

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 20, 2022
PC#2022-61**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Eight Of The Zoning Study From Unzoned To R-1 Single Family Residential.

LOCATION: Florence County Zoning Study Group Eight

TAX MAP NUMBERS: 00101-01-024, 00101-01-513, 10108-01-001, 10108-01-002, 10108-01-003, 10108-01-004, 10108-01-005, 10108-01-006, 10108-01-007, 10108-01-008, 10112-01-021, 10112-01-022, 10112-01-023, 10112-01-024, 10112-01-025, 10112-01-026, 10112-01-027, 10112-01-028, 10112-01-029, 10112-01-030, 10112-01-031, 10112-01-032, 10112-01-033, 10112-01-034, 10112-01-035, 10112-01-036, 10112-01-037, 10112-01-038, 10112-01-039, 10112-01-040, 10112-01-041, 10112-01-042, 10112-01-043, 10112-01-044, 10112-01-045, 10112-01-046, 10112-01-047, 10112-01-048, 10112-01-049, 10112-01-050, 10112-01-051, 10112-01-052, 10112-01-053, 10112-01-054, 10112-01-055, 10112-01-056, 10112-01-057, 10112-01-058, 10112-01-059, 10112-01-060, 10112-01-061, 10112-01-062, 10112-01-063, 10112-01-064, 10112-01-065, 10112-01-066, 10112-01-067, 10112-01-068, 10112-01-069, 10112-01-070, 10112-01-071, 10112-01-072, 10112-01-073, 10112-01-074, 10112-01-075, 10112-01-076, 10112-01-077, 10112-01-078, 10112-01-079, 10112-01-080, 10112-01-081, 10112-01-082, 10112-01-083, 10112-01-084, 10112-01-085, 10112-01-086, 10112-01-087, 10112-01-088, 10112-01-089, 10112-01-090, 10112-01-091, 10112-01-092, 10112-01-093, 10112-01-094, 10112-01-095, 10112-01-096, 10112-01-097, 10112-01-098, 10112-01-099, 10112-01-100, 10112-01-101, 10112-01-102, 10112-01-103, 10112-01-104, 10112-01-105, 10112-01-106, 10112-01-107, 10112-01-108, 10112-01-109, 10112-01-110, 10112-01-111, 10112-01-112, 10112-01-113, 10112-01-114, 10112-01-115, 10112-01-116, 10112-01-117, 10112-01-118, 10112-01-119, 10112-01-120, 10112-01-121, 10112-01-122, 10112-01-123, 10112-01-124, 10112-01-126, 10116-01-001, 10116-01-002, 10116-01-003, 10116-01-004, 10116-01-005, 10116-01-006, 10116-01-007, 10116-01-008, 10116-01-009, 10116-01-010, 10116-01-011, 10116-01-012, 10116-01-013, 10116-01-014, 10116-01-015, 10116-01-016, 10116-01-017, 10116-01-018, 10116-01-019, 10116-01-020, 10116-01-021,

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COUNCIL DISTRICT(S): 8, 9; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject properties are currently unzoned with current uses consisting of primarily residential use.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is R-1 (Single Family Residential).

3. Surrounding Land Use and Zoning:

Subject properties are surrounded by City of Florence Zoning.

4. Florence County Comprehensive Plan:

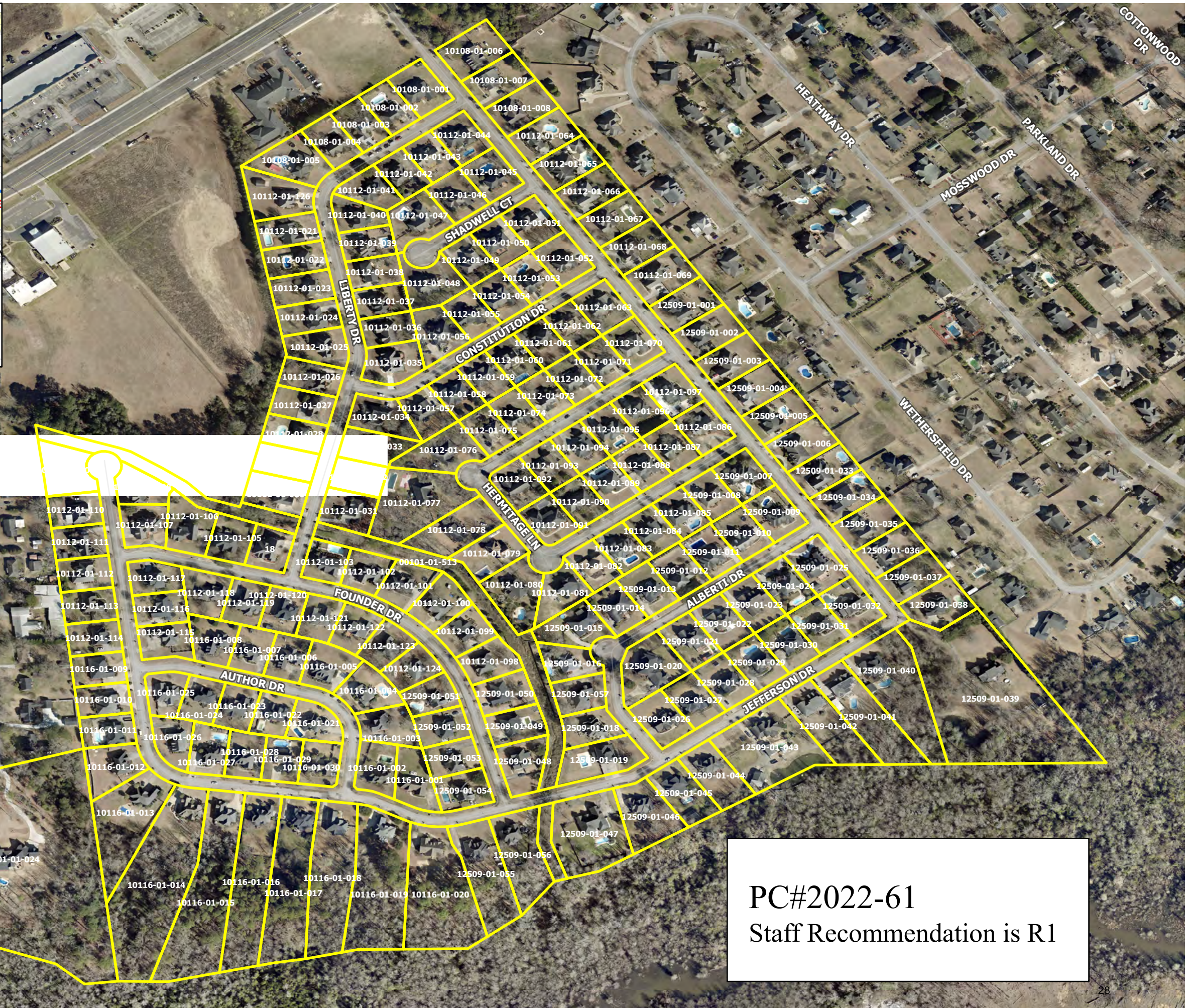
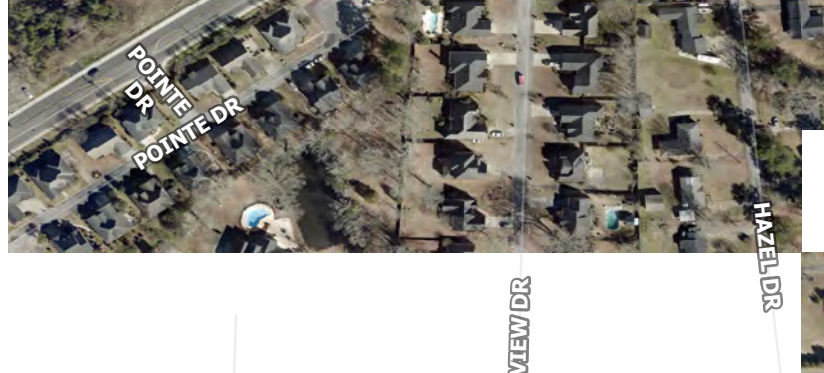
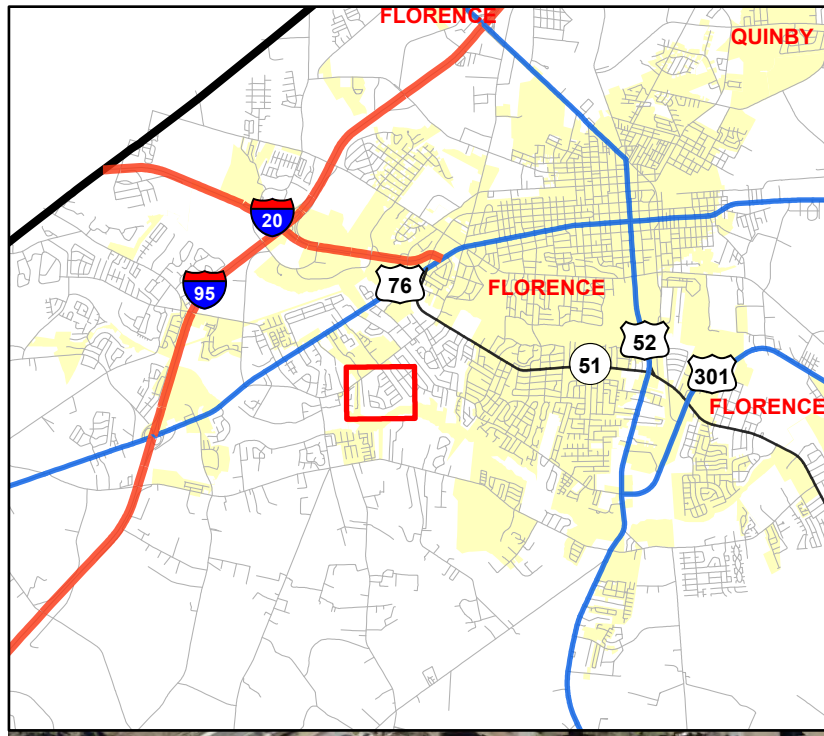
The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, January 19, 2023 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

