



Florence County Planning Commission

August 25, 2026

6:00 PM

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

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

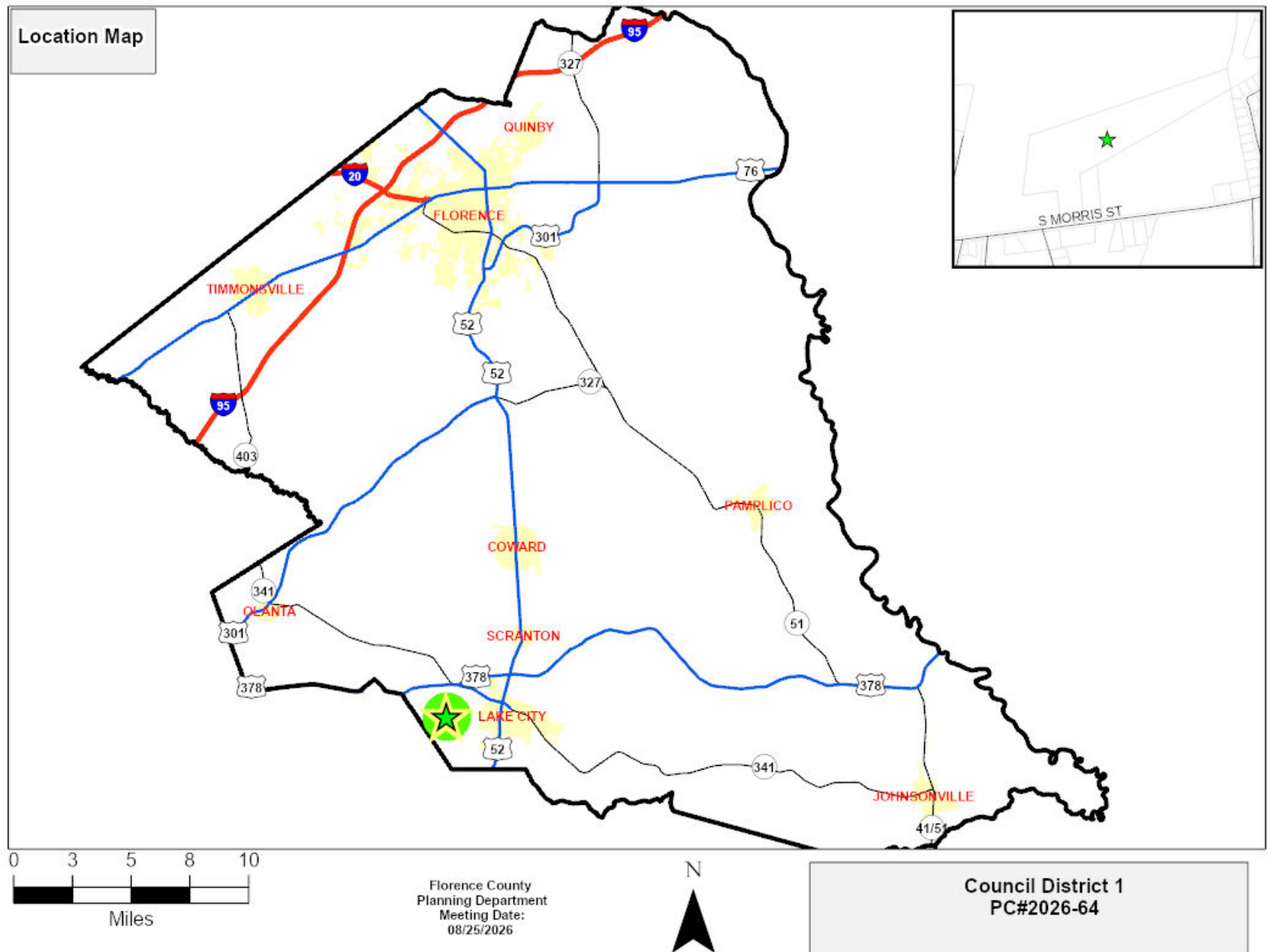
WATER/SEWER AVAILABILITY: City of Lake City Water / No Sewer

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

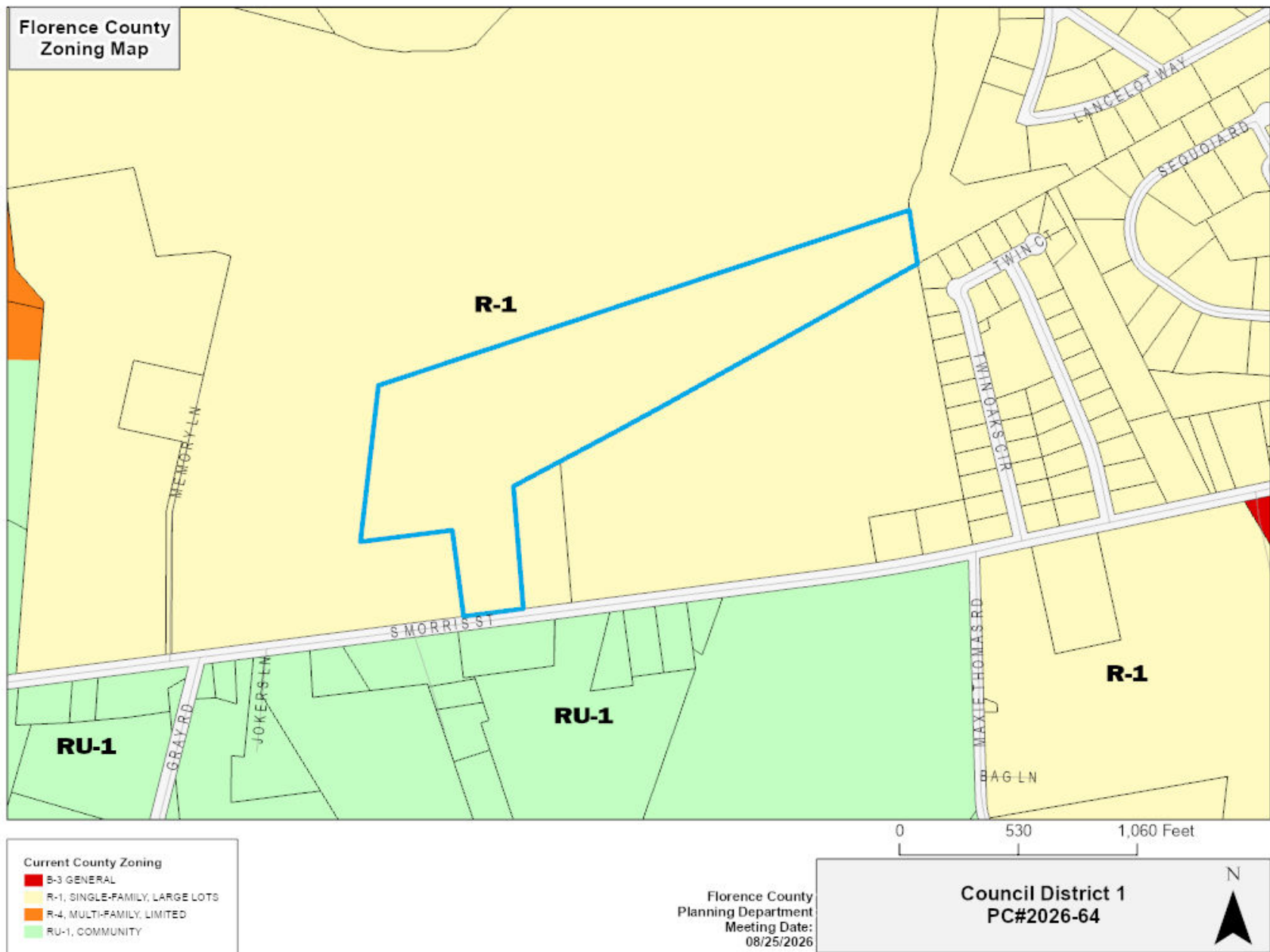
FLOOD ZONE: X

PARCEL ZONING DESIGNATION: R-1

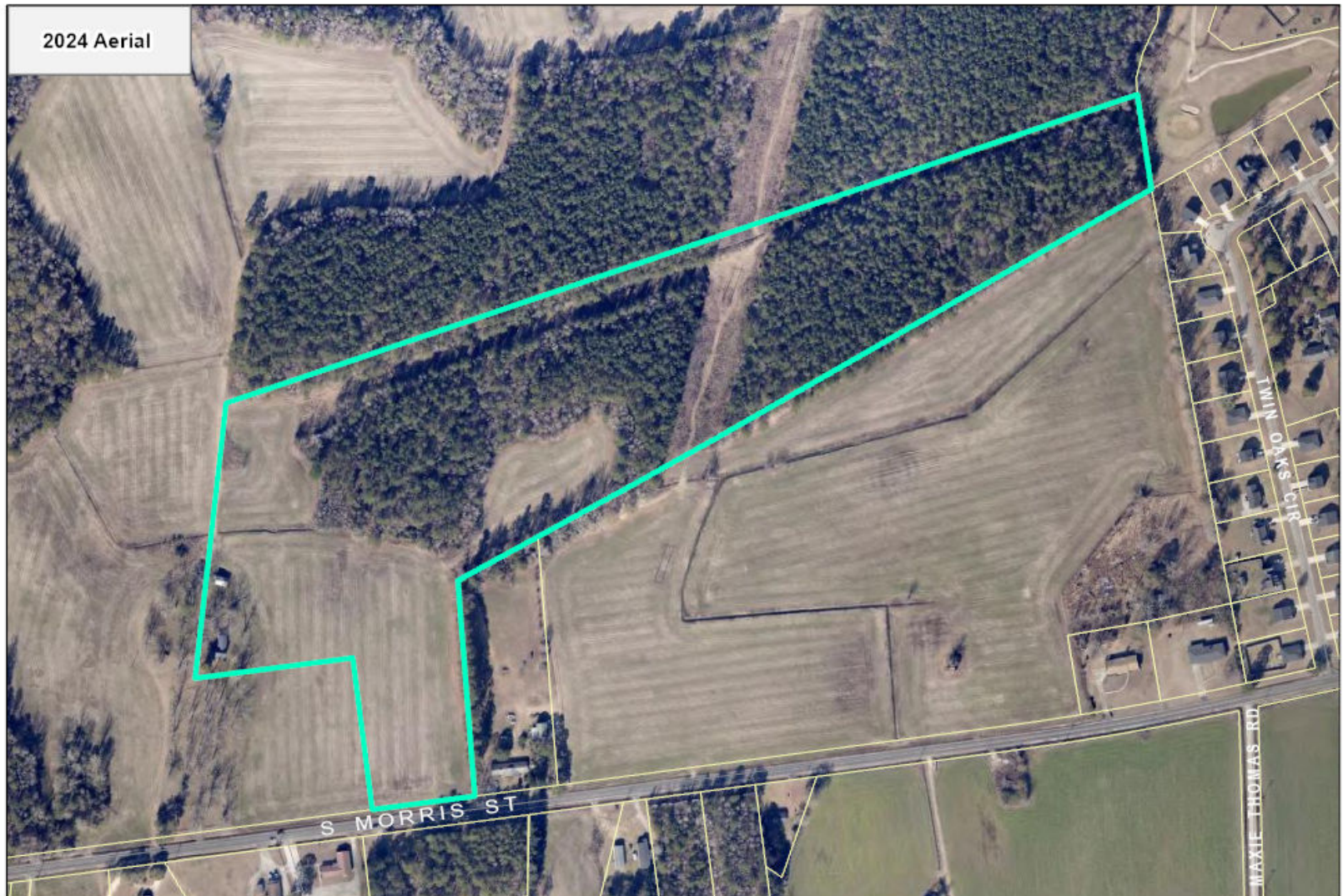
PC#2026-64 Location Map



PC#2026-64 Zoning Map



PC#2026-64 Aerial Map



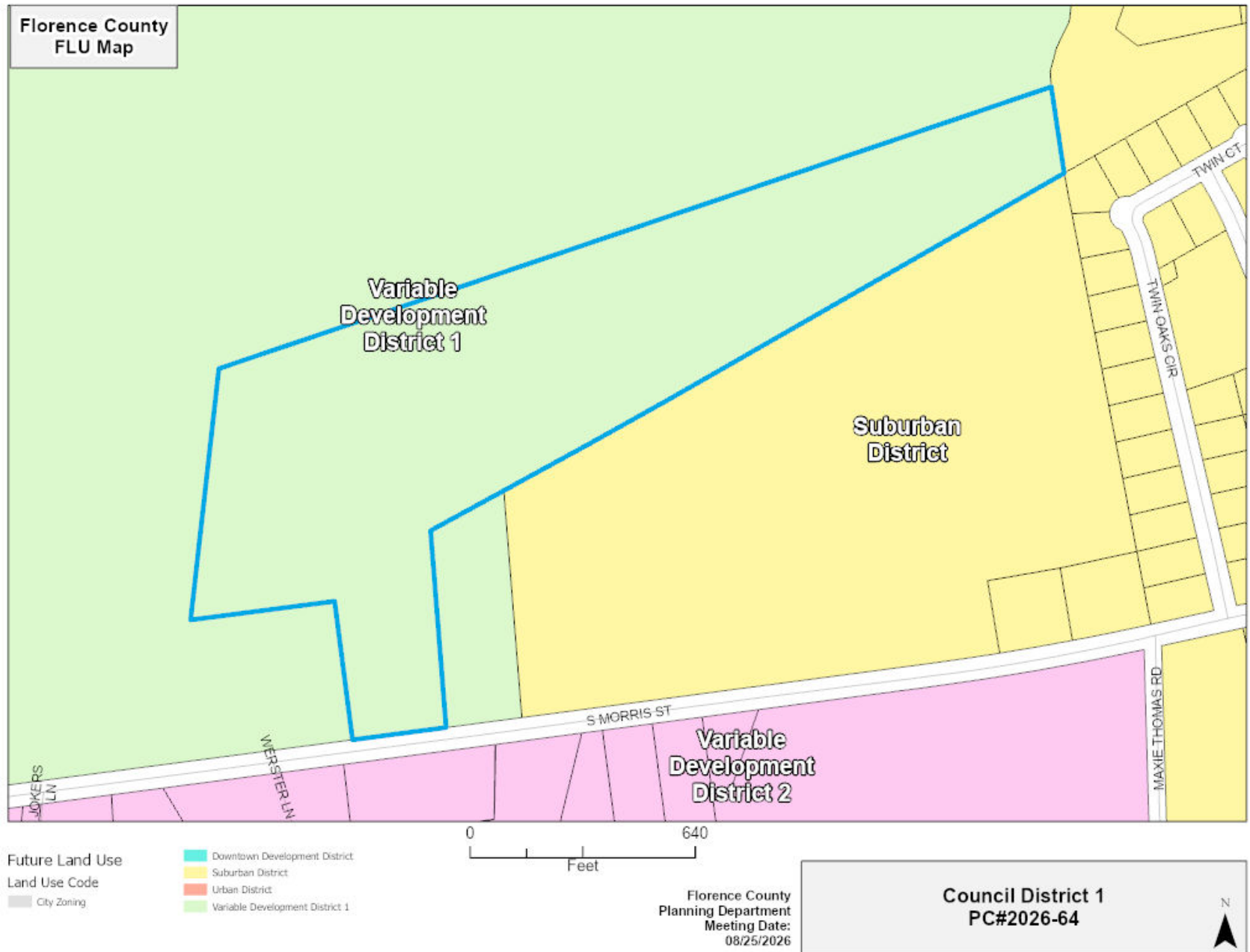
0 390 780
Feet

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



Council District 1
PC#2026-64

PC#2026-64 Comprehensive Plan Map



PC#2026-64 Subject Property



PC#2026-64 Adjacent Properties



POV: Southwest of the subject property off of S. Morris Street



POV: East of the subject property off of S. Morris Street



POV: West of the subject property off of S. Morris Street

Comments/Questions



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

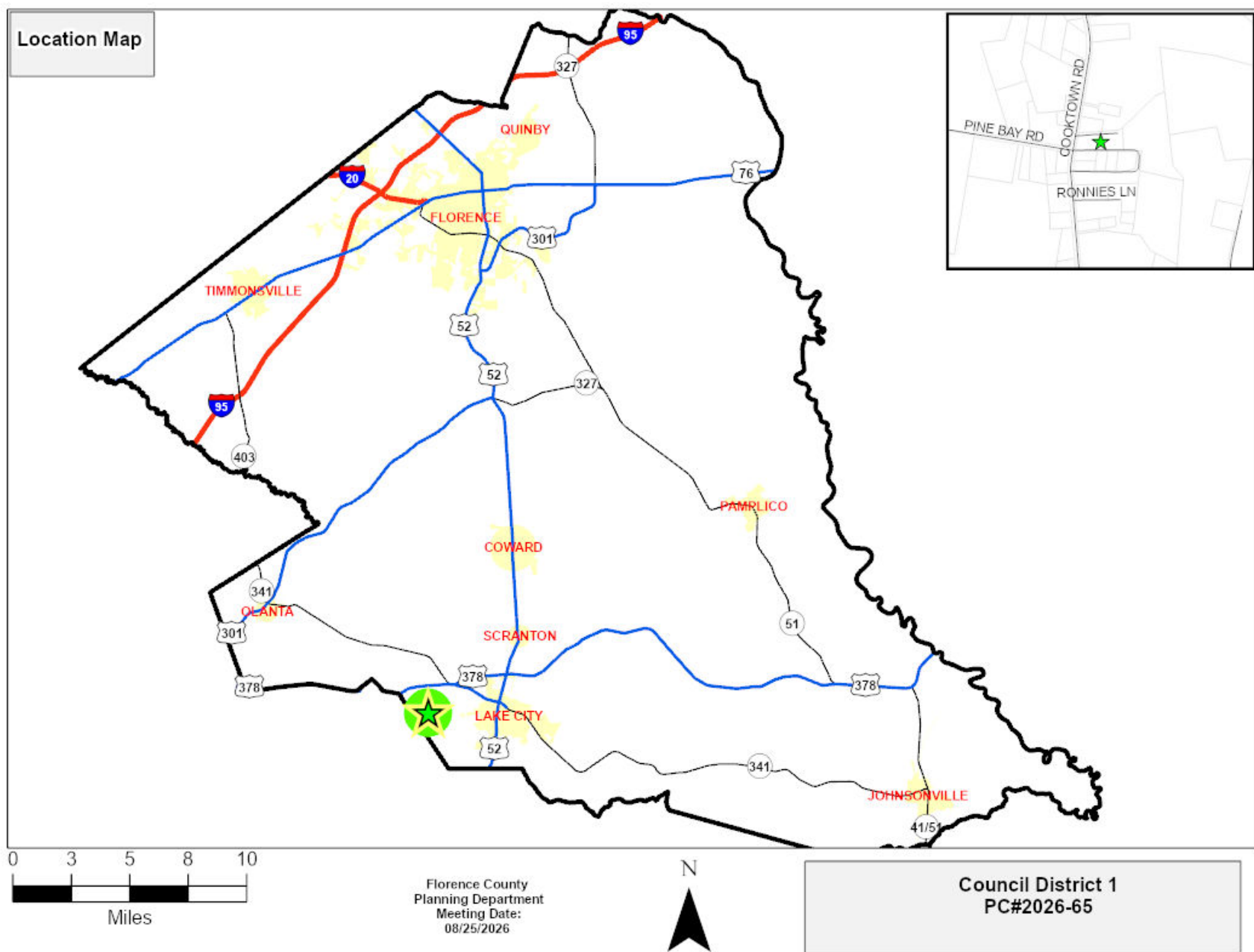
WATER/SEWER AVAILABILITY: City of Lake City Water/ No Sewer

