The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and the back entrance of the City-County Complex and on the information board at the entrance of the Planning, Zoning and Building Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes
   - Meeting of August 27, 2013

III. Public Hearings

   Comprehensive Plan Map Amendment:
   PC#2013-13 Comprehensive Plan Map Amendment requested by Anthony Shields to change the Land Use Map designation for property located at 303 Honda Way, Timmonsville, SC as shown on Florence County Tax Map No. 70018, Block 01, Parcel 002 from SD, Suburban Development to CGP, Commercial Growth and Preservation. (Yellow)

   Map Amendment:
   PC#2013-14 Map Amendment requested by Anthony Shields to change the zoning district designation for property located at 303 Honda Way, Timmonsville, SC as shown on Florence County Tax Map No. 70018, Block 01, Parcel 002 from R-3, Single-Family Residential District to B-3, General Commercial District. (Gray)

IV. Requests for Plat/Plan Approval:

   None
V. Other Business:

None

VI. Director’s Report:

• Summary Plats

• Building Reports

VII. Executive Session (if needed)

VIII. Adjournment
PC#2013-13

- **SUBJECT:** Comprehensive Plan Map Amendment to change the Land Use Map designation for properties in Florence County located in Timmonsville, SC from Suburban Development to Commercial Growth and Preservation.

- **LOCATION:** 303 Honda Way

- **TAX MAP NUMBER:** 70018, Block01, Parcels 002

- **COUNCIL DISTRICT(S):** 4; County Council

- **APPLICANT:** Anthony Shields

- **LAND AREA:** 1 parcels, approximately 1.01 acres
PC#2013-13-Aerial Map
PC#2013-13-Comprehensive Plan Map
PC#2013-13-Staff Analysis

• STAFF ANALYSIS:

The property is currently designated as Suburban Development according to the Comprehensive Plan Land Use Map.

The applicant is proposing to change the designation to Commercial Growth and Preservation.

Staff’s Justification/ Reason for the proposed amendment is to recognize substantial change and changing conditions or circumstances in a particular locality.
PC#2013-13
Staff Recommendation
Approve as submitted.
PC#2013-14

• **SUBJECT:** Rezoning request from R-3, Single-Family Residential District to B-3, General Commercial District

• **LOCATION:** Property is located at 303 Honda Way, Timmonsville, SC

• **TAX MAP NUMBER:** 70018, Block 01, Parcels 0002

• **COUNCIL DISTRICT(S):** 4; County Council

• **OWNER OF RECORD:** Theo Strother c/o Anthony Shields
PC#2013-14-Cont’d.

- **APPLICANT:** Anthony Shields
- **LAND AREA:** 1.01 Acres
- **WATER /SEWER AVAILABILITY:** These services are provided by the Town of Timmonsville.
- **ADJACENT WATERWAYS/ BODIES OF WATER:** There does not appear to be any waterway/body of water adjacent to the property.
- **FLOOD ZONE:** The property is not located in a flood zone.
PC#2013-14-Comprehensive Plan

Map

Florence County
Comprehensive Land Use Plan Map

Legend
LU Code
RP
VR
UD
TGP
SD
CGP
RGP
RUP
PF
FHD

Map Prepared by: RWE
Copyright 2013: Florence County Planning
& Building Inspections Department
Geographic Information Systems
09/23/2013

COUNTY COUNCIL DISTRICT(S): 4
PC#2013-14
PC#2013-14-Public Hearing Notice

Florence County Planning Commission
Public Meeting
Tuesday, September 24, 2013 @ 6:30 p.m.
City-County Complex, Room 803, located
at 180 N. Irby St., Florence
PC#2013-13 Land Use Map designation
change from SD, Suburban Development
to CGP, Commercial Growth and
Preservation

&
PC#2013-14 Rezoning from R-3,
Single-Family Residential District to B-3,
General Commercial District.
For information please
call (843) 676-8600.
PC#2013-14-Background

Site Photograph of Property

Staff Analysis

Existing Land Use and Zoning:
The subject property is a vacant convenience store and zoned R-3, Single-Family Residential District.

Proposed Land Use and Zoning:
The proposal is to rezone the subject property to B-3, General Commercial District, for future Commercial Opportunities.
PC#2013-14
Site Photograph-North of Property

Surrounding Land Use and Zoning:
North: Industrial/RU-1 /Town of Timmonsville
PC#2013-14-Site Photograph-South of Property

Surrounding Land Use and Zoning:
South: Vacant/R-3/Town of Timmonsville
PC#2013-14
Site Photograph-East of Property

Surrounding Land Use and Zoning:
East: Commercial Business/R-3/Town of Timmonsville
Surrounding Land Use and Zoning:
West: Commercial Business/B-3/Town of Timmonsville
PC#2013-14
Site Photograph-West of Property

Surrounding Land Use and Zoning:
West: Commercial Business/B-3/Town of Timmonsville
PC#2013-14-Background Cont’d

• **Staff Analysis (cont’d)**

Transportation Access and Circulation:
Present access to the property is by way of Honda Way.

Traffic Review:
The rezoning of these properties will not have an effect on traffic flow for the area.
Currently, the subject property is located in a Suburban Development area according to the Comprehensive Plan Land Use Map. The applicant has requested to rezone this property from R-3 to B-3. The request for the zoning amendment to a B-3 does not presently comply with the Land Use Element's designation for the subject property.

However, staff is moving forward with the request to amend the current land use designation to Commercial Growth and Preservation to comply with the Comprehensive Plan Land Use Map and to coordinate with the existing land uses surrounding this area. When the amendment is approved for the land use designation change, the zoning amendment of the subject property from R-3 to B-3 will be in compliance.
PC#2013-14
Chapter 30-Zoning Ordinance

B-3, General Commercial District: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and larger region in which it holds a central position.
PC#2013-14
Staff Recommendation

Approve as submitted.
Request for Plan/Plan Approval

• None
Other Business

• None
Director’s Report

- Summary Plats

- Building Reports
Executive Session (if needed)

Adjournment