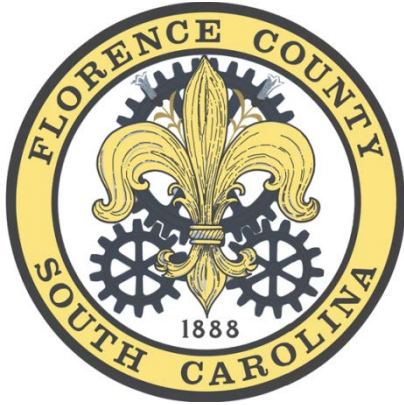




# Florence County Planning Commission

## June 28, 2022

5:00 PM

**Agenda**  
**Florence County Planning Commission**  
**Regular Meeting**  
**Tuesday, June 28, 2022**  
**5:00 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 May 24, 2022
- III. Public Hearings**

**Sketch Plan:**  
**PC#2022-14**

Sketch Plan Approval Requested By Pee Dee Electricom Inc., For Commerce City West Industrial Park, Located Off Of North Williston Rd., Florence, SC As Shown On Florence County Tax Map Number 00202, Block 01, Parcel 004.

**Text Amendment:**  
**PC#2022-15**

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1. - GENERALLY, Sec. 30-29. – Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts.

**Agenda**  
**Florence County Planning Commission**  
**Regular Meeting**  
**Tuesday, June 28, 2022**  
**5:00 P.M.**

**Map Amendments:**  
**PC#2022-16**

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Zoning Study From Unzoned To R-1 Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As:

90003-01-001, 90003-01-002, 90003-01-003, 90003-01-004, 90003-01-005, 90003-01-006, 90003-01-007, 90009-04-020, 90009-04-021, 90009-04-022, 90009-04-012, 90009-01-002, 90009-01-003, 90009-04-003, 90009-03-014, 90009-04-001, 90009-04-013, 90009-04-014, 90009-04-016, 90009-01-006, 90009-03-006, 90009-03-008, 90009-03-009, 90009-03-010, 90009-03-011, 90009-01-008, 90008-03-002, 90008-03-010, 90008-01-003, 90008-01-004, 90008-03-007, 90009-01-012, 90009-02-005, 90009-02-007, 00099-01-023, 90018-03-002, 90018-03-005, 90018-03-006, 90018-03-007, 90018-03-008, 01221-01-108.

**Agenda**  
**Florence County Planning Commission**  
**Regular Meeting**  
**Tuesday, June 28, 2022**  
**5:00 P.M.**

**PC#2022-17**

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Zoning Study From Unzoned To R-2 Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As:

90003-01-008, 90003-01-009, 90003-01-010, 90003-01-011, 90003-01-012, 90003-01-013, 90003-01-014, 90003-01-015, 90003-01-016, 90003-01-017, 90003-01-018, 90003-01-019, 90003-01-021, 90003-01-022, 90003-01-023, 90003-01-024, 90003-01-025, 90003-01-026, 90003-01-027, 90003-01-028, 90003-01-029, 90003-01-030, 90003-01-031, 90003-01-035, 90003-02-001, 90003-02-002, 90003-02-003, 90003-02-004, 90003-02-006, 90003-02-007, 90003-02-008, 90003-02-009, 90003-02-010, 90003-02-011, 90003-03-001, 90003-03-002, 90003-03-003, 90003-03-004, 90003-03-005, 90003-03-006, 90003-03-007, 90003-03-008, 90003-03-009, 90019-04-003, 90019-04-004, 90019-04-006, 90019-04-007, 90011-03-008, 90011-03-009, 90011-03-010, 90011-03-011, 90011-03-012, 90011-03-014, 90011-05-001, 90011-05-002, 90011-05-003, 90011-05-004, 90011-05-005, 90011-05-006, 90011-05-007, 90011-06-002, 90011-06-003, 90011-06-004, 90011-06-005, 90011-06-006, 90011-06-007, 90011-06-008, 90011-06-009, 90019-01-007, 90019-01-008, 90019-01-009, 90019-01-010, 90019-01-011, 90019-01-012, 90019-01-013, 90019-01-014, 90019-01-015.



**Agenda**  
**Florence County Planning Commission**  
**Regular Meeting**  
**Tuesday, June 28, 2022**  
**5:00 P.M.**

**PC#2022-18**

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Zoning Study From Unzoned To R-3 Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As:

90104-10-014, 90104-10-015, 90104-10-016, 90104-10-017, 90104-10-018, 90104-10-019, 90104-10-020, 90104-10-021, 90104-10-022, 90104-10-023, 90104-10-024, 90104-10-025, 90104-10-030, 90104-11-001, 90104-11-002, 90104-11-011, 90104-11-012, 90104-12-001, 90104-12-002, 90104-12-003, 90104-12-008, 90119-03-004, 90119-03-005, 90119-03-008, 90119-03-009, 90119-03-010, 90119-03-011, 90119-03-012, 90119-03-013, 90119-03-014, 90119-03-015, 90119-03-016, 90119-03-017, 90119-03-018, 90119-03-019, 90119-04-006, 90119-04-007, 90119-07-009, 90119-07-010, 90119-07-011, 90119-07-013, 90119-07-014, 90119-07-015, 90119-07-016, 90119-07-017, 90119-07-018.

**PC#2022-19**

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Zoning Study From Unzoned To R-3A Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90119-01-015, 90118-05-009.

**Agenda**  
**Florence County Planning Commission**  
**Regular Meeting**  
**Tuesday, June 28, 2022**  
**5:00 P.M.**

**PC#2022-20**

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Zoning Study From Unzoned To R-4 Multi-Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As:  
00123-01-080, 90104-06-006, 90104-06-013, 90104-08-002, 90104-09-001, 90104-09-013, 90104-08-004, 90104-08-006, 90104-08-009, 90104-09-002, 90104-09-003, 90104-09-004, 90104-09-005, 90104-09-006, 90104-09-007, 90104-09-008, 90104-09-009, 90104-09-010, 90104-09-011, 90104-09-012, 90104-09-014.

**PC#2022-21**

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Zoning Study From Unzoned To RU-1A Rural Community Consisting Of The Following Properties As They Are Reflected On The Tax Maps As:  
90003-01-033, 90003-01-034, 90012-01-044, 90019-08-003, 90019-08-006, 90019-08-008, 90019-08-009, 90020-01-010, 00177-01-060.

**PC#2022-22**

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Zoning Study From Unzoned To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00099-01-176, 00099-01-177, 00100-01-002, 00100-01-147, 00100-01-255, 00099-01-046, 00099-01-097, 00099-01-104, 90017-01-002, 90017-01-019, 90025-01-003, 90025-01-001, 90025-01-006, 90025-01-013, 90025-01-015, 90025-01-023, 90024-06-002, 90024-06-008, 90024-06-011, 90024-01-002, 90024-01-017, 90011-01-003, 90011-03-001, 90011-03-002, 90011-03-003, 90011-03-004, 90011-05-008, 90011-05-009, 90011-05-010, 90019-01-001, 90019-01-002, 90019-01-004, 90019-01-005, 90019-01-006, 90020-01-011, 90020-02-003, 90020-02-004, 90020-02-005, 90020-02-006, 90020-02-088, 90028-01-001, 90028-01-002, 90029-01-001, 90029-01-024, 90104-02-014, 90104-02-015.

## PC#2022-14

**SUBJECT:** Sketch Plan Approval Requested By Pee Dee Electricom Inc., For Commerce City West Industrial Park, Located Off Of North Williston Rd., Florence, SC As Shown On Florence County Tax Map Number 00202, Block 01, Parcel 004.

