

Florence County Planning Commission

November 17, 2026

6:00 PM

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

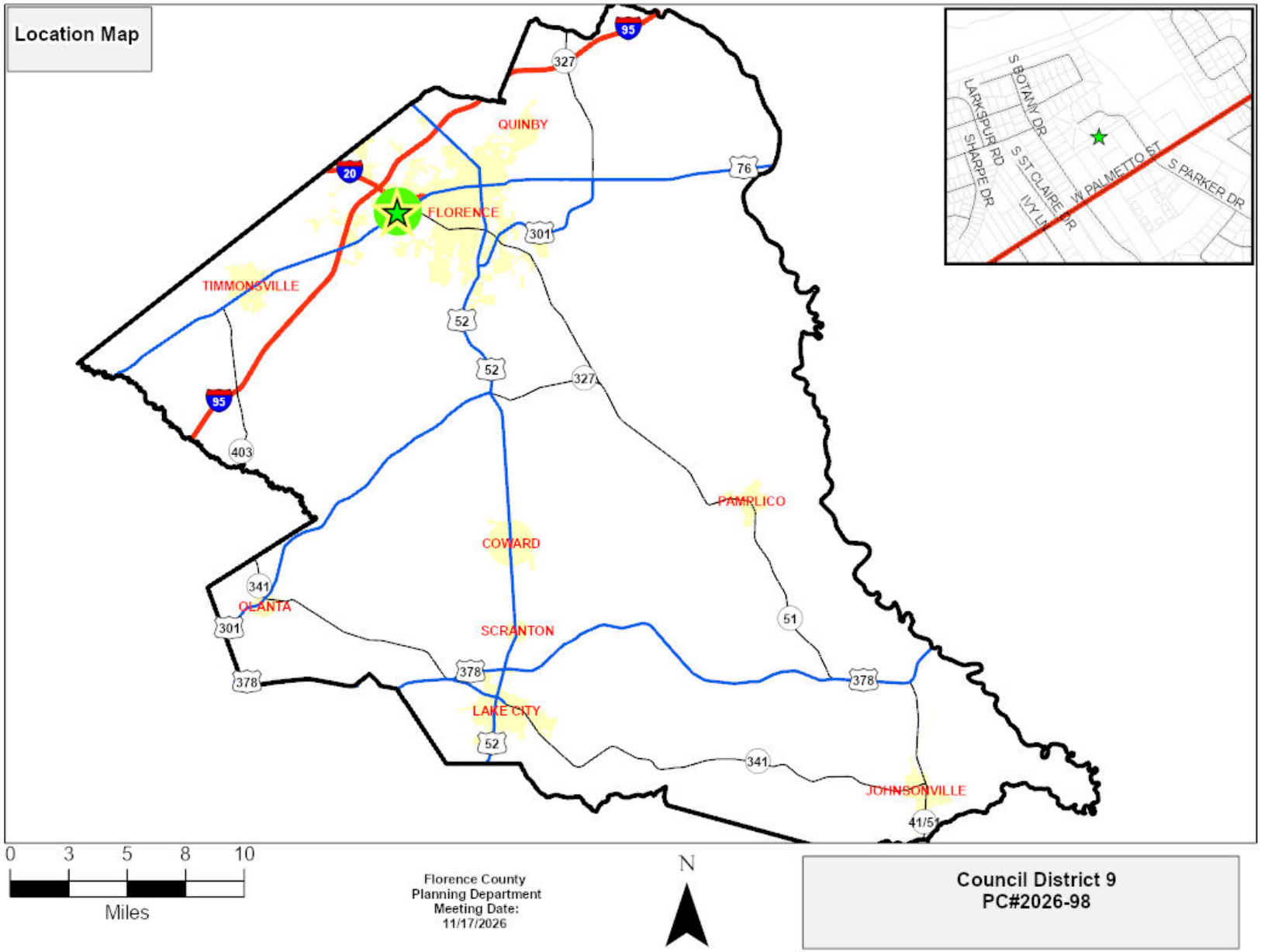
- Meeting of October 27, 2026

III. Public Hearings

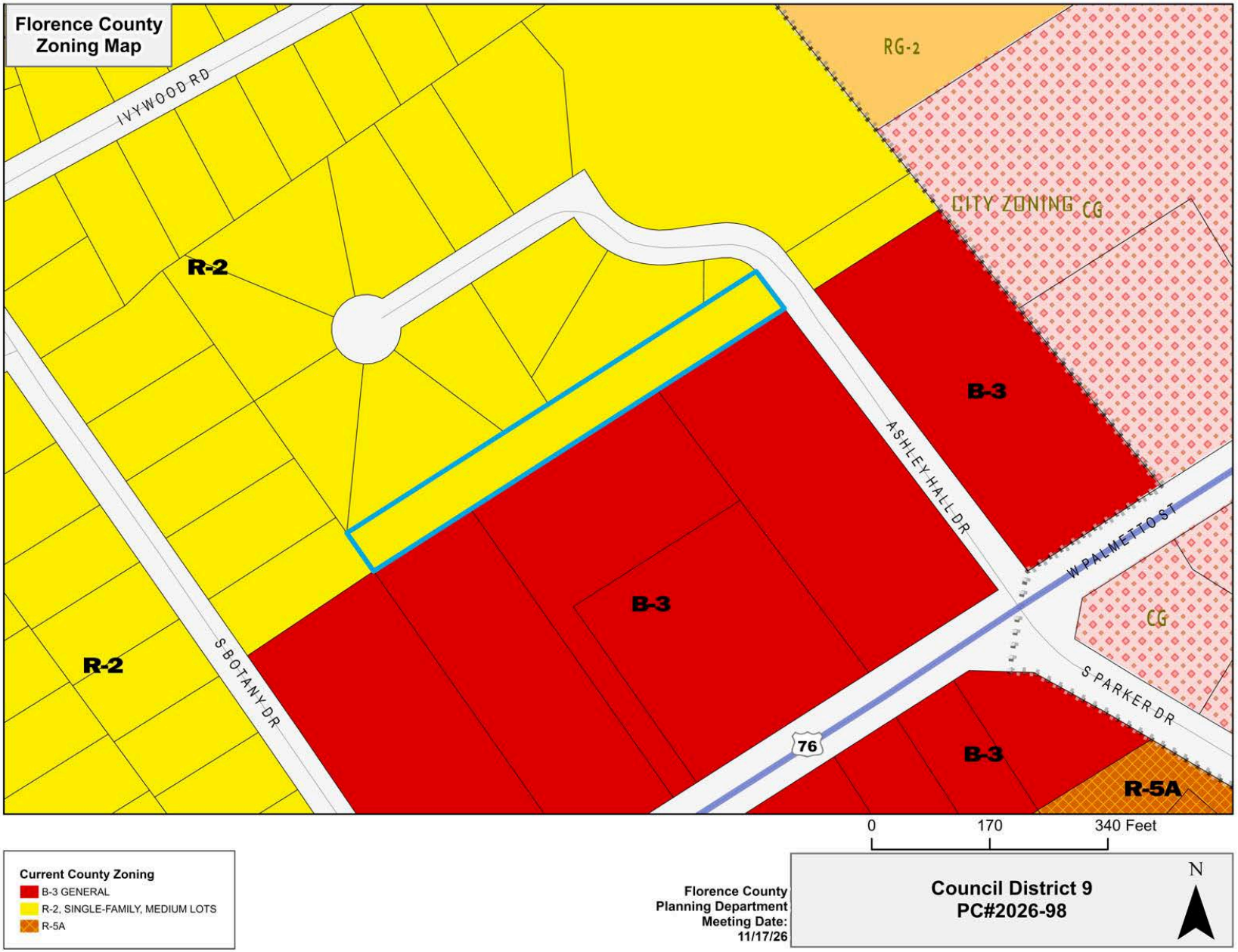
PC#2026-98

SUBJECT:	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.
LOCATION:	Ashley Hall Drive, Florence, SC
TAX MAP NUMBERS:	00100-01-004
COUNCIL DISTRICT(S):	9; County Council
OWNER OF RECORD:	Cypress Branch Investments
APPLICANT:	Kelley Yarborough Woody
ZONING/LAND AREA:	R-2 / Approximately 1.08 acres
WATER/SEWER AVAILABILITY:	None
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	R-2