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

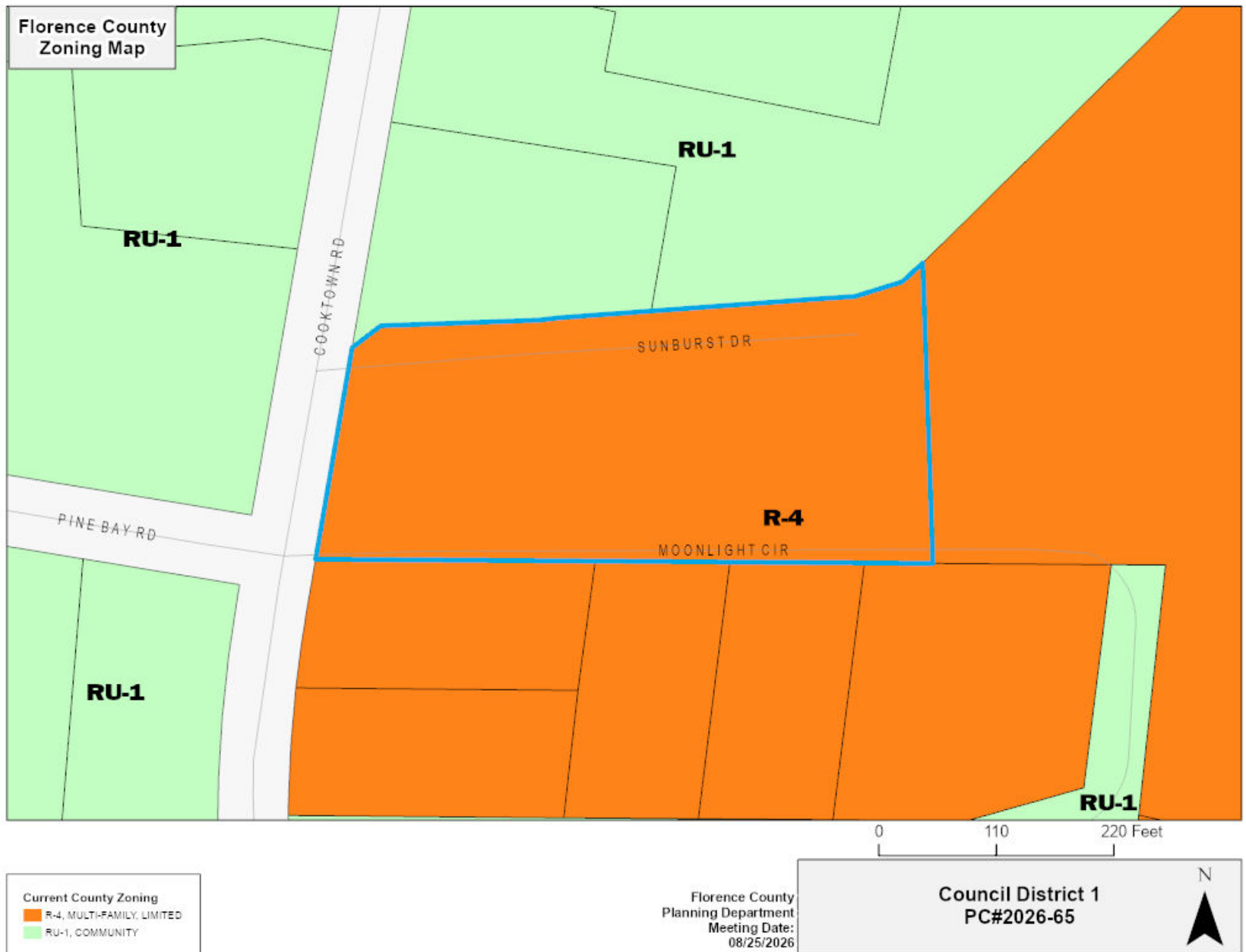
FLOOD ZONE: X

PARCEL ZONING DESIGNATION: R-4

PC#2026-65 Location Map



PC#2026-65 Zoning Map



PC#2026-65 Aerial Map



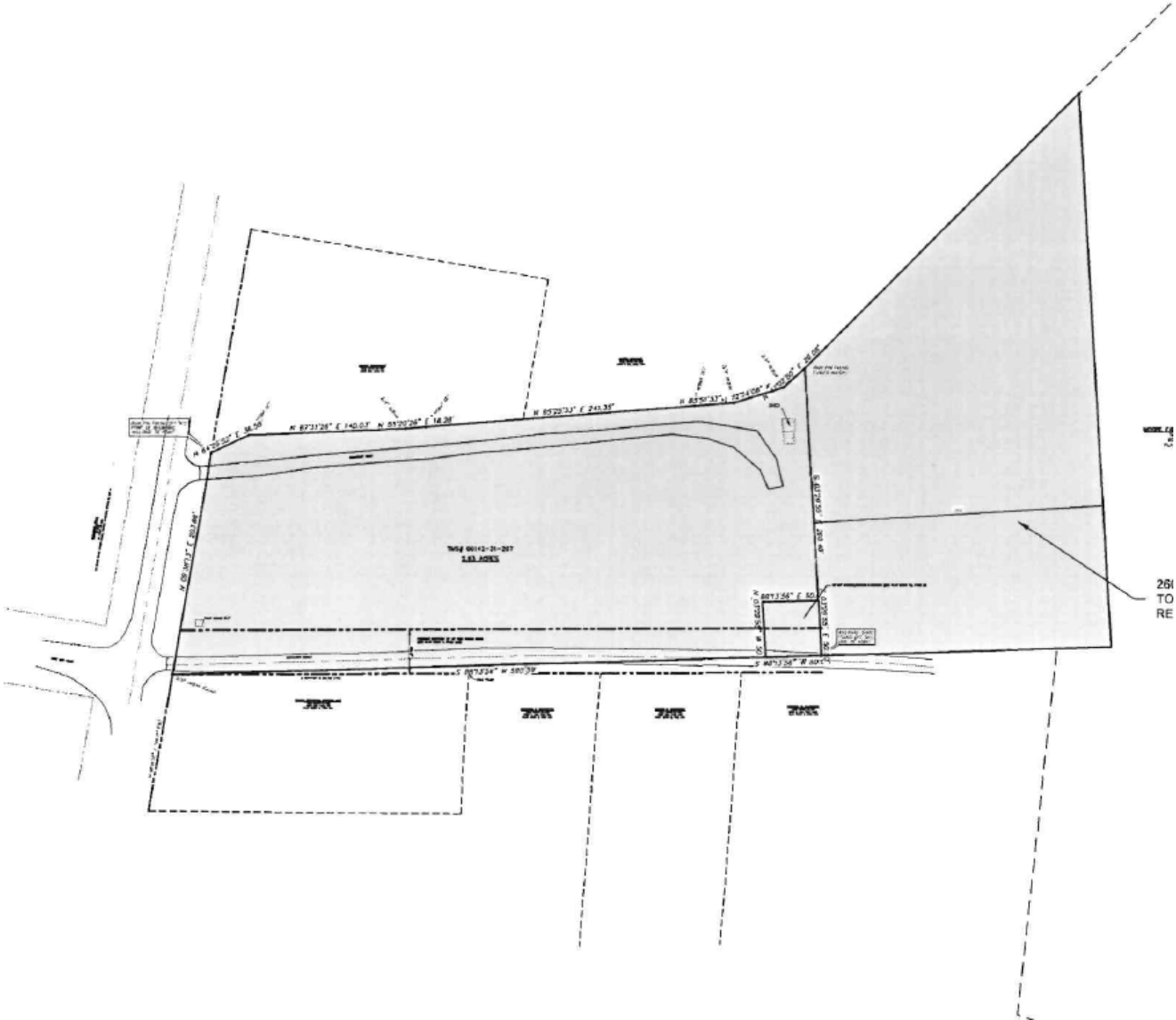
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Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-65

PC#2026-65 Site Plan



PC#2026-65 Subject Property



PC#2026-65 Adjacent Properties



POV: South of the subject property off of Cooktown Road



POV: North of the subject property off of Cooktown Road



POV: Northwest of the subject property off of Cooktown Road

Comments/Questions



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

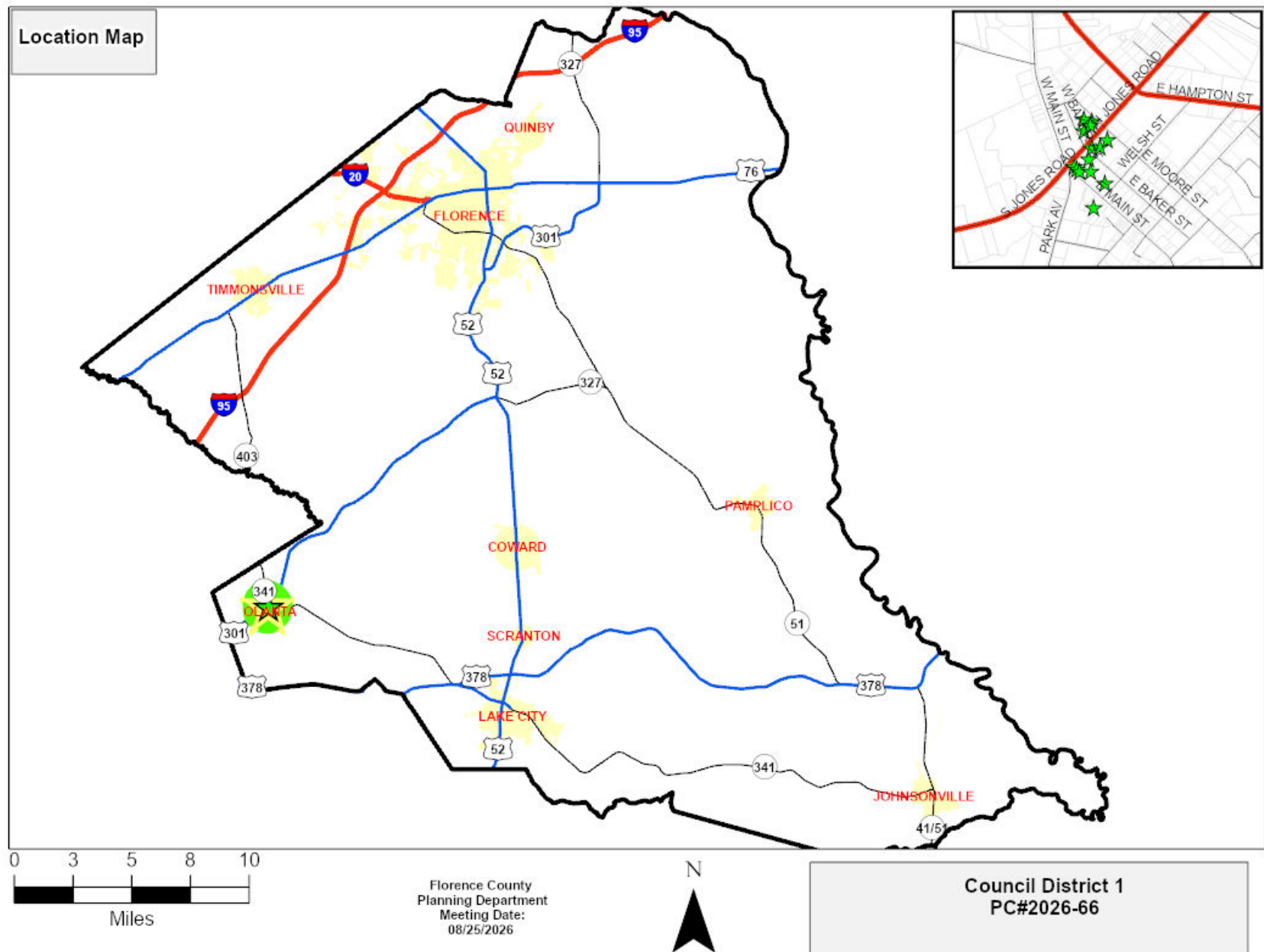
TAX MAP NUMBERS: 04520-03-007, 04520-03-008, 04520-03-009, 04520-03-043, 04520-03-044, 04520-03-045, 04520-03-046, 04520-03-047, 04520-03-151, 04520-03-157, 04520-03-160, 04520-03-164, 04520-03-173, And A Portion Of 04620-03-030

COUNCIL DISTRICT(S): 1; County Council

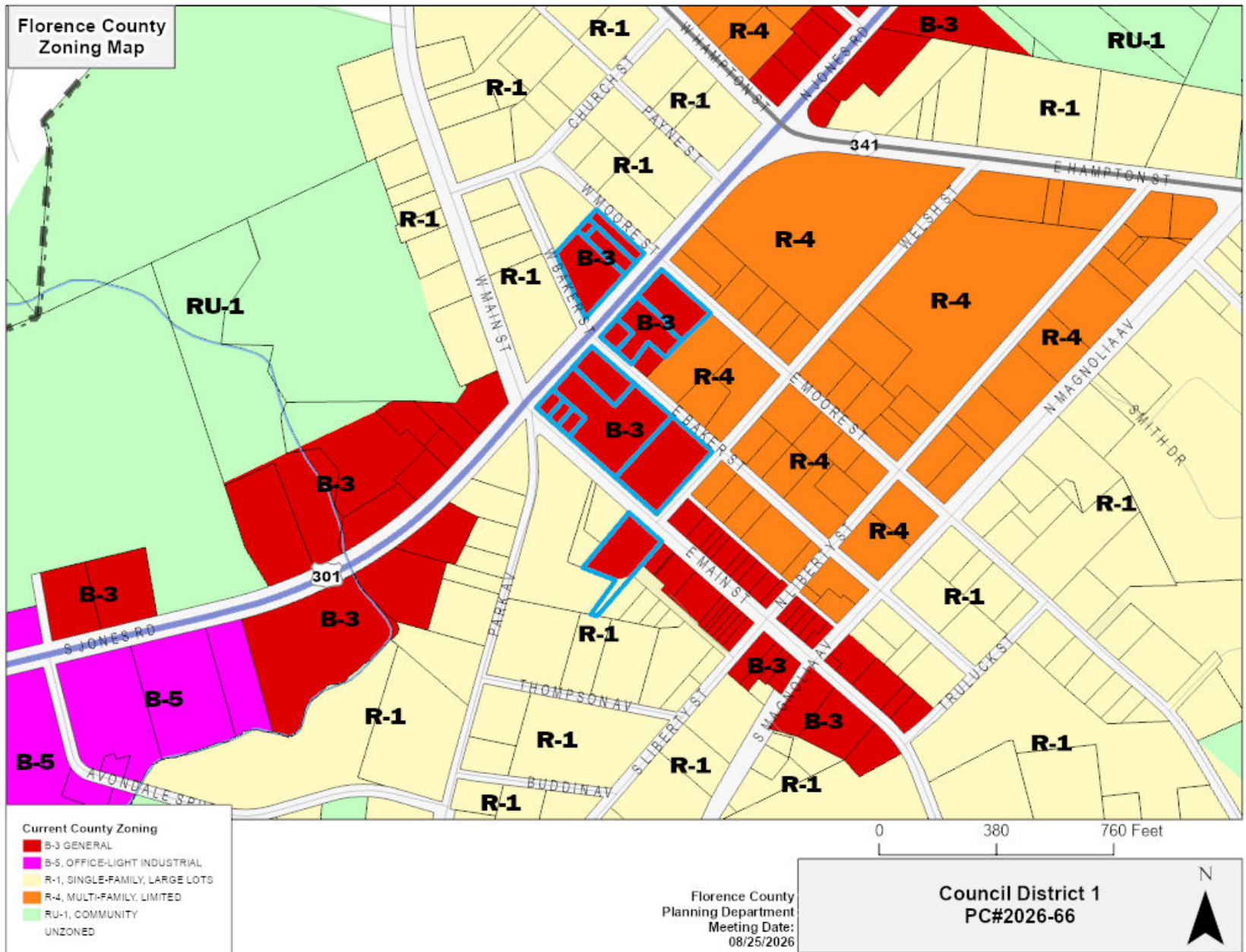
APPLICANT: County of Florence

ZONING/LAND AREA: B-3

PC#2026-66 Location Map



PC#2026-66 Zoning Map



PC#2026-66 Aerial Map



2024 Aerial

301

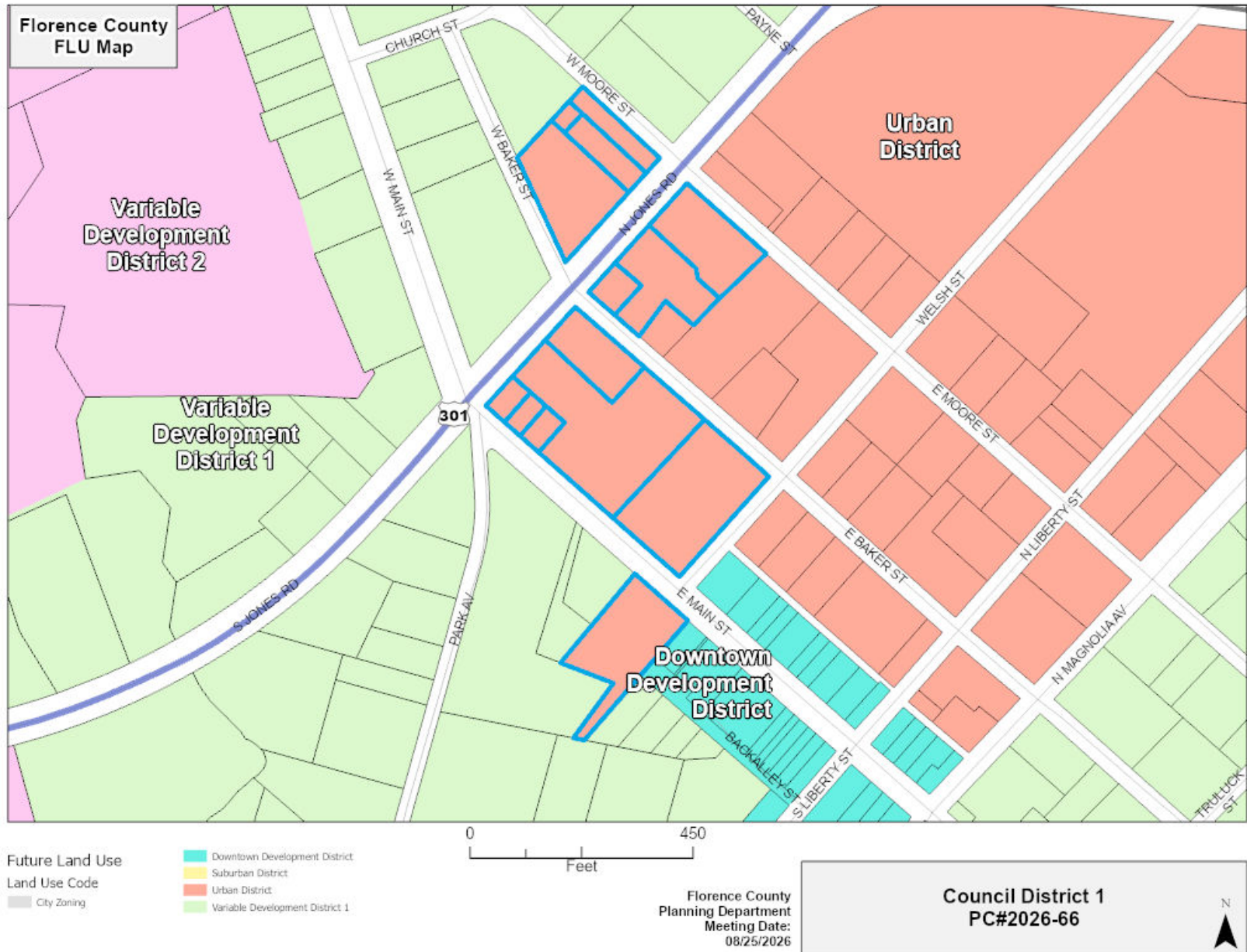
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Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-66

