Florence County Planning Commission

October 27, 2026

6:00 PM

REVISED Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, October 27, 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

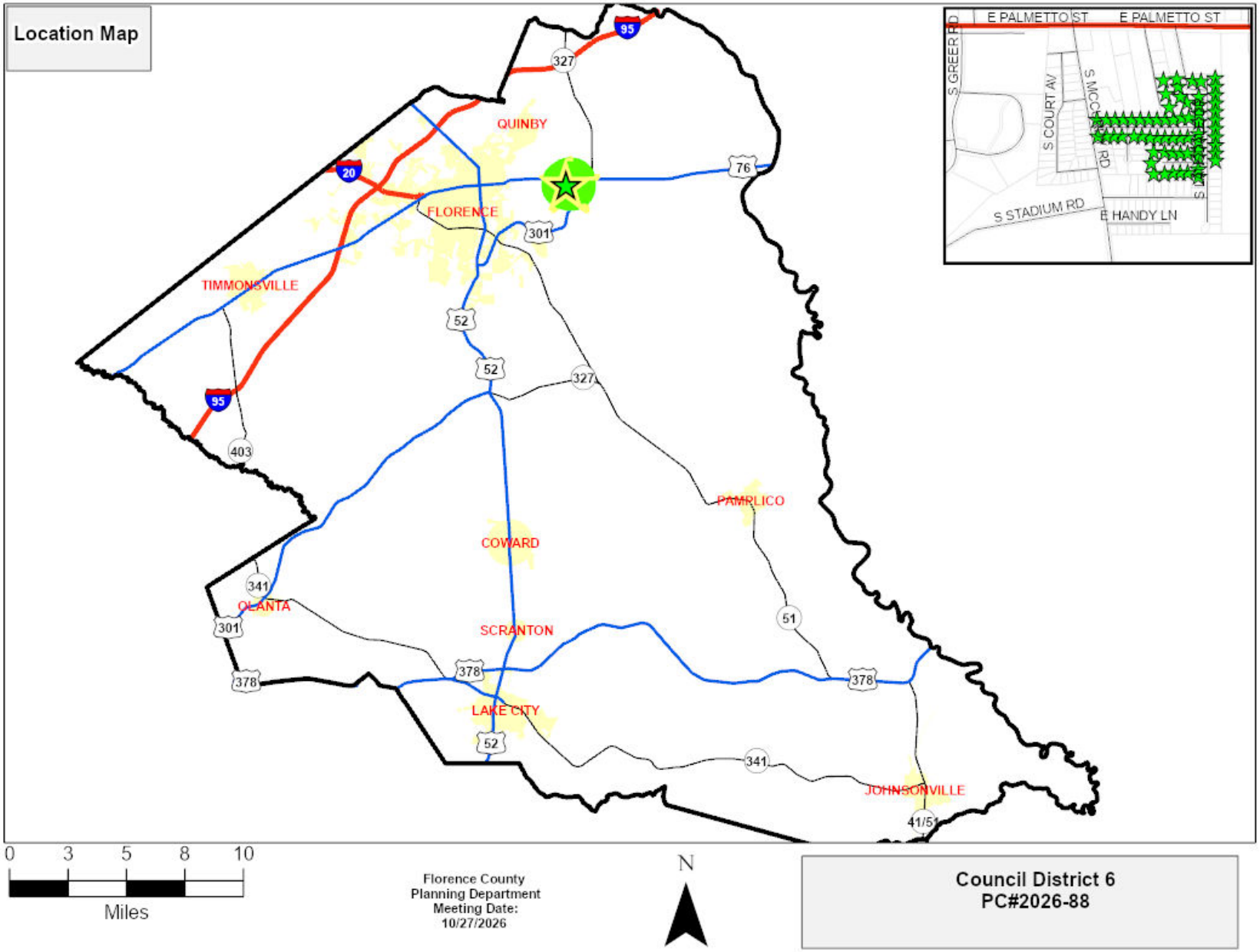
- Meeting of September 22, 2026

III. Public Hearings

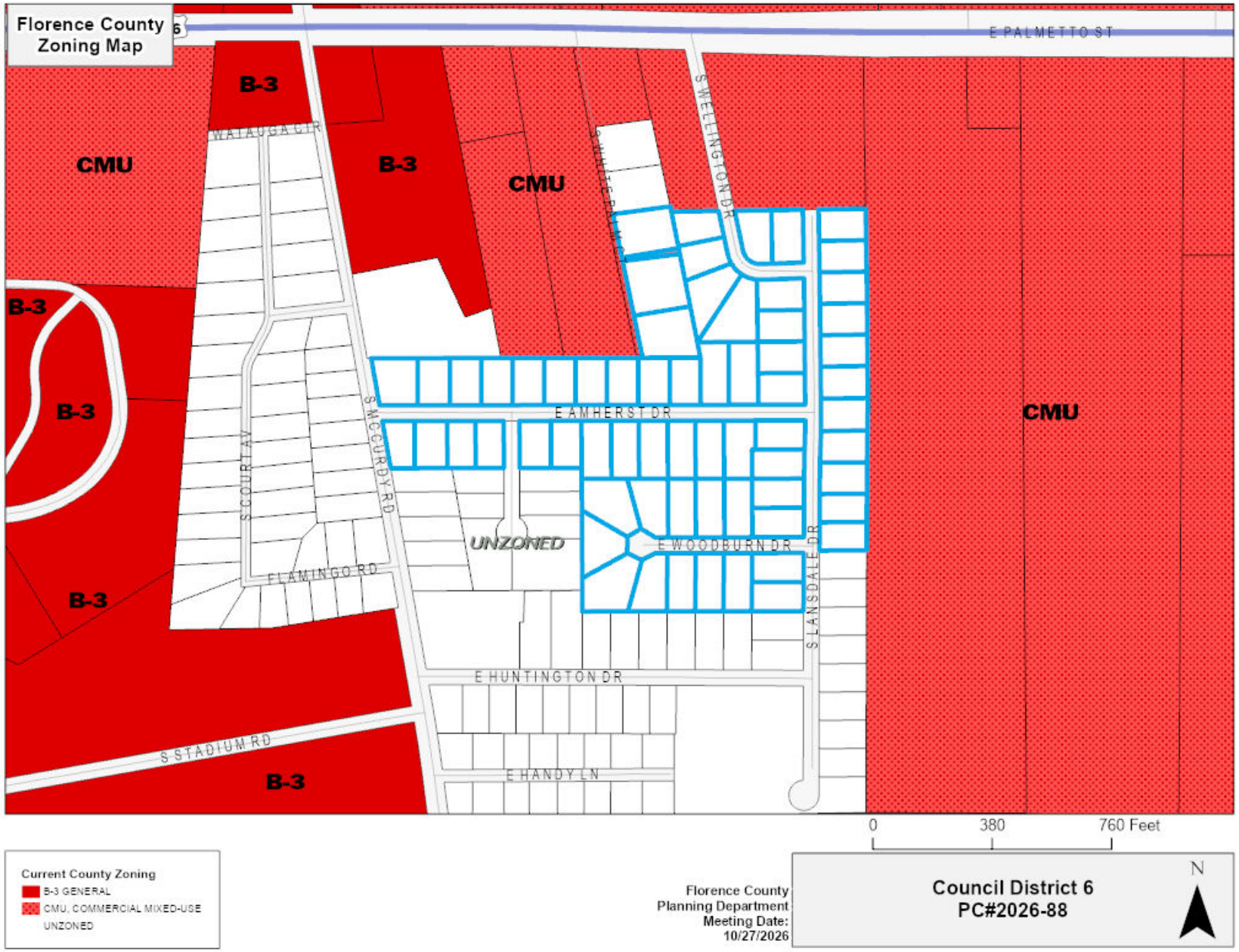
PC#2026-88

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

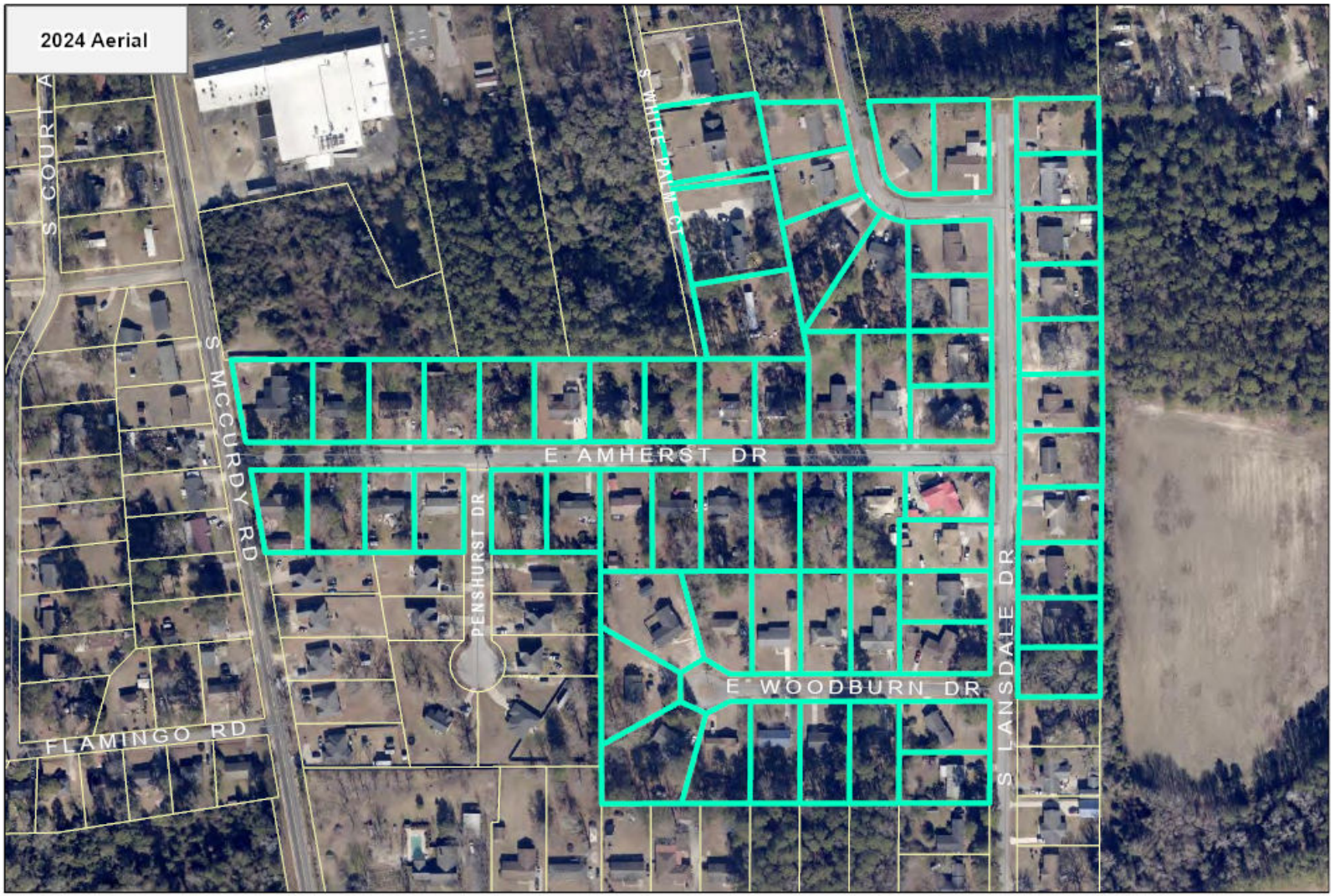
PC#2026-88 Location Map



PC#2026-88 Zoning Map



PC#2026-88 Aerial Map



Florence County
Planning Department
Meeting Date:
10/27/2026

Council District 6
PC#2026-88

PC#2026-88 Subject Properties



90160-02-004



90160-02-008


90160-01-008



90160-03-012



90160-03-031



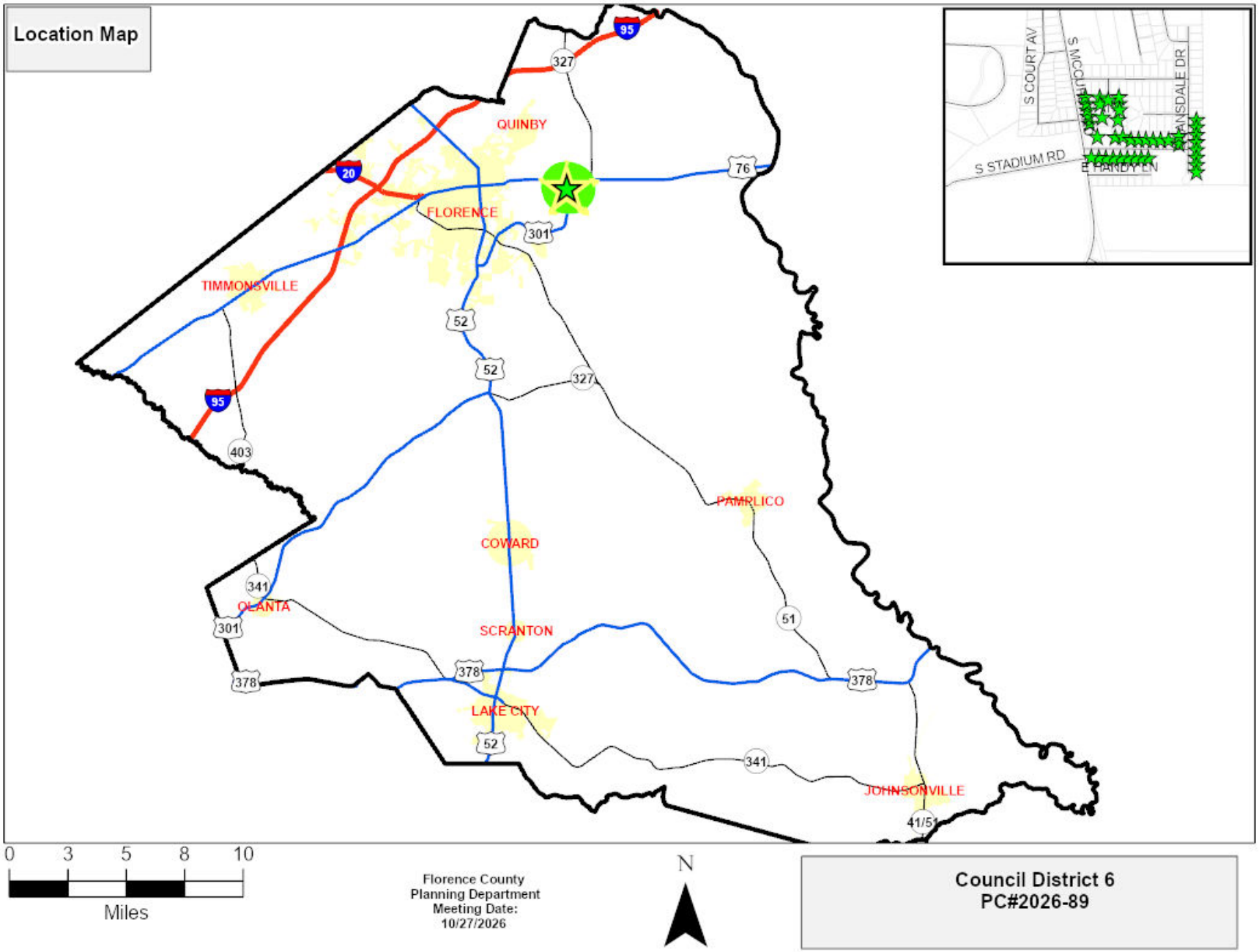
