

**Staff Assignment Agenda  
Florence County Planning Commission  
Regular Meeting  
Tuesday, December 17, 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 October 22, 2013
- III.   **Public Hearings**

**Map Amendment:**

**PC#2013-17 Map Amendment requested by Jeff M. Anderson regarding the Estate of Johnsie W. Moore to change the zoning district designation for property located on W. Main St., Lake City, SC as shown on Florence County Tax Map No. 00167, Block 31, Parcel 054 from R-1, Single-Family Residential District to B-1, Limited Business District.**
- 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#2013-17**

- **SUBJECT:** Rezoning request from R-1, Single-Family Residential District to B-1, Limited Business District
- 
- **LOCATION:** Property is located on West Main Street, Lake City, SC
- **TAX MAP NUMBER:** 00167, Block 31, portion of Parcel 054
- **COUNCIL DISTRICT(S):** 1; County Council
- **OWNER OF RECORD:** Estate of Johnsie W. Moore

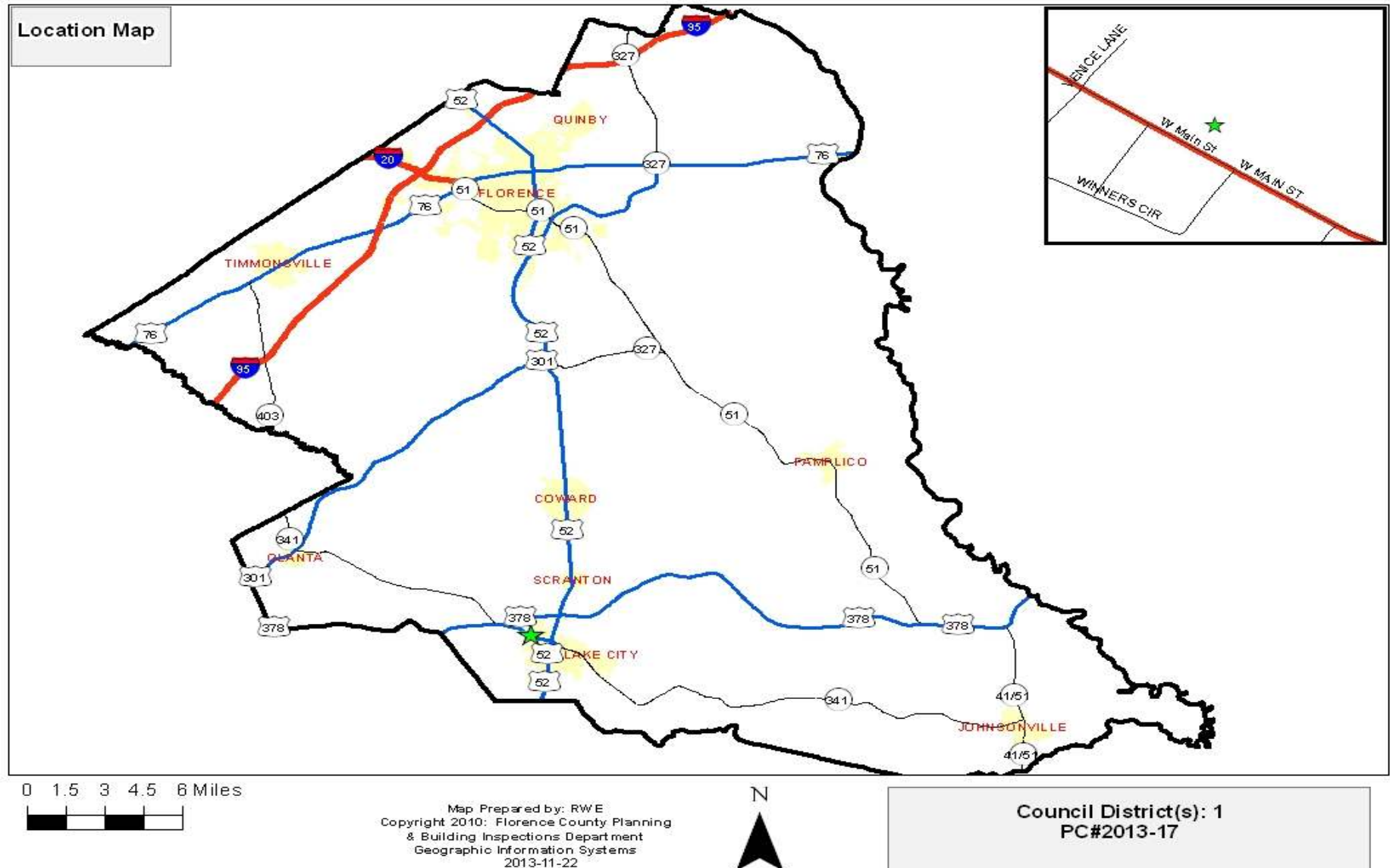
# **PC#2013-17-Cont'd.**

- **APPLICANT:** Jeff Anderson
- **LAND AREA:** 2.07 Acres
- **WATER /SEWER AVAILABILITY:** These services are provided by the City of Lake City.
- **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#2013-17-Cont'd.**

