

Staff Assignment Agenda  
Florence County Planning Commission  
Regular Meeting  
Tuesday, October 22, 2013  
6:30 P.M.  
City-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 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 September 24, 2013

III. Public Hearings

Comprehensive Plan Map Amendment:

- PC#2013-15 Comprehensive Plan Map Amendment requested by Tony Cates for JR Lex, LLC on behalf of SBM of Wisconsin, LLC to change the Land Use Map designation for property located on E. Smith St., Timmons ville, SC as shown on Florence County Tax Map No. 00033, Block 04, Parcel 144 from SD, Suburban Development to CGP, Commercial Growth and Preservation.

Map Amendment:

- PC#2013-16 Map Amendment requested by Tony Cates for JR Lex, LLC on behalf of SBM of Wisconsin, LLC to change the zoning district designation for a portion of the property located on E. Smith St., Timmons ville, SC, as shown on the submitted preliminary site plan, of Florence County Tax Map No. 00033, Block 04, Parcel 144, consisting of 1.56 acres from RU-1, Rural Community District to B-3, General Commercial District.

**IV. Requests for Plat/Plan Approval:**

None

**V. Other Business:**

- **Review and Approval of the 2014 Planning Commission Meeting Calendar**

**VI. Director's Report:**

- **Summary Plats**
- **Building Reports**

**VII. Executive Session (if needed)**

**VIII. Adjournment**

# **PC#2013-15**

- **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.
- **TAX MAP NUMBER:** 00033, Block04, Parcel 144
- 
- **COUNCIL DISTRICT(S):** 4; County Council
- **APPLICANT:** Robert A. Cates
- **LAND AREA:** 1 parcels, approximately 5.94 acres

# PC#2013-15-Aerial Map



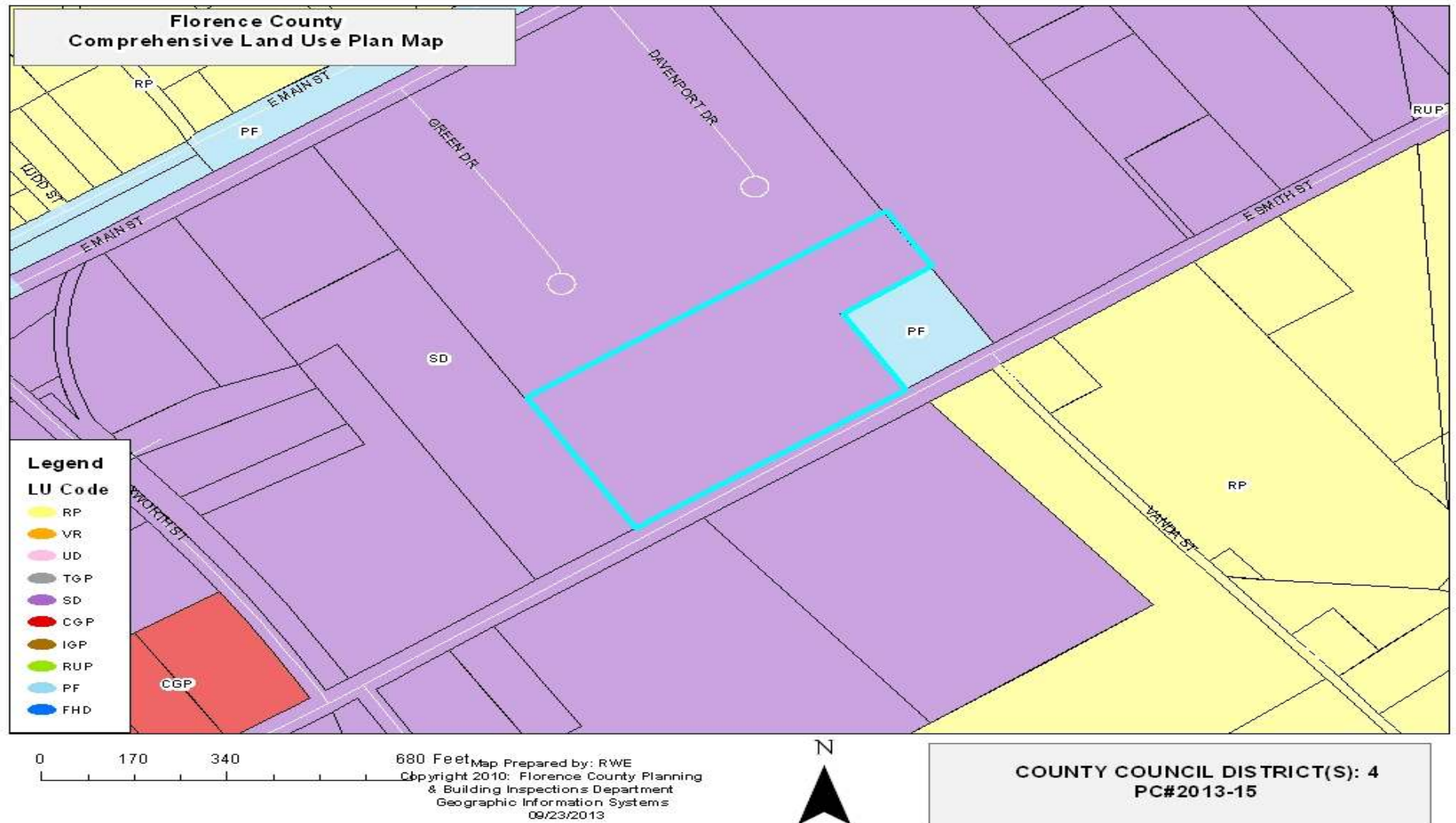
Map Prepared by: RWE  
Copyright 2010: Florence County Planning  
& Building Inspections Department  
Geographic Information Systems  
09/23/2013



