

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-01**

**SUBJECT:** Sketch Plan Approval Requested By Santee Electric Cooperative, Inc – Ronald Carter, For Scranton Industrial Park Located Off Of E.W. Lee Flowers Road and Railroad Avenue, Scranton, SC As Shown On Florence County Tax Map Number 00194, Block 31, Parcel 131.

**LOCATION:** The proposed Scranton Industrial Park is located off of E.W. Lee Flowers Road and Railroad Avenue Scranton, SC

**TAX MAP NUMBERS:** 00194, Block 31, Parcel 131

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

**OWNER OF RECORD:** Florence County

**APPLICANT:** Santee Electric Cooperative, Inc – Ronald Carter

**ZONING/LAND AREA:** Unzoned/Approximately 21.53 acres

**WATER/SEWER AVAILABILITY:** Town of Scranton

**ADJACENT WATERWAYS/  
BODIES OF WATER:** None

**FLOOD ZONE:** N/A

**PARCEL ZONING DESIGNATIONS:** Unzoned

**STAFF ANALYSIS:**

1. Surrounding Land Use and Zoning:  
North: Florence County, Vacant, Industrial / Unzoned  
South: Florence County, Vacant / Unzoned  
West: Florence County, Vacant/ Unzoned  
East: Florence County, Vacant / Unzoned
2. Background  
The applicant desires to include a new roadway within the industrial park.

3. Transportation Access and Circulation:

Present access to the property is by the way of E.W Lee Flowers Road.

4. Proposed Road Names:

The following are the proposed road names for this industrial park, all have been approved by E911 Addressing.

Global Road
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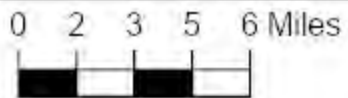
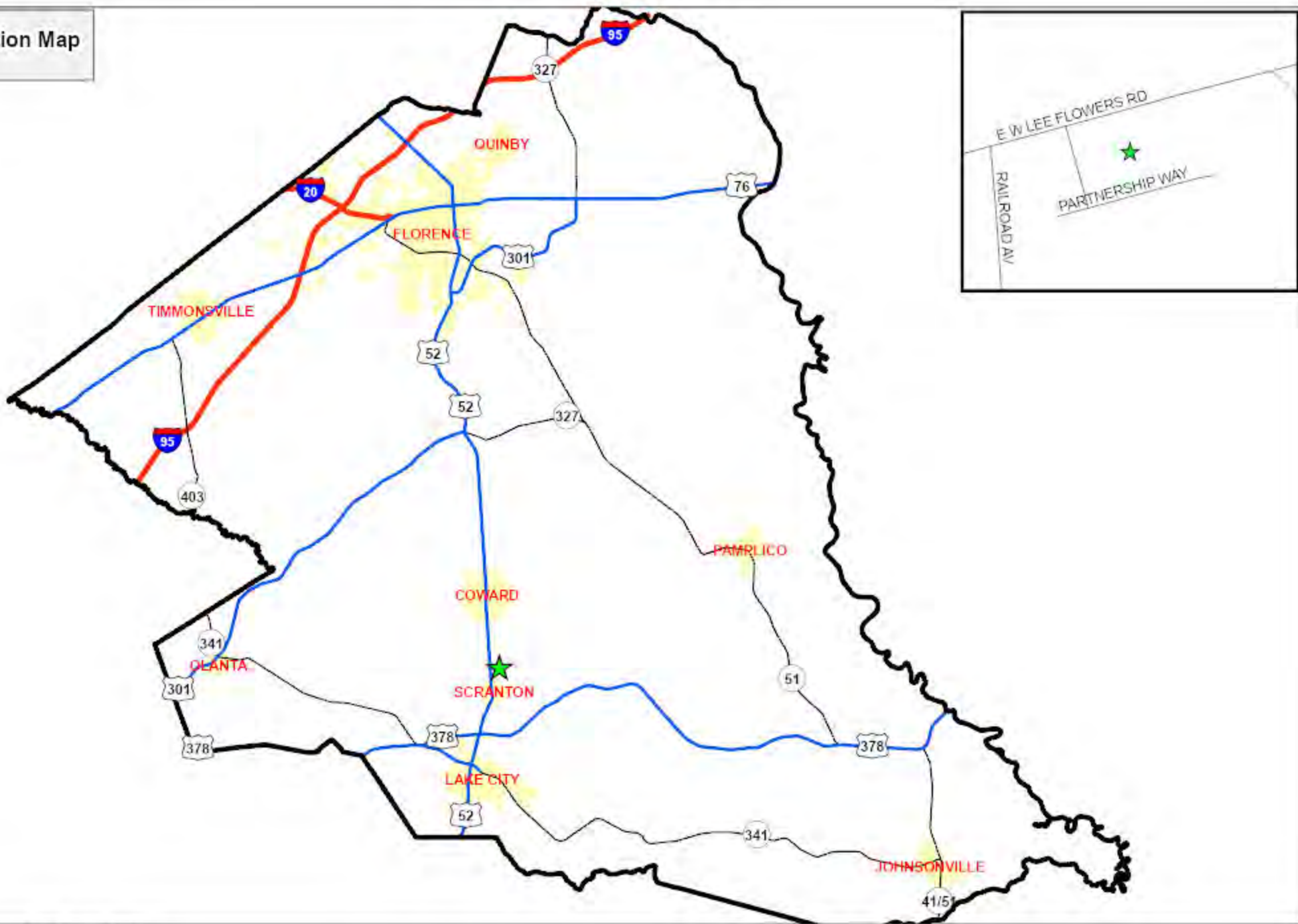
5. Traffic Review:

Based on the applicant's request to develop a new roadway, the additional traffic could have a minimal impact on the current traffic flow.

**ATTACHMENTS:**

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan

Location Map



Florence County  
Planning Department  
Meeting Date:  
02/28/2023



Council District 1  
PC#2023-01

**Florence County  
Zoning Map**

UNZONED

E W LEE FLOWERS RD

UNZONED

CHALLENGER DR

PARTNERSHIP WAY

**Legend**

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- S-1
- S-2
- S-3
- S-4
- S-5
- S-6
- RU-1
- RU-2
- UNZ

0 100 200 400 Feet

Florence County  
Planning Department  
Meeting Date:  
02/28/2023



**Council District 1  
PC#2023-01**



PC#2023-01  
Sketch Plan Approval Request

US 52 HWY

RAILROAD AV

E W LEE FLOWERS RD

00194-31-131

CHALLENGER DR

PARTNERSHIP WAY

COOK RD



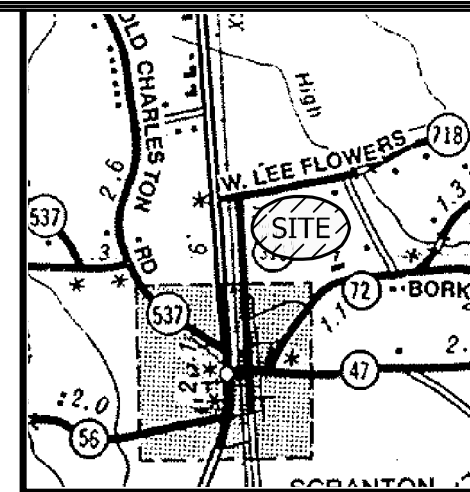


- #5 REBAR FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ #4 REBAR SET
- COMPUTED POINT

