Florence County Planning Commission

September 22, 2026

6:00 PM

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

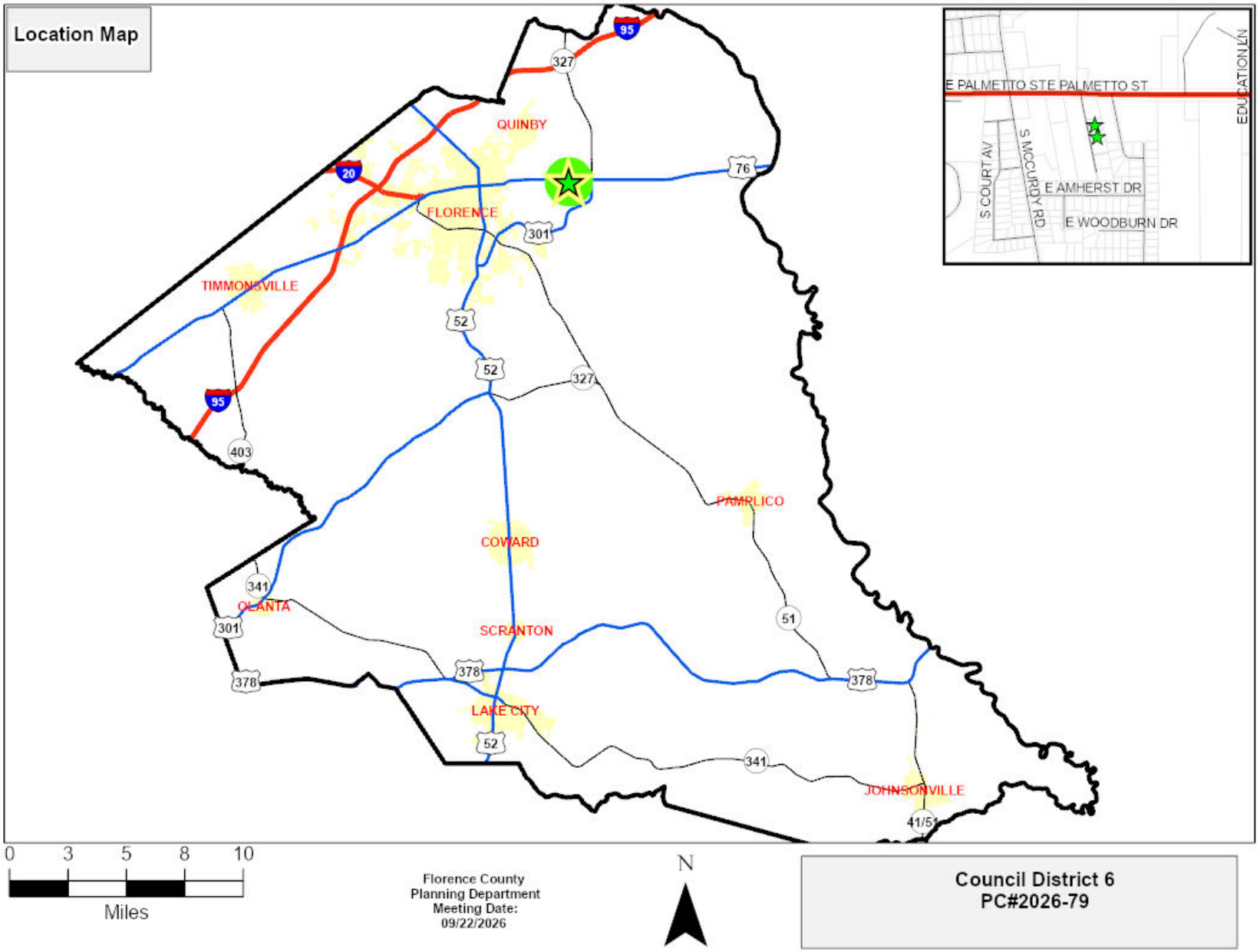
- Meeting of August 25, 2026

III. Public Hearings

PC#2026-79

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90160-01-032, 90160-01-033
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

PC#2026-79 Location Map



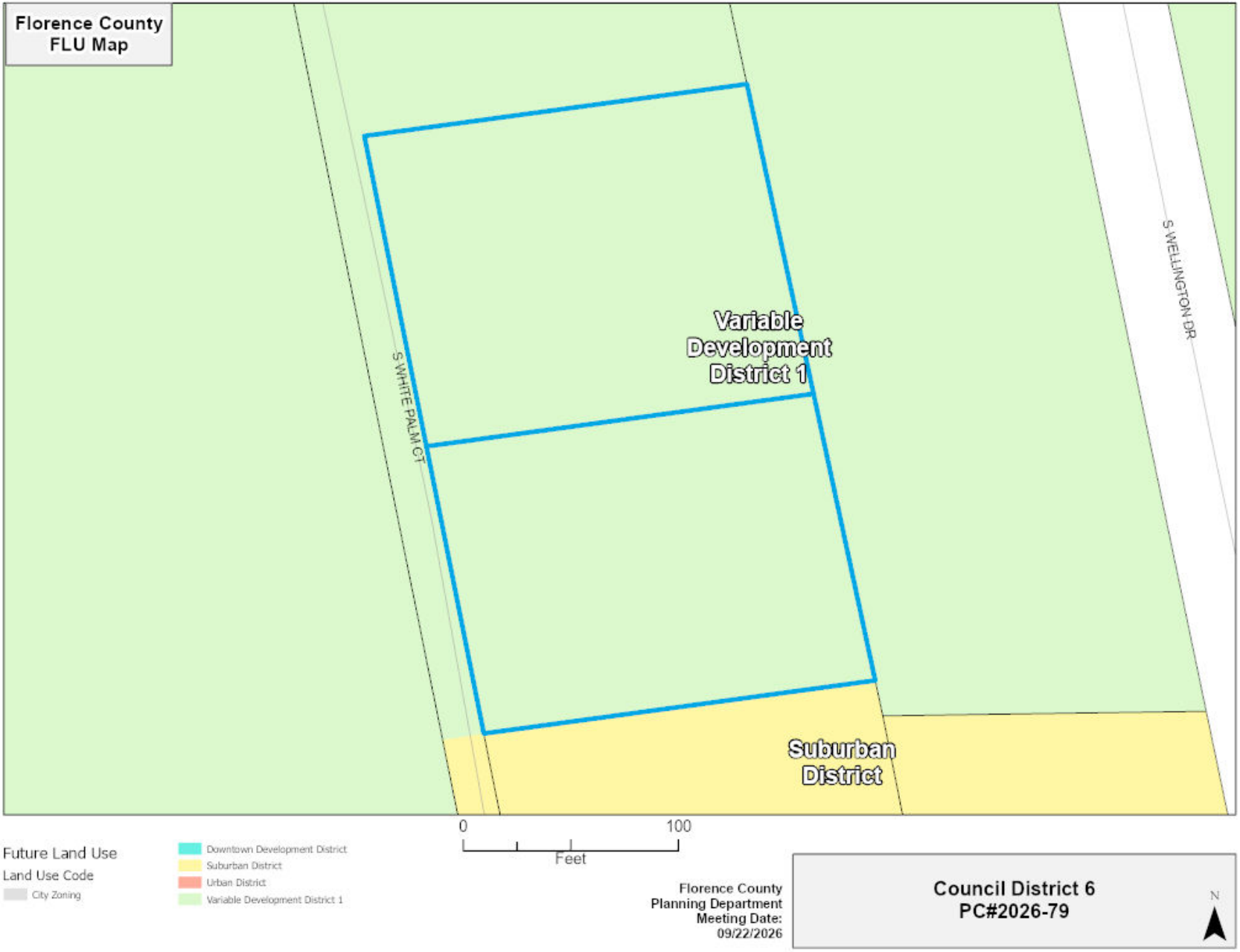
PC#2026-79 Zoning Map



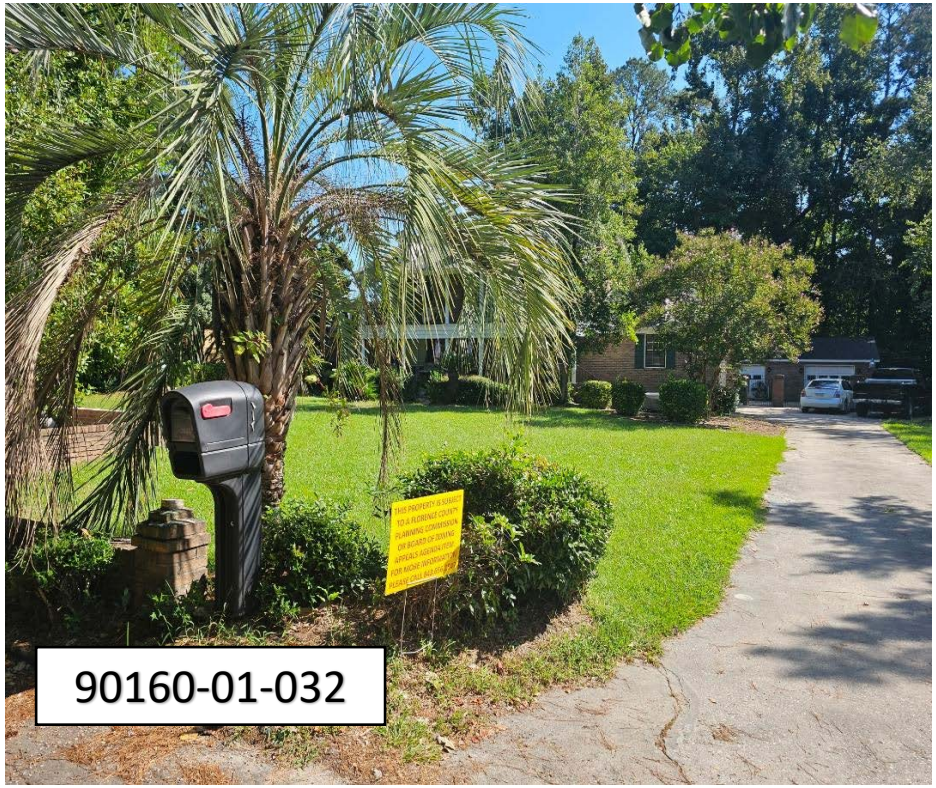
PC#2026-79 Aerial Map



PC#2026-79 Comprehensive Plan Map



PC#2026-79 Subject Properties



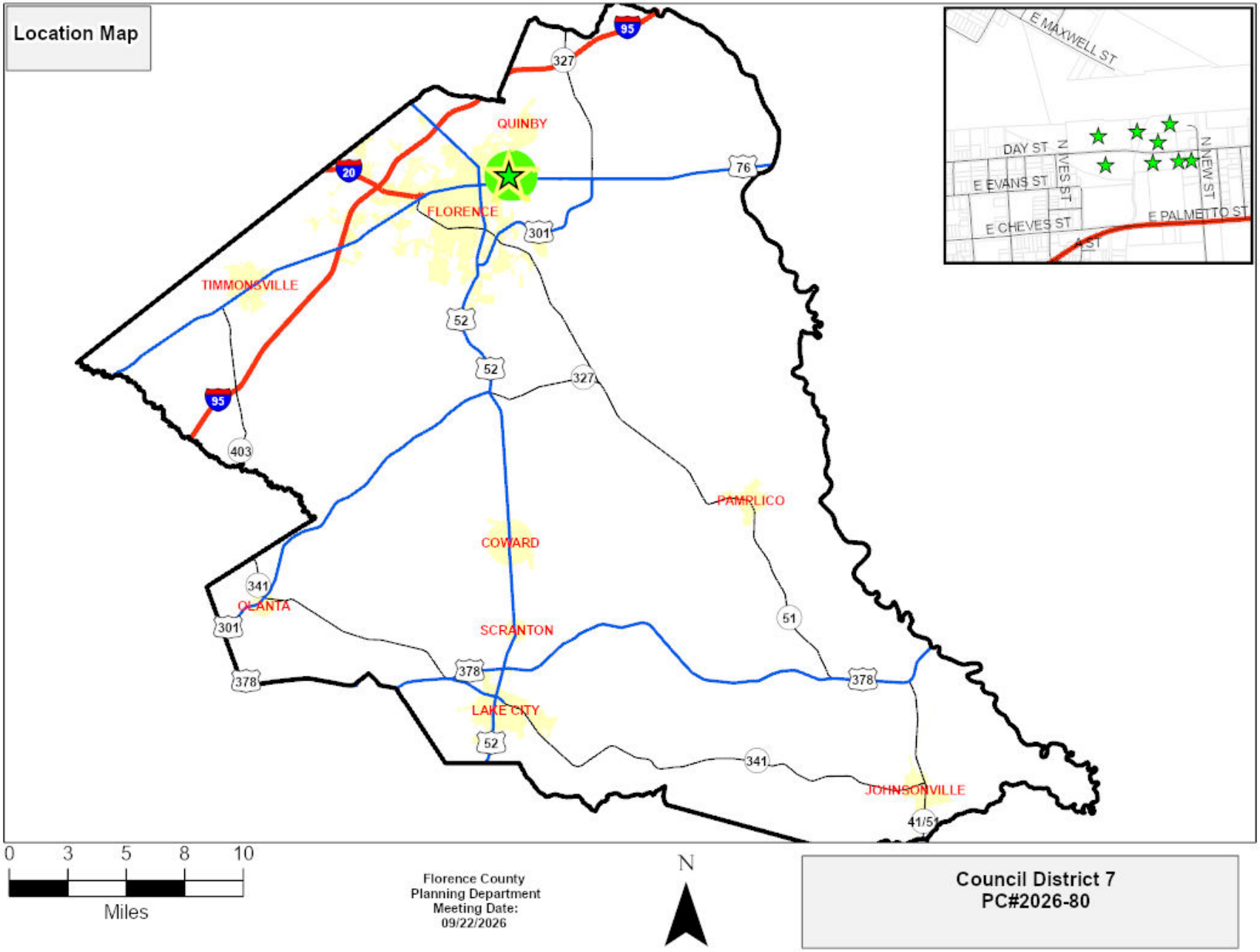


Comments/Questions

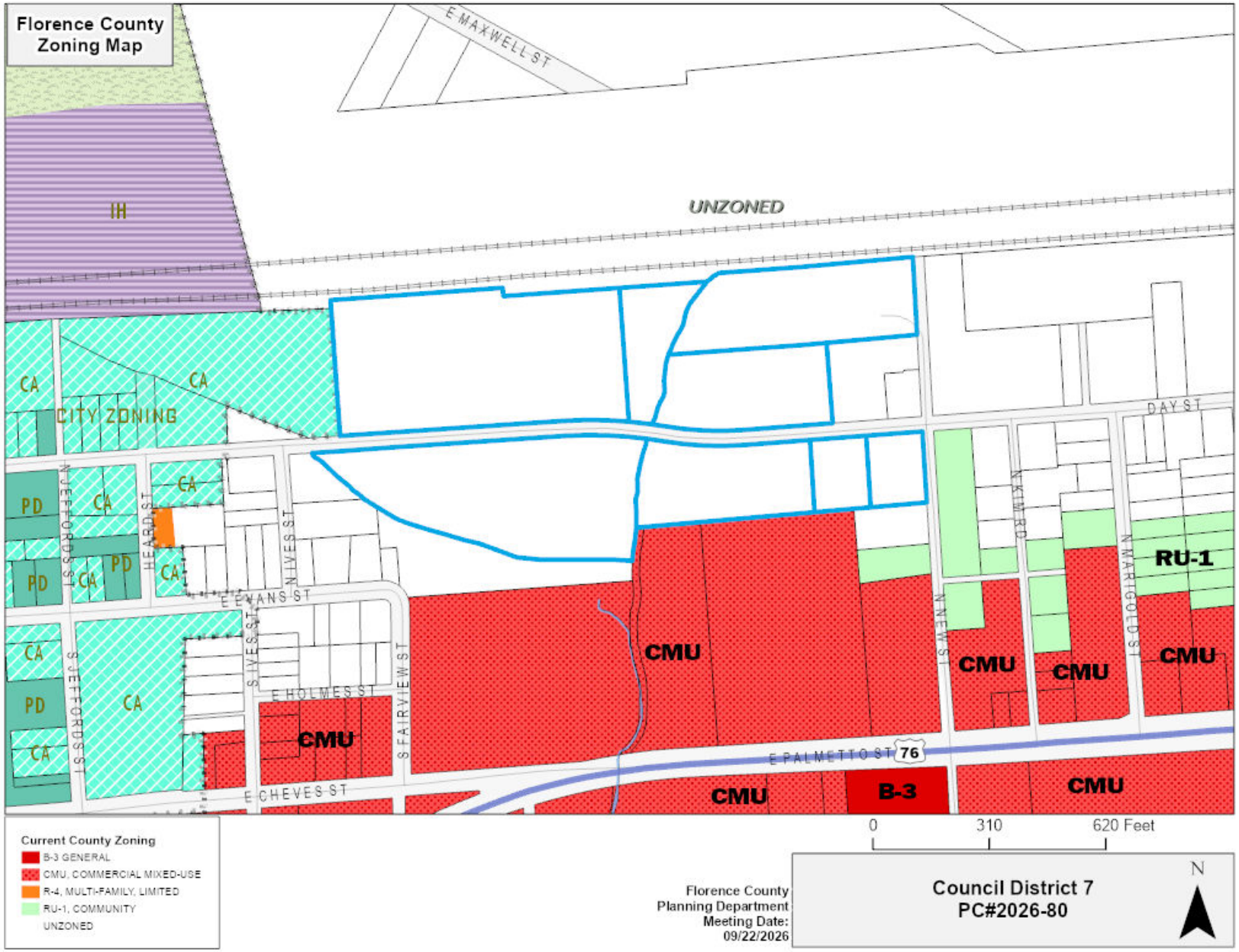
PC#2026-80

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90128-01-001, 90128-01-002, 90128-01-015, 90128-01-017, 90128-04-013, 90128-04-014, 90128-04-015, 90128-04-016
COUNCIL DISTRICT(S):	7; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

