

**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**

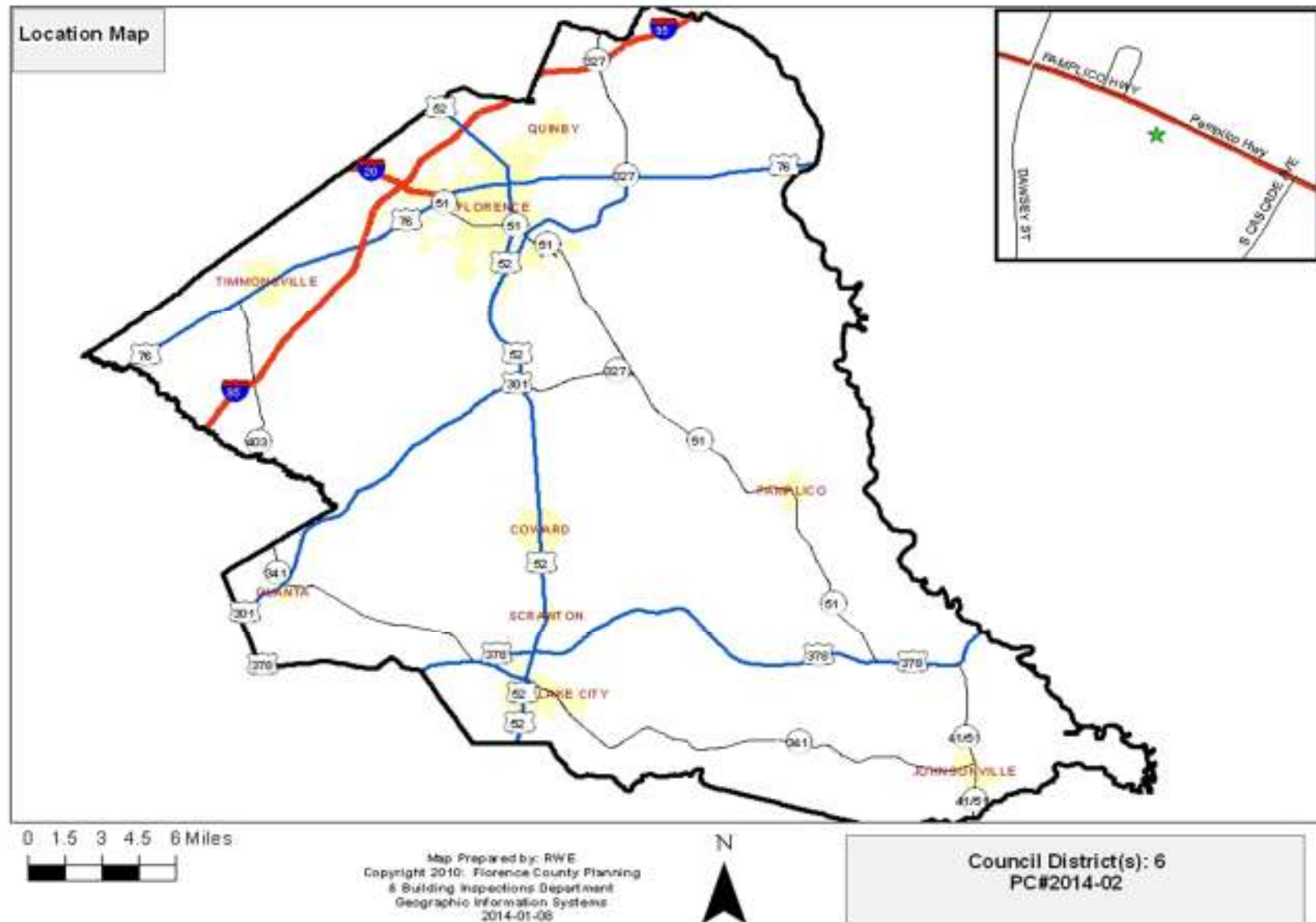
VII. Executive Session (if needed)

