

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 28, 2022  
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

**STAFF ANALYSIS:**

1. Surrounding Land Use and Zoning:  
North: Florence County, Vacant, Residential / RU-1/ B-3  
South: Florence County, Vacant/Commercial, Residential, Unzoned  
West: Florence County, Vacant/ Unzoned  
East: Florence County, Vacant, Commercial / Unzoned
2. Background  
The applicant desires to subdivide vacant property into 7 industrial lots.

3. Transportation Access and Circulation:

Present access to the property is by the way of N. Williston Road.

4. Proposed Road Names:

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

Electric Avenue	Cooperative Park Way
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5. Traffic Review:

Based on the applicant's request to develop 7 lots, the additional traffic could have a minimal impact on the current traffic flow.

**TECHNICAL REVIEW MEETING-WEDNESDAY, MAY 25, 2022:**

The Technical Review Committee met and received comments and input from the stakeholders that were in attendance. There are currently no outstanding concerns.

**Planning** –No Comment

**Addressing** - No Comment

**Fire Department** - No Comment

**SCDOT**- No Comment

**Utilities**- No Comment

**County Engineering** - No Comment

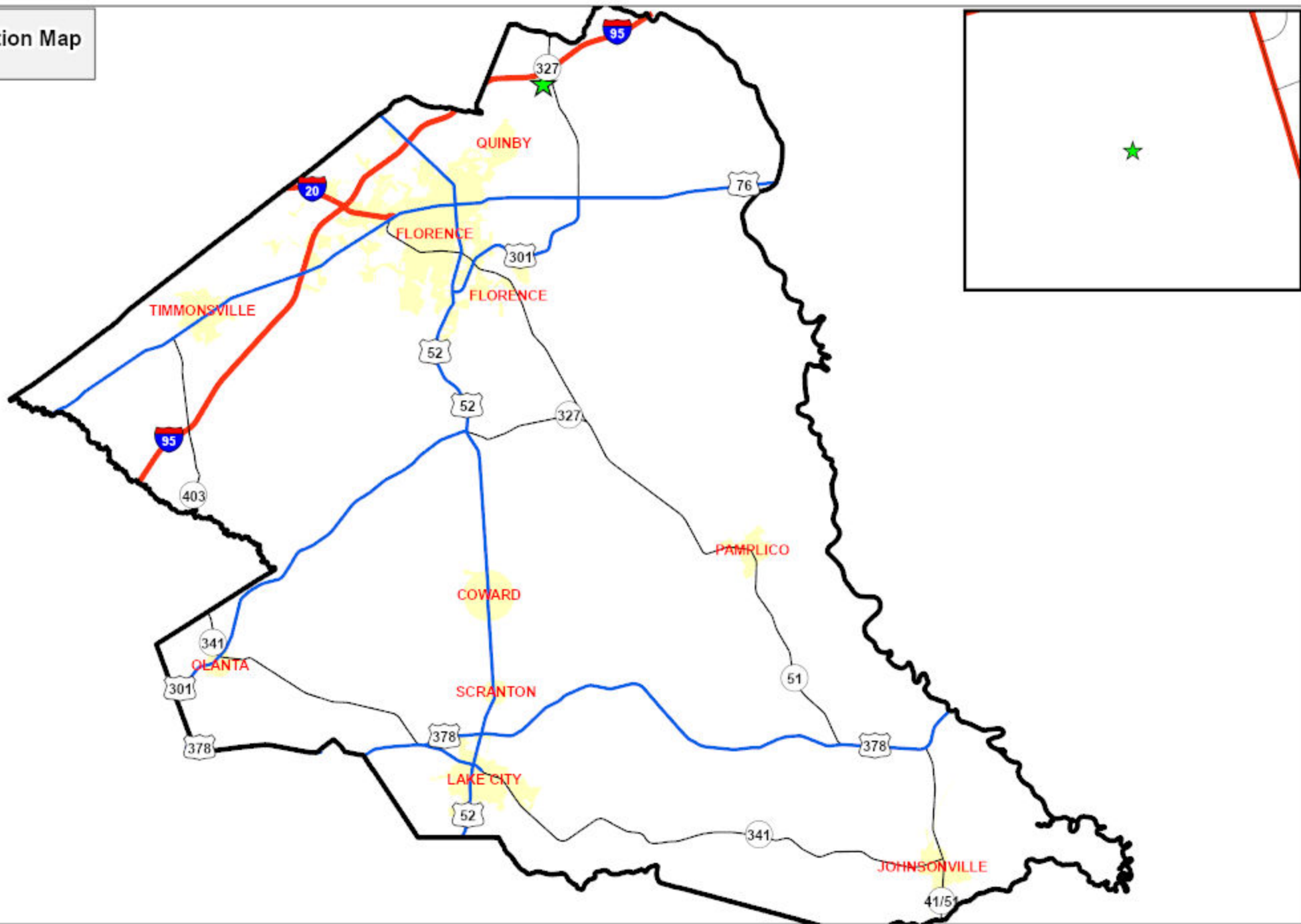
**STAFF RECOMMENDATION:**

Staff recommends to approve as submitted.

**ATTACHMENTS:**

- Zoning Map
- Aerial Map
- Vicinity Map
- Sketch Plan

Location Map



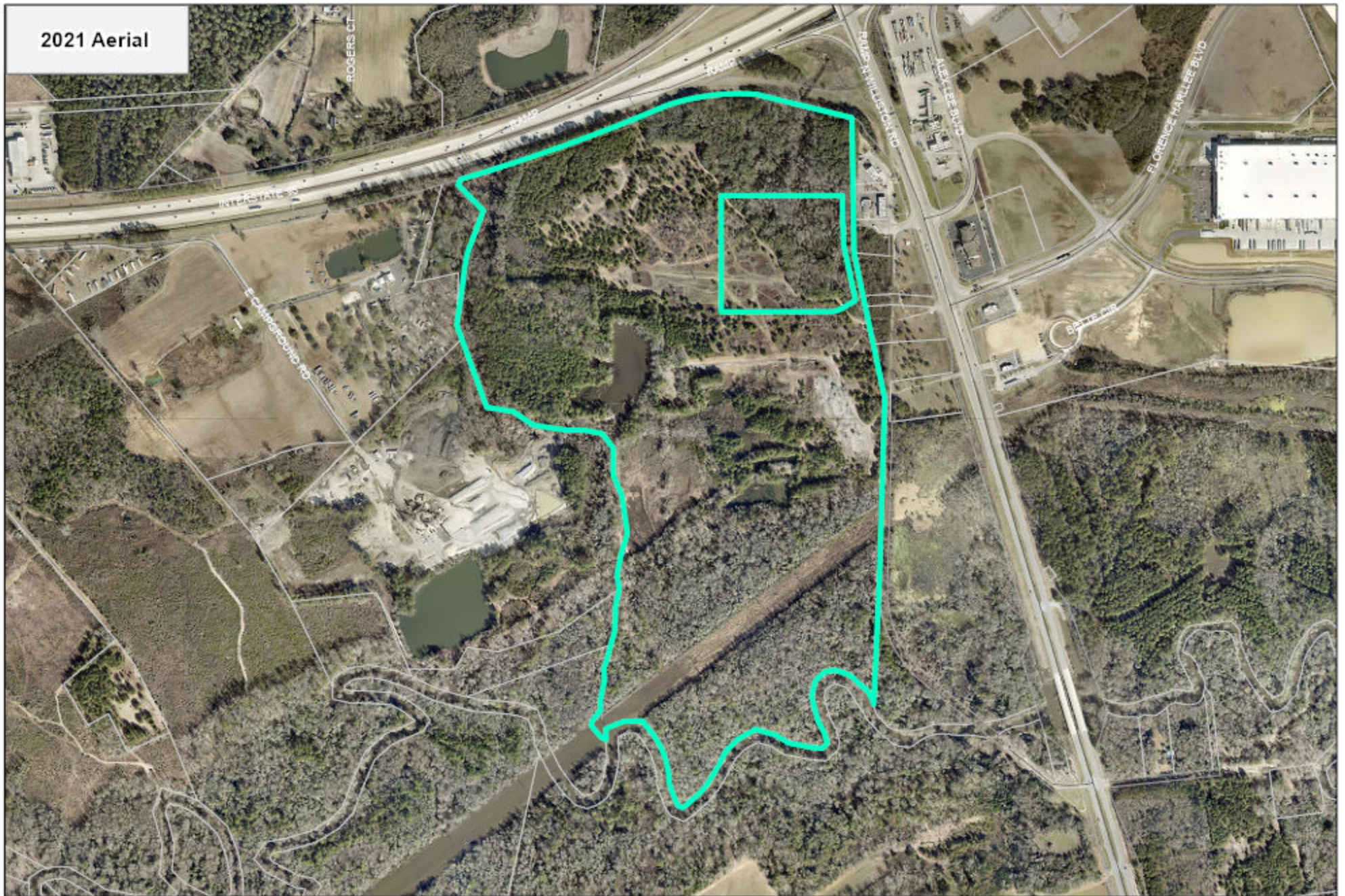
Florence County  
Planning Department  
Meeting Date:  
06/28/22