90160-01-016

Comments/Questions

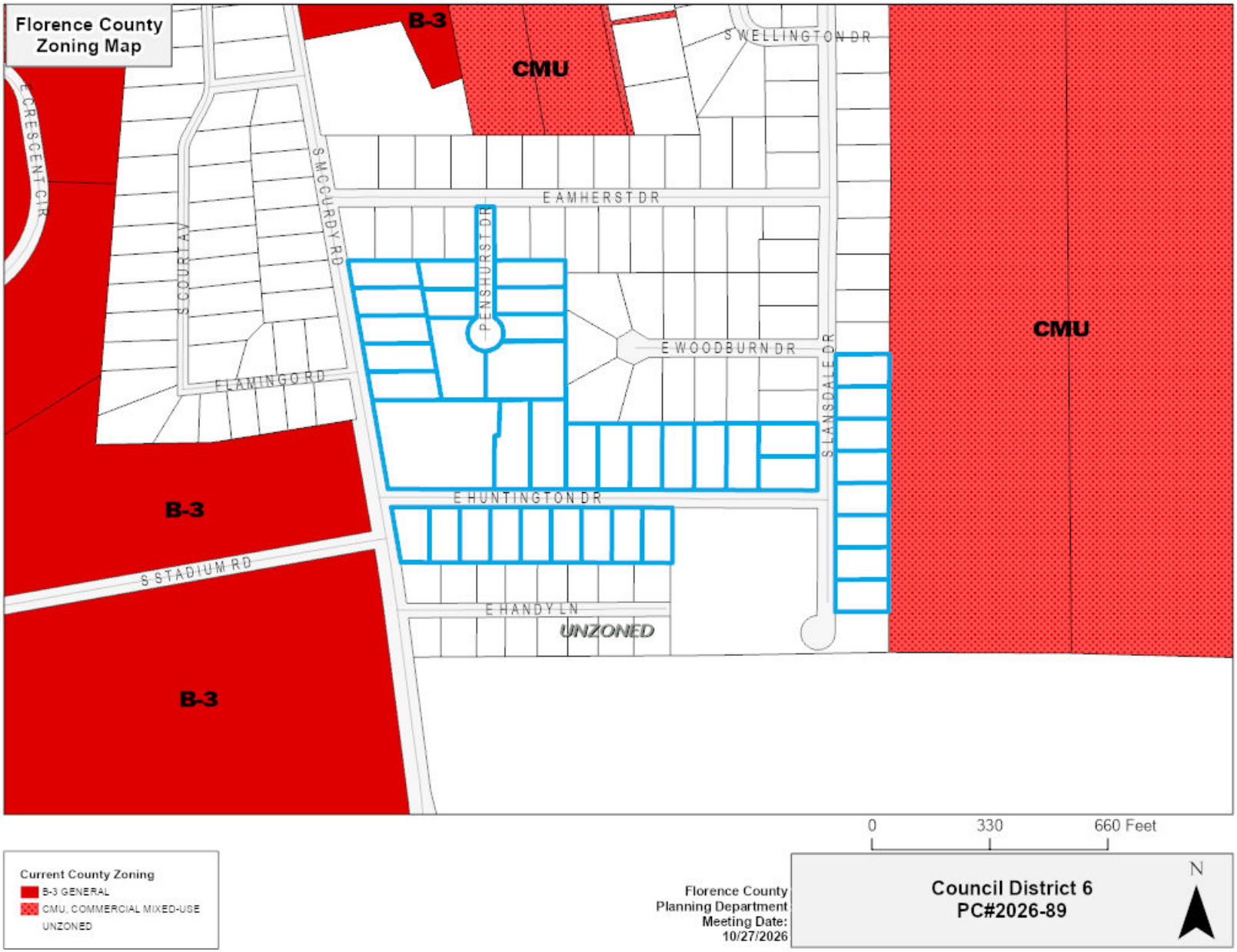
PC#2026-89

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, 90161-02-017, 90161-02-018, 90161-02-019, 90161-02-020, 90161-02-021, 90161-02-022, 90161-02-023, 90161-02-024, 90161-02-025.
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, 90161-02-017, 90161-02-018, 90161-02-019, 90161-02-020, 90161-02-021, 90161-02-022, 90161-02-023, 90161-02-024, 90161-02-025.
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

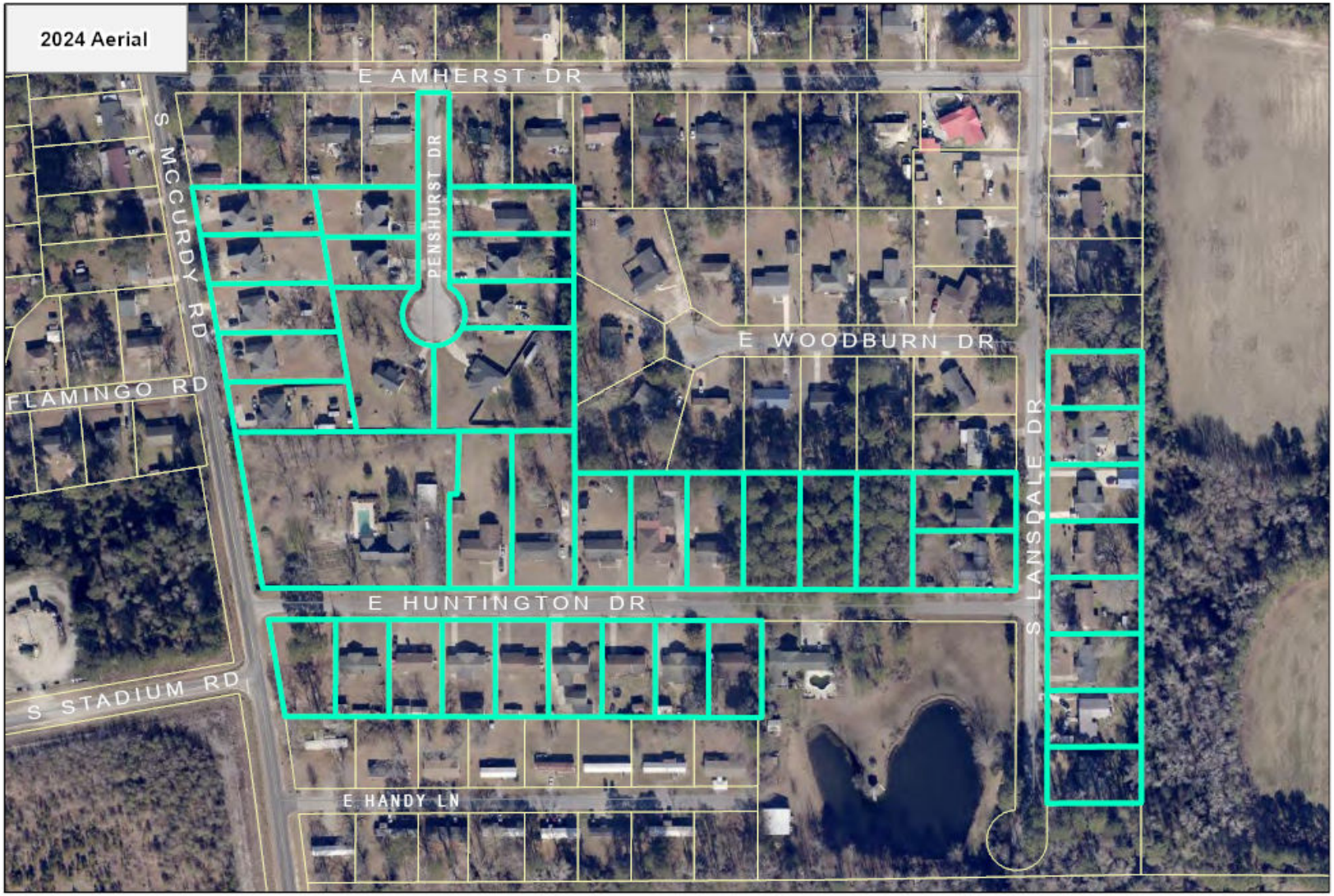
PC#2026-89 Location Map



PC#2026-89 Zoning Map



PC#2026-89 Aerial Map



Florence County
Planning Department
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Council District 6
PC#2026-89