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

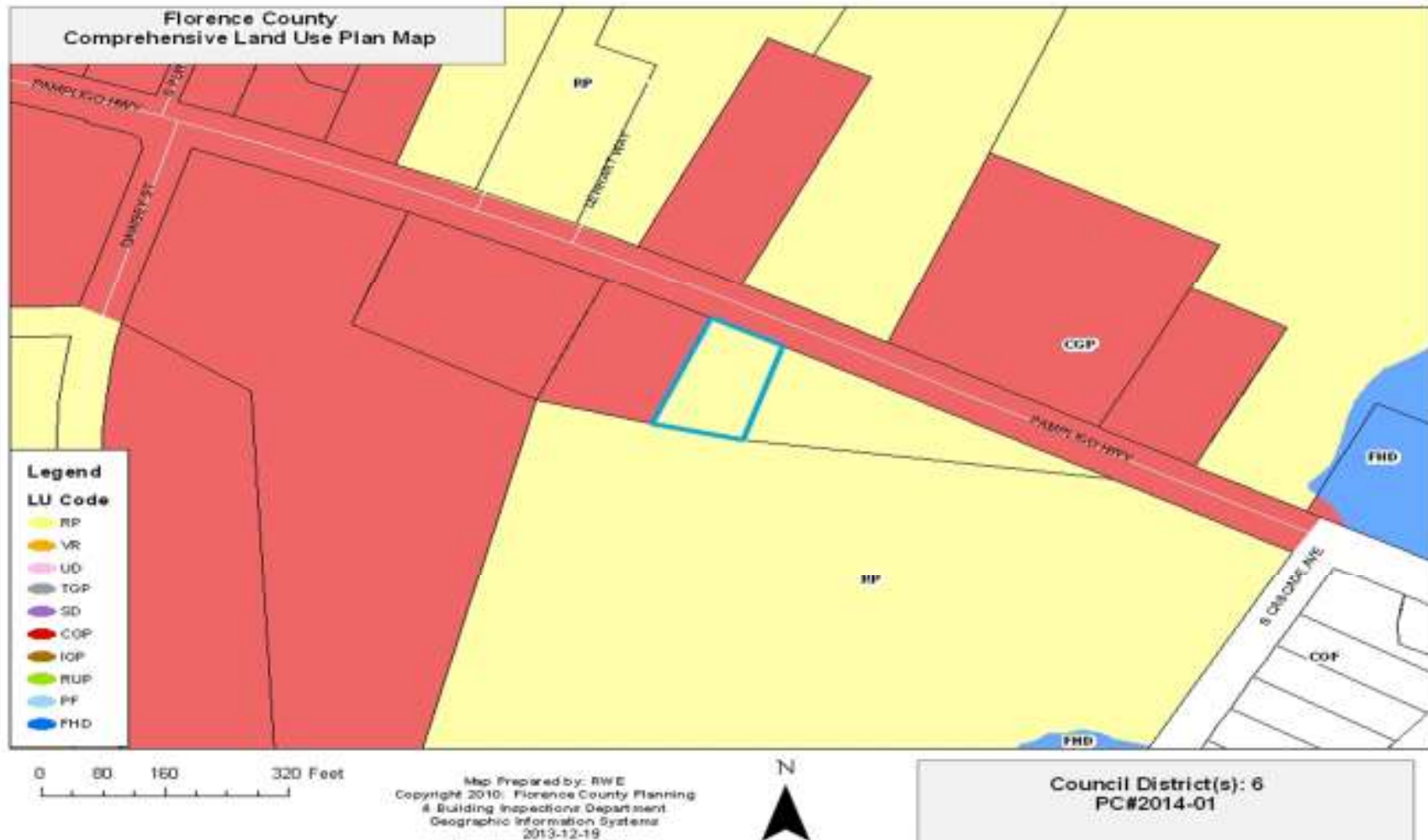


PC#2014-01-Aerial Map



PC#2014-01-Comprehensive Plan

Map



PC#2014-01-Staff Analysis

- **STAFF ANALYSIS:**

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.