PC#2026-98 Location Map



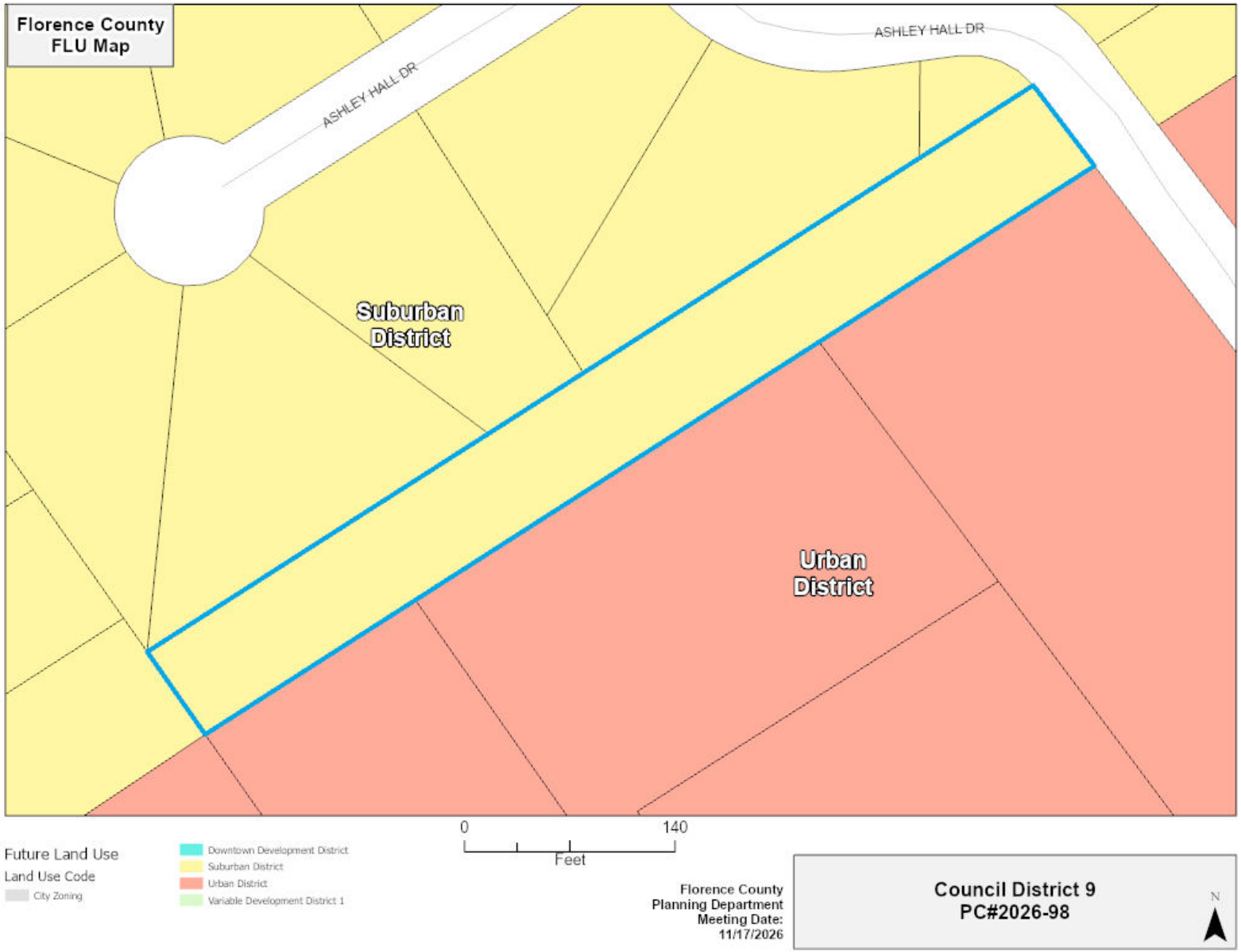
PC#2026-98 Zoning Map



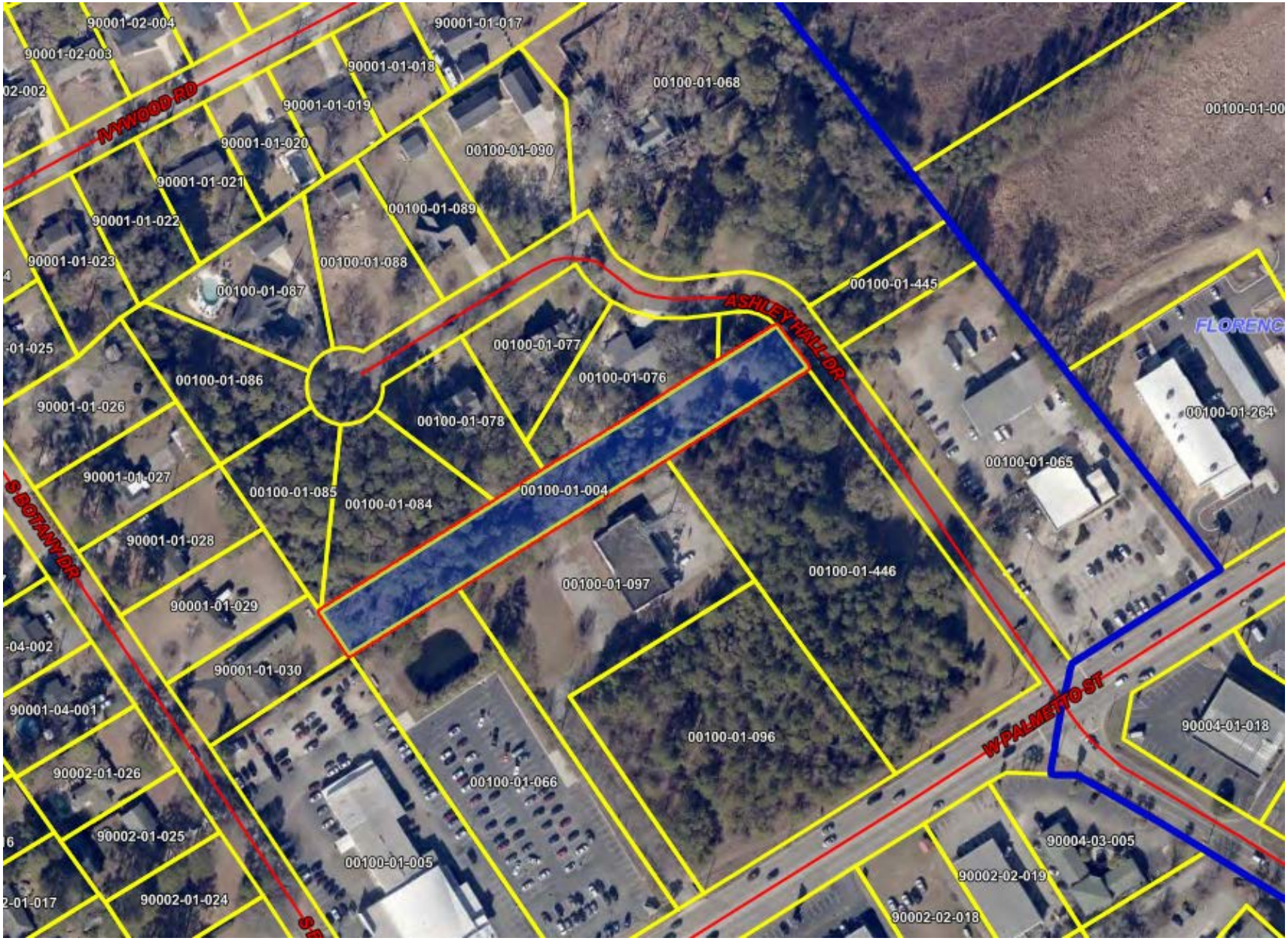
PC#2026-98 Aerial Map



PC#2026-98 Comprehensive Plan Map



PC#2026-98 Aerial



PC#2026-98 Subject Property



PC#2026-98 Adjacent Properties



POV: East of the subject property off of Ashley Hall Drive



POV: South of the subject property off of Ashley Hall Drive



POV: Southeast of the subject property off of Ashley Hall Drive



POV: North of the subject property off of Ashley Hall Drive

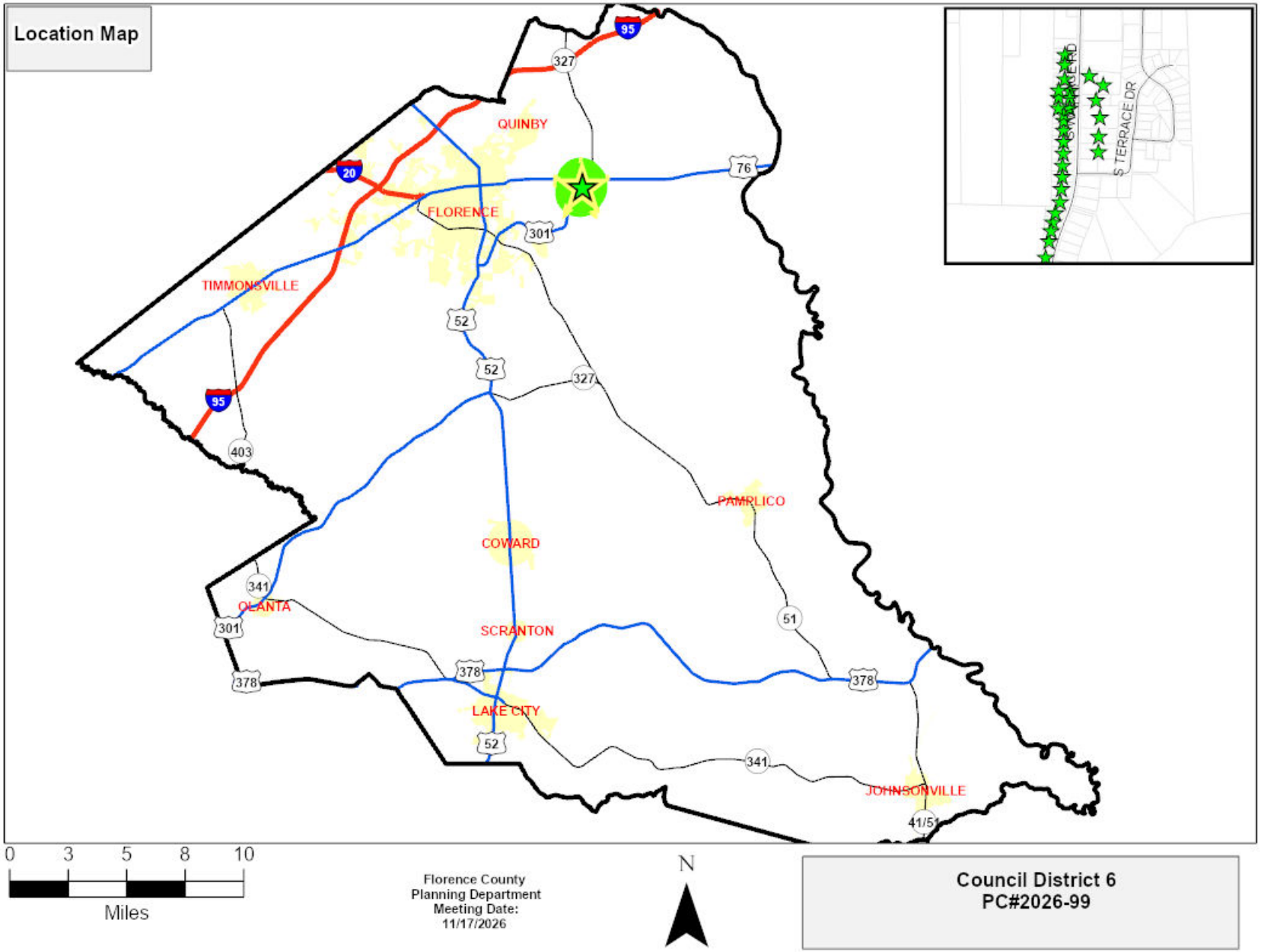
Comments/Questions



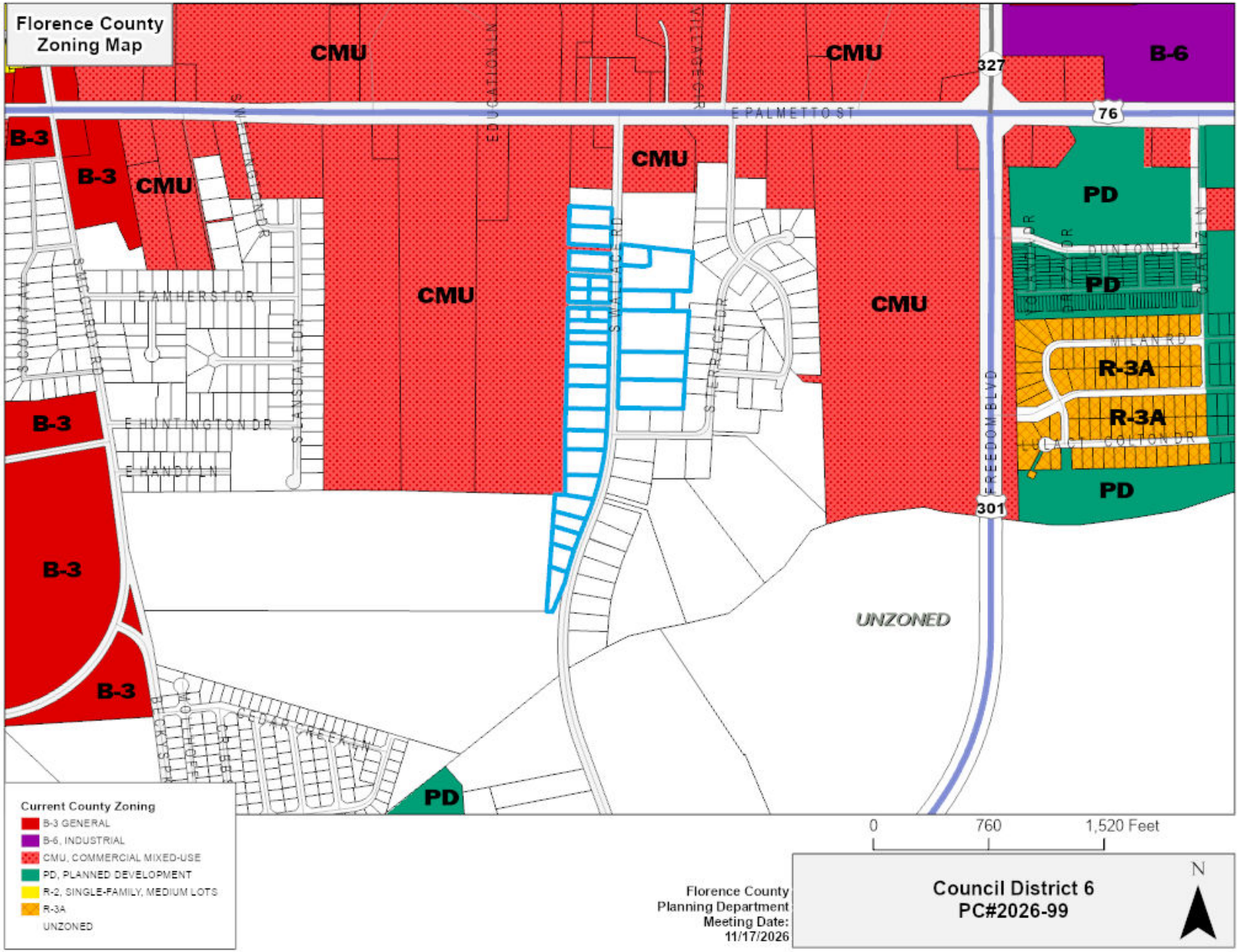
PC#2026-99

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

