Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, June 24, 2014
6:30 P.M.
County Complex
Room 803

The Florence County Planning Department staff posted the agenda for the meeting on the information board at the main entrance and the back entrance of the 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 March 25, 2014

III. Public Hearing:
   - Map Amendment:
     FC#2014-03 Map Amendment requested by Donald E. Windham on behalf of Timmonsville Rescue Squad, Inc. to change the zoning district designation for property located off of E. Main St., Timmonsville, SC, as shown on Florence County Tax Map No. 70012, Block 20, Parcel 001 and 002 from R-3, Single-Family Residential District to R-1, Central Commercial District (gray)

IV. Requests for Plat-Plan Approval:
   None

V. Other Business:
   None

VI. Director's Report:
   - Summary Plots
   - Building Reports

VII. Executive Session (if needed)

VIII. Adjournment
PC#2014-03

• **SUBJECT:** Rezoning request from R-3, Single-Family Residential District to B-4, Central Commercial District

• **LOCATION:** Property is located at 401 E. Main Street, Timmonsville, SC

• **TAX MAP NUMBER:** 70012, Block 20, Parcel 002 & 001

• **COUNCIL DISTRICT(S):** 4; County Council

• **OWNER OF RECORD:** City of Florence & Timmonsville Rescue Squad
PC#2014-03-Cont’d.

- **APPLICANT:** Donald E. Windham

- **LAND AREA:** 2.56 Acres

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

- **ADJACENT WATERWAYS/BOBIES 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#2014-03-Location Map
PC#2014-03-Aerial Map
PC#2014-03-Comprehensive Plan Map
PC#2014-03-Zoning Map
PC#2014-03 Public Hearing Notice
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#2014-03
Site Photograph-West of Property
PC#2014-03
Site Photograph-East of Property
PC#2014-03
Site Photograph-South of Property
Staff Analysis (cont’d)

Transportation Access and Circulation:
Present access to the property is by way of Main Street.

Traffic Review:
The rezoning of this property will not have an effect on traffic flow for the area.
The Subject properties currently have a Land Use designation of ‘Public Facility’ as established by the Land Use Element of the Comprehensive Plan. A ‘Public Facility’ Land Use designation is compatible with B-4 zoning.
B-4, Central Commercial District: The intent of this district is to promote the concentration and vitality of commercial and business uses in the downtown area. This district is characterized by wall-to-wall or lot line development, sidewalks, and public parking lots.
PC#2014-03
Staff Recommendation

Approve as submitted.
Request for Plan/Plan Approval

• None
Other Business

- None
Director’s Report

• Summary Plats
• Building Report
Executive Session (if needed)

Adjournment