**LOCATION:** The proposed Commerce City West Industrial Park is located off of North Williston Rd. Florence, SC

**TAX MAP NUMBERS:** 00202, Block 01, Parcel 004

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

**OWNER OF RECORD:** Pee Dee Electricom Inc.

**APPLICANT:** Pee Dee Electricom Inc.

**ZONING/LAND AREA:** Unzoned/Approximately 101.3 acres

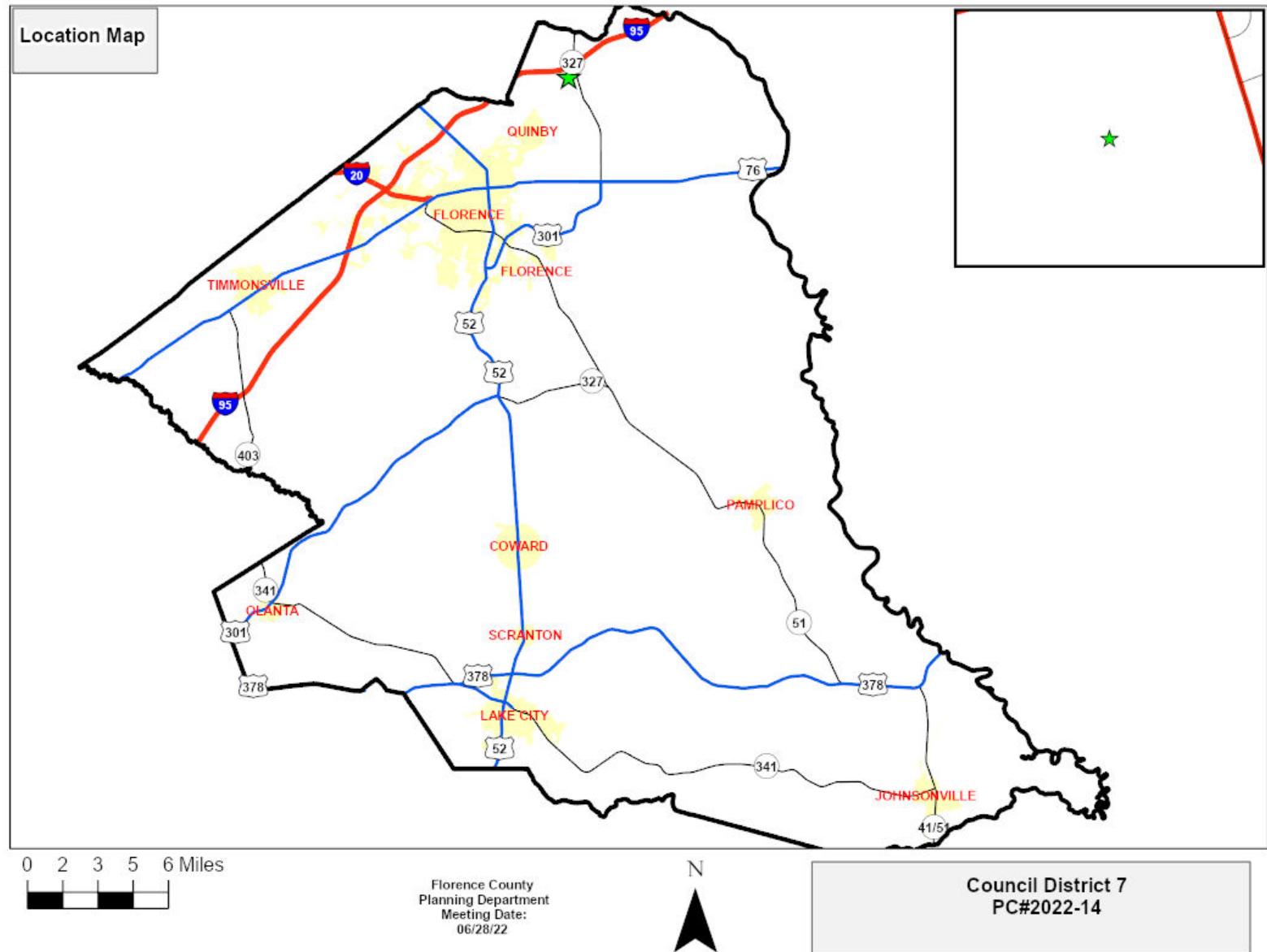
**WATER/SEWER AVAILABILITY:** City of Florence

