CROSS SECTION WITH SIDEWALK
SK NOT TO SCALE

STREET TREE NOTES:

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



NOTES:

- TOTAL TRACT AREA IS 41.75 ACRES.
 - COMMERCIAL: 15.58 ACRES
 - RESIDENTIAL: 26.17 ACRES
- THIS DEVELOPMENT IS ALL OF PIN NO. 00275-01-134.
- THIS SKETCH PLAN IS SUBJECT TO REZONING.
- EASEMENTS
 - A 10' NON-EXCLUSIVE UTILITY/DRAINAGE EASEMENT IS BEING DEDICATED ALONG ALL FRONT AND SIDE PROPERTY/LOT LINES IN PERPETUITY.
 - ALL OTHER UTILITY/DRAINAGE EASEMENTS SHALL BE MINIMUM 20' WIDE.
- THE INITIALS I.P.F. STAND FOR IRON PIN FOUND. THE INITIALS I.N. STAND FOR IRON NEW. 1/2" REBAR HAS BEEN PLACED ON ALL LOT CORNERS.
- THIS TRACT IS IN FLOOD ZONE X AND ZONE A, MAP# 45041C0157E, 45041C0159E EFFECTIVE DATE 12/16/2014.
- REFERENCE FIELD BOUNDARY AND TOPOGRAPHICAL SURVEY PROVIDED BY HUGGINS SURVEYING COMPANY.
 - NAD 83 STATE PLANE
 - NGVD 88 DATUM, BASE ELEVATION 0.00' MSL
- THE MINIMUM LOT SIZE: 6000 SF
- SETBACKS - SINGLE FAMILY
 - FRONT= 25'
 - SIDE= 5'
 - CORNER= 12.5'
 - REAR = 10'
- LAND USE
 - THE EXISTING USE OF THE LAND IS VACANT, WAS PREVIOUSLY A MOBILE HOME PARK. THE PROPOSED USE OF THE LAND IS SINGLE FAMILY RESIDENTIAL.
 - THE ROADS IN THE DEVELOPMENT WILL BE PUBLIC.
- STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH FLORENCE COUNTY CODE OF ORDINANCES.
- COMMERCIAL WILL FOLLOW THE STANDARDS SET IN THE FLORENCE COUNTY CODE OF ORDINANCES.
- ALL STREET RIGHT OF WAYS AND PAVEMENT WIDTHS WILL BE IN ACCORDANCE WITH FLORENCE COUNTY SECTION 28.6-75.
- CLUSTER MAIL BOXES TO BE PROVIDED FOR DEVELOPMENT IN ACCORDANCE WITH FLORENCE COUNTY SECTION 28.6-83.
- LOTS TO BE MINIMUM 50' WIDE AT FRONT SETBACK.
- WATER & SEWER TO BE PUBLIC AND PROVIDED BY THE CITY OF FLORENCE.
- ALL WIRE UTILITIES SHALL BE PLACED UNDERGROUND INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND INTERNET.
- ANY IMPROVEMENTS REQUIRED BY SCDOT WILL BE INSTALLED.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
AUGUST 25, 2026
PC#2026-78**

SUBJECT: Request for the Road Naming of Starfox Court

LOCATION: Off Cobblestone Street, Florence, SC

TAX MAP NUMBERS: 00206-01-076, 00206-01-200, 00206-01-201

COUNCIL DISTRICT: 7; County Council

APPLICANT(S): Alexander Foxworth, Liifebox, Inc.

STAFF ANALYSIS:

The applicant is proposing to name a private road located off of Cobblestone Street in Florence, SC. The proposed road name is Starfox Court.

The road is shown on Florence County Tax Maps 00206-01-076, 00206-01-200, and 00206-01-201.

The private road has been requested for a private development subdivision.

FINDINGS:

1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised of the minimum requirements to name roads.
3. Road names are not duplicates of existing road names in Florence County.
4. The road name has been approved by the County addressing office.

