

Florence County Planning Commission

February 28, 2023

6:00 PM

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, February 28, 2023
6:00 P.M.

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 County Complex and on the information board at the entrance of the Planning and Building Inspection Department building.

I. Call to Order

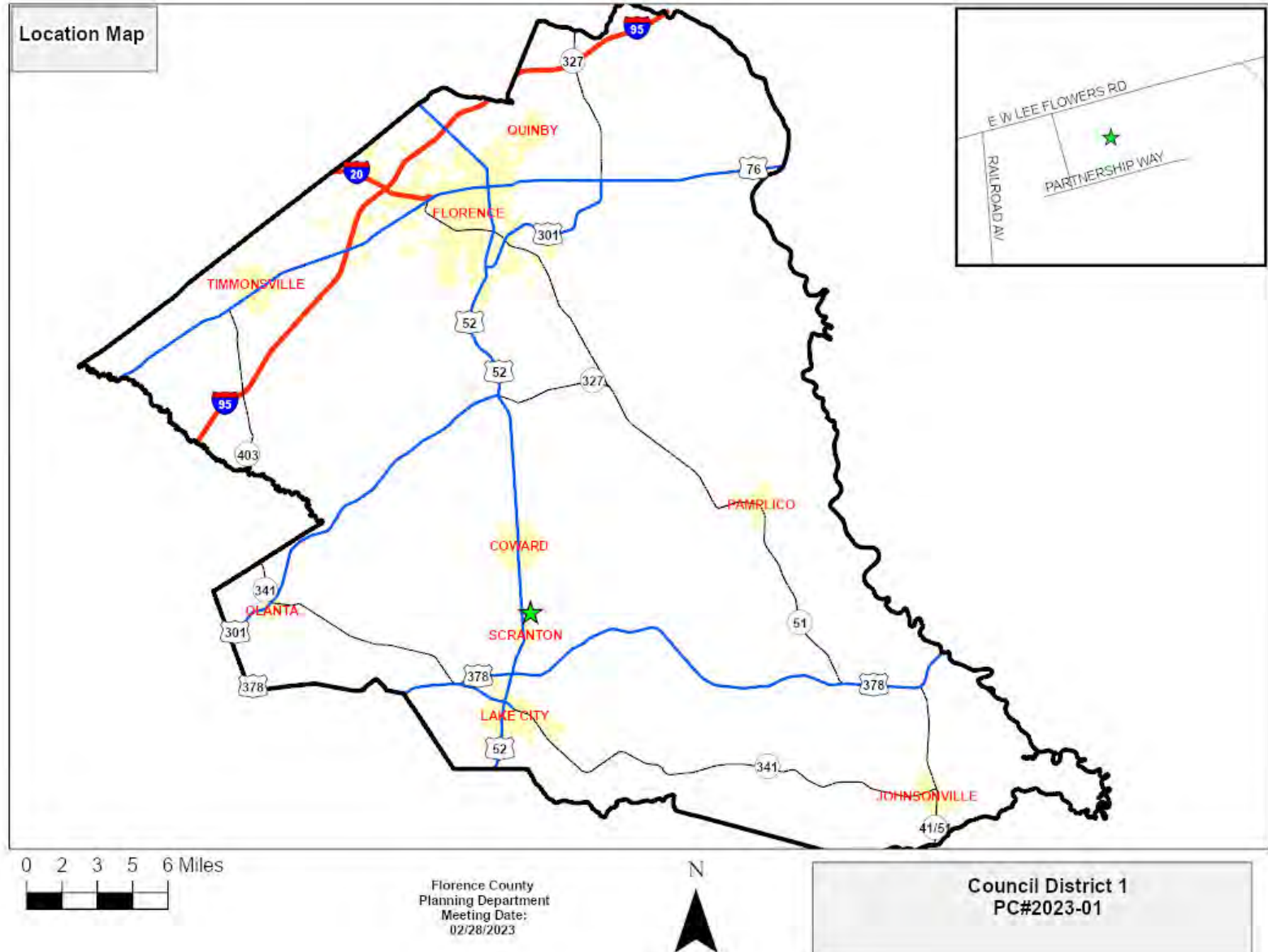
II. Review and Motion of Minutes

- Meeting of December 20, 2022

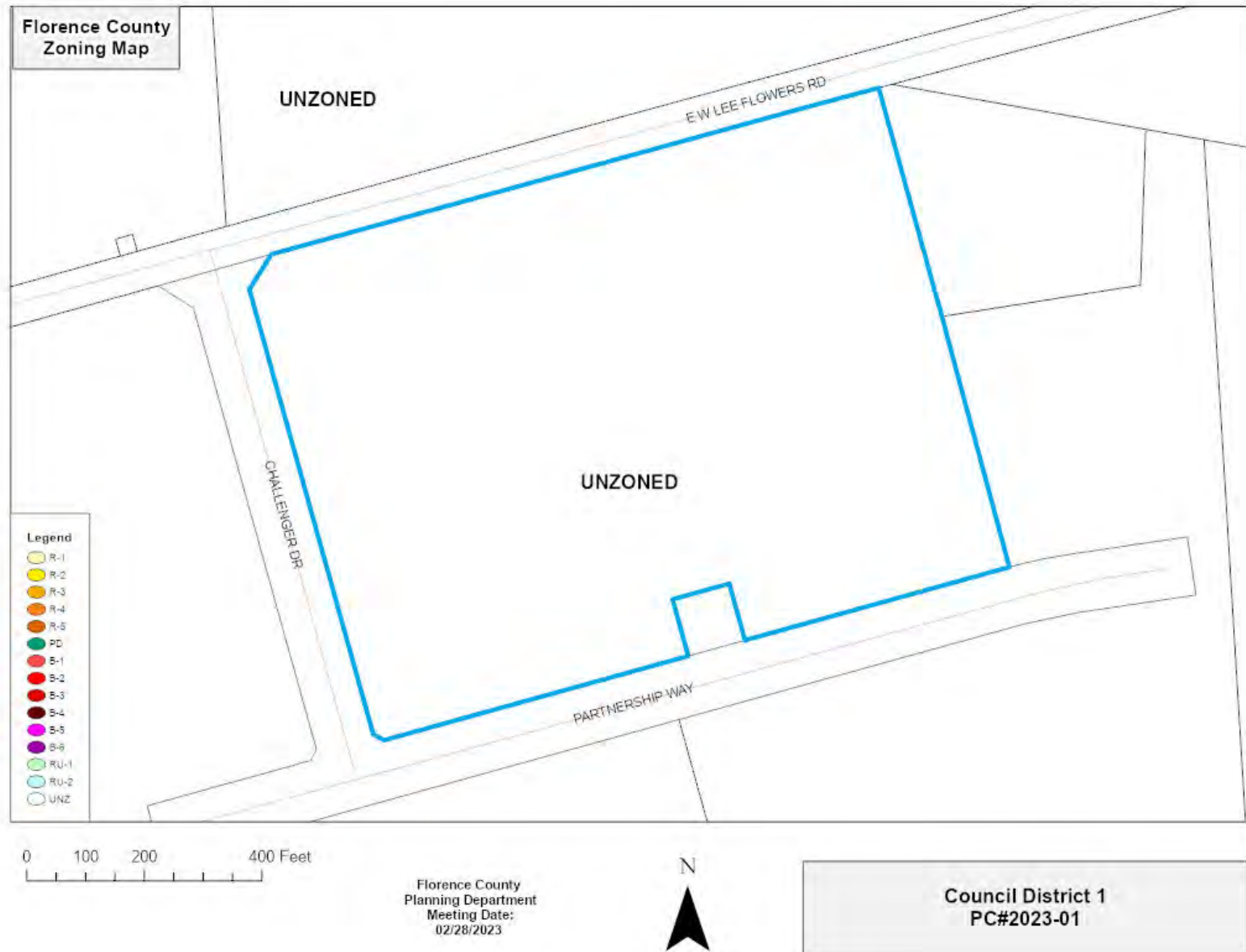
III. Public Hearings

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

PC#2023-01 Location Map



PC#2023-01 Zoning Map

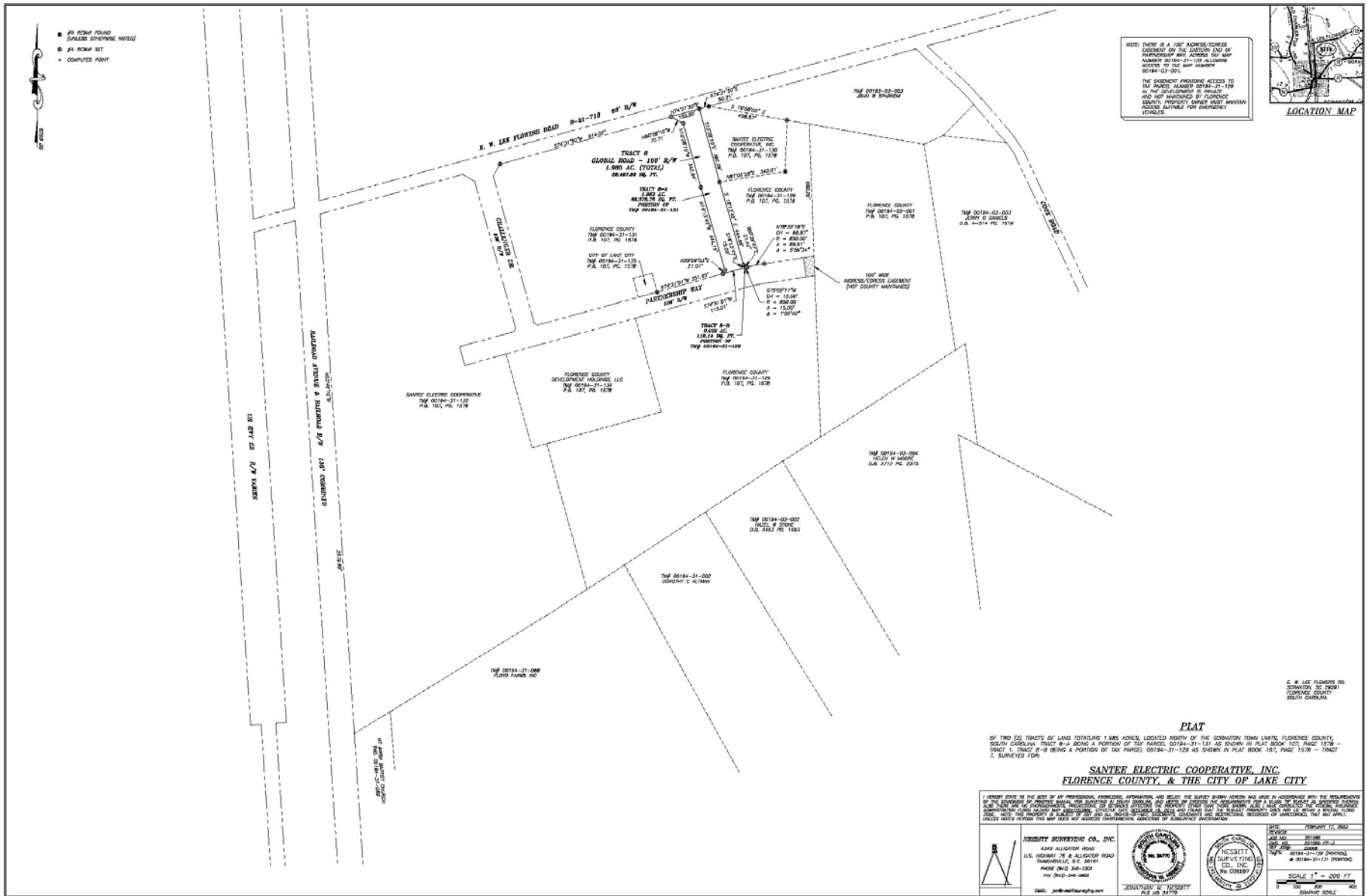