**ADJACENT WATERWAYS/  
BODIES OF WATER:** Black Creek

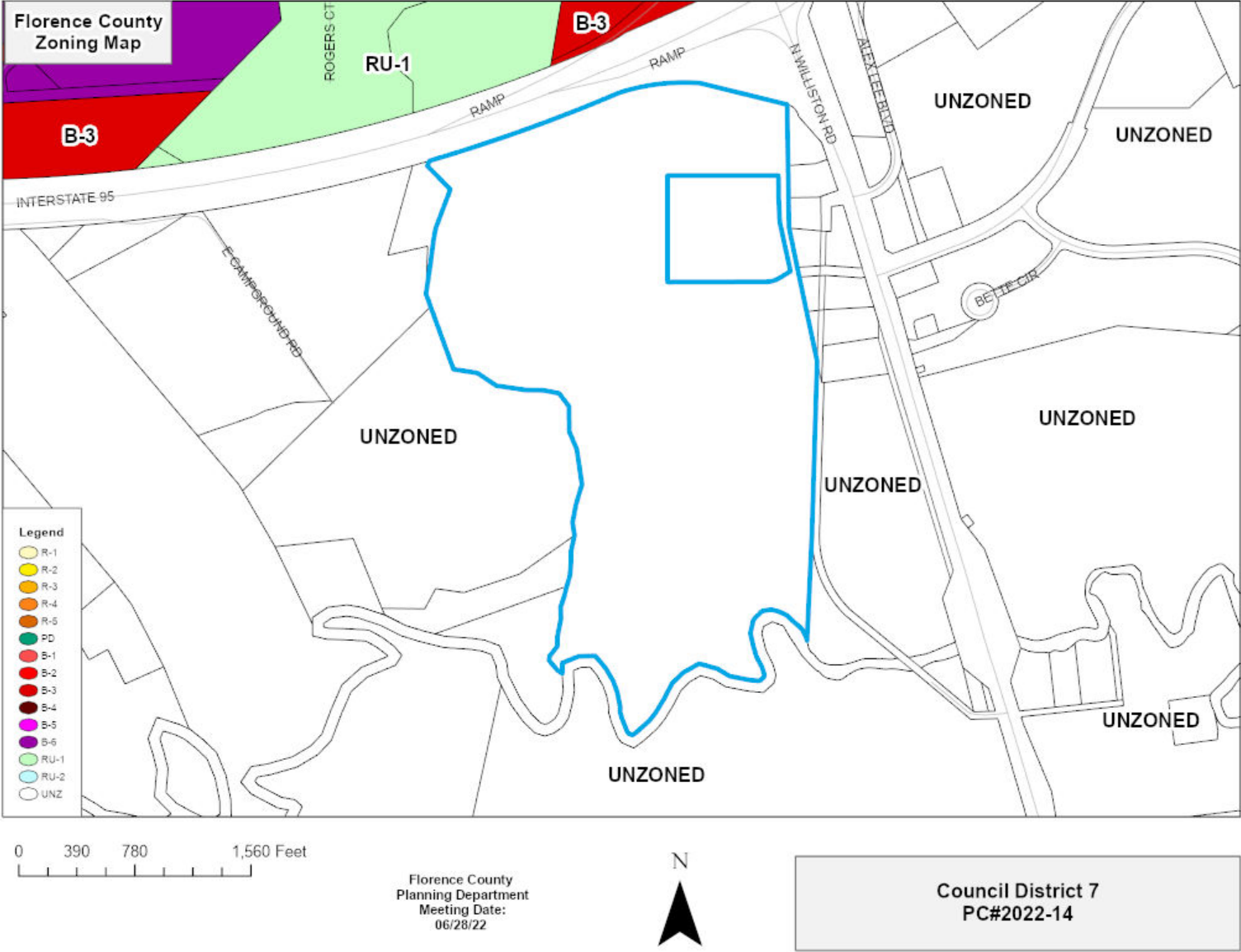
**FLOOD ZONE:** Portion of Property

**PARCEL ZONING DESIGNATIONS:** Unzoned

## PC#2022-14 Location Map

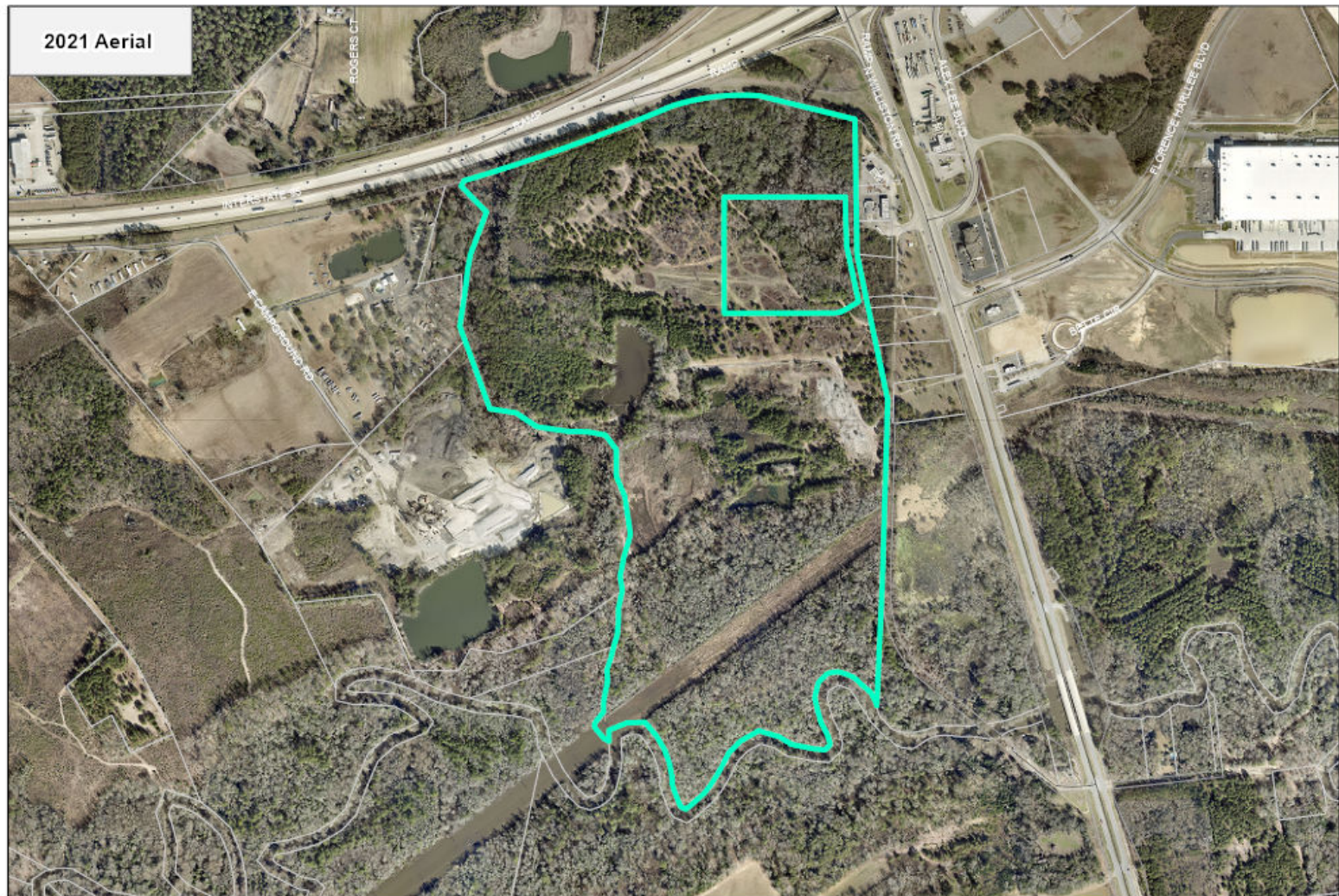


**PC#2022-14 Zoning Map**





## PC#2022-14 Aerial Map



0 390 780 1,560 Feet

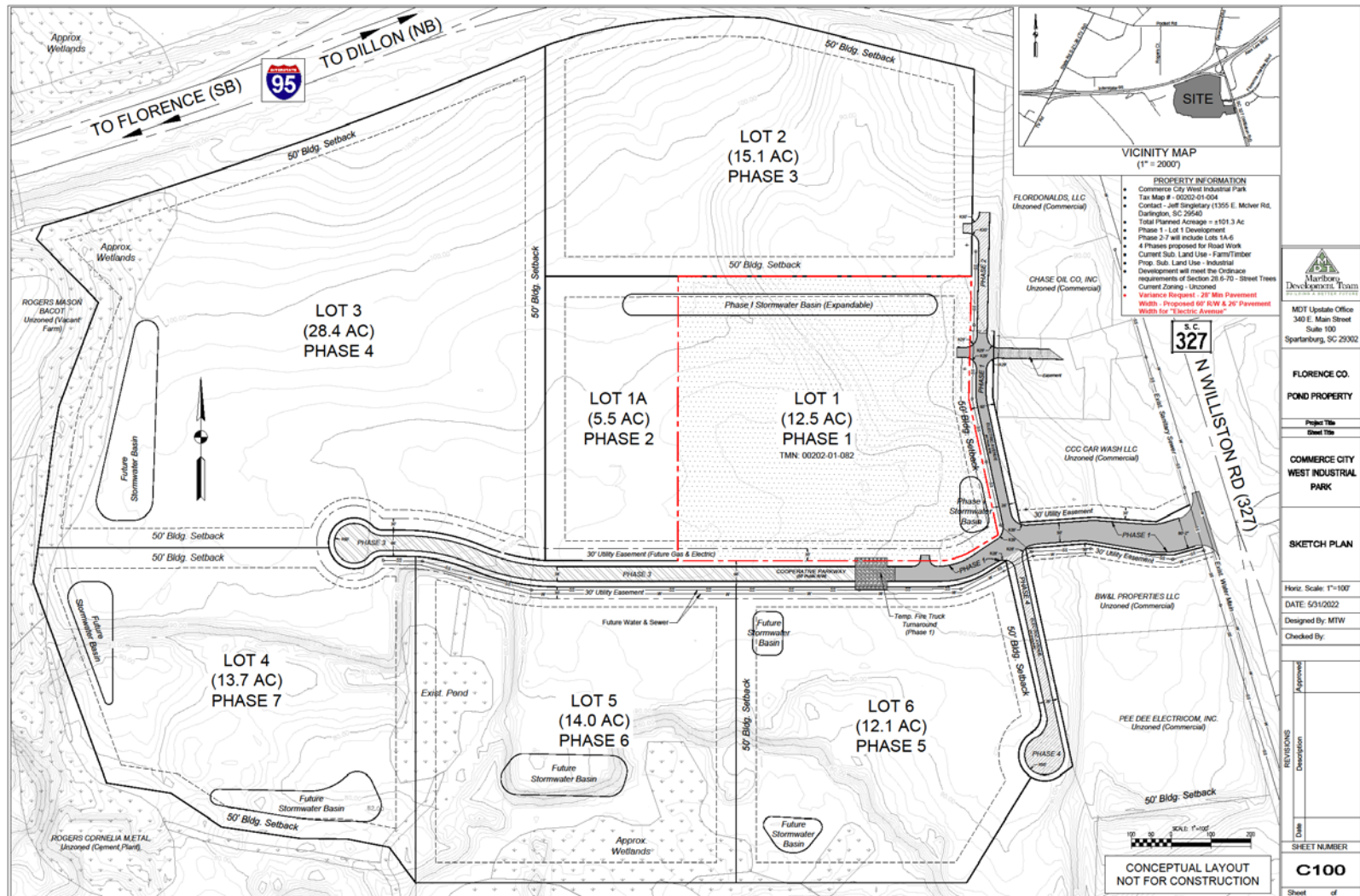
Florence County  
Planning Department  
Meeting Date:  
06/28/22



Council District 7  
PC#2022-14



# PC#2022-14 Sketch Plan





## PC#2022-14 Subject Property





## PC#2022-14 Adjacent Properties





## PC#2022-14 Public Notice



# Comments/Questions



**PC#2022-15**

**SUBJECT:** Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1. - GENERALLY, Sec. 30-29. – Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts.

**APPLICANT:** Florence County

**STAFF RECOMMENDATION:**

Approve as submitted.

**Staff Analysis:**

The intent of this text amendment is to update the Florence County Ordinance and make it consistent with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.

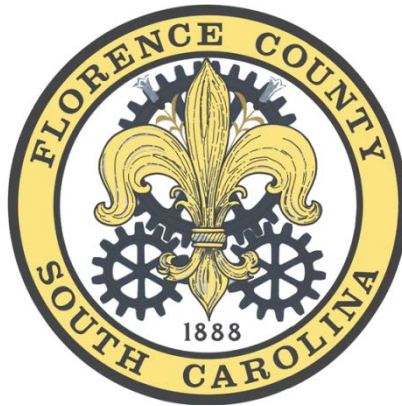
The current ordinance regarding permitted and conditional uses for rural districts does not allow for the placement of a modular home in the RU-1A zoning district, but does allow for the placement of a single family detached home. The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires that modular homes be allowed in the same zoning designations as single family detached homes. This text amendment makes the Florence County Ordinance consistent with state legislation.



## PC#2022-15

| Site built dwellings                 |       | B-1 | B-2 | B-3 | B-4 | B-5 | B-6 | RU-1 | RU-1A          | RU-2 |                        |
|--------------------------------------|-------|-----|-----|-----|-----|-----|-----|------|----------------|------|------------------------|
| Single-family detached               | NA    | P   | P   | P   | N   | N   | N   | P    | P              | P    | None                   |
| Duplex                               | NA    | N   | N   | N   | N   | N   | N   | P    | N              | N    | 2.0 spaces per unit    |
| Multi-family, apts. (section 30-109) | NA    | N   | N   | P   | C   | P   | N   | N    | N              | N    | 1.5 spaces per unit    |
| Rooming & boarding houses            | 72131 | N   | P   | P   | P   | N   | N   | N    | N              | N    | 1.0 spaces per bedroom |
| Manufactured dwellings               |       |     |     |     |     |     |     |      |                |      |                        |
| Residential designed (section 30-94) | NA    | N   | N   | N   | N   | N   | N   | C    | N              | C    | 2.0 spaces per unit    |
| Standard designed (section 30-94)    | NA    | N   | N   | N   | N   | N   | N   | C    | N              | C    | 2.0 spaces per unit    |
| Mobile homes (section 30-95)         | NA    | N   | N   | N   | N   | N   | N   | N    | N              | N    | 2.0 spaces per unit    |
| Modular homes                        | NA    | P   | P   | P   | N   | N   | N   | P    | <del>N-P</del> | P    | 2.0 spaces per unit    |
| Accessory Uses to Residential Uses   |       |     |     |     |     |     |     |      |                |      |                        |

# Comments/Questions



## **PC#2022-16**

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

**LOCATION:** Florence County Zoning Study Group Two

**TAX MAP NUMBERS:** 90003-01-001, 90003-01-002, 90003-01-003, 90003-01-004, 90003-01-005, 90003-01-006, 90003-01-007, 90009-04-020, 90009-04-021, 90009-04-022, 90009-04-012, 90009-01-002, 90009-01-003, 90009-04-003, 90009-03-014, 90009-04-001, 90009-04-013, 90009-04-014, 90009-04-016, 90009-01-006, 90009-03-006, 90009-03-008, 90009-03-009, 90009-03-010, 90009-03-011, 90009-01-008, 90008-03-002, 90008-03-010, 90008-01-003, 90008-01-004, 90008-03-007, 90009-01-012, 90009-02-005, 90009-02-007, 00099-01-023, 90018-03-002, 90018-03-005, 90018-03-006, 90018-03-007, 90018-03-008, 01221-01-108.