ATTACHMENTS:

1. Aerial Map
2. Plat

2024 Aerial

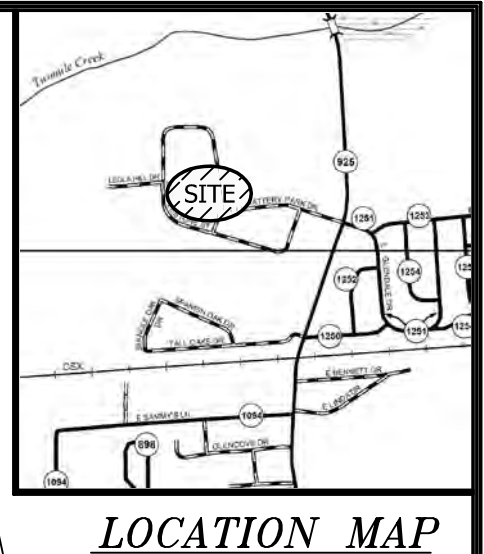
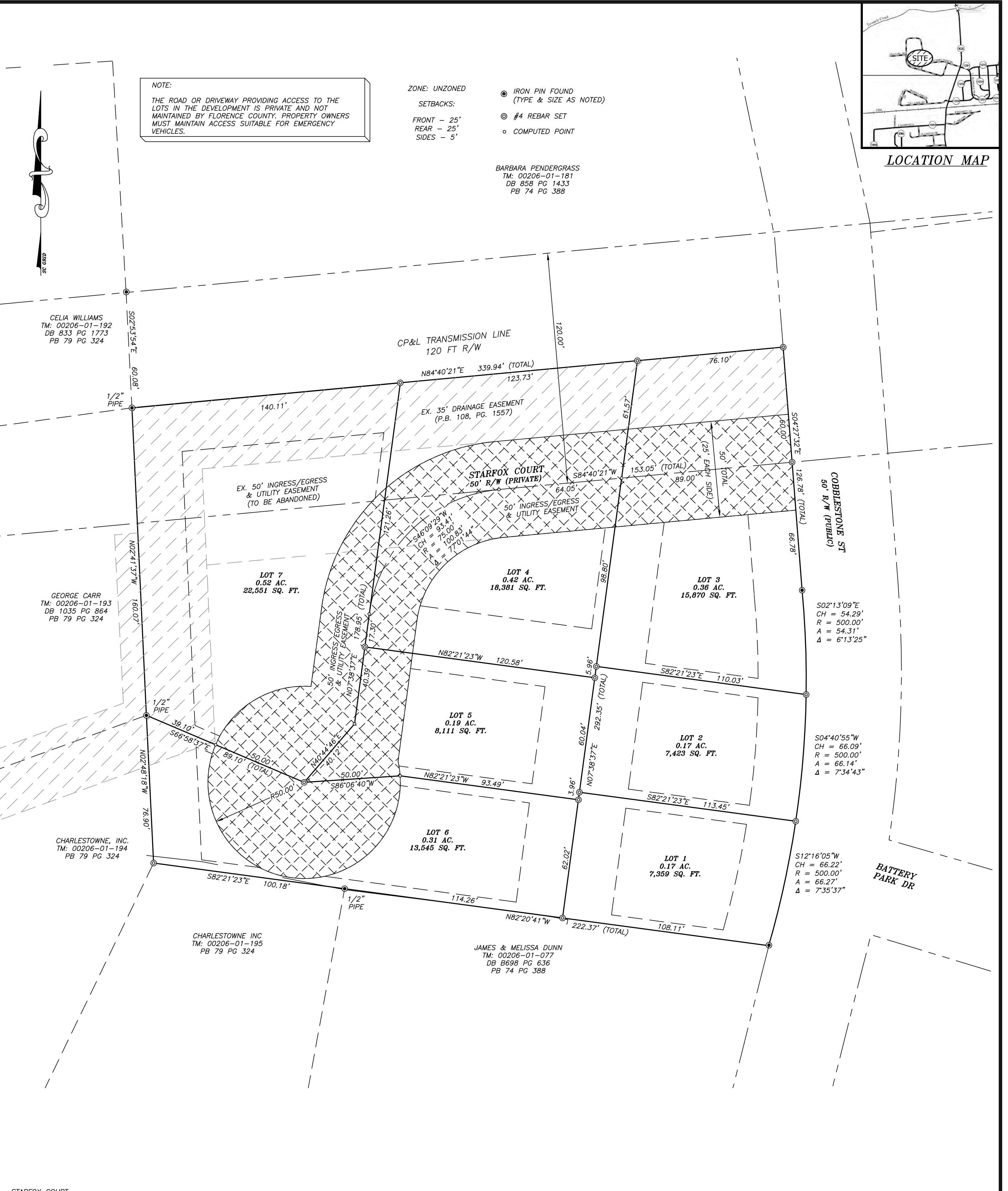