PC#2026-66 Comprehensive Plan Map



PC#2026-66 Subject Properties



Comments/Questions



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

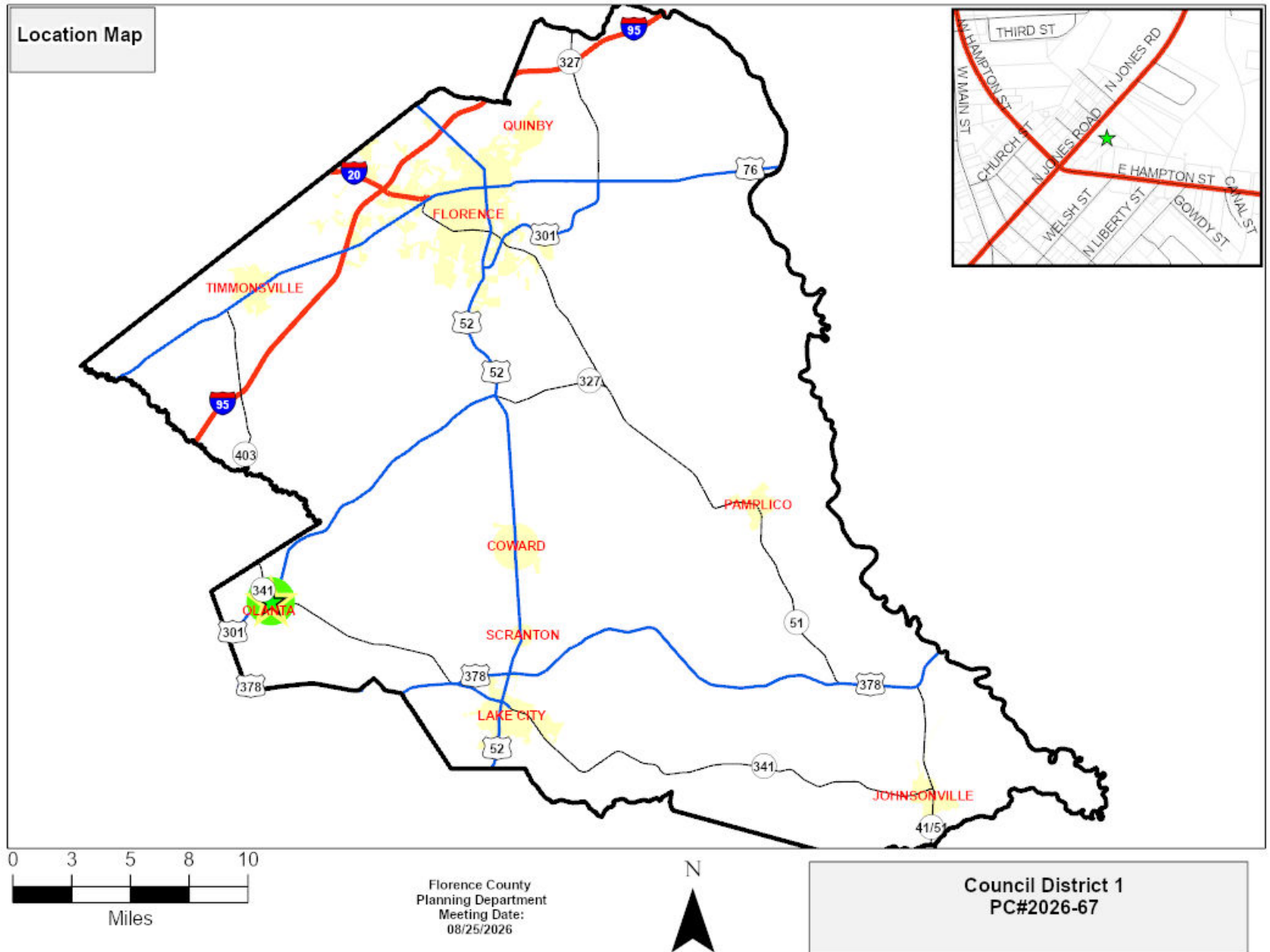
TAX MAP NUMBERS: 04520-03-094

COUNCIL DISTRICT(S): 1; County Council

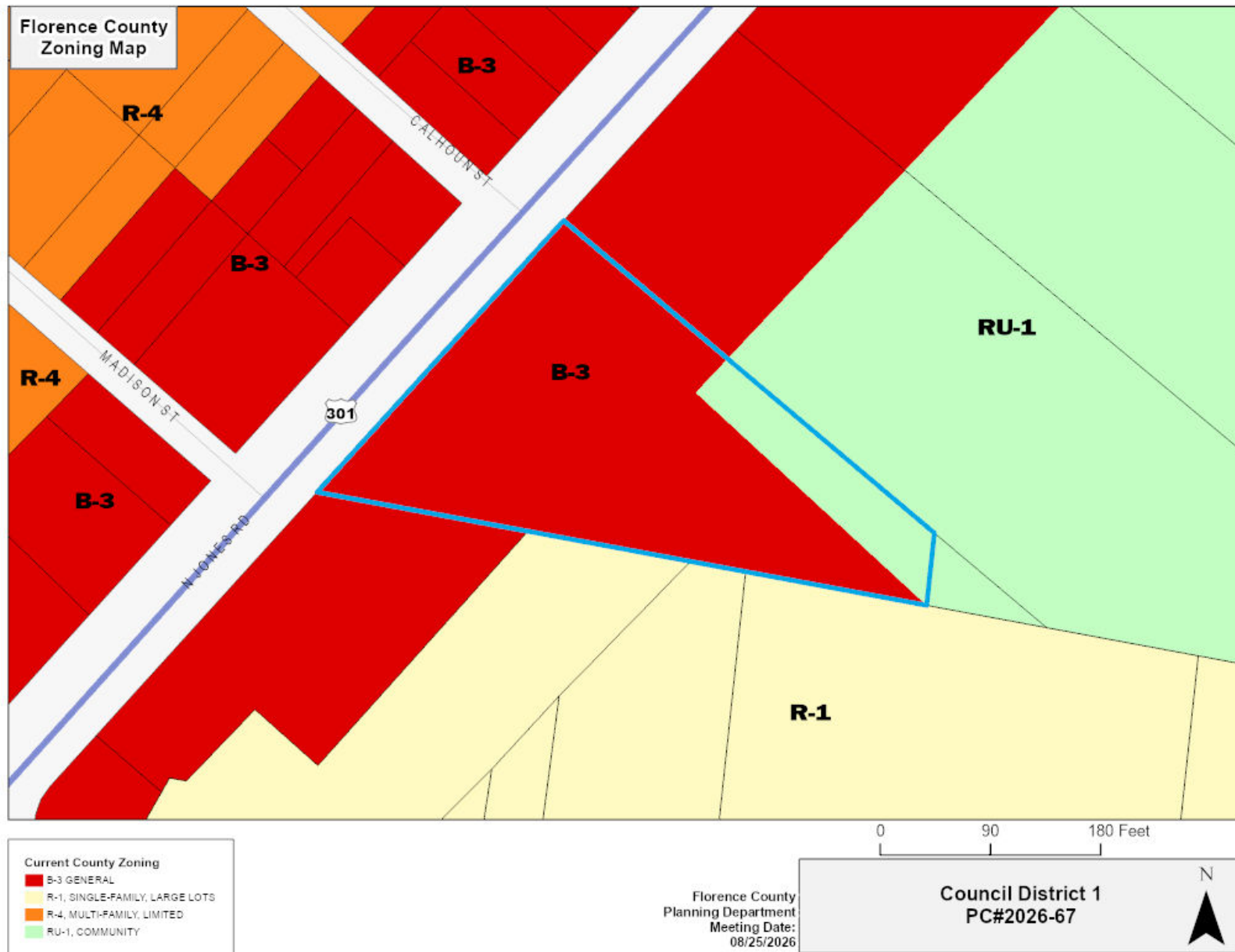
APPLICANT: County of Florence

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

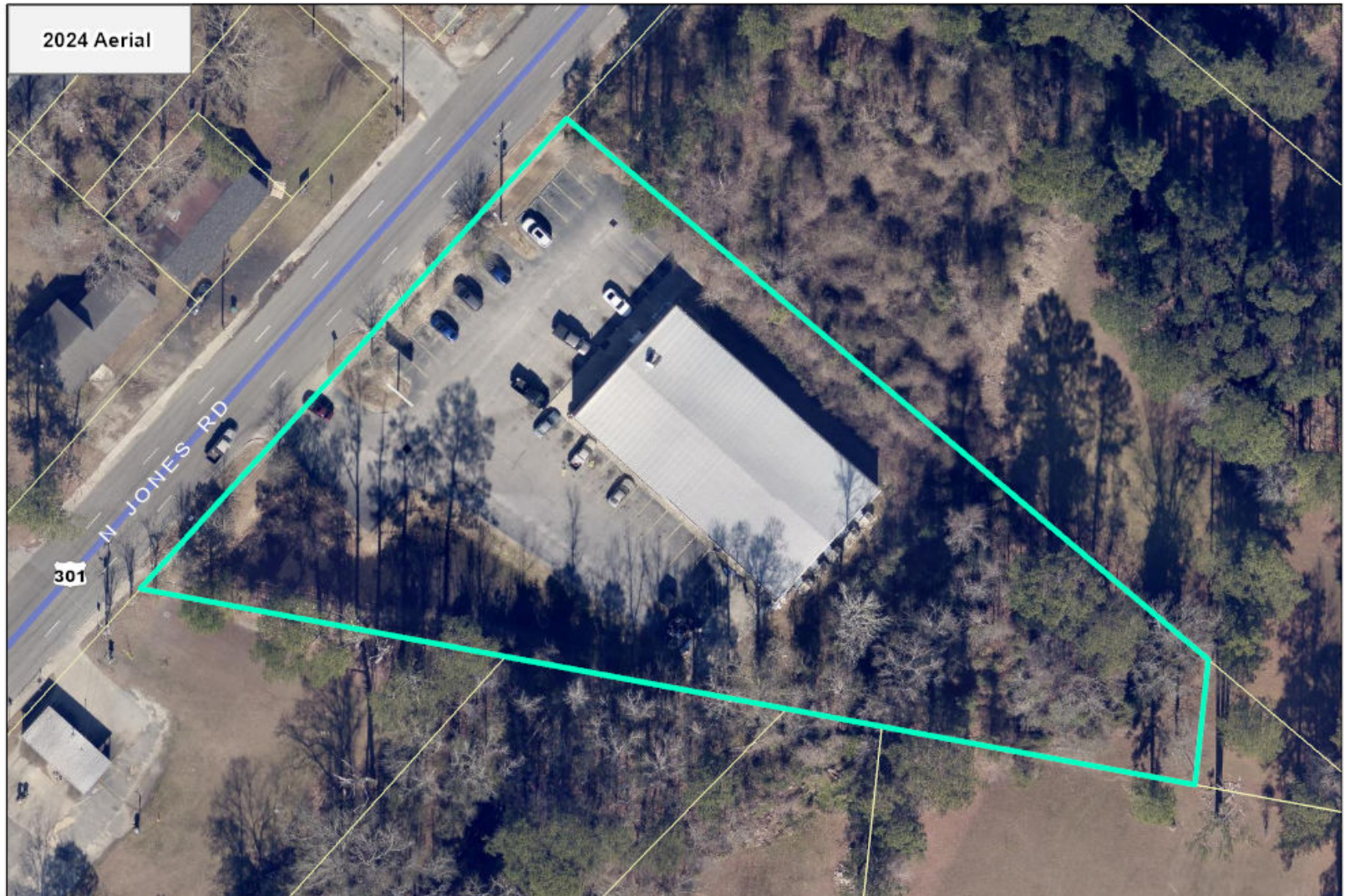
PC#2026-67 Location Map



PC#2026-67 Zoning Map



PC#2026-67 Aerial Map



2024 Aerial

N JONES RD
301

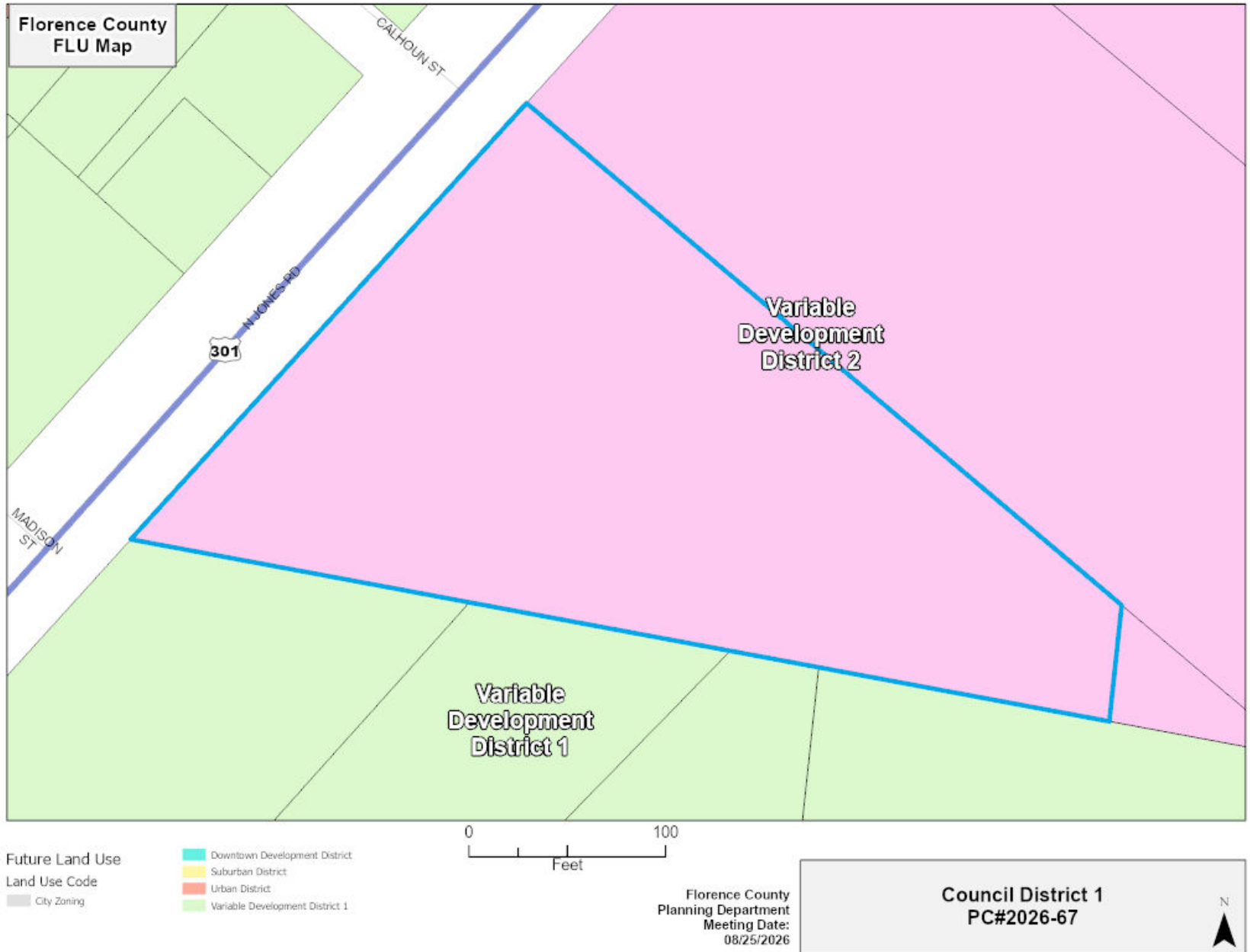
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Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-67

PC#2026-67 Comprehensive Plan Map



PC#2026-67 Subject Property



Comments/Questions



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

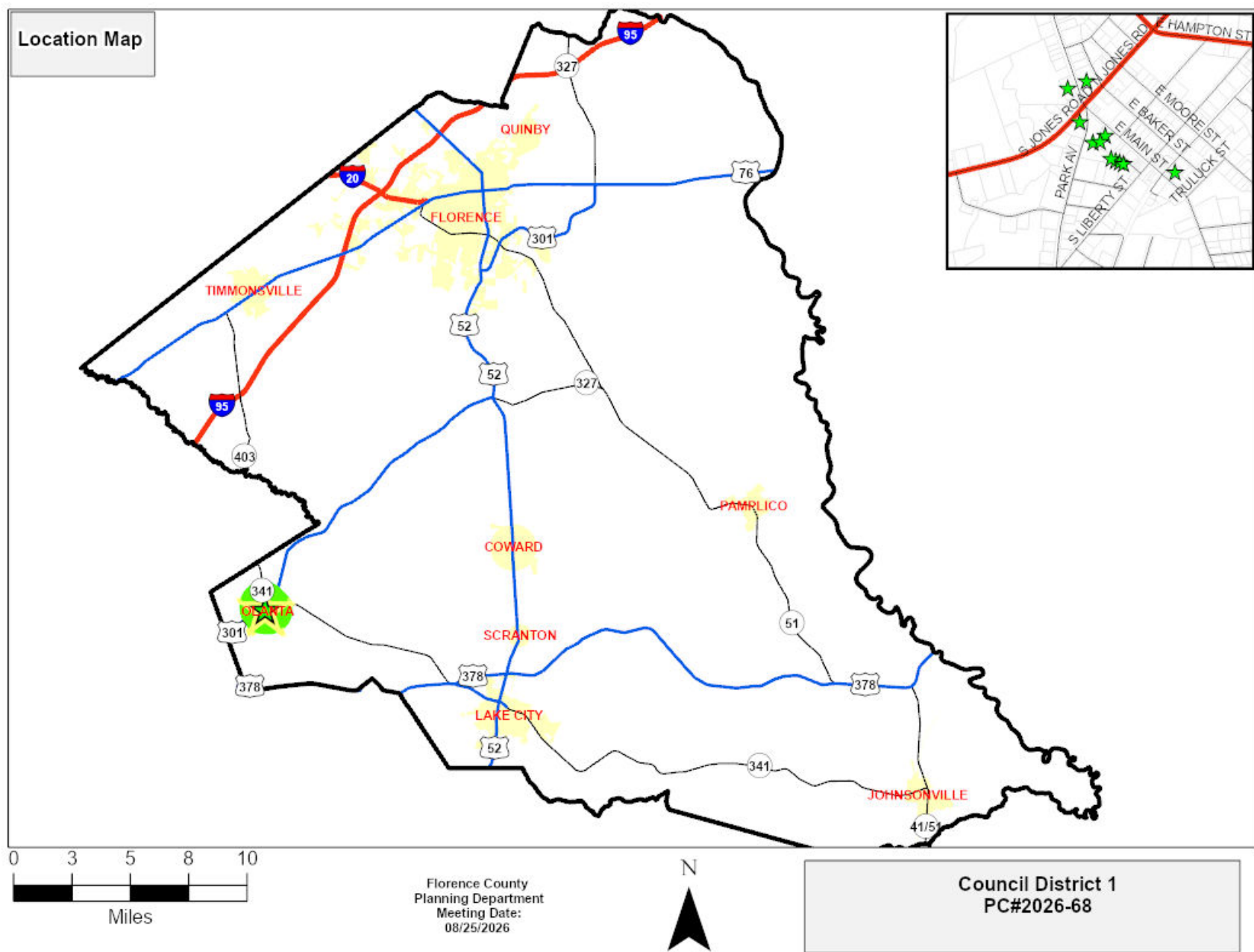
TAX MAP NUMBERS: 04520-03-006, A Portion Of 04530-03-006, 04610-03-002, 04620-03-029, 04620-03-031, 04620-03-032, 04620-03-036, 04620-03-037, 04620-03-072, 04620-03-073, 04620-03-076

COUNCIL DISTRICT(S): 1; County Council

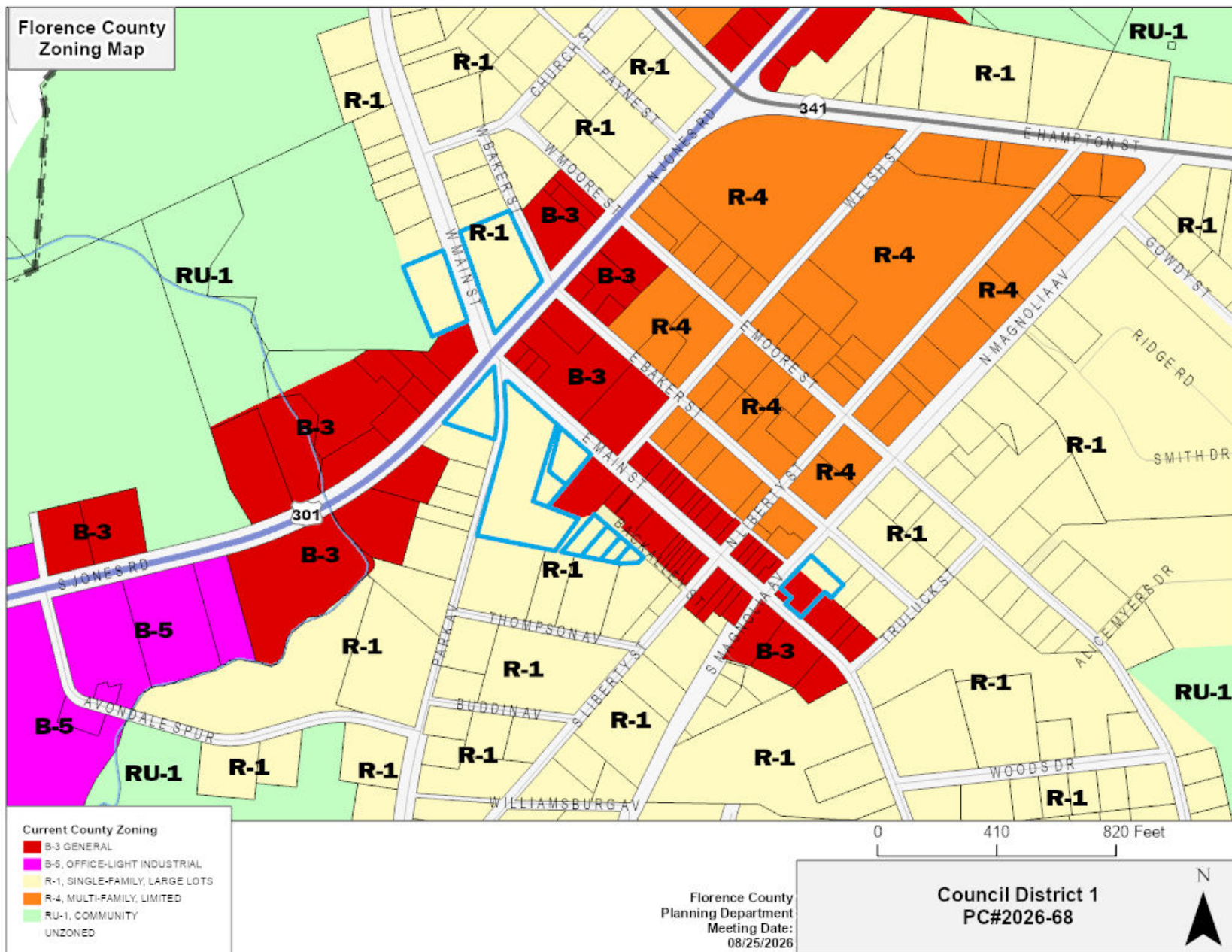
APPLICANT: County of Florence

ZONING/LAND AREA: R-1

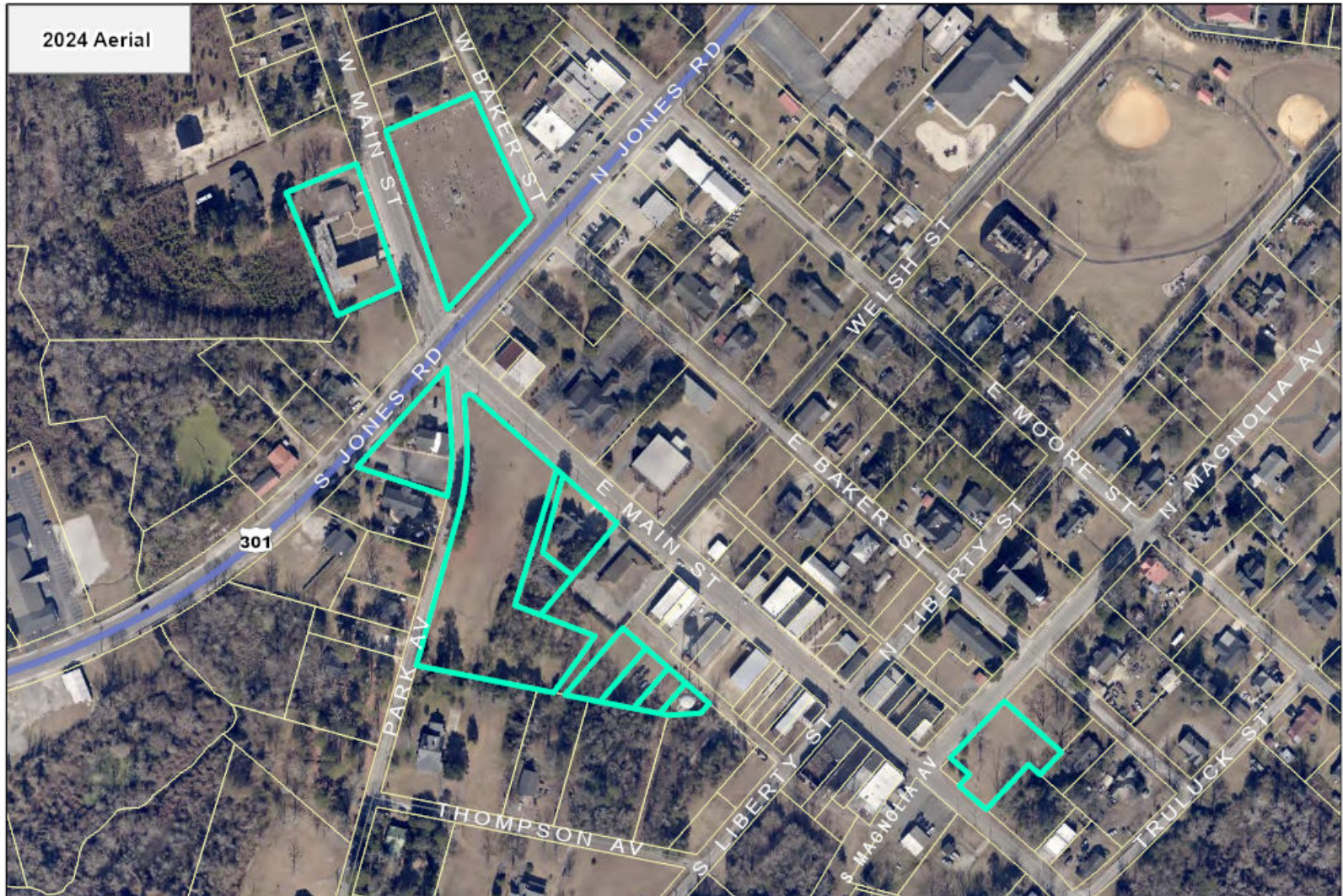
PC#2026-68 Location Map



PC#2026-68 Zoning Map



PC#2026-68 Aerial Map



2024 Aerial

301

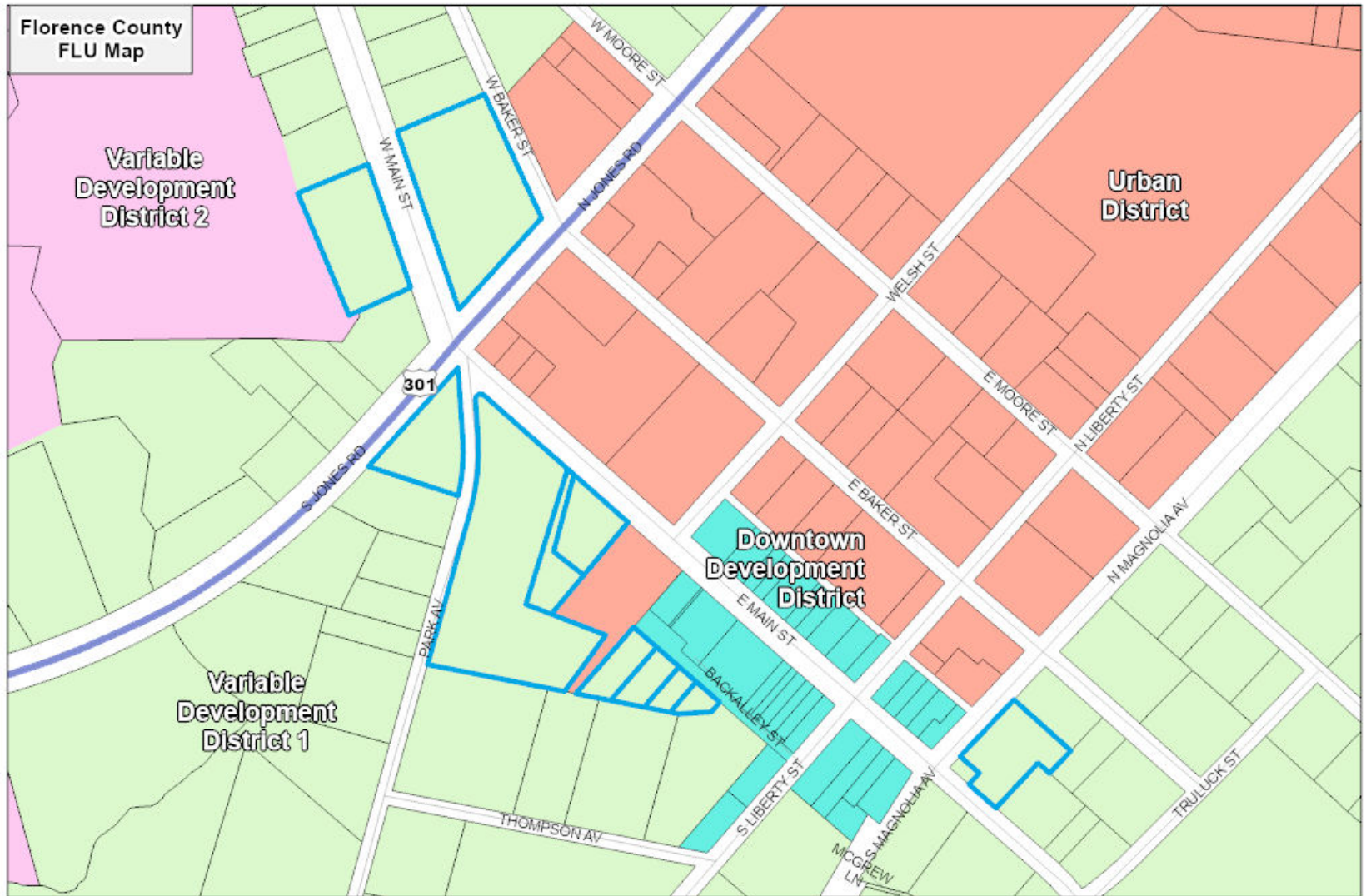
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Feet