Aerial Map



PC#2022-61
Staff Recommendation is R1

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 20, 2022
PC#2022-62**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Eight Of The Zoning Study From Unzoned To R-1 Single Family Residential.

LOCATION: Florence County Zoning Study Group Eight

TAX MAP NUMBERS: 00125-01-102, 00125-01-103, 00125-01-104, 00125-01-105, 00125-01-106, 00125-01-107, 00125-01-108, 00125-01-134, 00125-01-135, 00125-01-136, 00125-01-137, 00125-01-138, 00125-01-139, 00125-01-140, 00125-01-141, 00125-01-142, 00125-01-143, 00125-01-144, 00125-01-145, 00125-01-146, 00125-01-147, 00125-01-148, 00125-01-174, 00125-01-175, 00125-01-176, 00125-01-177, 00125-01-178, 00125-01-179, 00125-01-180, 00125-01-181, 00125-01-182, 00125-01-183, 00125-01-184, 00125-01-185, 00125-01-186, 00125-01-187, 00125-01-188, 01221-01-023, 01221-01-181, 01221-01-212, 01252-01-001, 01252-01-002, 01252-01-003, 01252-01-004, 01252-01-005, 01252-01-006, 01252-01-007, 01252-01-008, 01252-01-009, 01252-01-040, 01252-01-041, 01252-01-042, 01252-01-043, 01252-01-044, 01252-01-045, 01252-01-046, 01252-01-047, 01252-01-048, 01252-01-049, 01252-01-051, 01252-01-052, 01252-01-053, 01252-01-054, 01252-01-055, 01252-01-056, 01252-01-057, 01252-01-058, 01252-01-059, 01252-01-061, 01252-01-062, 01252-01-063, 01252-01-064, 01252-01-065, 01252-01-066, 01252-01-067, 01252-01-070, 01252-01-071, 01252-01-072, 01252-01-073, 01252-01-074, 01252-01-075, 01252-01-076, 01252-01-077, 01252-01-078, 01252-01-079, 01252-01-080, 01252-01-081, 01252-01-082, 01252-01-083, 01252-01-084, 01252-01-085, 01252-01-086, 01252-01-087, 01252-01-088, 01252-01-089, 01252-01-090, 01252-01-091, 01252-01-092, 01252-01-093, 01252-01-094, 01252-01-095, 01252-01-096, 01252-01-097, 01252-01-098, 01252-01-099, 01252-01-100, 01252-01-101, 01252-01-102, 01252-01-104.

COUNCIL DISTRICT(S): 9; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject properties are currently unzoned with current uses consisting of primarily residential use.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is R-1 (Single Family Residential).

3. Surrounding Land Use and Zoning:

Subject properties are surrounded by City of Florence Zoning.

4. Florence County Comprehensive Plan:

The recommended zoning district is compatible with the subject properties future land use designation.

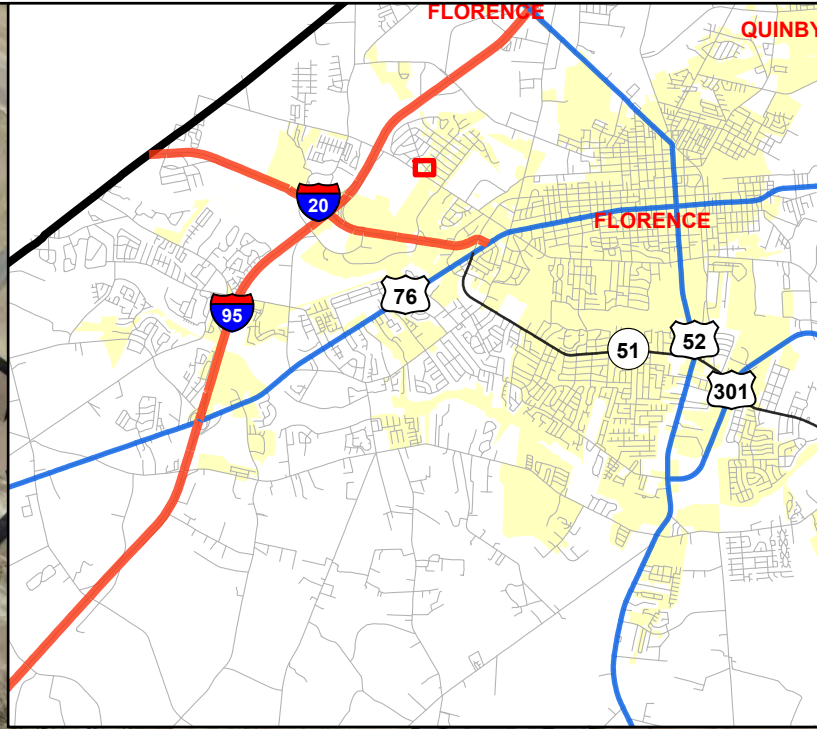
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, January 19, 2023 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

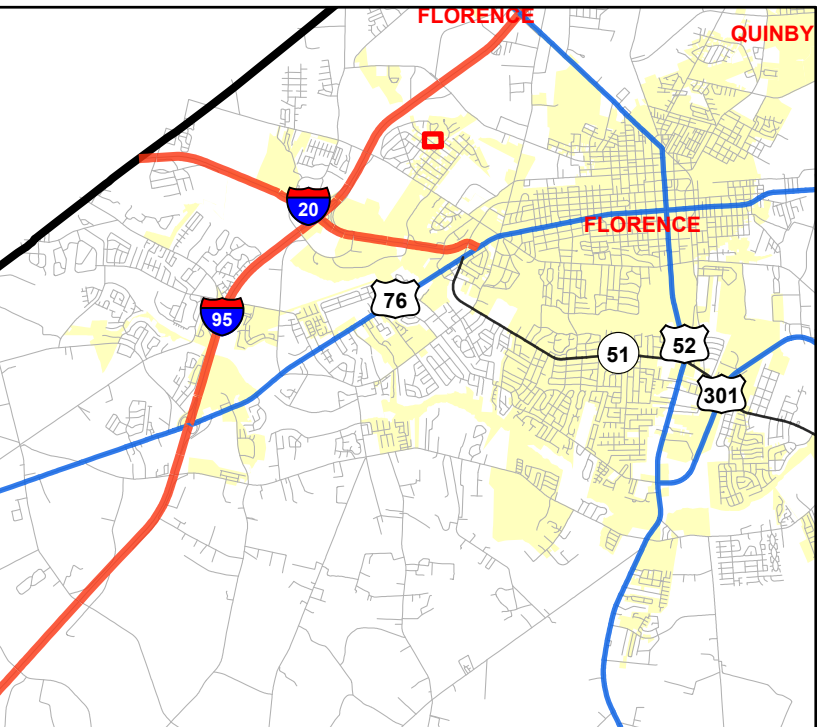
ATTACHMENTS:

Aerial Map





PC#2022-62
Staff Recommendation is R1



PC#2022-62
Staff Recommendation is R1

01221-01-181

TROTTER RD



ASCOT DR

N WILTSHIRE DR

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 20, 2022
PC#2022-63**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Eight Of The Zoning Study From Unzoned To R-2 Single Family Residential.