Council District 7  
PC#2022-14



2021 Aerial



0 390 780 1,560 Feet

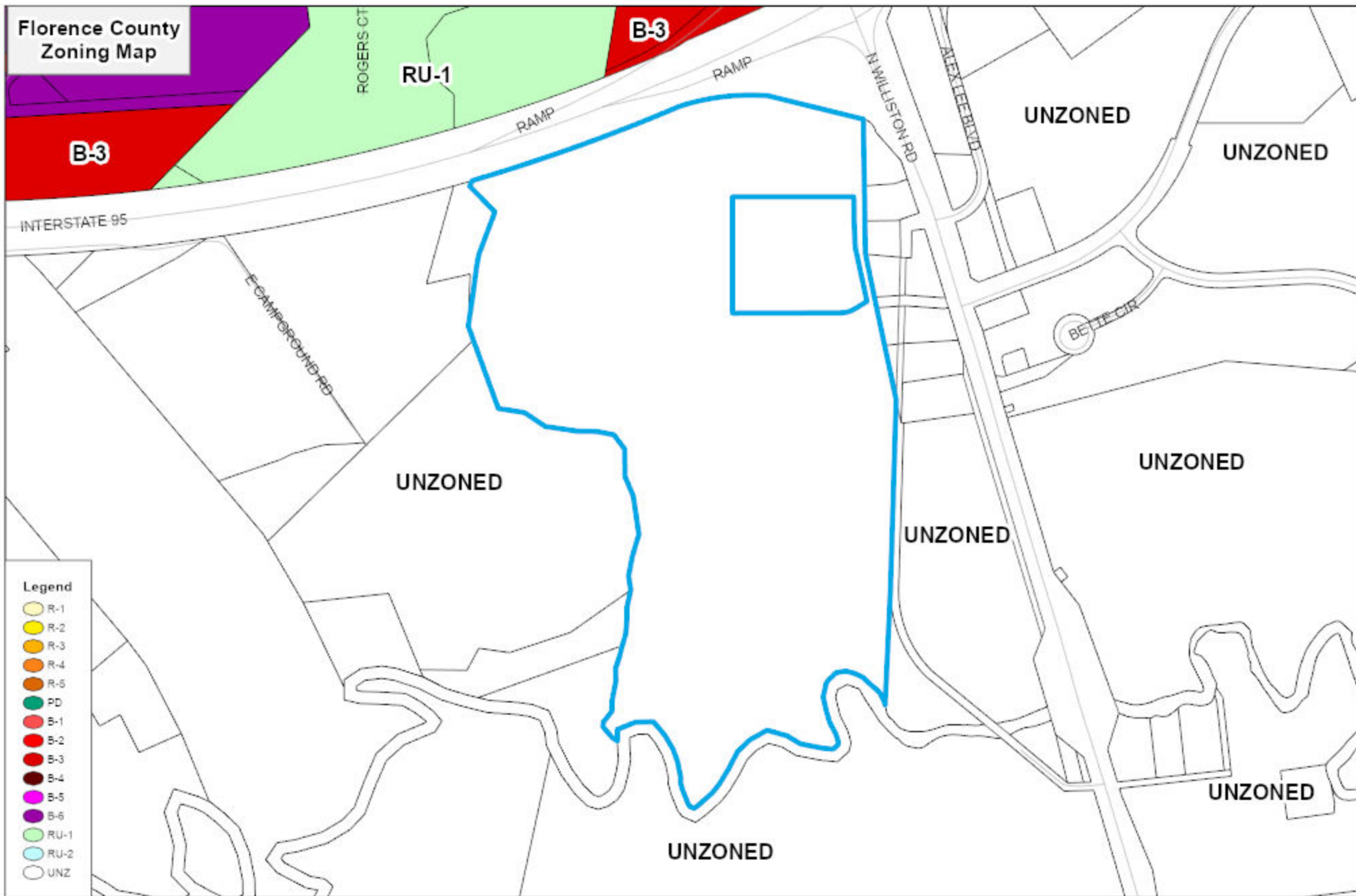
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Council District 7  
PC#2022-14