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



Council District 1
PC#2026-68

PC#2026-68 Comprehensive Plan 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#2026-68



PC#2026-68 Subject Properties



Comments/Questions



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

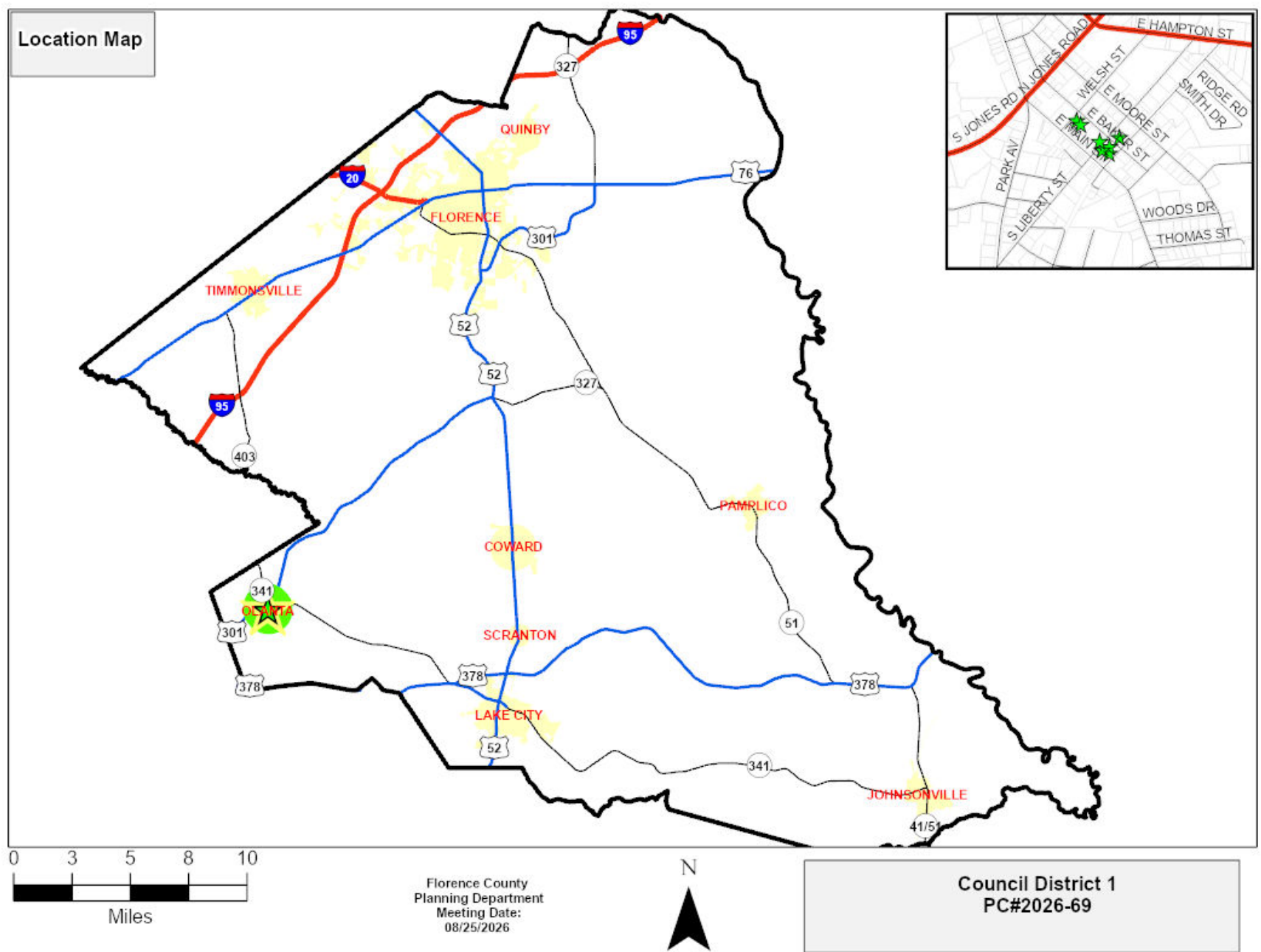
TAX MAP NUMBERS: 04520-03-004, 04520-03-020, 04520-03-021, 04520-03-028, 04520-03-029, 04520-03-030, 04520-03-147

COUNCIL DISTRICT(S): 1; County Council

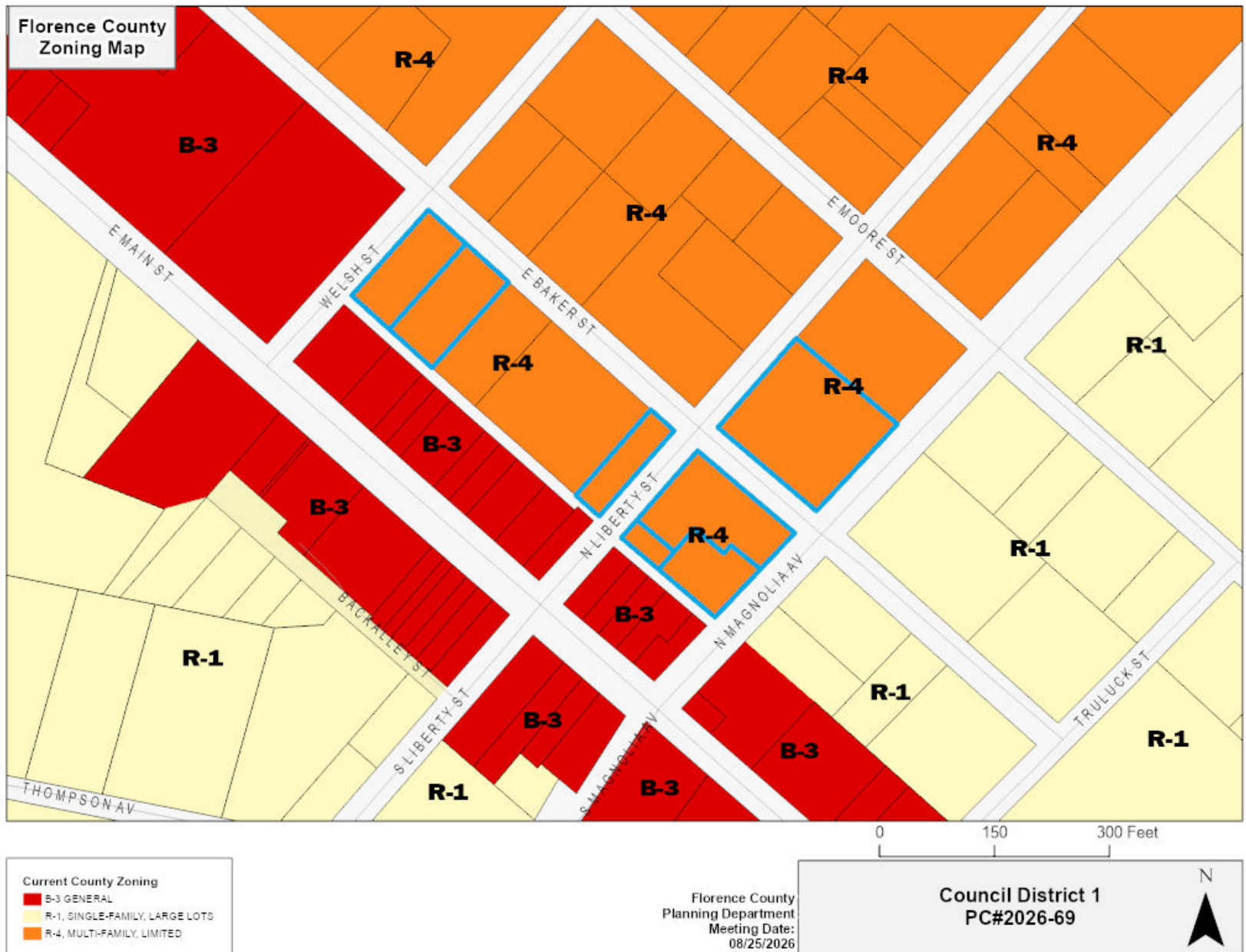
APPLICANT: County of Florence

ZONING/LAND AREA: R-4

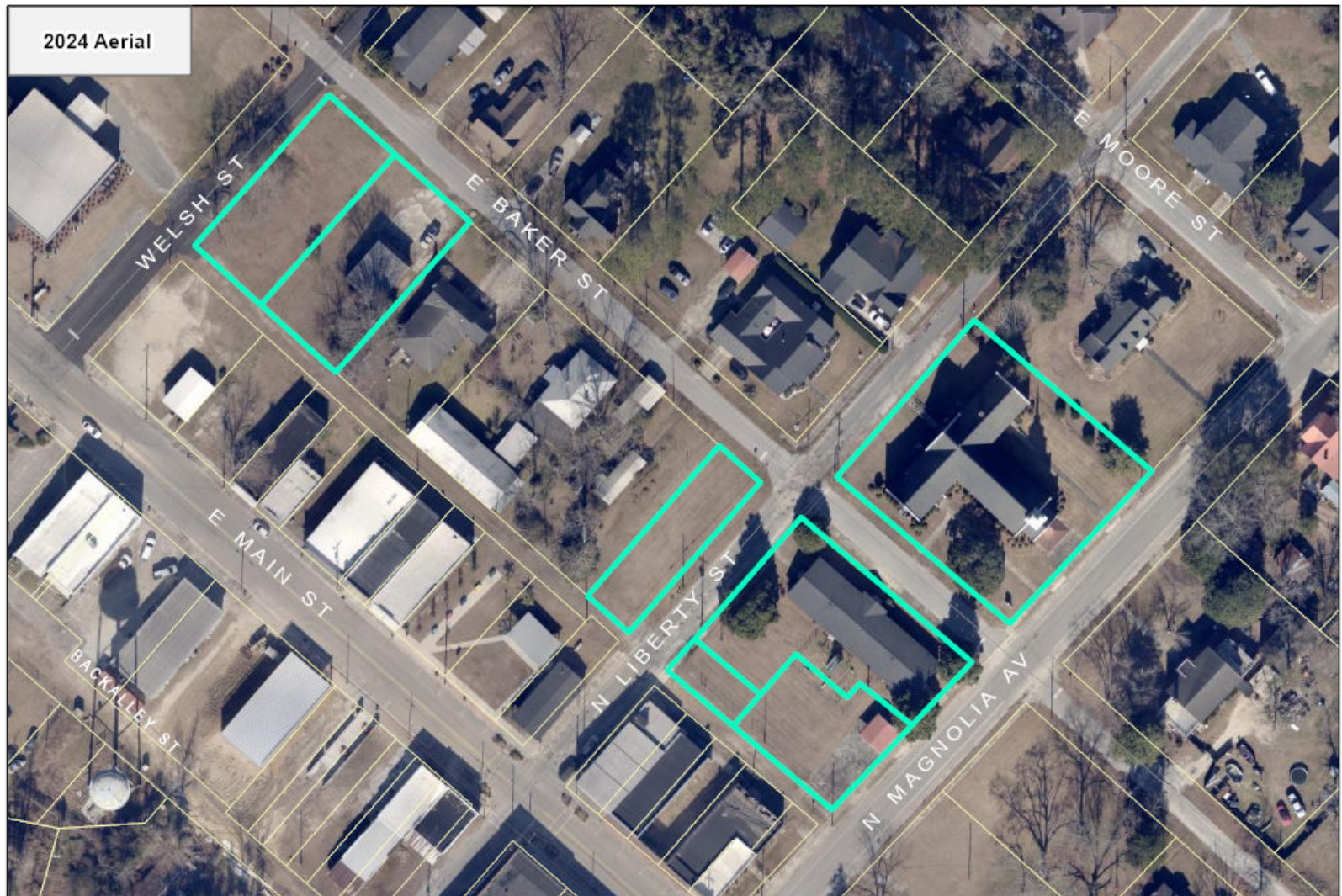
PC#2026-69 Location Map



PC#2026-69 Zoning Map



PC#2026-69 Aerial Map



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Feet

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



Council District 1
PC#2026-69

PC#2026-69 Comprehensive Plan Map



PC#2026-69 Subject Properties



Comments/Questions



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

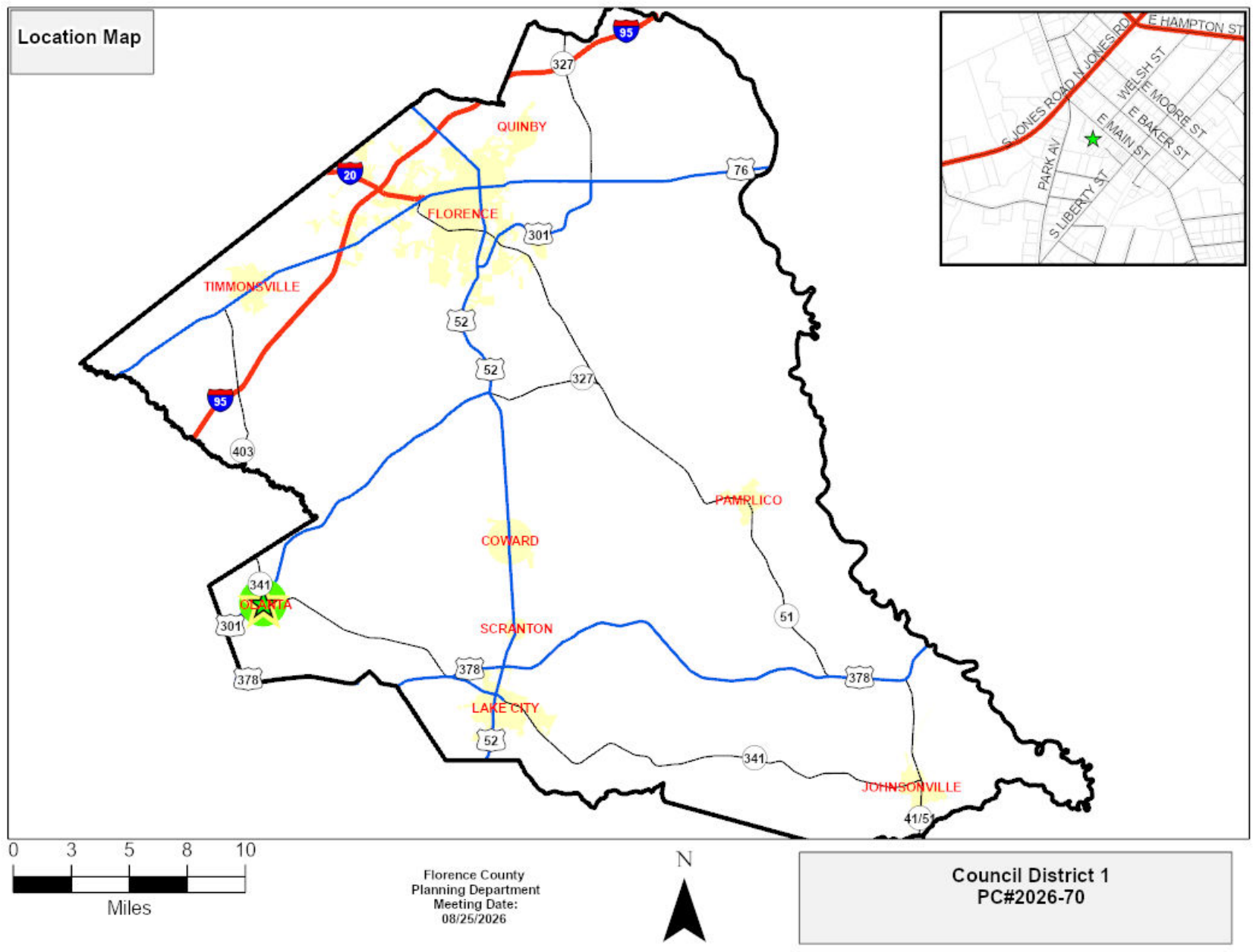
TAX MAP NUMBERS: A Portion Of 04620-03-030