PC#2026-80 Location Map



PC#2026-80 Zoning Map



PC#2026-80 Aerial Map



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 7
PC#2026-80

PC#2026-80 Subject Properties











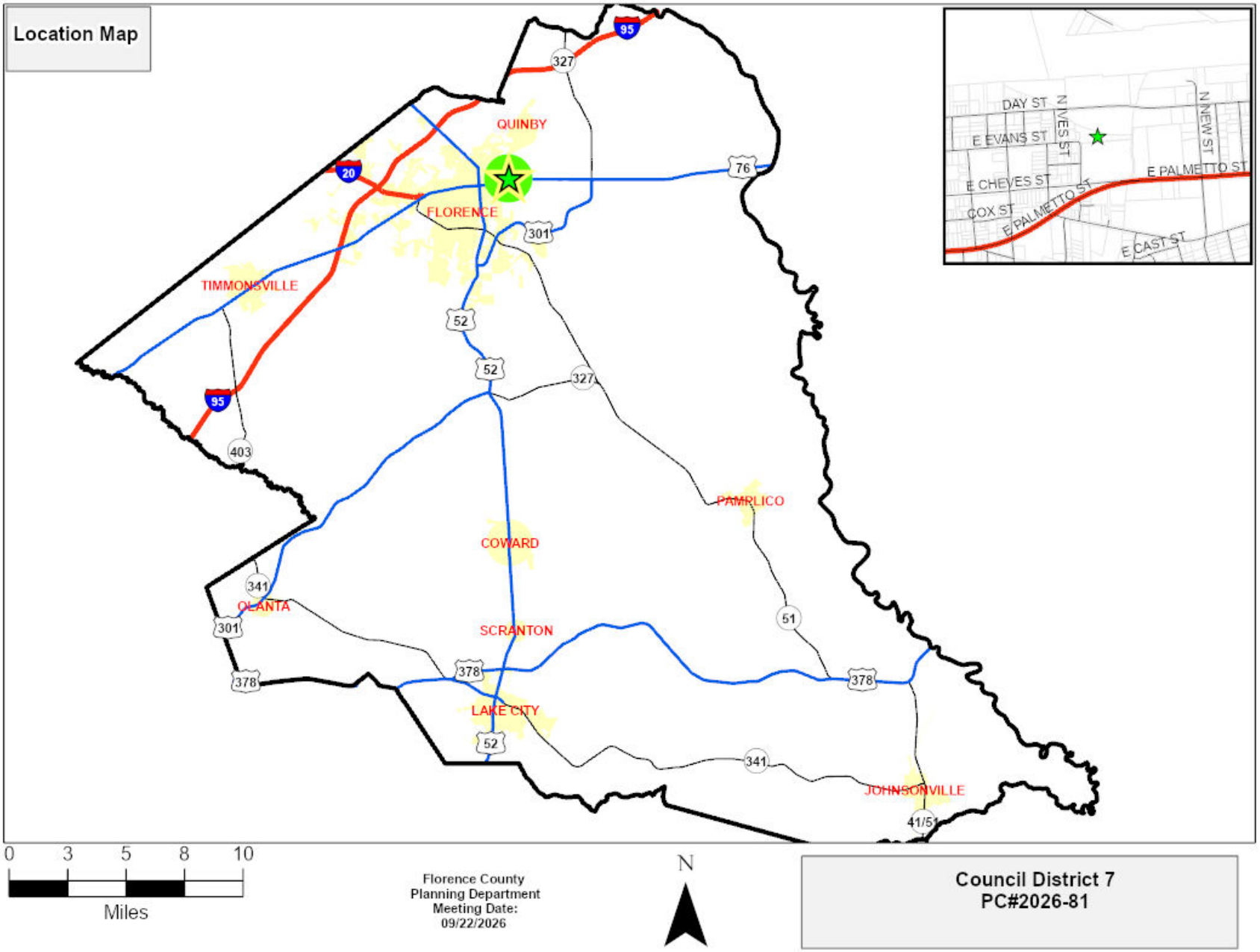


Comments/Questions

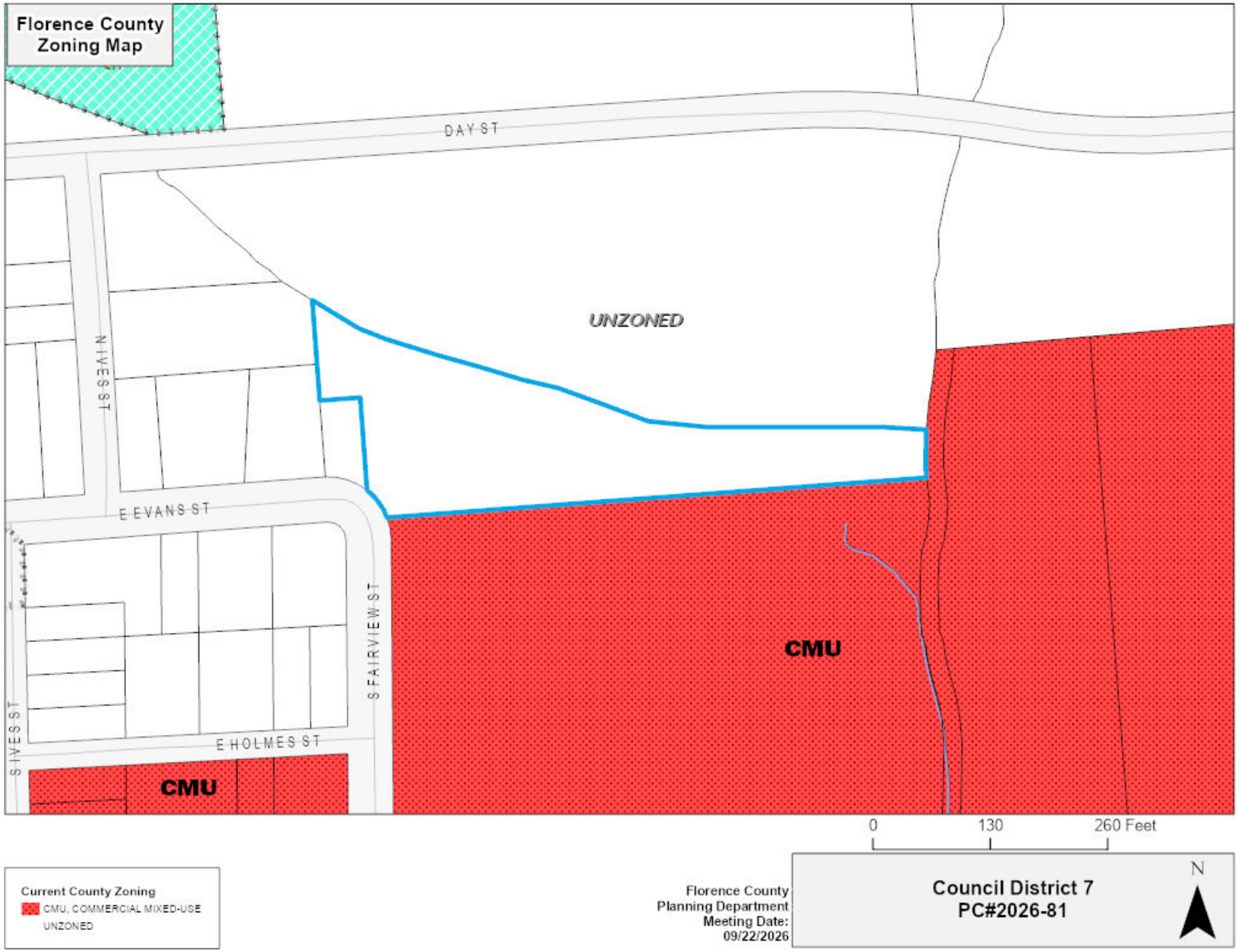
PC#2026-81

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90128-04-006
COUNCIL DISTRICT(S):	7; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

PC#2026-81 Location Map



PC#2026-81 Zoning Map



PC#2026-81 Aerial Map



PC#2026-81 Subject Property

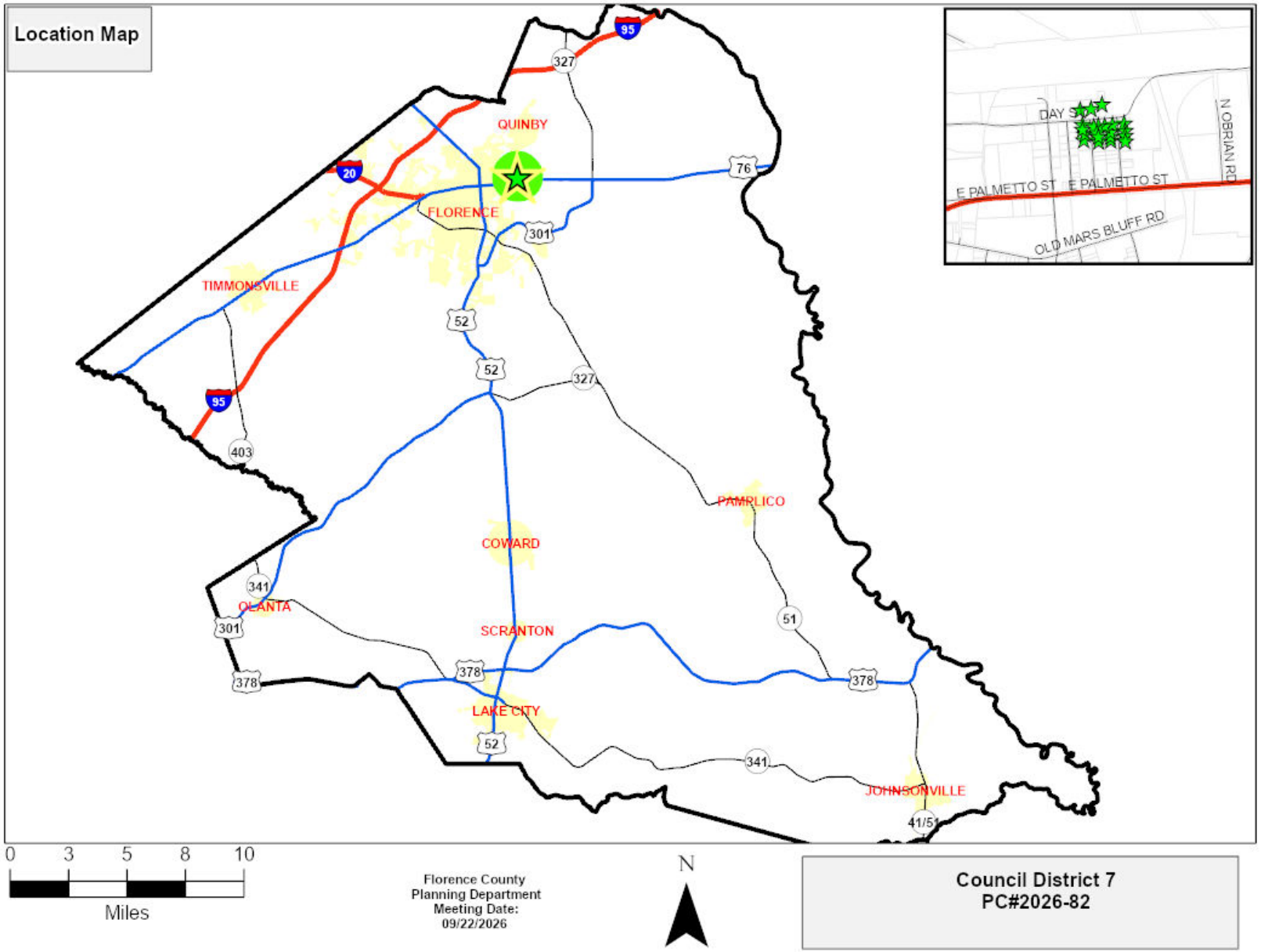


Comments/Questions

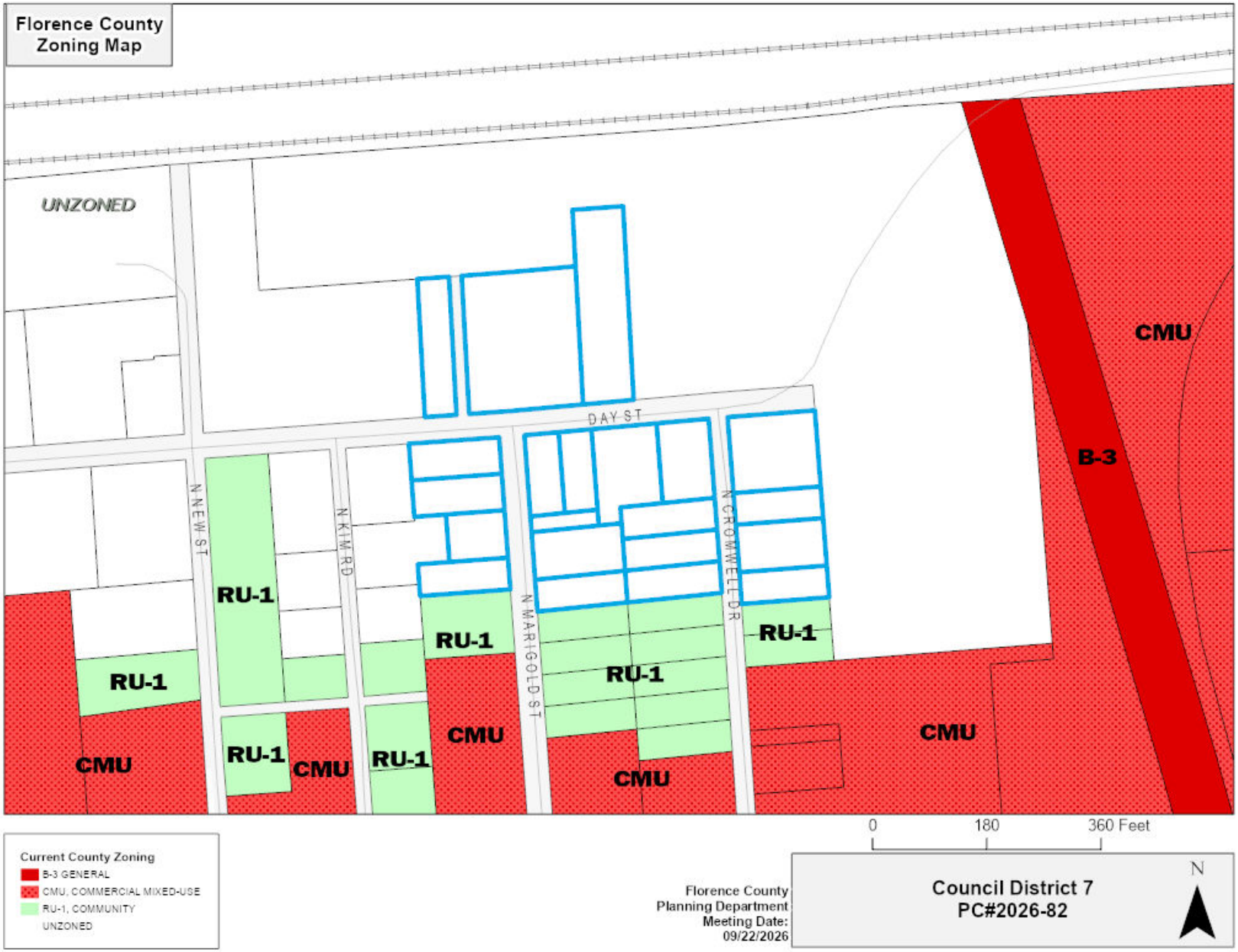
PC#2026-82

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	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
COUNCIL DISTRICT(S):	7; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