PC#2026-89 Subject Properties











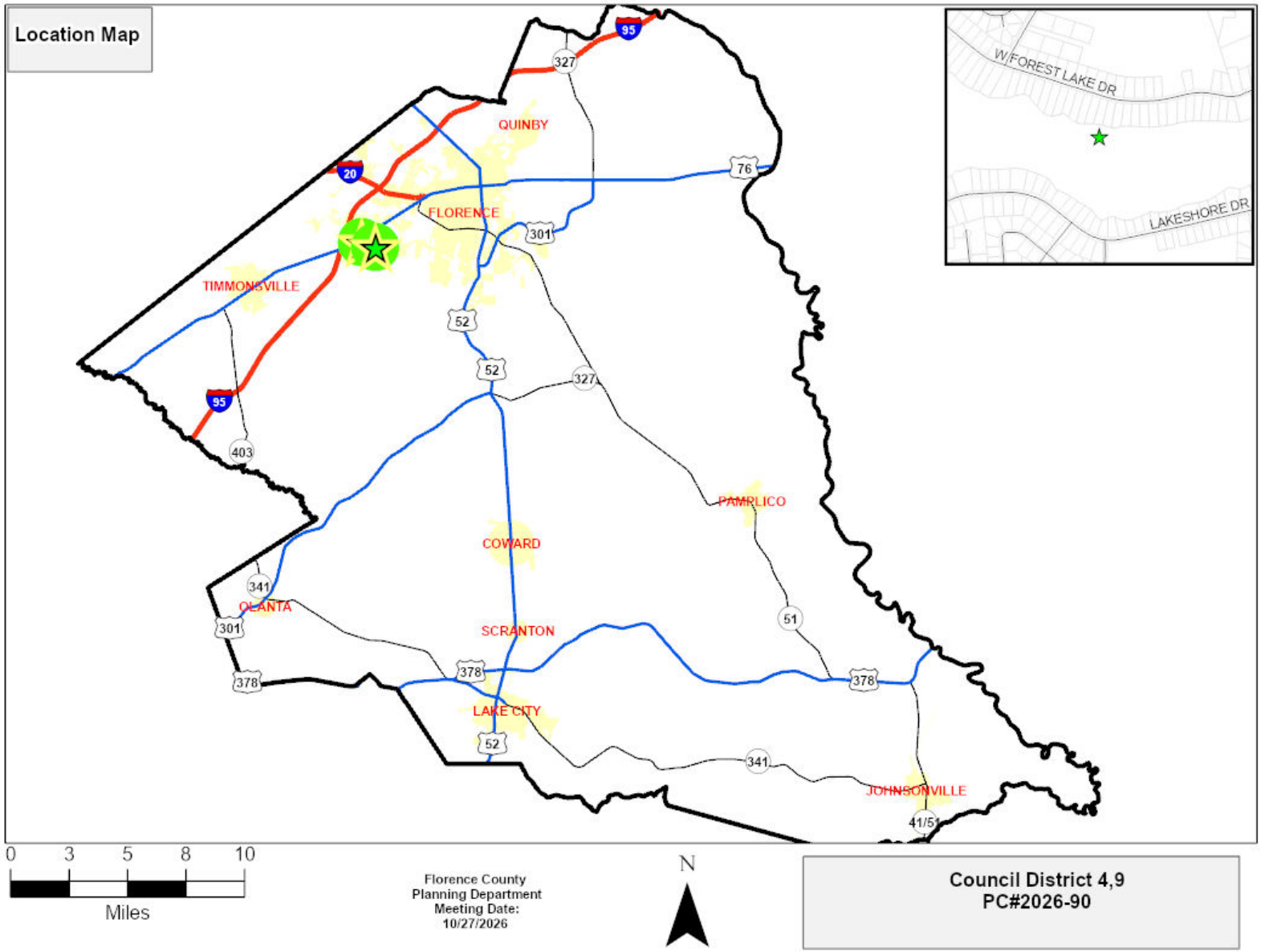


Comments/Questions

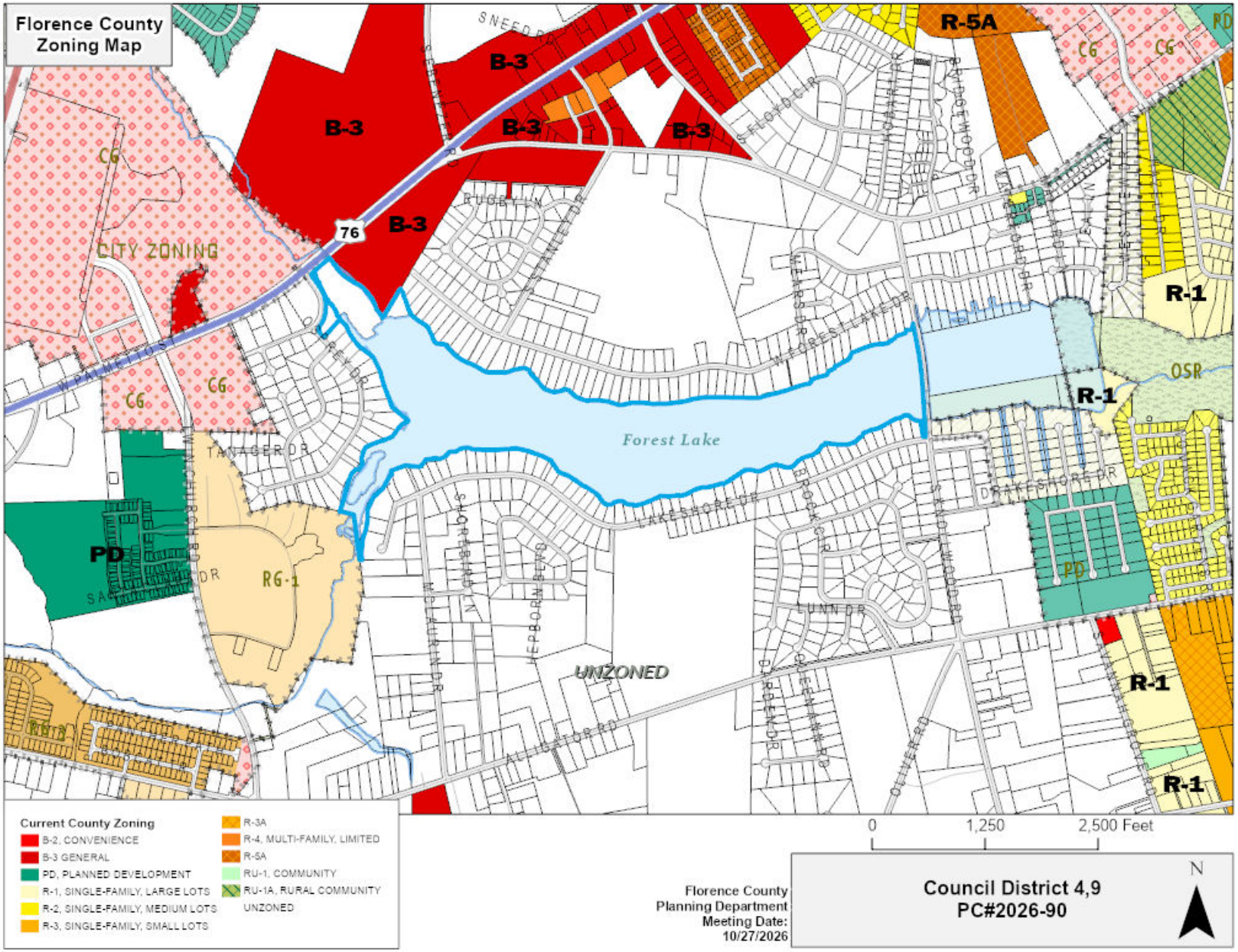
PC#2026-90

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

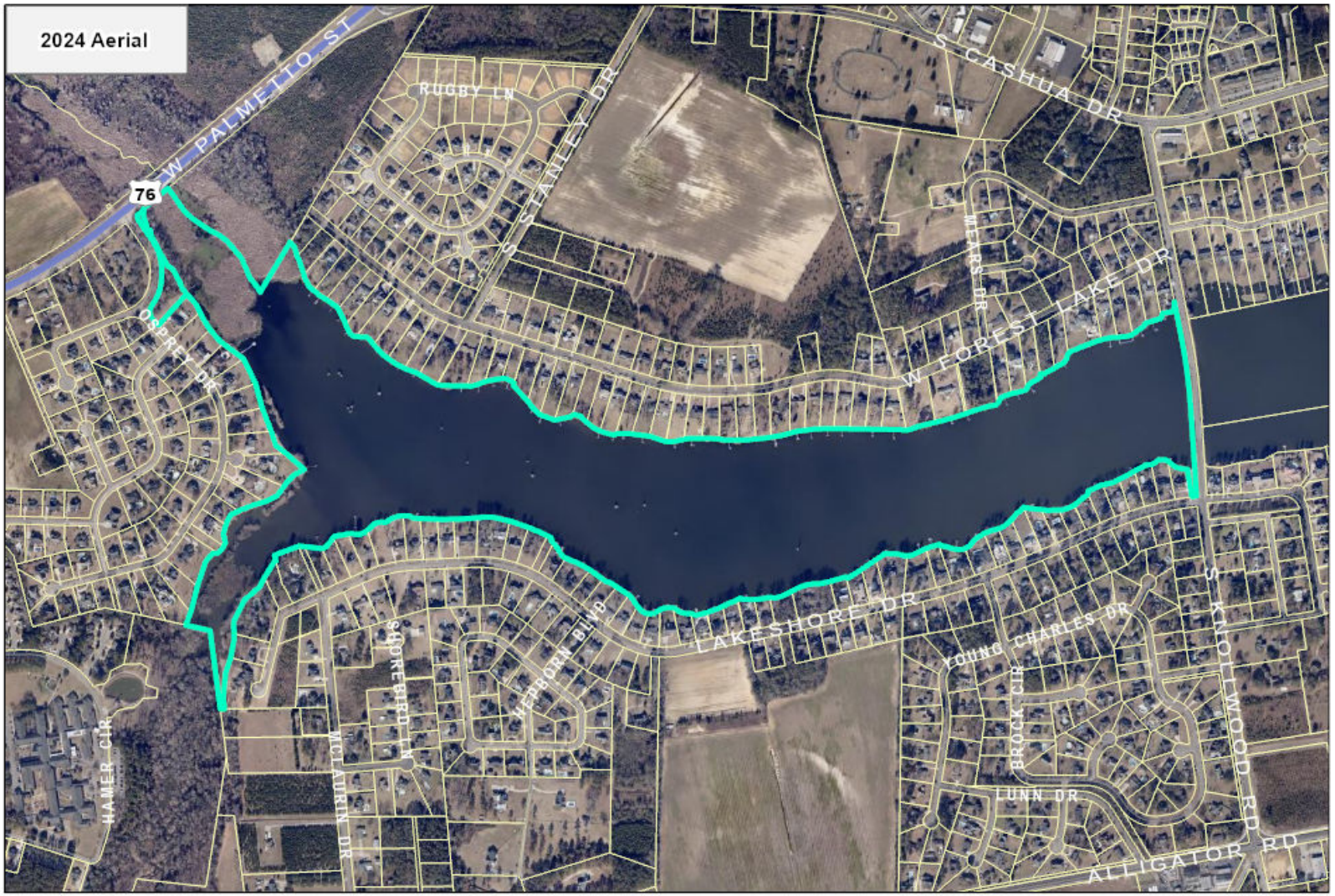
PC#2026-90 Location Map



PC#2026-90 Zoning Map



PC#2026-90 Aerial Map



Florence County
Planning Department
Meeting Date:
10/27/2026

Council District 4,9
PC#2026-90

PC#2026-90 Subject Properties



TMS: 07607-01-003 sign posted off of Osprey Drive



TMS: 00101-01-011 sign posted off of W. Palmetto Street



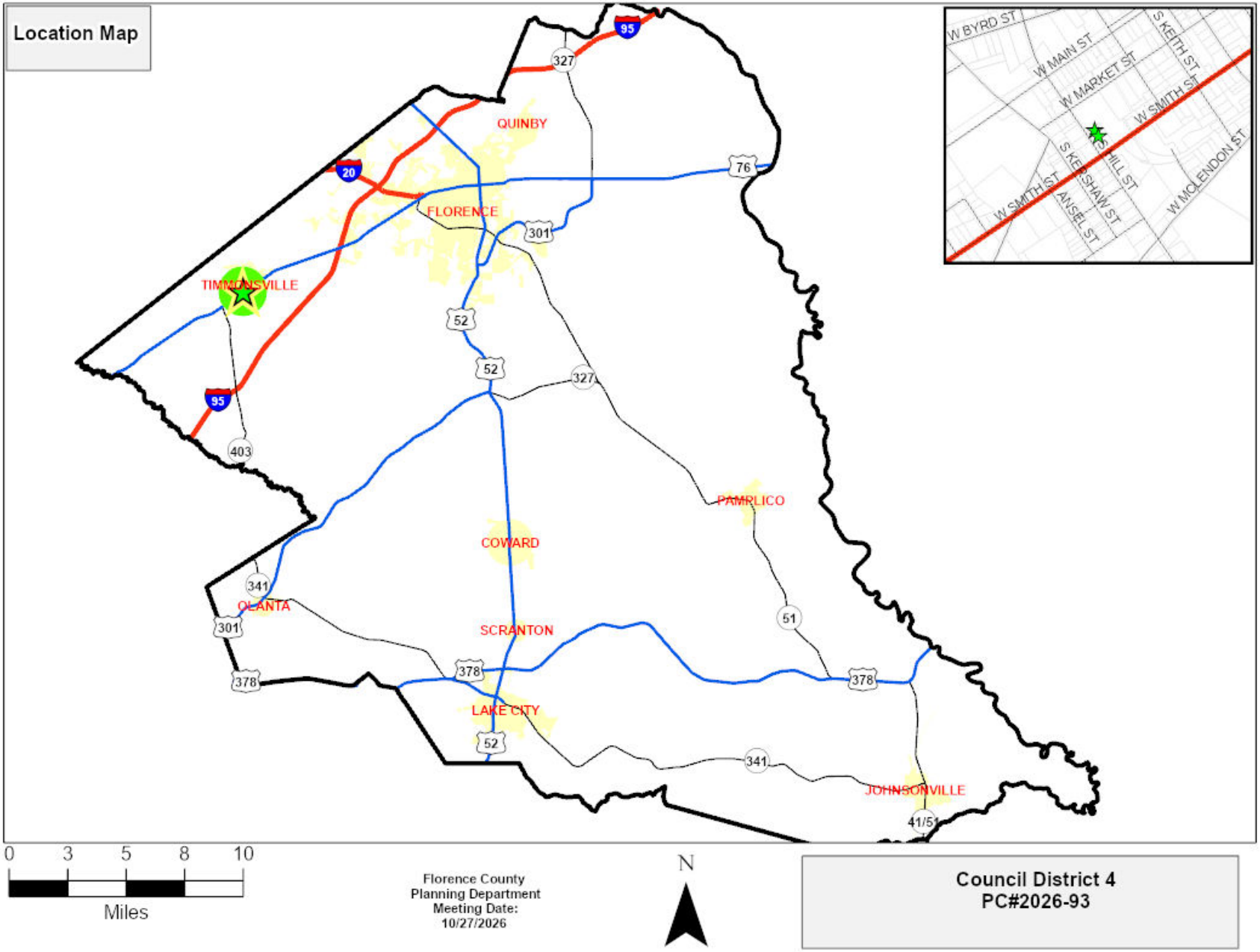
TMS: 00101-01-011 sign posted off of S. Knollwood Road

