

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, September 22, 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 August 25, 2026

III. Public Hearings

Map Amendments:

PC#2026-79

A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use And Zoning Designation For The Properties In Group Four Of The Highway 76 Corridor Project From Variable Development District 1 To Suburban District And The Zoning Designation 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 Properties Included In This Amendment That Lay 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 Road's Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90160-01-032 And 90160-01-033.

PC#2026-80

Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90128-01-001, 90128-01-002, 90128-01-015, 90128-01-017, 90128-04-013, 90128-04-014, 90128-04-015, 90128-04-016.

PC#2026-81

Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group Four 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 Lay 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 Road's Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 90128-04-006.

PC#2026-82

Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90128-01-011, 90128-01-012, 90128-02-010, 90128-02-011, 90128-02-012, 90128-02-017, 90137-01-002, 90137-02-001, 90137-02-002, 90137-02-003, 90137-02-010, 90137-03-007, 90137-03-008, 90137-03-009, 90137-03-010, 90137-03-011, 90137-03-013, 90137-03-014, 90137-03-015, 90137-03-019, 90137-03-021.

PC#2026-83

Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four 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 Properties Included In This Amendment That Lay 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 Road's Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90128-02-003, 90128-03-015, 90128-04-012, 90137-01-001.

PC#2026-84

Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90128-01-004, 90128-01-005, 90128-01-014, 90128-02-001, 90128-02-002, 90128-03-009, 90128-03-013.

PC#2026-85

Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four 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 Properties Included In This Amendment That Lay 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 Road's Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90156-02-014, 90156-02-015, 90156-03-004, 90156-03-005.

- PC#2026-86** Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90156-02-001, 90156-02-002, 90156-02-003, 90156-02-004, 90156-02-005, 90156-02-006, 90156-02-007, 90156-02-008, 90156-02-009, 90156-02-010, 90156-02-011, 90156-02-012, 90156-02-013, 90156-02-020, 90156-02-021, 90156-02-022, 90156-02-023, 90156-02-024, 90156-02-025, 90156-02-026, 90156-03-001, 90156-03-002, 90156-03-003, 90156-04-001, 90156-04-002, 90156-04-003, 90156-04-004, 90156-04-005, 90156-04-006, 90156-04-007, 90156-04-008, 90156-04-009, 90156-04-010, 90156-04-011, 90156-04-012, 90156-04-013, 90156-04-014, 90156-04-015, 90156-04-016, 90156-04-017, 90156-04-018, 90156-04-019, 90156-04-020.
- PC#2026-87** Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group Four Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 90160-01-030.
- PC#2026-88** Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90160-01-001, 90160-01-002, 90160-01-003, 90160-01-004, 90160-01-005, 90160-01-006, 90160-01-007, 90160-01-008, 90160-01-009, 90160-01-010, 90160-01-011, 90160-01-012, 90160-01-013, 90160-01-014, 90160-01-015, 90160-01-016, 90160-01-017, 90160-01-018, 90160-01-019, 90160-01-020, 90160-01-027, 90160-01-028, 90160-01-031, 90160-02-001, 90160-02-002, 90160-02-004, 90160-02-005, 90160-02-006, 90160-02-007, 90160-02-008, 90160-02-009, 90160-02-010, 90160-02-011, 90160-02-012, 90160-02-013, 90160-02-014, 90160-03-001, 90160-03-002, 90160-03-003, 90160-03-004, 90160-03-005, 90160-03-006, 90160-03-007, 90160-03-008, 90160-03-009, 90160-03-010, 90160-03-011, 90160-03-012, 90160-03-013, 90160-03-014, 90160-03-015, 90160-03-016, 90160-03-017, 90160-03-018, 90160-03-019, 90160-03-020, 90160-03-021, 90160-03-022, 90160-03-023, 90160-03-024, 90160-03-025, 90160-03-026, 90160-03-027, 90160-03-028, 90160-03-031.
- PC#2026-89** Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90160-03-032, 90160-03-033, 90160-03-034, 90160-03-035, 90160-03-036, 90160-03-037, 90160-03-038, 90160-03-039, 90160-03-040, 90160-03-041, 90160-03-042, 90160-03-043, 90160-03-044, 90161-01-003, 90161-01-004, 90161-01-005, 90161-01-006, 90161-01-007, 90161-01-008, 90161-01-009, 90161-01-010, 90161-01-011, 90161-01-012, 90161-01-013, 90161-02-001, 90161-02-002, 90161-02-003, 90161-02-004, 90161-02-005, 90161-02-006, 90161-02-007, 90161-02-008, 90161-02-016, 90161-02-017, 90161-02-018, 90161-02-019, 90161-02-020, 90161-02-021, 90161-02-022, 90161-02-023, 90161-02-024, 90161-02-025, 90161-02-026, 90161-02-029, 90161-02-030, 90161-02-031,

90161-02-032, 90161-02-033, 90161-02-034, 90161-02-035, 90161-02-036, 90161-02-037, 90161-02-038, 90161-02-039, 90161-02-040, 90161-02-041, 90161-02-042, 90161-02-043.

PC#2026-90 Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00101-01-011 And 07607-01-003

PC#2026-91 Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Four Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00076-01-017, 00076-01-018, 00076-01-019, 00076-01-052, 00076-01-100.

Sketch Plan:

PC#2026-92 Sketch Plan Approval Requested By Micah Jones And Nationwide Land Group For Palmetto Cove, Located At 2503 Raymond Lane, Florence, SC As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 015.

IV. Other Business

V. Director's Report:

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

VI. Adjournment