PC#2026-82 Location Map



PC#2026-82 Zoning Map



PC#2026-82 Aerial Map



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 7
PC#2026-82

PC#2026-82 Subject Properties











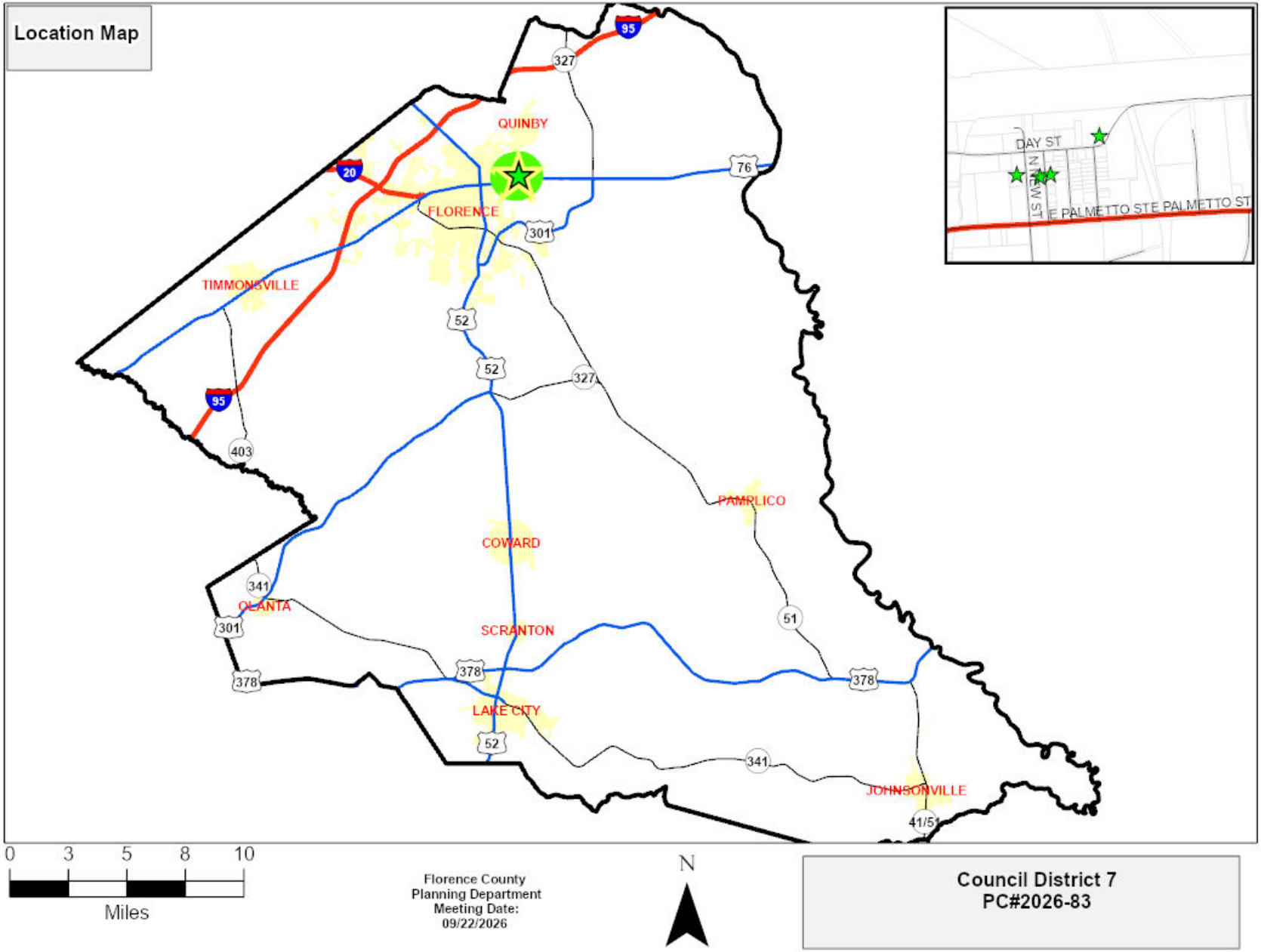


Comments/Questions

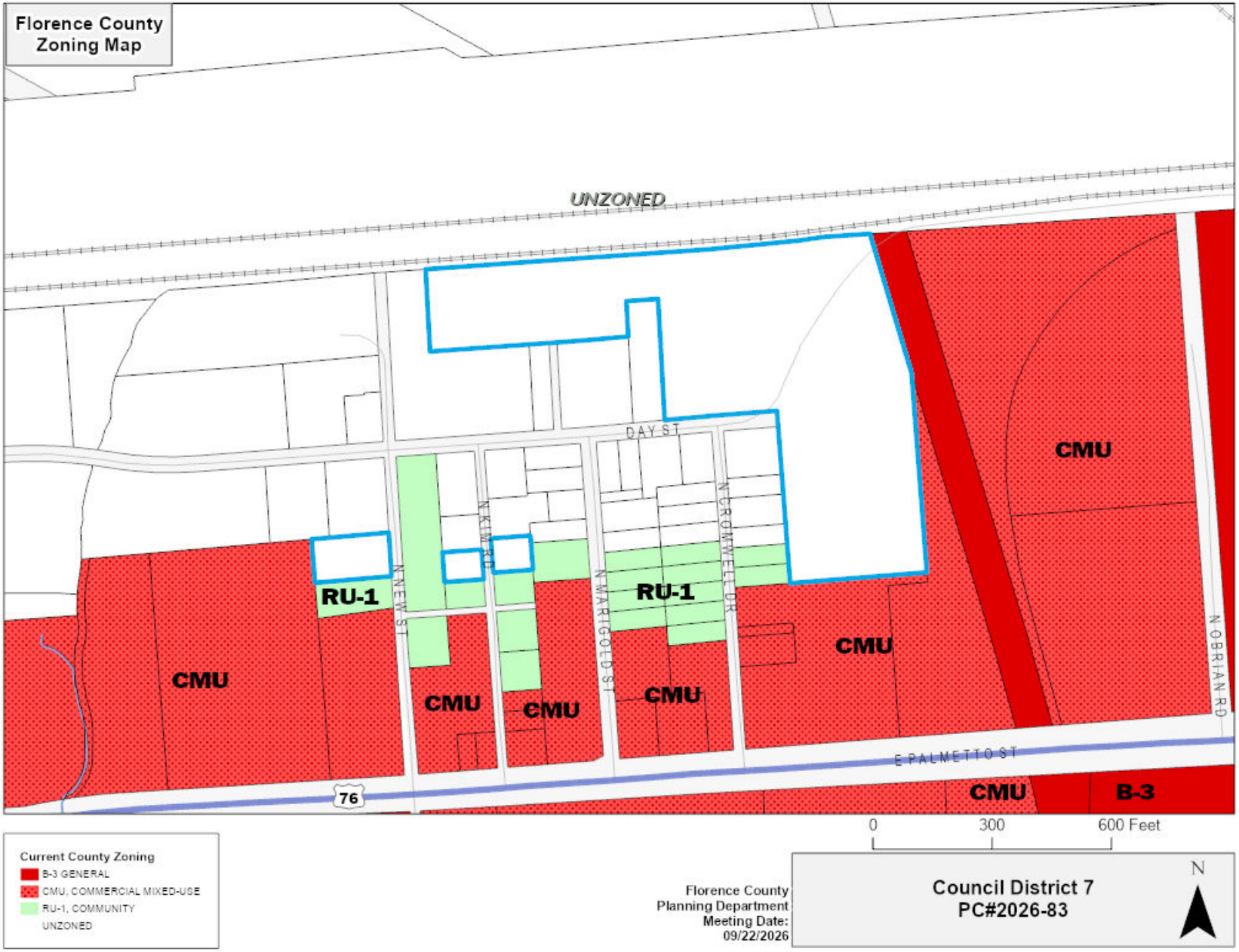
PC#2026-83

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90128-02-003, 90128-03-015, 90128-04-012, 90137-01-001
COUNCIL DISTRICT(S):	7; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

PC#2026-83 Location Map



PC#2026-83 Zoning Map



PC#2026-83 Aerial Map



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 7
PC#2026-83

PC#2026-83 Subject Properties







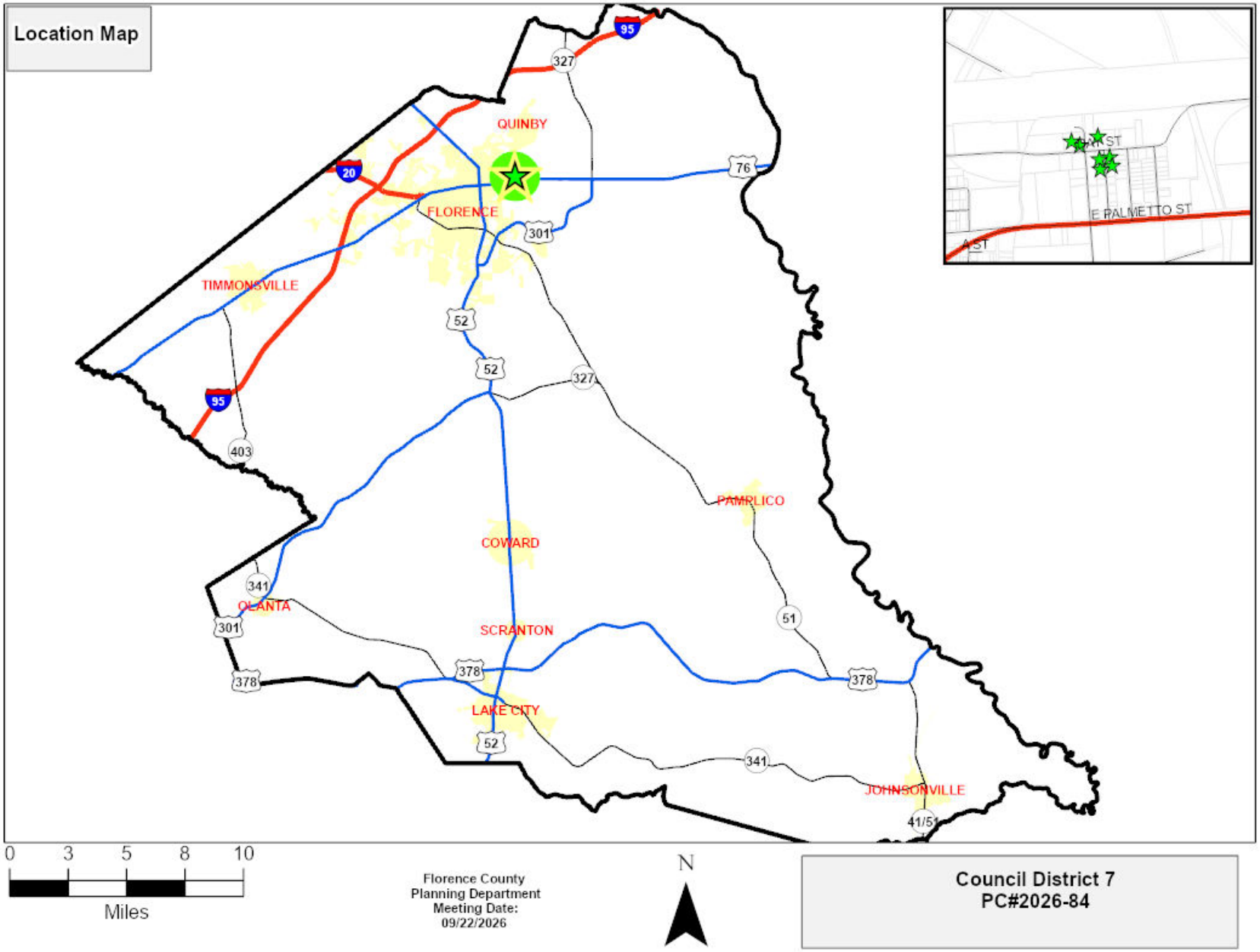


Comments/Questions

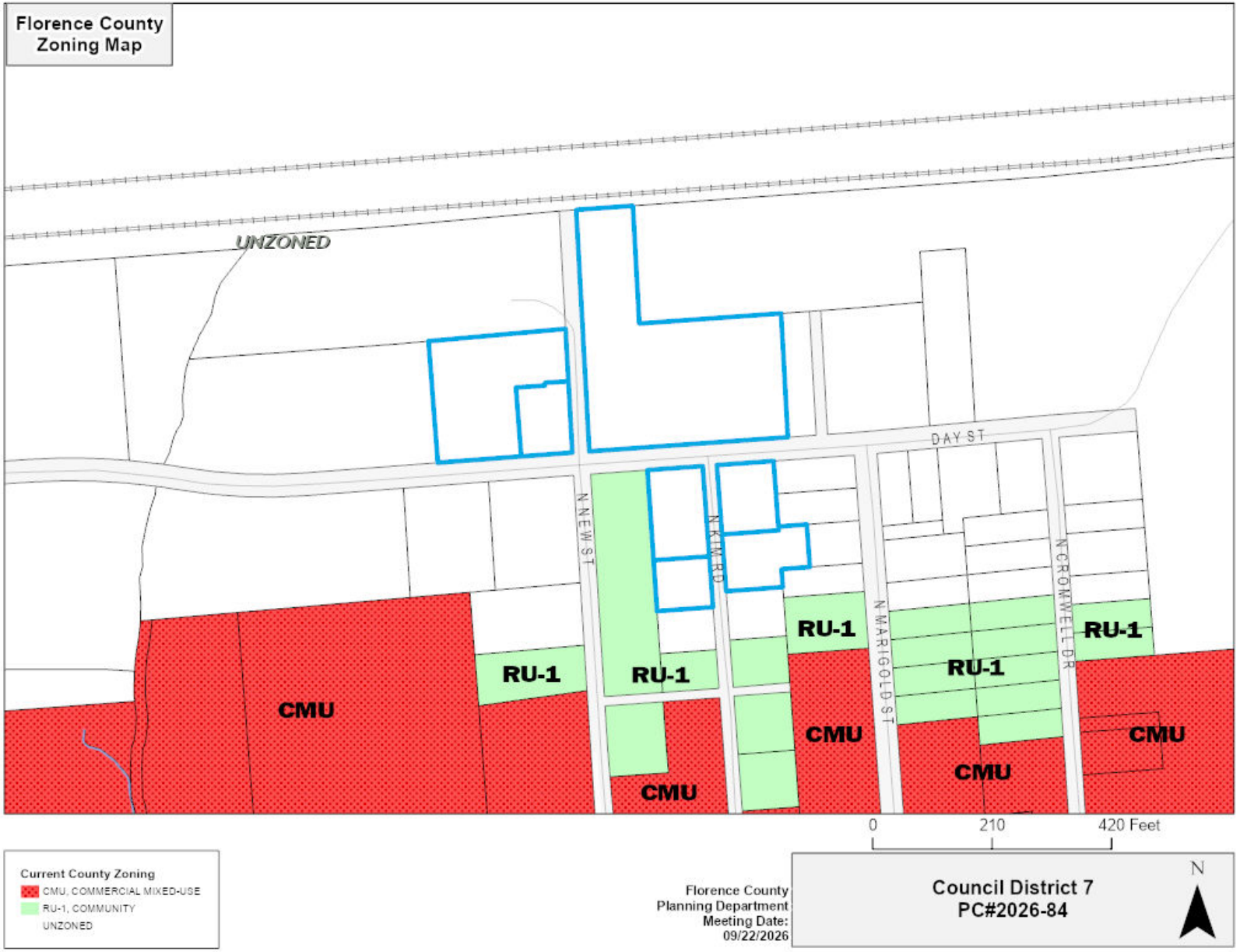
PC#2026-84

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90128-01-004, 90128-01-005, 90128-01-014, 90128-02-001, 90128-02-002, 90128-03-009, 90128-03-013
COUNCIL DISTRICT(S):	7; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

PC#2026-84 Location Map



PC#2026-84 Zoning Map



PC#2026-84 Aerial Map



PC#2026-84 Subject Properties











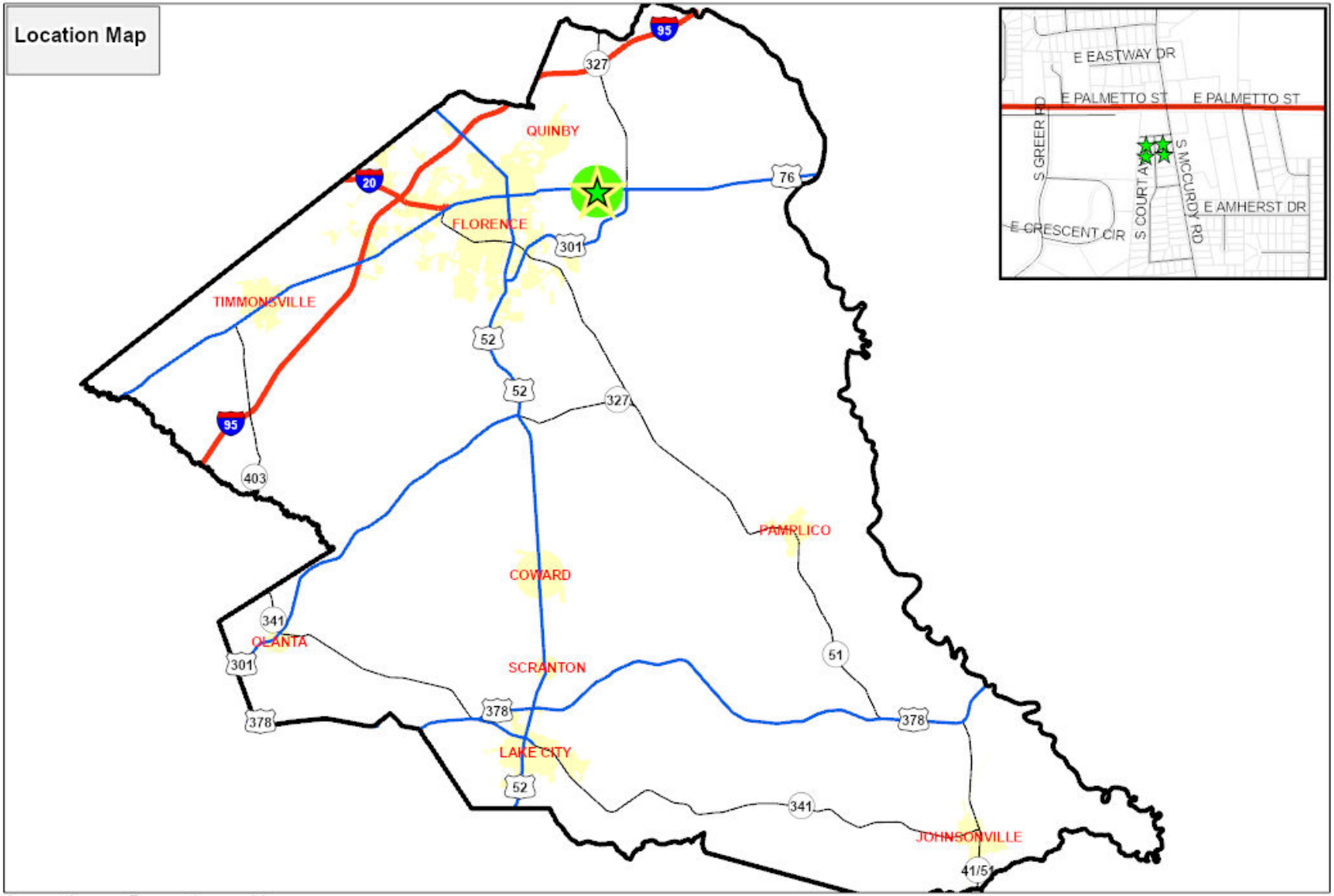


Comments/Questions

PC#2026-85

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90156-02-014, 90156-02-015, 90156-03-004, 90156-03-005
COUNCIL DISTRICT(S):	7; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