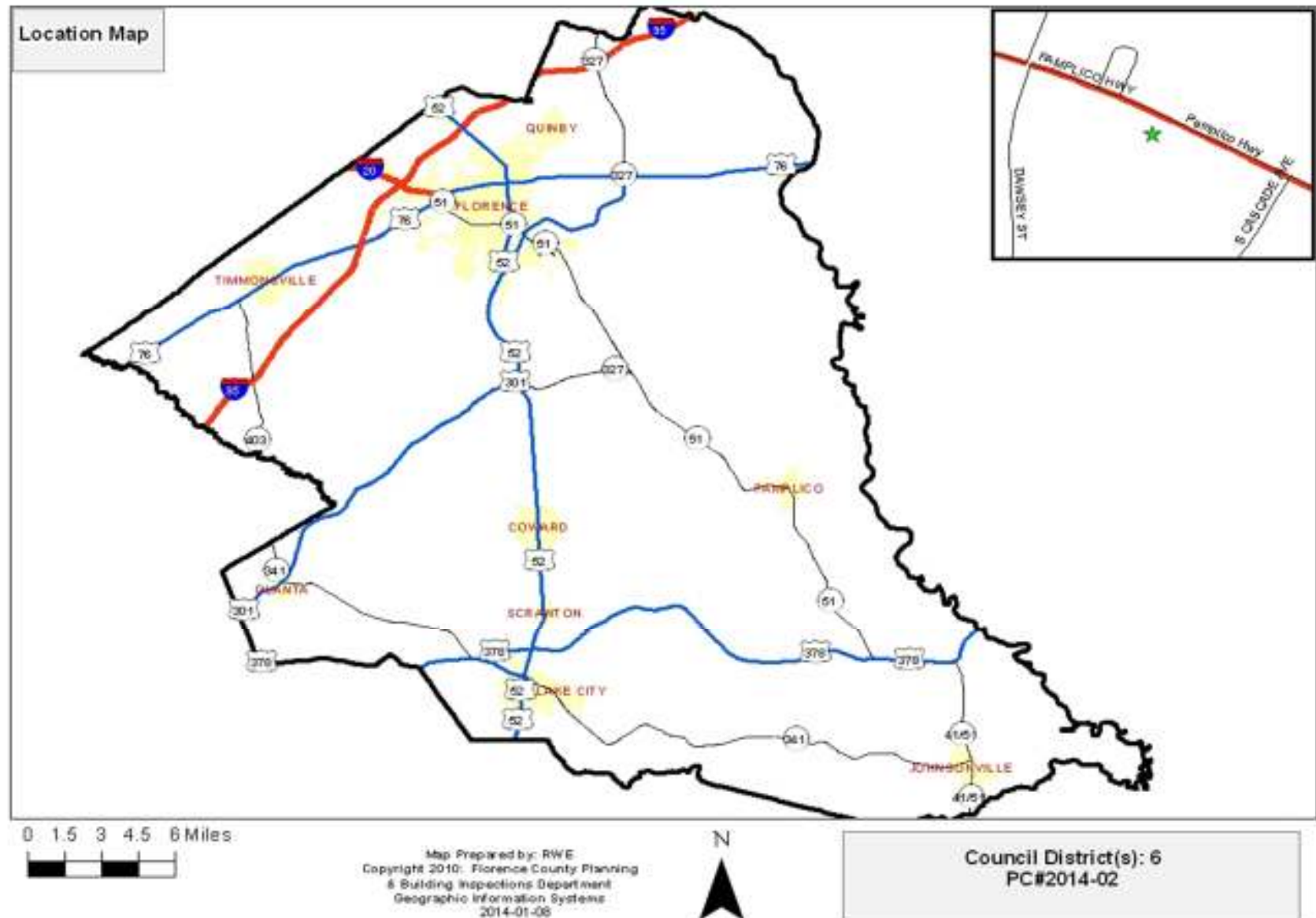
PC#2014-02

- **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

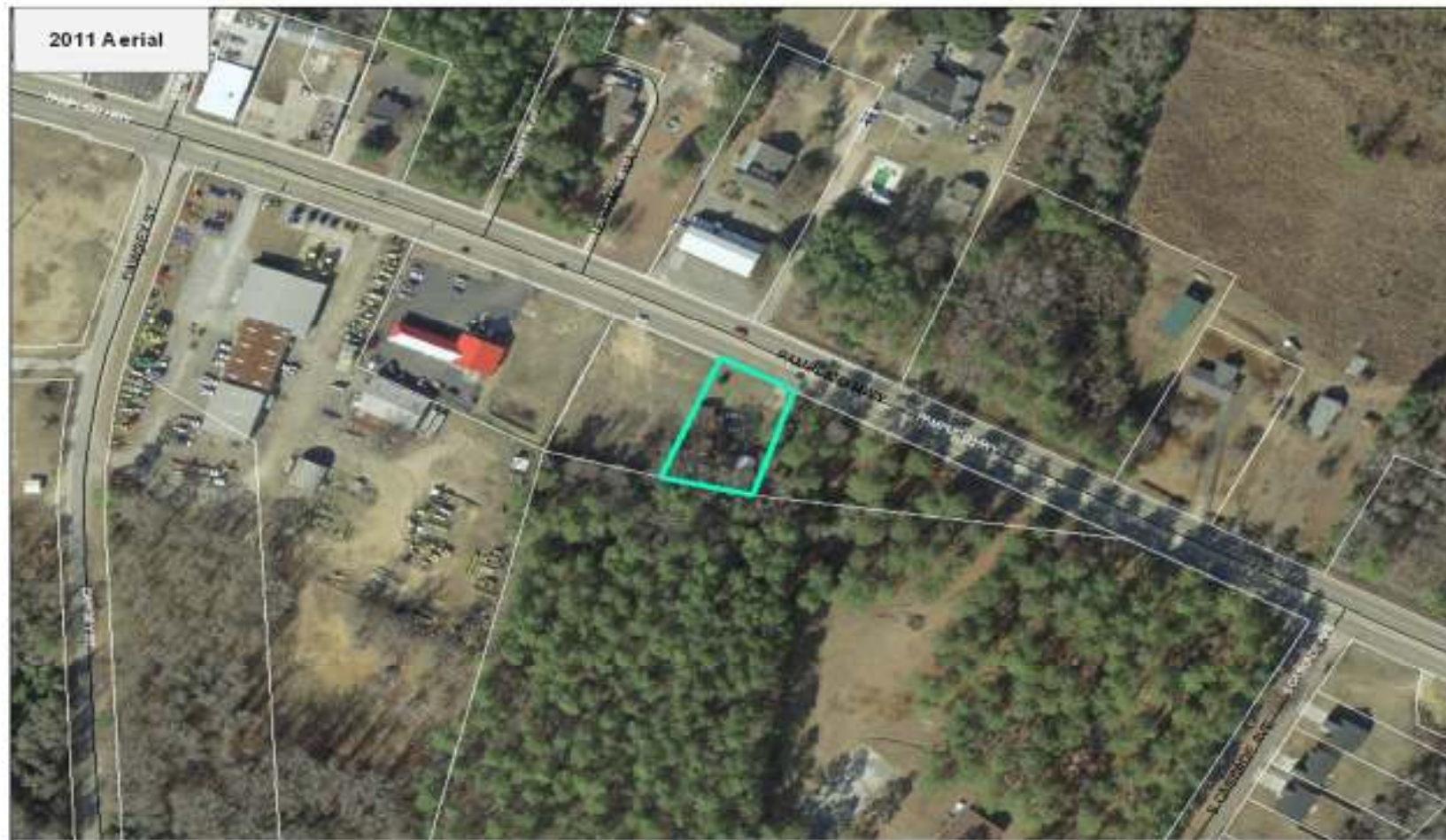
PC#2014-02-Cont'd.

- **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