COUNCIL DISTRICT(S): 1; County Council

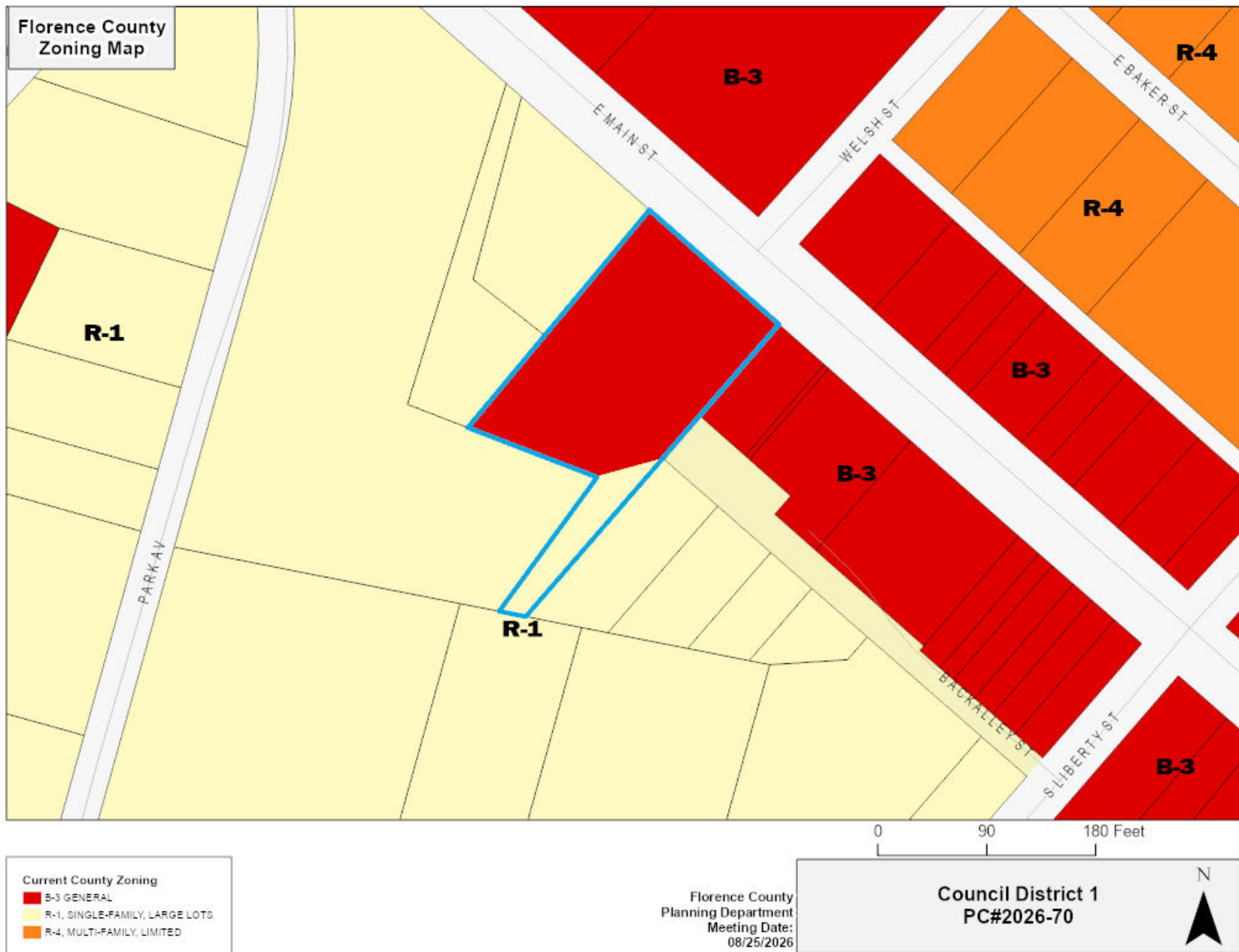
APPLICANT: County of Florence

ZONING/LAND AREA: R-1

PC#2026-70 Location Map



PC#2026-70 Zoning Map



PC#2026-70 Aerial Map



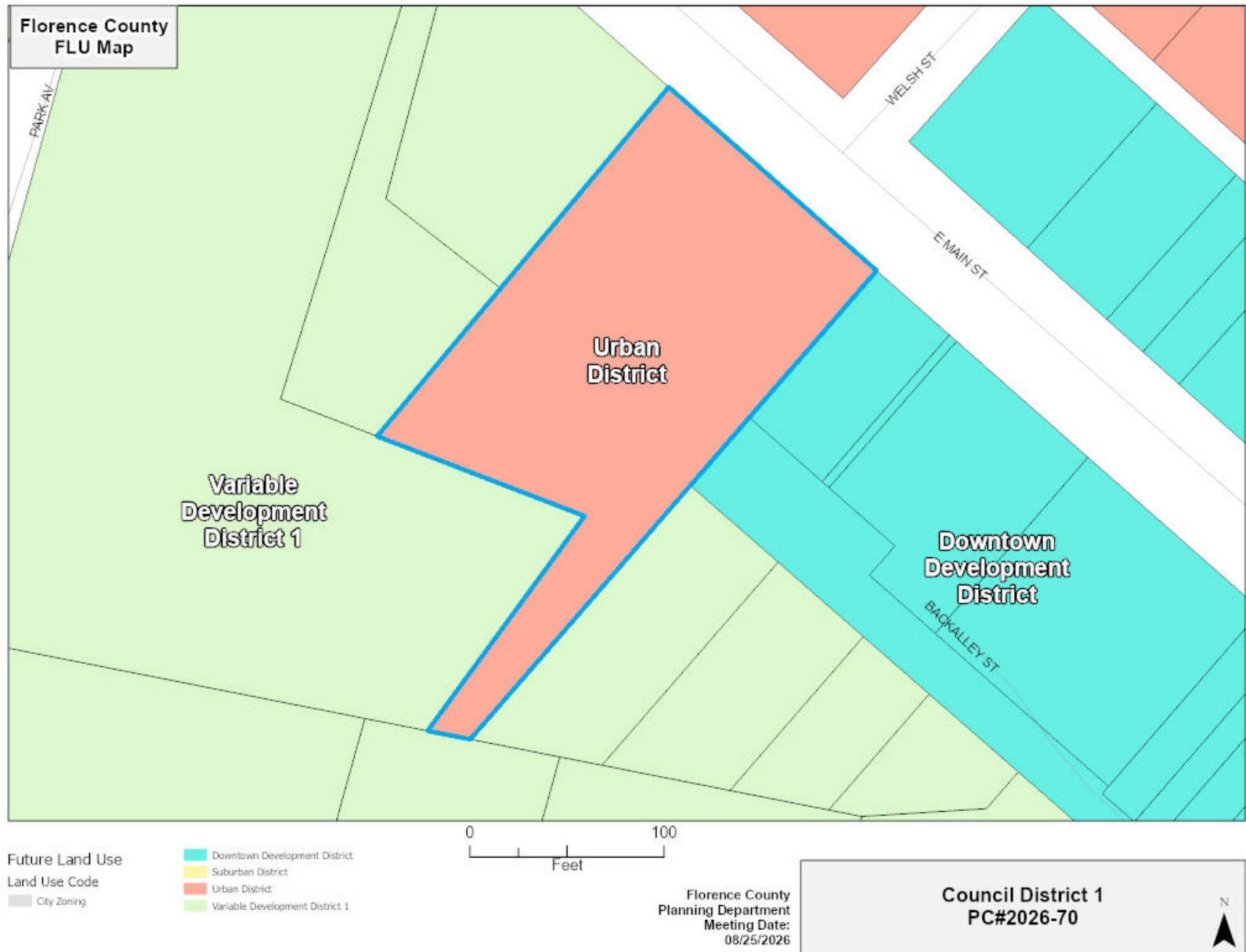
0 70 140
Feet

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



Council District 1
PC#2026-70

PC#2026-70 Comprehensive Plan Map



PC#2026-70 Subject Property



Comments/Questions



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

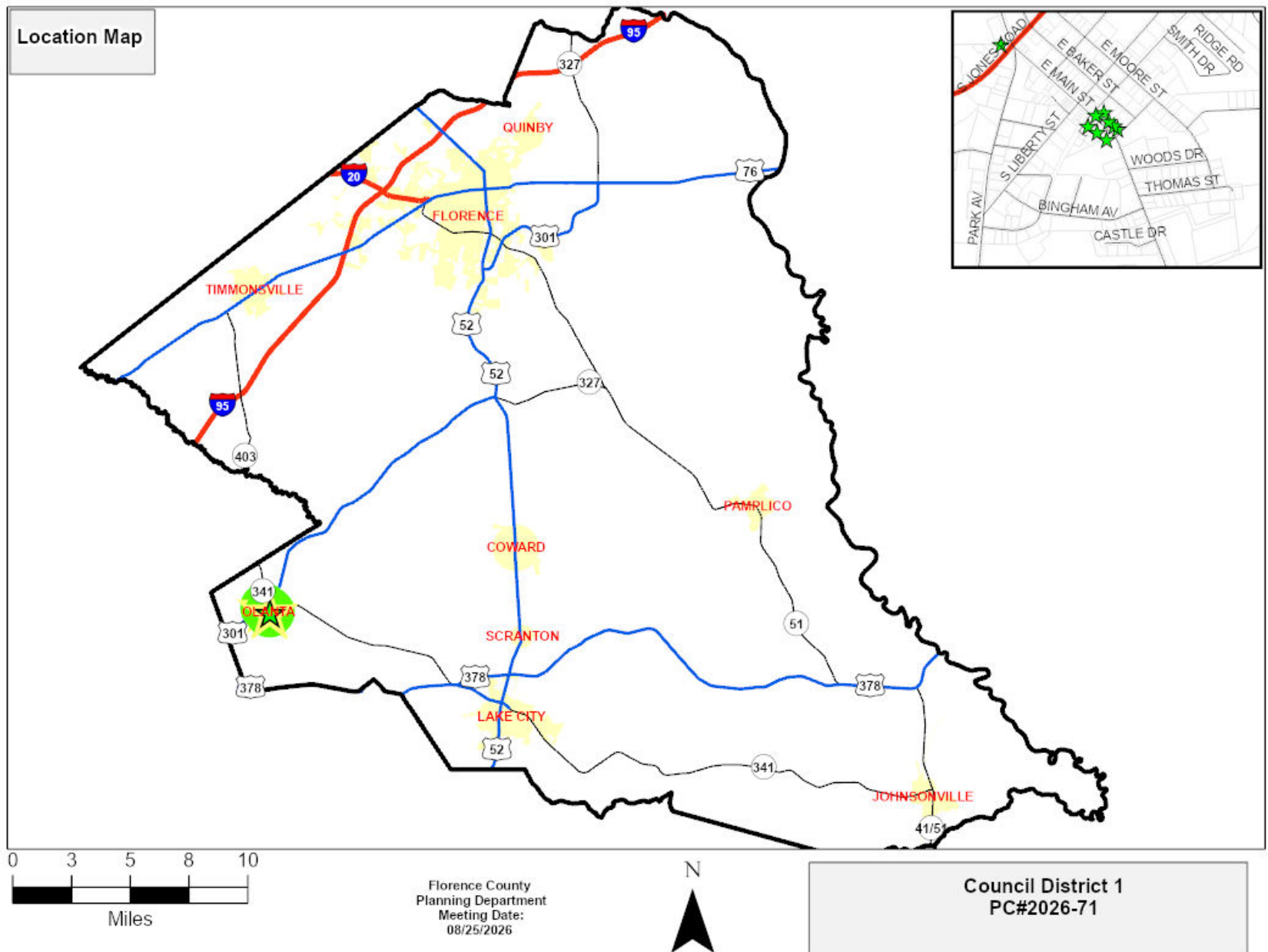
TAX MAP NUMBERS: 04530-03-003, 04530-03-004, 04530-03-005, A Portion Of 04530-03-006, 04530-03-007, 04610-03-003, 04630-03-005, 04630-03-006, 04630-03-007

COUNCIL DISTRICT(S): 1; County Council

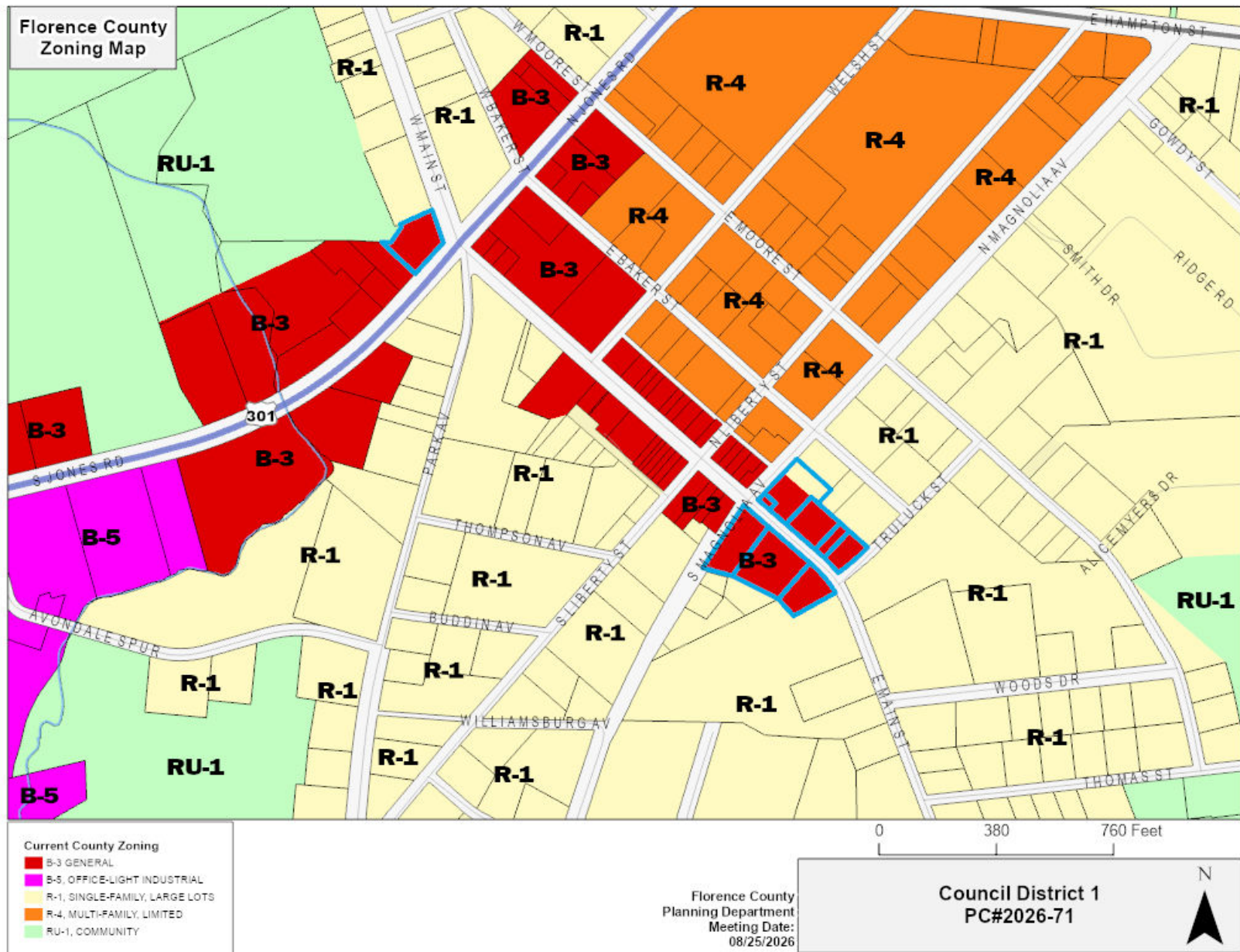
APPLICANT: County of Florence

ZONING/LAND AREA: B-3

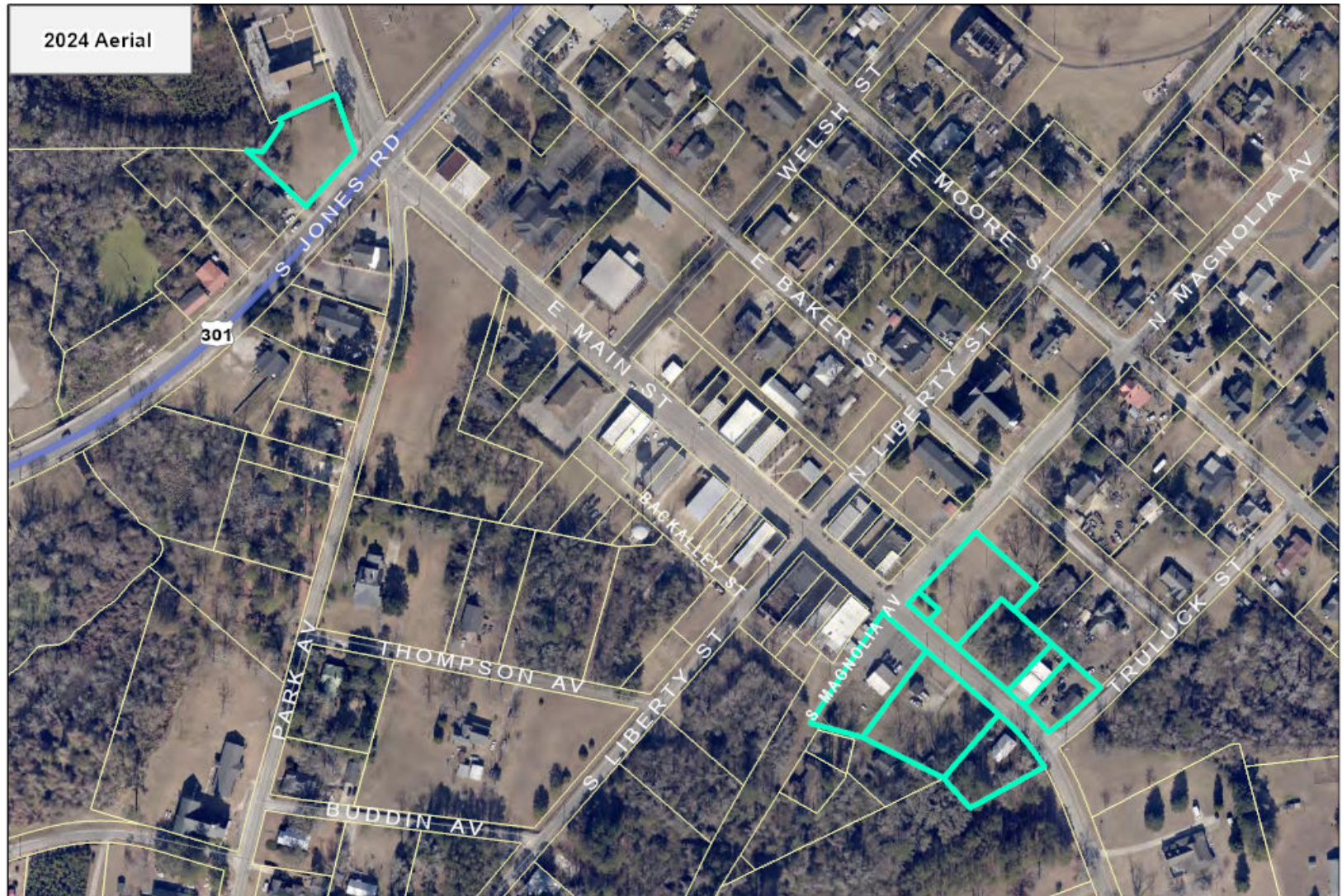
PC#2026-71 Location Map



PC#2026-71 Zoning Map



PC#2026-71 Aerial Map



2024 Aerial

301

S JONES RD

WELSH ST

E MOORE ST

N MAGNOLIA AV

E MAIN ST

E BAKER ST

N LIBERTY ST

TRULUCK ST

PARK AV

THOMPSON AV

BACKLEY ST

S LIBERTY ST

S MAGNOLIA AV

BUDDIN AV

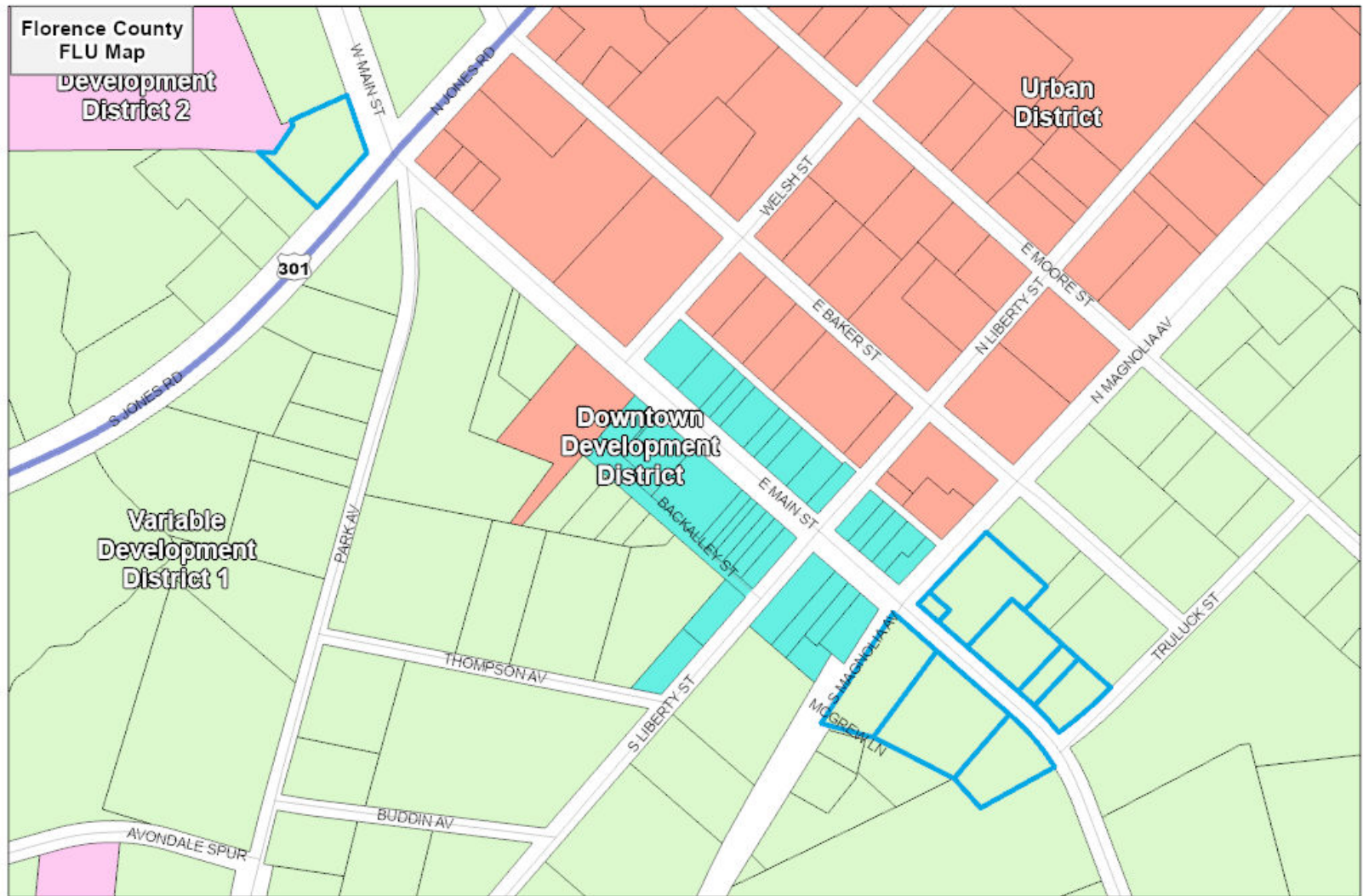
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Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-71

PC#2026-71 Comprehensive Plan Map



Future Land Use

Land Use Code

City Zoning

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

0 450
Feet

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

Council District 1
PC#2026-71



PC#2026-71 Subject Properties



Comments/Questions



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

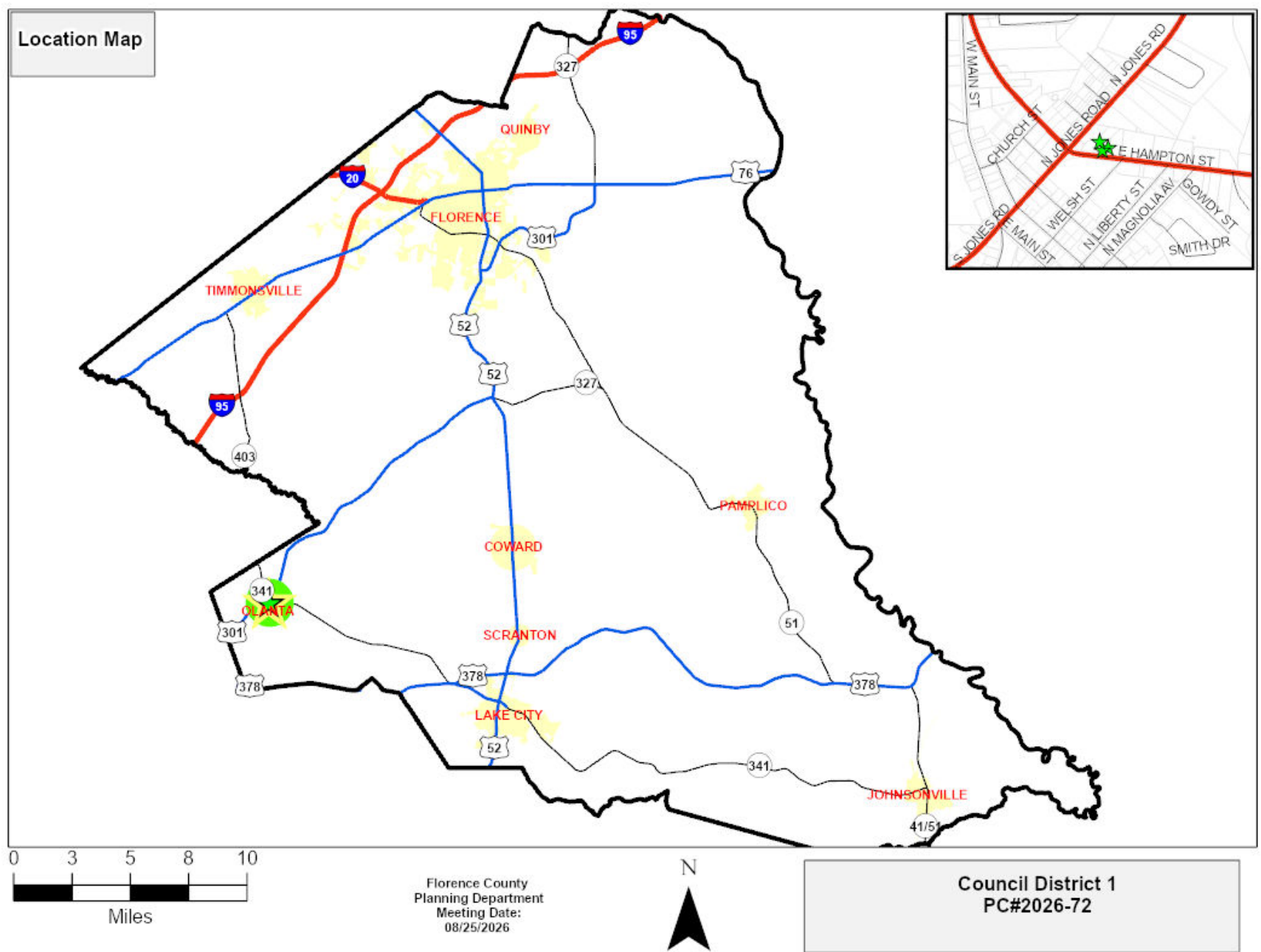
TAX MAP NUMBERS: 04520-03-089, 04520-03-090, 04520-03-091