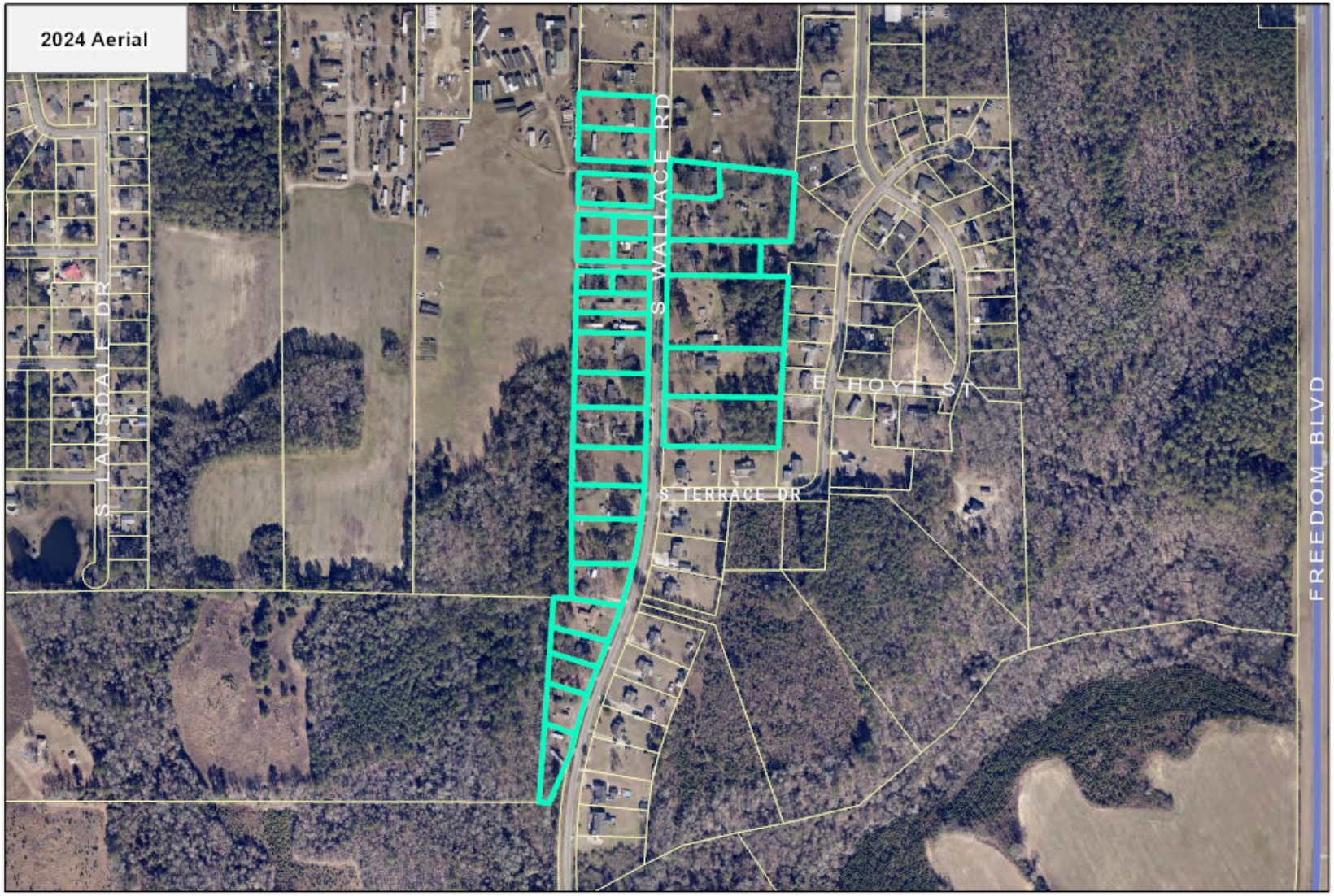
PC#2026-99 Location Map



PC#2026-99 Zoning Map



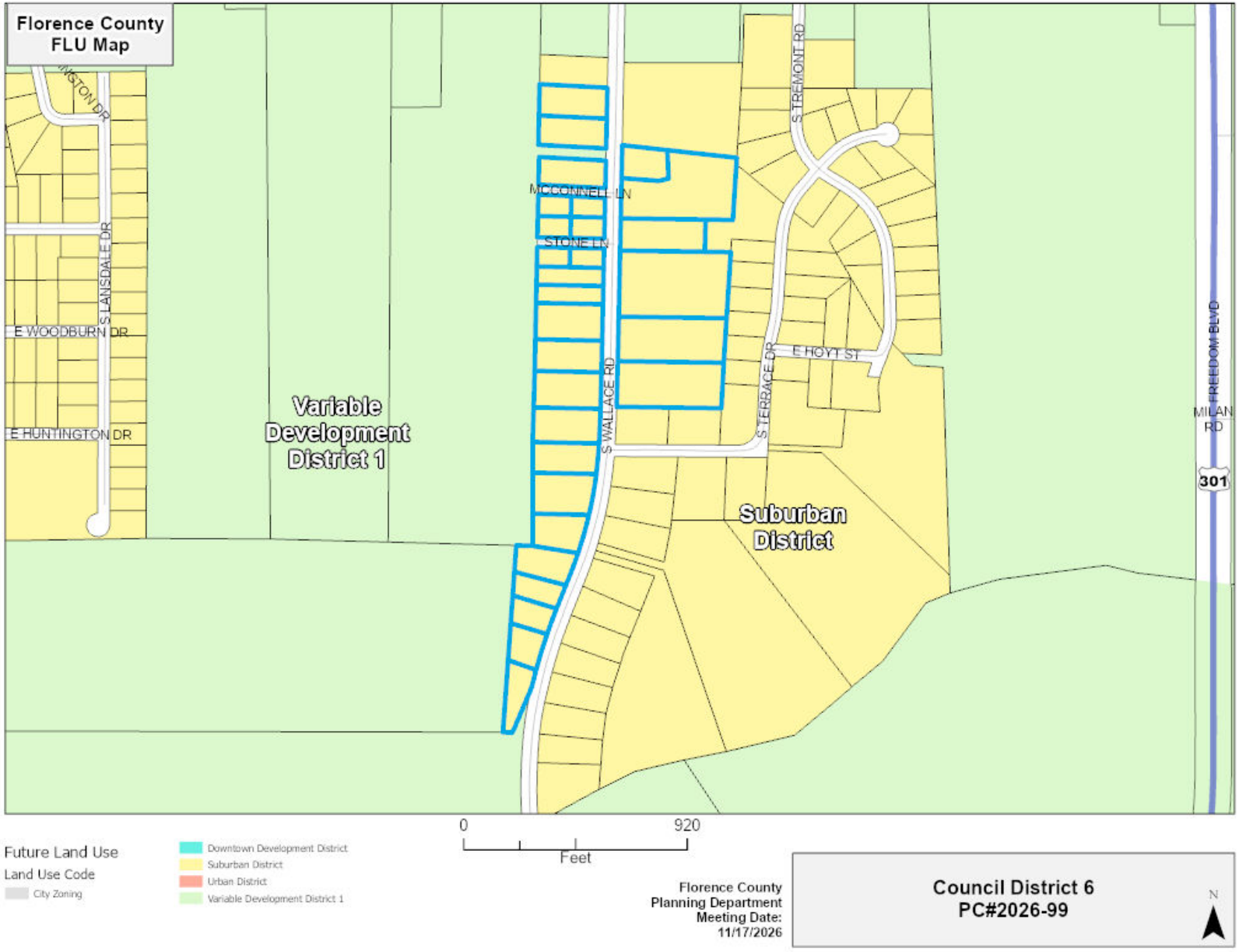
PC#2026-99 Aerial Map



Florence County
Planning Department
Meeting Date:
11/17/2026

Council District 6
PC#2026-99

PC#2026-99 Comprehensive Plan Map



PC#2026-99 Subject Properties



90165-01-025



90166-01-003



90165-02-004



90166-01-002



90166-01-008



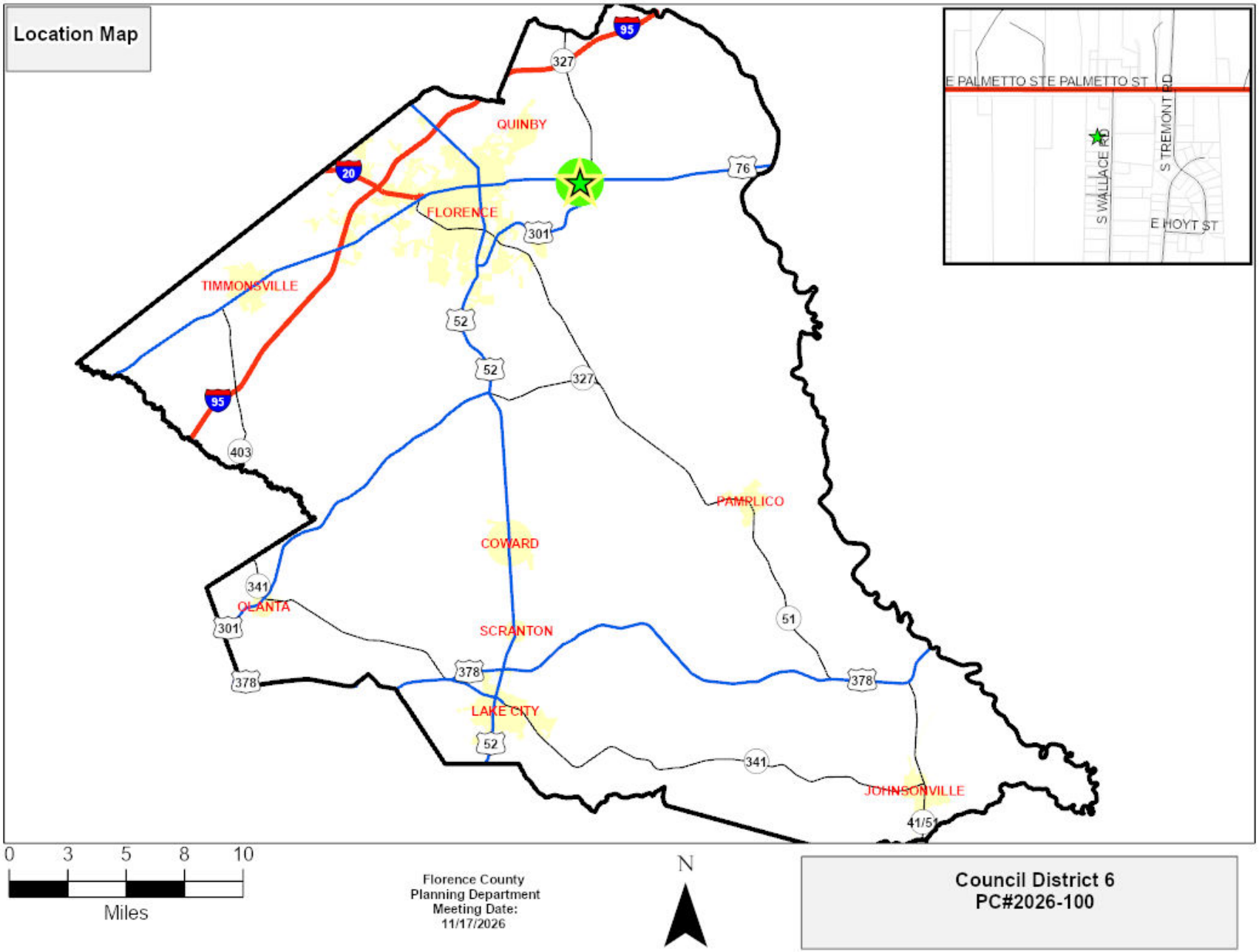
90166-01-007

Comments/Questions

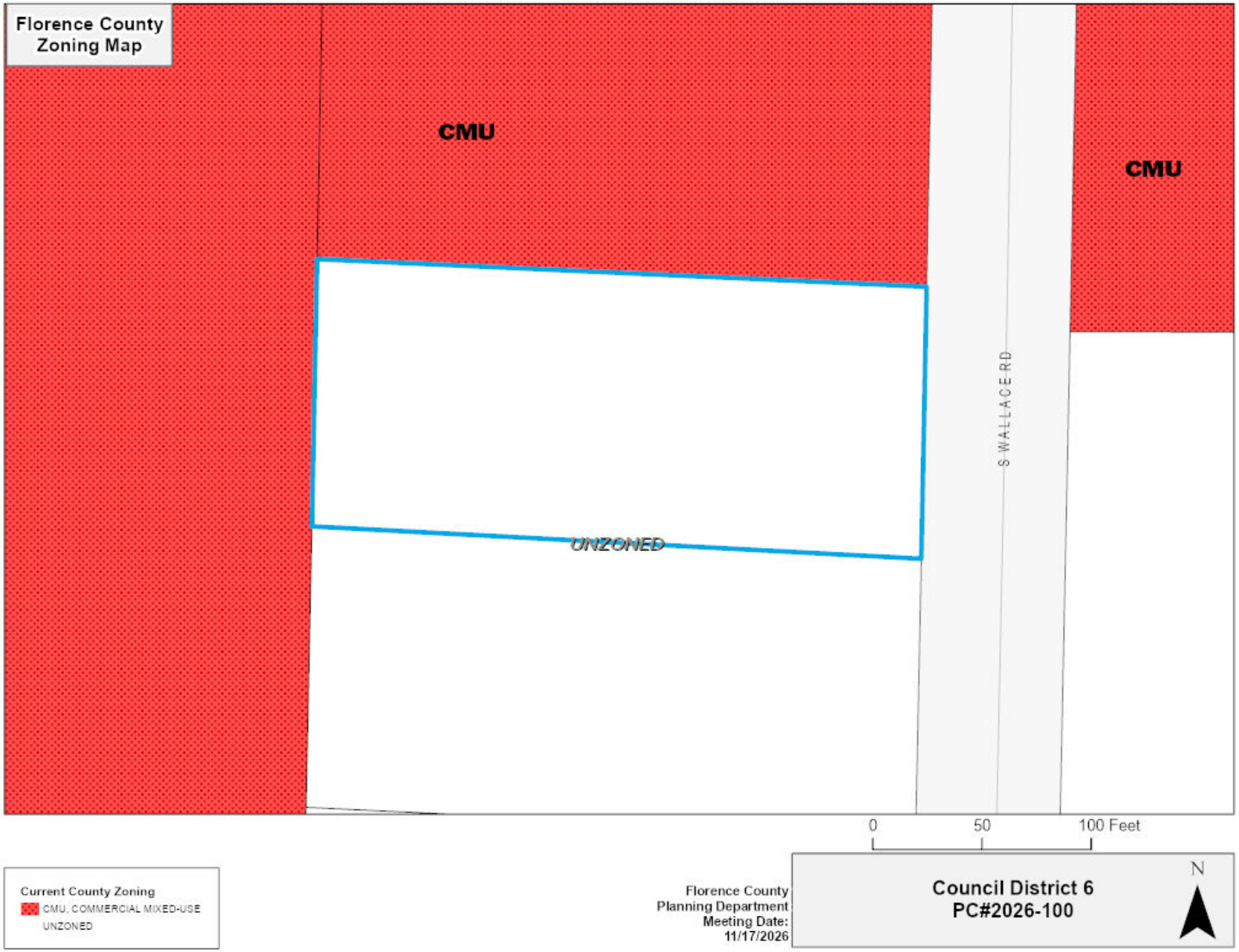
PC#2026-100

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90165-01-019
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