0 90 180 360 Feet

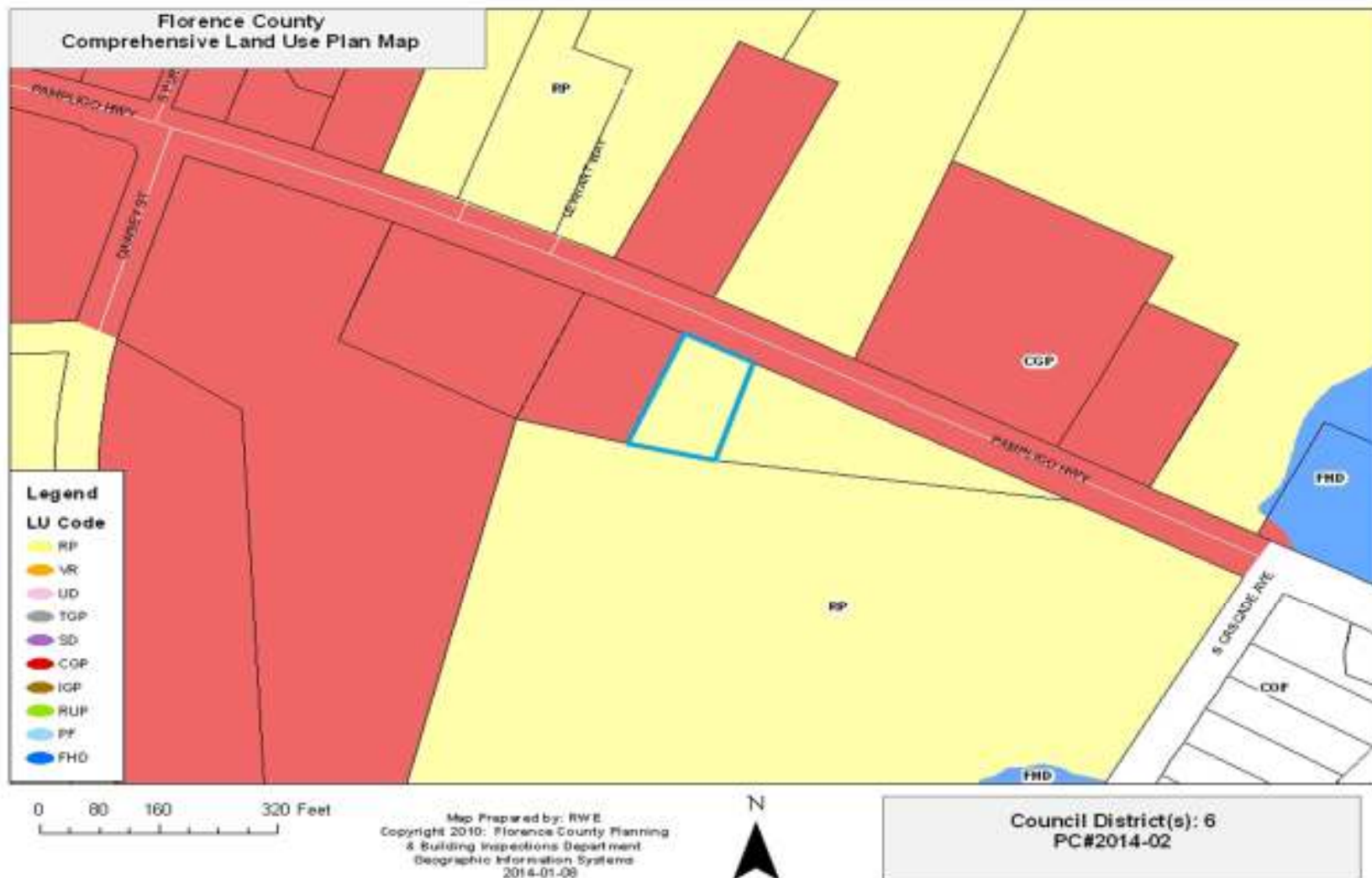
Map Prepared by: RWE
Copyright 2010: Florence County Planning
& Building Inspections Department
Geographic Information Systems
2014-01-08