COUNCIL DISTRICT(S): 1; County Council

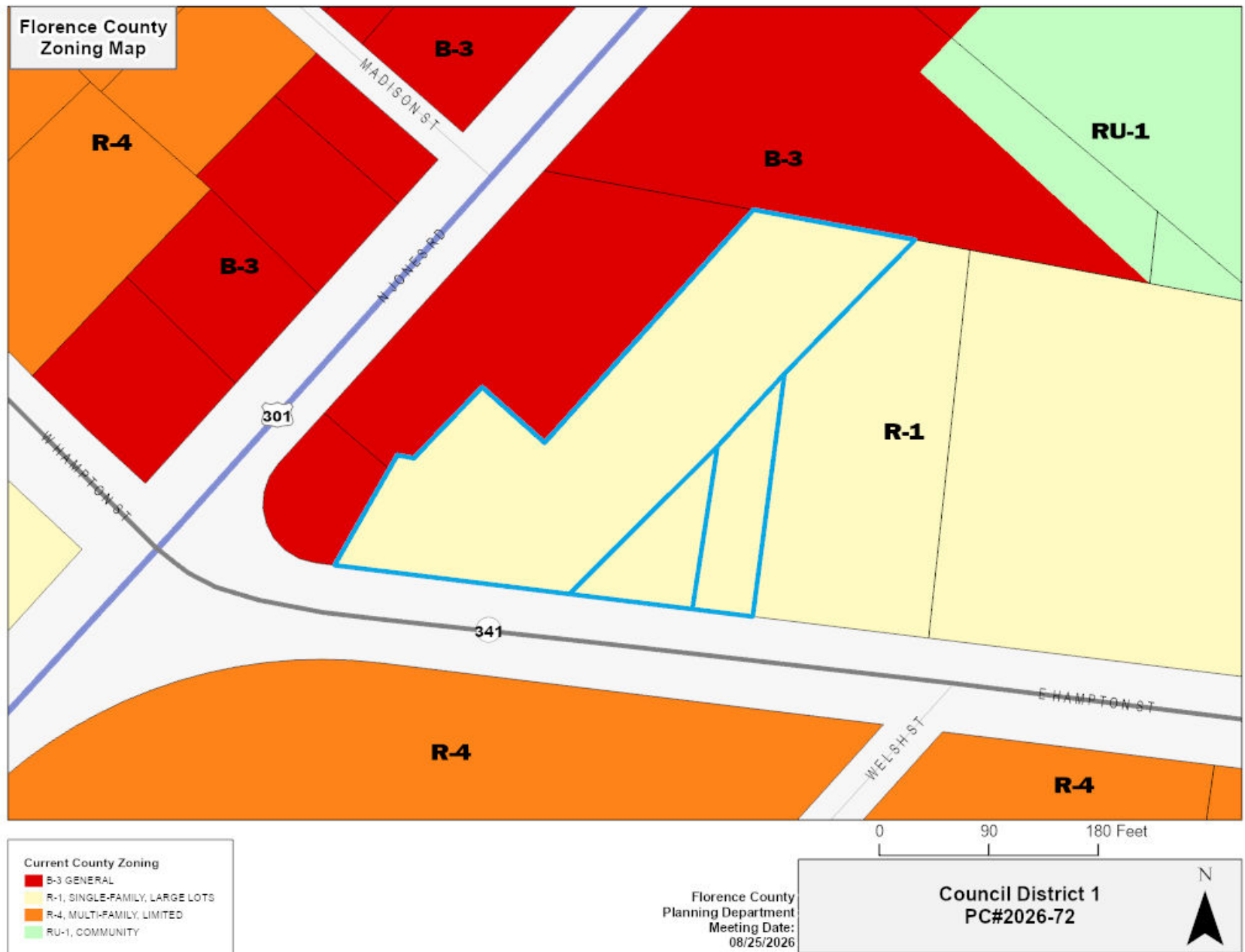
APPLICANT: County of Florence

ZONING/LAND AREA: R-1

PC#2026-72 Location Map



PC#2026-72 Zoning Map



PC#2026-72 Aerial Map



0 70 140
Feet

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



Council District 1
PC#2026-72

PC#2026-72 Subject Properties



04520-03-089



04520-03-090



04520-03-091

Comments/Questions



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

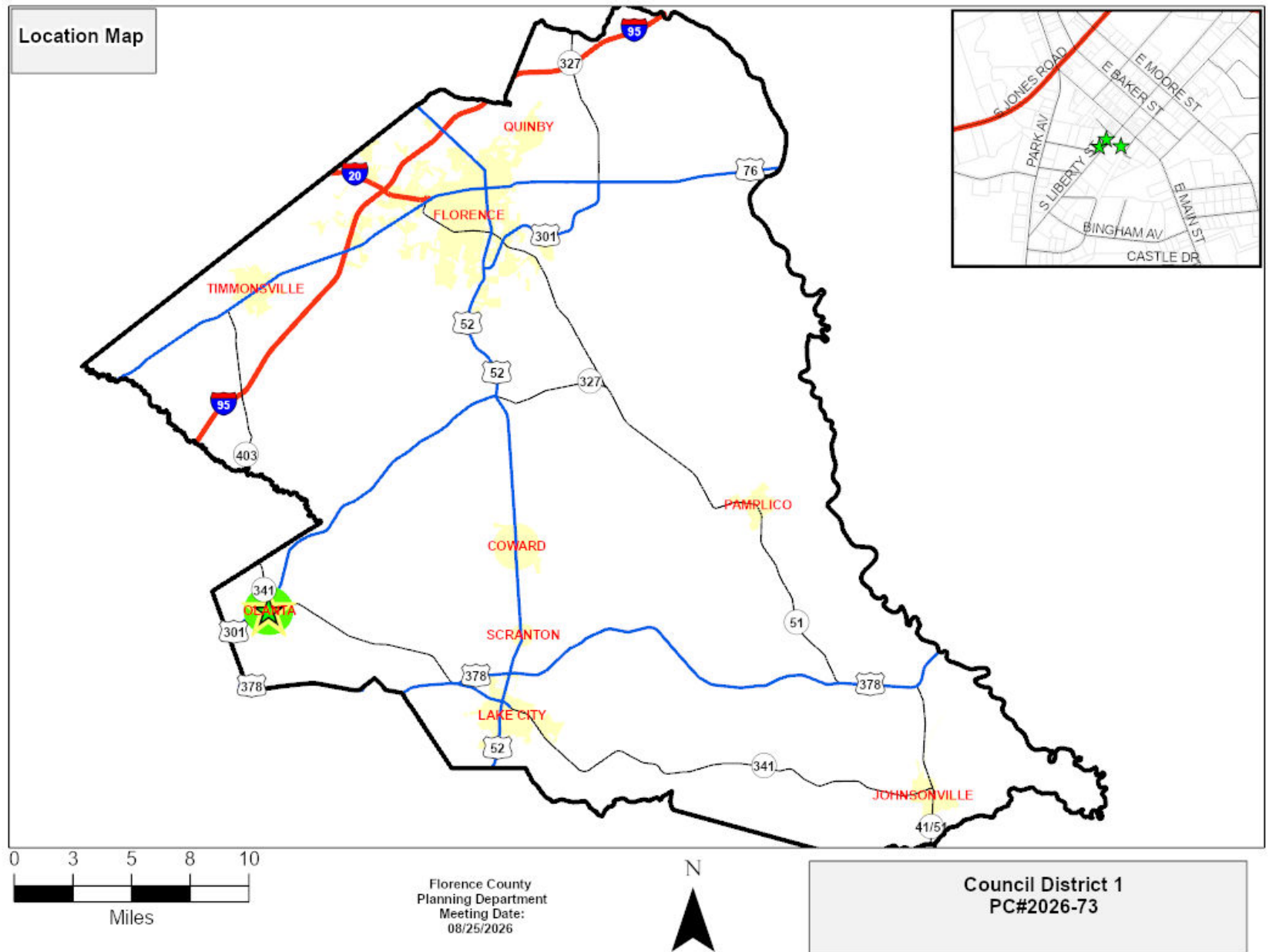
TAX MAP NUMBERS: 04620-03-039, 04620-03-065, 04620-03-077

COUNCIL DISTRICT(S): 1; County Council

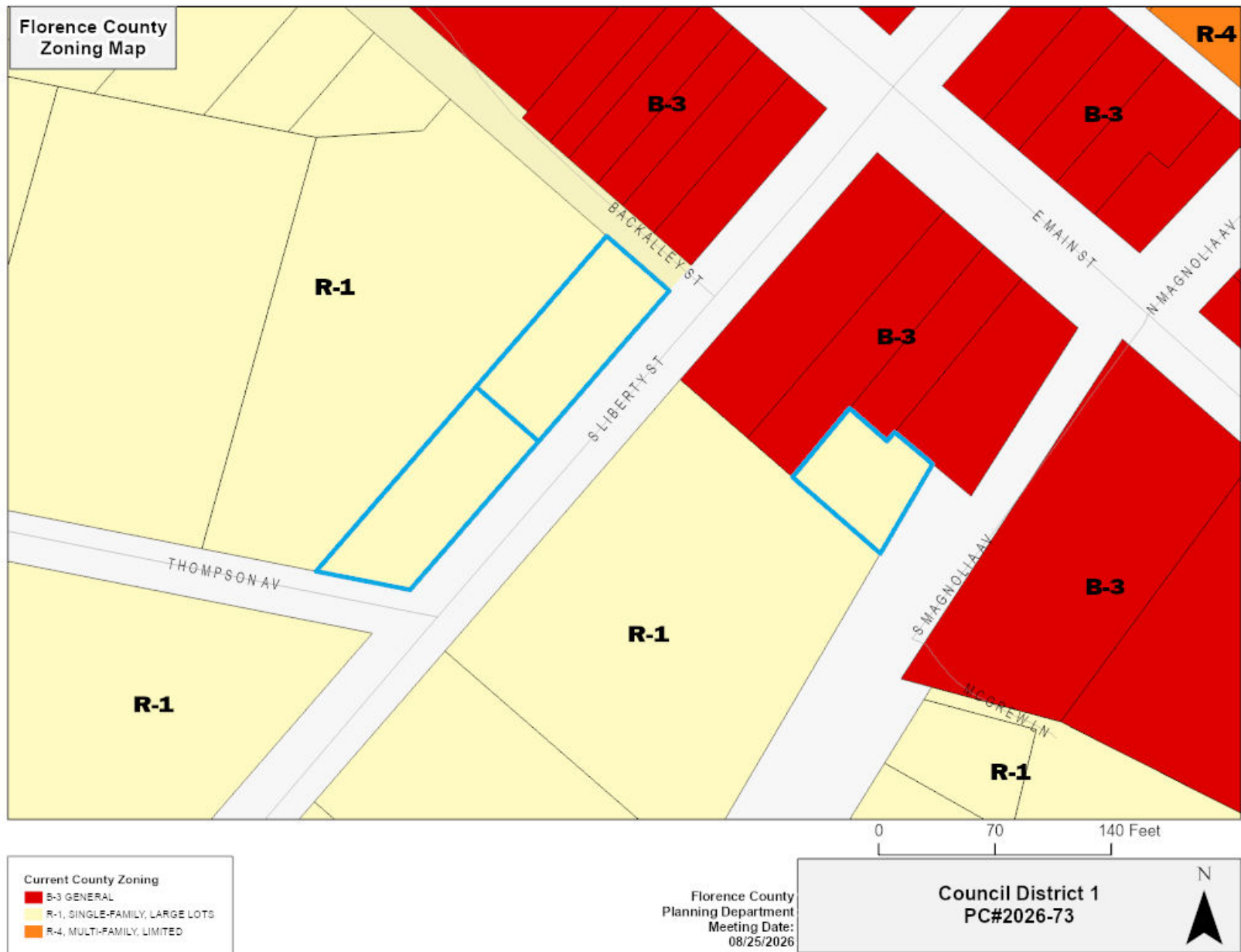
APPLICANT: County of Florence

ZONING/LAND AREA: R-1

PC#2026-73 Location Map



PC#2026-73 Zoning Map



PC#2026-73 Aerial Map



0 50 100
Feet

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



Council District 1
PC#2026-73

PC#2026-73 Subject Properties



Comments/Questions



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

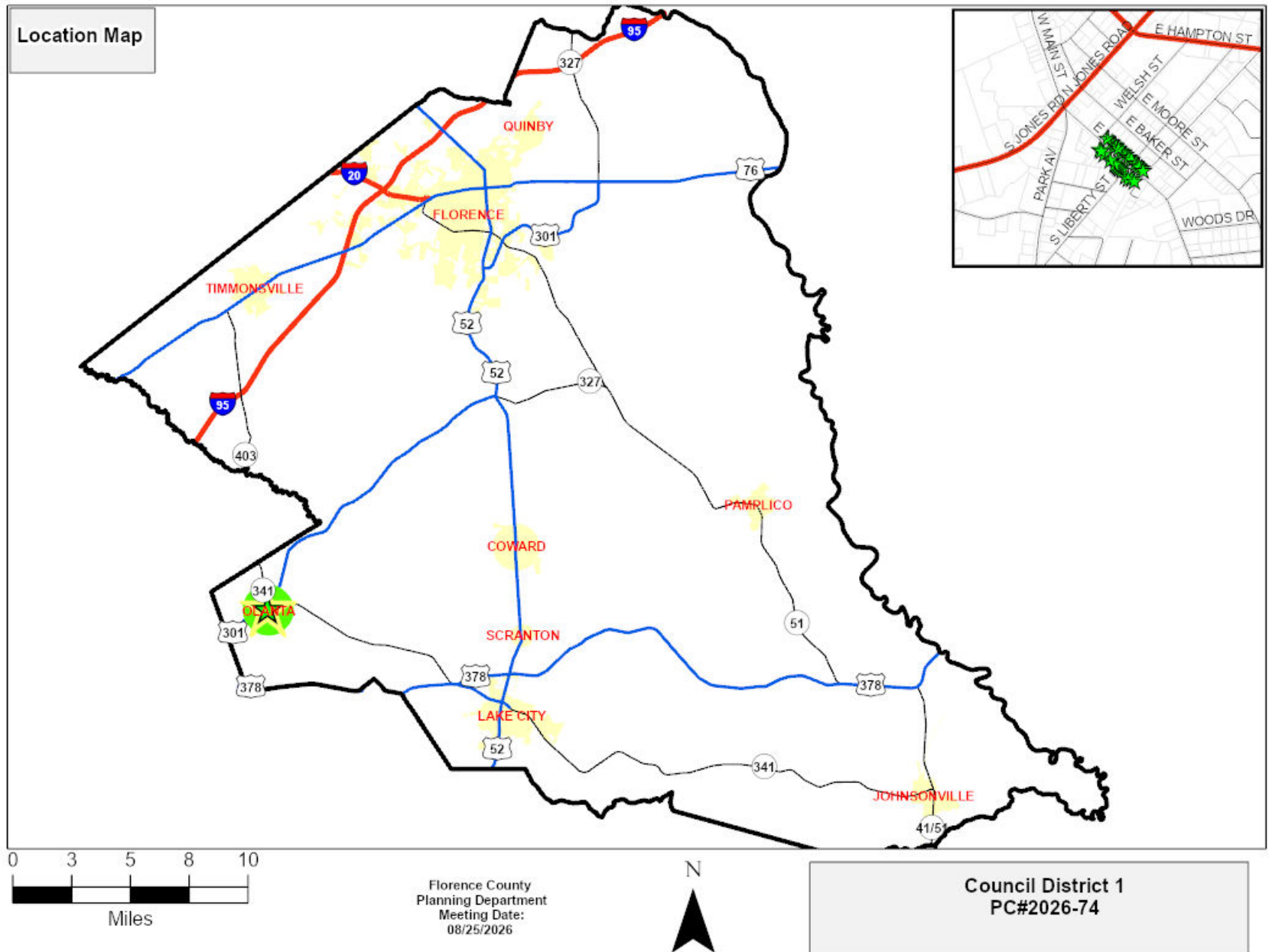
TAX MAP NUMBERS: 04520-03-011, 04520-03-012, 04520-03-013, 04520-03-014, 04520-03-015, 04520-03-016, 04520-03-017, 04520-03-018, 04520-03-019, 04520-03-026, 04520-03-027, 04520-03-133, 04520-03-144, 04520-03-145, 04520-03-158, 04620-03-019, 04620-03-020, 04620-03-021, 04620-03-022, 04620-03-023, 04620-03-024,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