LOCATION: Florence County Zoning Study Group Eight

TAX MAP NUMBERS: 01011-01-002, 01011-01-024.

COUNCIL DISTRICT(S): 9; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

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

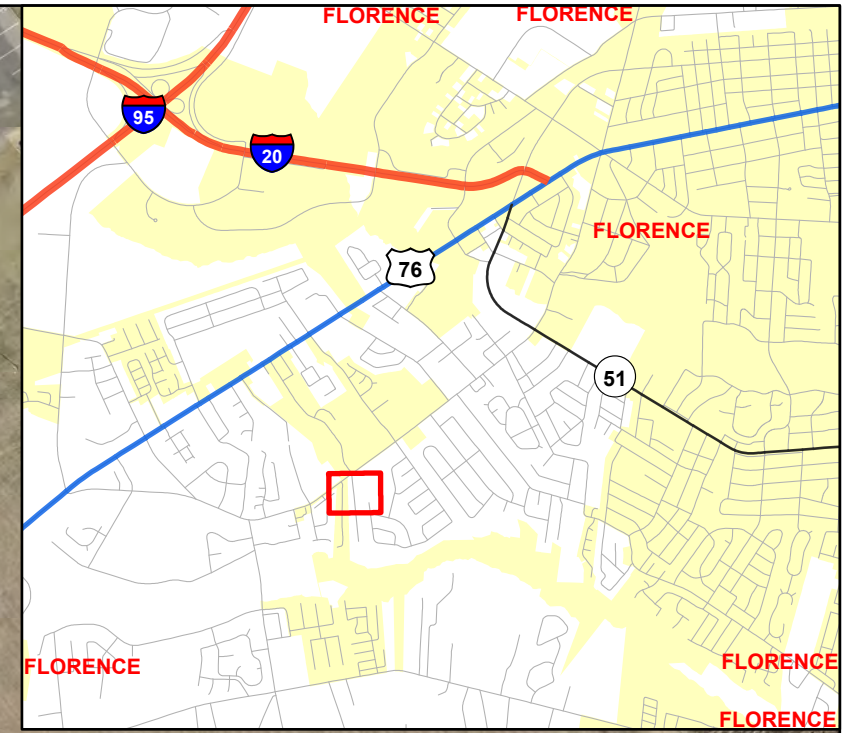
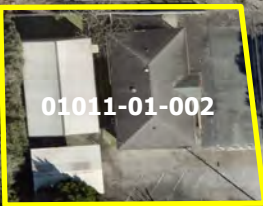
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, January 19, 2023 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

Aerial Map

PC#2022-63
Staff Recommendation is R2



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 20, 2022
PC#2022-64**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Eight Of The Zoning Study From Unzoned To R-3A Single Family Residential.

LOCATION: Florence County Zoning Study Group Seven

TAX MAP NUMBERS: 00175-01-194, 90029-02-005, 90113-01-055, 90113-01-114, 90118-05-012, 90118-06-001.

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

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

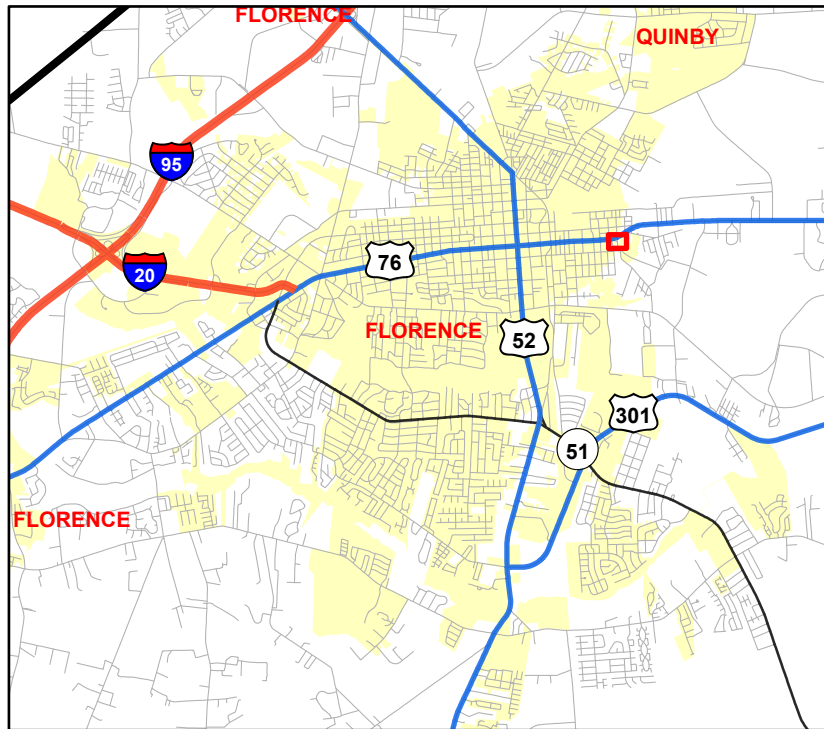
1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses being vacant and residential use.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is R-3A (Single Family Residential).
3. Surrounding Land Use and Zoning:
Subject properties are surrounded by City of Florence Zoning.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:

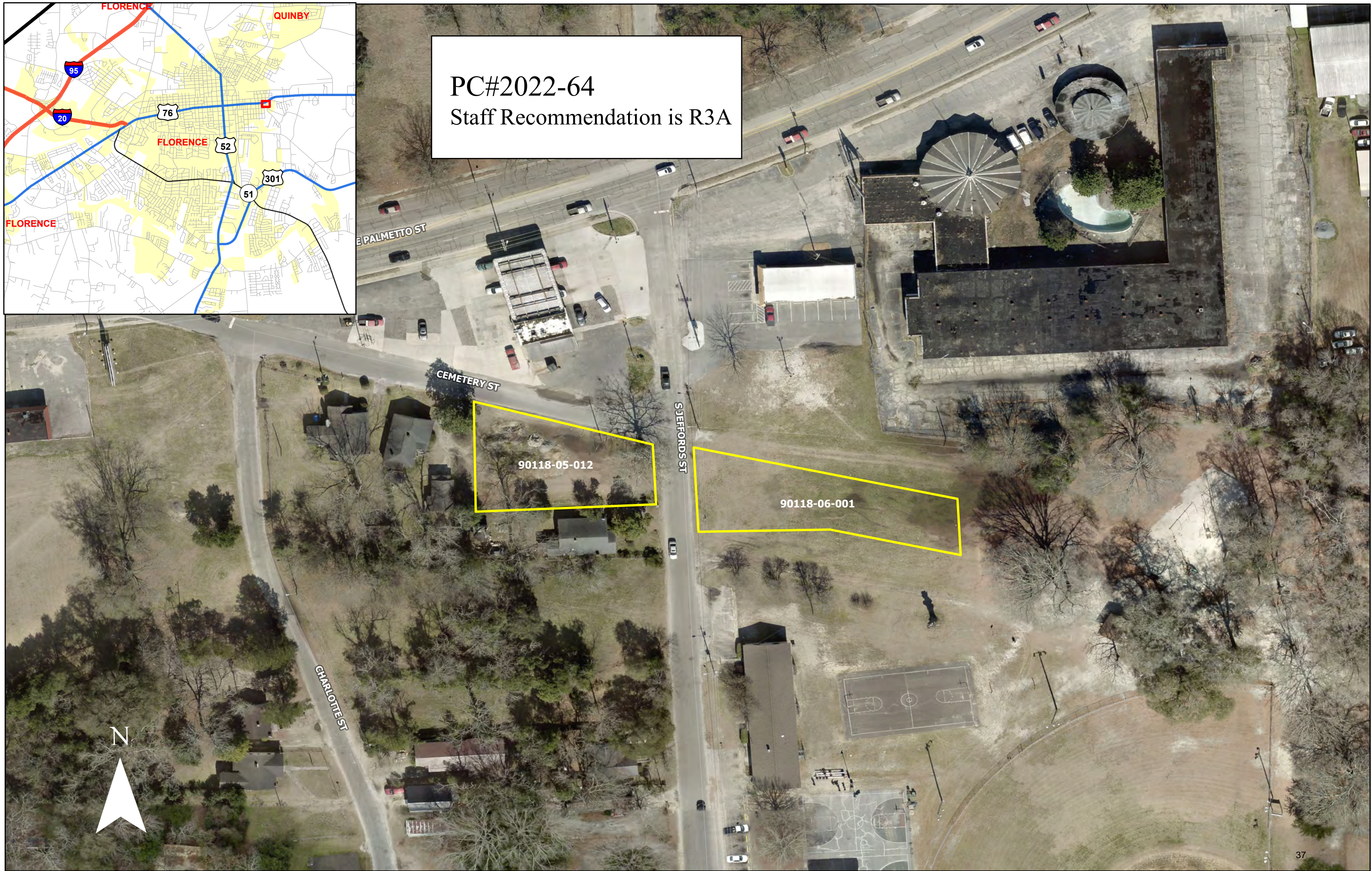
This item is tentatively scheduled to appear on the agenda on Thursday, January 19, 2023 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