Comments/Questions

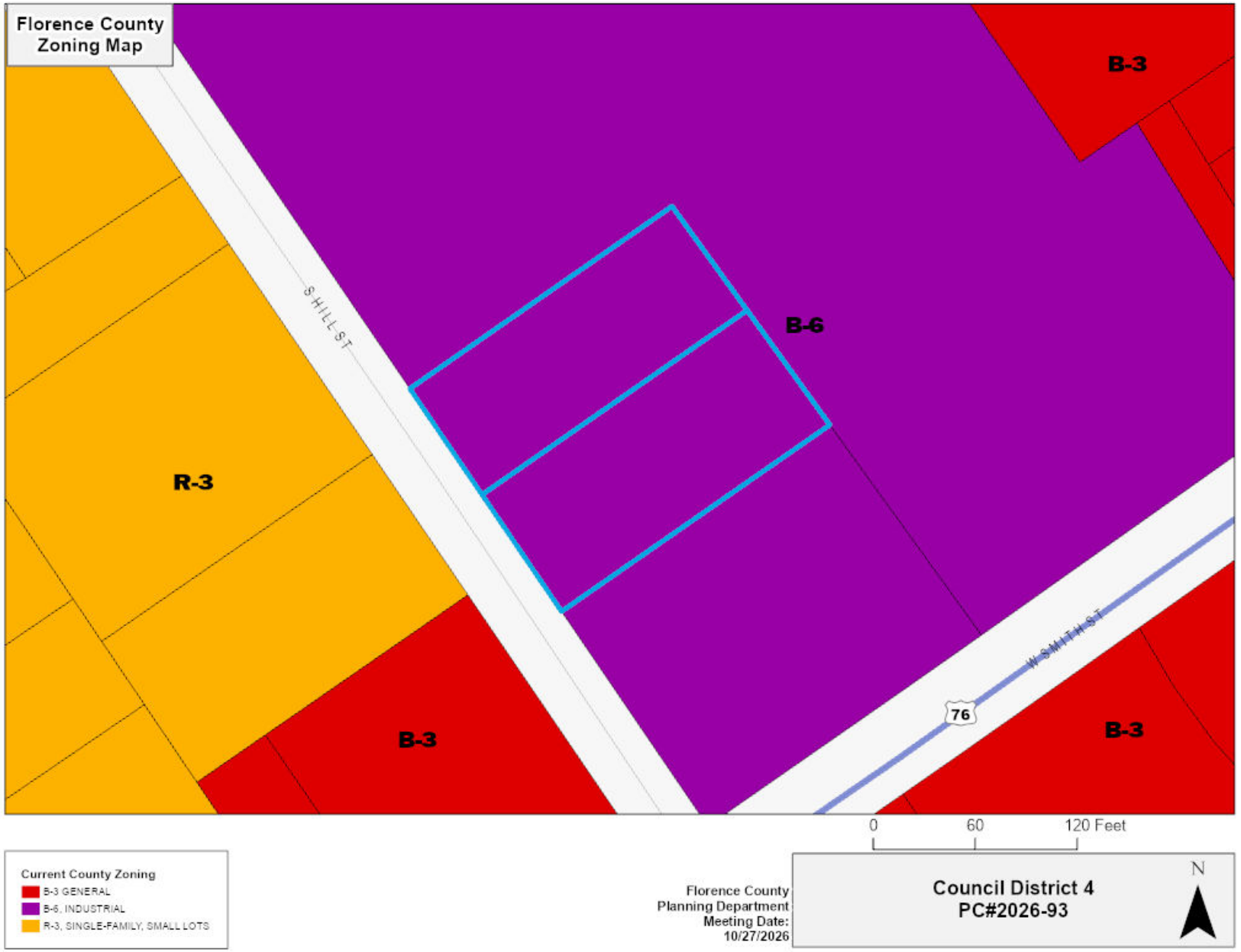
PC#2026-93

SUBJECT:	A Comprehensive Plan And Zoning Map Amendment Requested By George L. Strickland and Carla S. Greene To Change The Future Land Use From Variable Development District 2 To **Variable Development District 1** And To Change The Zoning Designation From B-6, Industrial District to **R-3, Single-Family Residential District** For The Properties Located At 217 And 219 South Hill Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70007, Block 12, Parcels 001 And 011.
LOCATION:	217 and 219 S. Hill Street, Timmonsville, SC
TAX MAP NUMBERS:	70007-12-001, 70007-12-011
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	George L. Strickland and Carla S. Greene
APPLICANT:	George L. Strickland and Carla S. Greene
ZONING/LAND AREA:	B-6 / Approximately 0.69 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	B-6

PC#2026-93 Location Map



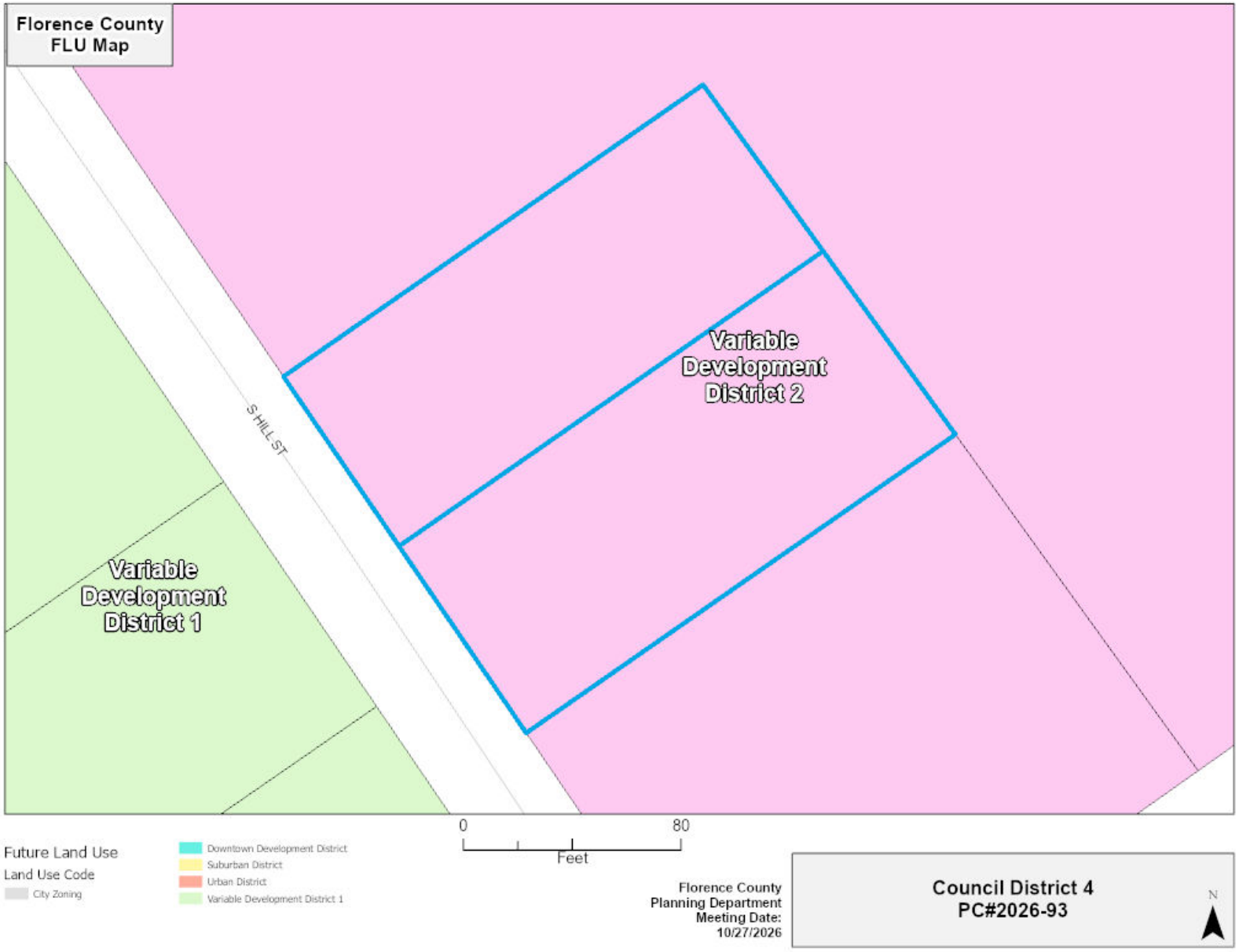
PC#2026-93 Zoning Map



PC#2026-93 Aerial Map



PC#2026-93 Comprehensive Plan Map



PC#2026-93 Subject Properties



70007-12-001



70007-12-011

PC#2026-93 Adjacent Properties



POV: Northwest of the subject property off of S. Hill Street



POV: Southeast of the subject property off of S. Hill Street



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



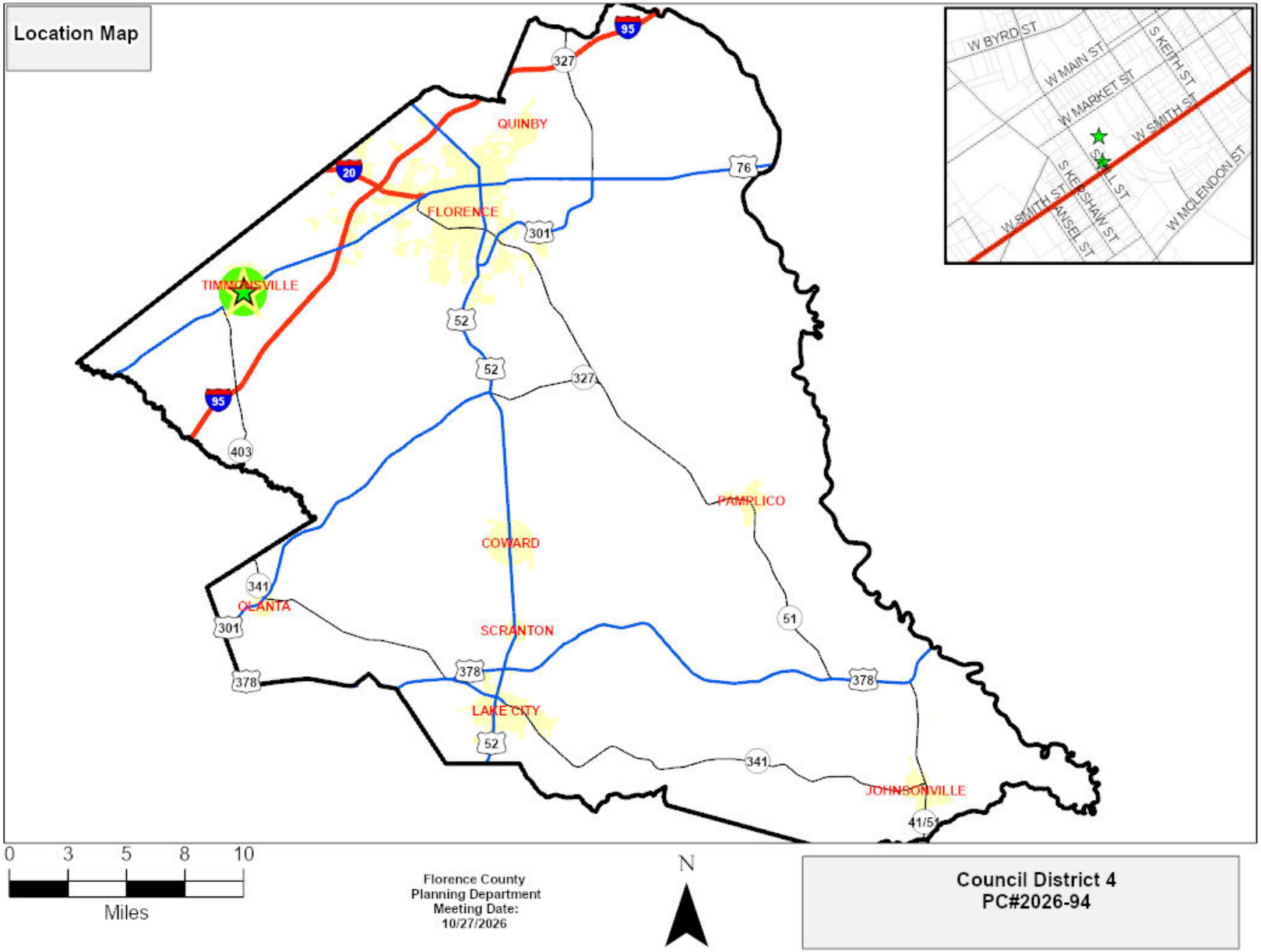
POV: Southwest of the subject property off of S. Hill Street