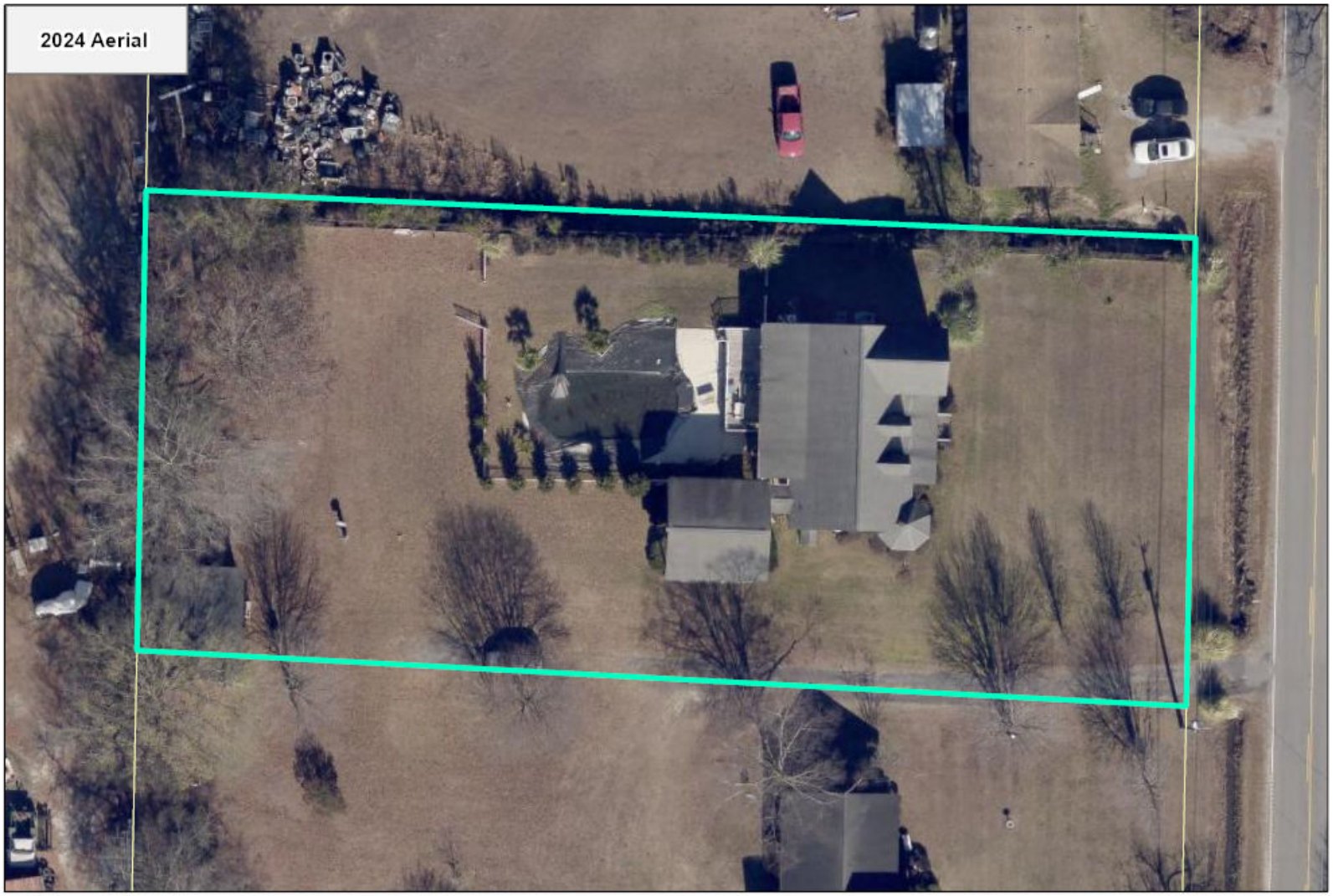
PC#2026-100 Location Map



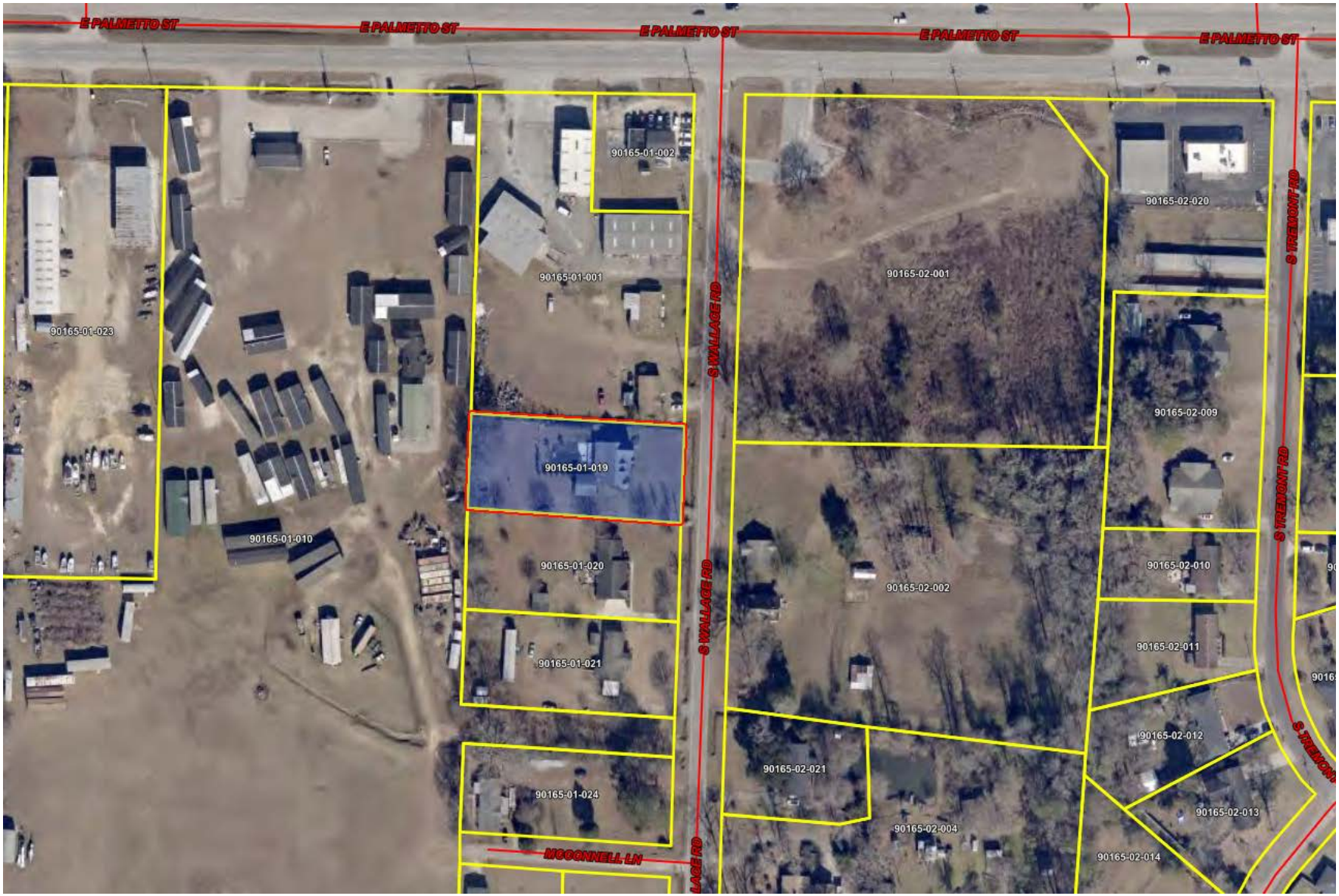
PC#2026-100 Zoning Map



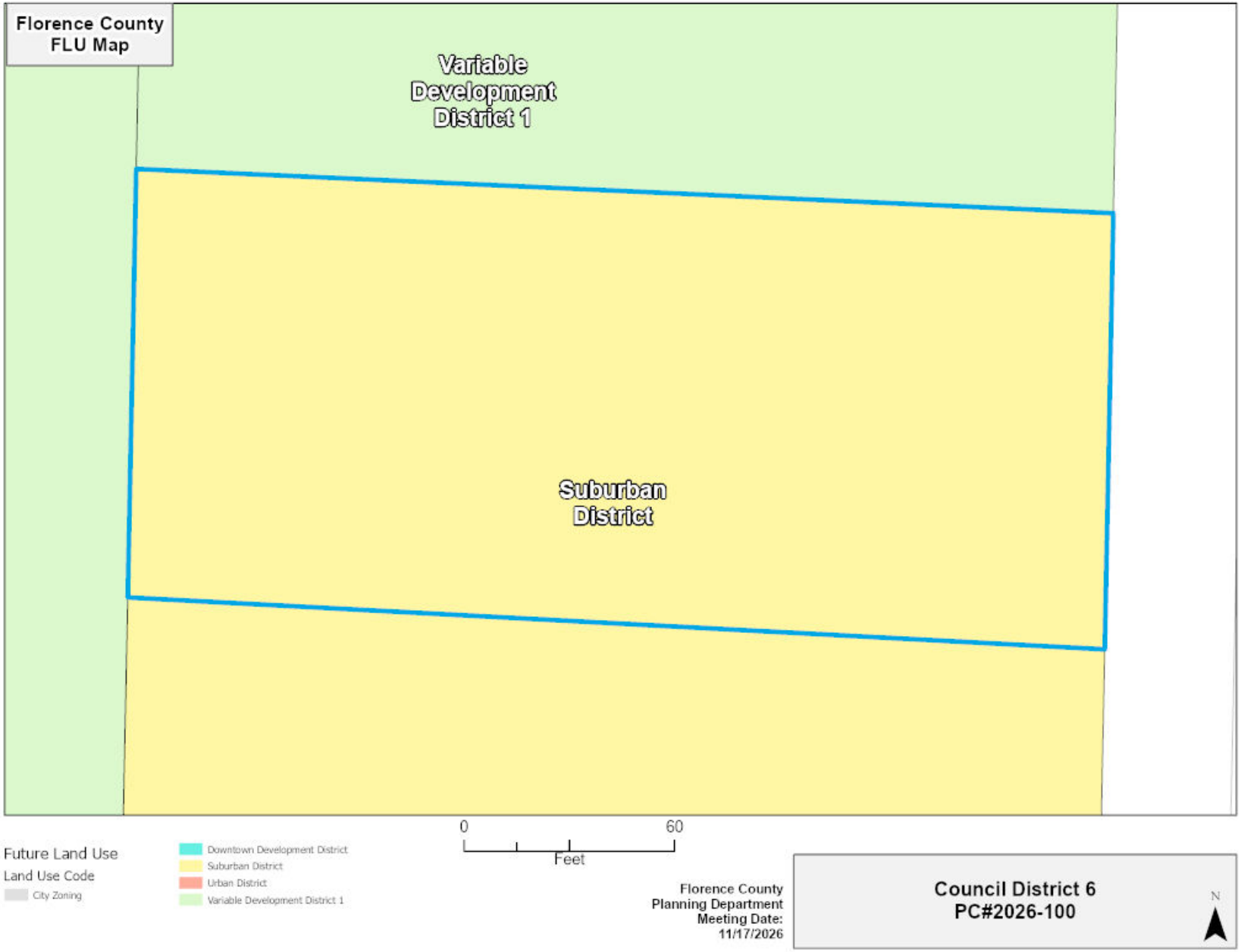
PC#2026-100 Aerial Map



PC#2026-100 Zoomed Out Map



PC#2026-100 Comprehensive Plan Map



PC#2026-100 Subject Property

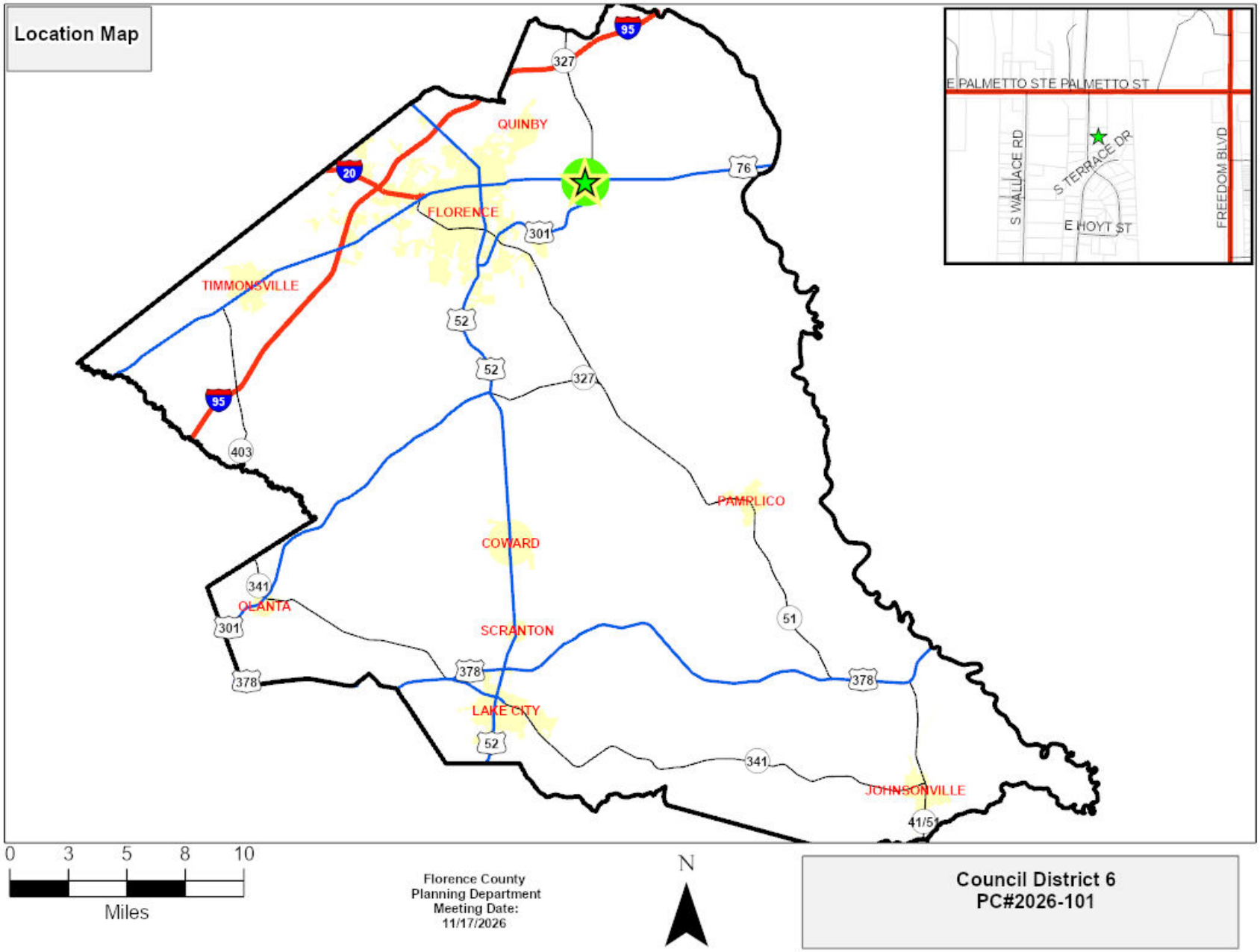


Comments/Questions

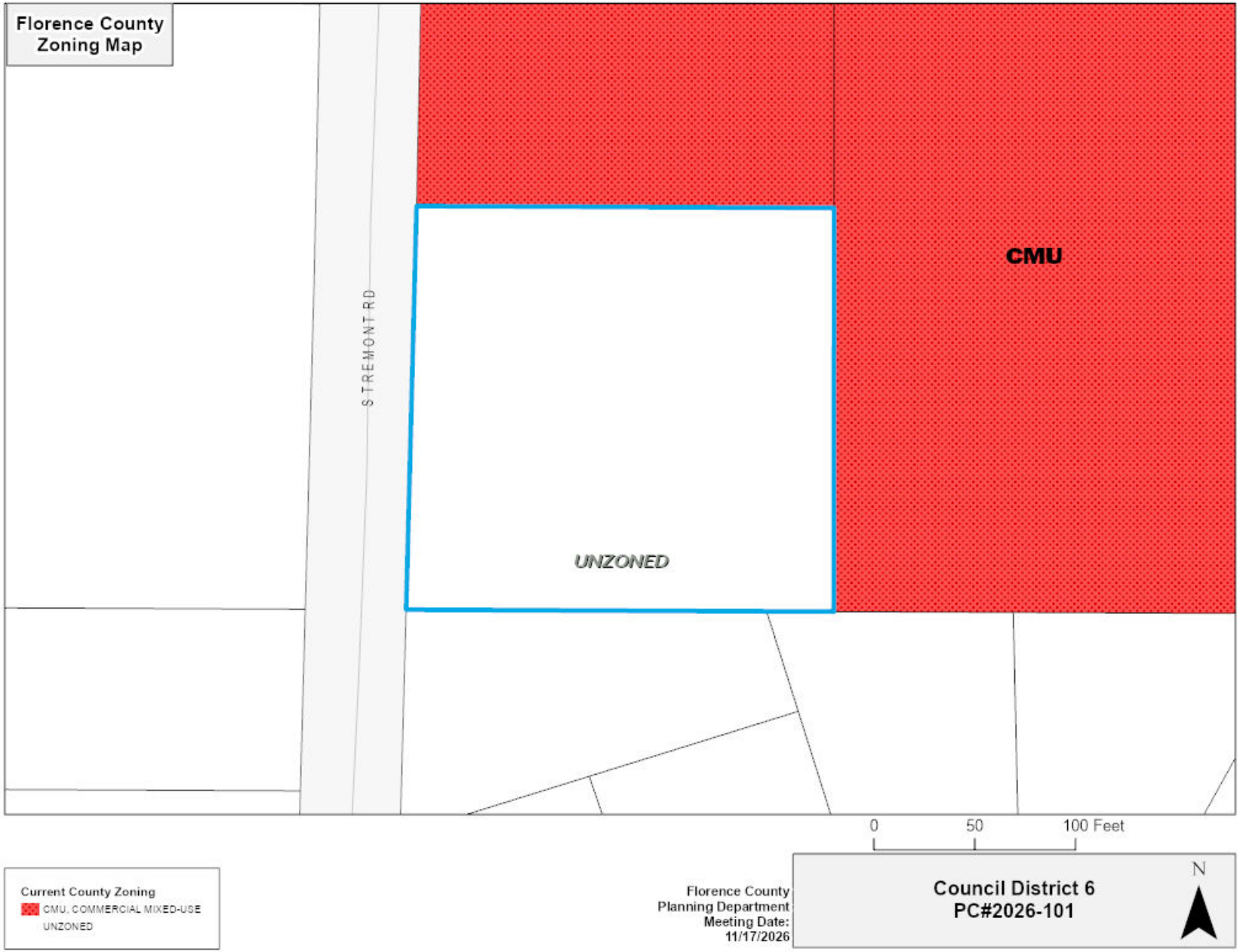
PC#2026-101

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90165-03-019
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