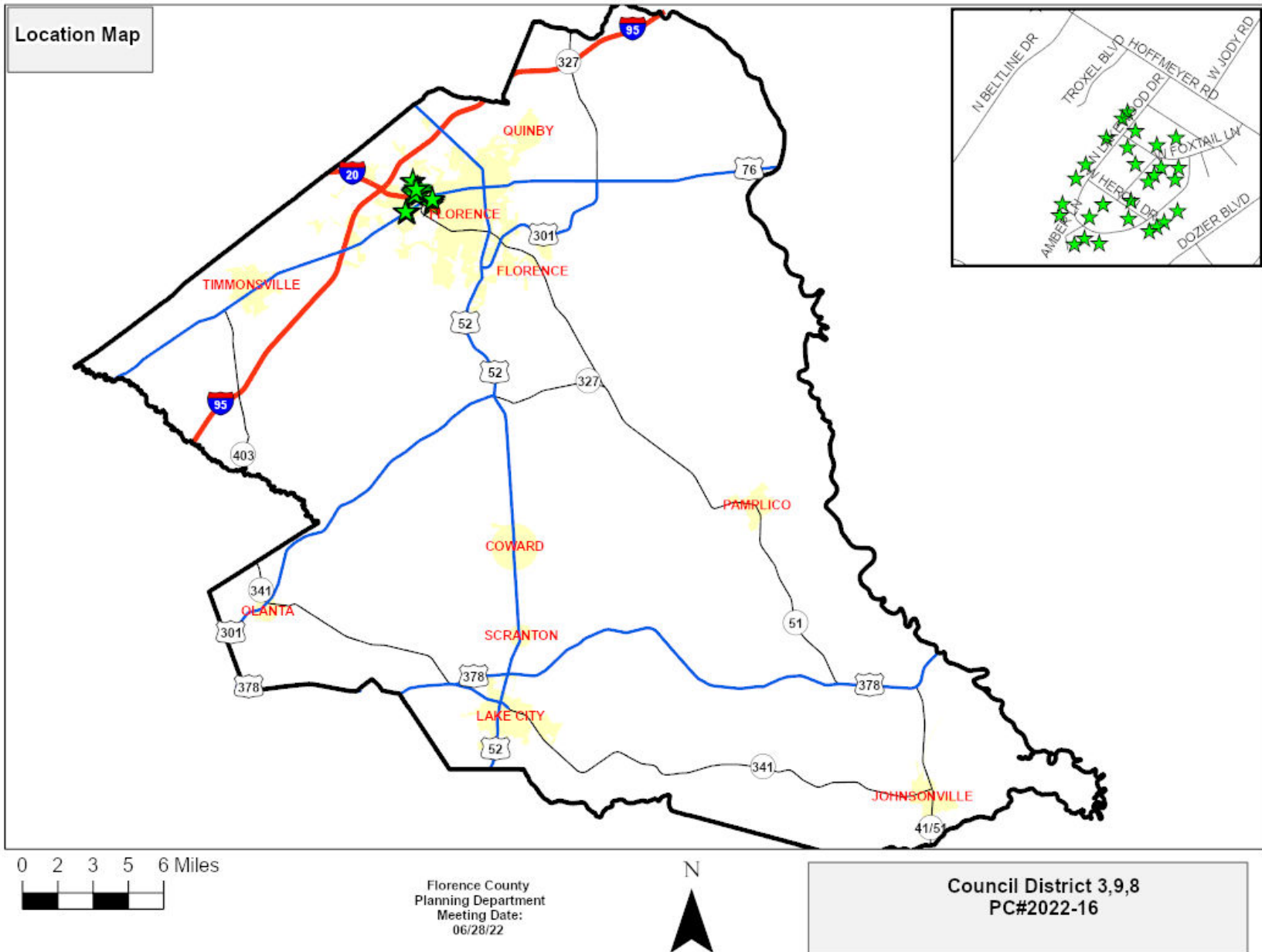
**COUNCIL DISTRICT(S):** 3, 8, 9; County Council

**APPLICANT:** County of Florence

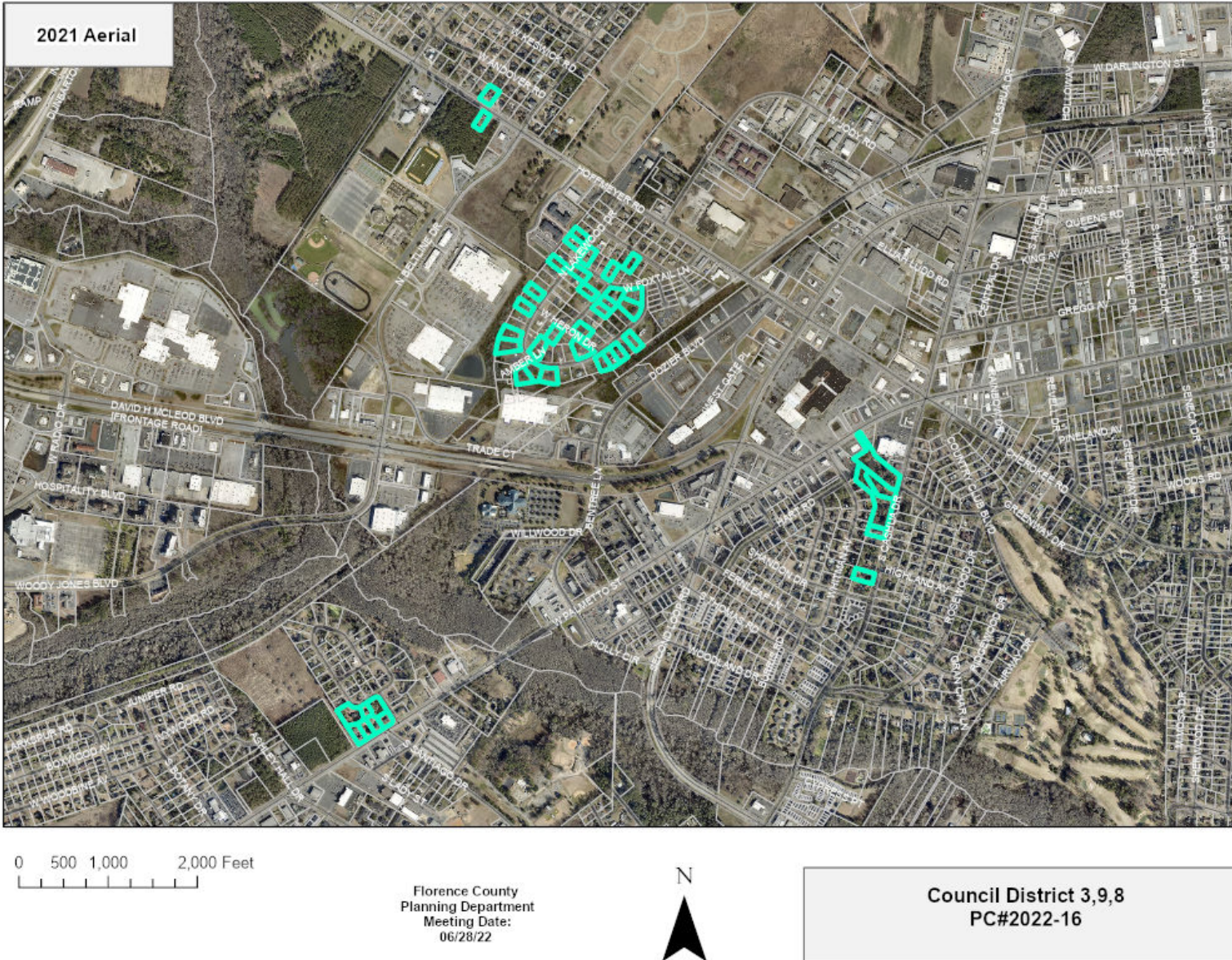
**ZONING/LAND AREA:** All properties are currently unzoned.