Comments/Questions

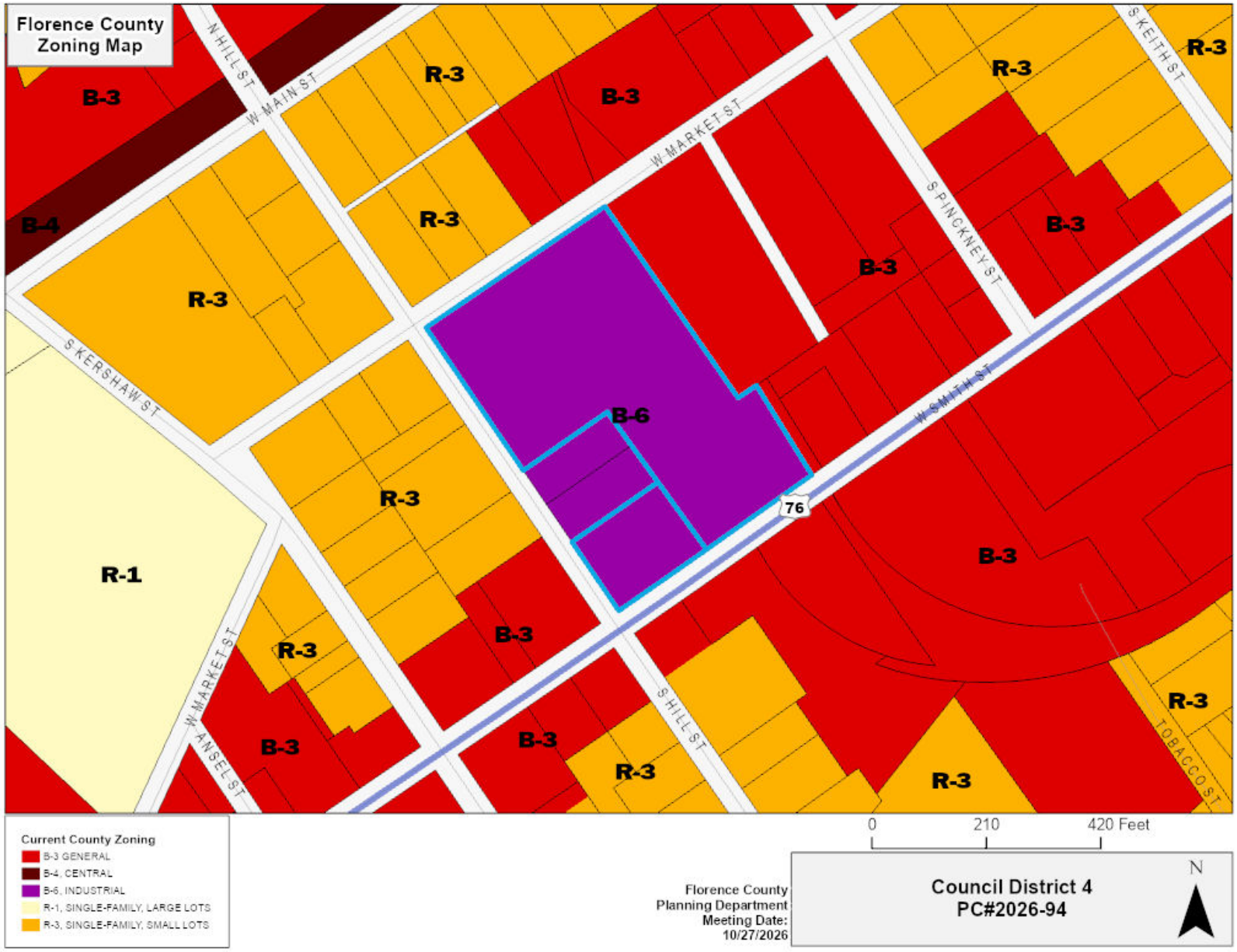
PC#2026-94

SUBJECT:	A Comprehensive Plan And Zoning Map Amendment Requested By Sammy Smith To Change The Future Land Use From Variable Development District 2 To **Variable Development District 1** And To Change The Zoning Designation From B-6, Industrial District to **R-3, Single-Family Residential District** For The Properties Located Off Of West Smith Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70007, Block 12, Parcels 002 And 003.
LOCATION:	327 W. Smith Street and 322 W. Market Street, Timmonsville, SC
TAX MAP NUMBERS:	70007-12-002, 70007-12-003
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	Sammy Smith
APPLICANT:	Sammy Smith
ZONING/LAND AREA:	B-6 / Approximately 5.21 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	B-6

PC#2026-94 Location Map



PC#2026-94 Zoning Map



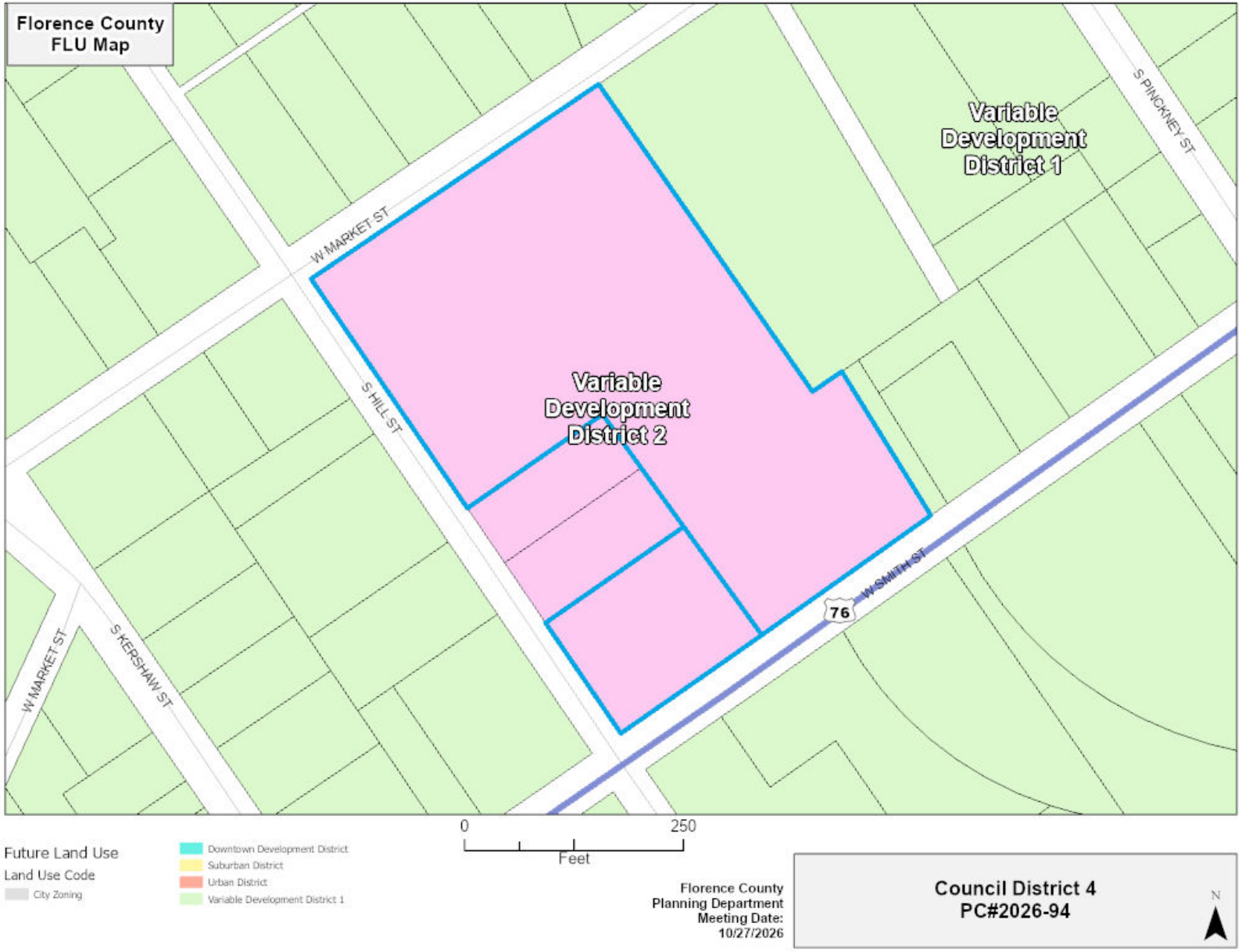
PC#2026-94 Aerial Map



Florence County
Planning Department
Meeting Date:
10/27/2026

Council District 4
PC#2026-94

PC#2026-94 Comprehensive Plan Map



PC#2026-94 Subject Properties



70007-12-002

POV: Subject property off of S. Hill Street (333 W. Smith Street)



POV: Subject property off of W. Smith Street (327 W. Smith Street)



70007-12-003

POV: Subject property off of W. Market Street



POV: Subject property off of W. Smith Street

PC#2026-94 Adjacent Properties



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



POV: West of the subject property off of W. Market Street



POV: South of the subject property off of W. Smith Street



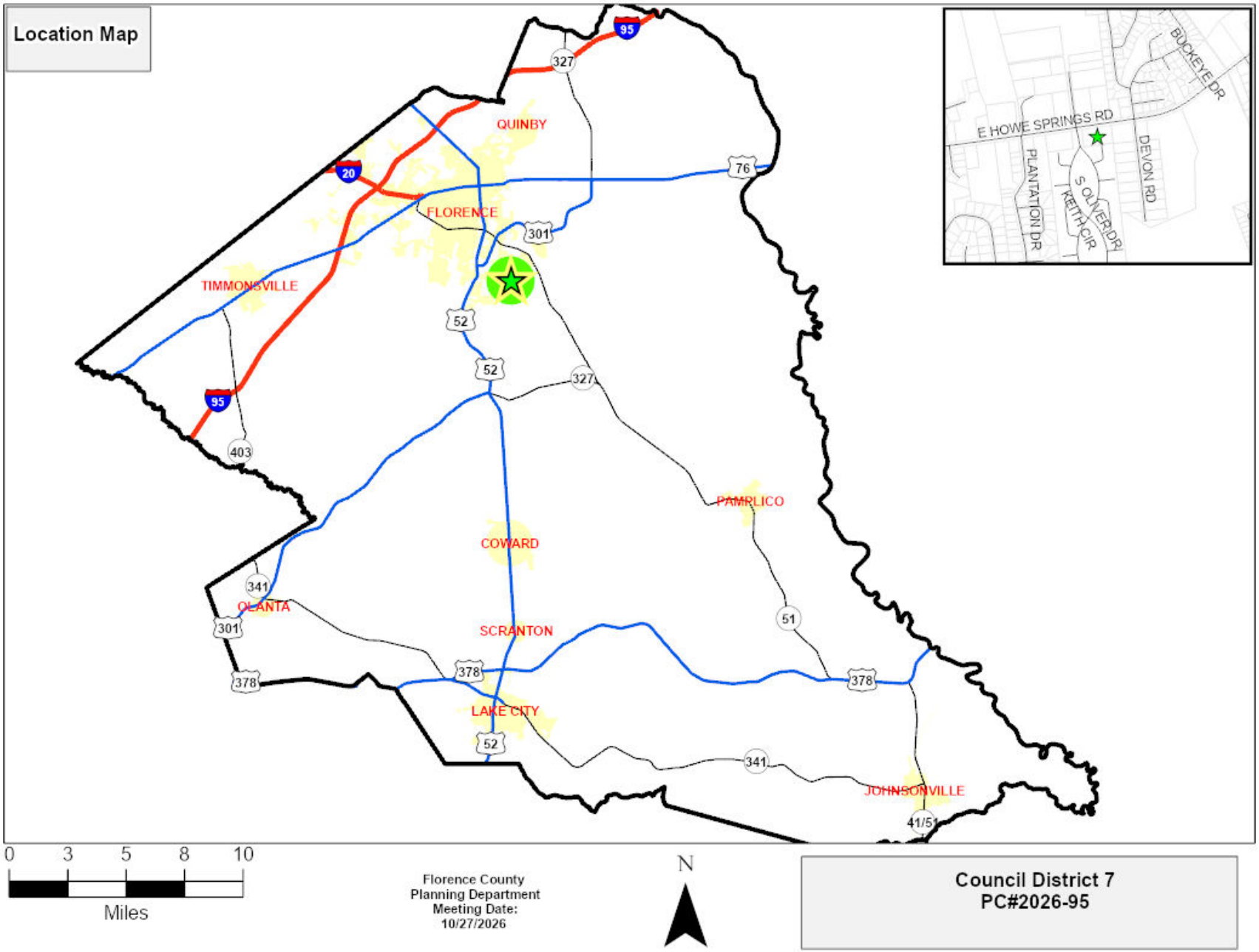
POV: East of the subject property off of W. Smith Street