PC#2023-01 Aerial Map

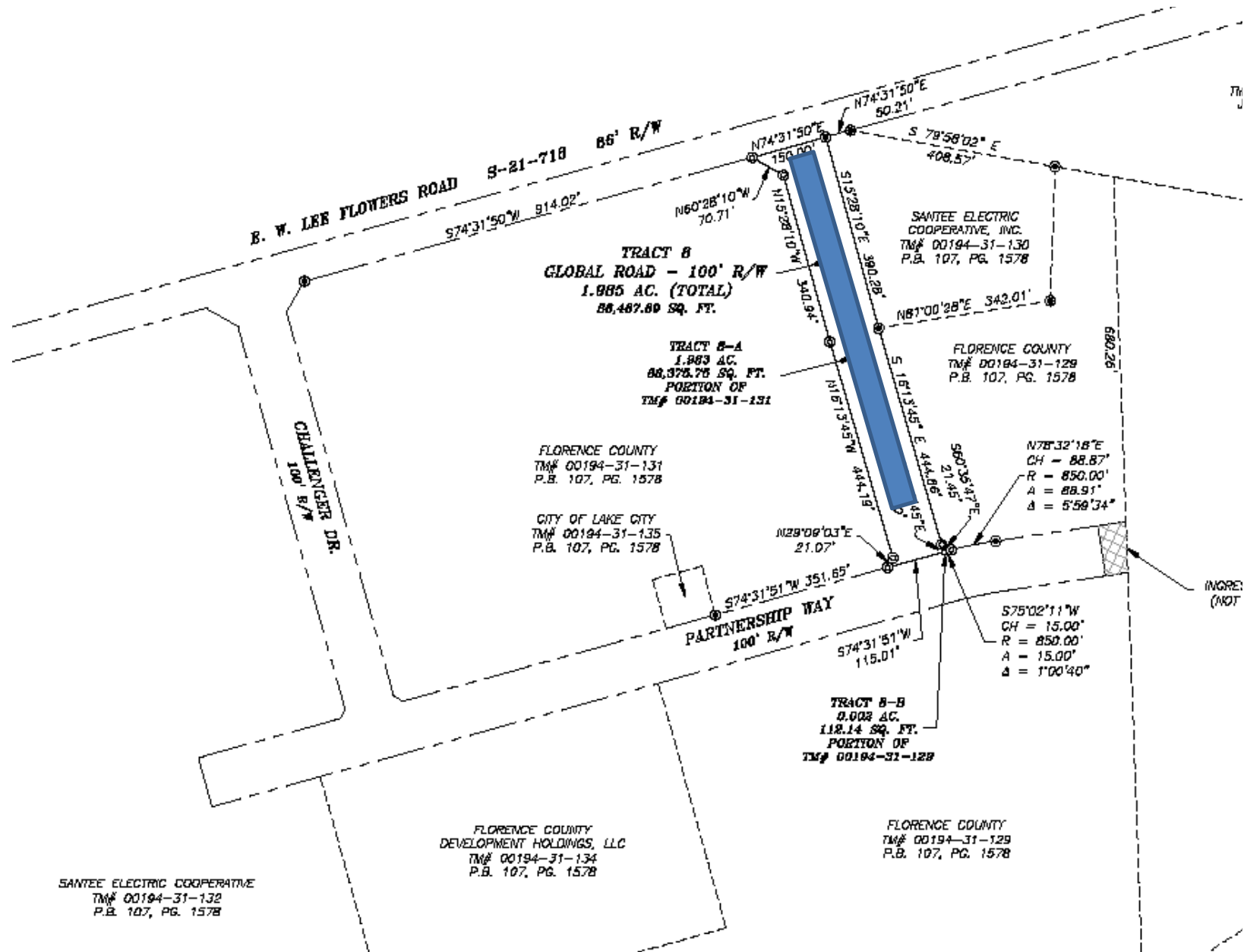
PC#2023-01
Sketch Plan Approval Request



PC#2023-01 Sketch Plan



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PC#2023-01 Subject Property



Comments/Questions



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

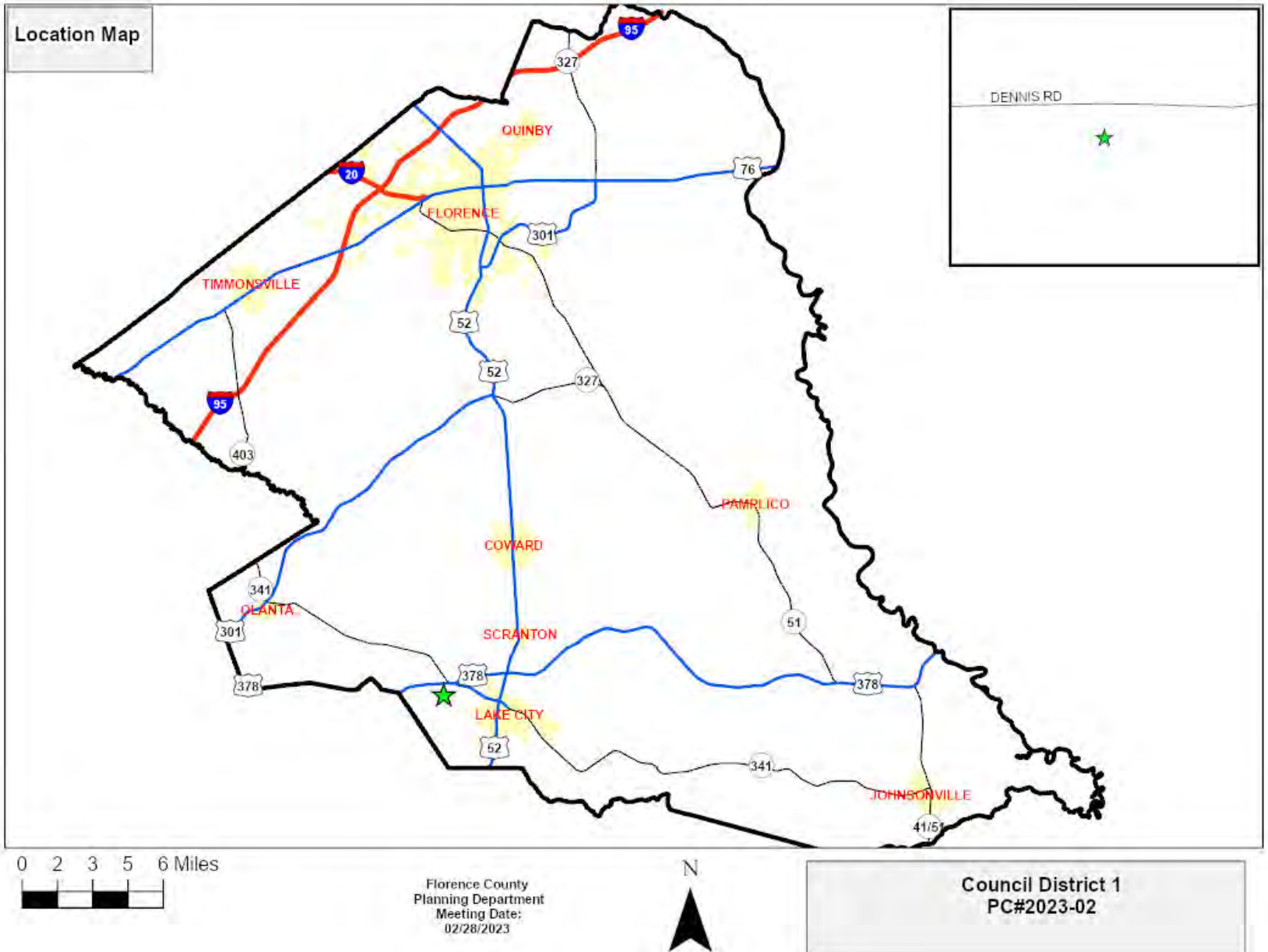
WATER/SEWER AVAILABILITY: City of Lake City

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

FLOOD ZONE: N/A

PARCEL ZONING DESIGNATIONS R-1 (Single Family Residential)

PC#2023-02 Location Map



PC#2023-02 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 Aerial Map