PC#2026-101 Location Map



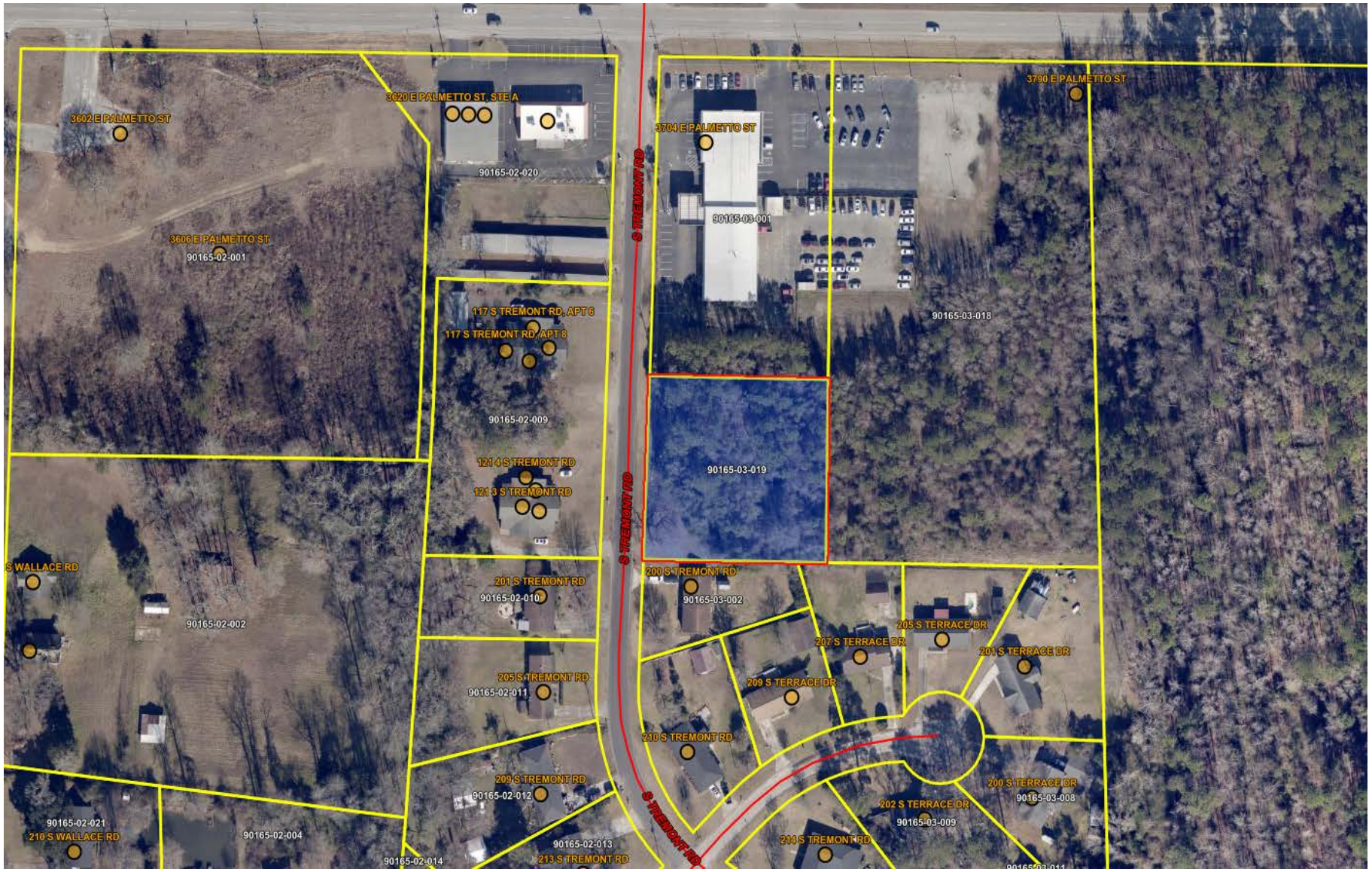
PC#2026-101 Zoning Map



PC#2026-101 Aerial Map



PC#2026-101 Zoomed Out Map



PC#2026-101 Comprehensive Plan Map



PC#2026-101 Subject Property

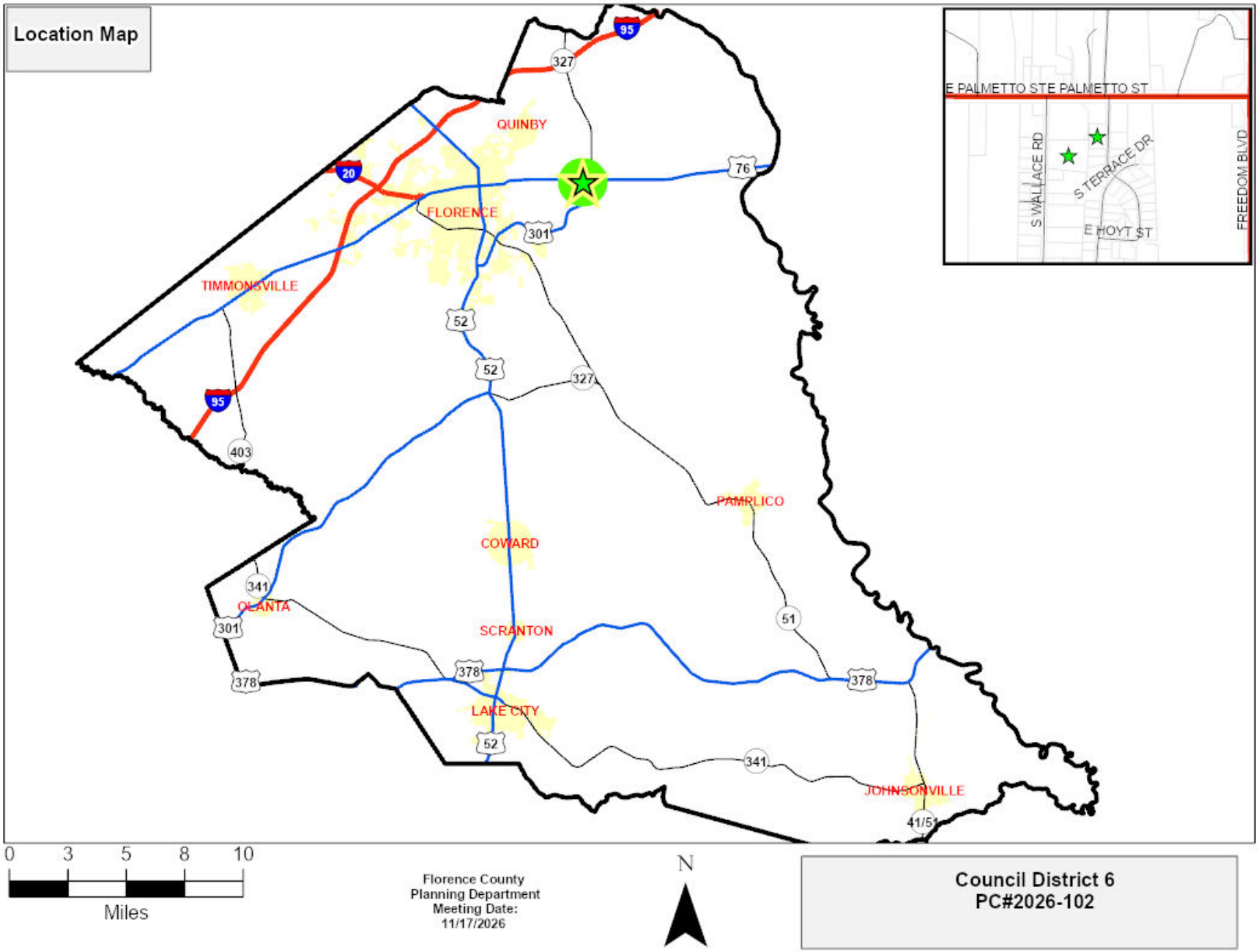


Comments/Questions

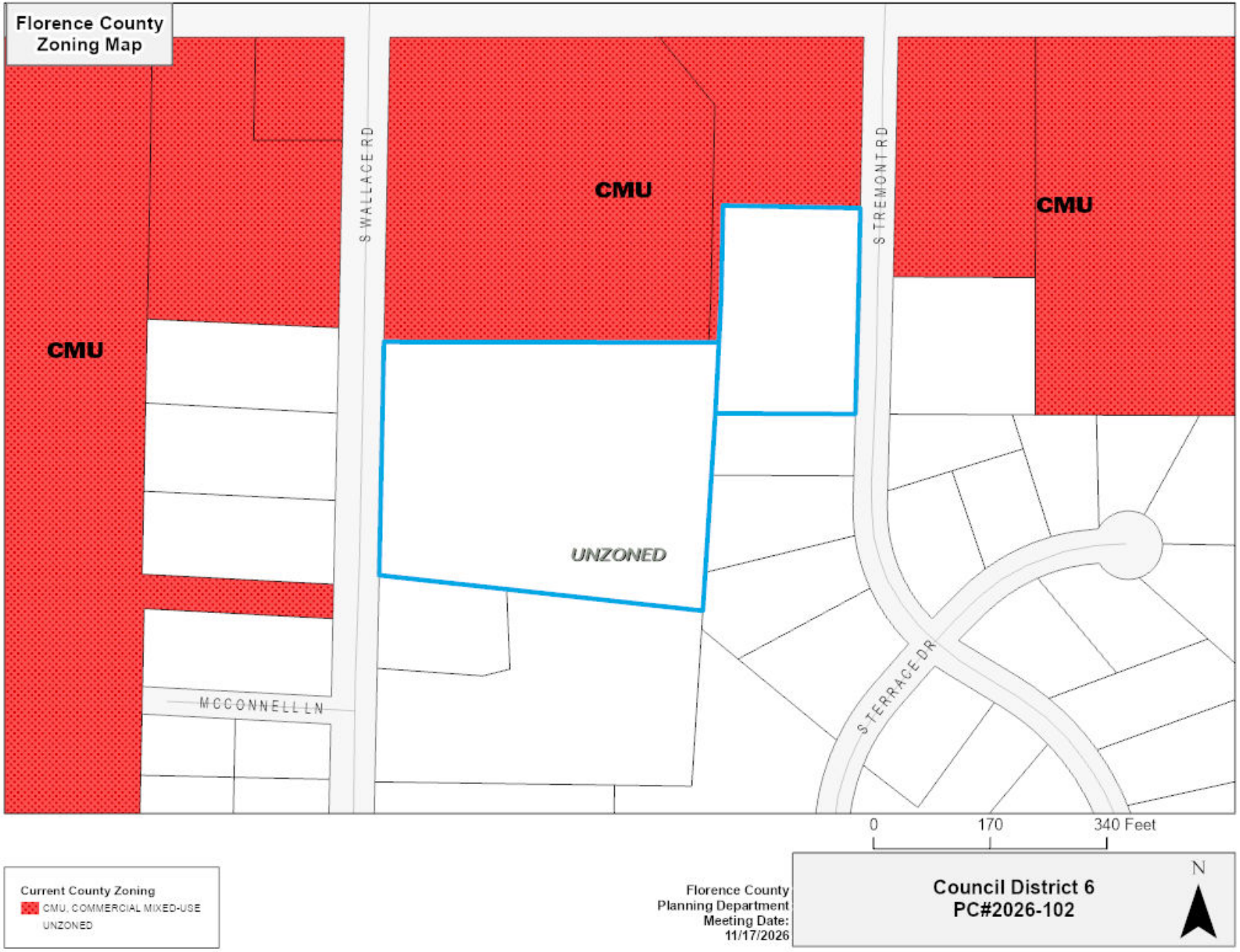
PC#2026-102

SUBJECT:	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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90165-02-002, 90165-02-009
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

