Tuesday, March 25, 2014
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 and Building Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes
   • Meeting of December 17, 2013

III. Public Hearings

   Comprehensive Plan Map Amendment:

   PC#2014-01 Comprehensive Plan Map Amendment requested by Norma Jean Watford to change the land use map designation for property located at 1920 Pamplico Hwy., Florence, SC, as shown on Florence County Tax Map No. 90134, Block 02, Parcel 007 from RP, Residential Preservation to CGP, Commercial Growth and Preservation. (blue)

   Map Amendment:

   PC#2014-02 Map Amendment requested by Norma Jean Watford to change the zoning district designation for property located at 1920 Pamplico Hwy., Florence, SC, as shown on Florence County Tax Map No. 90134, Block 02, Parcel 007 from R-1, Single-Family Residential District to B-3, General Commercial District. (yellow)

IV. Requests for Plat/Plan Approval:

   None

V. Other Business:

   None
VI. Director's Report:
   - Council District 3 Phase V
   - West Lakes Update
   - Summary Plats
   - Building Reports

VII. Executive Session (if needed)

VIII. Adjournment
PC#2014-01

• **SUBJECT:** Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located in Florence, SC from Residential Preservation to Commercial Growth and Preservation.

• **LOCATION:** 1920 Pamplico Hwy.

• **TAX MAP NUMBER:** 90134, Block 02, Parcels 007

• **COUNCIL DISTRICT(S):** 1; County Council

• **APPLICANT:** Norma J. Watford

• **LAND AREA:** 1 parcels, approximately 0.43 acres
PC#2014-01-Location Map
PC#2014-01-Comprehensive Plan Map
The property is currently designated as Residential Preservation 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#2014-01
Staff Recommendation
Approve as submitted.
PC#2014-02

• **SUBJECT:** Rezoning request from R-1, Single-Family Residential District to B-3, General Commercial District

• **LOCATION:** Property is located at 1920 Pamplico Hwy, Florence, SC

• **TAX MAP NUMBER:** 90134, Block 02, Parcel 007

• **COUNCIL DISTRICT(S):** 6; County Council

• **OWNER OF RECORD:** Norma Jean Watford
PC#2014-02-Cont’d.

• **APPLICANT:** Norma Jean Watford

• **LAND AREA:** 0.43 Acres

• **WATER /SEWER AVAILABILITY:** These services are provided by the City of Florence.

• **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#2014-02-Location Map
PC#2014-02-Aerial Map
PC#2014-02-Comprehensive Plan Map
PC#2014-02-Zoning Map
Florence County Planning Commission
Public Meeting
Tuesday, March 25, 2014 @ 6:30 p.m.
City-County Complex, Room 803,
located at 180 N. Irby St., Florence
PC#2014-01 Land Use Map designation
change from RP, Residential
Preservation to CGP, Commercial
Growth and Preservation

PC#2014-02 Rezoning from R-1,
Single-Family Residential District to
B-3, General Commercial District.
For information please
call (843) 676-8600.
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#2014-02
Site Photograph-West of Property
PC#2014-02
Site Photograph-East of Property
Transportation Access and Circulation:
Present access to the property is by way of Pamplico Hwy.

Traffic Review:
The rezoning of this property will not have an effect on traffic flow for the area.
Currently, the subject property is located in a Residential Preservation area according to the Comprehensive Plan Land Use Map. The applicant has requested to rezone the property from R-1 to B-3. The request for the zoning amendment to 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 as the designation would coordinate with the existing land uses surrounding the area.

When the amendment is approved for the land use designation change, the zoning amendment of the subject property from R-1 to B-3 will be in compliance.
B-3, General Commercial District: The intent of the 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#2014-02

Staff Recommendation

Approve as submitted.
Request for Plan/Plan Approval

• None
Other Business

• None
Director’s Report

• Council District 3 Phase V

• West Lakes Update

• Summary Plats

• Building Reports
Proposed Zoning for County Council District 3

[Map showing proposed zoning phases for County Council District 3]
Proposed Zoning for County Council District 3 –Phase V
West Lakes Subdivision
Executive Session (if needed)

Adjournment