# PC#2022-16 Location Map



# PC#2022-16 Aerial Map





## PC#2022-16 Subject Properties



# Comments/Questions





## PC#2022-17

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

**LOCATION:** Florence County Zoning Study Group Two

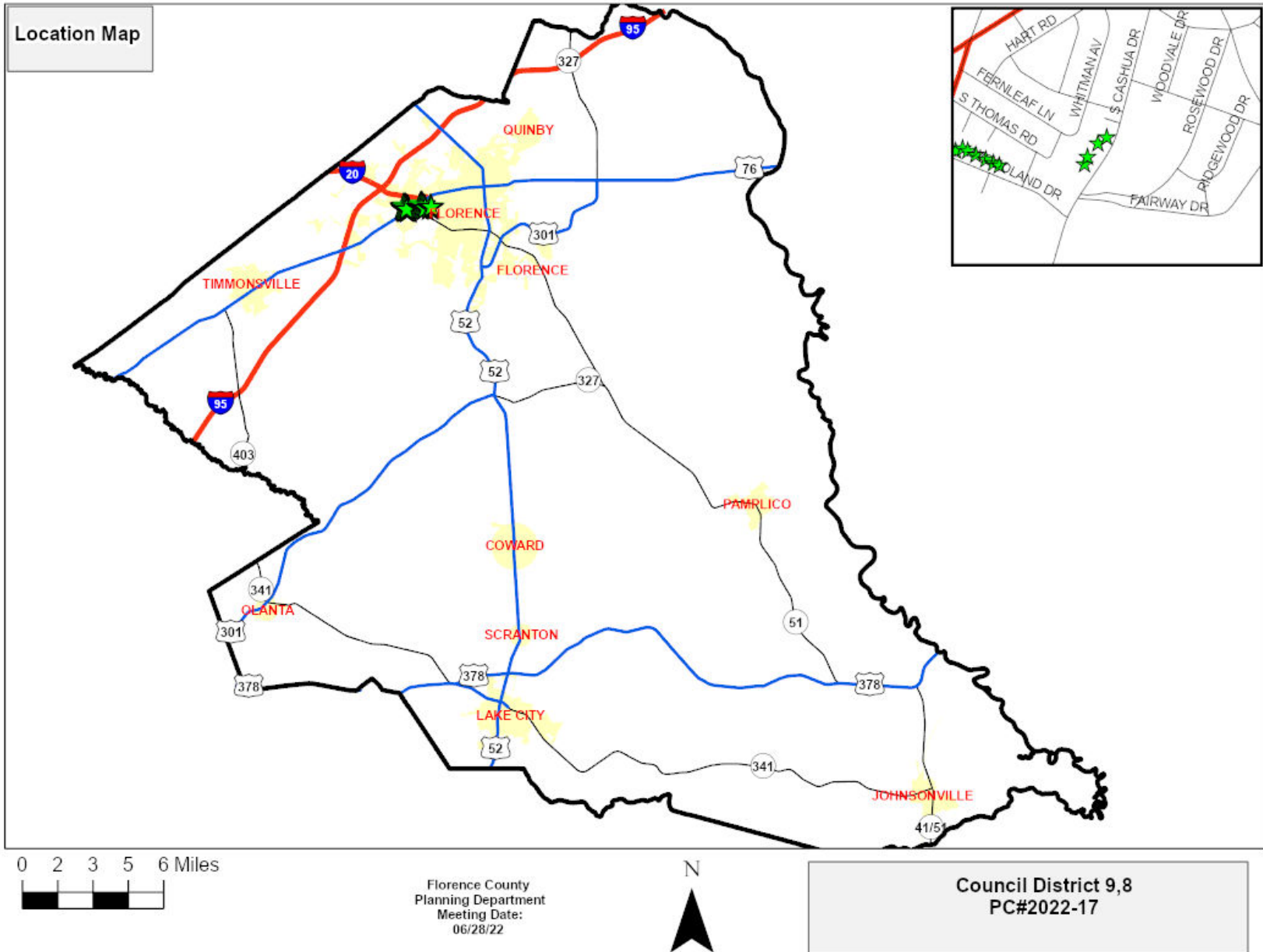
**TAX MAP NUMBERS:** 90003-01-008, 90003-01-009, 90003-01-010, 90003-01-011, 90003-01-012, 90003-01-013, 90003-01-014, 90003-01-015, 90003-01-016, 90003-01-017, 90003-01-018, 90003-01-019, 90003-01-021, 90003-01-022, 90003-01-023, 90003-01-024, 90003-01-025, 90003-01-026, 90003-01-027, 90003-01-028, 90003-01-029, 90003-01-030, 90003-01-031, 90003-01-035, 90003-02-001, 90003-02-002, 90003-02-003, 90003-02-004, 90003-02-006, 90003-02-007, 90003-02-008, 90003-02-009, 90003-02-010, 90003-02-011, 90003-03-001, 90003-03-002, 90003-03-003, 90003-03-004, 90003-03-005, 90003-03-006, 90003-03-007, 90003-03-008, 90003-03-009, 90019-04-003, 90019-04-004, 90019-04-006, 90019-04-007, 90011-03-008, 90011-03-009, 90011-03-010, 90011-03-011, 90011-03-012, 90011-03-014, 90011-05-001, 90011-05-002, 90011-05-003, 90011-05-004, 90011-05-005, 90011-05-006, 90011-05-007, 90011-06-002, 90011-06-003, 90011-06-004, 90011-06-005, 90011-06-006, 90011-06-007, 90011-06-008, 90011-06-009, 90019-01-007, 90019-01-008, 90019-01-009, 90019-01-010, 90019-01-011, 90019-01-012, 90019-01-013, 90019-01-014, 90019-01-015.

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

**APPLICANT:** County of Florence

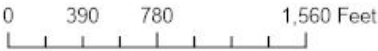
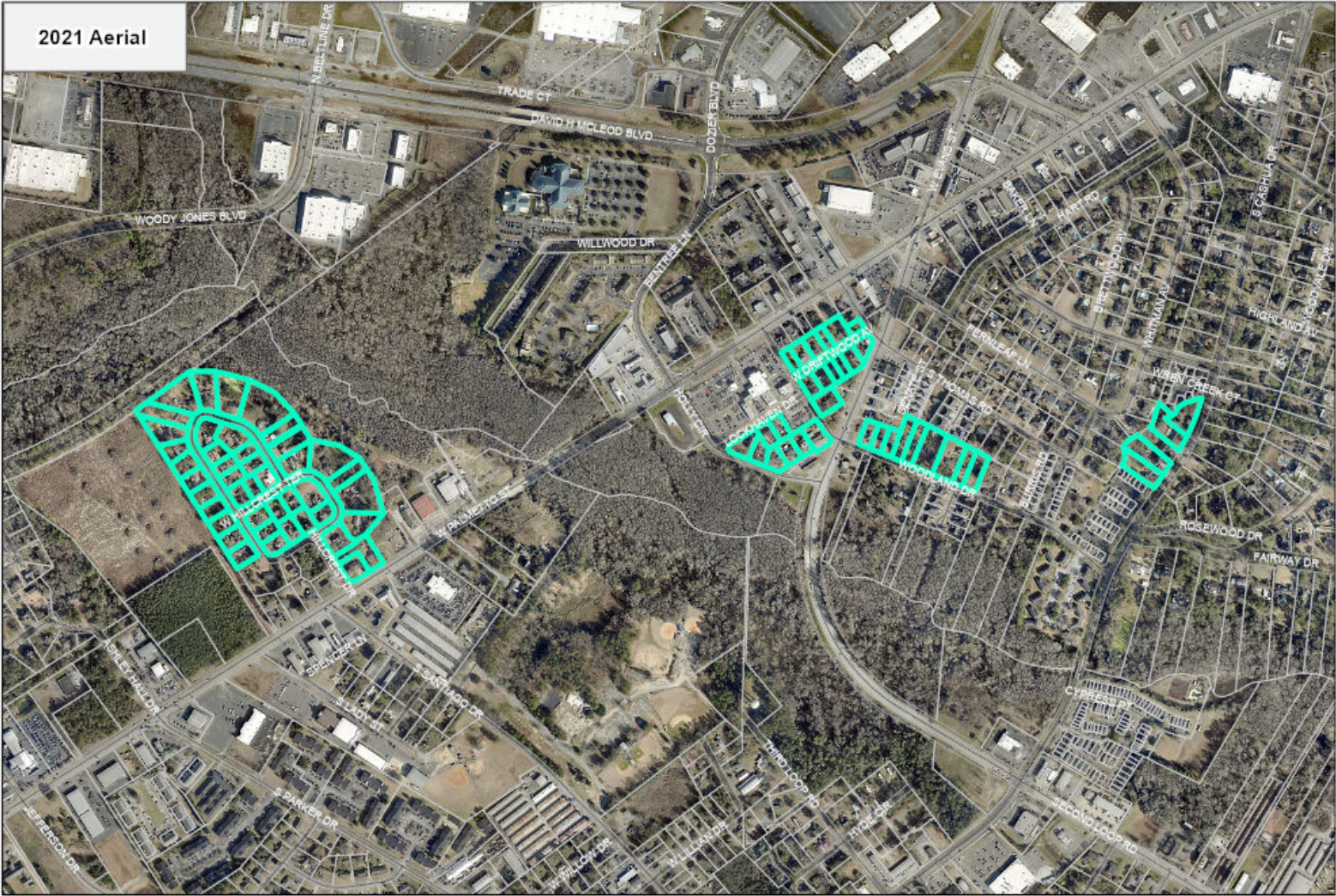
**ZONING/LAND AREA:** All properties are currently unzoned.

# PC#2022-17 Location Map





PC#2022-17 Aerial Map



Florence County  
Planning Department  
Meeting Date:  
06/28/22



Council District 9,8  
PC#2022-17



## PC#2022-17 Subject Properties



# Comments/Questions



## **PC#2022-18**

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

**LOCATION:** Florence County Study Group Two

**TAX MAP NUMBERS:** 90104-10-014, 90104-10-015, 90104-10-016, 90104-10-017, 90104-10-019, 90104-10-019, 90104-10-020, 90104-10-021, 90104-10-022, 90104-10-024, 90104-10-025, 90104-10-030, 90104-11-001, 90104-11-009, 90104-11-011, 90104-11-012, 90104-12-001, 90104-12-002, 90104-12-008, 90119-03-004, 90119-03-005, 90119-03-008, 90119-03-010, 90119-03-011, 90119-03-012, 90119-03-013, 90119-03-015, 90119-03-016, 90119-03-017, 90119-03-018, 90119-03-019, 90119-04-006, 90119-04-007, 90119-07-009, 90119-07-010, 90119-07-013, 90119-07-014, 90119-07-015, 90119-07-016, 90119-07-018.