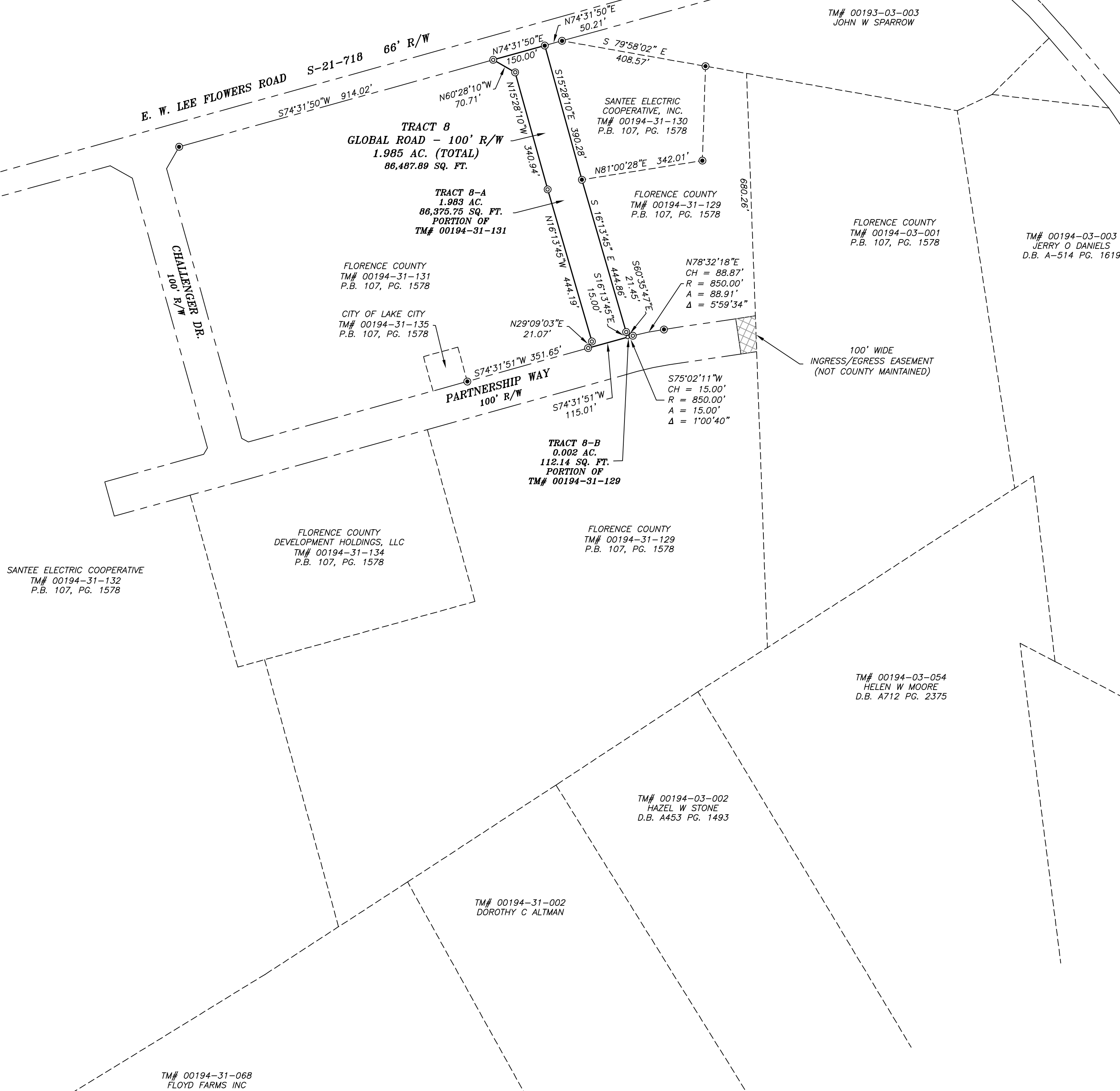
SC GRID

NOTE: THERE IS A 100' INGRESS/EGRESS  
EASEMENT ON THE EASTERN END OF  
PARTNERSHIP WAY, ACROSS TAX MAP  
NUMBER 00194-31-129 ALLOWING  
ACCESS TO TAX MAP NUMBER  
00194-03-001.

THE EASEMENT PROVIDING ACCESS TO  
TAX PARCEL NUMBER 00194-31-129  
IN THE DEVELOPMENT IS PRIVATE  
AND NOT MAINTAINED BY FLORENCE  
COUNTY. PROPERTY OWNER MUST MAINTAIN  
ACCESS SUITABLE FOR EMERGENCY  
VEHICLES.



LOCATION MAP



PLAT

OF TWO (2) TRACTS OF LAND TOTATLING 1.985 ACRES, LOCATED NORTH OF THE SCRANTON TOWN LIMITS, FLORENCE COUNTY,  
SOUTH CAROLINA. TRACT 8-A BEING A PORTION OF TAX PARCEL 00194-31-131 AS SHOWN IN PLAT BOOK 107, PAGE 1578 -  
TRACT 1. TRACT 8-B BEING A PORTION OF TAX PARCEL 00194-31-129 AS SHOWN IN PLAT BOOK 107, PAGE 1578 - TRACT  
7. SURVEYED FOR:

**SANTEE ELECTRIC COOPERATIVE, INC.**  
**FLORENCE COUNTY, & THE CITY OF LAKE CITY**

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS  
OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.  
ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE  
ADMINISTRATION FLOOD HAZARD MAP 45041C03804, EFFECTIVE DATE DECEMBER 16, 2014 AND FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD  
ZONE. NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY.  
UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

	<b>NESBITT SURVEYING CO., INC.</b> 4340 ALLIGATOR ROAD U.S. HIGHWAY 76 & ALLIGATOR ROAD TIMMONSVILLE, S.C. 29161 PHONE (843) 346-3302 FAX (843)-346-5802 EMAIL: jon@nesbittsurveying.com			DATE: FEBRUARY 17, 2023 REVISED: JOB NO.: 201069 DWG. NO.: 201069-FP-3 REF. JOB#: 20008 TM#S: 00194-31-129 (PORTION), & 00194-31-131 (PORTION)
	JONATHAN W. NESBITT PLS NO 24770			SCALE 1" = 200 FT. 0 100 200 400 GRAPHIC SCALE

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-02**

**SUBJECT:** Map Amendment Requested By Vernon McKenzie Sr., To Change The Zoning Designation For The Property Of Tax Map Number 00141, Block 31, Parcel 025 Located At 1260 Dennis Road Lake City From R-1 Single Family Residential To R-3 Single Family Residential.