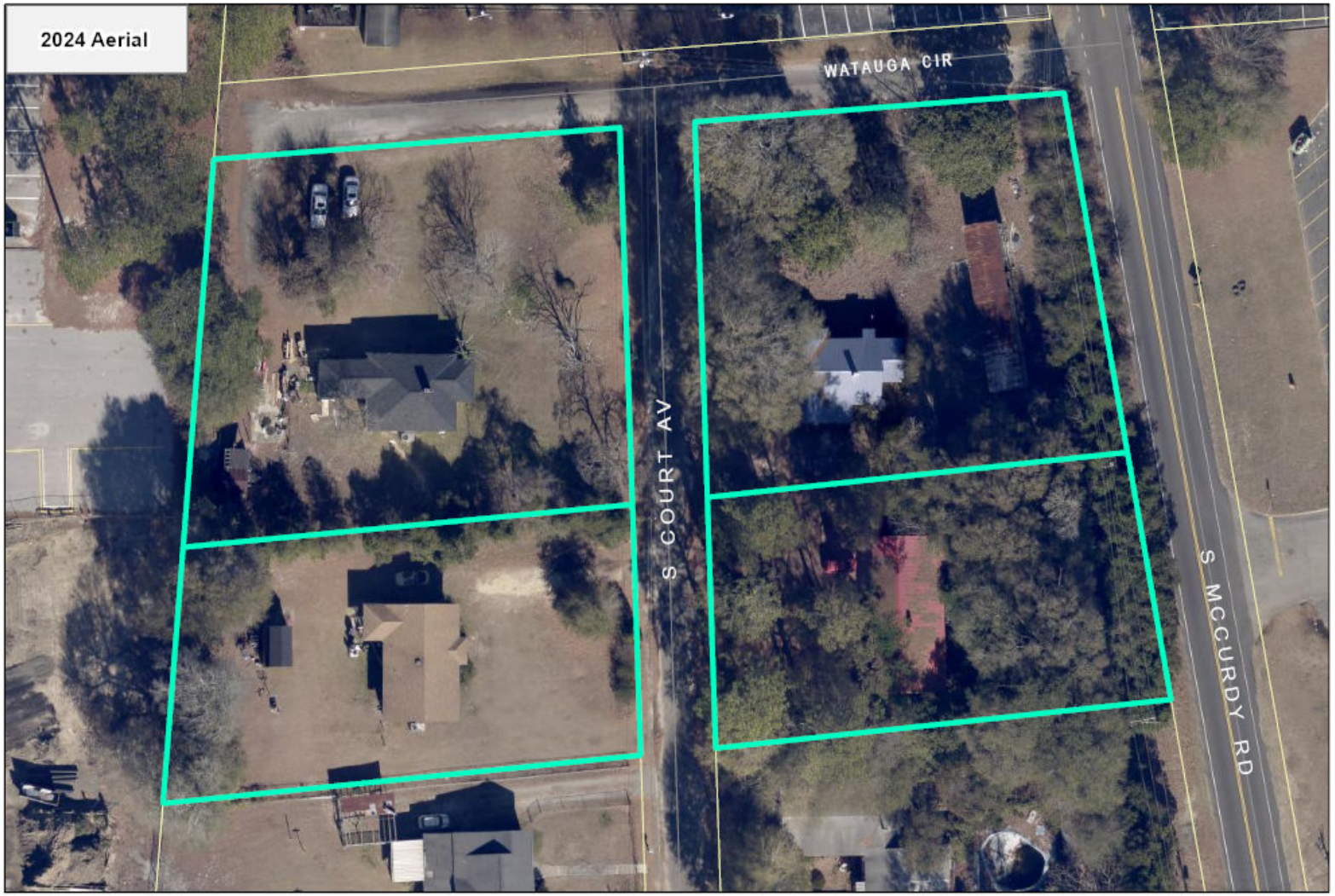
PC#2026-85 Location Map



PC#2026-85 Zoning Map



PC#2026-85 Aerial Map



PC#2026-85 Subject Properties







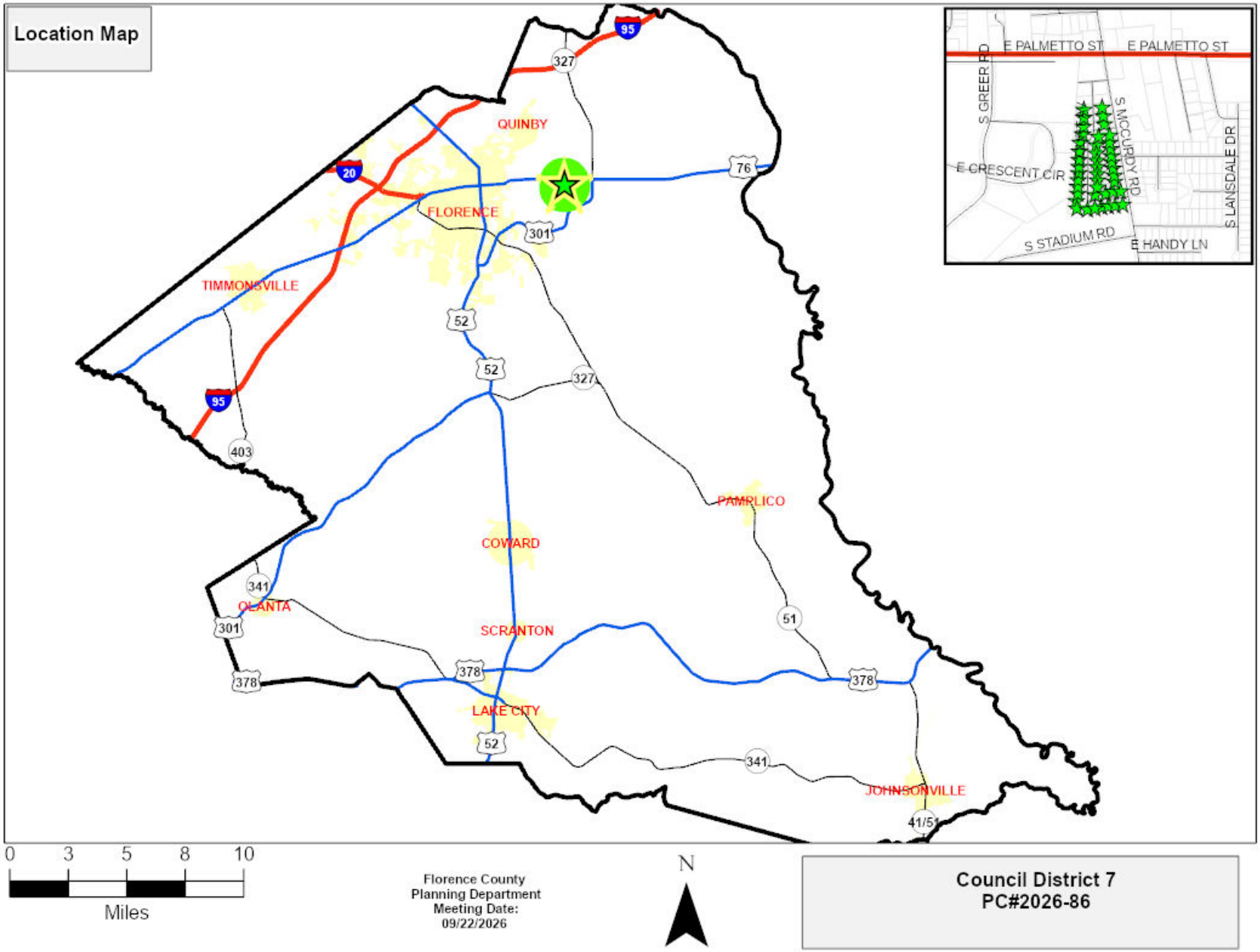


Comments/Questions

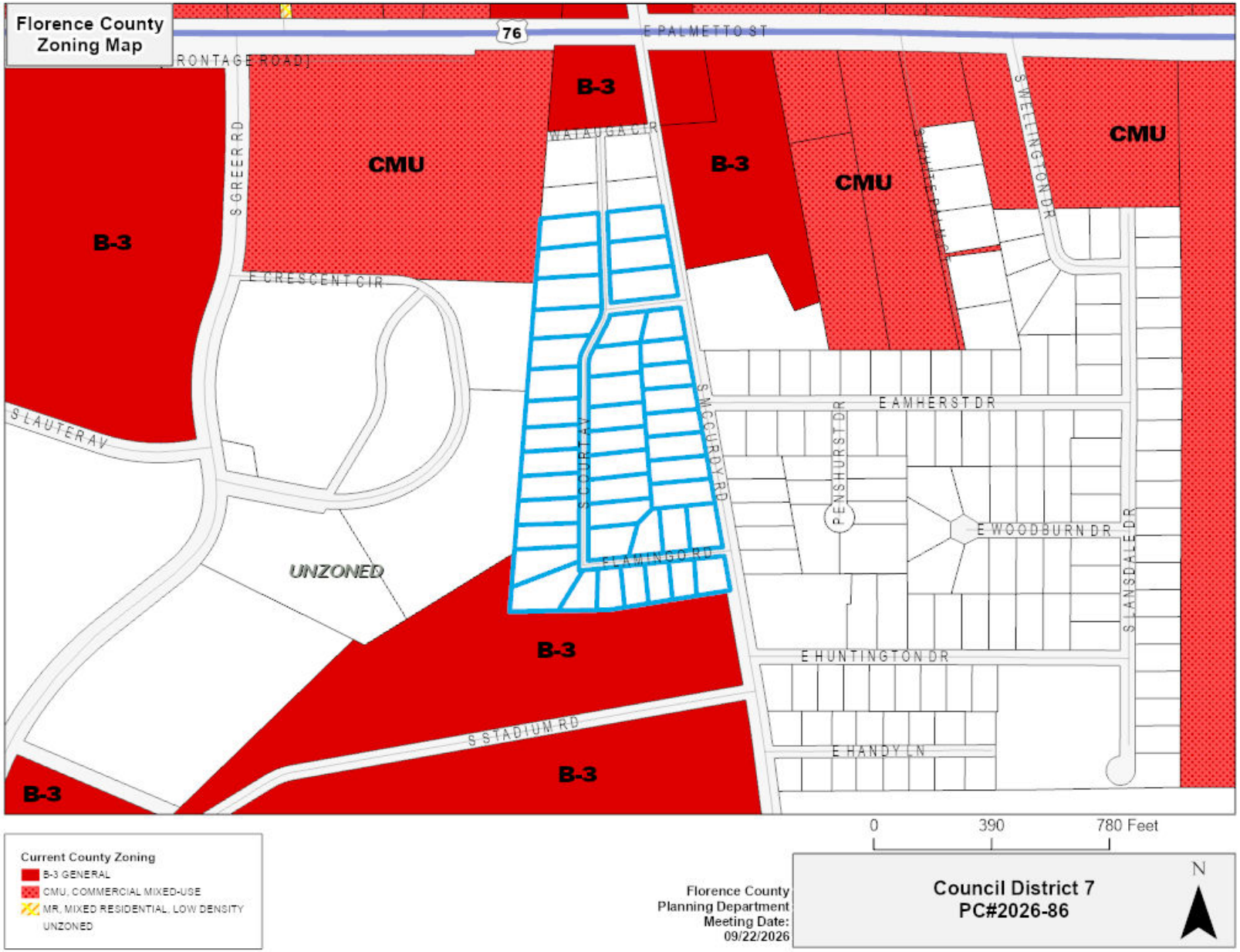
PC#2026-86

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	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
COUNCIL DISTRICT(S):	7; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