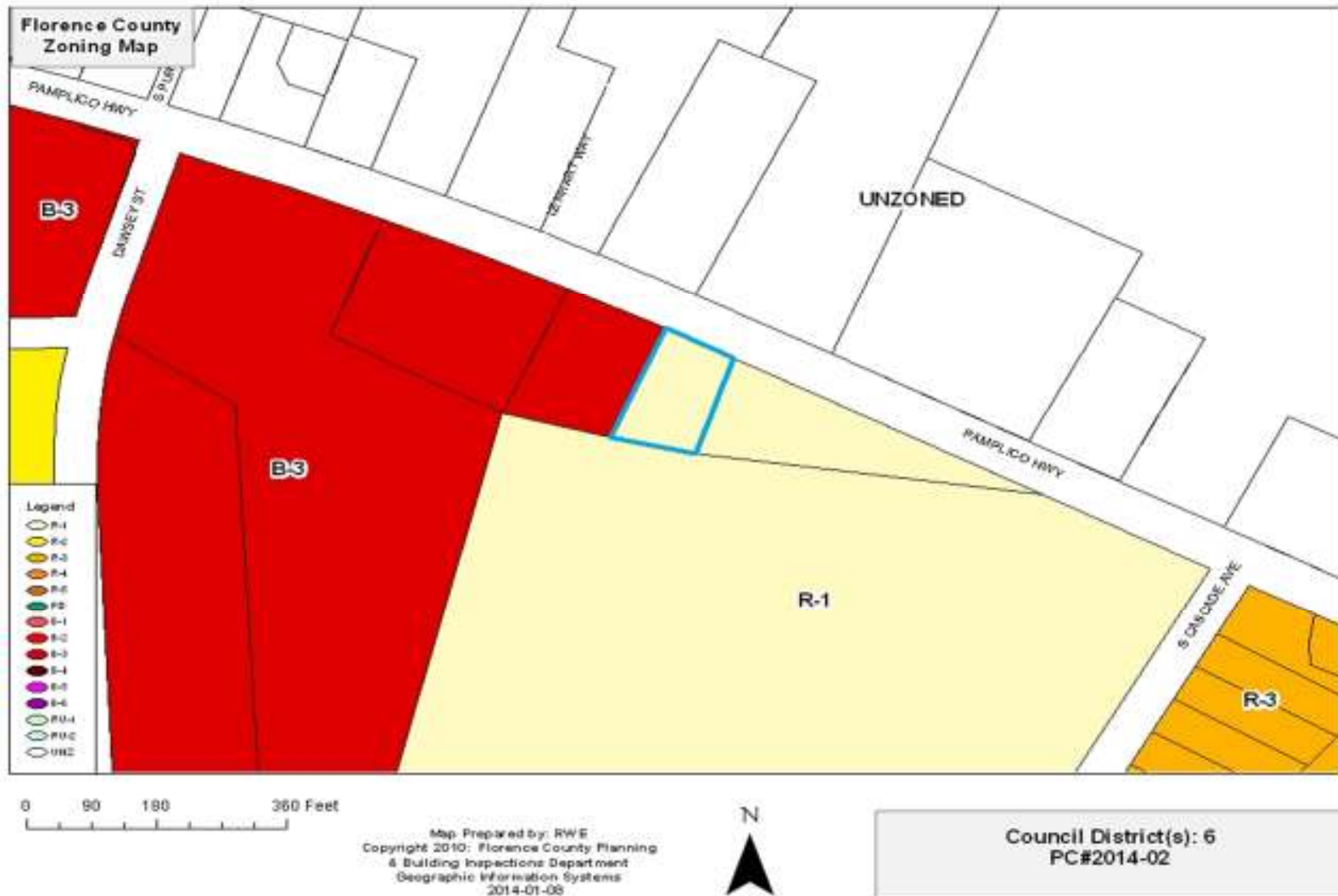
Council District(s): 6
PC#2014-02

PC#2014-02-Comprehensive Plan

Map



PC#2014-02-Zoning Map



PC#2014-02 Public Hearing Notice

PUBLIC NOTICE

WILL ON

AT

IN

HOLD A PUBLIC HEARING

PROPOSAL

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.

FOR INFORMATION CALL 843-676-8600

REFERENCE

FLORENCE COUNTY PLANNING DEPT

02.21.2014

PC#2014-02-Site Photograph of Property



PC#2014-02

Site Photograph-West of Property



PC#2014-02
Site Photograph-East of Property



PC#2014-02
Site Photograph-North of Property



PC#2014-02-Background Cont'd

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

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.

PC#2014-02

Florence County Comprehensive Plan

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.