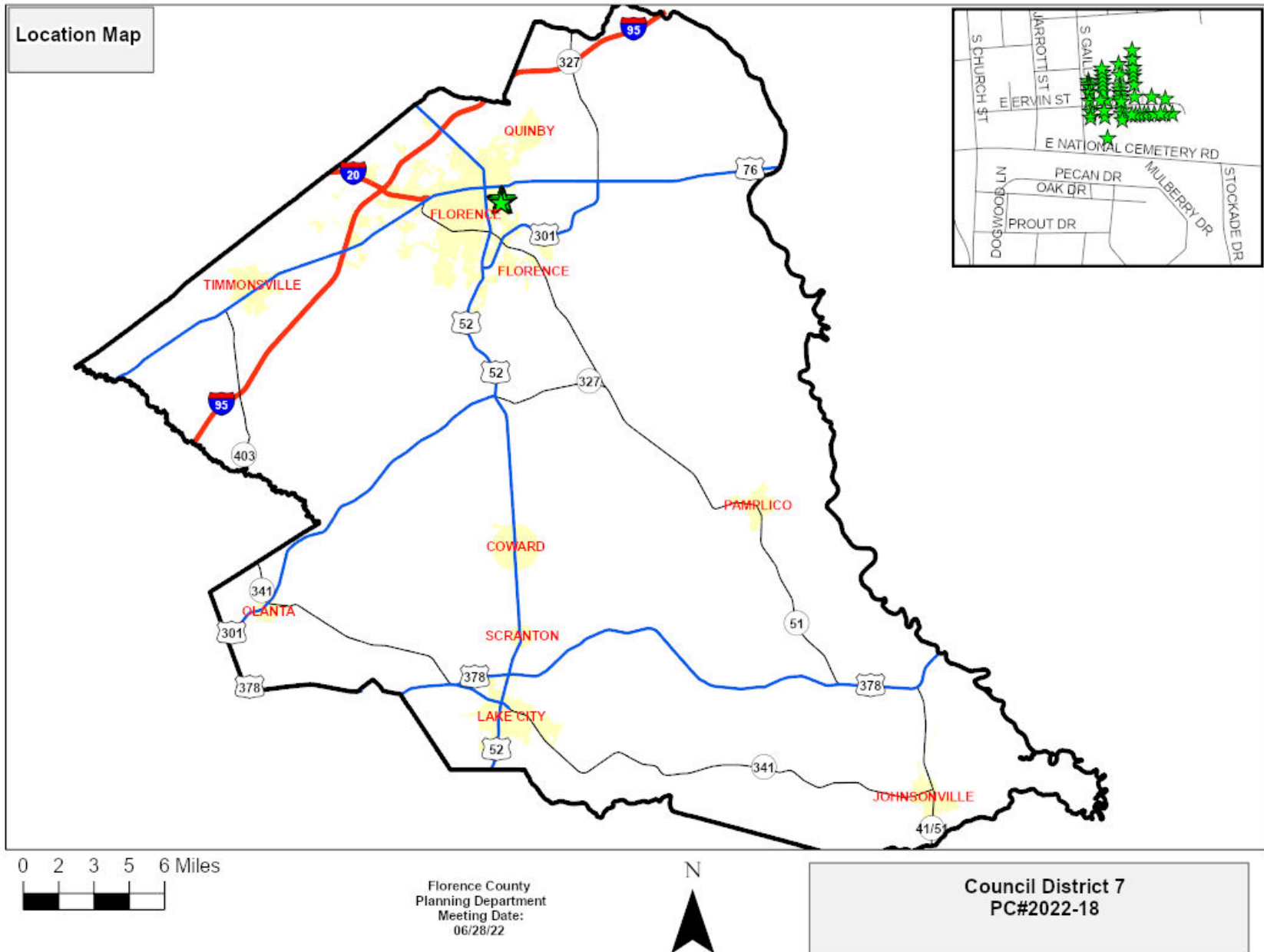
**COUNCIL DISTRICT(S):** 7; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** All properties are currently unzoned



# PC#2022-18 Location Map



# PC#2022-18 Aerial Map





## PC#2022-18 Subject Properties





# Comments/Questions



**PC#2022-19**

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

**LOCATION:** Florence County Study Group Two

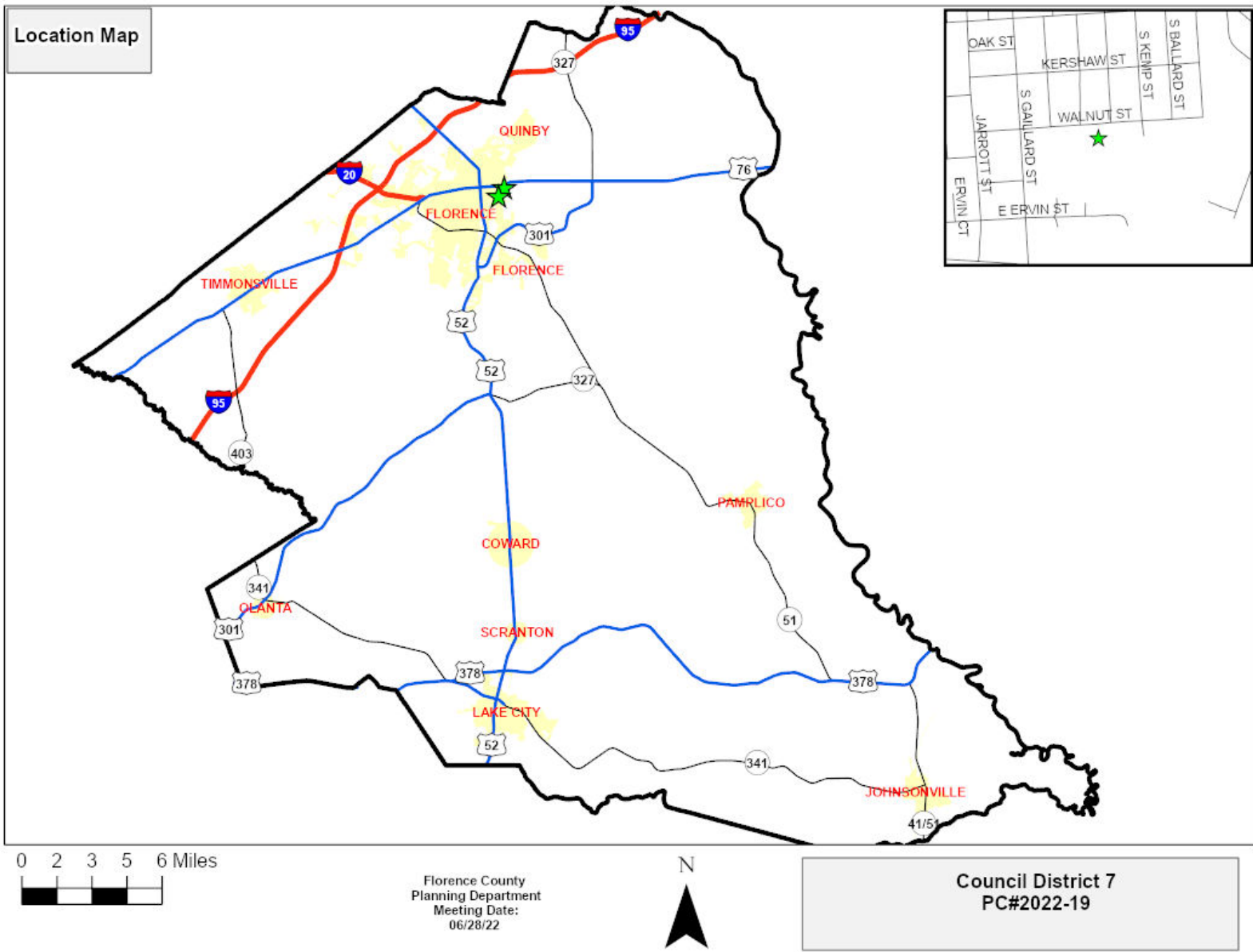
**TAX MAP NUMBERS:** 90119-01-015, 90118-05-009.