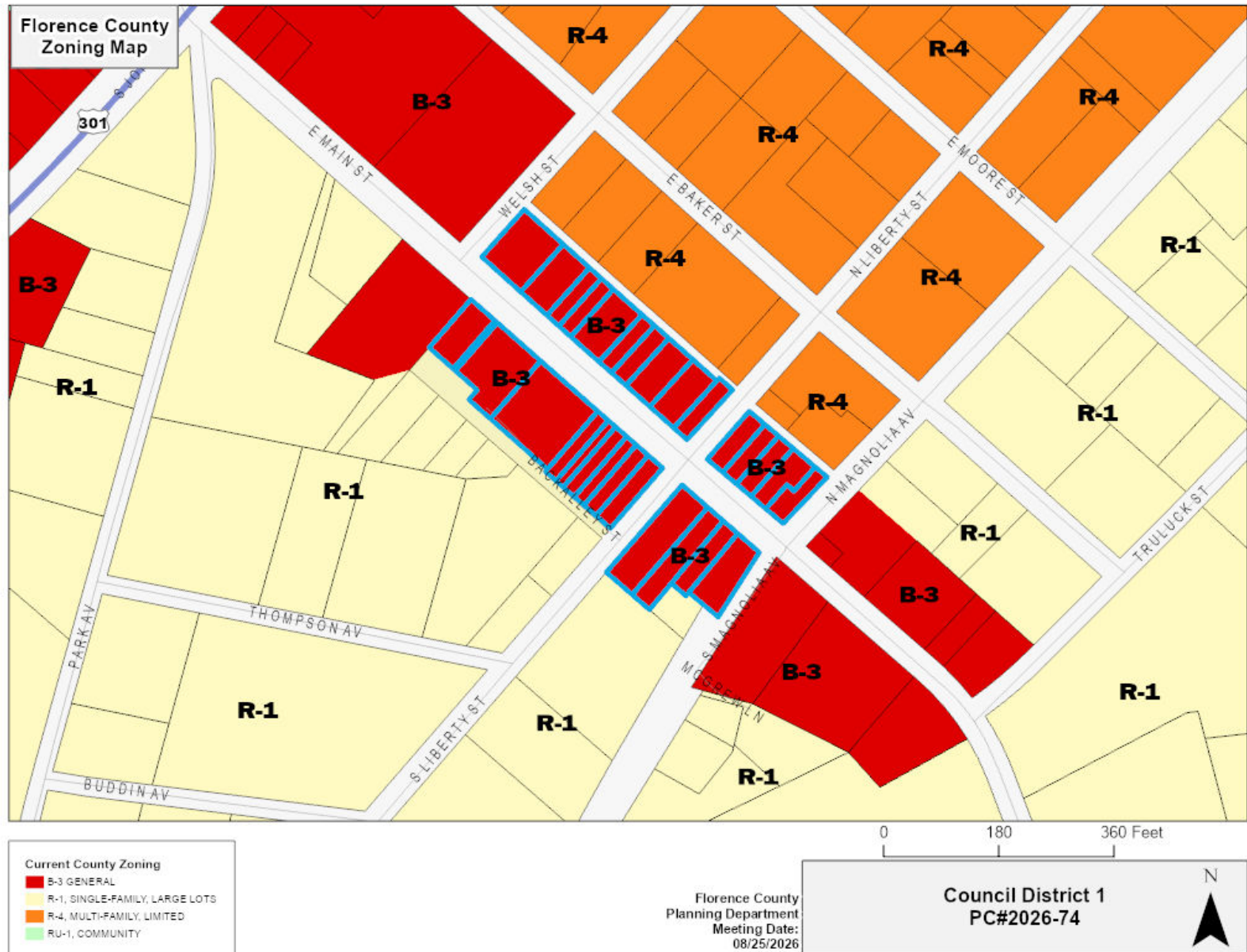
APPLICANT: County of Florence

ZONING/LAND AREA: B-3

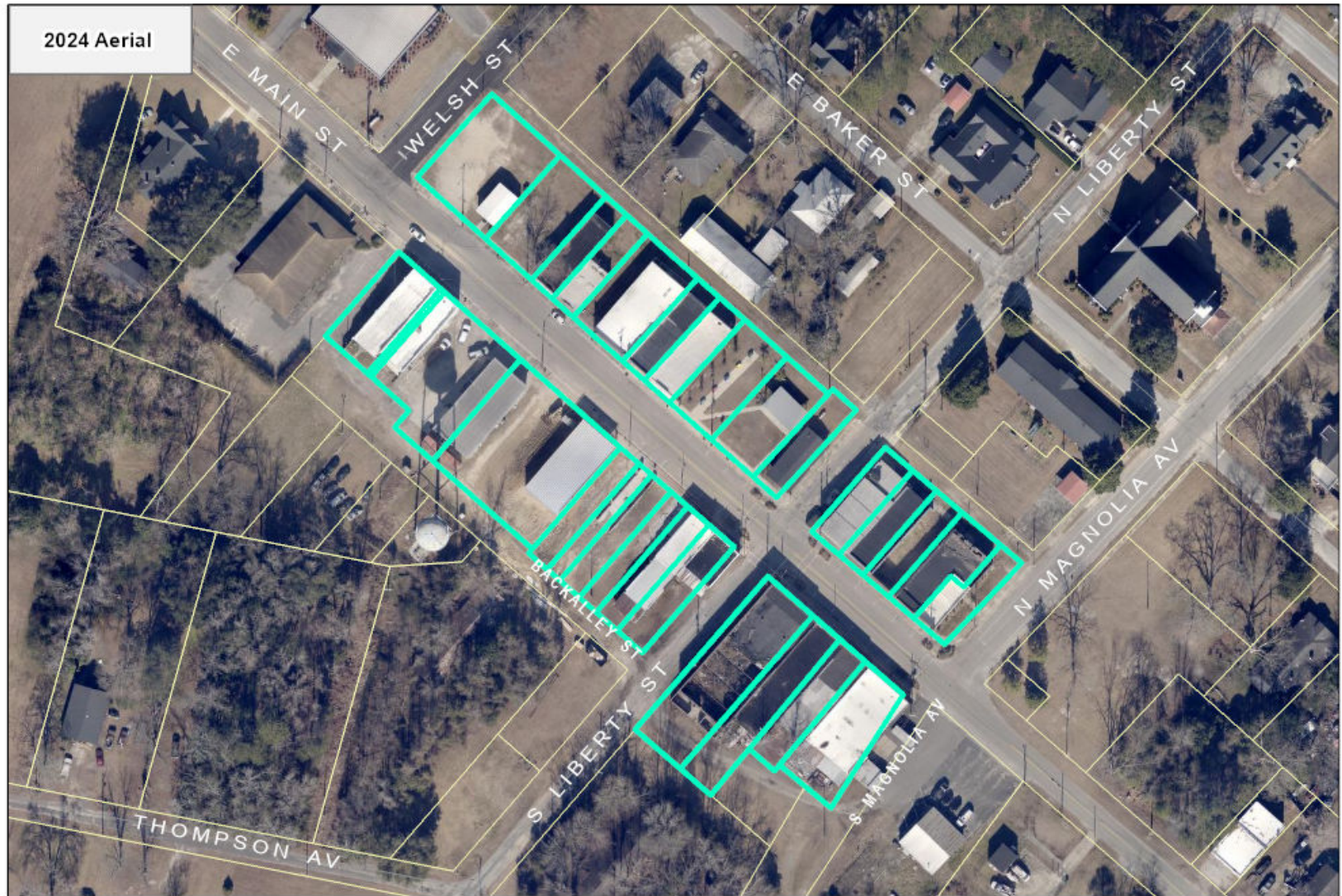
PC#2026-74 Location Map



PC#2026-74 Zoning Map



PC#2026-74 Aerial Map



PC#2026-74 Subject Properties



04620-03-023



04620-03-027



04620-03-028



04620-03-060



04520-03-011



04520-03-017

Comments/Questions



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

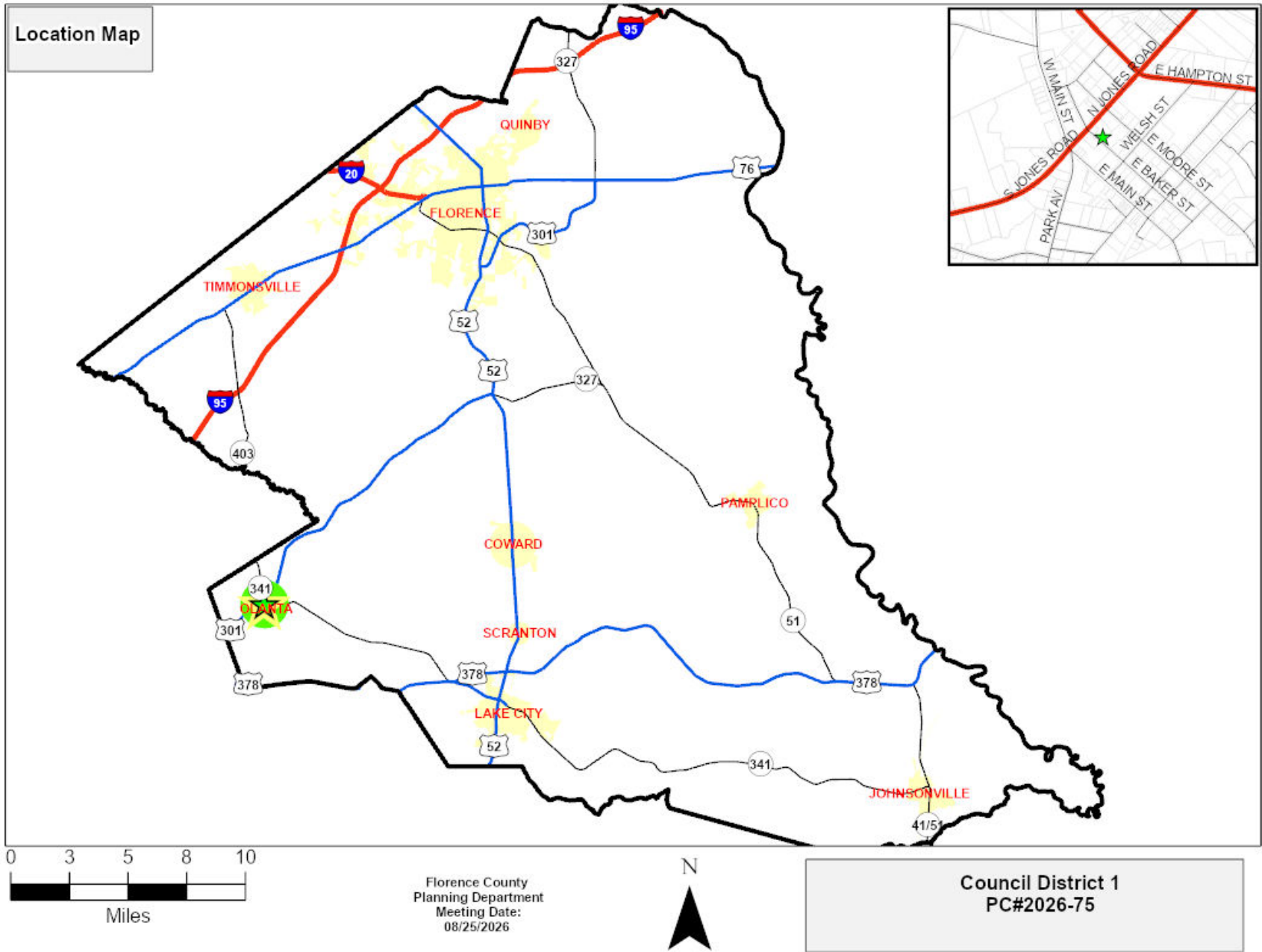
TAX MAP NUMBERS: 04520-03-042

COUNCIL DISTRICT(S): 1; County Council

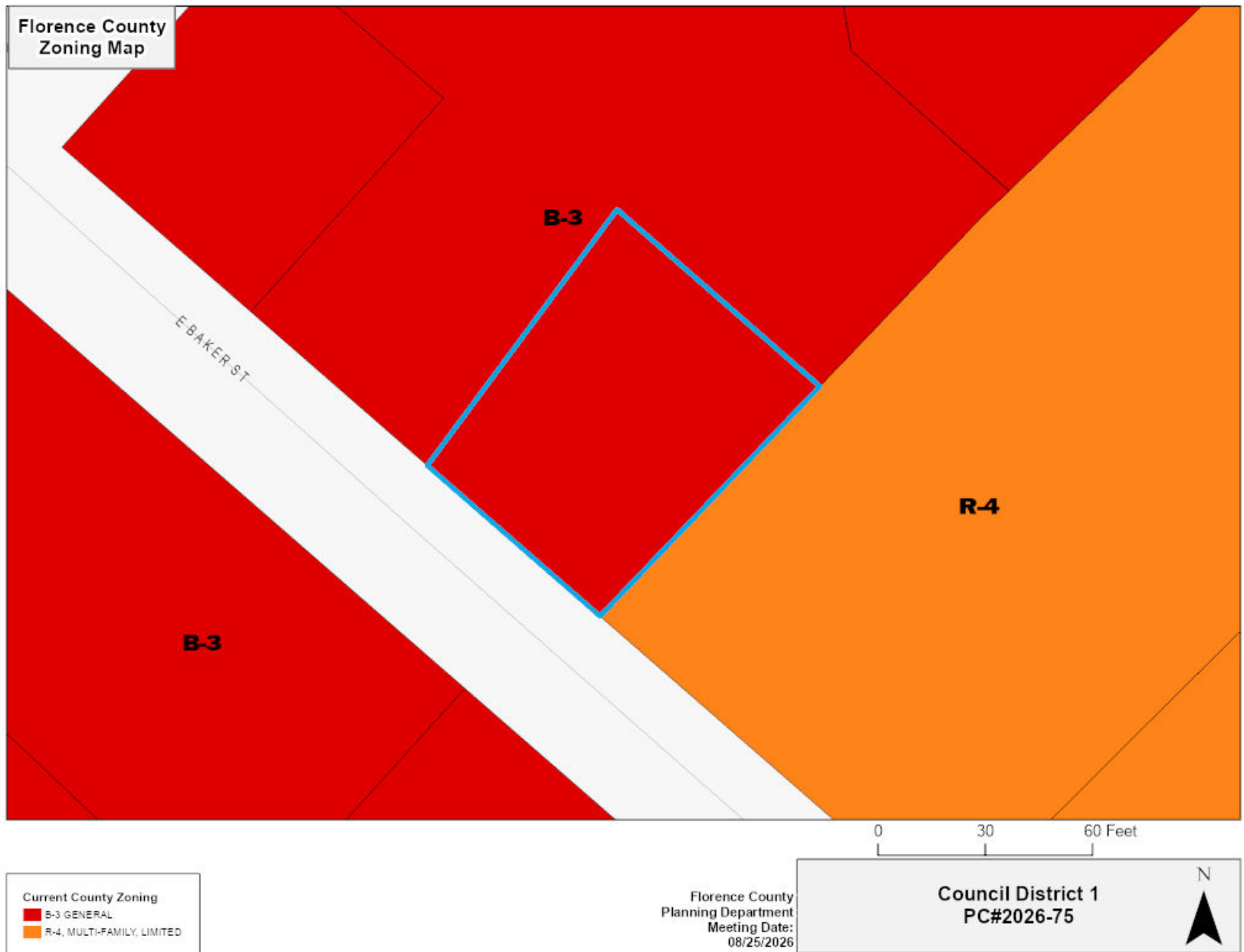
APPLICANT: County of Florence

ZONING/LAND AREA: B-3

PC#2026-75 Location Map



PC#2026-75 Zoning Map



PC#2026-75 Aerial Map



2024 Aerial

E BAKER ST

0 20 40
Feet

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



Council District 1
PC#2026-75

PC#2026-75 Subject Properties



Comments/Questions



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

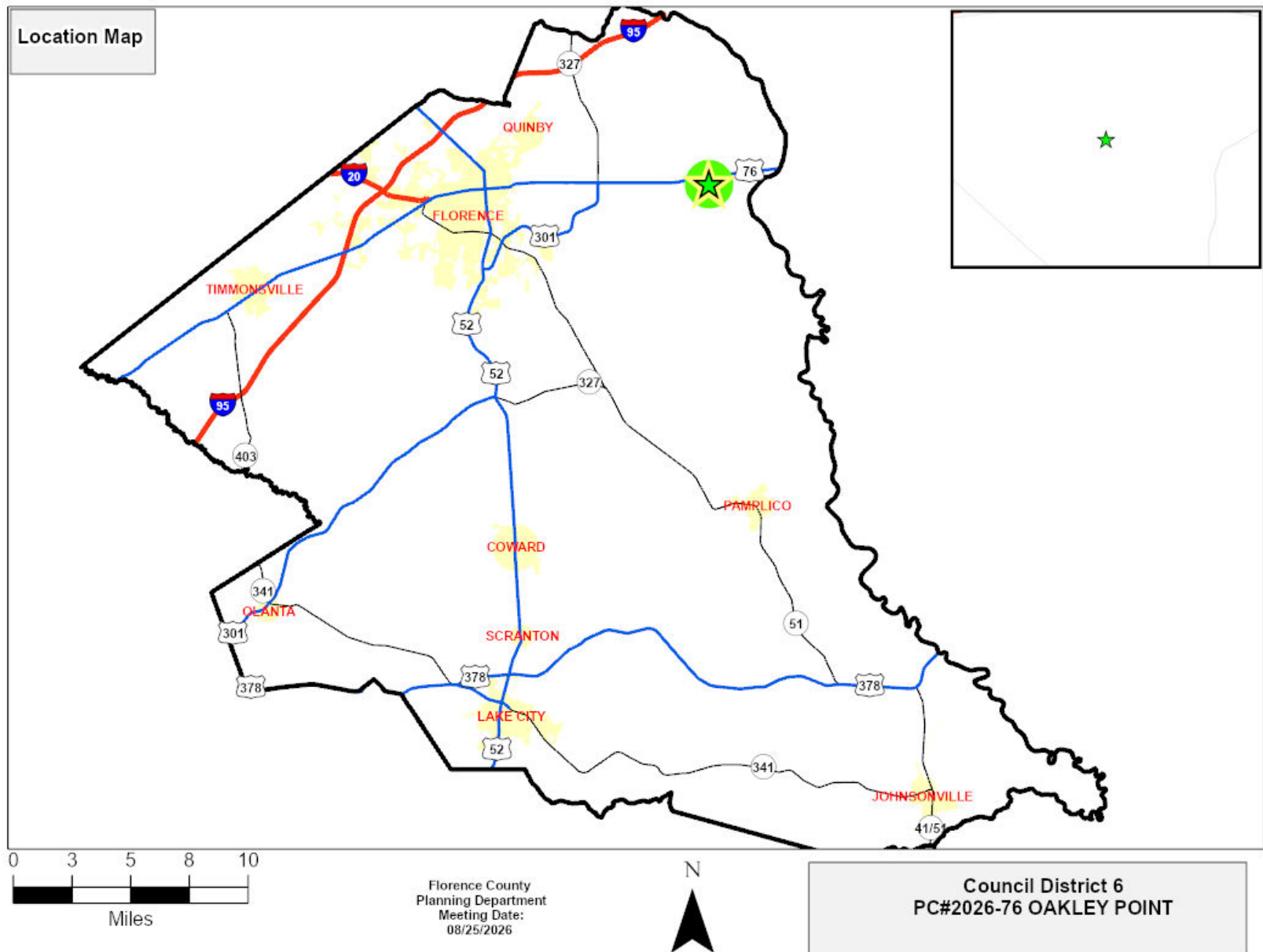
WATER/SEWER AVAILABILITY: City of Florence

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

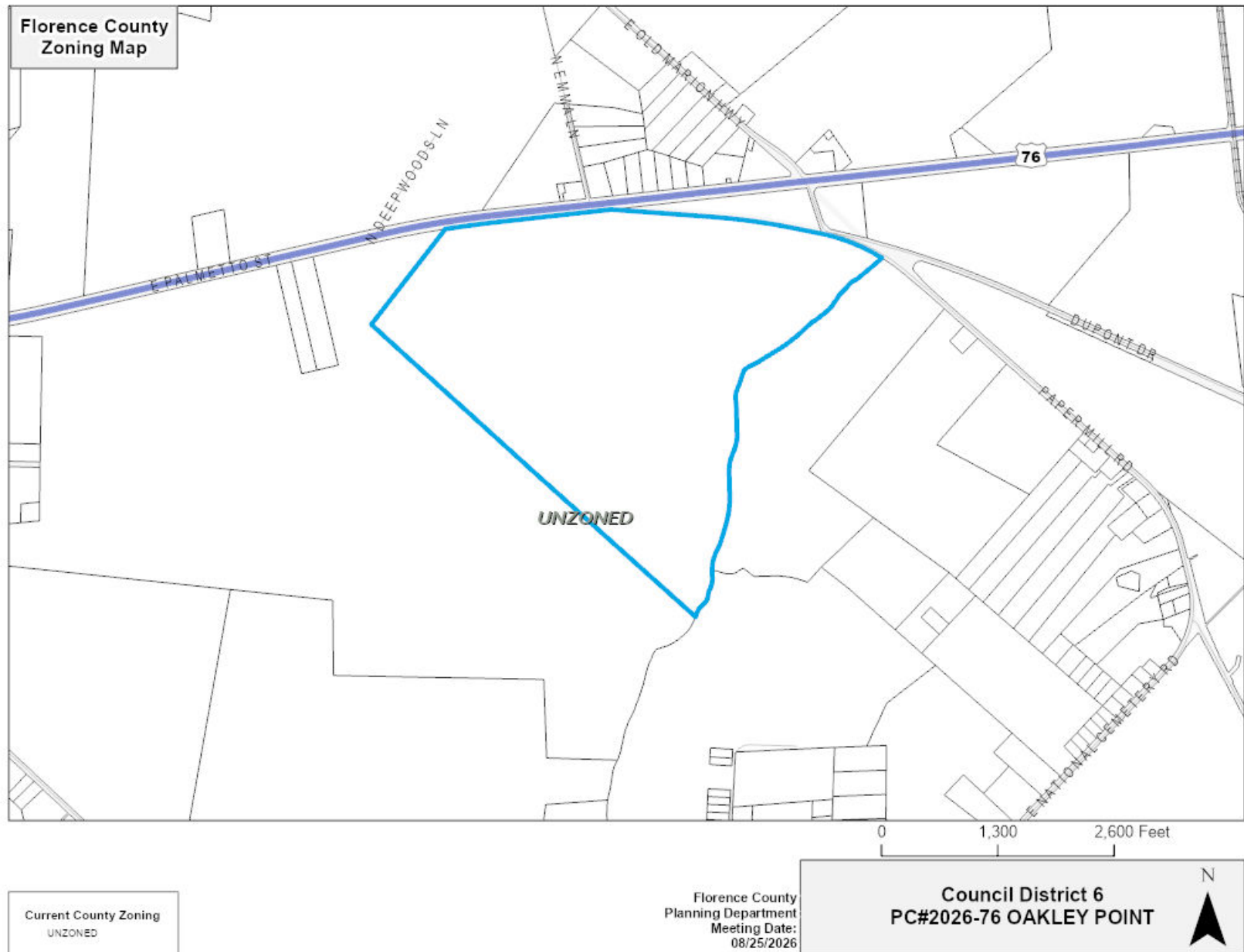
FLOOD ZONE: X

PARCEL ZONING DESIGNATIONS: Unzoned

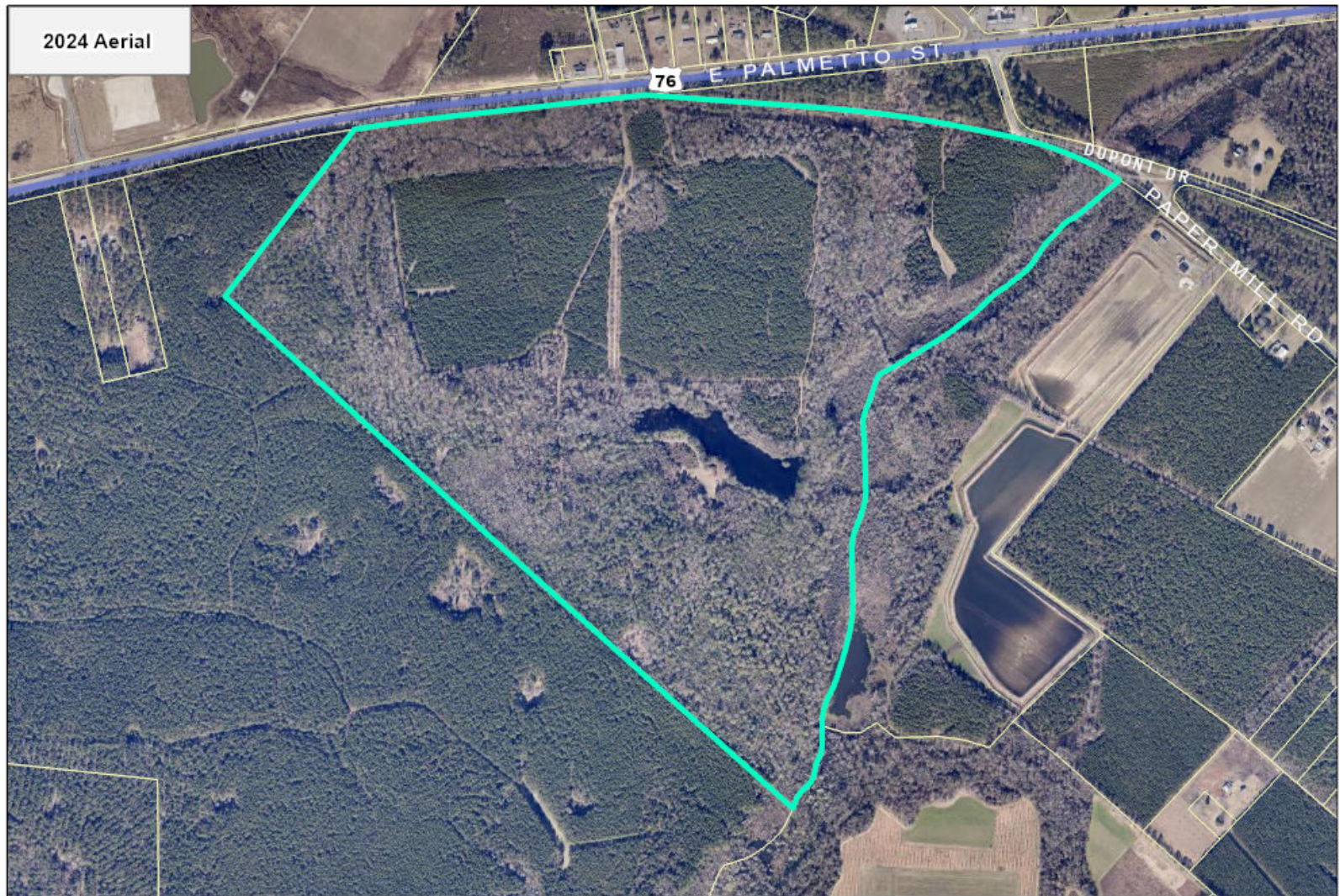
PC#2026-76 Location Map



PC#2026-76 Zoning Map



PC#2026-76 Aerial Map



2024 Aerial

0 950 1,900
Feet

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



Council District 6
PC#2026-76 OAKLEY POINT

(UNENVELOPE) - UNZOME)



THE PARKS 66137-01-004
S & GUNDT 38 & (PACIFIC) 8 (GRANT)
(UNDEVELOPED - UNTOUCHED)

PC#2026-76 Sketch Plan Notes

PROPERTY STATISTICS											
OVERVIEW		ENTIRE PROPERTY		STREET DATA		ENTIRE PROPERTY		LAND USE		ENTIRE PROPERTY	
CURRENT LAND USE		FI (FARM IMPROVED)		STREET R/W WIDTH (FT)		50		TOTAL AREA (Ac)		301.97	
PROPOSED LAND USE		RESIDENTIAL		CUL-DE-SAC LENGTH (FT)		192		WETLANDS (Ac)		46.41	
ZONING		UNZONED		MIN. CENTERLINE RADIUS (FT)		150		RECREATIONAL SPACE (Ac)		3.17	
LOT MIN. AREA		6000 SF		PARKING AT AMENITY		77		GREEN SPACE (Ac)		99.23	
LOT MIN. WIDTH		50 FT		INTERSECTION RADIUS (FT)							
TYPICAL LOT SIZES		50'x120' 65'x120'									
NUMBER OF LOTS		703		INVOLVE ONLY MINOR STREETS		20		STORMWATER FEATURES (Ac)		30.25	
				INVOLVE MINOR COLLECTOR STREETS		25		LOTS AND ROADS		122.91	
SETBACKS (FT)											
FRONT		26									
SIDE		5									
REAR		5									
STREET SIDE		12.5									

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.