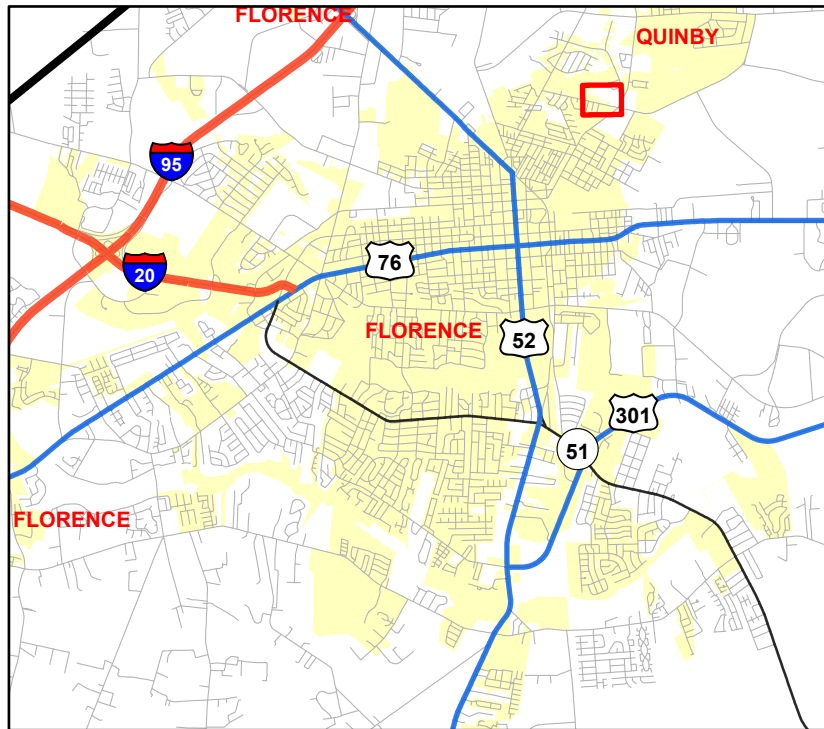
ATTACHMENTS:

Aerial Map

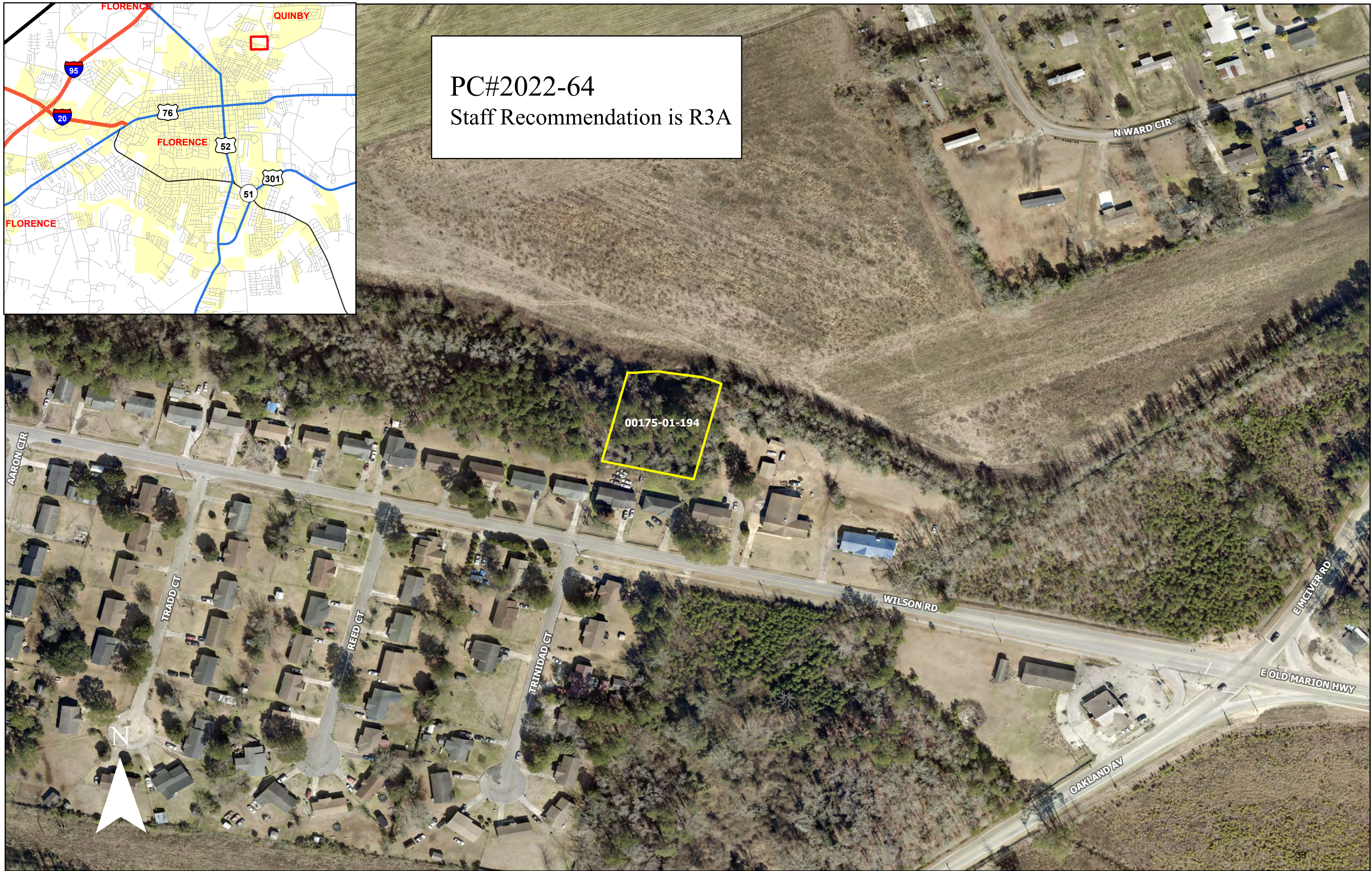


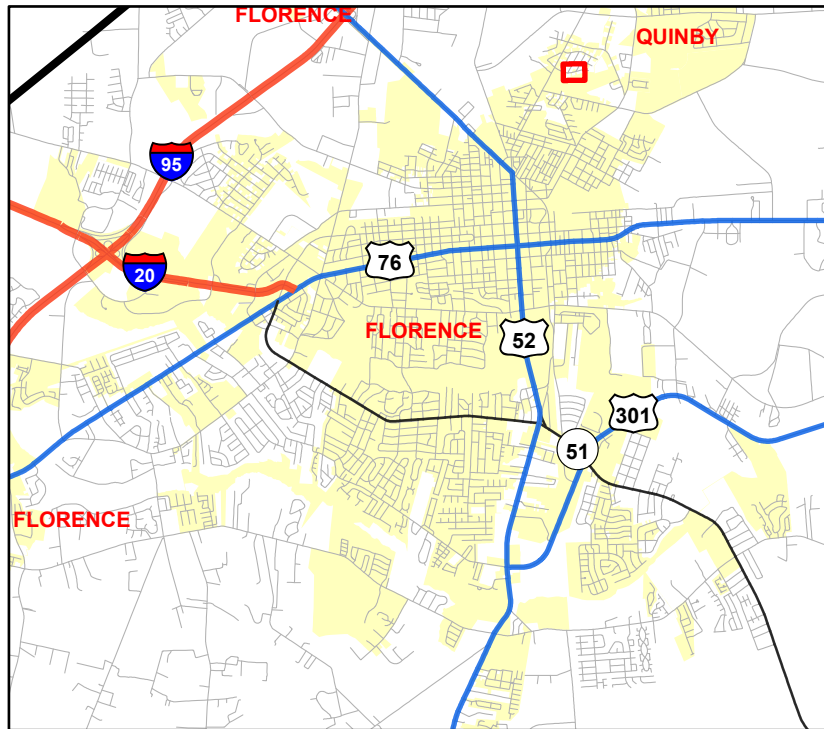
PC#2022-64
Staff Recommendation is R3A





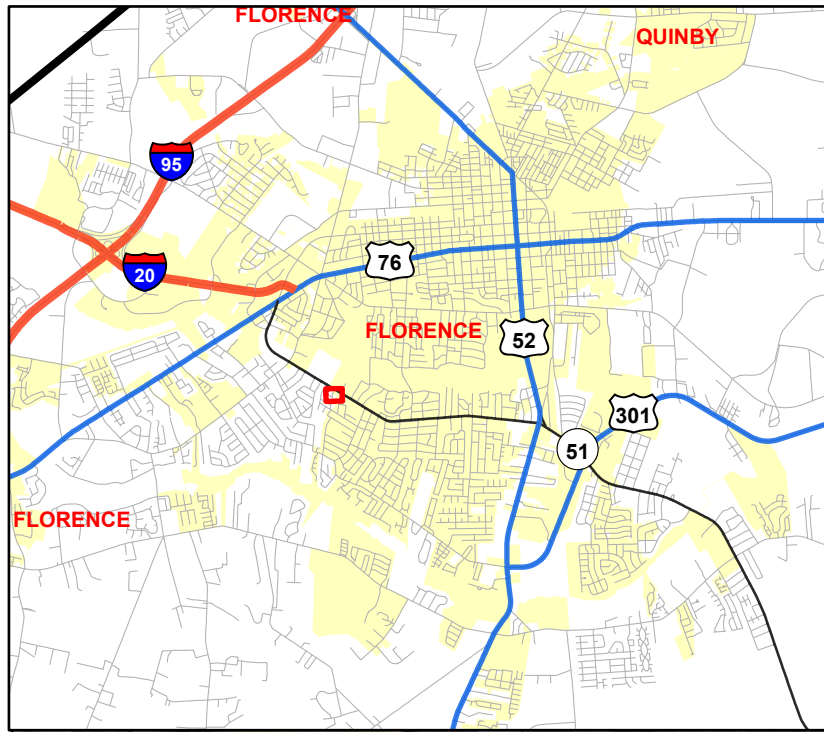
PC#2022-64
Staff Recommendation is R3A





PC#2022-64
Staff Recommendation is R3A





PC#2022-64
Staff Recommendation is R3A



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 20, 2022
PC#2022-65**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group Eight Of The Zoning Study From Unzoned To R-4 Multi-Family Residential, Limited.

LOCATION: Florence County Zoning Study Group Eight

TAX MAP NUMBERS: 90104-08-003

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned/ Approximately 0.17 Acres

STAFF ANALYSIS:

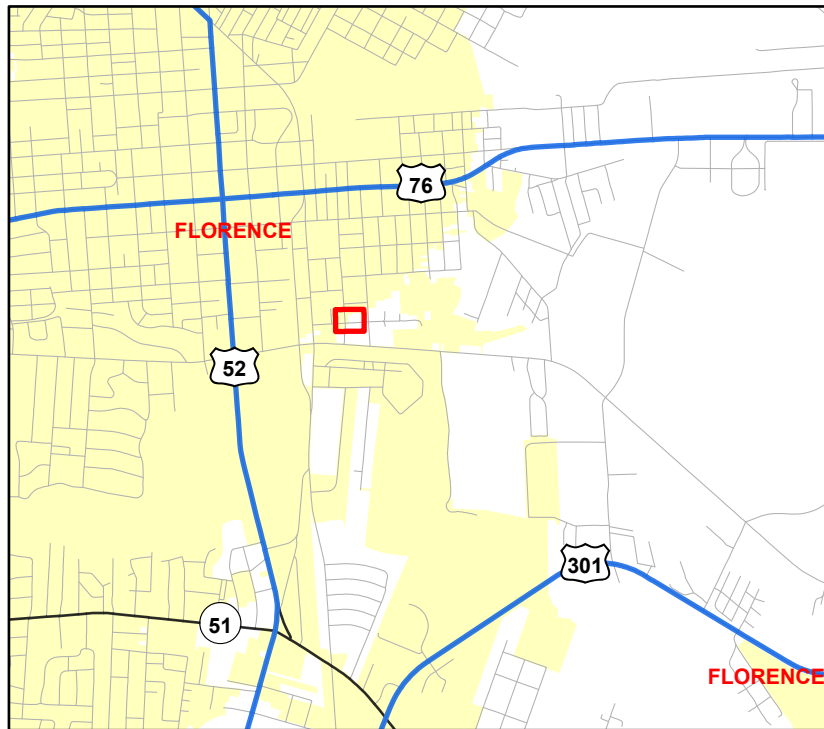
1. Existing Land Use and Zoning:
The subject property is currently unzoned and vacant.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject property is R-4 (Multi-Family Residential, Limited).
3. Surrounding Land Use and Zoning:
Subject property is surrounded by City of Florence Zoning.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, January 19, 2023 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

Aerial Map



PC#2022-65
Staff Recommendation is R4



90104-08-003

JARROTT ST

E ERVIN ST

N

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 22, 2022
PC#2022-66**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Eight Of The Zoning Study From Unzoned To B-3 General Commercial.

LOCATION: Florence County Zoning Study Group Eight

TAX MAP NUMBERS: 00075-01-219, 00123-01-082, 90117-23-003, 90104-06-002, 90104-02-030; And, A Portion Of 90020-02-002.

COUNCIL DISTRICT(S): 3, 7, 8; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

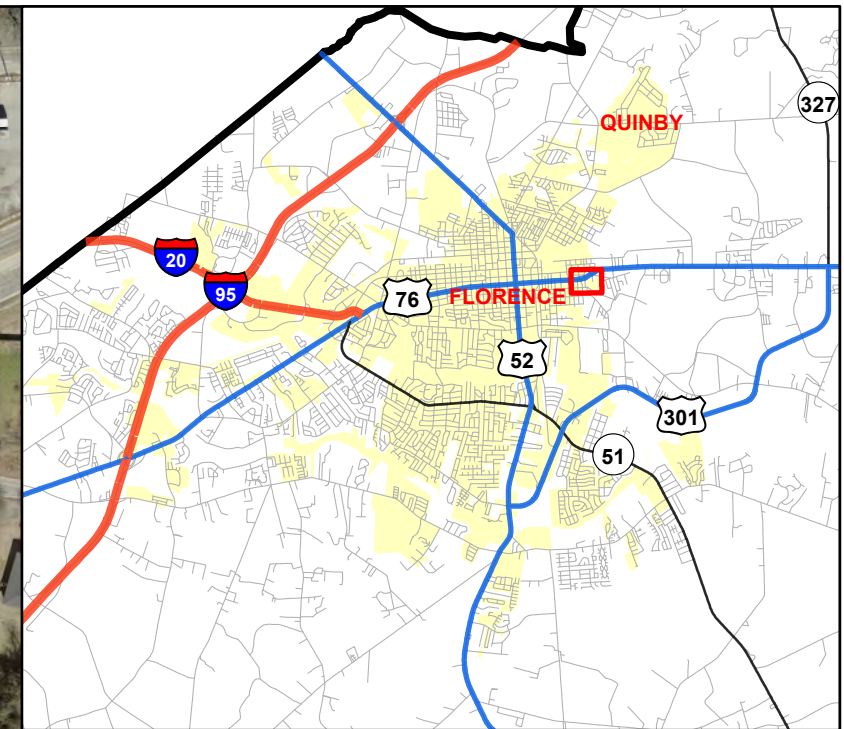
1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses being vacant and commercial.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is B-3 (General Commercial).
3. Surrounding Land Use and Zoning:
Subject properties are surrounded by City of Florence Zoning.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:

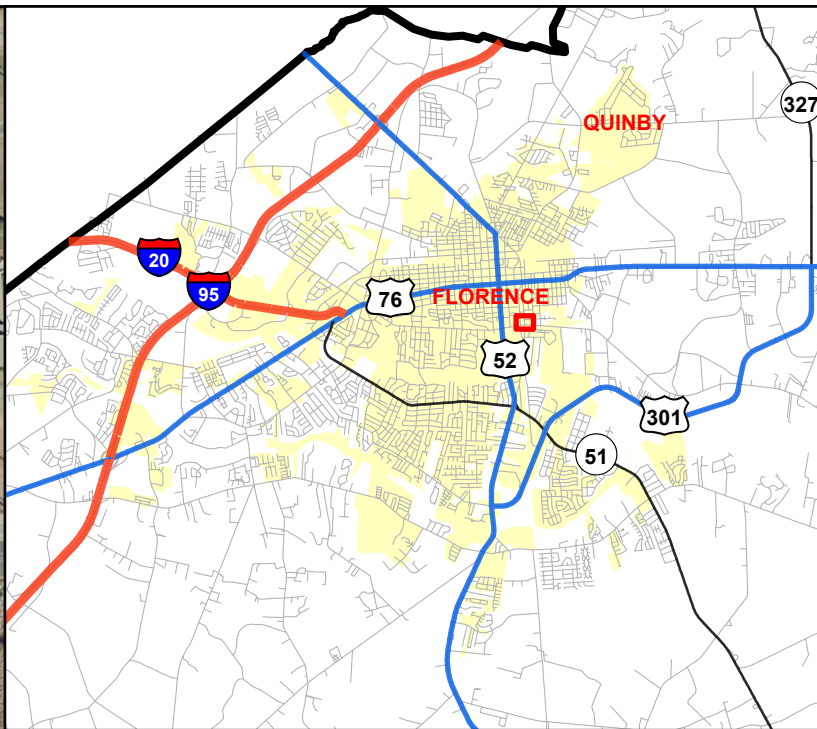
This item is tentatively scheduled to appear on the agenda on Thursday, January 19, 2023 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

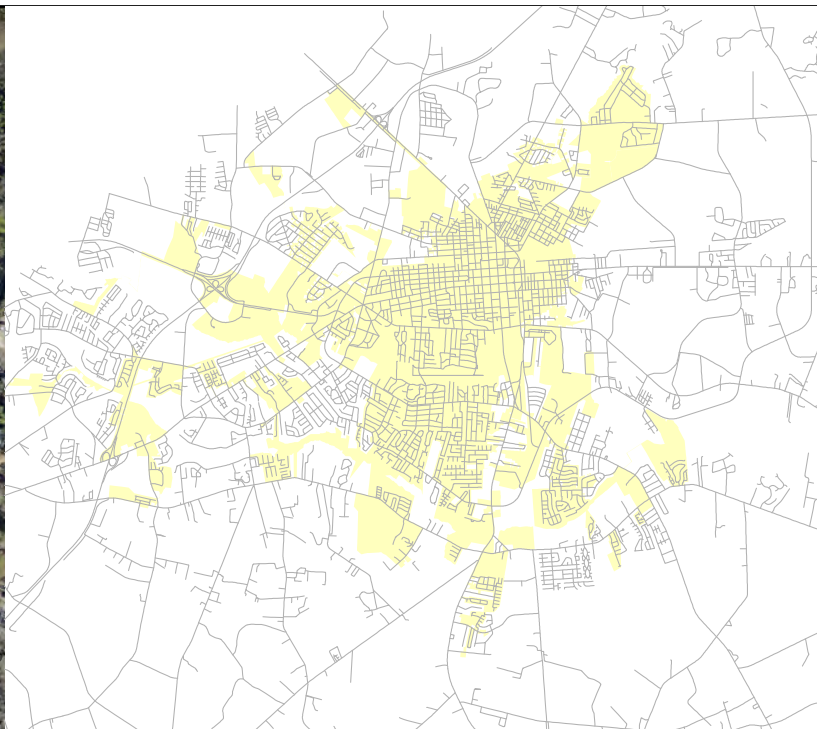
Aerial Map

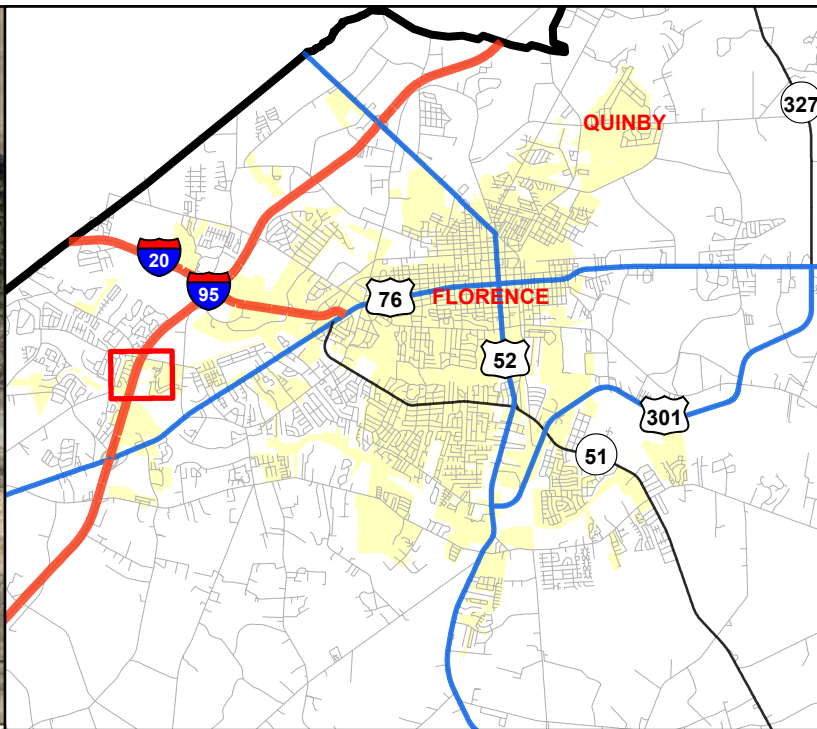
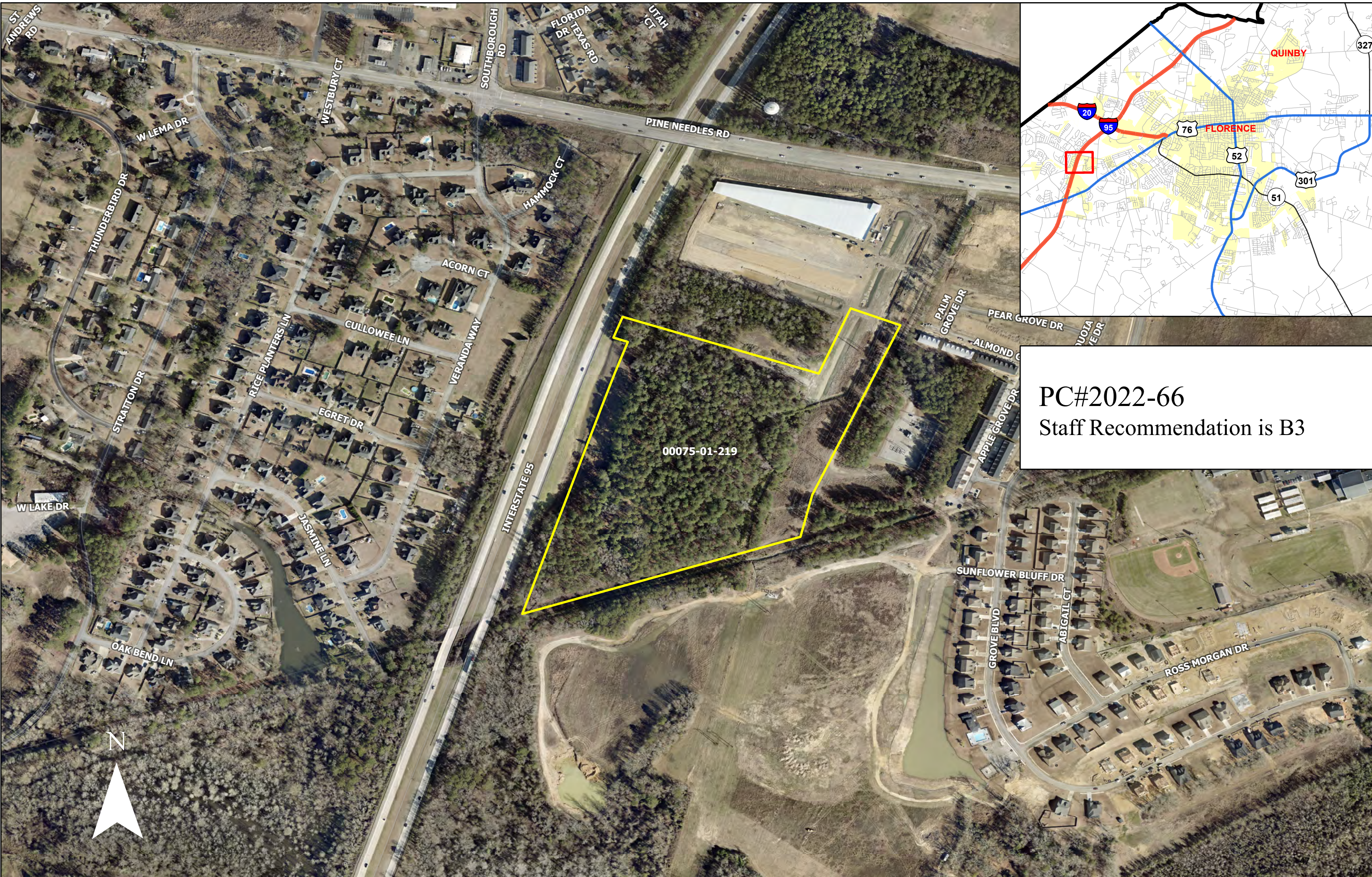