Comments/Questions

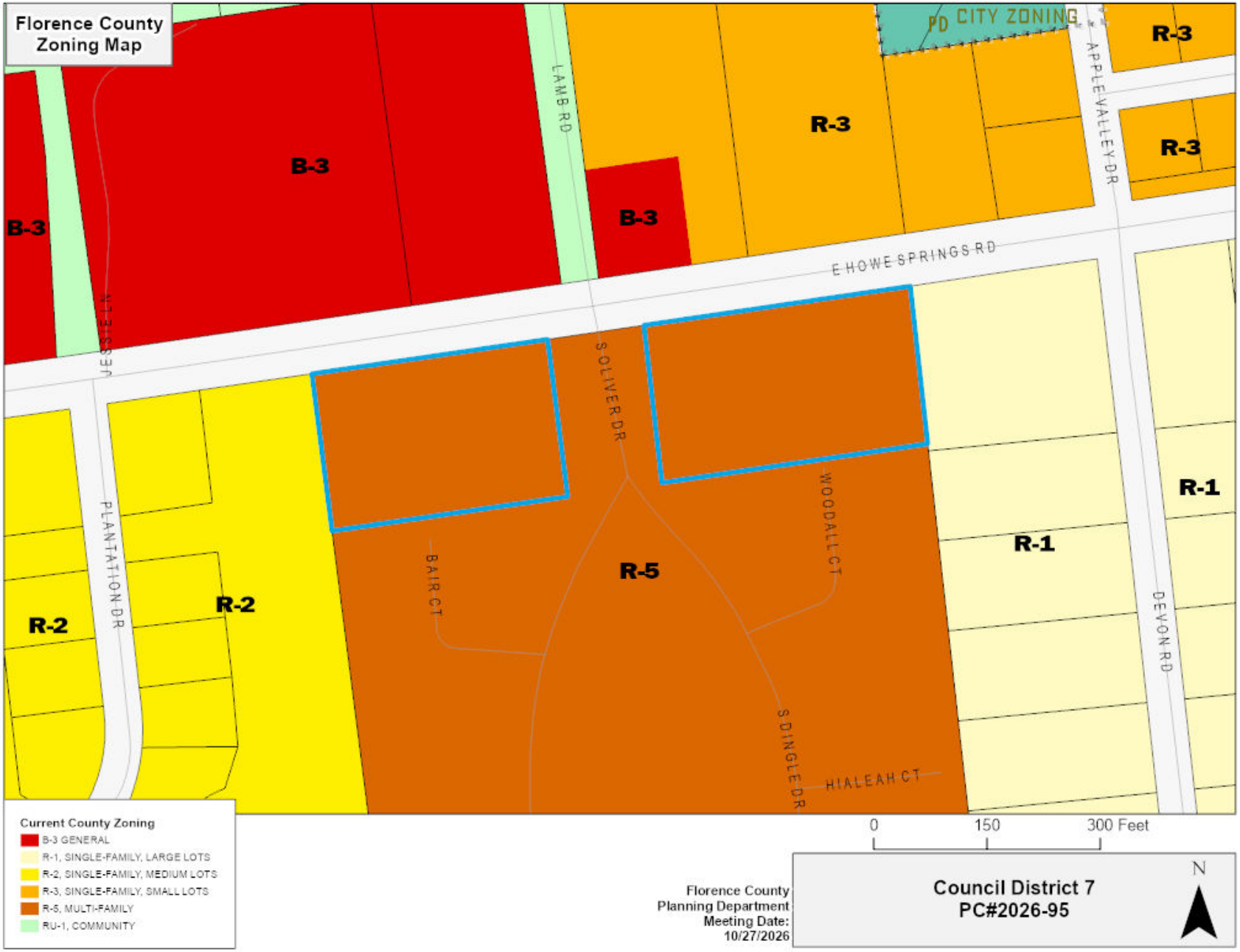
PC#2026-95

SUBJECT:	Map Amendment Requested By Corinne Taylor To Change The Zoning Designation From R-5, Multi-Family Residential District To **B-3, General Commercial District** For The Property Located at 1400 E. Howe Springs Road, Florence, SC, As Shown On Florence County Tax Map Number 00181, Block 01, Parcel 014.
LOCATION:	1400 E. Howe Springs Road, Florence, SC
TAX MAP NUMBERS:	00181, Block, 01, Parcel 014
COUNCIL DISTRICT(S):	7; County Council
OWNER OF RECORD:	YES Southern Pines, LLC
APPLICANT:	Cori Swandal
ZONING/LAND AREA:	R-5 / Approximately 3.24 acres
WATER/SEWER AVAILABILITY:	City of Florence Water/ Limited Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	R-5

PC#2026-95 Location Map



PC#2026-95 Zoning Map



PC#2026-95 Aerial Map



Florence County
Planning Department
Meeting Date:
10/27/2026

Council District 7
PC#2026-95

PC#2026-95 Subject Property



POV: Subject property off of E. Howe Springs Road



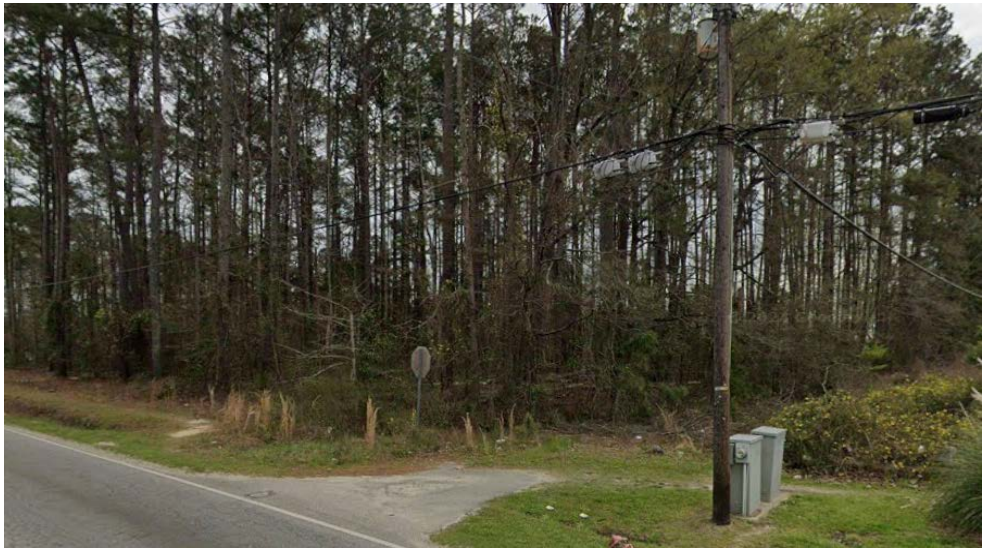


POV: Subject property off of S. Oliver Drive

PC#2026-95 Adjacent Properties



POV: North of the subject property off of E. Howe Springs Road



POV: East of the subject property off of E. Howe Springs Road



POV: West of the subject property off of E. Howe Springs Road



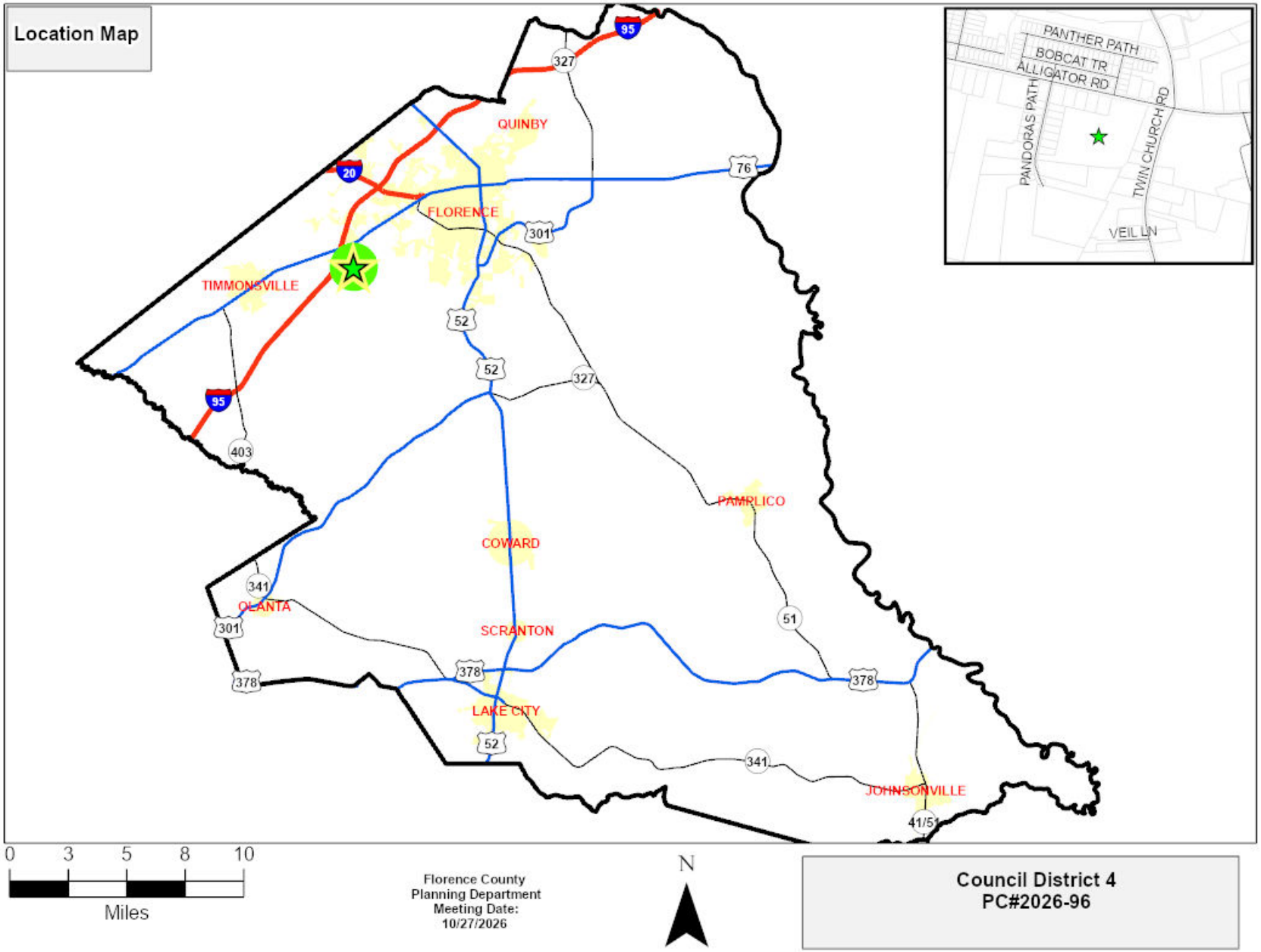
POV: South of the subject property off of E. Howe Springs Road