# Florence County Zoning Map



## 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

0 390 780 1,560 Feet

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

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Council District 7  
PC#2022-14







**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
June 28, 2022  
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.

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 shall be amended to read as follows:

Sec. 30-29 Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts.

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
<b>Sector 11: Agriculture, Forestry, Fishing, and Hunting</b>											
Agricultural production, crops	111	P	P	P	N	P	P	P	P	P	None

<b>Agricultural production, livestock, animals 112</b>											
Livestock, except feedlots	112111	N	N	N	N	N	N	P	P	P	None
Feedlots	112112	N	N	N	N	N	N	N	N	P	None
Poultry & eggs	1123	N	N	N	N	N	N	N	N	P	None
Animal specialties	1129	N	N	N	N	N	N	N	N	P	None
Horses & other equine	11292	N	N	N	N	N	N	P	P	P	None
General farms	11299	N	N	N	N	P	P	P	P	P	None
Fishing, hunting, trapping	1141-2	N	N	P	N	N	P	P	P	P	None
Agricultural services	115	N	N	N	N	N	N	P	P	P	None
Forestry	11531	N	N	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
<b>Sector 21: Mining</b>											
Mining	212	N	N	N	N	N	P	N	N	P	None
<b>Sector 22: Utilities</b>											
<b>Electric 2211</b>											
Generation	22111	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Solar Electric Power Generation (See Sec. 30-114.8)	221114	C	C	C	C	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
<b>Water supply systems 22131</b>											
Storage/treatment	22131	N	N	P	N	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22131	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
<b>Sewerage systems 22132</b>											



Collection	22132	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	N	N	P	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Steam & air conditioning supply	22133	N	N	P	N	P	P	N	N	N	1.0 per 500 s.f. GFA
<b>Sector 23: Construction</b>											
Building construction - general contract & operative builders	233	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Heavy construction other than building construction-contractors	234	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Special trade contractors	235	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
<b>Sector 31-33: Manufacturing</b>											
Food	311	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Beverage & tobacco	312	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Textile mill products	313	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Textile product mills	314	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Apparel	315	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Leather & allied products	316	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Wood products	321	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Paper & allied products	322	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Petroleum products	324	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA

Chemical products	325	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Plastic & rubber	326	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Nonmetallic mineral products	327	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Primary metal industry	331	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Fabricated metal products	332	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Machinery	333	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Computer & electronic products	334	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Electrical equipment, appliances & components	335	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Transportation equipment	336	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Furniture & related products	337	N	N	P	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Misc. manufacturing indus.	339	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
<b>Sector 42: Wholesale Trade</b>											
Wholesale trade-durable goods	421	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (section 30-102)	42193	N	N	N	N	N	C	N	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade-nondurable goods	422	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
<b>Sector 44-45: Retail Trade</b>											
Motor vehicle & parts	441	N	N	P	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Automotive dealers	4411	N	N	P	P	N	N	N	N	N	1.0 per 600 s.f. GFA