**LOCATION:** 1260 Dennis Road, Lake City

**TAX MAP NUMBERS:** 00141, Block 31, Parcel 025

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

**OWNER OF RECORD:** Vernon McKenzie

**APPLICANT:** Vernon McKenzie

**ZONING/LAND AREA:** R-1/Approximately 21.07 acres

**WATER/SEWER AVAILABILITY:** City of Lake City

**ADJACENT WATERWAYS/  
BODIES OF WATER:** None

**FLOOD ZONE:** N/A

**PARCEL ZONING DESIGNATIONS** R-1 (Single Family Residential)

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject property is currently vacant/ residential and zoned R-1, Single Family Residential
2. Proposed Land Use and Zoning:  
The proposal is to rezone the subject property to R-3 Single Family Residential.
3. Surrounding Land Use and Zoning:  
North: Florence County, Vacant, R-1  
South: Florence County, Vacant, R-1  
West: Florence County, Residential/Vacant, R-1  
East: Florence County, Residential/ Vacant, R-1

4. Transportation Access and Circulation:

Present access to the property is by the way of Dennis Road in Lake City.

5. Traffic Review:

The rezoning of this property from a residential use to a residential use may have a minimal impact on traffic flow.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Suburban Development. The requested rezoning of the property is compatible with the designated future land use.