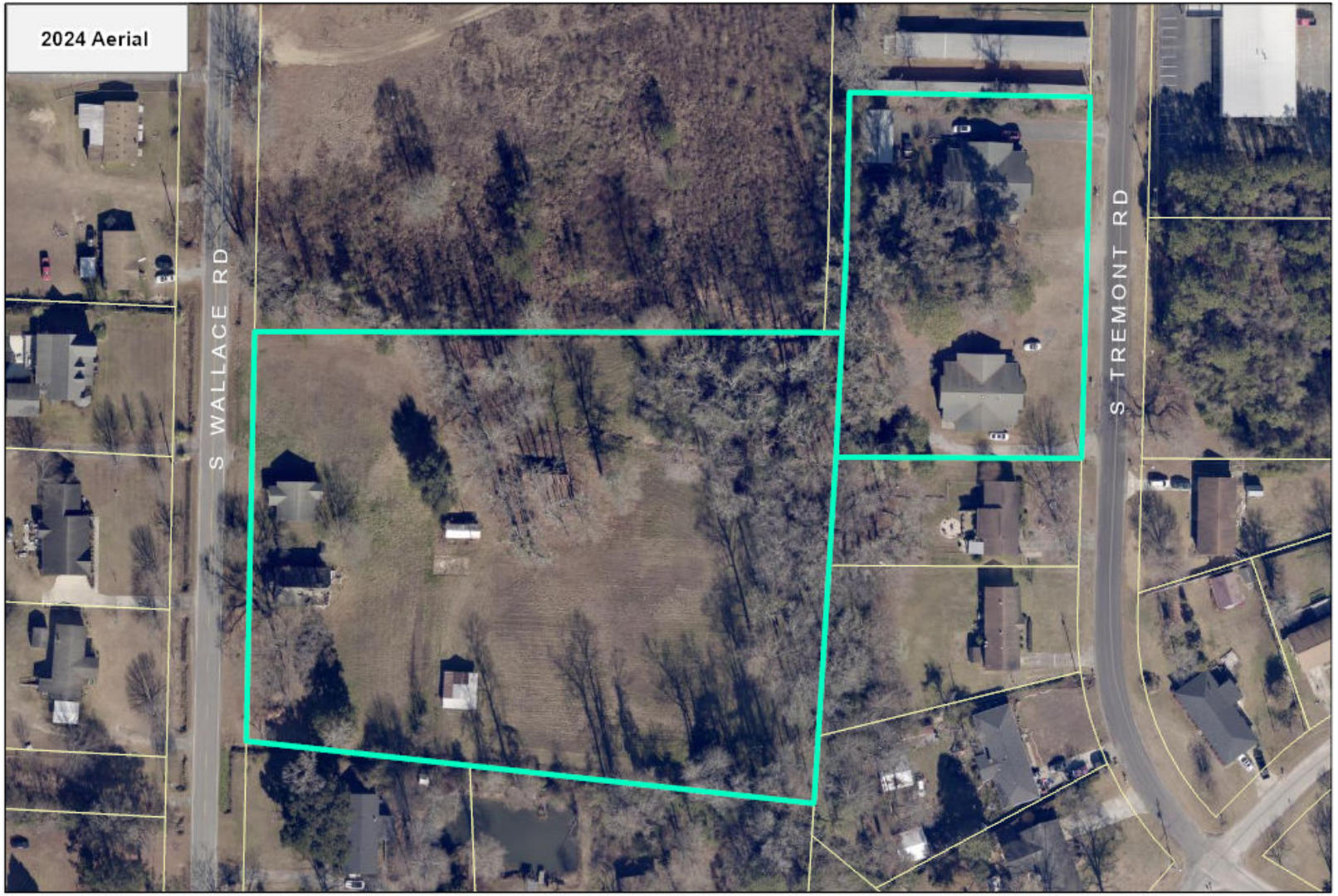
PC#2026-102 Location Map



PC#2026-102 Zoning Map



PC#2026-102 Aerial Map



PC#2026-102 Subject Properties



90165-02-009



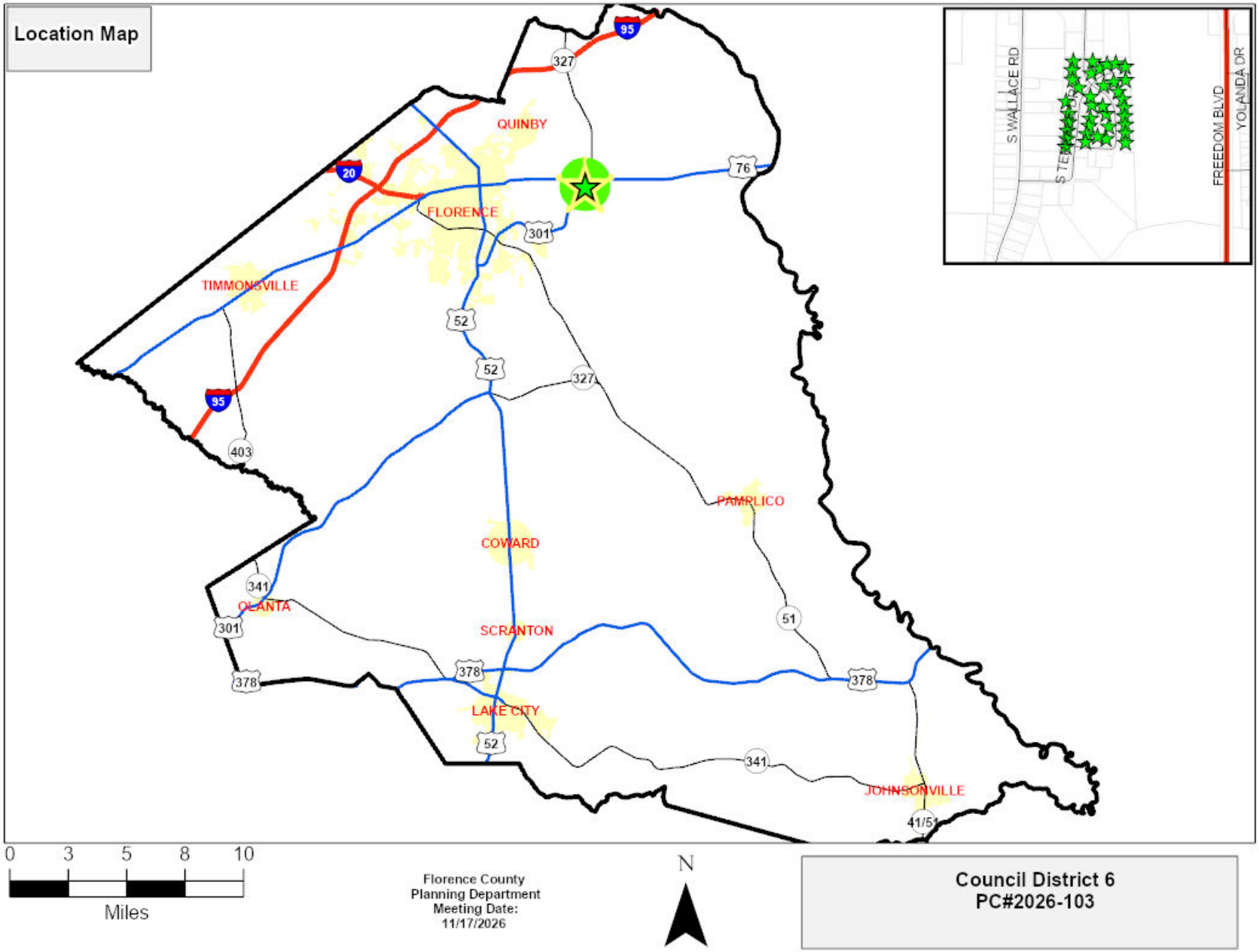
90165-02-002

Comments/Questions

PC#2026-103

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

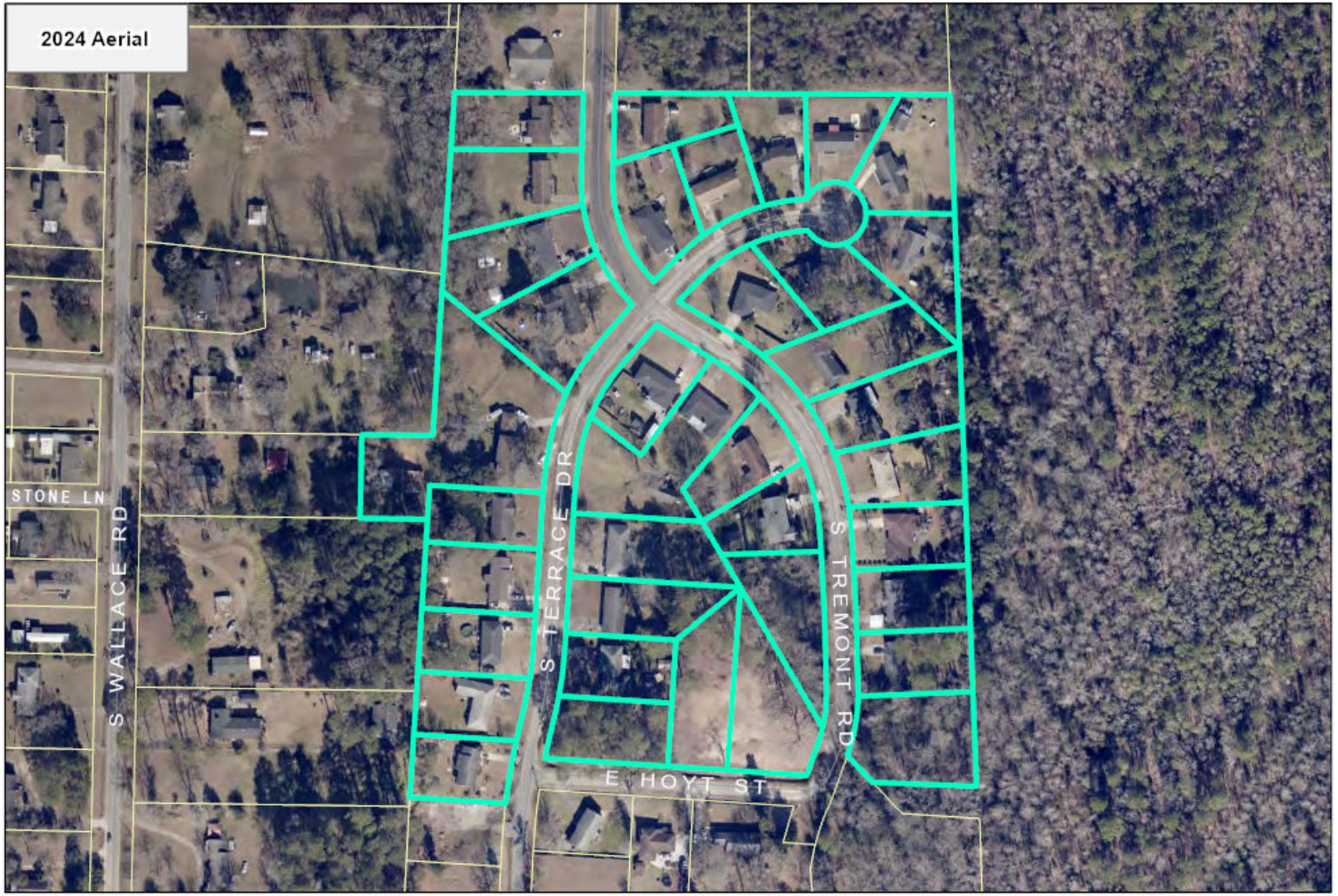
PC#2026-103 Location Map



PC#2026-103 Zoning Map



PC#2026-103 Aerial Map



Florence County
Planning Department
Meeting Date:
11/17/2026

Council District 6
PC#2026-103

PC#2026-103 Subject Properties



90165-04-012



90165-02-015



90165-03-015



90165-04-001



90165-03-008



90165-02-011

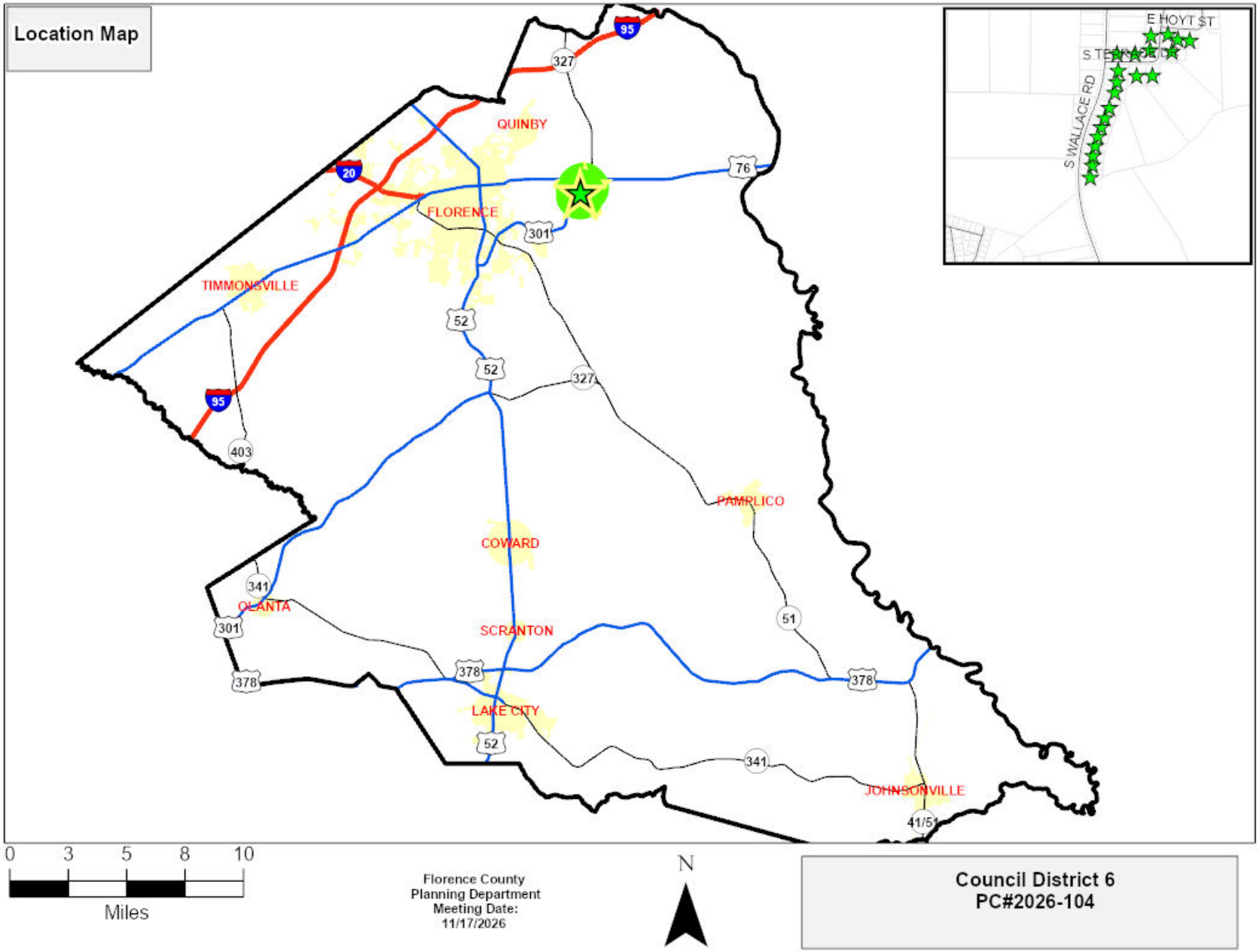
Comments/Questions