Comments/Questions

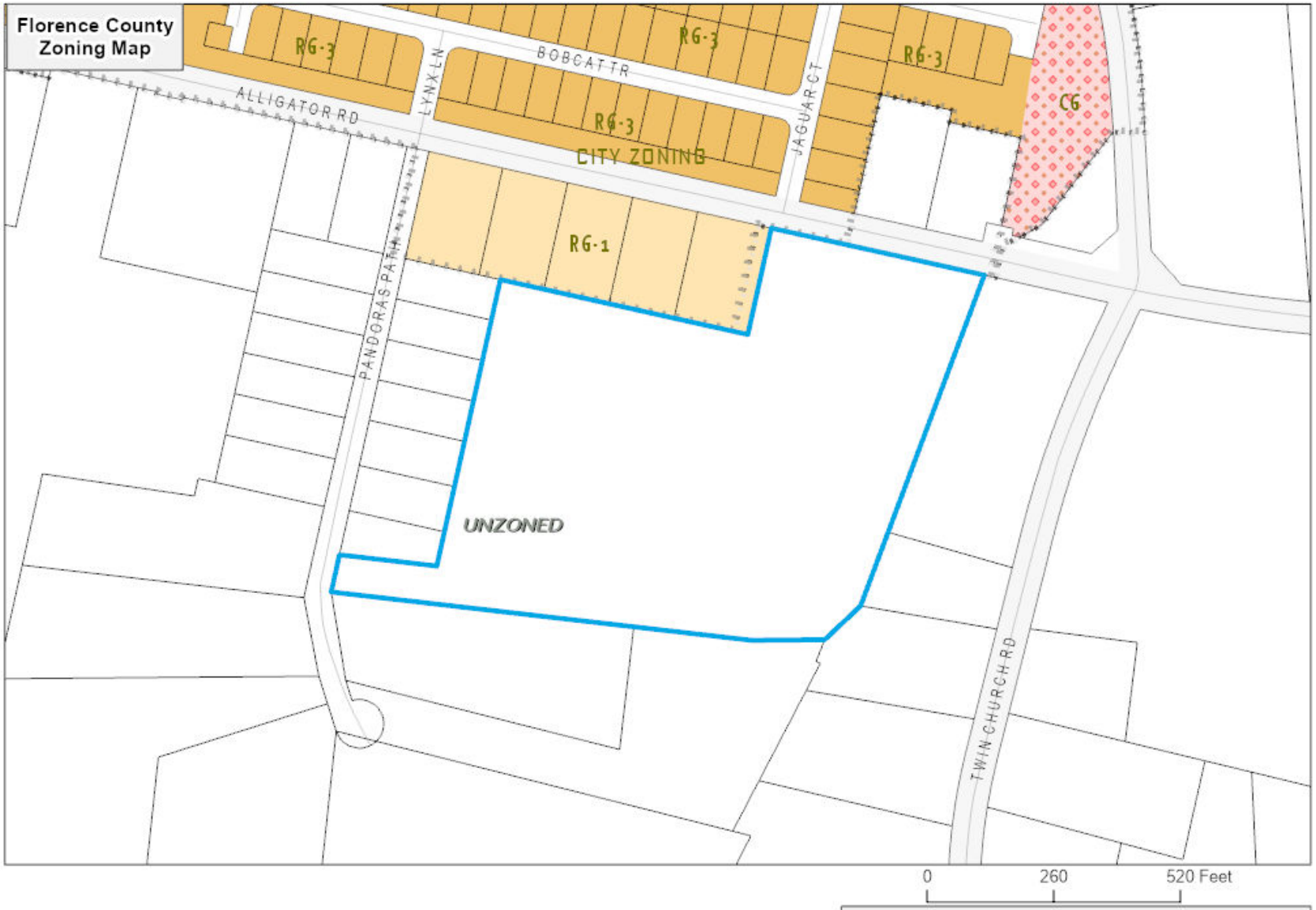
PC#2026-96

SUBJECT:	Sketch Plan Requested By Wall Engineering, LLC, For Alligator Gardens, Located Off Of Alligator Road, Florence, SC, As Shown On Florence County Tax Map Number 00077, Block 01, Parcel 215.
LOCATION:	3744 Alligator Rd., Florence, South Carolina
TAX MAP NUMBERS:	00077, Block 01, Parcel 215
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	Lowe Investments, LLC
APPLICANT:	Lowe Investments, LLC
ZONING/LAND AREA:	Unzoned /Approximately 15.50 acres
WATER/SEWER AVAILABILITY:	City of Florence Water/ Limited Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATIONS:	Unzoned

PC#2026-96 Location Map



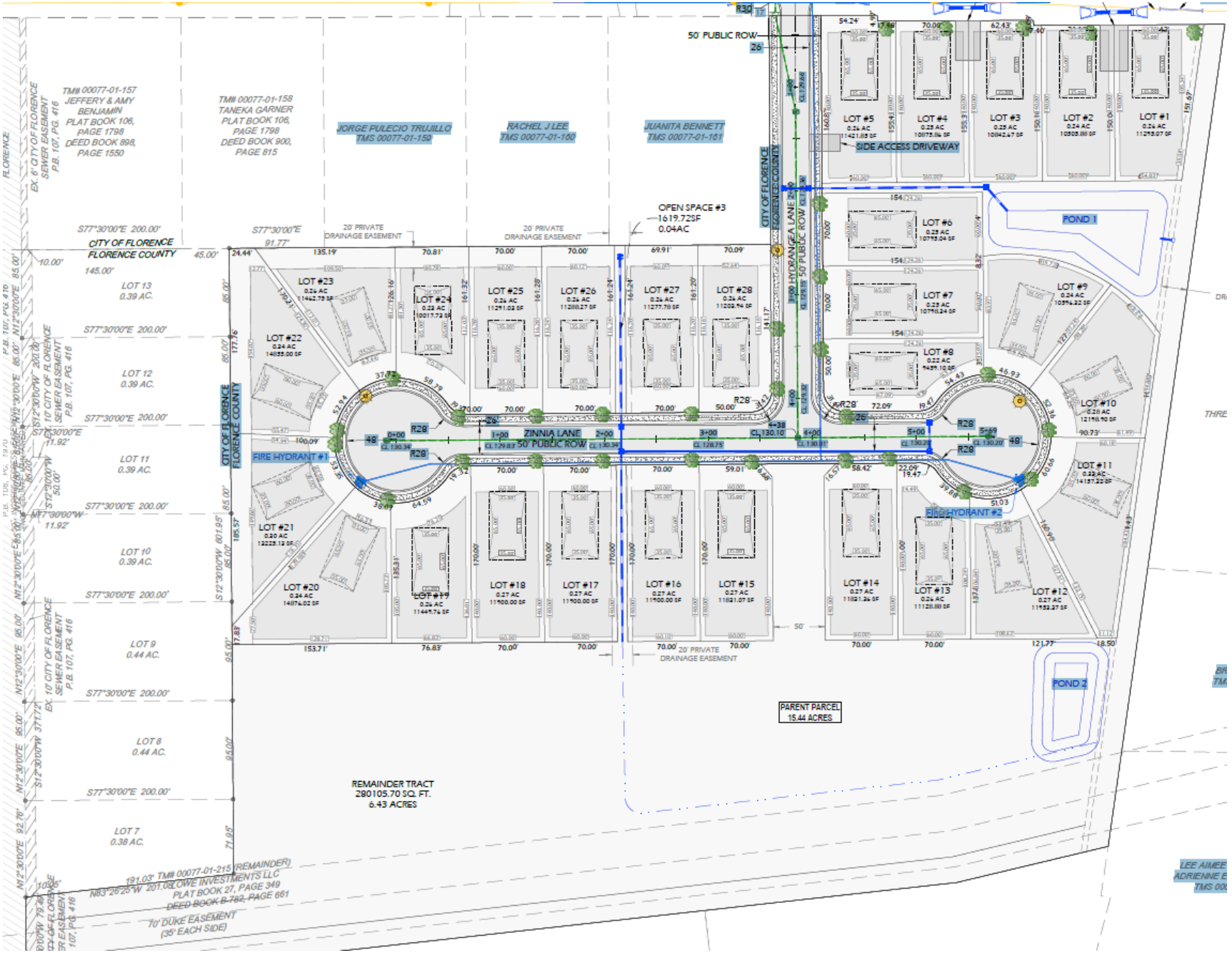
PC#2026-96 Zoning Map



PC#2026-96 Aerial Map



PC#2026-96 Sketch Plan



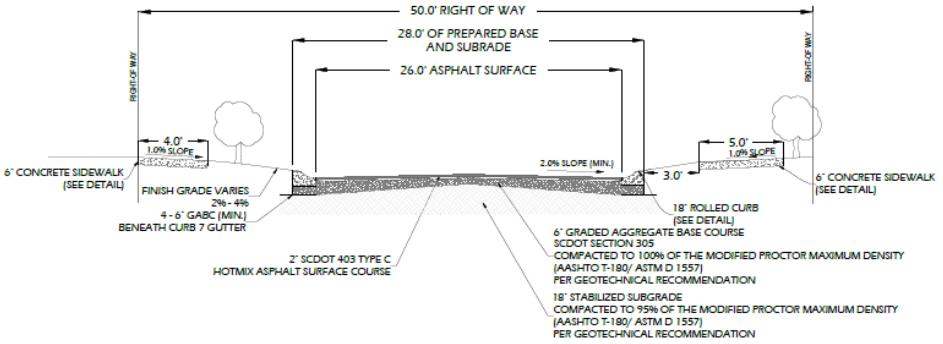
PC#2026-96 Sketch Plan Notes

NOTES:

1. TOTAL TRACT IS: 15.44AC
2. THIS DEVELOPMENT IS PART OF TMS# 00077-01-215.
3. A 10' NON-EXCLUSIVE UTILITY/DRAINAGE EASEMENT IS BEING DEDICATED ALONG ALL FRONT, SIDE AND REAR PROPERTY/LOT LINES IN PERPETUITY.
4. 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.
5. THIS TRACT IS IN FLOOD ZONE X AND AE, MAP# 45041C0139F, 45041C0137F, AND 45041C0141F EFFECTIVE DATE 3/26/2025.
6. REFERENCE FIELD BOUNDARY AND TOPOGRAPHICAL SURVEY PROVIDED BY NESBITT SURVEYING COMPANY, INC.
   - 6.1. NAD 83 STATE PLANE
   - 6.2. NGVD 88 DATUM, BASE ELEVATION 0.00' MSL
7. THERE ARE 28 SINGLE FAMILY LOTS.
8. THE MINIMUM LOT SIZE - 10,000 SF
   - 8.1. AVERAGE LOT SIZE - 10,500 SF
9. SETBACKS
   - 9.1. FRONT= 25'
   - 9.2. SIDE= 5'
   - 9.3. CORNER= 12.5'
   - 9.4. REAR= 5'
10. LAND USE
    - 10.1. THE EXISTING USE OF THE LAND IS VACANT, MOSTLY CLEARED.
    - 10.2. THE PROPOSED USE OF THE LAND IS RESIDENTIAL.
13. THE ROADS IN THE DEVELOPMENT WILL BE PUBLIC.
14. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH FLORENCE COUNTY CODE OF ORDINANCES.
15. ALL STREET RIGHT OF WAYS AND PAVEMENT WIDTHS WILL BE IN ACCORDANCE WITH FLORENCE COUNTY SECTION 28.6-75.
16. CLUSTER MAIL BOXES TO BE PROVIDED FOR DEVELOPMENT IN ACCORDANCE WITH FLORENCE COUNTY SECTION 28.6-83.
17. LOTS TO BE MINIMUM 50' WIDE AT FRONT SETBACK.
18. WATER & SEWER TO BE PUBLIC AND PROVIDED BY THE CITY OF FLORENCE.
19. ALL WIRE UTILITIES SHALL BE PLACED UNDERGROUND INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND INTERNET.
20. ANY IMPROVEMENTS REQUIRED BY SCDOT WILL BE INSTALLED.

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 RECONGNIZED HORTICULTURAL
4. GUIDLINES. PLANTING DETAILS WILL BE MAINTAINED BY FLORCENCE COUNTY.
5. NEWLY PLANTED STREET TREES SHALL BE WATERED AND MAINTAINED IN A HEALTHY MANNER BY THE DEVELOPER THROUGH THE FIRST GROWING SEASON.
6. STREET TREES ARE REQUIRED TO BE INSTALLED AT THE TIME AS OTHER IMPROVEMENTS, AND MAY NOT BE ESCROWED AS AN INDIVIDUAL ITEM.
7. MINIMUM TREE SIZE SHALL BE TWO AND ONE-HALF INCHES IN DIAMETER UPON INSTALLATION.
8. 1 STREET TREE SHALL BE REQUIRED PER LOT LOCATED IN THE PUBLIC RIGHT OF WAY, WITH A MAXIMUM SPACING OF 60 FT ON CENTER.
9. STREET TREES SHALL NOT BE PLACED CLOSER THAN 5FT FROM ANY WATER OR SEWER SERVICE.



