Florence County Planning Commission
Regular Meeting
Tuesday, November 17, 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 October 27, 2026

III. Public Hearings

Map Amendments:

PC#2026-98 A Comprehensive Plan And Zoning Map Amendment Requested By Kelley Yarborough Woody To Change The Future Land Use From Suburban District To Urban District And To Change The Zoning Designation From R-2, Single-Family Residential District To B-3, General Commercial District For The Property Located Off Of Ashley Hall Drive, Florence, SC, As Shown On Florence County Tax Map Number 00100, Block 01, Parcel 004.

PC#2026-99 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 Five Of The Highway 76 Corridor Project From Suburban District To Variable Development District 1 And The Zoning Designation From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90165-01-003, 90165-01-006, 90165-01-007, 90165-01-008, 90165-01-015, 90165-01-016, 90165-01-017, 90165-01-020, 90165-01-021, 90165-01-024, 90165-01-025, 90165-01-026, 90165-01-027, 90165-01-028, 90165-02-004, 90165-02-005, 90165-02-006, 90165-02-007, 90165-02-021, 90166-01-001, 90166-01-002, 90166-01-003, 90166-01-004, 90166-01-005, 90166-01-006, 90166-01-007, 90166-01-008, 90166-01-009, 90166-02-001.

PC#2026-100 A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use And Zoning Designation For A Property In Group Five Of The Highway 76 Corridor Project From Suburban District To Variable Development District 1 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 Property Included In This Amendment That Lies 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 Maps As: 90165-01-019.

PC#2026-101 A Comprehensive Plan And Map Amendment Requested By Florence County To Change The Future Land Use And Zoning Designation For A Property In Group Five Of The Highway 76 Corridor Project From Suburban District To Variable Development District 1 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 Property Included In This Amendment That Lies 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 Maps As: 90165-03-019.

PC#2026-102 Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Five 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 Lie 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: 90165-02-002 and 90165-02-009.

PC#2026-103 Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Five 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: 90165-02-010, 90165-02-011, 90165-02-012, 90165-02-013, 90165-02-014, 90165-02-015, 90165-02-016, 90165-02-017, 90165-02-018, 90165-02-019, 90165-03-002, 90165-03-003, 90165-03-004, 90165-03-005, 90165-03-006, 90165-03-007, 90165-03-008, 90165-03-009, 90165-03-010, 90165-03-011, 90165-03-012, 90165-03-013, 90165-03-014, 90165-03-015, 90165-03-016, 90165-03-017, 90165-04-001, 90165-04-002, 90165-04-003, 90165-04-004, 90165-04-005, 90165-04-007, 90165-04-008, 90165-04-009, 90165-04-010, 90165-04-011, 90165-04-012.

PC#2026-104 Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Five 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: 90166-02-002, 90166-02-010, 90166-02-011, 90166-02-012, 90166-03-002, 90166-03-003, 90166-03-004, 90166-03-005, 90166-03-006, 90166-03-007, 90166-03-008, 90166-03-009, 90166-03-010, 90166-03-011, 90166-03-012, 90166-03-014, 90166-03-015, 90166-03-021, 90166-03-022, 90166-03-023, 90166-03-027.

PC#2026-105 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 Five Of The Highway 76 Corridor Project From Suburban District To Variable Development District 2 And The Zoning Designation From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90166-03-016, 90166-03-017, 90166-03-019, 90166-03-020.

Sketch Plan:

PC#2026-106 Sketch Plan Requested By Derrick Owens, For Blackberry, Located Off Of Hollyberry Lane, Timmonsville, SC As Shown On Florence County Tax Map Number 00052, Block 04, Parcel 096.

IV. Other Business

V. Director's Report:

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

VI. Adjournment