PC#2022-66
Staff Recommendation is B3



PC#2022-66
Staff Recommendation is B3





PC#2022-66
Staff Recommendation is B3

00075-01-219



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 20, 2022
PC#2022-67**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group Eight Of The Zoning Study From Unzoned To B-5 Office and Light Industrial.

LOCATION: Florence County Zoning Study Group Eight

TAX MAP NUMBERS: 00147-01-021

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned/Approximately 14.25 acres

STAFF ANALYSIS:

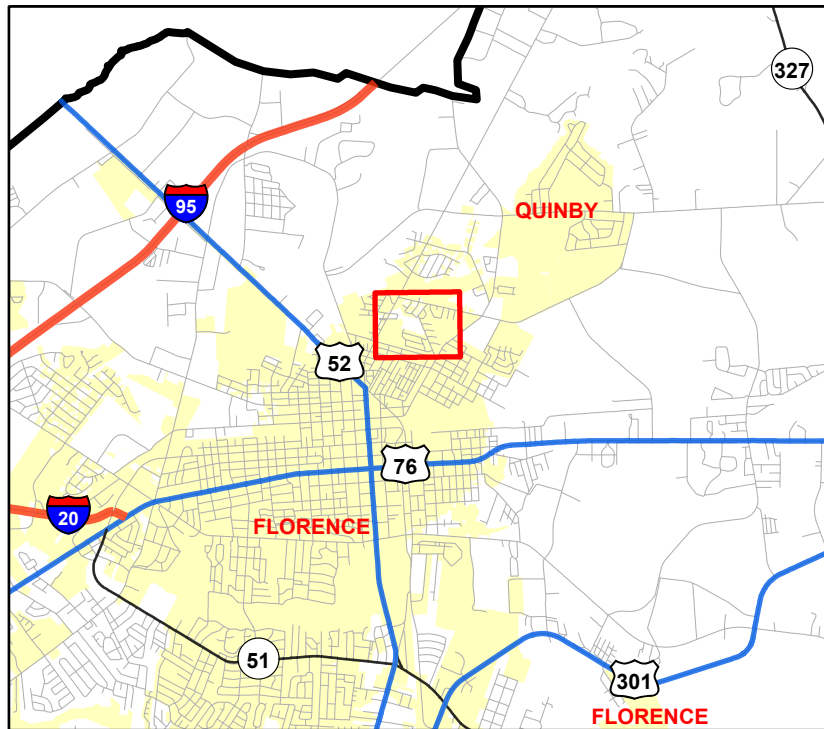
1. Existing Land Use and Zoning:
The subject property is currently unzoned with current use being commercial.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject property is B-5 (Office and Light Industrial).
3. Surrounding Land Use and Zoning:
Subject property is surrounded by City of Florence Zoning.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:

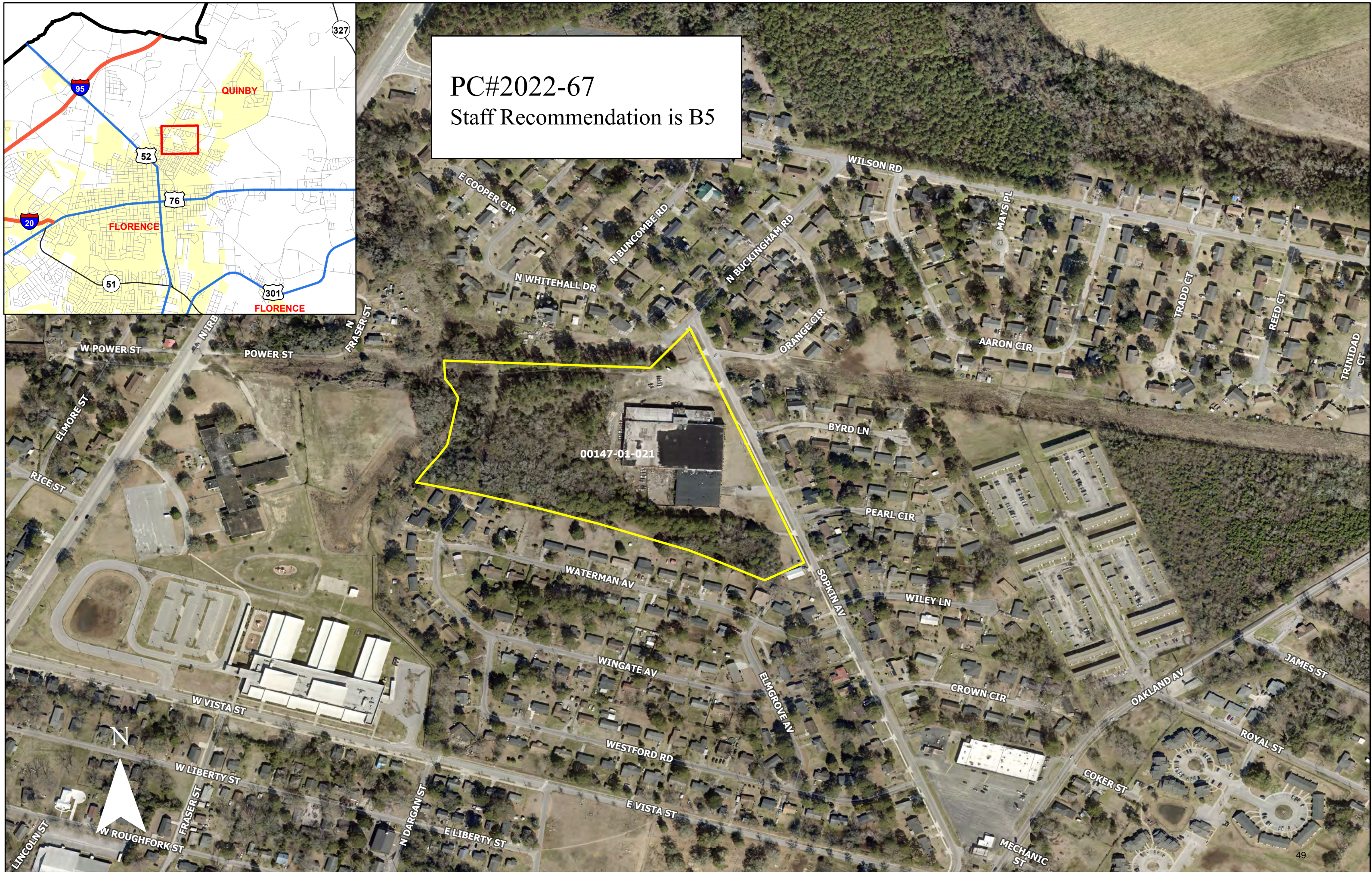
This item is tentatively scheduled to appear on the agenda on Thursday, January 19, 2023 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

Aerial Map



PC#2022-67
Staff Recommendation is B5



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 20, 2022
PC#2022-68**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Eight Of The Zoning Study From Unzoned To RU-1A Rural Community.