PC#2026-76 Subject Property



POV: Subject property off of E. Palmetto Street



POV: Subject property off of Paper Mill Road

PC#2026-76 Adjacent Properties



POV: Southeast of the subject property off of Paper Mill Road



POV: Northeast of the subject property off of E. Palmetto Street



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



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

Comments/Questions



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

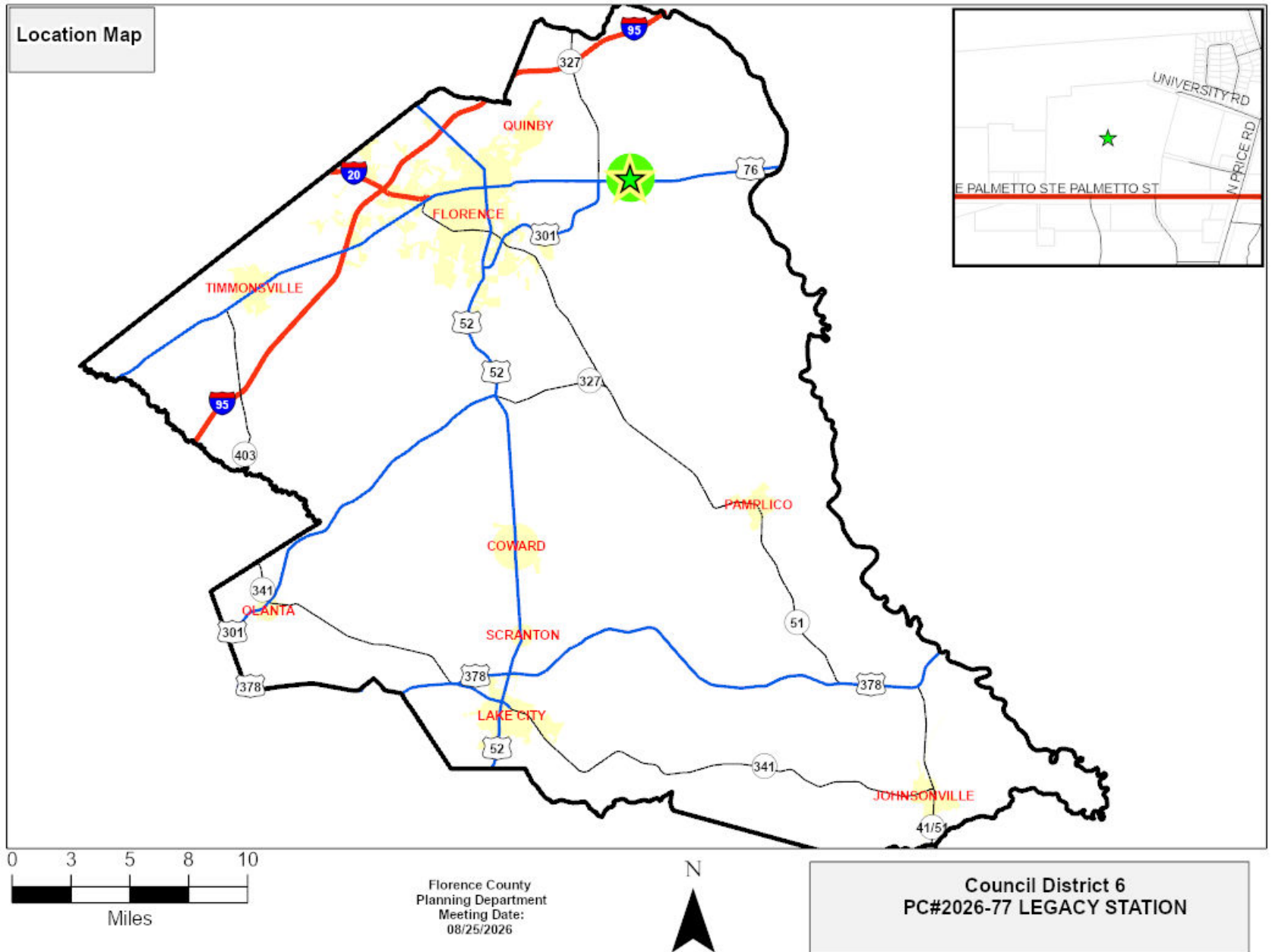
WATER/SEWER AVAILABILITY: City of Florence

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

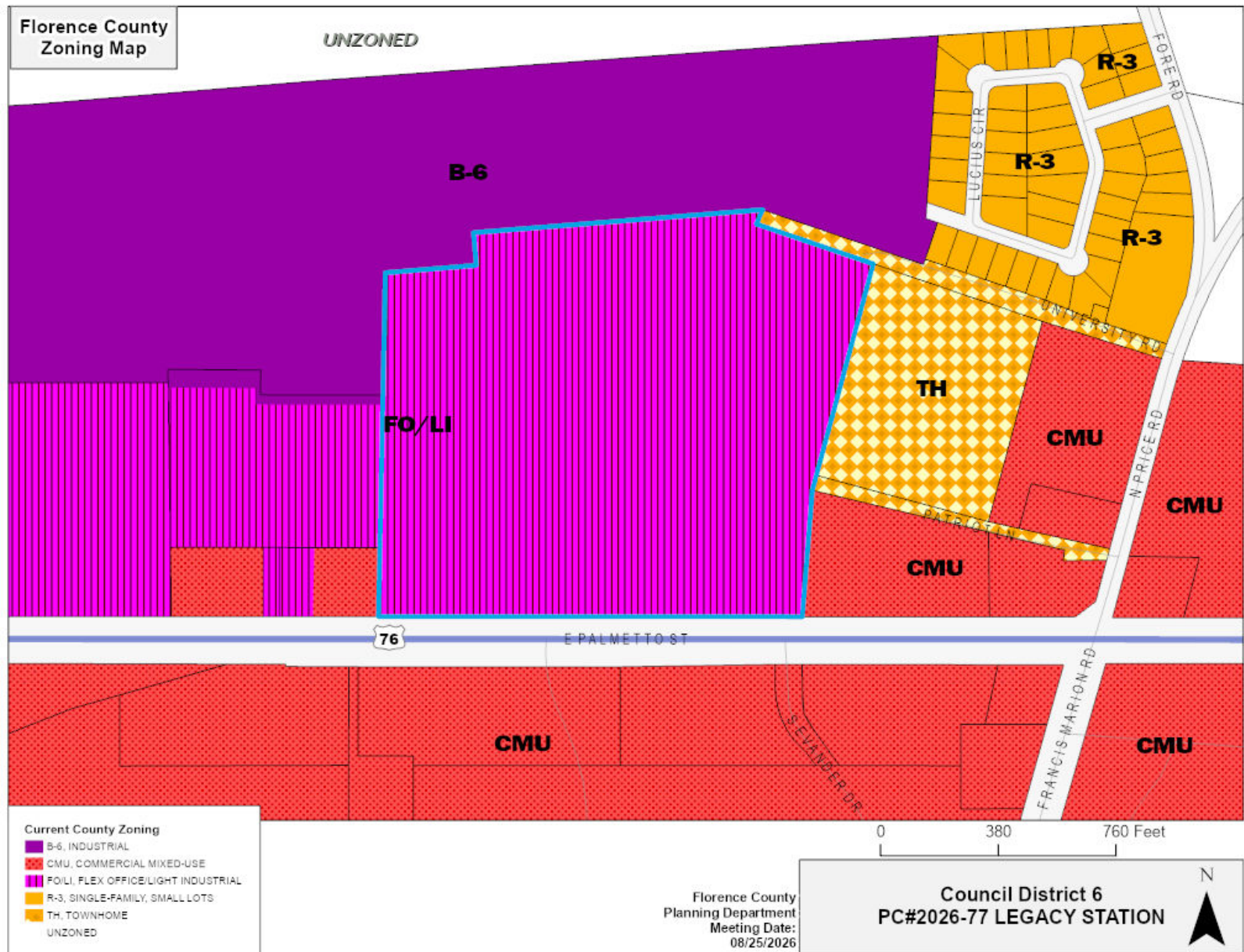
FLOOD ZONE: X

PARCEL ZONING DESIGNATIONS: FO/LI

PC#2026-77 Location Map



PC#2026-77 Zoning Map



PC#2026-77 Aerial Map



2024 Aerial

0 280 560
Feet

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



Council District 6
PC#2026-77 LEGACY STATION

U.S. HWY 75 AND 301



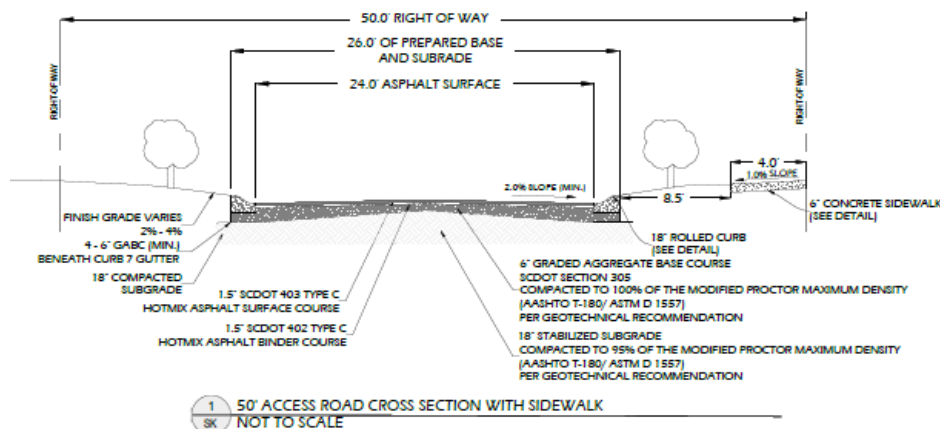
PC#2026-77 Sketch Plan Notes

STREET TREE NOTES:

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

NOTES:

1. TOTAL TRACT AREA IS 41.75 ACRES.
 - 1.1. COMMERCIAL: 15.58 ACRES
 - 1.2. RESIDENTIAL: 26.17 ACRES
2. THIS DEVELOPMENT IS ALL OF PIN NO. 00275-01-134.
3. THIS SKETCH PLAN IS SUBJECT TO REZONING.
4. EASEMENTS
 - 4.1. A 10' NON-EXCLUSIVE UTILITY/DRAINAGE EASEMENT IS BEING DEDICATED ALONG ALL FRONT AND SIDE PROPERTY/LOT LINES IN PERPETUITY.
 - 4.2. ALL OTHER UTILITY/DRAINAGE EASEMENTS SHALL BE MINIMUM 20' WIDE.
5. 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.
6. THIS TRACT IS IN FLOOD ZONE X AND ZONE A, MAP# 45041C0157E, 45041C0159E EFFECTIVE DATE 12/16/2014.
7. REFERENCE FIELD BOUNDARY AND TOPOGRAPHICAL SURVEY PROVIDED BY HUGGINS SURVEYING COMPANY.
 - 7.1. NAD 83 STATE PLANE
 - 7.2. NGVD 88 DATUM, BASE ELEVATION 0.00' MSL
8. THE MINIMUM LOT SIZE: 6000 SF
9. SETBACKS - SINGLE FAMILY
 - 9.1. FRONT- 25'
 - 9.2. SIDE- 5'
 - 9.3. CORNER- 12.5'
 - 9.4. REAR - 10'
10. LAND USE
 - 10.1. THE EXISTING USE OF THE LAND IS VACANT, WAS PREVIOUSLY A MOBILE HOME PARK.
 - 10.2. THE PROPOSED USE OF THE LAND IS SINGLE FAMILY RESIDENTIAL.
11. THE ROADS IN THE DEVELOPMENT WILL BE PUBLIC.
12. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH FLORENCE COUNTY CODE OF ORDINANCES.
13. COMMERCIAL WILL FOLLOW THE STANDARDS SET IN THE FLORENCE COUNTY CODE OF ORDINANCES.
14. ALL STREET RIGHT OF WAYS AND PAVEMENT WIDTHS WILL BE IN ACCORDANCE WITH FLORENCE COUNTY SECTION 28.6-75.
15. CLUSTER MAIL BOXES TO BE PROVIDED FOR DEVELOPMENT IN ACCORDANCE WITH FLORENCE COUNTY SECTION 28.6-83.
16. LOTS TO BE MINIMUM 50' WIDE AT FRONT SETBACK.
17. WATER & SEWER TO BE PUBLIC AND PROVIDED BY THE CITY OF FLORENCE.
18. ALL WIRE UTILITIES SHALL BE PLACED UNDERGROUND INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND INTERNET.
19. ANY IMPROVEMENTS REQUIRED BY SCDOT WILL BE INSTALLED.



PC#2026-77 Subject Property



PC#2026-77 Adjacent Properties



POV: East of the subject property off of Patriot Lane



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



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



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

Comments/Questions



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.

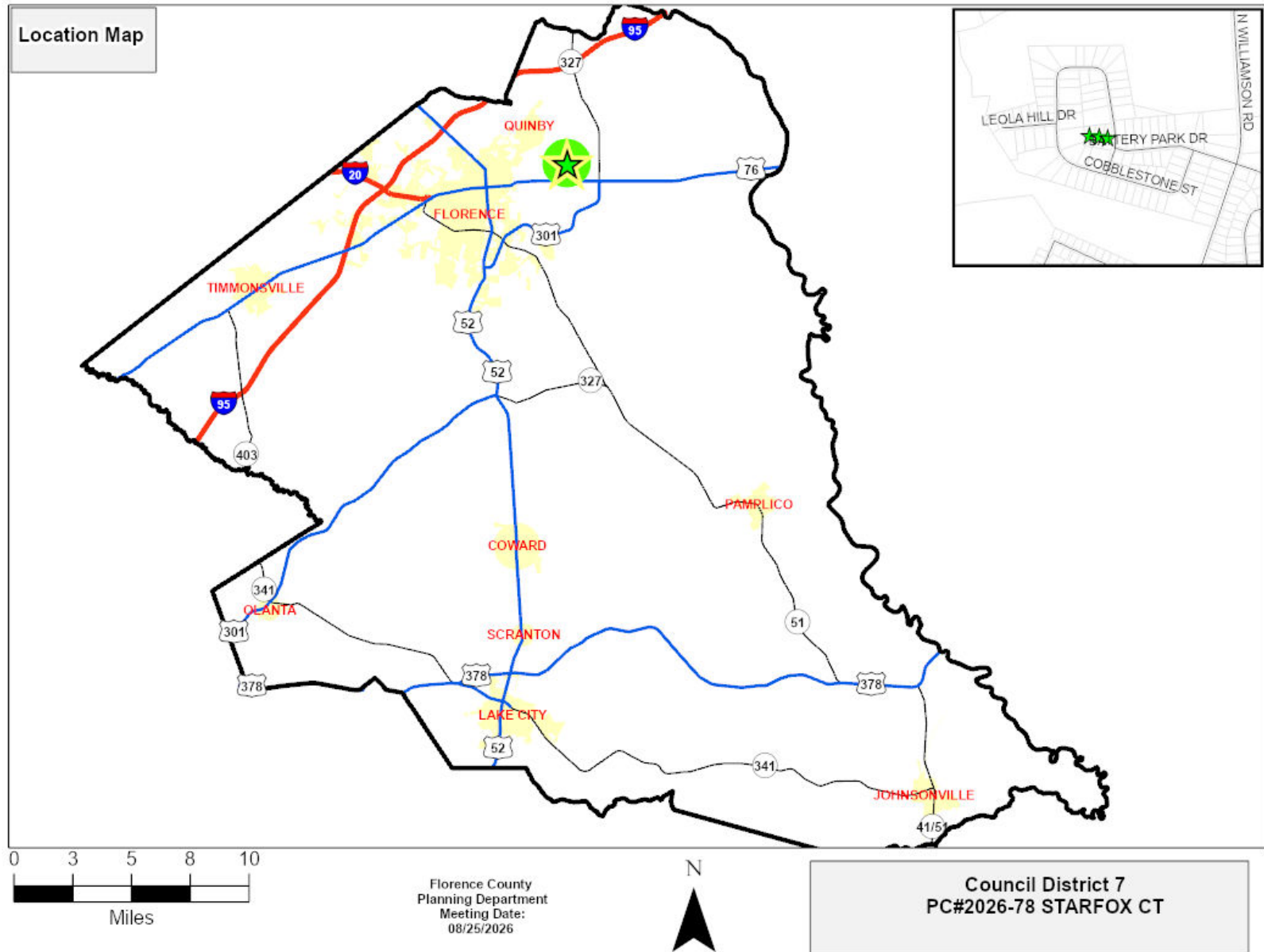
STAFF ANALYSIS:

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

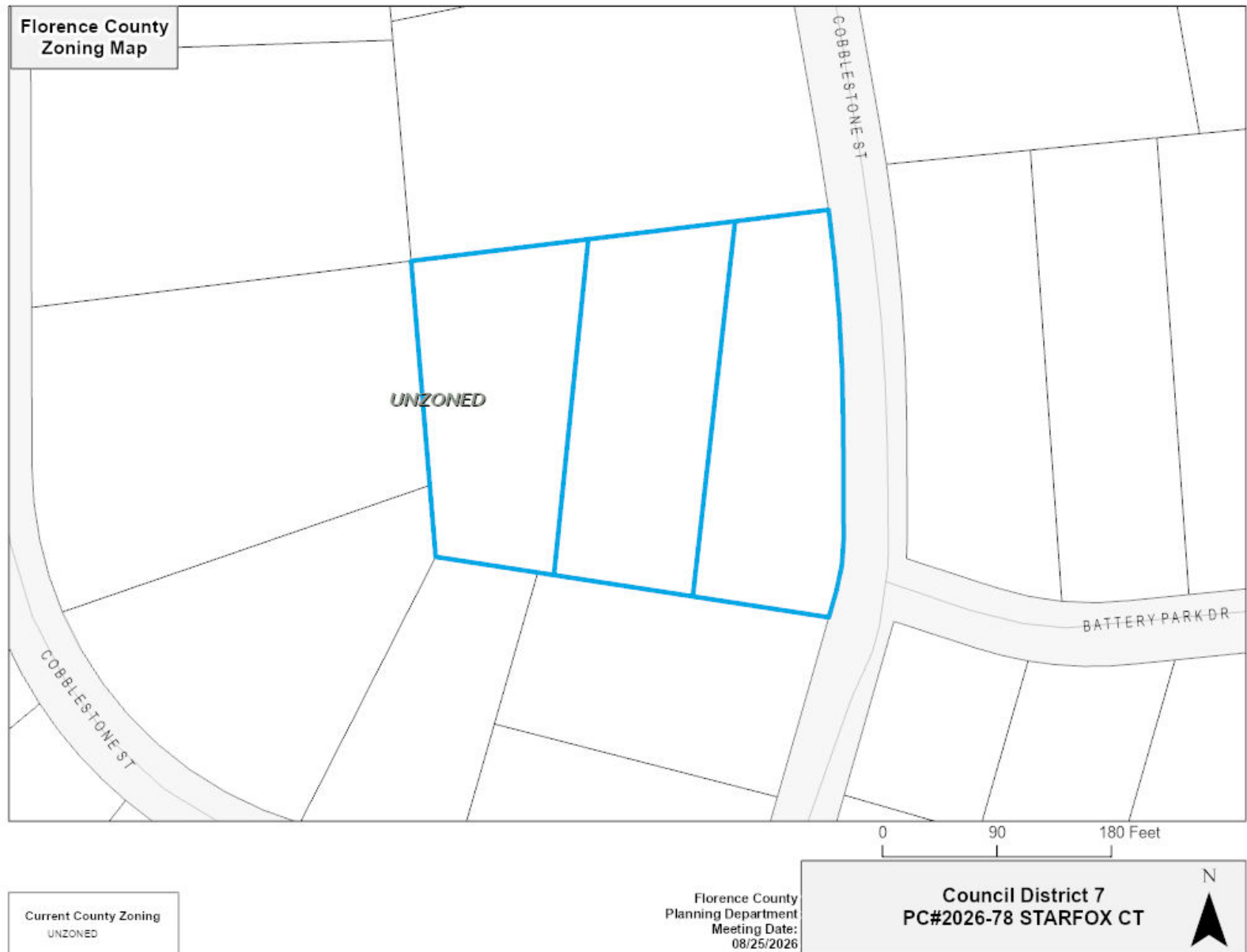
The road is shown on Florence County Tax Maps 00206-01-076, 00206-01-200, and 00206-01-201.

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

PC#2026-78 Location Map



PC#2026-78 Zoning Map



PC#2026-78 Aerial Map



0 60 120
Feet

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



Council District 7
PC#2026-78 STARFOX CT

PC#2026-78 Summary Plat



Comments/Questions



Other Business

- Adoption of 2024 South Carolina Building Codes

**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.

IV. Other Business

- Adoption of 2024 South Carolina Building Codes

V. Director's Report:

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

VI. Adjournment

THANK YOU
FOR
ATTENDING!