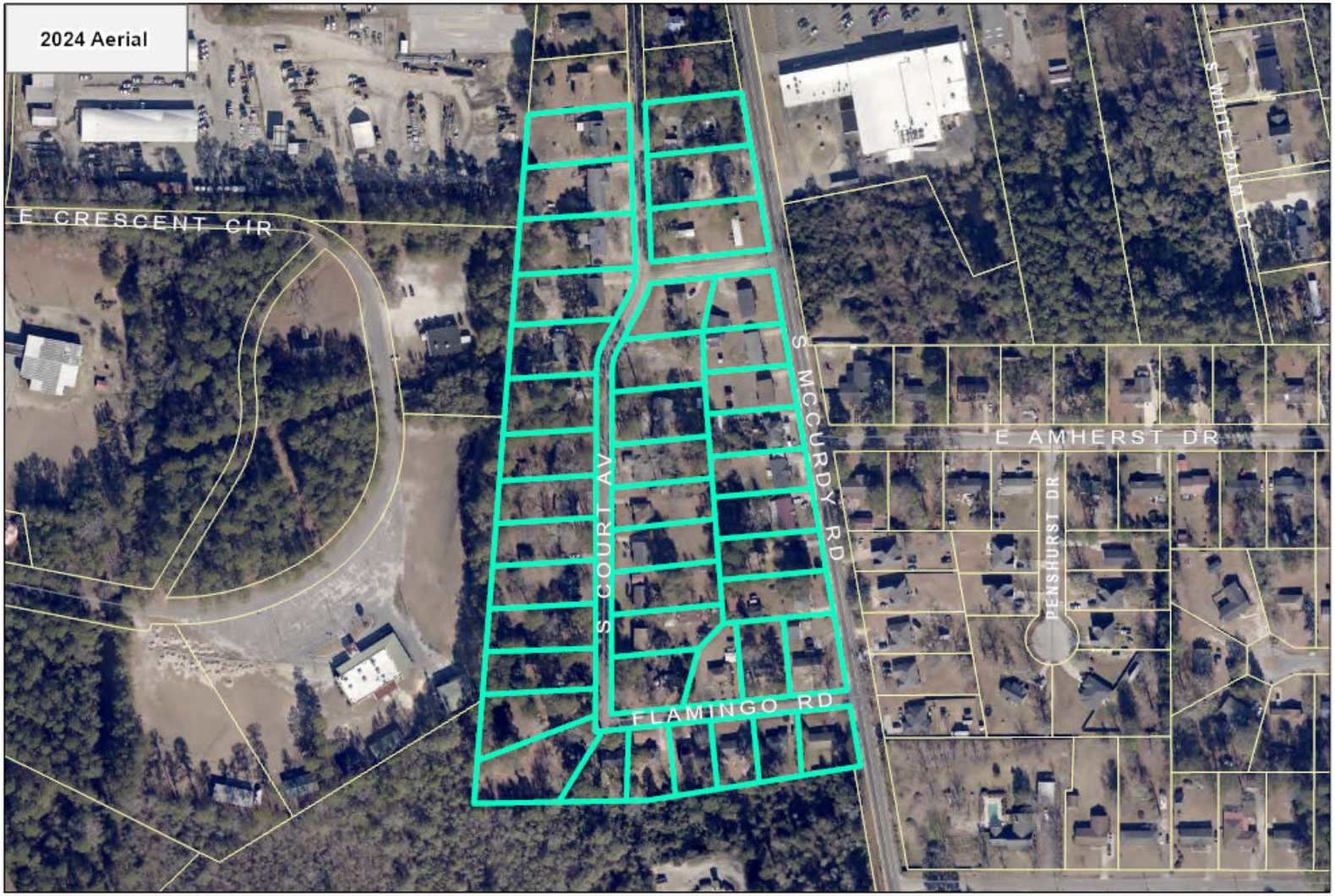
PC#2026-86 Location Map



PC#2026-86 Zoning Map



PC#2026-86 Aerial Map



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 7
PC#2026-86

PC#2026-86 Subject Properties











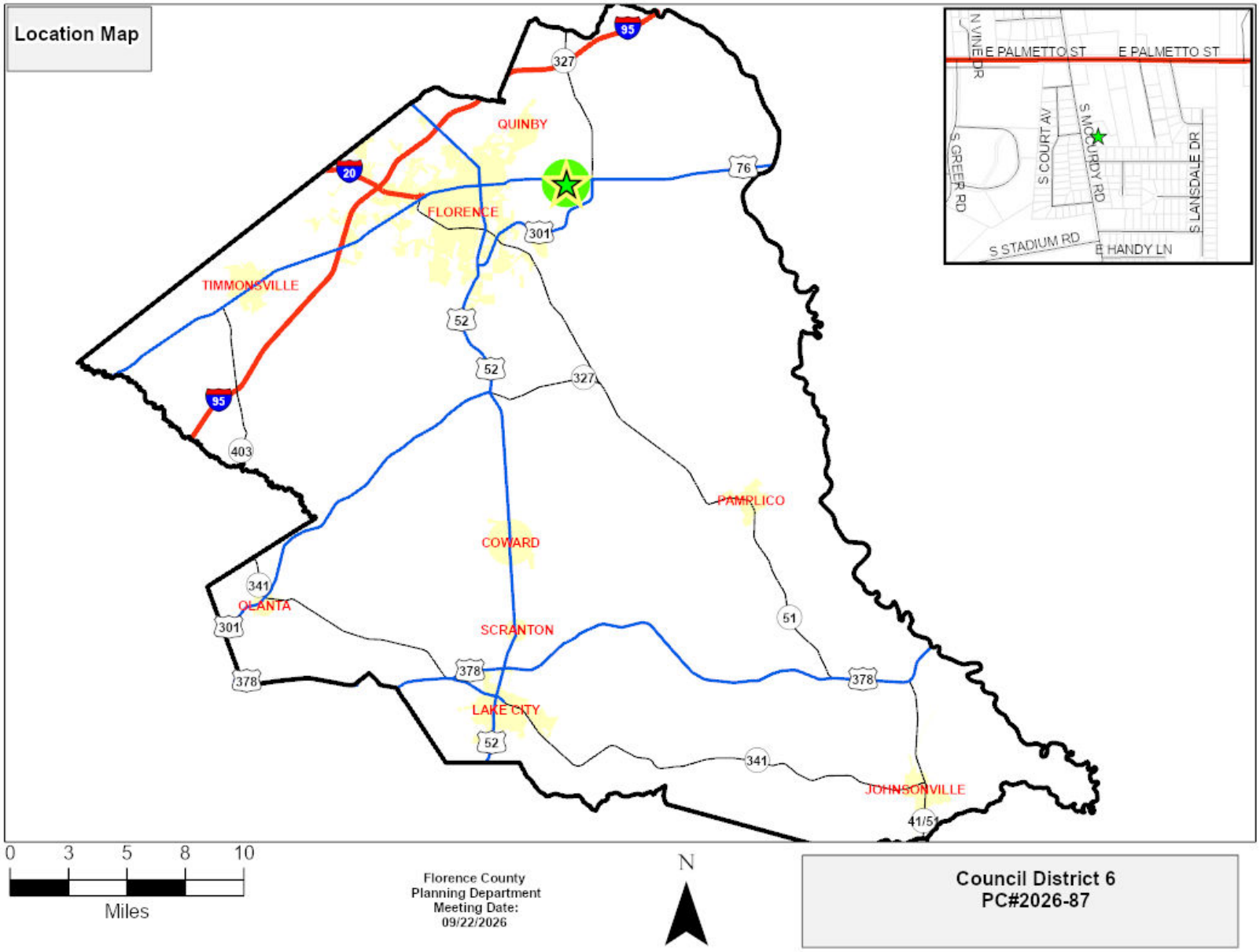


Comments/Questions

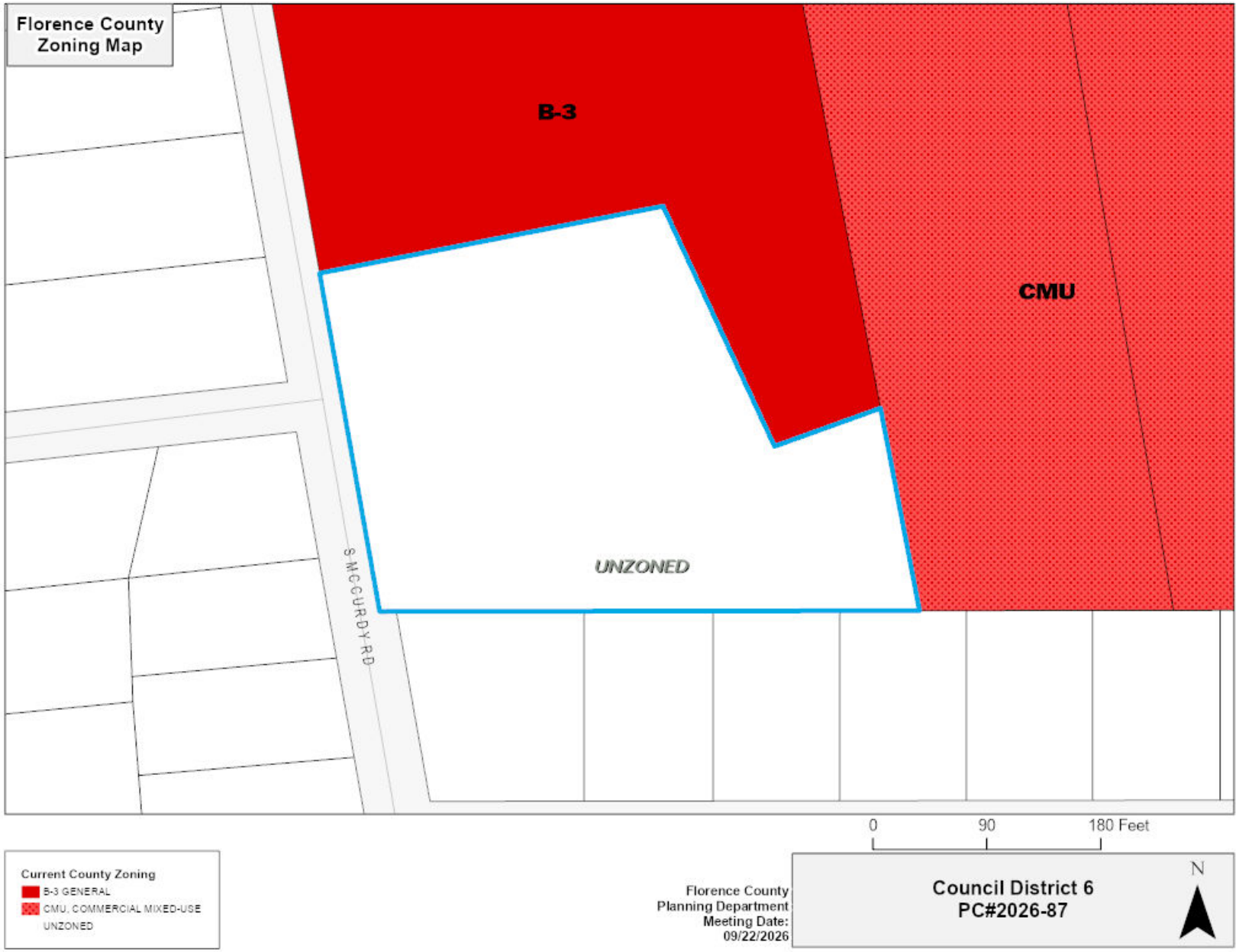
PC#2026-87

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90160-01-030
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

PC#2026-87 Location Map



PC#2026-87 Zoning Map



PC#2026-87 Aerial Map



PC#2026-87 Subject Property

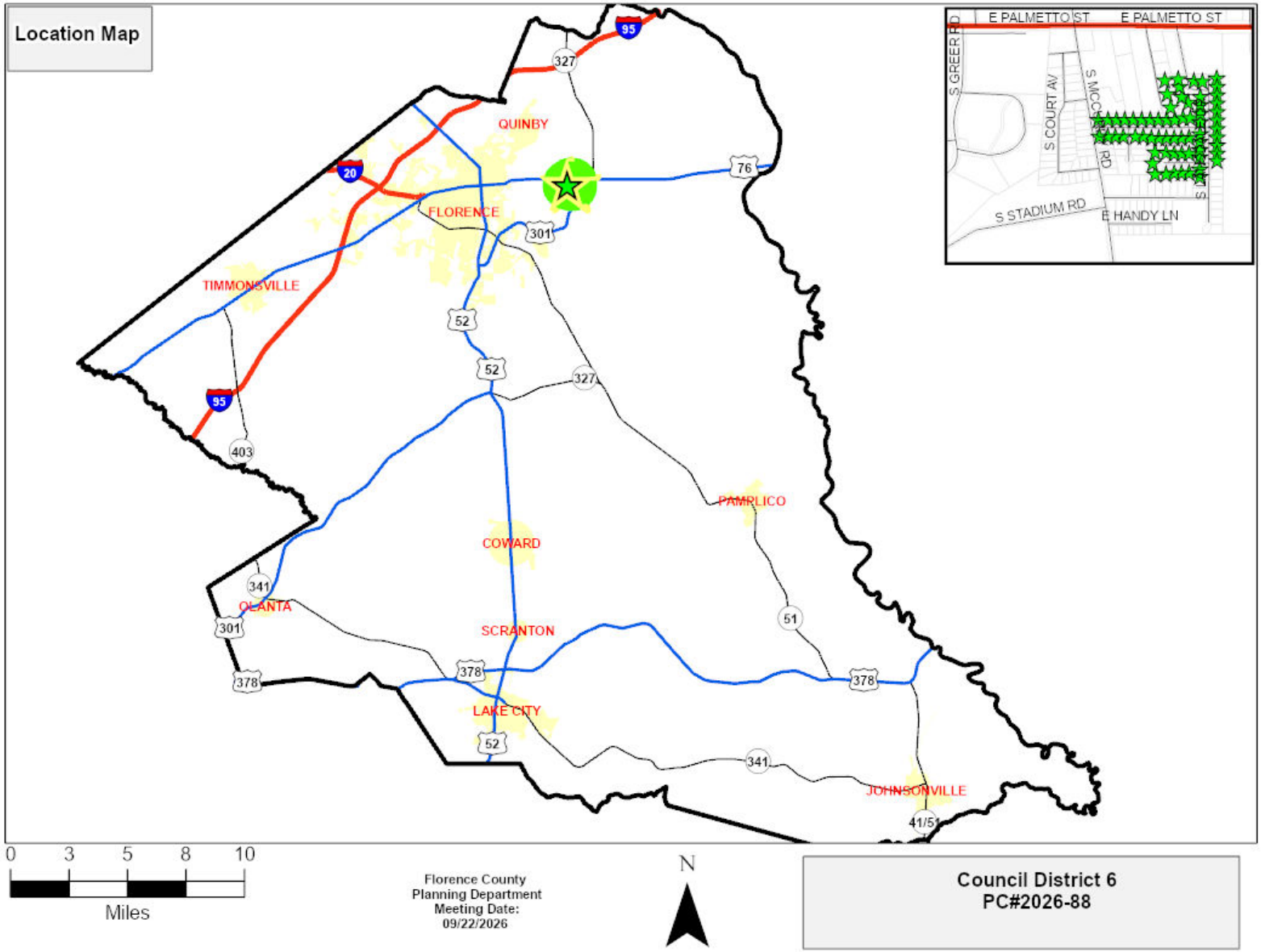


Comments/Questions

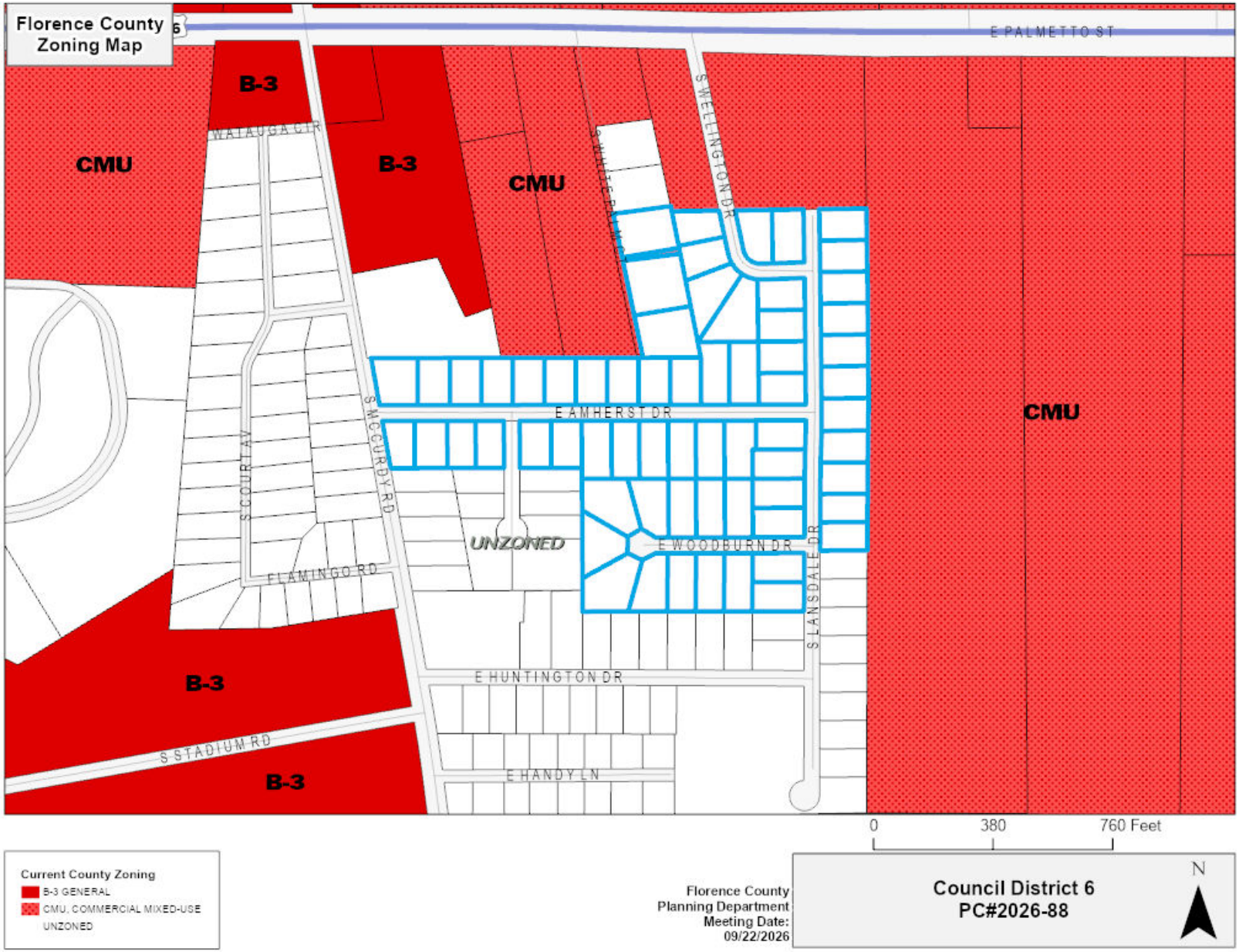
PC#2026-88

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	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
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