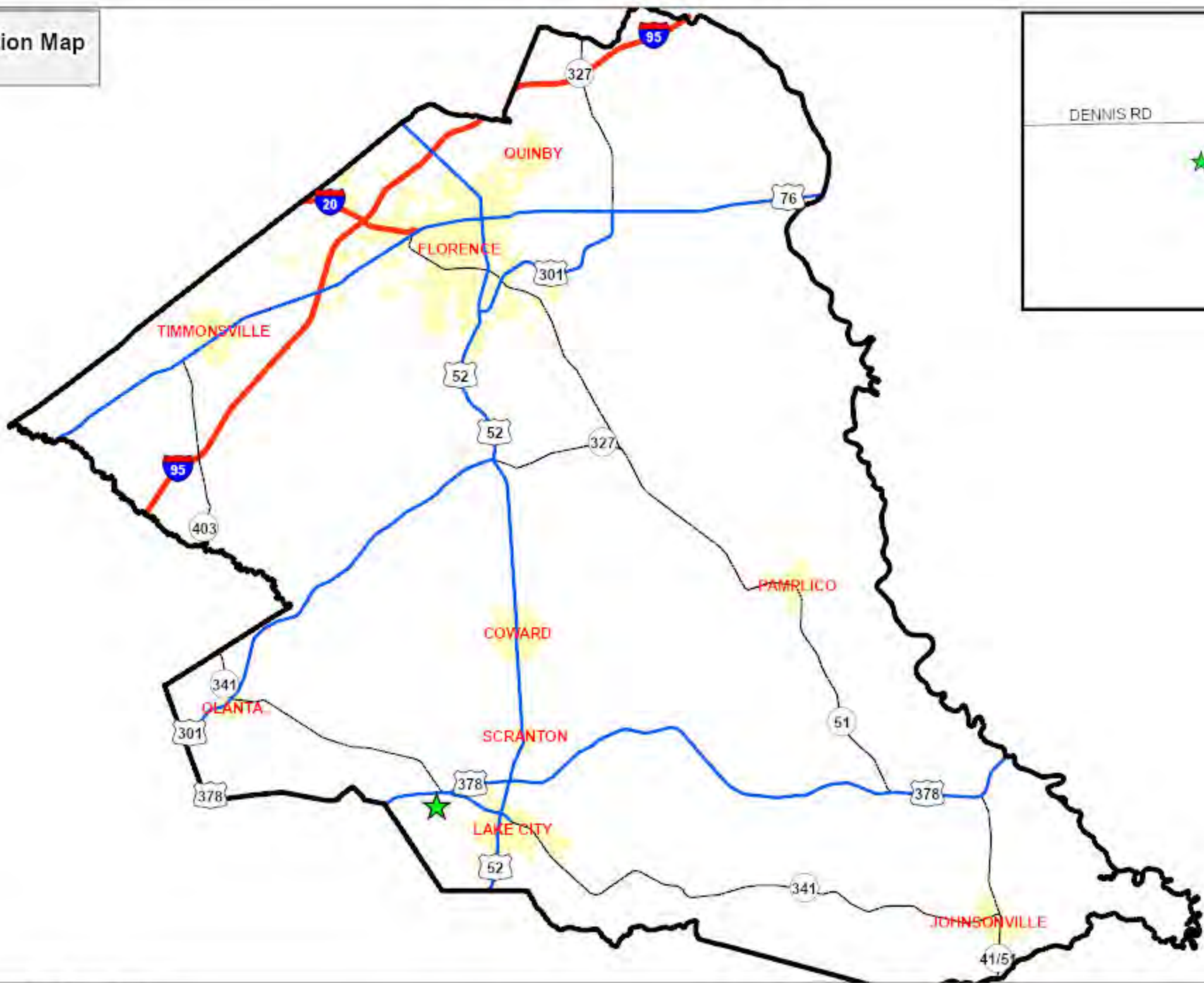
**FLORENCE COUNTY COUNCIL MEETING:**

This item is scheduled on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Location Map
- Zoning Map
- Aerial Map

Location Map



DENNIS RD



0 2 3 5 6 Miles



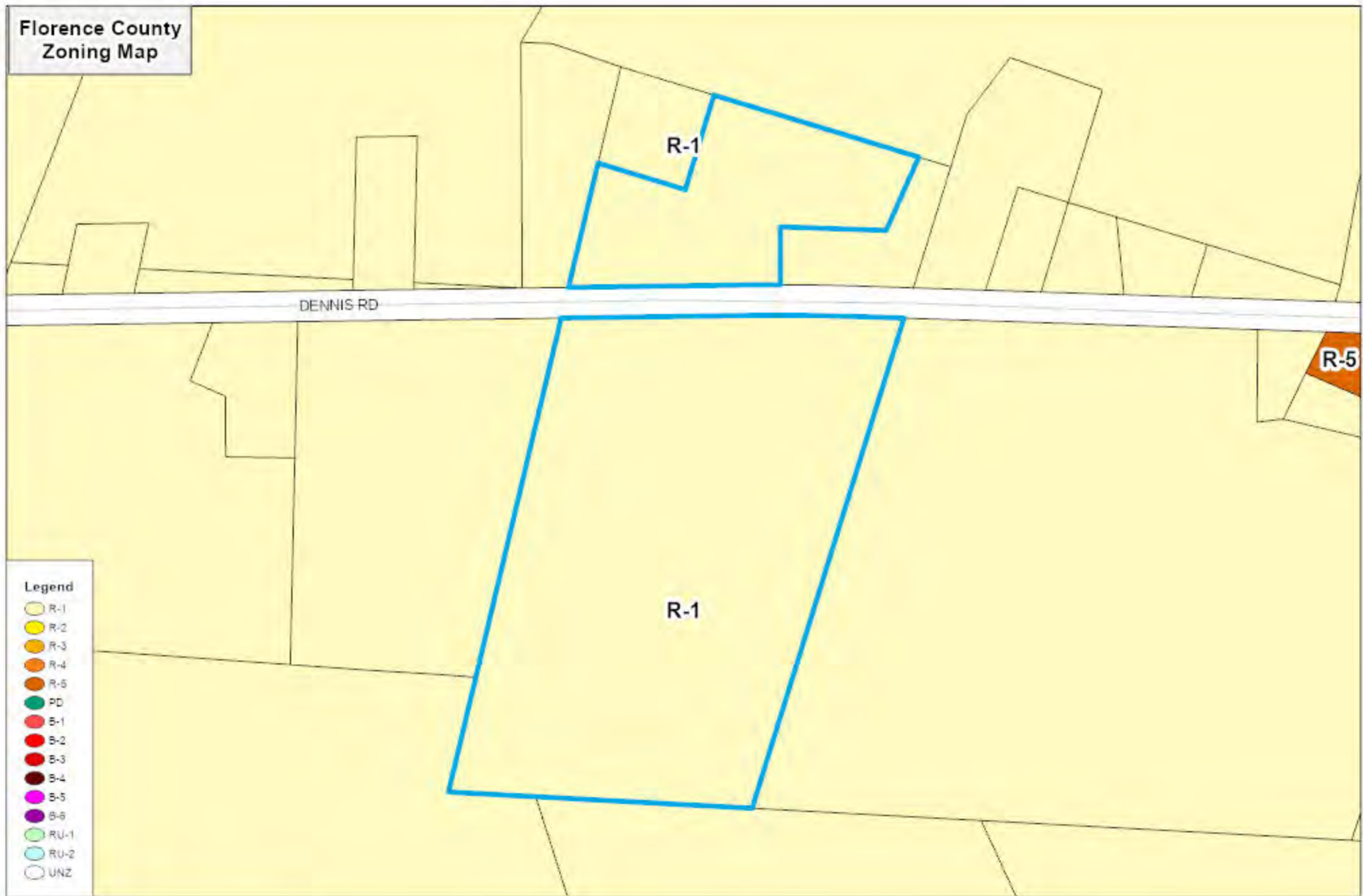
Florence County  
Planning Department  
Meeting Date:  
02/28/2023