PC#2014-02

Chapter 30-Zoning Ordinance

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

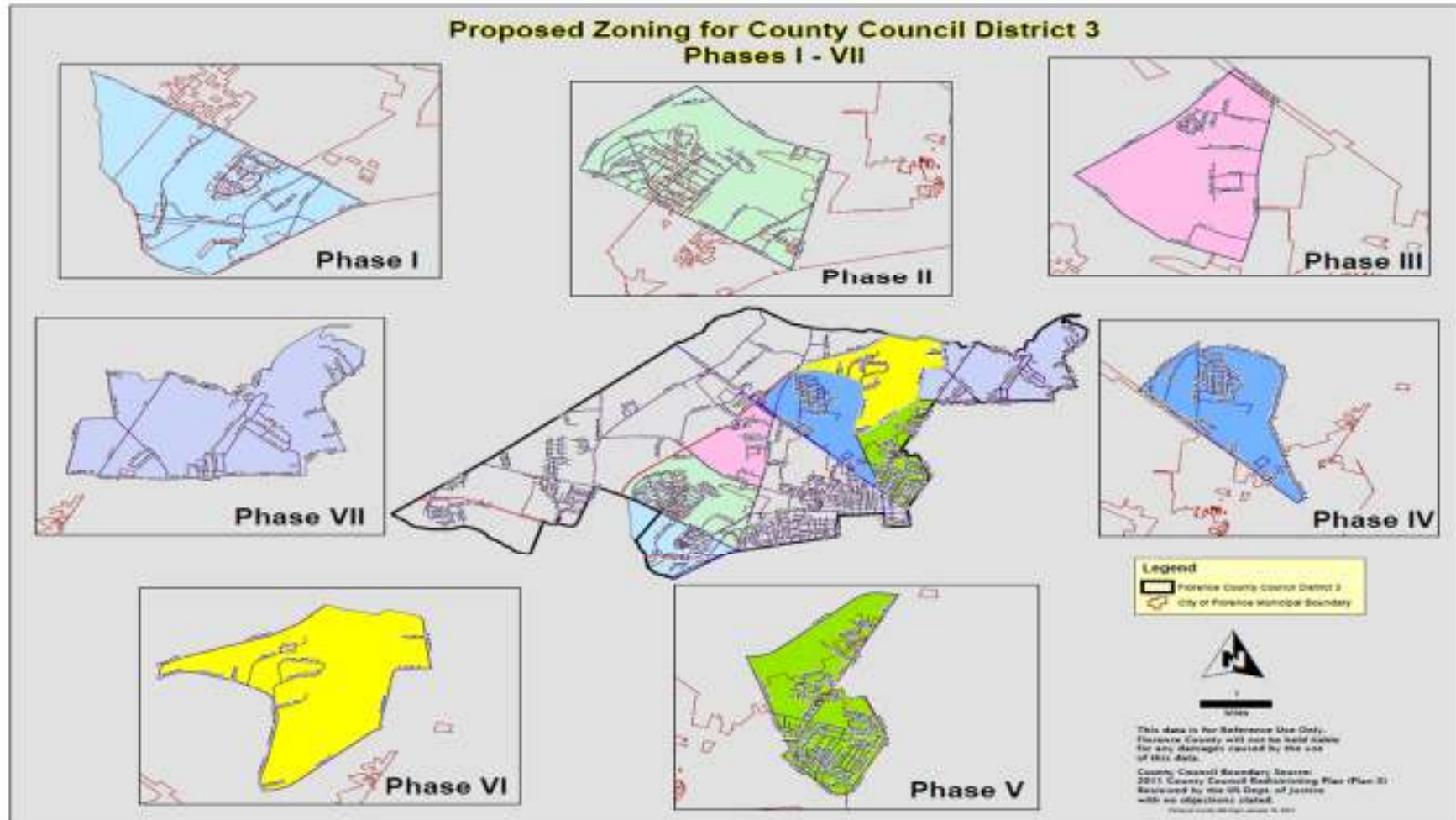
Other Business