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

**APPLICANT:** County of Florence

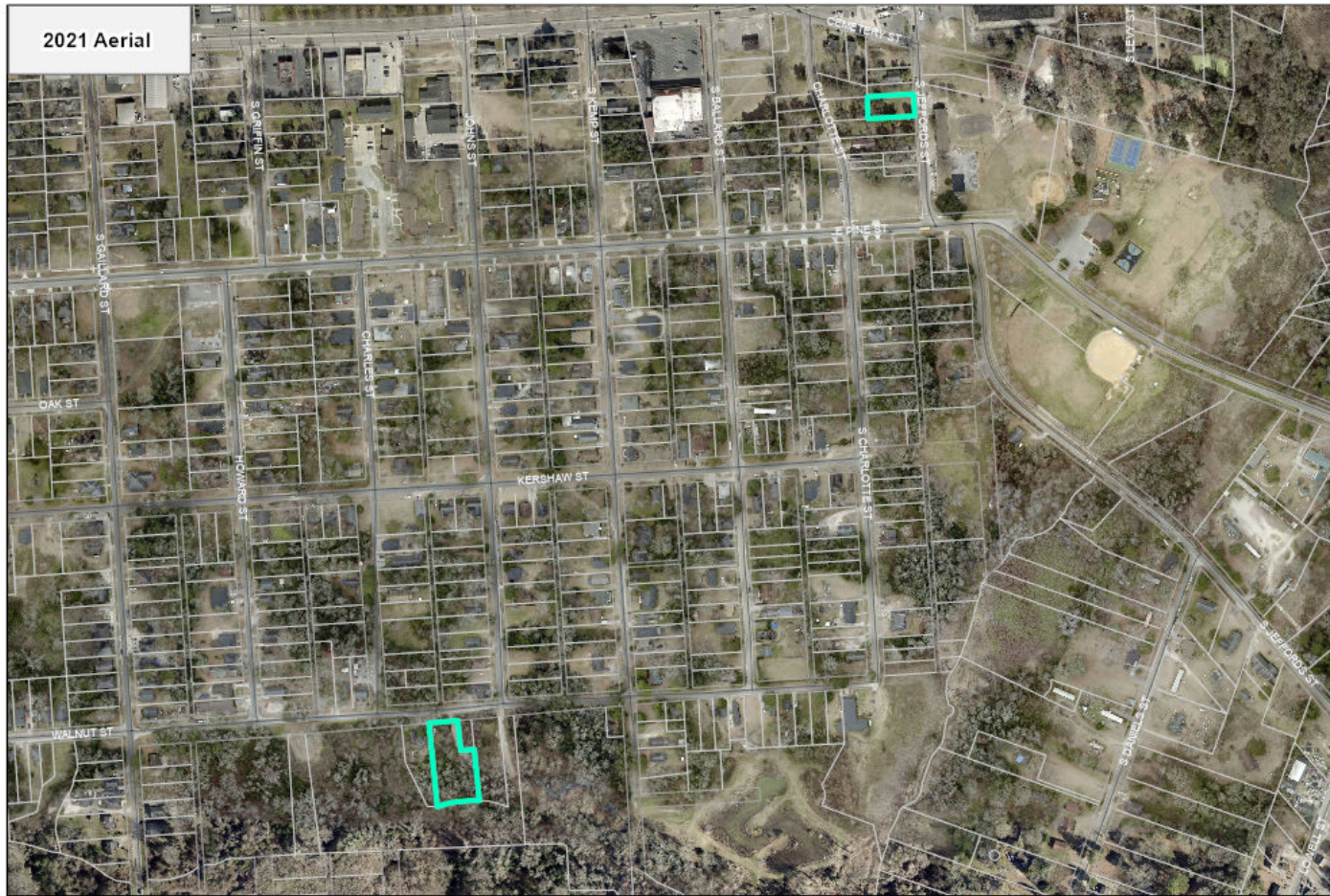
**ZONING/LAND AREA:** All properties are currently unzoned.

# PC#2022-19 Location Map





# PC#2022-19 Aerial Map



Florence County  
Planning Department  
Meeting Date:  
06/28/22



**Council District 7**  
**PC#2022-19**



## PC#2022-19 Subject Properties





# Comments/Questions





**PC#2022-20**

**SUBJECT:** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Zoning Study From Unzoned To R-4 Multi-Family Residential.

**LOCATION:** Florence County Zoning Study Group Two

**TAX MAP NUMBERS:** 00123-01-080, 90104-06-006, 90104-06-013, 90104-08-002, 90104-09-001, 90104-09-013, 90104-08-004, 90104-08-006, 90104-08-009, 90104-09-002, 90104-09-003, 90104-09-004, 90104-09-005, 90104-09-006, 90104-09-007, 90104-09-008, 90104-09-009, 90104-09-010, 90104-09-011, 90104-09-012, 90104-09-014.

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

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** All properties are currently unzoned.



# PC#2022-20 Aerial Map





## PC#2022-20 Subject Properties



# Comments/Questions



## **PC#2022-21**

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

**LOCATION:** Florence County Zoning Study Group Two

**TAX MAP NUMBERS:** 90003-01-033, 90003-01-034, 90012-01-044, 90019-08-003, 90019-08-006, 90019-08-008, 90019-08-009, 90020-01-010, 00177-01-060.

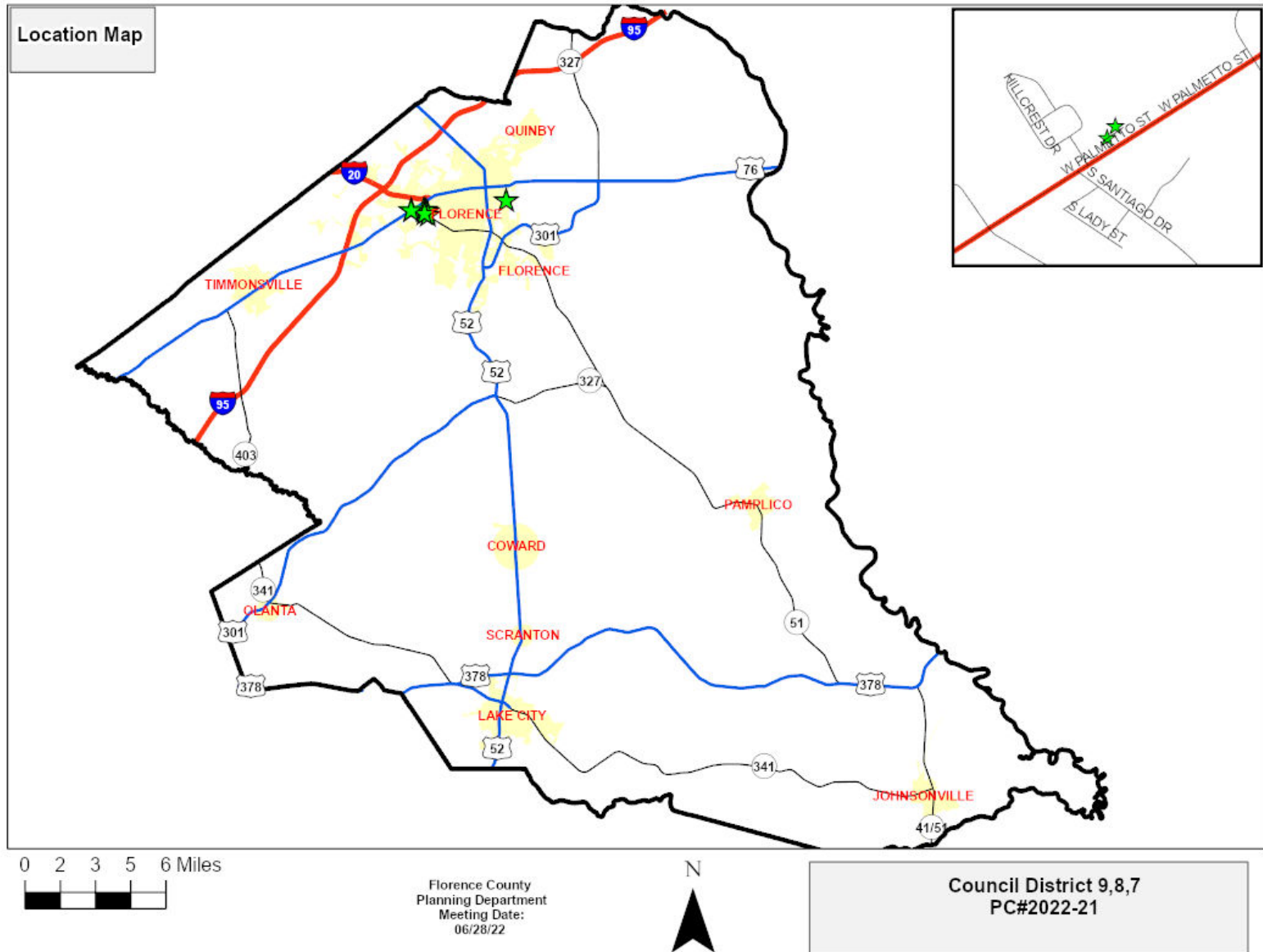
**COUNCIL DISTRICT(S):** 7, 8, 9; County Council

**APPLICANT:** County of Florence

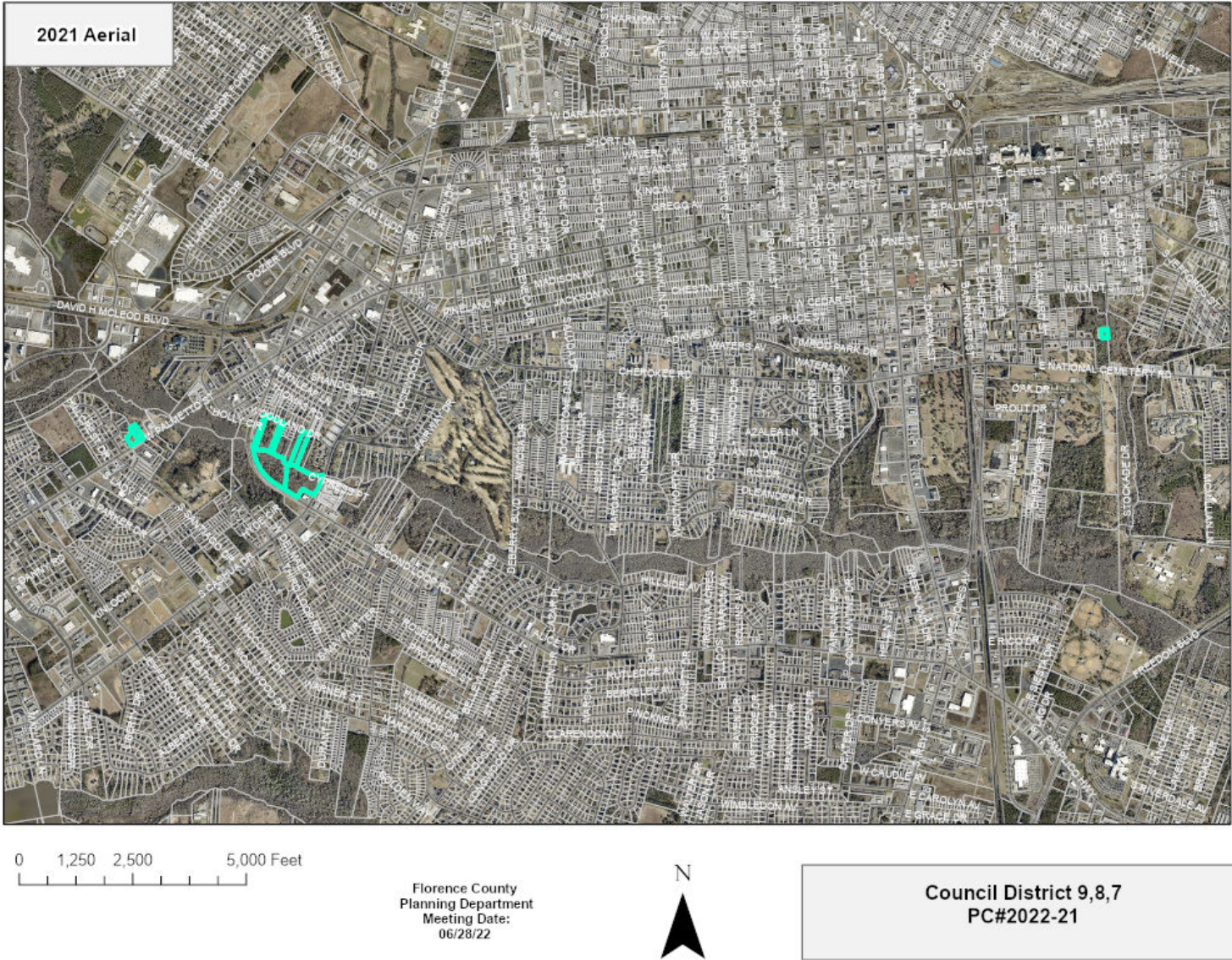
**ZONING/LAND AREA:** All properties are currently unzoned.