COUNTY COUNCIL DISTRICT(S): 4  
PC#2013-15

# PC#2013-15-Comprehensive Plan

## Map



# **PC#2013-15-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#2013-15**  
**Staff Recommendation**

Approve as submitted.

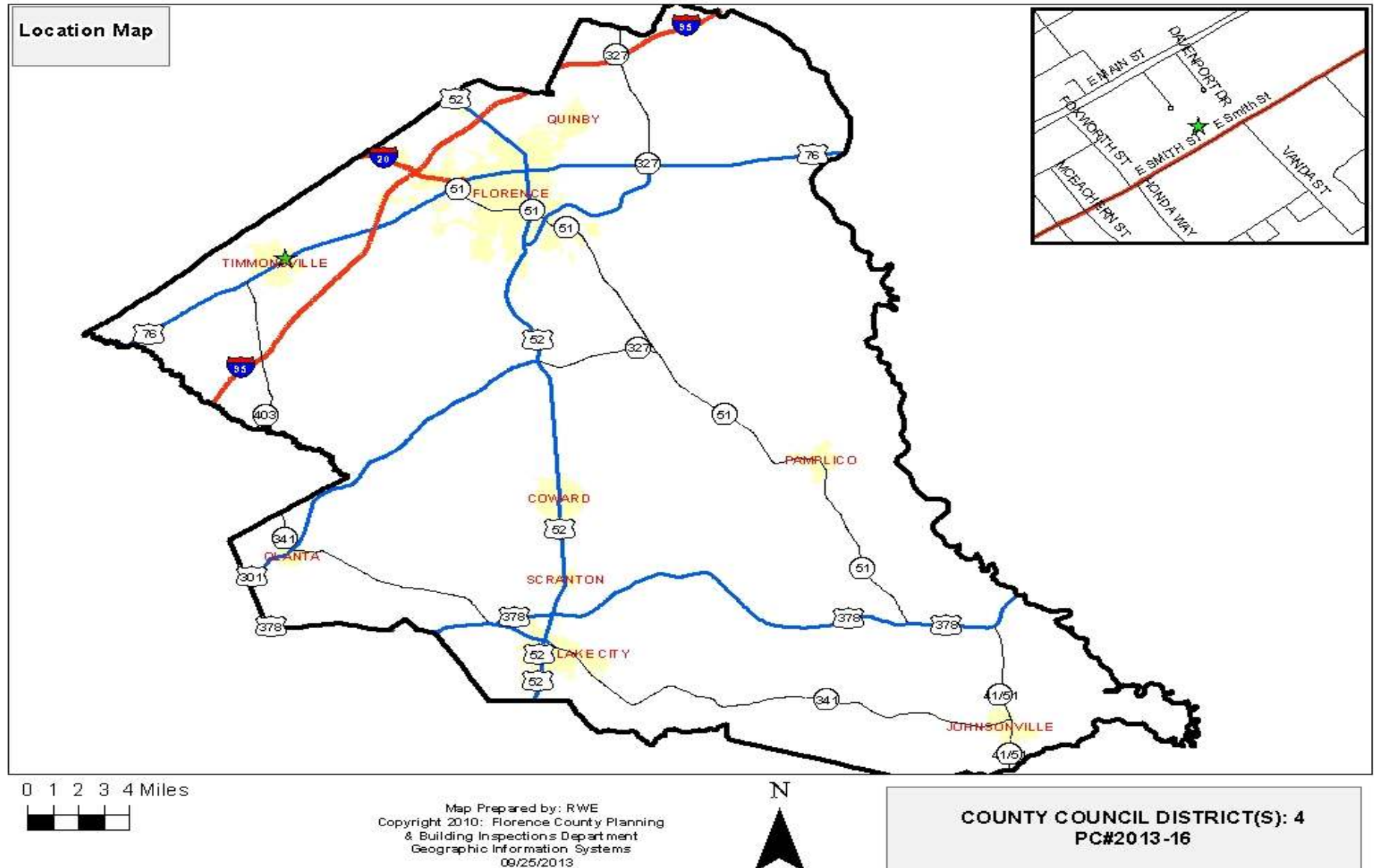
# **PC#2013-16**

- **SUBJECT:** Rezoning request from RU-1, Rural Community District to B-3, General Commercial District
- **LOCATION:** Property is located at E. Smith Street Timmonsville, SC
- **TAX MAP NUMBER:** 00033, Block 04, portion of Parcel 114
- **COUNCIL DISTRICT(S):** 4; County Council
- **OWNER OF RECORD:** SBM of Wisconsin, LLC

# **PC#2013-16-Cont'd.**

- **APPLICANT:** Tony Cates for JR LEX, LLC
- **LAND AREA:** 1.56 (+/-) 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#2013-16-Location Map