N



Council District 1  
PC#2023-02

**Florence County  
Zoning Map**



0 140 280 560 Feet

Florence County  
Planning Department  
Meeting Date:  
02/28/2023



**Council District 1  
PC#2023-02**



PC#2023-02  
Rezone From R-1 to R-3

DENNIS RD

00141-31-025

N





**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-03**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation From R-3A Single Family Residential To B-3 General Commercial Consisting And From B-2 Convenience To B-3 General Commercial.

**LOCATION:** Curry Lane and W. Darlington St.

**TAX MAP NUMBERS:** 90045-01-011,90045-01-030, 90045-01-031, 90045-01-035, 90045-03-001

**COUNCIL DISTRICT(S):** 3; County Council

**OWNER OF RECORD:** Akshay LLC, Rock Hill Property Management, LLC, and Maha Laxmiji, LLC

**APPLICANT:** County Of Florence

**ZONING/LAND AREA:** R-3A, B-2/Approximately 5.3 acres

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently zoned B-2 Convenience Business and R-3A Single Family Residential with current uses varying consisting of commercial, vacant and residential.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties are B-3(General Commercial).
3. Surrounding Land Use and Zoning:  
North: Florence County/City Zoning/Residential/ R-3A  
South: Florence County/City Zoning/Commercial/ B-2  
West: Florence County/Residential/Vacant/ R-3A, B-3, B-5  
East: Florence County/City Zoning/Residential/ R-3A, B-3
4. Florence County Comprehensive Plan:  
The future land use designation for the properties are currently Variable Development 1 and Suburban Development. The requested rezoning of the properties is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Aerial Map



PC#2023-03

- Rezone From R-3A to B-3
- Rezone From B-2 to B-3

90045-01-031

90045-01-035

90045-01-011

90045-01-030

90045-03-001

W MARION ST

CURRY LN

W DARLINGTON ST

N



**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-04**

**SUBJECT:** Map Amendment Requested By Florence County  
To Change The Zoning Designation From B-3  
General Commercial To B-6 Industrial.

**LOCATION:** S Church Street

**TAX MAP NUMBERS:** 00149-01-004, 00149-01-009

**COUNCIL DISTRICT(S):** 7; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Properties are currently zoned B-3 General  
Commercial.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently zoned B-3 General Commercial with current uses varying, consisting of primarily industrial and vacant lots.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is B-6 (Industrial).
3. Surrounding Land Use and Zoning:  
Subject properties are surrounded by Florence County and City of Florence Zoning.
4. Florence County Comprehensive Plan:  
The future land use designation for the properties are currently Variable Development 2. The requested rezoning of the properties is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

This item is scheduled on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Aerial Map



PC#2023-04  
Rezone From B-3 to B-6



BARRINGER ST

S CHURCH ST

00149-01-009

JUNE LN

00149-01-004

CHRISTOPHER LN



**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-05**

**SUBJECT:** Map Amendment Requested By Florence County  
To Change The Zoning Designation From RU-1A  
Rural Community To R-3A Single Family  
Residential.