Other motor vehicle dealers	4412	N	N	P	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Automotive parts	4413	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Electronics & appliances	443	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
<b>Building materials, garden supplies 444</b>											
Building materials & supplies	4441	N	N	P	N	N	N	P	P	N	1.0 per 1,000 s.f. GFA
Paint & wallpaper	44412	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Hardware stores (section 30-103)	44413	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (section 30-103)	445	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
General merchandise, except pawn shops & flea markets (section	452	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA

30-103)											
Miscellaneous retail	453	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Used merchandise, except pawn shops & flea markets (section 30-103)	4533	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Flea markets	4533	N	N	P	N	N	N	P	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Gravestones, monuments	453998	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Miscellaneous retail	45399	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Non-store retailers	454	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Fuel dealers	45431	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
<b>Sector 48-49: Transportation Warehousing</b>											
Air transportation	481	N	N	P	N	P	P	N	N	N	1.0 per 250 s.f. GFA
Rail transportation	482	N	N	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Truck transportation	484	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Scenic & sightseeing	487	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f.



transportation											GFA
Support activities for transportation	488	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
U.S. Postal Service	491	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Couriers & messengers	492	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Warehousing & storage	493	N	N	P	P	P	P	P	P	P	1.0 per 1,000 s.f. GFA
<b>Sector 51: Information</b>											
Publishing Industries	511	N	P	P	P	P	P	N	N	P	1.0 per 500 s.f. GFA
Motion pictures & sound industries	512	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Motion picture theaters	512131	N	P	P	P	N	N	N	N	N	1.0 per 5 seats
Broadcasting & telecommunications	513	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication tower & ant. (section 30-101)	5131	N	C	C	C	C	C	C	C	C	None
Info, services & data processing	514	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	519120	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
<b>Sector 52: Finance &amp; Insurance</b>											
Banks	521	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Credit Intermediation	522	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Pawn Shops	522298	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA

Insurance carriers & related activities	524	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Funds, trust, & other financial vehicles	525	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
Real estate	531	P	P	P	P	P	P	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per 25 storage units
Rental & leasing services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (section 30-103)	53223	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
<b>Sector 54: Professional, Scientific, Technical Services</b>											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f. GFA
Display advertising - Signs	54185	See article V									
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Tax return prep, service	541213	P	P	P	P	N	N	P	P	N	1.0 per 500 s.f. GFA
Photographic studios, portraits	54192	P	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Veterinary services	54194	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
<b>Sector 55: Management of Companies and Enterprises</b>											
Mgmt. Of companies and enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 56: Administrative and Support and Waste Management and Remediation Services</b>											



Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	P	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (section 30-104)	562	N	N	C	N	N	C	N	N	C	1.0 per 500 s.f. GFA
<b>Sector 61: Educational Services</b>											
Educational Services	611	P	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Elementary schools	6111	P	P	P	P	N	N	P	P	P	2.0 per classroom plus 5 admin, spaces
Secondary schools	6111	P	P	P	P	N	N	P	P	P	5.0 per classroom plus 10 admin. spaces
Jr. colleges, colleges, universities, professional schools	6112-3	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	6114-5	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. office
Other schools and instruction	6116	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. Office
Education support services	6117	P	P	P	P	P	P	N	N	N	1.0 per 200 s.f. GFA
<b>Sector 62: Health Care and Social Assistance</b>											
Ambulatory Health Care Services	62	P	P	P	P	P	N	N	N	N	1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	N	P	P	N	1.0 per 500 s.f. GFA