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# PC#2013-17-Location Map

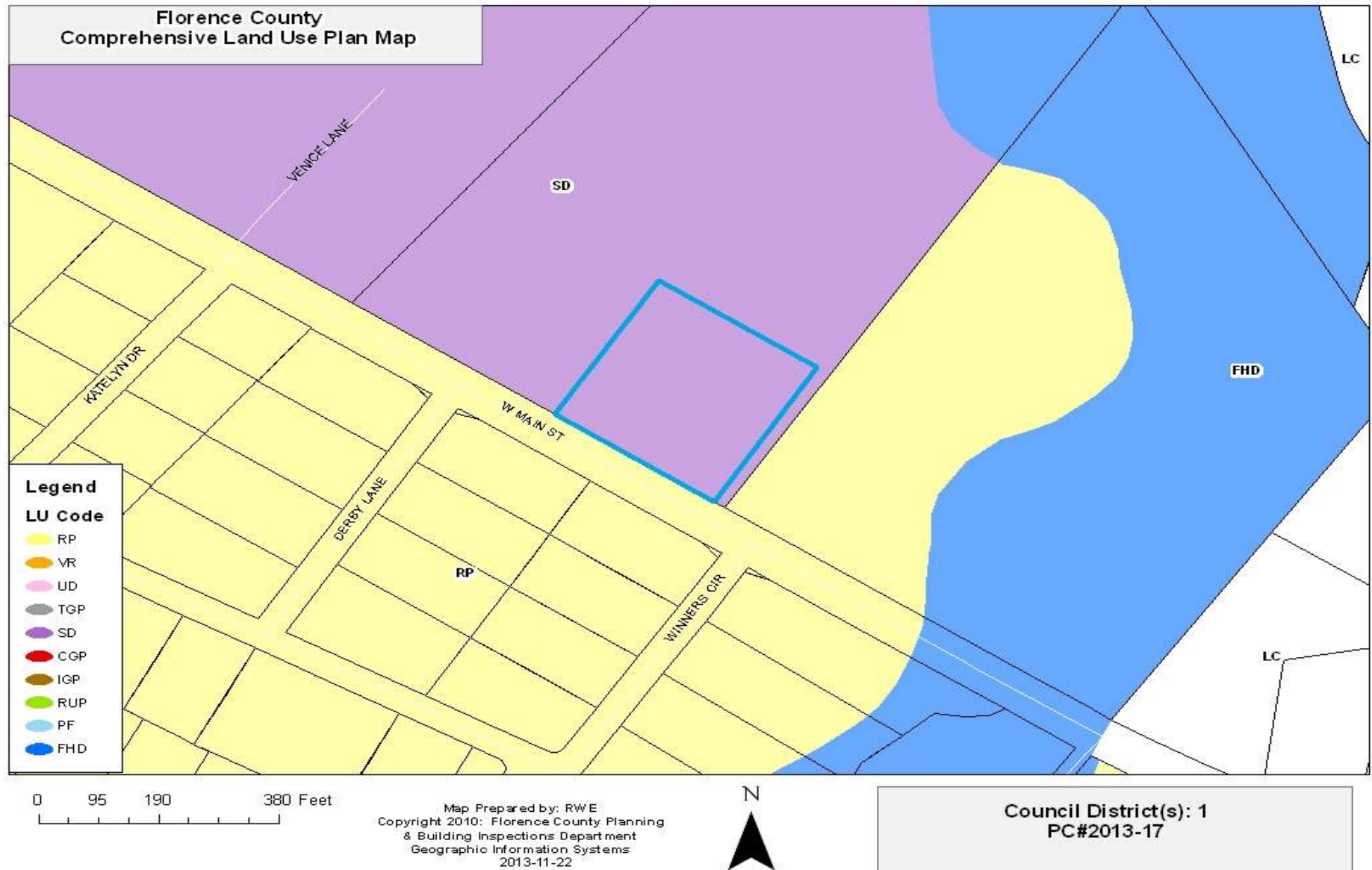


# PC#2013-17-Aerial Map





# PC#2013-17-Comprehensive Plan



# PC#2013-17-Zoning Map



0 105 210 420 Feet

Map Prepared by: RWE  
Copyright 2010: Florence County Planning  
& Building Inspections Department  
Geographic Information Systems  
2013-11-22



Council District(s): 1  
PC#2013-17



# PC#2013-17-Public Hearing Notice



# PC#2013-17

## Site Photograph of Property





# **PC#2013-17-Site Photograph-East of** **Property**



**PC#2013-17**  
**Site Photograph-West of Property**



**PC#2013-17**  
**Site Photograph-South of Property**





# **PC#2013-17-Background Cont'd**

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

## Transportation Access and Circulation:

Present access to the property is by way of West Main Street.

## Traffic Review:

The rezoning of this property from R-1 to B-1 will have a minimal effect on traffic flow for the area.

**PC#2013-17**

**Florence County Comprehensive Plan**

The subject property is currently designated as Suburban Development area according to the Land Use Element of the Comprehensive Plan. This designation is compatible with B-1 zoning.

## **PC#2013-17**

### **Chapter 30-Zoning Ordinance**

**B-1, Limited Business District:** The intent of this district is to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older homes in transition.

**PC#2013-17**  
**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**