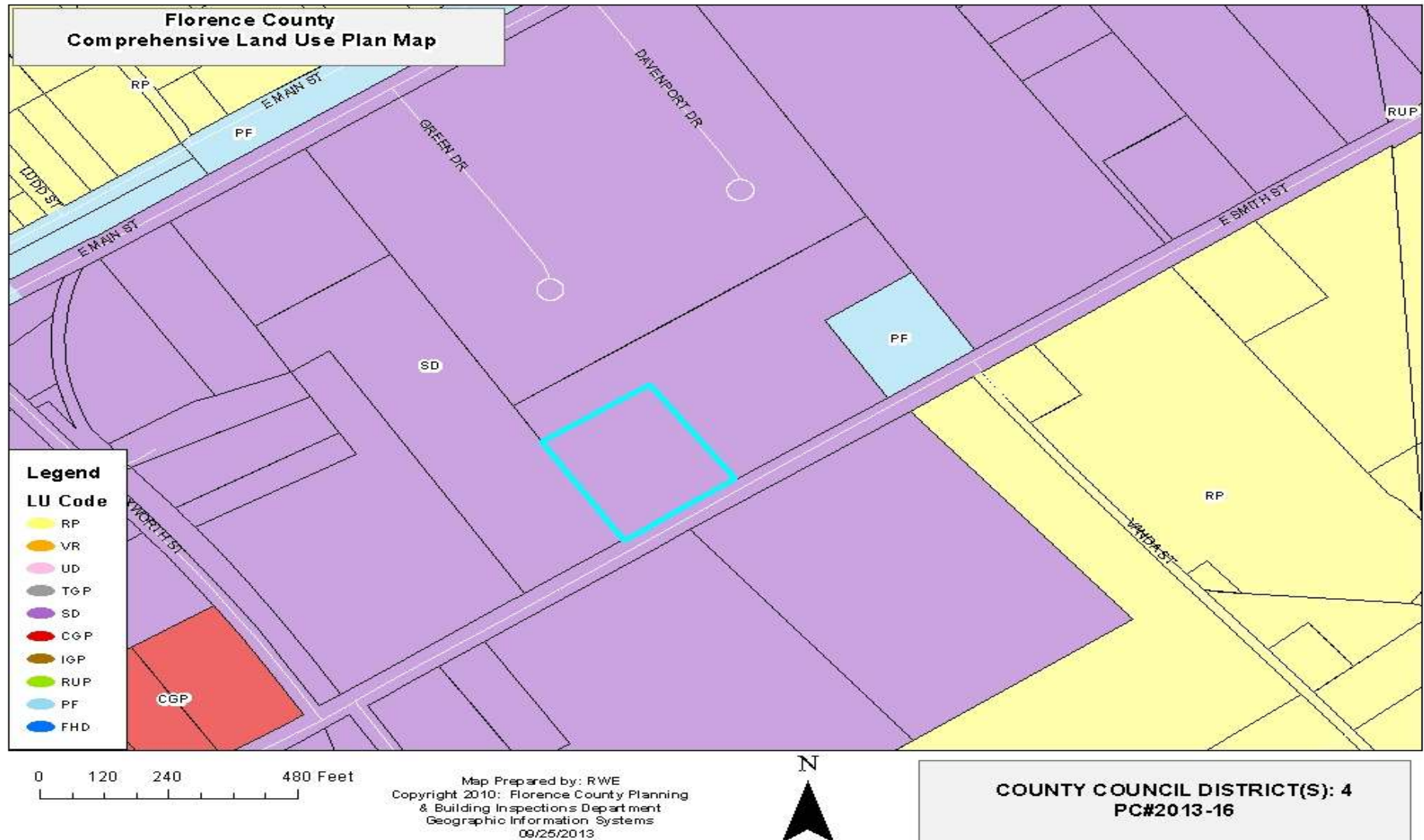


# PC#2013-16-Aerial Map



# PC#2013-16-Comprehensive Plan

## Map



# PC#2013-16-Zoning Map



0 135 270 540 Feet

Map Prepared by: RWE  
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& Building Inspections Department  
Geographic Information Systems  
09/25/2013



**COUNTY COUNCIL DISTRICT(S): 4**  
**PC#2013-16**

# PC#2013-16-Public Hearing Notice



**PC#2013-16**  
**Site Photograph of Property**



# **PC#2013-16-Site Photograph-South of** **Property**



**PC#2013-16**  
**Site Photograph-East of Property**



**PC#2013-16**  
**Site Photograph-West of Property**



# **PC#2013-16-Background Cont'd**

- **Staff Analysis (cont'd)**

## Transportation Access and Circulation:

Present access to the property is by way of Smith Street.

## Traffic Review:

The rezoning of these properties will have a minimal effect on traffic flow for the area.

## **PC#2013-16**

# **Florence County Comprehensive Plan**

The subject property is located in a Suburban Development area according to the Comprehensive Plan Land Use Map. The applicant is proposing to rezone this property to B-3. The rezoning request does not presently comply with the Florence County Comprehensive Plan. However, staff is moving forward with the request to amend the current land use designation to Commercial Growth and Preservation. When the amendment is approved for the land use designation change, the zoning amendment of the subject property from RU-1 to B-3 will be in compliance with the Florence County Comprehensive Plan.

## **PC#2013-16**

### **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#2013-16**  
**Staff Recommendation**

Approve as submitted.

# **Request for Plan/Plan Approval**

- None

## **Other Business**

- Review and Approval of the 2014 Planning Commission Meeting Calendar

# **Director's Report**

- Summary Plats
- Building Reports

**Executive Session (if needed)**

**Adjournment**