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Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 7
PC#2026-78 STARFOX CT

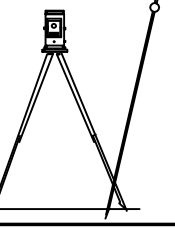
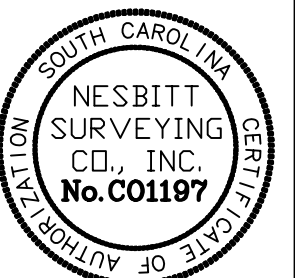


STARFOX COURT
FLORENCE, SC
FLORENCE COUNTY
SOUTH CAROLINA

PLAT

OF SEVEN (7) LOTS LOCATED ALONG COBBLESTONE STREET, FLORENCE COUNTY, SOUTH CAROLINA, BEING THE RESUBDIVISION OF THE PROPERTIES SHOWN AS TAX PARCEL NUMBERS 00206-01-076, 00206-01-200, & 00206-01-201, BEING FURTHER SHOWN IN PLAT BOOK 108, PAGE 1557.
SURVEYED FOR:

LIIFEBOX 2018 INC., D/B/A

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0154E, EFFECTIVE DATE DECEMBER 16, 2014 AND FOUND THAT THE SUBJECT PROPERTIES DO NOT LIE WITHIN A SPECIAL FLOOD ZONE. NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.		
	NESBITT SURVEYING CO., INC. 4340 ALLIGATOR ROAD U.S. HIGHWAY 76 & ALLIGATOR ROAD TIMMONSVILLE, S.C. 29161 PHONE (843) 346-3302 FAX (843)-346-5802 EMAIL: jon@nesbittsurveying.com	 JONATHAN W. NESBITT PLS NO 24770
 NESBITT SURVEYING CO., INC. No. C01197		DATE: NOVEMBER 17, 2025 REVISED: JULY 24, 2026 JOB NO: 25094 DWG NO: 25094-7 LOTS REF JOB#: 231191 & 01331 TAX MAP #'S: 00206-01-076, 00206-01-200, & 00206-01-201 SCALE 1" = 30 FT 0 15 30 60 GRAPHIC SCALE