**LOCATION:** Smithfield Subdivision

**TAX MAP NUMBERS:** 00100-01-093

**COUNCIL DISTRICT(S):** 9; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Property is currently zoned R-U1A Rural  
Community.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject property is currently zoned RU-1A Rural Community with current use vacant.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject property is R-3A (Single Family Residential).
3. Surrounding Land Use and Zoning:  
Subject property is surrounded by Florence County and City of Florence Zoning.
4. Florence County Comprehensive Plan:  
The future land use designation for the property is currently Suburban Development. The requested rezoning of the properties is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

This item is scheduled on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

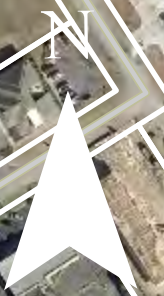
**ATTACHMENTS:**

- Aerial Map



PC#2023-05  
Rezone From RU-1A to R-3A

00100-01-093





**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-06**

**SUBJECT:** Map Amendment Requested By Florence County  
To Change The Zoning Designation From B-3  
General Commercial To R-5A Multi-Family  
Residential.

**LOCATION:** Second Loop Road

**TAX MAP NUMBERS:** 90011-05-010

**COUNCIL DISTRICT(S):** 9; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Property is currently zoned B-3 General  
Commercial.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject property is currently zoned B-3 General Commercial with current use residential.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject property is R-5A (Multi-Family Residential).
3. Surrounding Land Use and Zoning:  
Subject property is surrounded by Florence County Zoning.
4. Florence County Comprehensive Plan:  
The future land use designation for the property is currently Urban Development. The requested rezoning of the property is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

This item is scheduled on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Aerial Map



PC#2023-06  
Rezone From B-3 to R-5A

90011-05-010

SECOND LOOP RD

N





**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-07**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation From R-1 Single Family Residential To B-3 General Commercial.

**LOCATION:** W. Palmetto Street.

**TAX MAP NUMBERS:** 90003-01-001, 90003-01-002, 90003-01-003, 90003-01-004.

**COUNCIL DISTRICT(S):** 9; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Properties are currently zoned R-1 Single Family Residential.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently zoned R-1 Single Family Residential with current uses varying, consisting of primarily residential and commercial.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is B-3 (General Commercial).
3. Surrounding Land Use and Zoning:  
Subject properties are surrounded by Florence County and City of Florence Zoning.
4. Florence County Comprehensive Plan:  
The future land use designation for the properties are currently Urban Development. The requested rezoning of the properties is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

This item is scheduled on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Aerial Map



PC#2023-07  
Rezone From R-1 to B-3

HILLCREST DR

HILLCREST DR

90003-01-004

90003-01-003

90003-01-002

90003-01-001

W PALMETTO ST

S SANTIAGO DR

SPENCER LN

N





**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-08**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation From R-2 Single Family Residential To B-3 General Commercial.

**LOCATION:** S. Church Street, E Siesta Drive, Dorado Drive.

**TAX MAP NUMBERS:** 90107-01-001, 90107-04-027, 90108-05-008.

**COUNCIL DISTRICT(S):** 7, 8; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Properties are currently zoned R-2 Single Family Residential.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently zoned R-2 Single Family Residential with current uses being commercial and vacant.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is B-3 (General Commercial).
3. Surrounding Land Use and Zoning:  
Subject properties are surrounded by Florence County Zoning.
4. Florence County Comprehensive Plan:  
The future land use designation for the properties are currently Urban Development. The requested rezoning of the properties is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

This item is scheduled on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Aerial Map



PC#2023-08  
Rezone From R-2 to B-3





**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-09**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation From R-3A Single Family Residential To B-3 General Commercial.

**LOCATION:** Santiago Drive, Parker Drive

**TAX MAP NUMBERS:** 90012-01-003, 90012-01-004, 90012-01-042, 90013-01-018, 90013-01-028, 90013-01-029, 90013-02-001, 90013-02-004, 90171-04-001.

**COUNCIL DISTRICT(S):** 3, 9; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Properties are currently zoned R-3A Single Family Residential.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently zoned R-3A Single Family Residential with current uses varying, consisting of primarily commercial use.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is B-3 (General Commercial).
3. Surrounding Land Use and Zoning:  
Subject properties are surrounded by Florence County Zoning.
4. Florence County Comprehensive Plan:  
The future land use designation for the properties are currently Variable Development 1. The requested rezoning of the properties is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

This item is scheduled on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Aerial Map



PC#2023-09  
Rezone From R-3A to B-3



90171-04-001

SPARKER DR

W WILLOW DR

90013-01-018

90013-01-028

90013-01-029

S SANTIAGO DR

90012-01-003

90012-01-004

90012-01-042

90013-02-001

90013-02-004

W LILLIAN DR

BRAVA DR

THIRD LOOP RD

HYDE CIR





**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-10**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation From R-4 Multi-Family Residential, Limited To B-3 General Commercial.