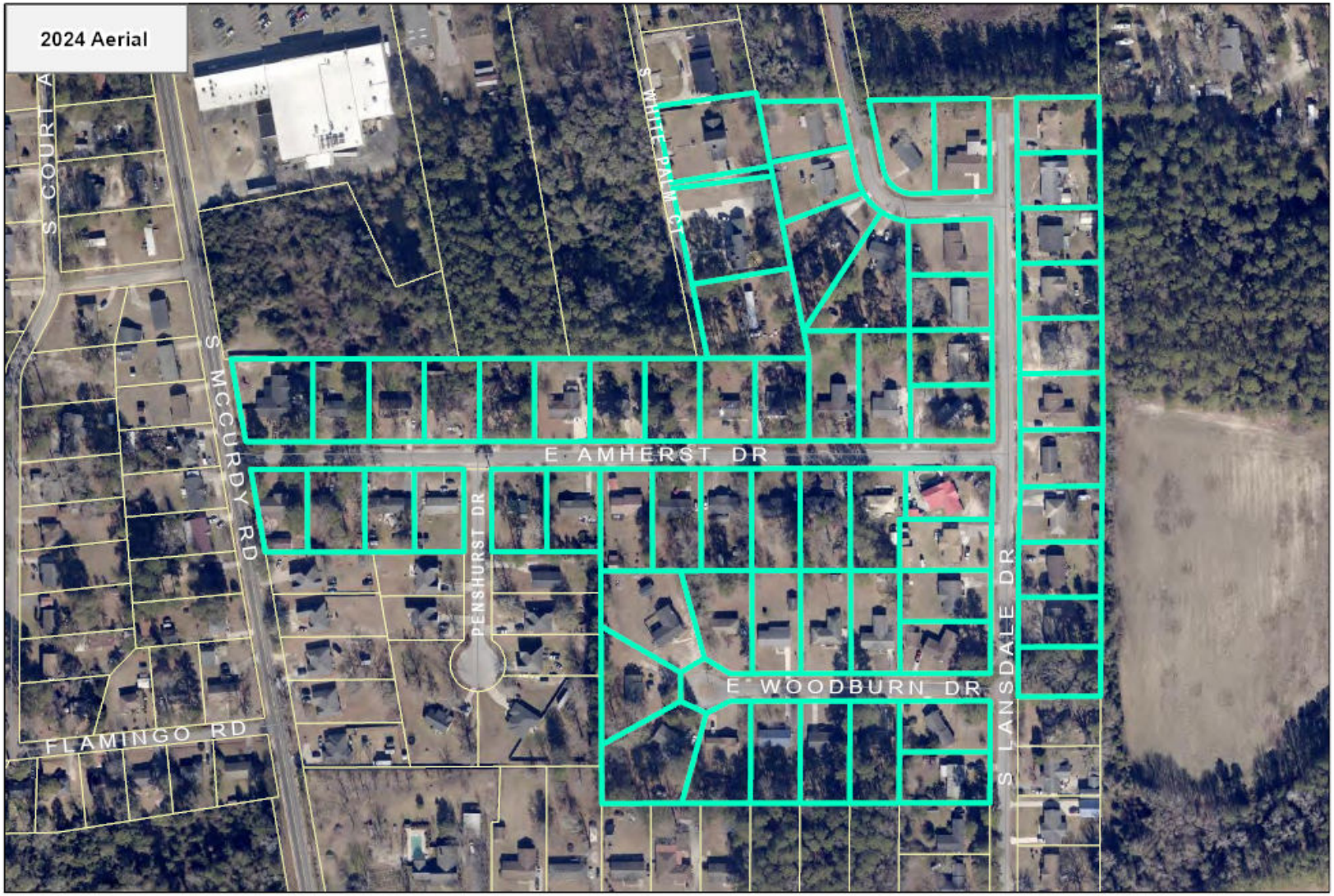
PC#2026-88 Location Map



PC#2026-88 Zoning Map



PC#2026-88 Aerial Map



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 6
PC#2026-88

PC#2026-88 Subject Properties











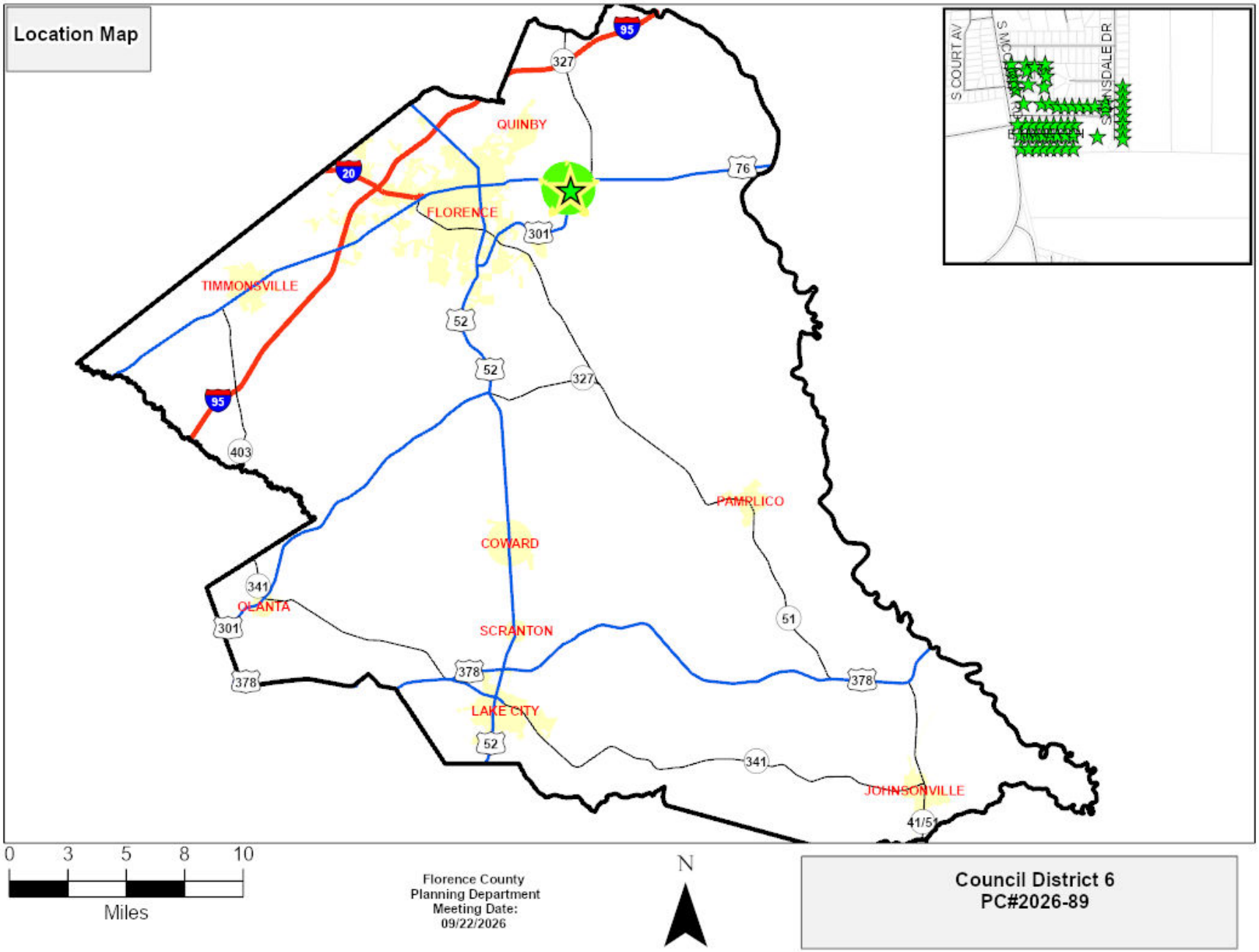


Comments/Questions

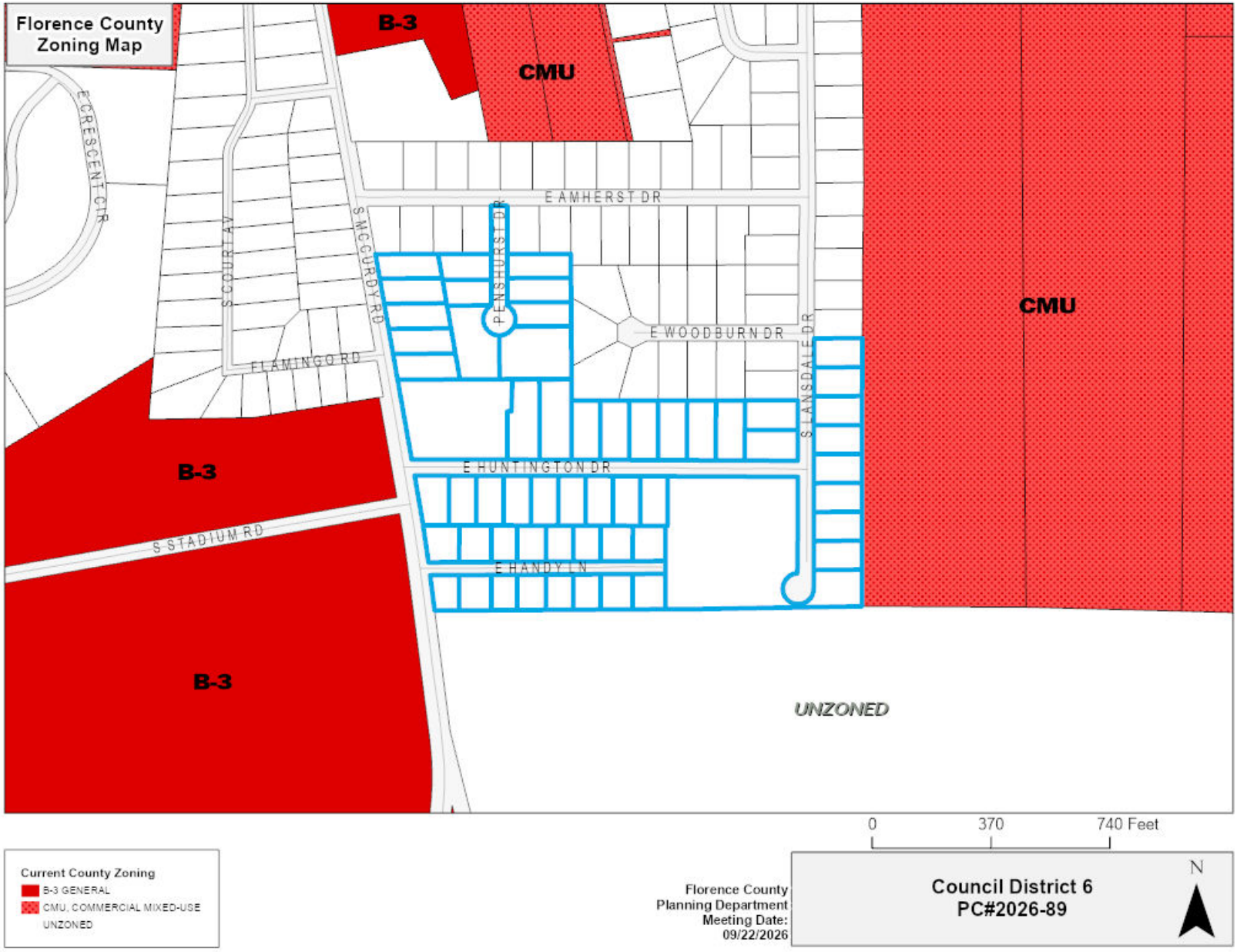
PC#2026-89

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	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
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

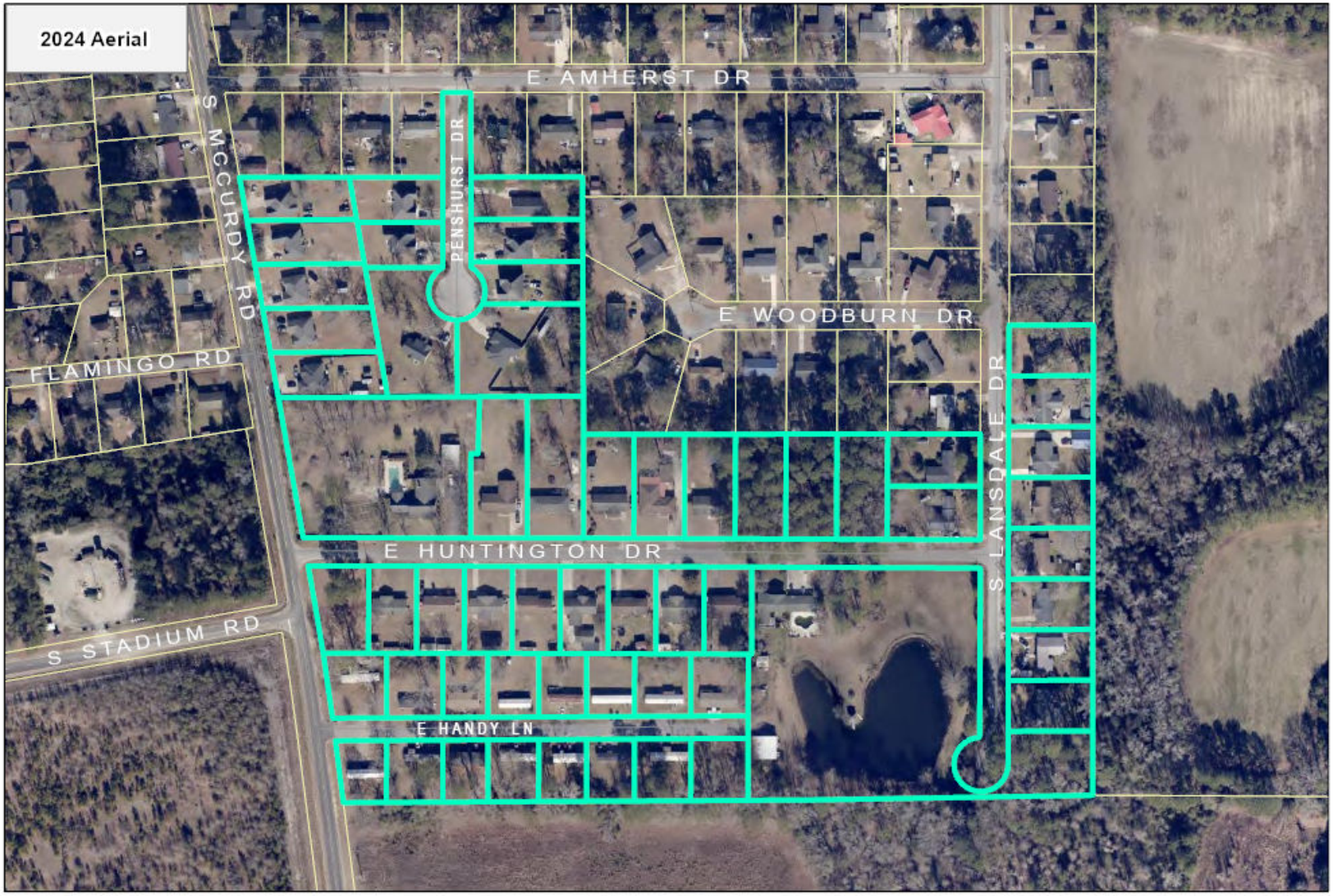
PC#2026-89 Location Map



PC#2026-89 Zoning Map



PC#2026-89 Aerial Map



PC#2026-89 Subject Properties











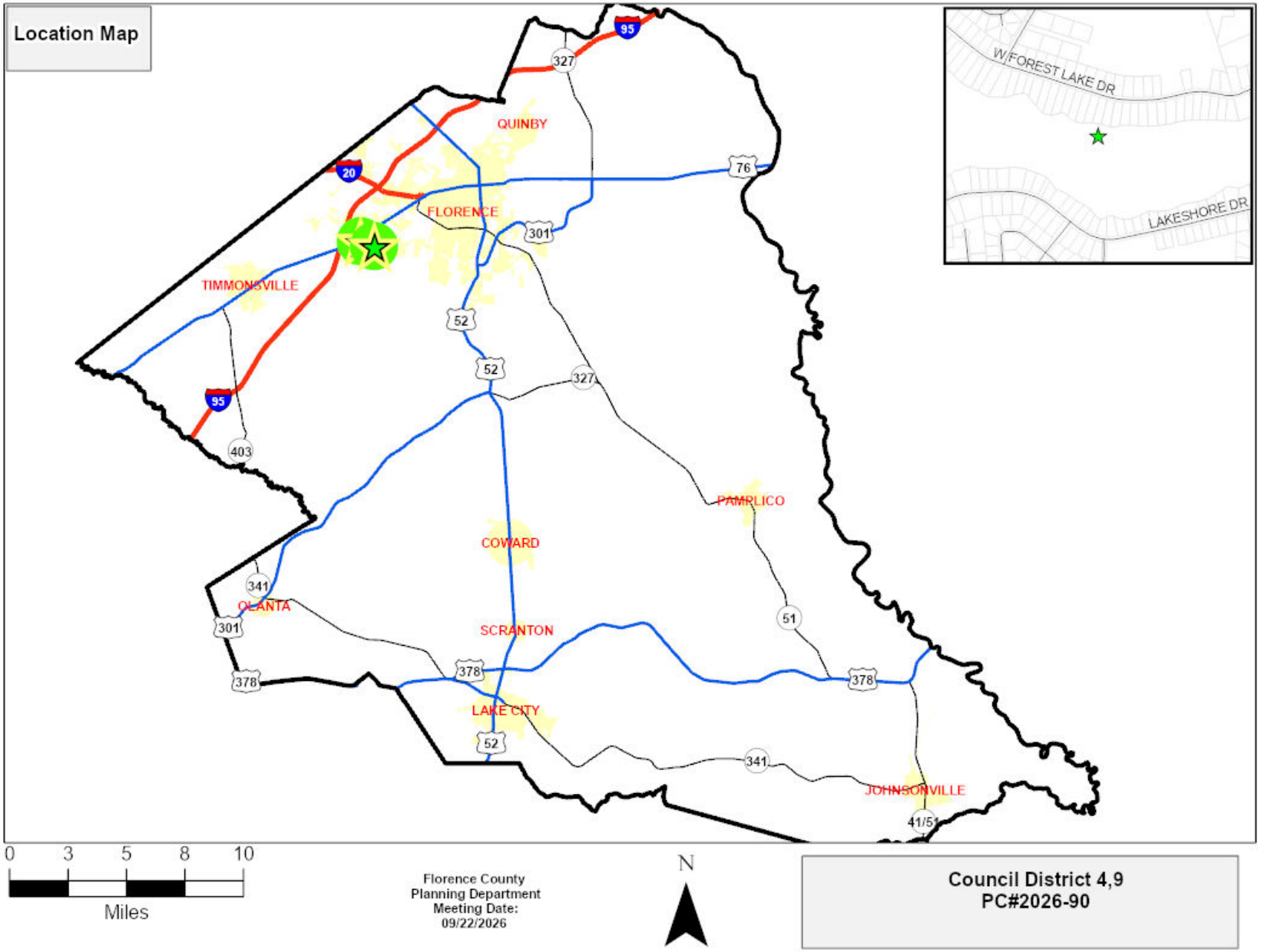


Comments/Questions

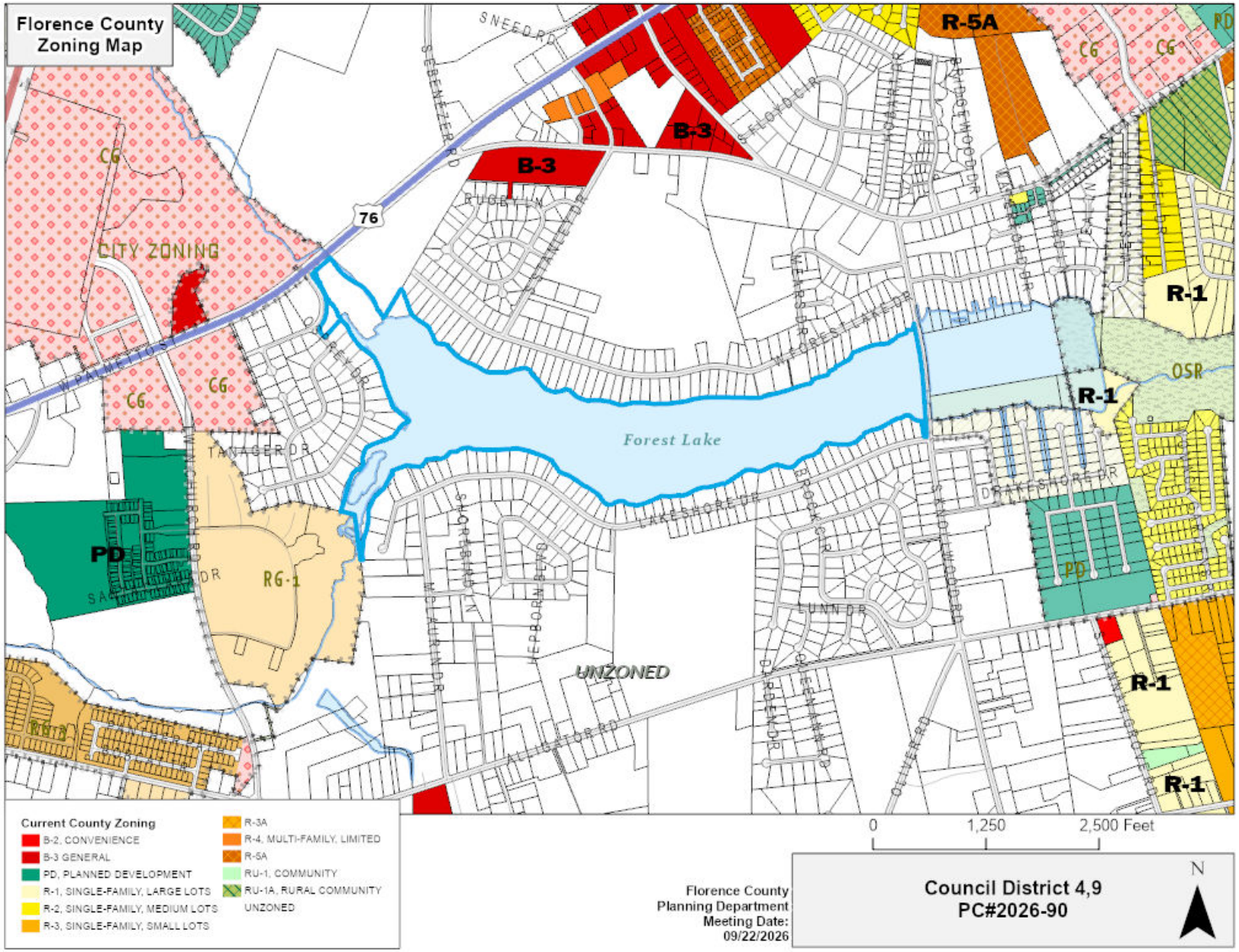
PC#2026-90

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	00101-01-011, 07607-01-003
COUNCIL DISTRICT(S):	4, 9; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