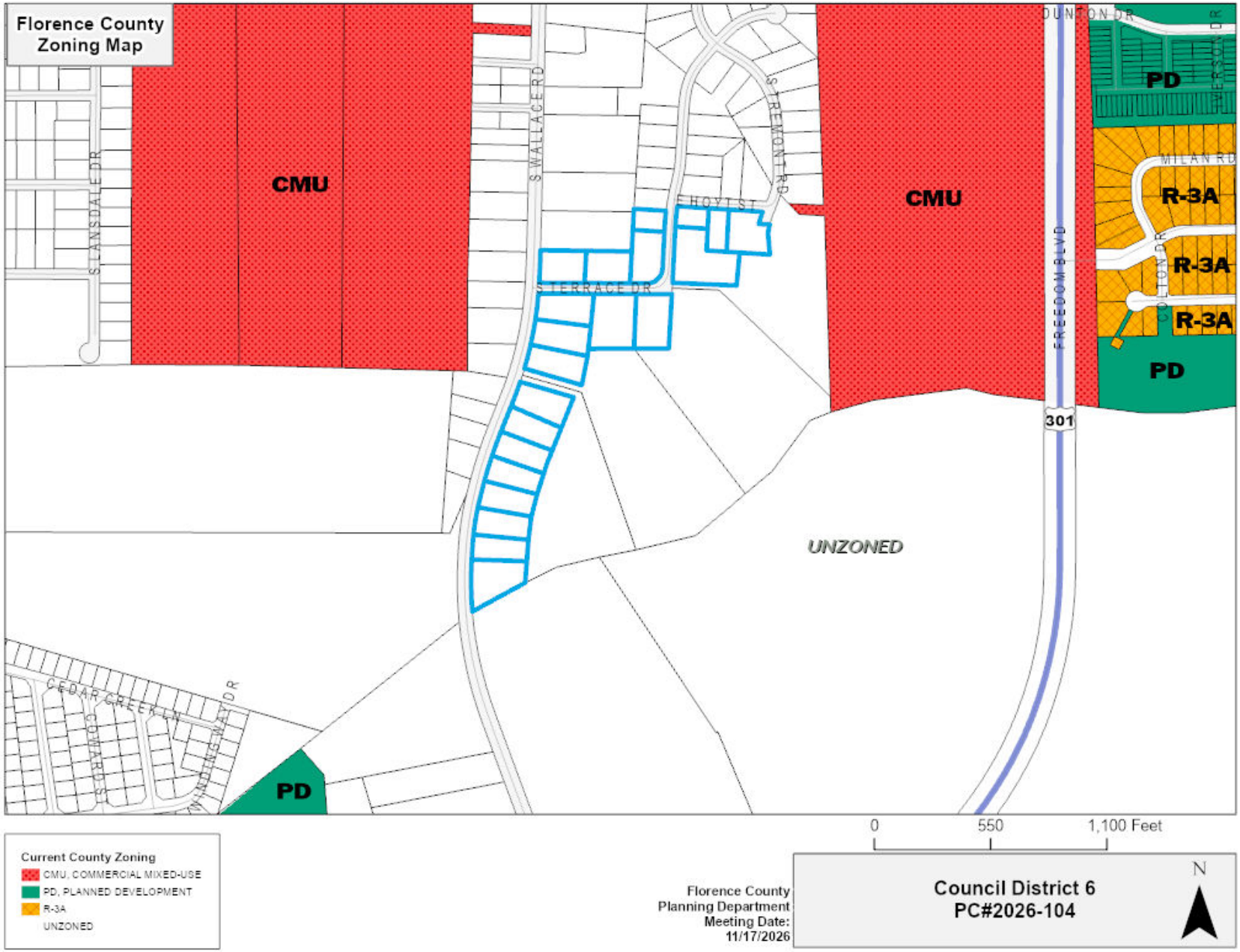
PC#2026-104

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

PC#2026-104 Location Map



PC#2026-104 Zoning Map



PC#2026-104 Aerial Map



PC#2026-104 Subject Properties



90165-03-027



90166-03-011



90166-03-023



90166-02-002



90166-03-012



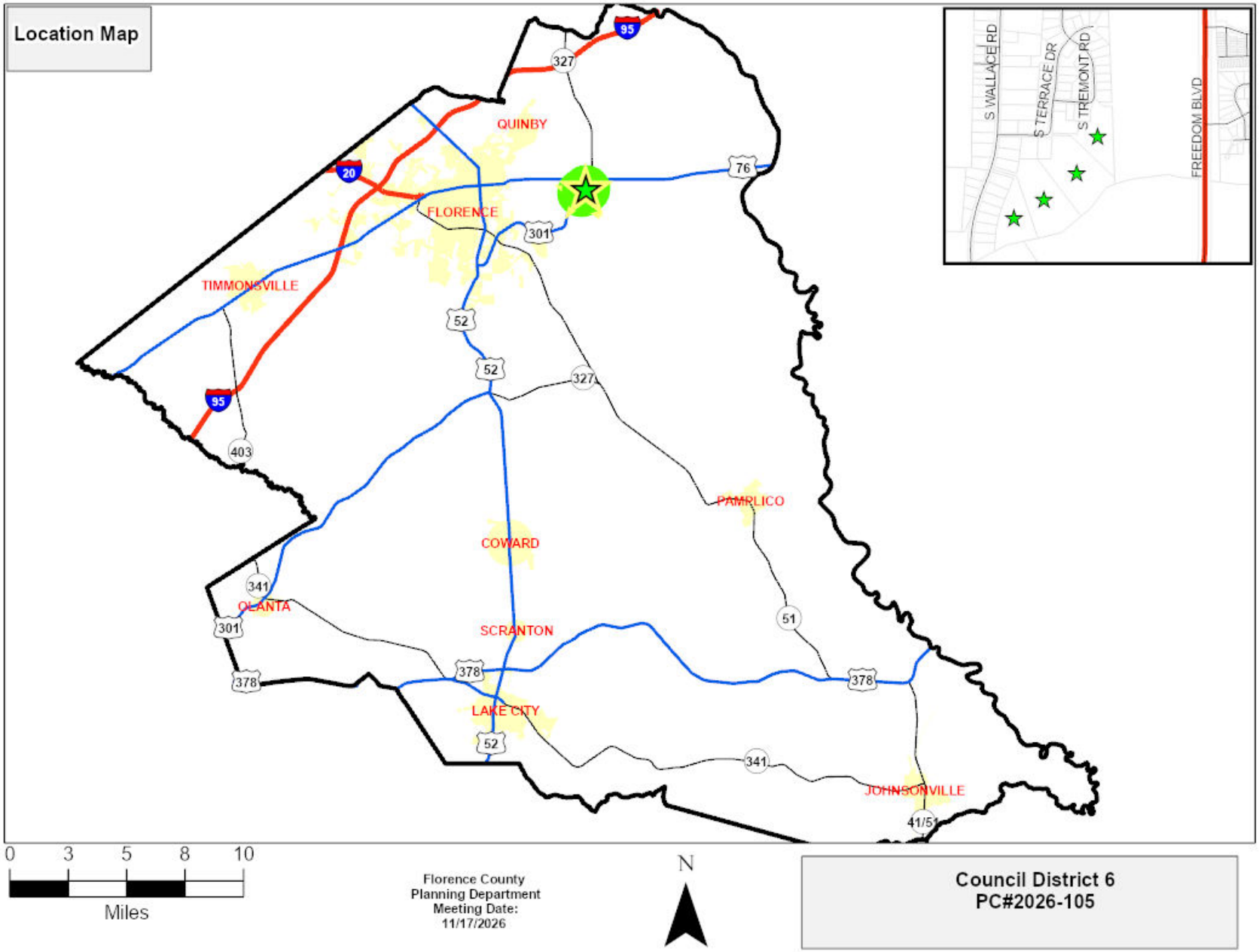
90166-03-003

Comments/Questions

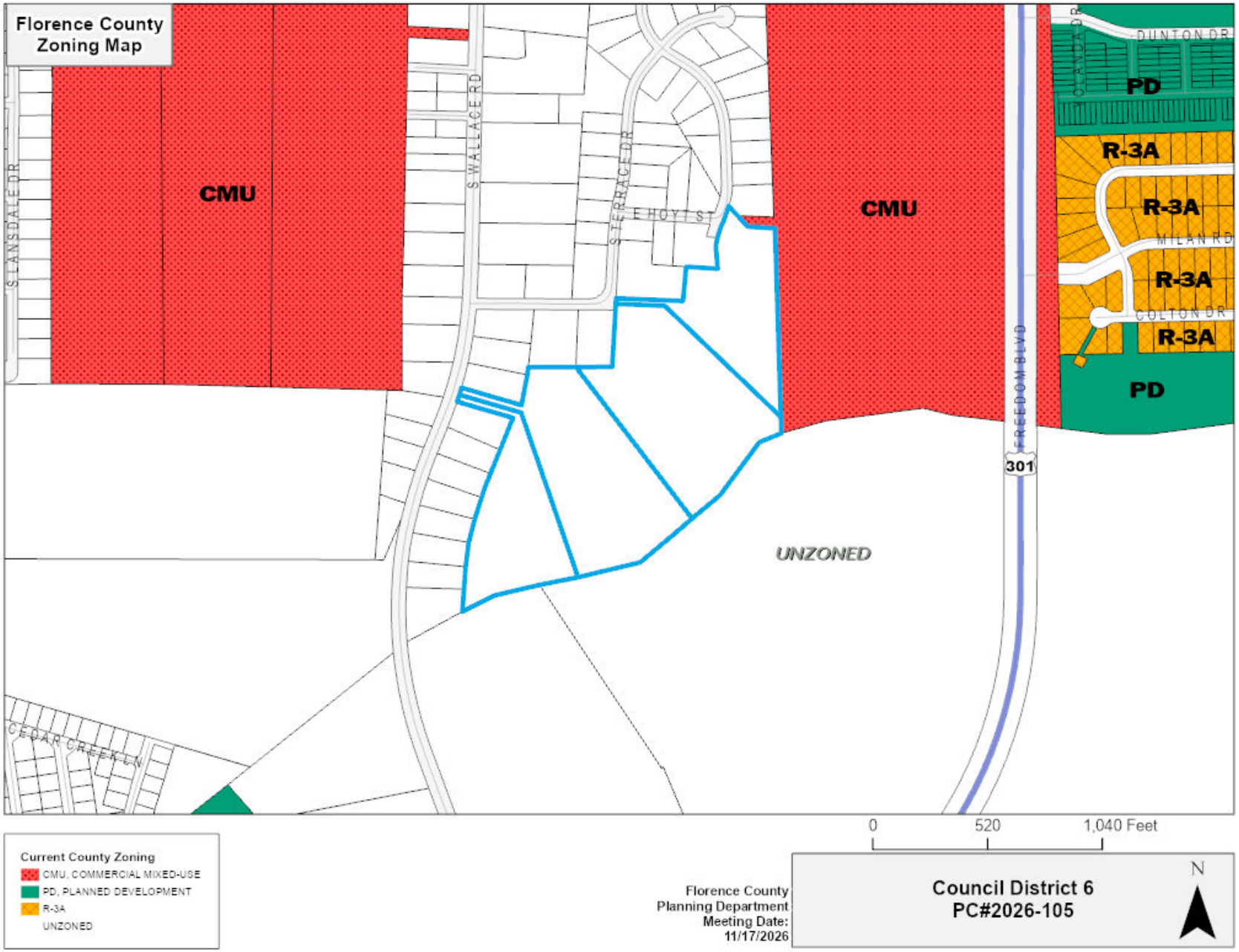
PC#2026-105

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 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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90166-03-016, 90166-03-017, 90166-03-019, 90166-03-020
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

