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 Johnnie 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.
• **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-Zoning Map
PC#2013-17-Public Hearing Notice

Florence County Planning Commission
Public Meeting
Tuesday, December 17, 2013 at 6:30 p.m.
City County Complex, Room 803, located
at 150 N. Irby St., Florence
PC#2013-17, Rezoning from R-1,
Single Family Residential District to B-1,
Limited Business District.
For information please
call 843-676-8600.

11.26.2013
PC#2013-17
Site Photograph of Property

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#2013-17-Site Photograph-East of Property
PC#2013-17
Site Photograph-West of Property
PC#2013-17
Site Photograph-South of Property
• **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.
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.
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