Building Activity Report Summary

July 2026

Type of Permit	This Month			Year To Date			This Month Last Year			Year To Date Last Year		
	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees	No. of Permits	Constr. Cost	Permit Fees
Agricultural												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	9	\$1,153,269	\$4,775.00	32	\$3,265,743	\$13,136.00	2	\$176,880	\$841.00	28	\$1,586,754	\$8,535.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	1	\$1,000	\$20.00	23	\$75,082	\$633.50	1	\$100	\$20.00	10	\$27,035	\$359.70
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	10	\$1,154,269	\$4,795.00	55	\$3,340,825	\$13,769.50	3	\$176,980	\$861.00	38	\$1,613,789	\$8,894.70
Commercial												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	8	\$1,767,526	\$8,422.50	53	\$23,965,236	\$83,236.39	6	\$4,144,458	\$12,174.00	51	\$20,577,903	\$72,276.00
Engineering	4	\$1,100,000	\$2,665.00	27	\$12,275,000	\$24,050.00	2	\$0	\$1,650.00	7	\$800,000	\$3,405.00
Other	3	\$80,500	\$542.50	69	\$2,486,264	\$15,278.50	7	\$138,750	\$870.00	66	\$2,319,156	\$15,701.00
Trade	23	\$7,438,991	\$15,423.50	167	\$16,304,477	\$45,034.80	23	\$303,061	\$1,514.40	183	\$24,345,067	\$56,343.80
Zoning	14	\$1,105,748	\$350.00	71	\$5,005,748	\$2,050.00	8	\$0	\$300.00	52	\$0	\$1,425.00
Totals	52	\$11,492,765	\$27,403.50	387	\$60,036,725	\$169,649.69	46	\$4,586,269	\$16,508.40	359	\$48,042,126	\$149,150.80
Industrial												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	1	\$22,000,000	\$67,015.00	2	\$22,568,000	\$69,734.00	0	\$0	\$0.00	3	\$15,879,149	\$26,975.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	1	\$0	\$50.00
Trade	0	\$0	\$0.00	2	\$1,768,755	\$138.00	1	\$471,696	\$1,418.00	6	\$16,157,046	\$12,196.00
Zoning	0	\$0	\$0.00	3	\$14,500,000	\$75.00	0	\$0	\$0.00	1	\$0	\$25.00
Totals	1	\$22,000,000	\$67,015.00	7	\$38,836,755	\$69,947.00	1	\$471,696	\$1,418.00	11	\$32,036,195	\$39,246.00
Manufactured Home												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	1	\$7,000	\$95.00	0	\$0	\$0.00	1	\$9,360	\$135.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	35	\$1,925,041	\$4,650.00	224	\$9,248,601	\$27,205.00	34	\$0	\$4,225.00	212	\$3,000	\$26,875.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	1	\$0	\$25.00	8	\$500	\$200.00	2	\$0	\$50.00	9	\$0	\$225.00
Totals	36	\$1,925,041	\$4,675.00	233	\$9,256,101	\$27,500.00	36	\$0	\$4,275.00	222	\$12,360	\$27,235.00
Multi-Family												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	2	\$240,227	\$1,373.50	0	\$0	\$0.00	6	\$13,485,000	\$48,640.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	13	\$45,715	\$395.00	14	\$60,715	\$445.00
Trade	0	\$0	\$0.00	5	\$289,280	\$1,189.00	1	\$30,000	\$103.00	39	\$5,447,893	\$24,205.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	0	\$0	\$0.00	7	\$529,507	\$2,562.50	14	\$75,715	\$498.00	59	\$18,993,608	\$73,290.00
Single Family Detached												
Accessory	6	\$136,976	\$1,065.00	43	\$1,307,054	\$9,745.00	5	\$115,310	\$862.00	52	\$1,286,377	\$10,335.00
Building	47	\$5,845,322	\$22,579.00	300	\$29,909,900	\$126,216.23	41	\$3,590,941	\$17,530.00	301	\$30,408,302	\$136,000.91
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	20	\$503,537	\$3,096.00	135	\$3,410,689	\$19,618.00	16	\$231,483	\$1,385.00	97	\$2,305,384	\$13,587.00
Trade	111	\$746,218	\$3,324.50	748	\$4,608,828	\$22,301.10	106	\$860,966	\$3,841.90	544	\$6,073,633	\$18,701.10
Zoning	2	\$33,318	\$50.00	12	\$170,018	\$275.00	3	\$1,700	\$120.00	21	\$5,800	\$655.00
Totals	186	\$7,265,371	\$30,114.50	1238	\$39,406,489	\$178,155.33	171	\$4,800,400	\$23,738.90	1015	\$40,079,496	\$179,279.01
Town Home												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	1	\$10,000	\$110.00
Building	11	\$1,392,600	\$6,495.00	35	\$4,367,390	\$20,497.00	8	\$982,960	\$4,632.00	58	\$5,991,695	\$29,821.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	41	\$259,400	\$420.00	9	\$41,100	\$100.00	56	\$355,109	\$745.40
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	11	\$1,392,600	\$6,495.00	76	\$4,626,790	\$20,917.00	17	\$1,024,060	\$4,732.00	115	\$6,356,804	\$30,676.40
Two Family Residential												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	16	\$1,378,080	\$7,378.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	1	\$11,688	\$42.00
Zoning	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	17	\$1,389,768	\$7,420.00
Not Applicable												
Accessory	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Building	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	3	\$0	\$75.00
Engineering	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Other	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Trade	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00	0	\$0	\$0.00
Zoning	0	\$0	\$0.00	1	\$0	\$25.00	0	\$0	\$0.00	0	\$0	\$0.00
Totals	0	\$0	\$0.00	1	\$0	\$25.00	0	\$0	\$0.00	3	\$0	\$75.00