PC#2023-02 Subject Property



Comments/Questions



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

PC#2023-03 Aerial Map



PC#2023-03 Subject Properties



Comments/Questions



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.

PC#2023-04 Aerial Map



PC#2023-04 Subject Properties



Comments/Questions



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.

PC#2023-05 Aerial Map



PC#2023-05 Subject Property



Comments/Questions



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.

PC#2023-06 Aerial Map



PC#2023-06 Subject Property



Comments/Questions



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.

PC#2023-07 Aerial Map



PC#2023-07 Subject Properties



Comments/Questions



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.

PC#2023-08 Aerial Map



PC#2023-08 Subject Properties



Comments/Questions



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.

PC#2023-09 Aerial Map



PC#2023-09 Subject Properties



Comments/Questions



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.

PC#2023-10 Aerial Map



PC#2023-10 Subject Property



Comments/Questions



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

PC#2023-11 Aerial Map



PC#2023-11 Subject Properties



Comments/Questions



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.

PC#2023-12 Aerial Map



PC#2023-12 Subject Property



Comments/Questions



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.

PC#2023-13 Aerial Map



PC#2023-13 Subject Properties



Comments/Questions



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.

PC#2023-14 Aerial Map



PC#2023-14 Subject Property



Comments/Questions



Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, February 28, 2023
6:00 P.M.

I. Other Business

- Election of Officers

II. Director's Report:

- Summary Plats (December 2022 and January 2023)
- Building Reports (December 2022 and January 2023)

III. Adjournment