5 / C-5.6 50' ACCESS ROAD CROSS SECTION WITH SIDEWALK
NOT TO SCALE

PC#2026-96 Subject Property



PC#2026-96 Adjacent Properties



POV: Northwest of the subject property off of Alligator Road



POV: North of the subject property off of Alligator Road



POV: East of the subject property off of Alligator Road



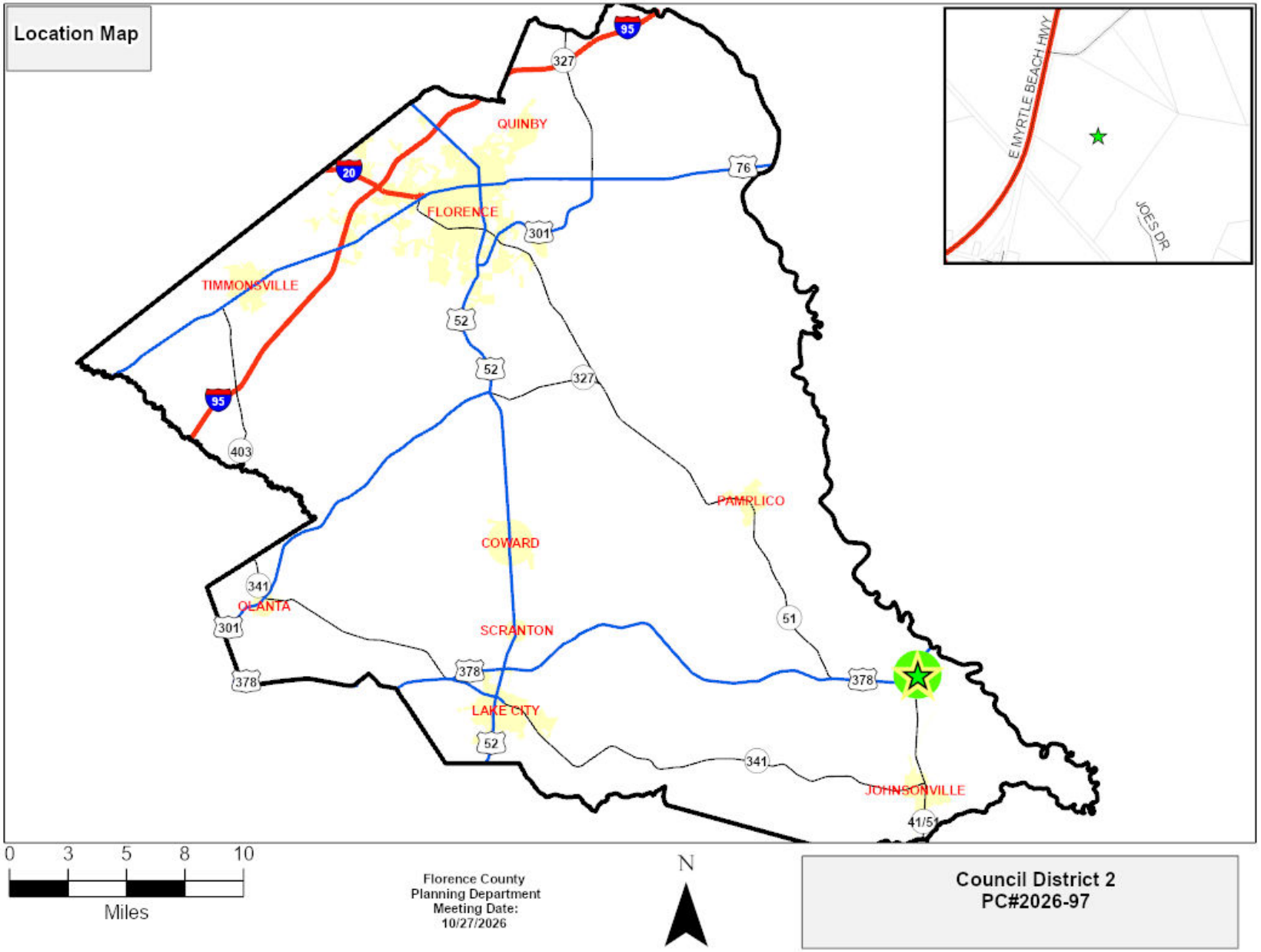
POV: West of the subject property off of Alligator Road

Comments/Questions

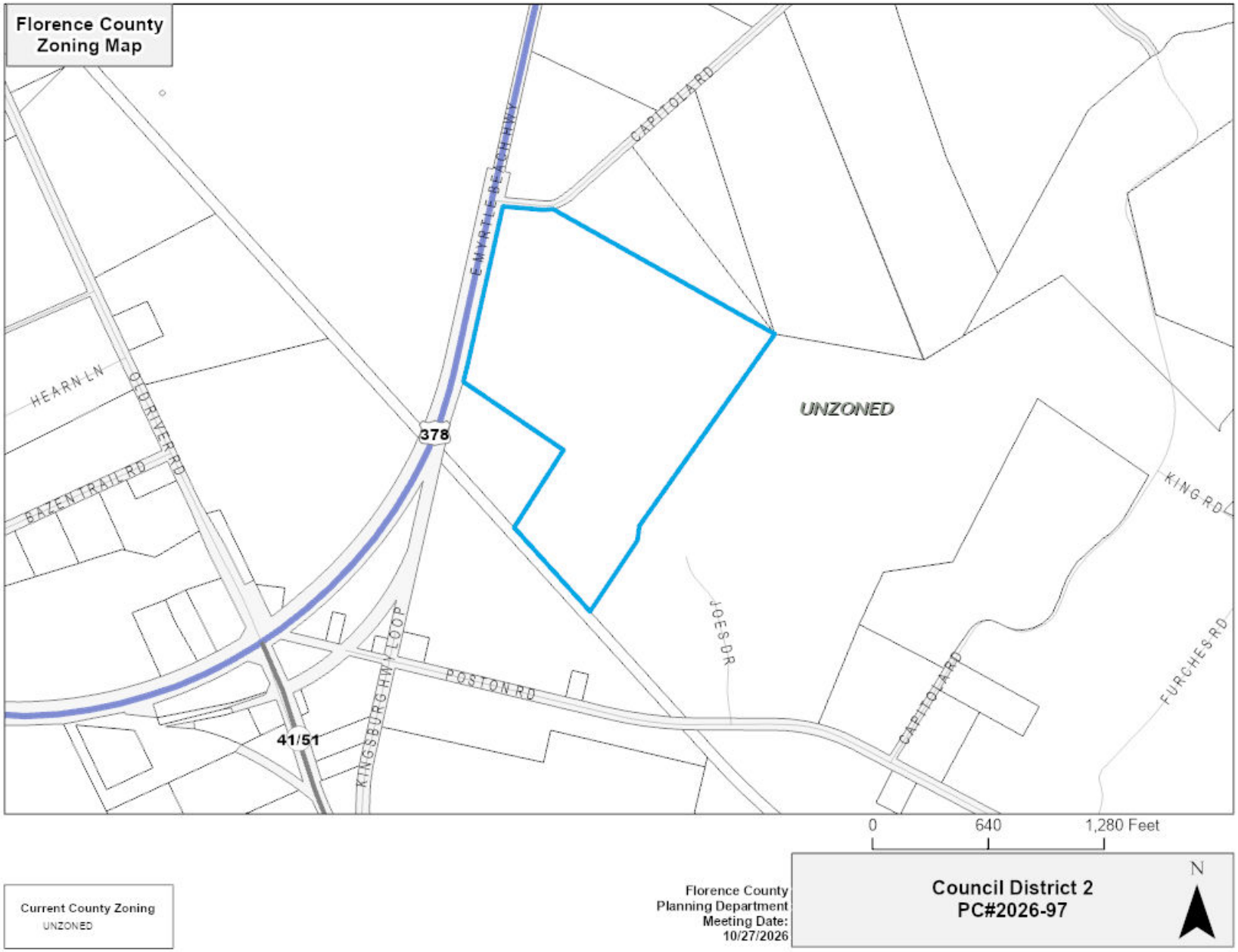
PC#2026-97

SUBJECT:	Request for the Road Naming of Incognito Drive
LOCATION:	Off E. Myrtle Beach Hwy., Johnsonville, SC
TAX MAP NUMBERS:	00427-05-025
COUNCIL DISTRICT:	2; County Council
APPLICANT(S):	Rodney Hancock

PC#2026-97 Location Map



PC#2026-97 Zoning Map



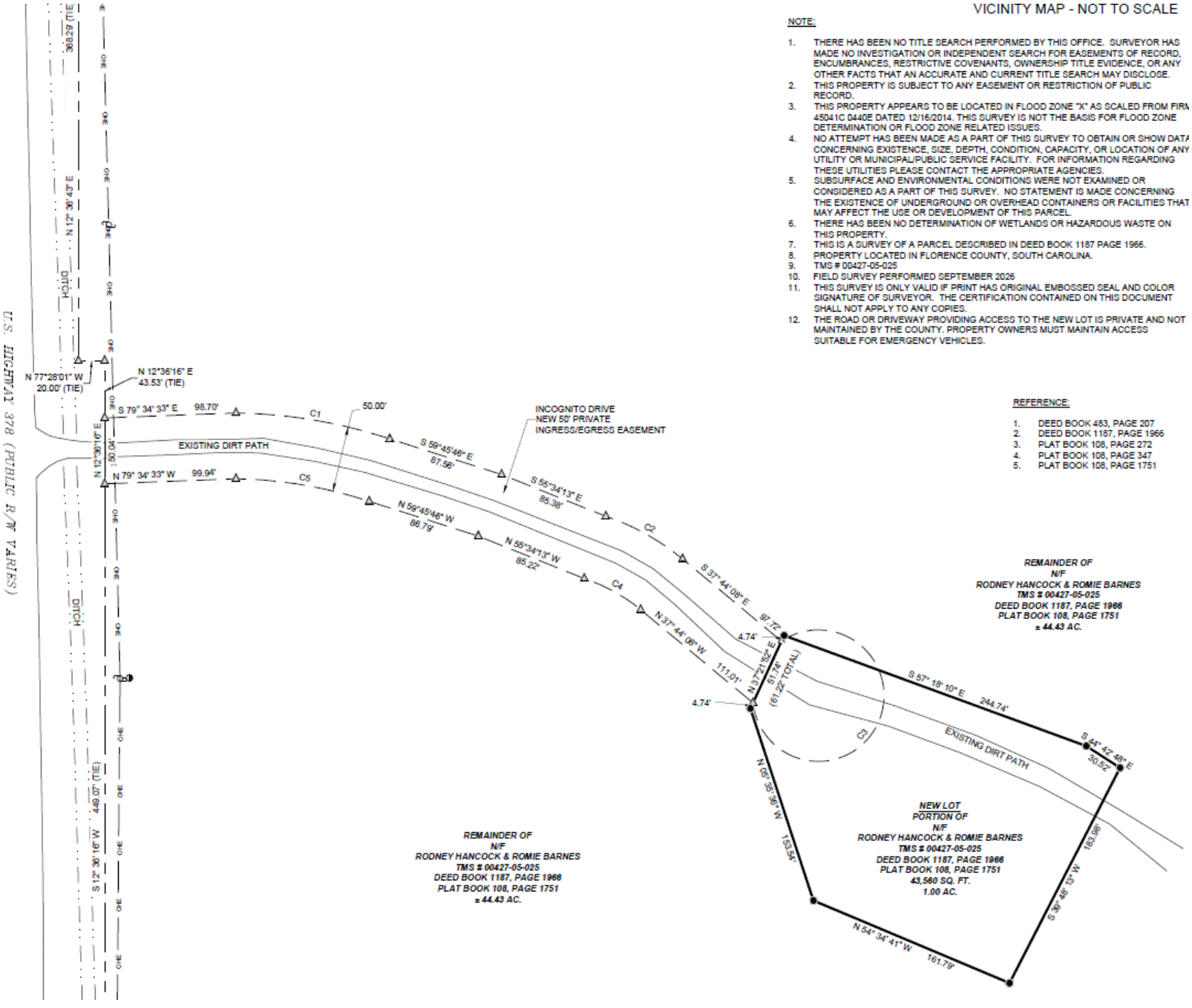
PC#2026-97 Aerial Map



Florence County
Planning Department
Meeting Date:
10/27/2026

Council District 2
PC#2026-97

PC#2026-97 Plat



Comments/Questions

REVISED Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, October 27, 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

- New Zoning District

V. Director's Report:

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

VI. Adjournment

THANK YOU FOR ATTENDING!