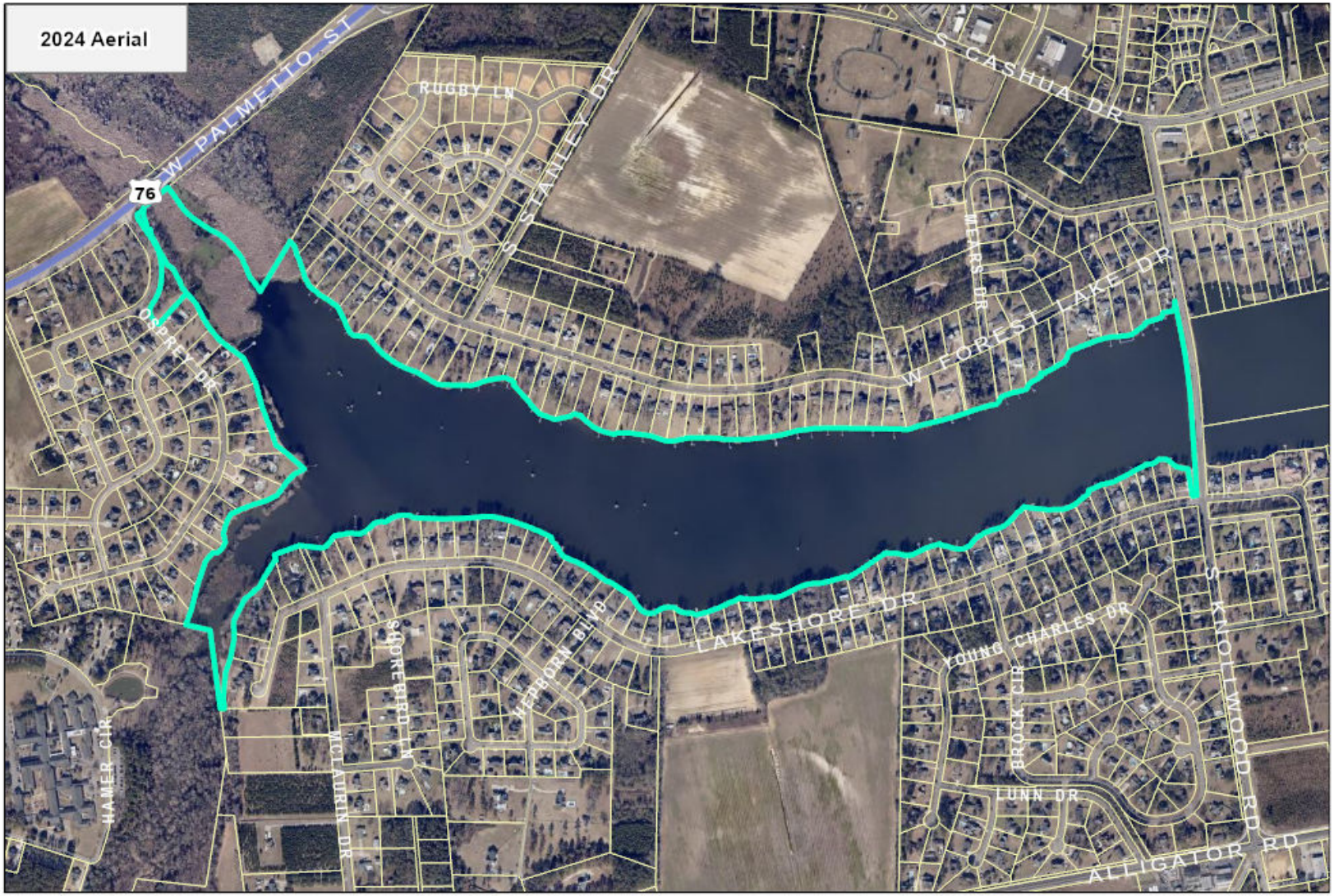
PC#2026-90 Location Map



PC#2026-90 Zoning Map



PC#2026-90 Aerial Map



PC#2026-90 Subject Properties



POV: 07607-01-003 off of Osprey Drive



POV: 00101-01-011 off of W. Palmetto Street



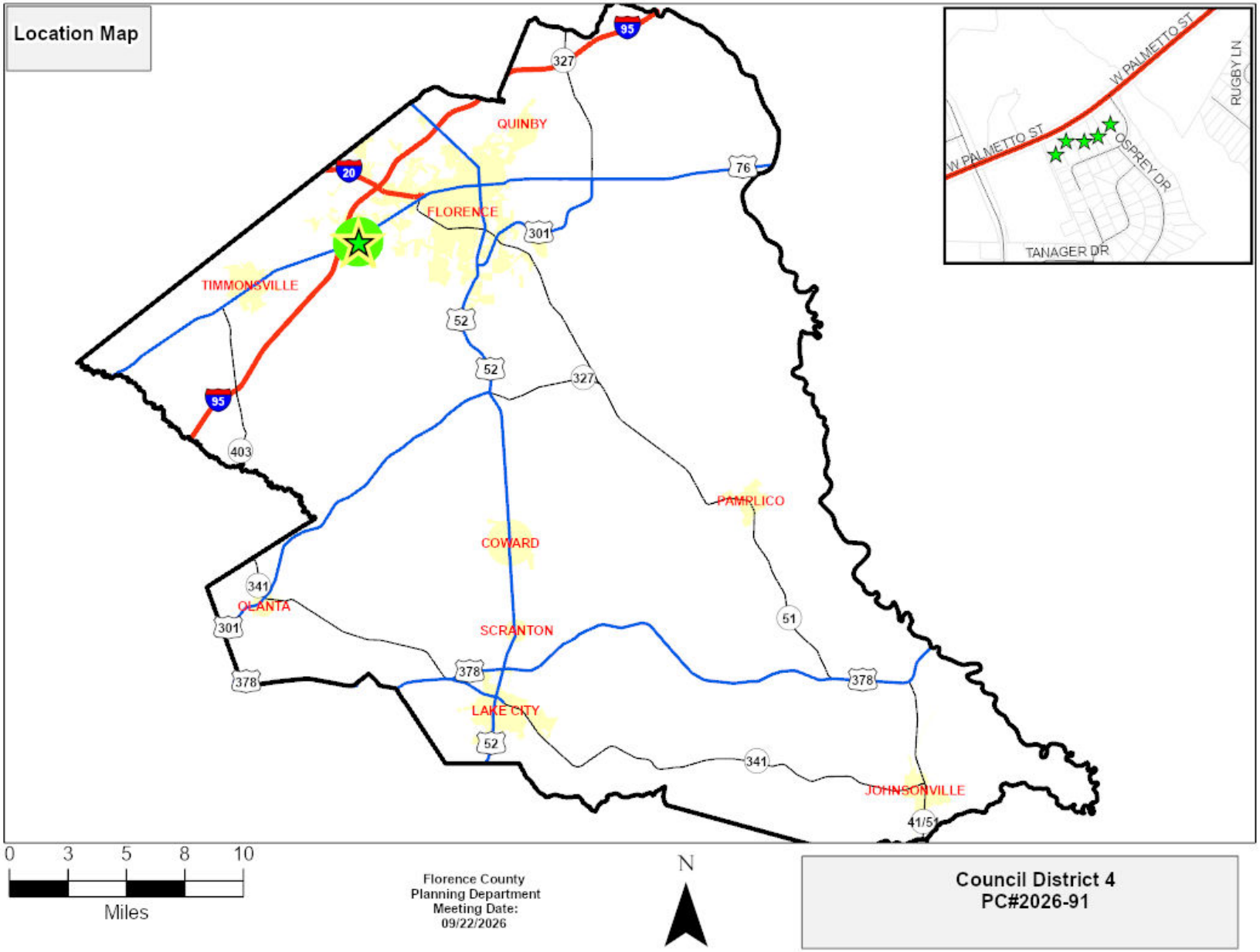
POV: 00101-01-011 off of S. Knollwood Road

Comments/Questions

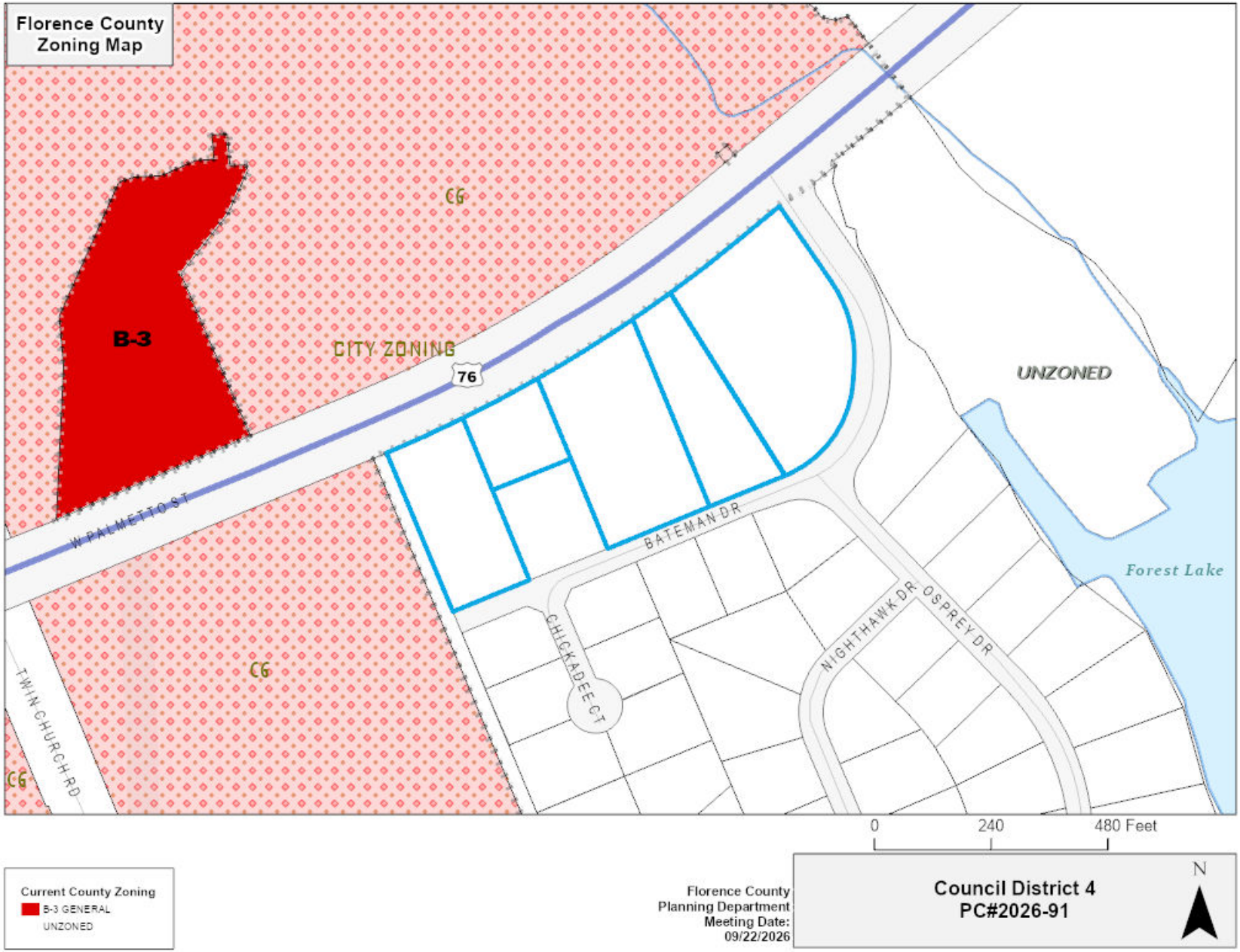
PC#2026-91

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	00076-01-017, 00076-01-018, 00076-01-019, 00076-01-052, 00076-01-100
COUNCIL DISTRICT(S):	4; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