- None

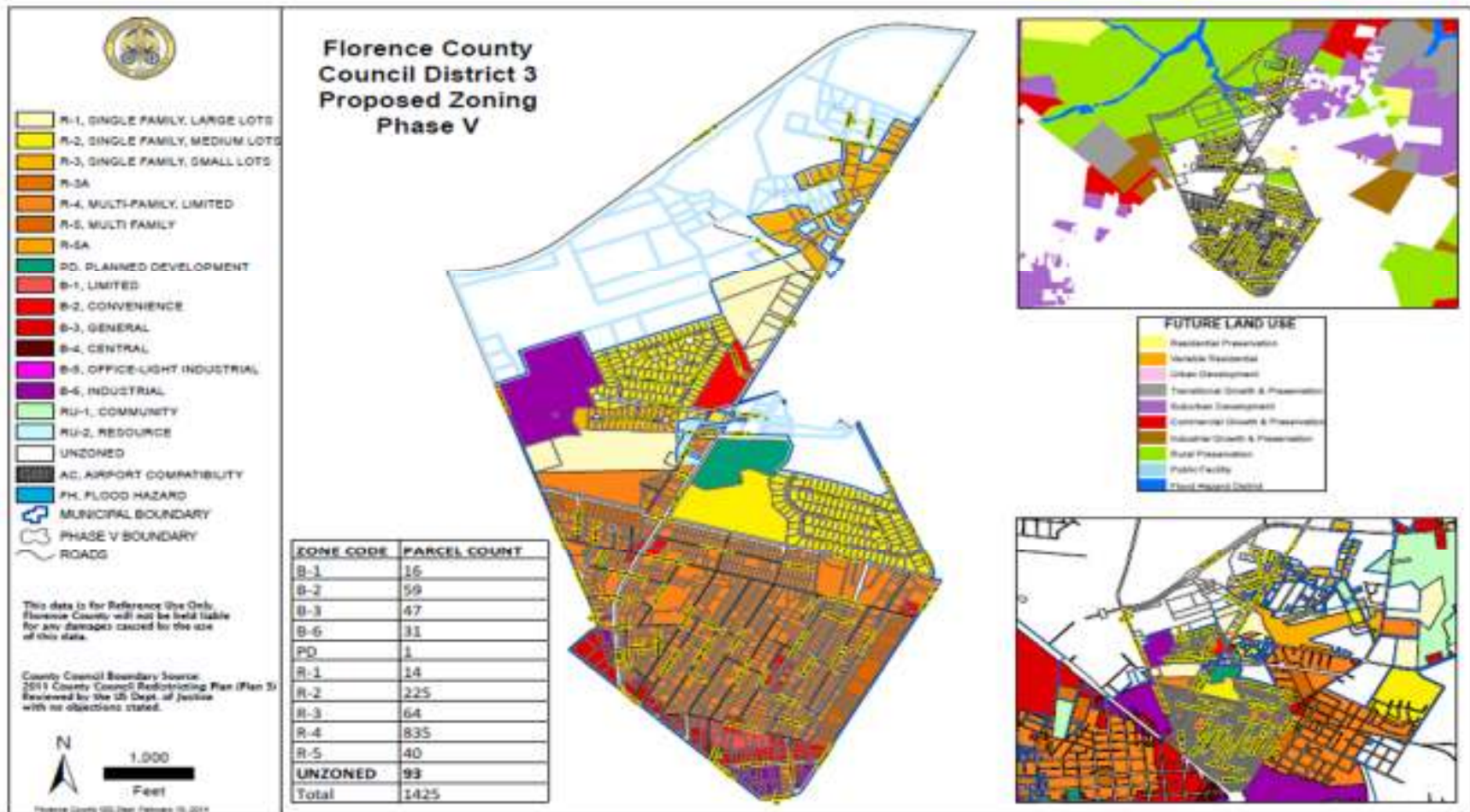
Director's Report

- Council District 3 Phase V
- West Lakes Update
- Summary Plats
- Building Reports