JULY 2026 SUMMARY PLATS

<u>Date</u>	<u>Plat Title</u>	<u>TMP Number</u>	<u>Location</u>	<u>Lots</u>	<u>Acreage</u>
7/2/2026	John H Timmons III	00021-04-032	Timmonsville	1	9.52
7/2/2026	Taylor Bazen	00038-04-009	Timmonsville	2	7.908
7/6/2026	Norma D Mcallister	00139-31-026	Scranton	1	2.39
7/8/2026	Mark Woods & Virginia H Godwin	00279-01-013 014	Florence	1	1.67
7/9/2026	Malcolm G Cox	00321-02-032	Pamplico	1	1.00
7/9/2026	Harry L Filyaw Jr.	00188-03-121	Coward	2	16.9
7/9/2026	Loretta Washington	00296-31-009	Lake City	1	8.04
7/9/2026	Lalo Toledo	00243-01-155	Florence	1	4.4
7/10/2026	Katie L Elliott	00178-01-189	Florence	2	1.93
7/14/2026	Cory Renyard	00261-03-146 054	Scranton	2	10.26
7/14/2026	Frankie D & Dianne P Owens	00325-02-036	Pamplico	1	0.72
7/15/2026	Johnathan Atkinson	00217-01-080	Effingham	1	4.33
7/15/2026	Kyle W Daniel	00260-03-075	Coward	1	1.71
7/15/2026	Kyle W Daniel	00260-03-026	Coward	1	10
7/15/2026	James Edward Beard & Lisa Beard	00028-03-030	Olanta	1	1
7/15/2026	RTP Services INC.	00431-05-001	Johnsonville	1	1.85
7/15/2026	Ken & Elizabeth Kobus	00185-01-098	Effingham	1	2
7/15/2026	Mary Jane Holland	00246-01-005	Florence	1	78.77
7/15/2026	Robert L Thomas	01012-01-199	Florence	1	0.05
7/17/2026	Cristhian Delgado Fierro & Ana C Rodriguez Covarrubias	00109-01-076 074	Effingham	3	5
7/17/2026	Johnny Wayne Keefe	00343-02-016	Florence	1	0.12
7/17/2026	Judy K Wallace	00221-03-054	Coward	1	0.5
7/17/2026	Larry Deleon Mcalister & Wendell Scott Mcalister	00259-02-003	Scranton	2	29.25
7/21/2026	Richard Cote	00324-02-002	Pamplico	1	35.08
7/22/2026	Johnney Burgess	00389-05-037 015 044	Johnsonville	3	0.8
7/22/2026	Robert J Haselden & Joyce J Haselden	00360-05-081	Johnsonville	1	0.81
7/23/2026	Evan Stallard	00087-01-064	Timmonsville	1	13.32
7/24/2026	Joshua and Jeanine Swain	00343-02-040 025	Florence	2	4.88
7/24/2026	Chad & Kimberly Gardner	00323-02-009	Pamplico	1	2.9
7/24/2026	AM Properties	00078-04-016	Timmonsville	4	3.356
7/24/2026	Jonathan H Medlin & Whitney E Medlin	00155-01-003	Effingham	1	29.841
7/24/2026	Timothy Boswell	0052-04-096 097 108	Florence	2	9.101
7/28/2026	Bradley C Poulas & Chelsea F Poulas	00245-01-006	Florence	1	18.41
7/28/2026	Miranda Johnson	00407-02-060	Johnsonville	1	0.16
7/29/2026	Martin B Stephens	70008-01-004	Timmonsville	2	4.16
7/29/2026	Kenneth W Parsons & Renee S Parsons	00411-05-045 046	Johnsonville	2	1.23
7/30/2026	Joshua and Jeanine Swain	00343-02-025 040	Florence	1	4.88

2026 SUMMARY PLAT TOTALS

Month	Total Number of Plats	Total Number of Lots	Total Acres
January	14	17	75.15
February	25	37	165.04
March	27	49	278.92
April	29	46	314.72
May	37	66	472.56
June	14	22	106.29
July	37	53	328.25
August			
September			
October			
November			
December			
Year To Date			

TO _____ / _____ / _____
Date

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