# PC#2022-21 Location Map

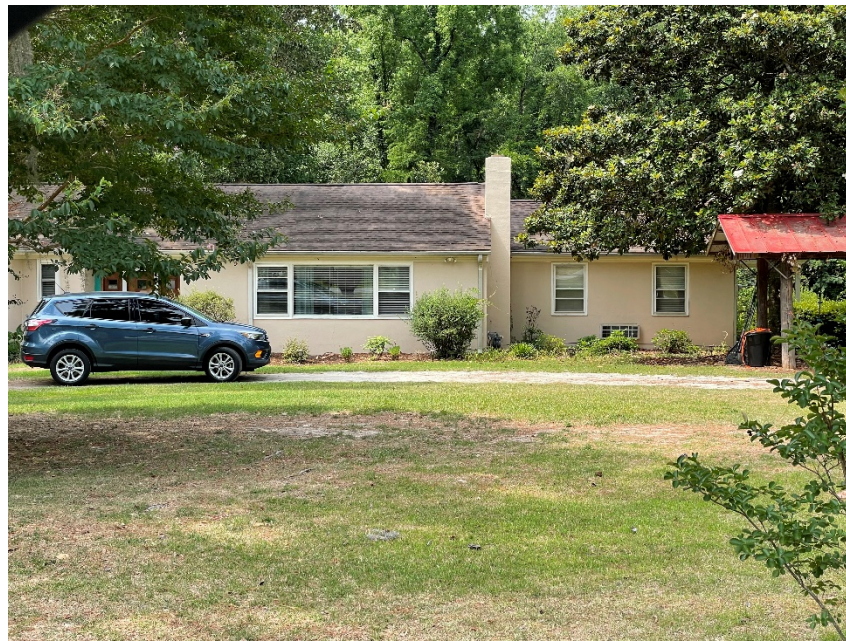


# PC#2022-21 Aerial Map





## PC#2022-21 Subject Properties





# Comments/Questions



## PC#2022-22

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

**LOCATION:** Florence County Zoning Study Group Two

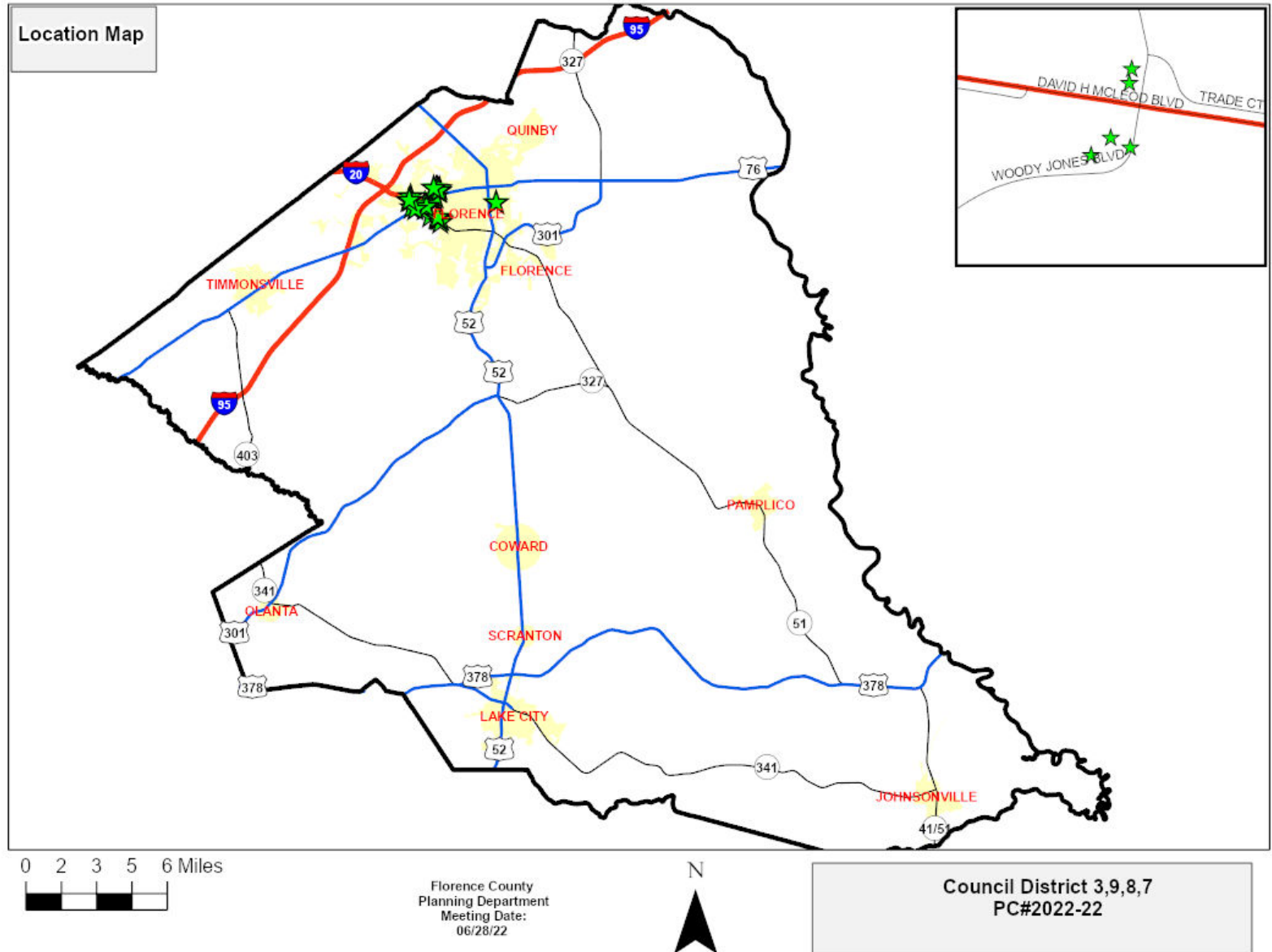
**TAX MAP NUMBERS:** 00099-01-176, 00099-01-177, 00100-01-002, 00100-01-147, 00100-01-255, 00099-01-046, 00099-01-097, 00099-01-104, 90017-01-002, 90017-01-019, 90025-01-003, 90025-01-001, 90025-01-006, 90025-01-013, 90025-01-015, 90025-01-023, 90024-06-002, 90024-06-008, 90024-06-011, 90024-01-002, 90024-01-017, 90011-01-003, 90011-03-001, 90011-03-002, 90011-03-003, 90011-03-004, 90011-05-008, 90011-05-009, 90011-05-010, 90019-01-001, 90019-01-002, 90019-01-004, 90019-01-005, 90019-01-006, 90020-01-011, 90020-02-003, 90020-02-004, 90020-02-005, 90020-02-006, 90020-02-088, 90028-01-001, 90028-01-002, 90029-01-001, 90029-01-024, 90104-02-014, 90104-02-015.

**COUNCIL DISTRICT(S):** 3, 7, 8, 9; County Council

**APPLICANT:** County of Florence

**ZONING/LAND AREA:** All properties are currently unzoned

# PC#2022-22 Location Map





# PC#2022-22 Aerial Map



0 1,000 2,000 4,000 Feet

Florence County  
Planning Department  
Meeting Date:  
06/28/22



Council District 3,9,8,7  
PC#2022-22



## PC#2022-22 Subject Properties



# Comments/Questions





**Agenda**  
**Florence County Planning Commission**  
**Regular Meeting**  
**Tuesday, June 28, 2022**  
**5:00 P.M.**

**I. Other Business:**

**II. Director's Report:**

- Summary Plats (May 2022)
- Building Reports (May 2022)

**III. Adjournment**