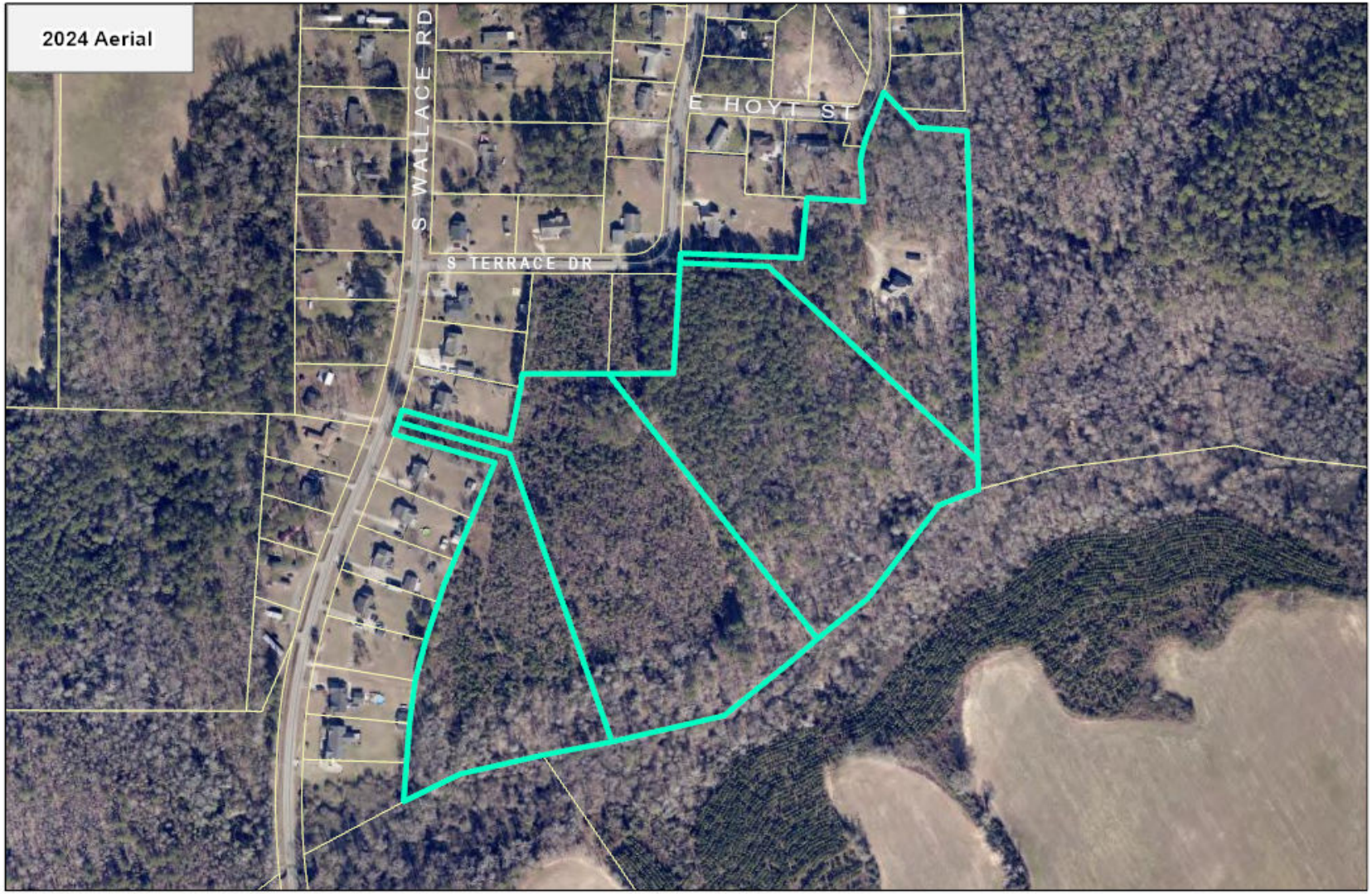
PC#2026-105 Location Map



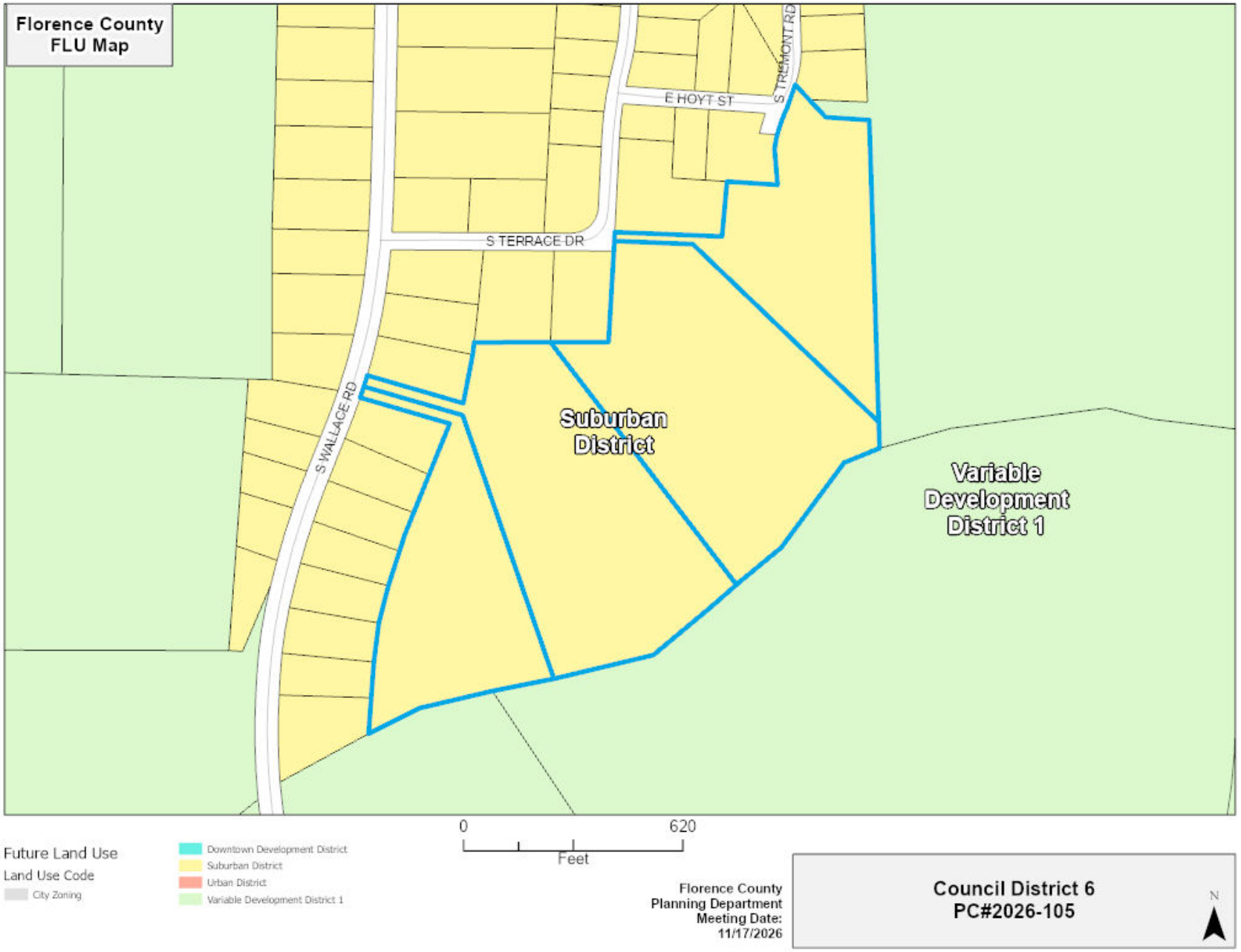
PC#2026-105 Zoning Map



PC#2026-105 Aerial Map



PC#2026-105 Comprehensive Plan Map



PC#2026-105 Subject Properties



90166-03-020 & 90166-03-019



90166-03-017



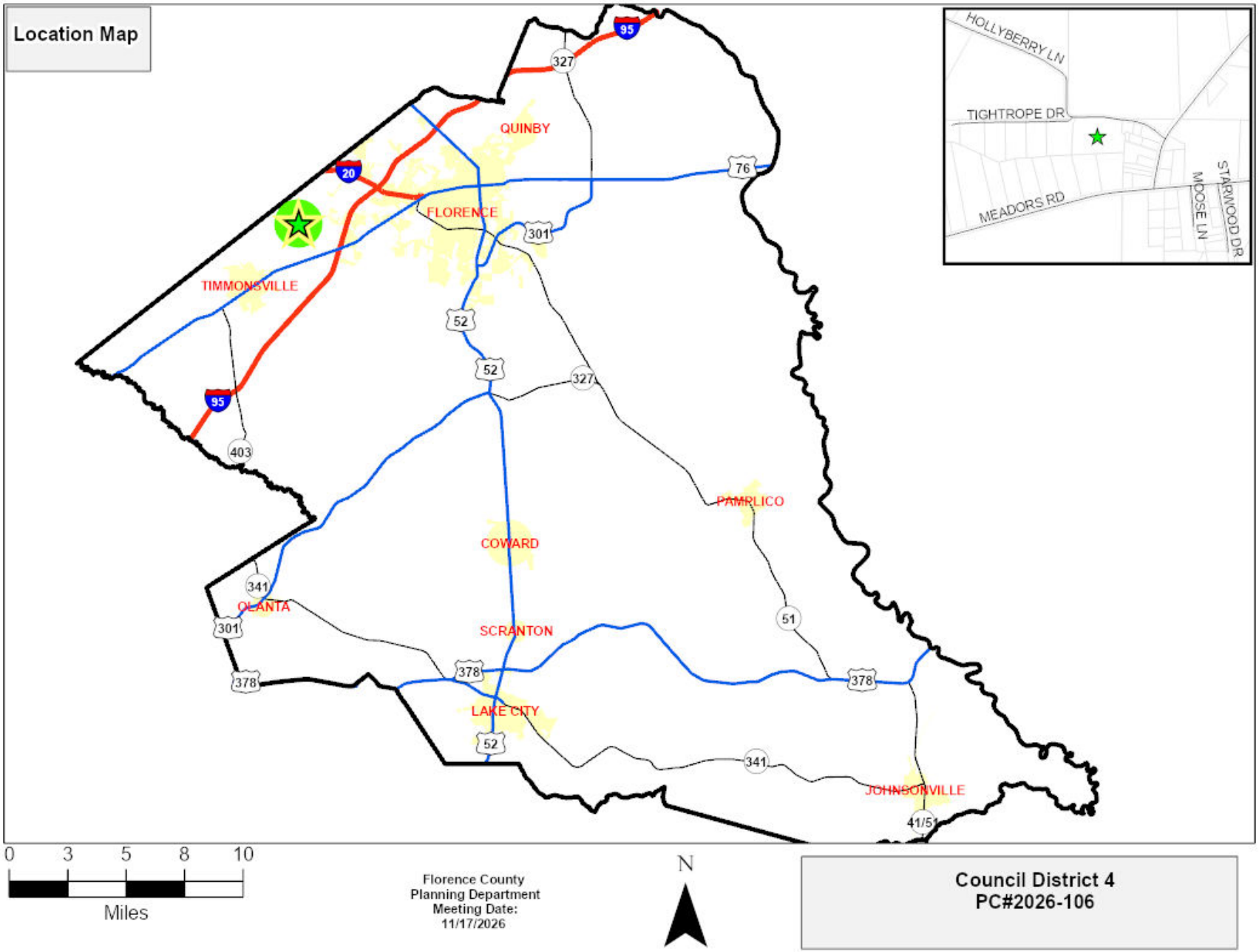
90166-03-016

Comments/Questions

PC#2026-106

SUBJECT:	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.
LOCATION:	Hollyberry Lane, Florence, South Carolina
TAX MAP NUMBERS:	00052, Block 04, Parcel 096
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	Hannah V. Boswell & Timothy D. Boswell
APPLICANT:	Derrick Owens
ZONING/LAND AREA:	RU-1 /Approximately 6.02 acres
WATER/SEWER AVAILABILITY:	City of Florence Water/ No Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATIONS:	RU-1

PC#2026-106 Location Map



PC#2026-106 Zoning Map



PC#2026-106 Aerial Map



PC#2026-106 Sketch Plan

Site Data	
Tax Map #	00052-04-096
Zoning District	RU-1
Total Lot Area	6.00 acres
Minimum Lot Size	15000 sq. ft.
Minimum Lot Width	100'
Total Lot Count	12
Wastewater Treatment	Septic
Required Setbacks:	
Front (25' variance requested for front setbacks)	35'
Rear	30'
Side	10'
Bufferyard Requirement	none
Subdivision Name	Blackberry
Existing Use	Vacant
Proposed Use	Residential



are shown on this plan
approval by the Board of
If the 25' front setback
pproved, then the setback
standard front setback
pplicable zoning.

Hollyberry Lane (existing county maintained dirt road)

water line and services in ROW

mail kiosk

water line and services in ROW

mail kiosk

hollyberry address this lot

hollyberry address this lot

hollyberry address this lot

1 18,348 SQ.FT.

2 17,361 SQ.FT.

3 17,726 SQ.FT.

4 17,797 SQ.FT.

5 16,670 SQ.FT.

6 16,915 SQ.FT.

6 17,043 SQ.FT.

8 20,430 SQ.FT.

9 16,836 SQ.FT.

10 17,402 SQ.FT.

11 16,815 SQ.FT.

12 19,393 SQ.FT.

Broom Sedge Lane 365' long Privately Maintained by HOA

proposed gravel road

Indiangrass Lane 249' long Privately Maintained by HOA

proposed gravel road

Greymorr Real Estate, LLC
Tax Map #0052-04-020

Timothy and Hannah Boswell
Tax Map #0052-04-108

Webster & Tanya Gibson
Tax Map #0052-04-095

Travis & Farrah Nichols
Tax Map #0052-04-101

setback lines (typ)

4" compacted macadam sloped for drainage and designed

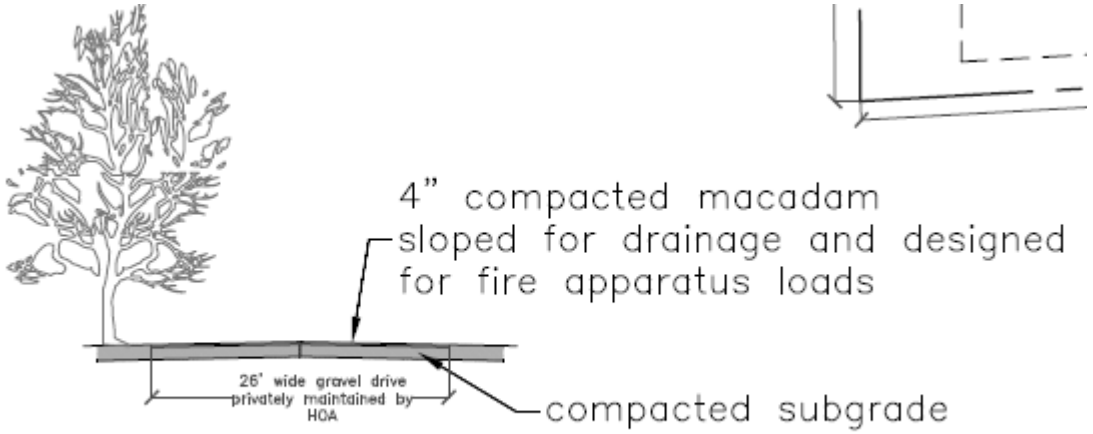
'Blackberry' small lot development concept

Contact Informa
Derrick Owe
1565 Weaver St.
Timmonsville, 2916

PC#2026-106 Sketch Plan Notes

Site Data	
Tax Map #	00052-04-096
Zoning District	RU-1
Total Lot Area	6.00 acres
Minimum Lot Size	15000 sq. ft.
Minimum Lot Width	100'
Total Lot Count	12
Wastewater Treatment	Septic
Required Setbacks:	
Front	35'
(25' variance requested for front setbacks)	
Rear	30'
Side	10'
Bufferyard Requirement	none
Subdivision Name	Blackberry
Existing Use	Vacant
Proposed Use	Residential

notes:
25' front setbacks are shown on this plan but are subject to approval by the Board of Zoning Appeals. If the 25' front setback variance is not approved, then the setback shall revert to the standard front setback required by the applicable zoning.



Typical Road Section

PC#2026-106 Subject Property



PC#2026-106 Adjacent Properties



POV: North of the subject property off of Hollyberry Lane



POV: West of the subject property off of Hollyberry Lane and Tightrope Drive



POV: East of the subject property off of Hollyberry Lane



POV: South of the subject property off of Meadors Road

Comments/Questions

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.

IV. Other Business

V. Director's Report:

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

VI. Adjournment

THANK YOU FOR ATTENDING!