PC#2026-91 Location Map



PC#2026-91 Zoning Map



PC#2026-91 Aerial Map



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 4
PC#2026-91

PC#2026-91 Subject Properties



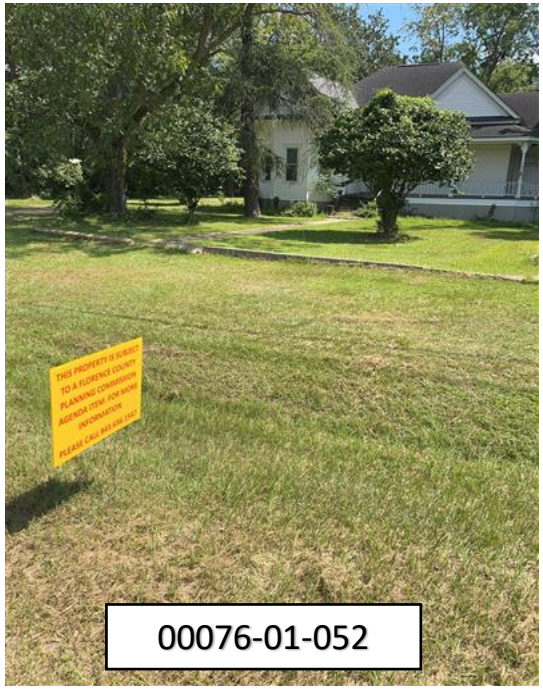
00076-01-018



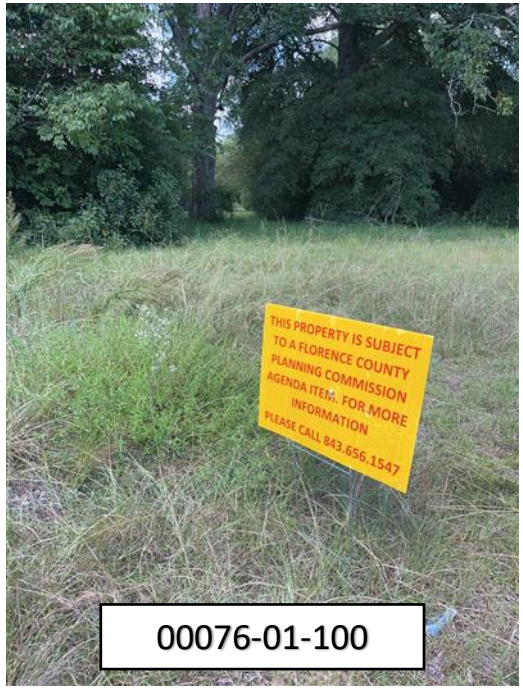
00076-01-017



00076-01-019



00076-01-052



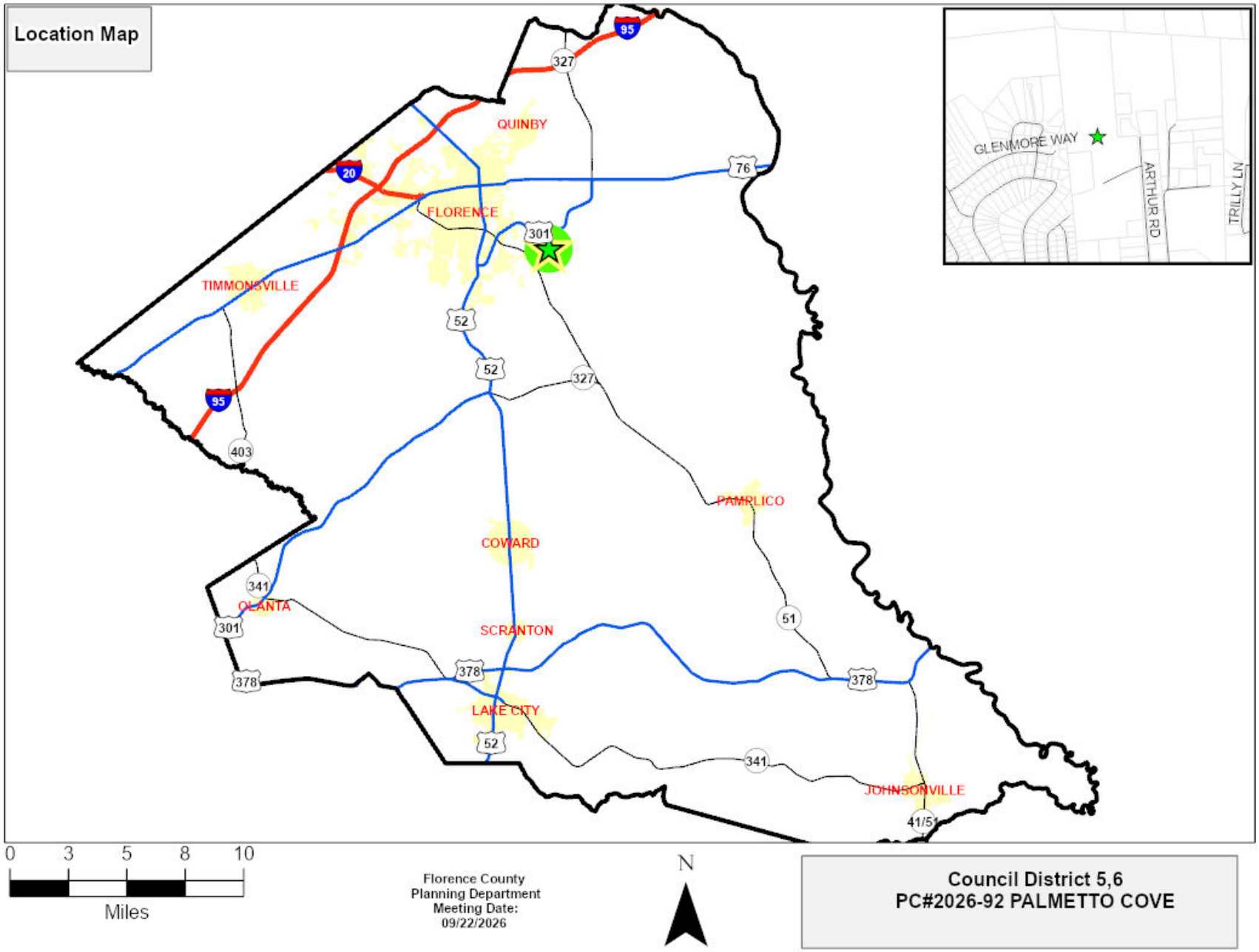
00076-01-100

Comments/Questions

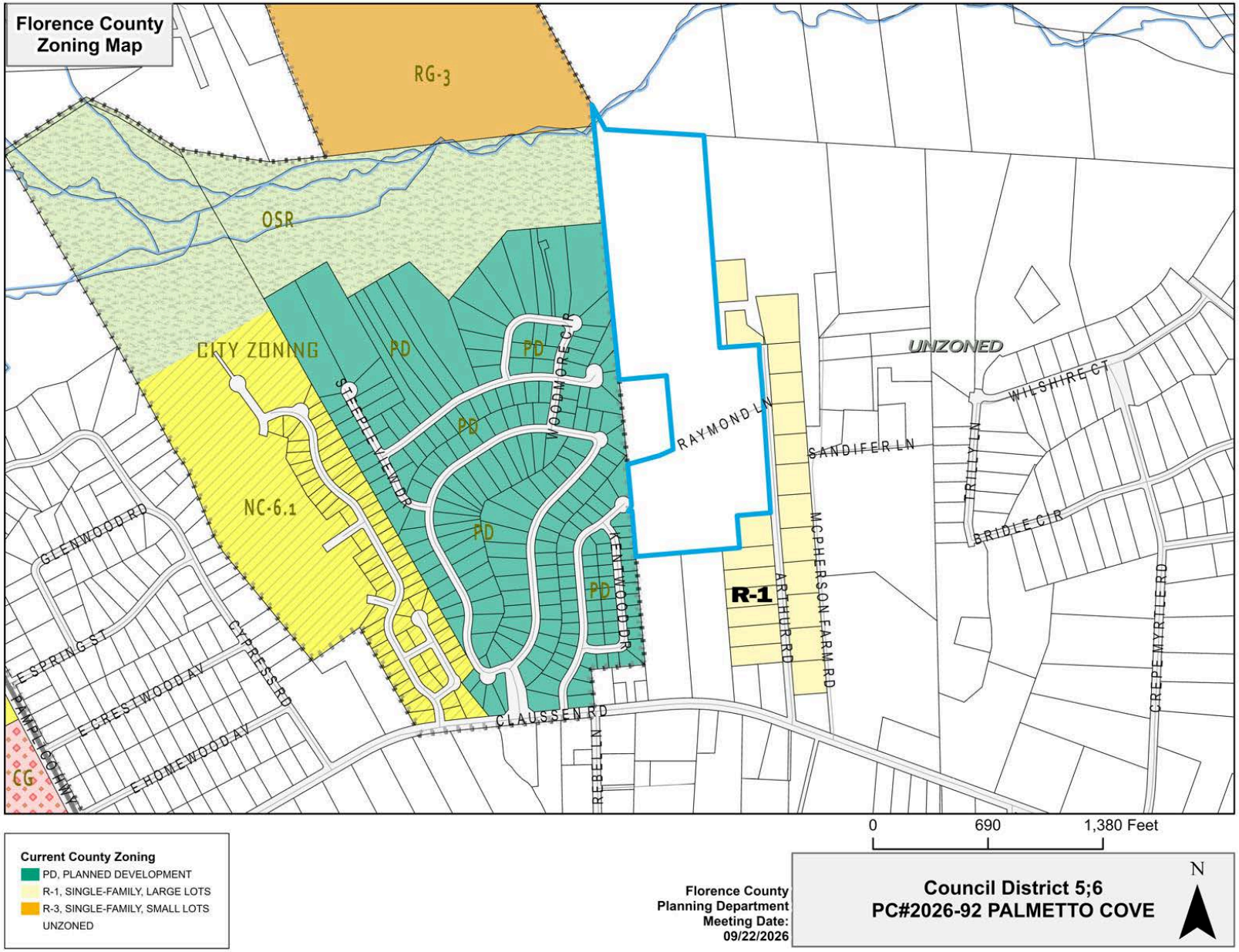
PC#2026-92

SUBJECT:	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.
LOCATION:	The proposed project site is located off of Raymond Lane, Florence, SC
TAX MAP NUMBERS:	00209, Block 01, Parcel 015
COUNCIL DISTRICT(S):	5, 6; County Council
OWNER OF RECORD:	SRD Palmetto Pines, LLC
APPLICANT:	Micah Jones & Nationwide Land Group
ZONING/LAND AREA:	Unzoned /Approximately 38.64 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	AE; X
PARCEL ZONING DESIGNATIONS:	Unzoned

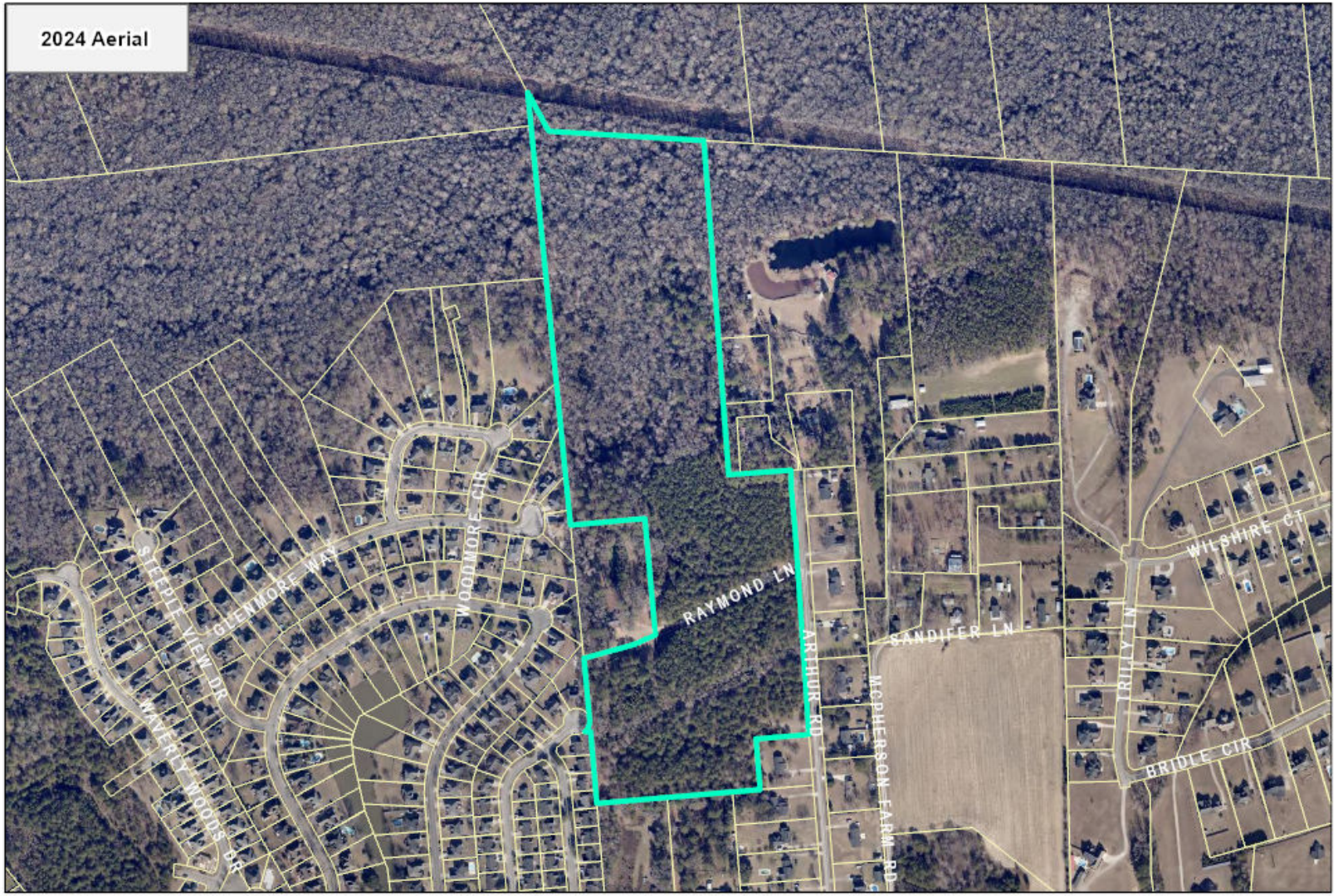
PC#2026-92 Location Map



PC#2026-92 Zoning Map



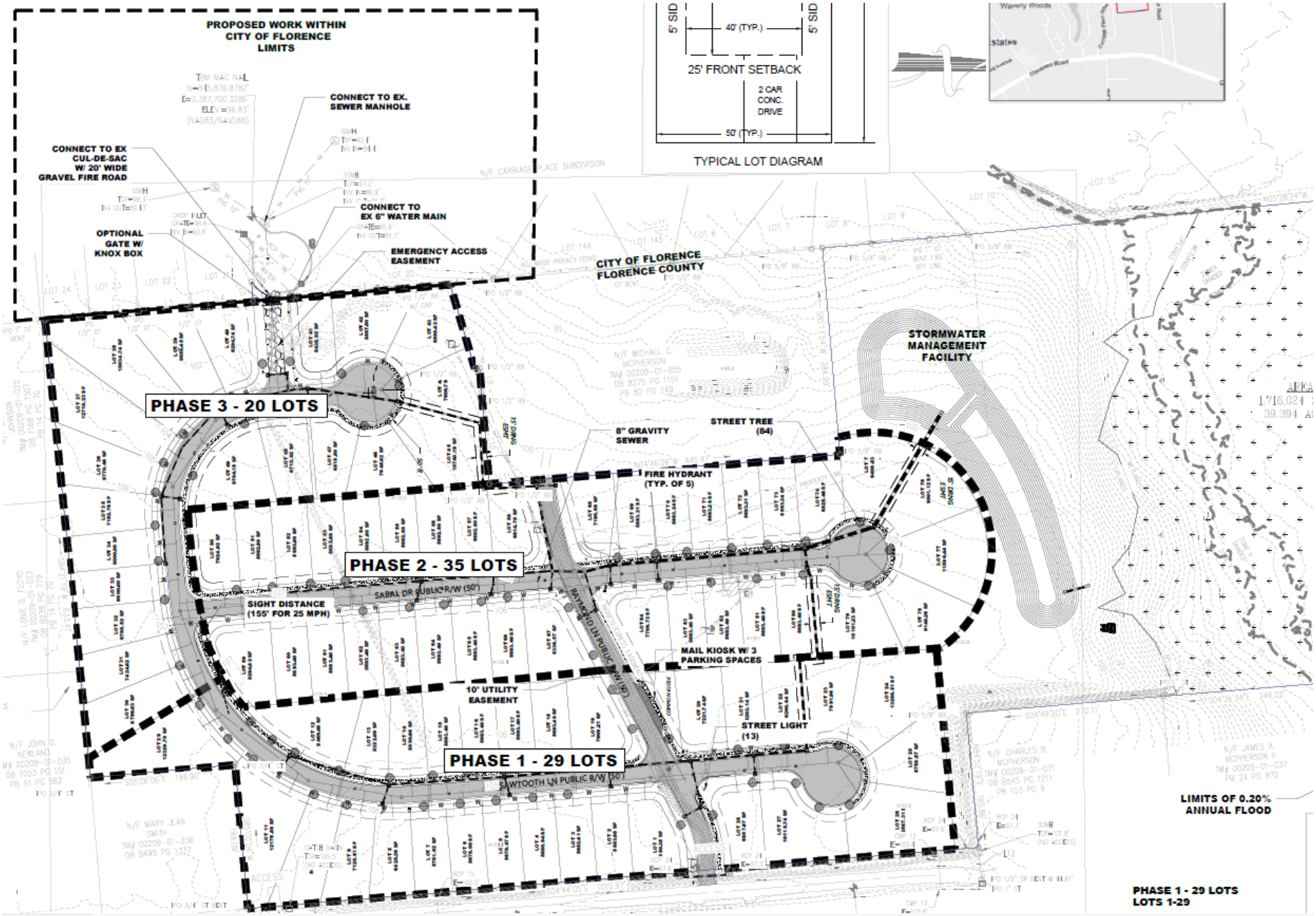
PC#2026-92 Aerial Map



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 5,6
PC#2026-92 PALMETTO COVE

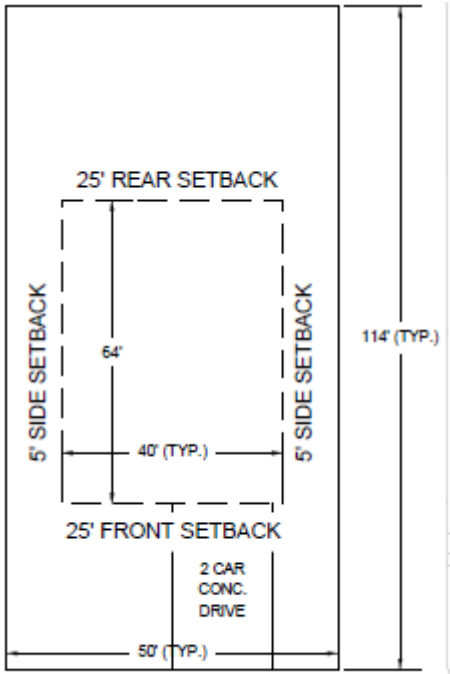
PC#2026-92 Sketch Plan



PC#2026-92 Sketch Plan Notes

SITE DATA:

Address: 2503 Raymond Lane Florence SC 29505
PIN: 00209-01-015
Zoning: Unzoned
Existing Use: Vacant (Wooded)
Proposed Use: Single Family Residential
Min Width: 50'
Acres: 39.39
Total Lots: 84
Density: 2.13 units/ac
Total Road Length: 3,220 LF - 11' travel lanes
County/State: Florence County SC
Water: Public Water (City of Florence)
Wastewater: Public Sewer (City of Florence)
Curb and Gutter - Required
Sidewalks - Required (4' wide)
Street Trees - Required (One tree per lot)



TYPICAL LOT DIAGRAM

PHASE 1 - 29 LOTS
LOTS 1-29

PHASE 2 - 35 LOTS
LOTS 50-84

PHASE 3 - 20 LOTS
LOTS 30-49

PHASE 1 - 29 LOTS
INSTALL WATER/SEWER TO THE TIE IN LOCATION (PORTION TO BE WITHIN AN EASEMENT UNTIL REMAINING PORTION IS CONSTRUCTED)
INSTALL STORM DRAIN TO POND (PORTION OF STORM DRAIN TO BE INSTALLED IN EASEMENT)

PHASE 2 - 35 LOTS
INSTALL WATER/SEWER FOR LOTS IN PHASE AND PLAT AND CERTIFY (WATER/SEWER PREVIOUSLY IN EASEMENT TO REMAIN IN EASEMENT WITH THIS PHASE ALSO).
INSTALL NECESSARY STORM DRAIN FOR PHASE. STORM DRAIN PREVIOUSLY IN DRAINAGE EASEMENT WOULD BE INCLUDED IN PLAT FOR THIS PHASE.

PHASE 3 - 20 LOTS
INSTALL REMAINING WATER/SEWER AND STORM DRAIN AND PLAT/CERTIFY REMAINING INFRASTRUCTURE

PROPOSED SCHEDULE
PHASE 1 START FEBRUARY 2027 FINISH AUGUST 1 2027
PHASE 2 START SEPT 1 2017 FINISH NOVEMBER 1 2027
PHASE 3 START SEPT 1 2028 FINISH DECEMBER 1 2028

PC#2026-92 Subject Property



POV: Subject project and sign posting off of Arthur Road



POV: Subject project off of Raymond Lane



PC#2026-92 Adjacent Properties



POV: East of the subject property off of Arthur Road



POV: Northeast of the subject property off of Arthur Road



POV: South of the subject property off of Arthur Road



POV: West of the subject property off of Richmond Hills Road

Comments/Questions

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.

IV. Other Business

V. Director's Report:

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

VI. Adjournment

THANK YOU FOR ATTENDING!