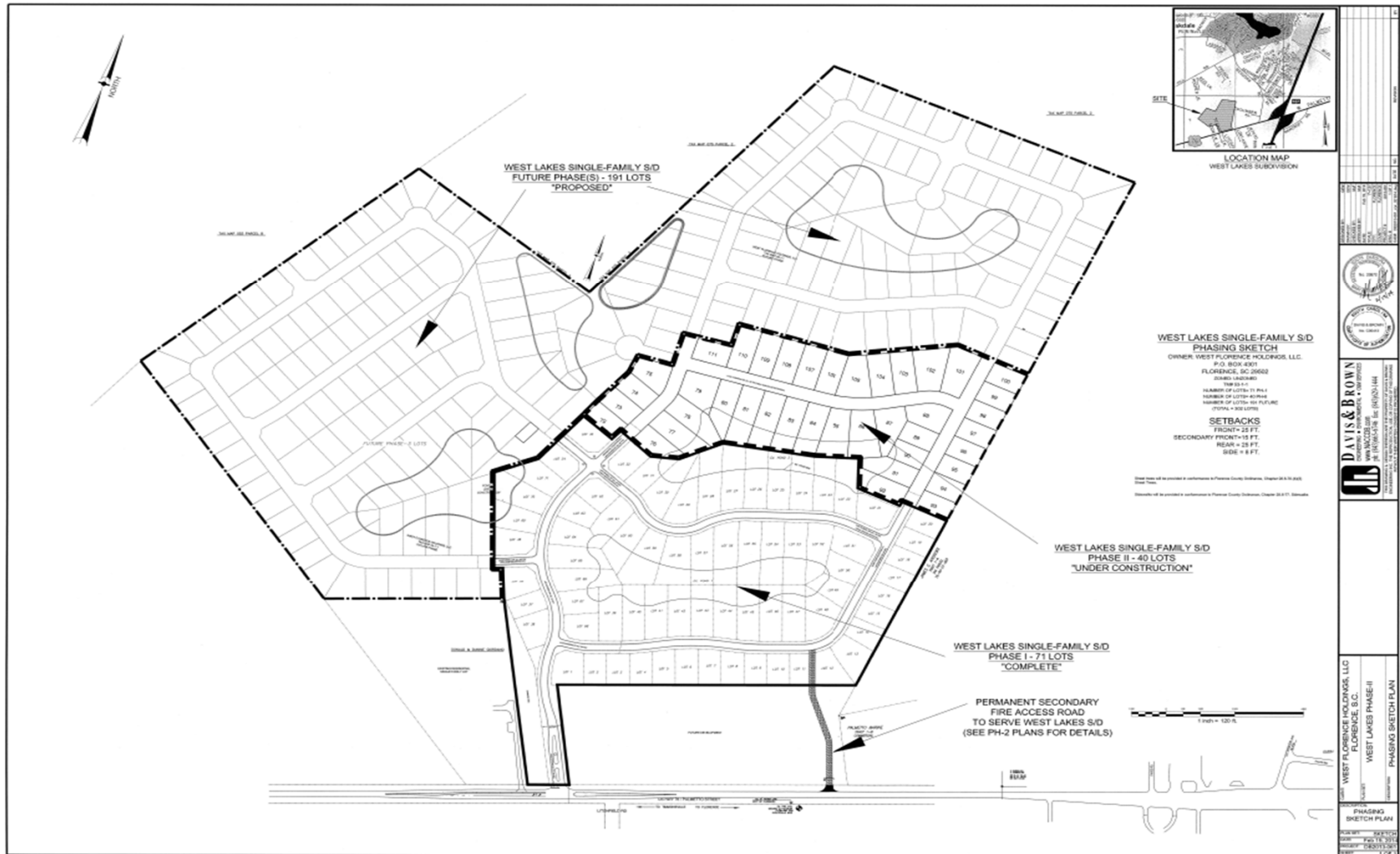
Proposed Zoning for County Council District 3



Proposed Zoning for County Council District 3 –Phase V



West Lakes Subdivision



Executive Session (if needed)

Adjournment