LOCATION: Florence County Zoning Study Group Eight

TAX MAP NUMBERS: 00075-01-053, 00125-01-267.

COUNCIL DISTRICT(S): 4, 9; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

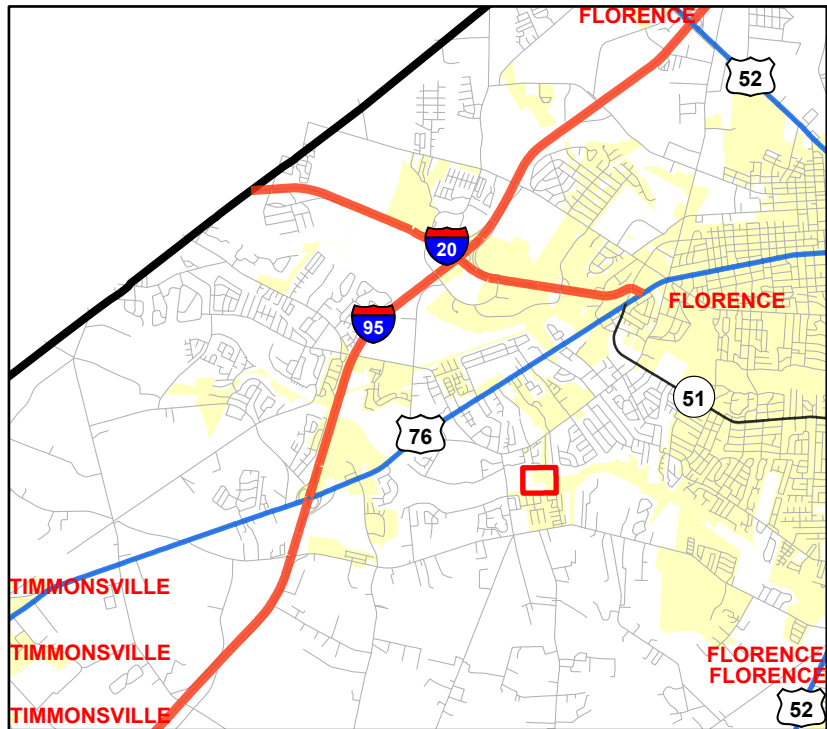
1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses being vacant and residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is RU-1A (Rural Community).
3. Surrounding Land Use and Zoning:
Subject properties are surrounded by City of Florence Zoning.
4. Florence County Comprehensive Plan:
The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, January 19, 2023 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

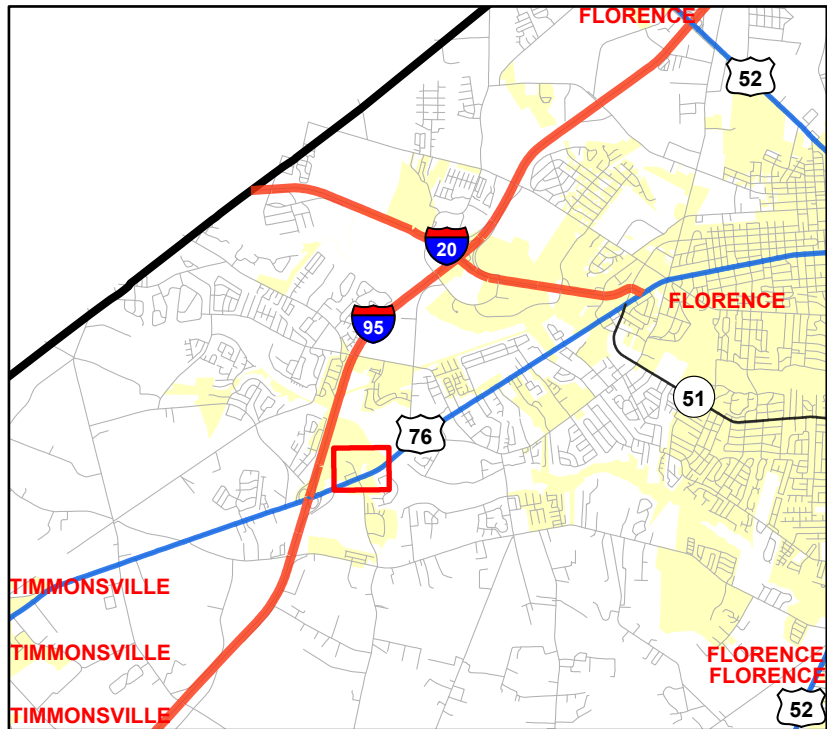
Aerial Map



PC#2022-68
Staff Recommendation is RU1A

00125-01-267





PC#2022-68
Staff Recommendation is RU1A



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 20, 2022
PC#2022-69**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Four Of The Zoning Study From Unzoned To B-3 General Commercial.

LOCATION: Florence County Zoning Study Group Four

TAX MAP NUMBERS: 90002-02-009, 90002-04-002.

COUNCIL DISTRICT(S): 9; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

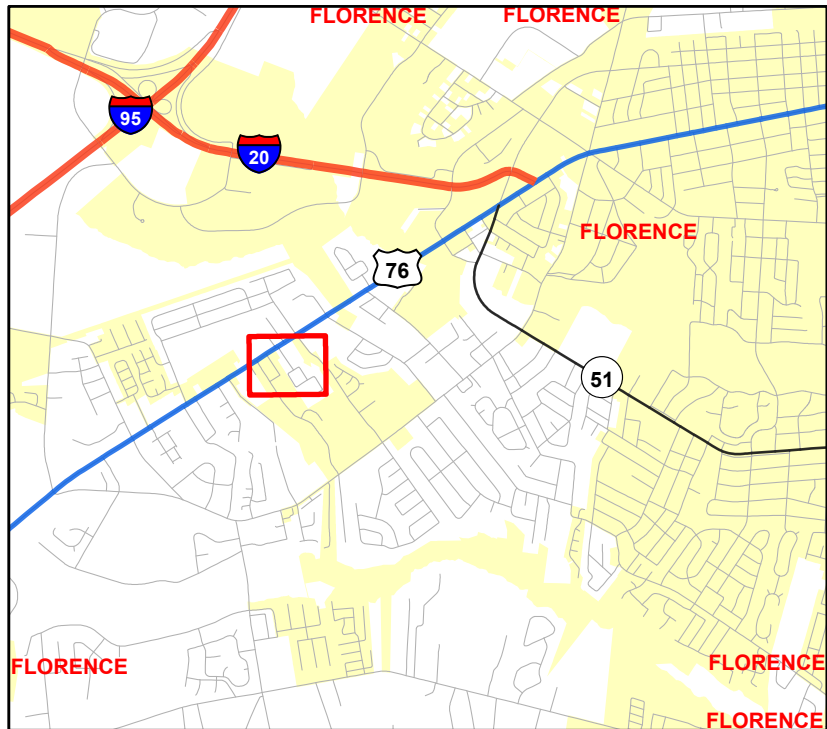
1. Existing Land Use and Zoning:
The subject properties are currently unzoned with current uses consisting primarily of residential use.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties was previously presented and recommended for R-2 (Single Family Residential).
3. Surrounding Land Use and Zoning:
Subject properties are surrounded by City of Florence Zoning.
4. Florence County Comprehensive Plan:
The zoning district originally recommended by the Planning Commission is not compatible with the subject properties future land use designation as designated by the comprehensive plan. County Council referred the item back to the Planning Commission with a directive to recommend a zoning district that conformed to the comprehensive plan. The comprehensive plan designates the properties as Commercial Growth and Preservation areas. The comprehensive plan requires that properties within a Commercial Growth and Preservation area be zoned as: B-3, B-4, and PD. Planning Commission in the meeting of November 22, 2022 referred the tax map numbers back to staff for determination of exemption for residential zoning.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, January 19, 2023 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

Aerial Map



PC#2022-69
Staff Recommendation is B3