**LOCATION:** Willwood Drive

**TAX MAP NUMBERS:** 00123-01-080

**COUNCIL DISTRICT(S):** 3; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Property is currently zoned R-4 Multi-Family Residential.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject property is currently zoned R-4 Multi-Family Residential with current use being Multi-Family Residential.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject property is B-3 (General Commercial).
3. Surrounding Land Use and Zoning:  
Subject property is surrounded by Florence County and City of Florence Zoning.
4. Florence County Comprehensive Plan:  
The future land use designation for the property is currently Urban Development. The requested rezoning of the properties is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

This item is scheduled on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Aerial Map



PC#2023-10  
Rezone From R-4 to B-3

WILLWOOD DR

00123-01-080

N





**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-11**

**SUBJECT:** Map Amendment Requested By Florence County  
To Change The Zoning Designation From RU-1A  
Rural Community To B-3 General Commercial.

**LOCATION:** W Palmetto Street

**TAX MAP NUMBERS:** 90003-04-004, 90003-04-005.

**COUNCIL DISTRICT(S):** 9; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Properties are currently zoned RU-1A Rural  
Community

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently zoned RU-1A Rural Community with current uses varying, consisting of primarily commercial and vacant lots.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is B-3 (General Commercial).
3. Surrounding Land Use and Zoning:  
Subject properties are surrounded by Florence County and the City of Florence Zoning.
4. Florence County Comprehensive Plan:  
The future land use designation for the properties are currently Urban Development. The requested rezoning of the properties is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

This item is scheduled on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Aerial Map



PC#2023-11  
Rezone From RU-1A to B-3

W PALMETTO ST

90003-04-005

90003-04-004

FOWLER FARM RD





**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-12**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation From B-5 Office and Light Industrial to B-3 General Commercial.

**LOCATION:** Oakland Ave/E Old Marion Hwy

**TAX MAP NUMBERS:** 00176-01-007

**COUNCIL DISTRICT(S):** 7; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Properties are currently zoned B-5 Office and Light Industrial.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject property is currently zoned B-5 Office and Light Industrial with current use being vacant.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject property is B-3 (General Commercial).
3. Surrounding Land Use and Zoning:  
Subject property is surrounded by Florence County and City of Florence Zoning.
4. Florence County Comprehensive Plan:  
The future land use designation for the property is currently Variable Development 1. The requested rezoning of the properties is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

This item is scheduled on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Aerial Map



PC#2023-12  
Rezone From B-5 to B-3

E MCTIVER RD

E OLD MARION HWY

OAKLAND AV

00176-01-007

MALLOY ST

JAMES ST

N





**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-13**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation From R-2 Single Family Residential To R-3A Single Family Residential.

**LOCATION:** E Siesta Drive

**TAX MAP NUMBERS:** 90108-06-013, 90108-06-014, 90108-06-015, 90109-02-006

**COUNCIL DISTRICT(S):** 7; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Properties are currently zoned R-2 Single Family Residential.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently zoned R-2 Single Family Residential with current use consisting primarily residential.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties are R-3A (Single Family Residential).
3. Surrounding Land Use and Zoning:  
Subject properties are surrounded by Florence County and City of Florence Zoning.
4. Florence County Comprehensive Plan:  
The future land use designation for the properties are currently Urban Development. The requested rezoning of the properties is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

This item is scheduled on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Aerial Map



PC#2023-13  
Rezone From R-2 to R-3A



FLAG  
DR

N

County of Florence, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, February 28, 2023  
PC#2023-14**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation From B-3 General Commercial To R-3A Single Family Residential.

**LOCATION:** E Siesta Drive

**TAX MAP NUMBERS:** 90109-02-007

**COUNCIL DISTRICT(S):** 7; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** Properties are currently zoned B-3 General Commercial.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject property is currently zoned B-3 General Commercial with current use vacant.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject property is R-3A (Single Family Residential).
3. Surrounding Land Use and Zoning:  
Subject property is surrounded by Florence County and City of Florence Zoning.
4. Florence County Comprehensive Plan:  
The future land use designation for the property is currently Urban Development. The requested rezoning of the property is compatible with the designated future land use.

**FLORENCE COUNTY COUNCIL MEETING:**

This item is scheduled on the agenda on Thursday, March 16, 2023 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Aerial Map



PC#2023-14  
Rezone From B-3 to R-3A

E SIESTA DR

90109-02-007

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