Hospitals	622	N	N	P	P	P	N	N	N	N	0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	N	P	P	P	0.4 per bed
Nursing Care facilities	623	N	N	P	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Community care for elderly	623	P	P	P	P	P	N	P	P	P	0.4 per bed
Social services	624	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Individual & family social services	6241	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Community, food & housing & emergency & relief services	6242	N	N	P	P	P	N	N	N	N	
Rehabilitation services	6243	N	N	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Day care services	6244	P	P	P	P	P	P	P	P	P	1.0 per 200 s.f. GFA
<b>Sector 71: Arts, Entertainment, and Recreation</b>											
Performing art companies	7111	P	P	P	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	P	P	N	N	N	N	N	By individual review
Museums, historical sites, & similar institutions	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (section 30-107)	7132	N	N	C	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & country clubs	71391	N	N	P	N	P	P	N	N	P	5.0 per hole
Marinas	71392	N	N	N	N	P	P	P	P	P	1.0 per slip
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	P	1% land area

Physical fitness facilities	71394	N	P	P	P	P	P	N	N	N	1.0 per 300 s.f. GFA
Bowling centers	71395	N	N	P	P	N	N	N	N	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
All other amusement & recreational industries	71399	N	N	P	N	N	N	N	N	N	1.0 per 200 s.f. GFA
<b>Sector 72: Accommodation and Food Services</b>											
<b>Accommodations 721</b>											
Bed and breakfast inns (section 30-93)	721191	C	N	P	P	P	N	C	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	N	C	Not applicable
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	N	N	N	N	N	N	1.0 per bedroom
Eating places	7221-3	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking places (section 30-110)	7224	N	N	C	C	N	N	N	N	N	1.0 per 150 s.f. GFA
<b>Sector 81: Other Services (except Public Administration)</b>											
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	C		N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N		N	None
Other repair (section 30-103)	8112-4	N	P	P	P	P	P	C		N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N		N	1.0 per 300 s.f. GFA
Personal & laundry services	812										
Personal care services	8121	N	P	P	P	N	N	P		N	2.5 per chair

											basin
Tattoo facilities (section 30-113)	812199	N	N	C	N	N	N	N	N	N	1.0 per 150 s.f. GFA
Funeral homes & services	81221	P	P	P	P	N	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	81221	N	N	P	N	N	N	P	P	P	None
Crematories	81222	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Laundry & dry cleaning services	8123	N	N	P	P	N	P	N	N	N	1.0 per 500 s.f. GFA
Coin operated laundries/dry cleaning	81231	N	P	P	P	N	N	P	N	P	1.0 per 250 s.f. GFA
Pet care	81291	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Automotive parking lots & garages	81293	N	P	P	P	P	P	N	N	N	None
Sexually oriented business (section 30- 105)	81299	N	N	C	N	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
<b>Sector 92: Public Administration</b>											
Executive, legislative, & general govt.	921	P	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	P	P	P	P	N	N	P	1.0 per 350 s.f. GFA
Courts	92211	N	N	P	P	N	N	P	P	P	1.0 per 350 s.f. GFA
Police protection	92212	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA



Correctional institution	92214	N	N	P	P	N	P	N	N	P	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Fire protection	92216	P	P	P	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Ad. of environ, quality & housing prog.	924-5	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Administration of economic programs	926	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Space research & technology	927	N	N	P	P	P	P	N	N	N	
National Security & Internal Affairs	928	N	N	P	P	P	P	N	N	N	
<b>Residential Uses</b>											
<b>Site built dwellings</b>											
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
<b>Manufactured dwellings</b>											
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</del> P	P	2.0 spaces per unit
<b>Accessory Uses to Residential Uses</b>											

Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	P	None
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	P	None
Storage building	NA	P	P	P	P	NA	NA	P	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	P	None
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	P	None
Home occupation (section 30-98)	NA	P	P	P	P	NA	NA	C	C	C	None
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	P	None
Family day care home	NA	P	P	P	P	NA	NA	P	P	P	None
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	P	None
Buildings, structures	NA	P	P	P	P	P	P	P	P	P	None
Open storage (section 30-108)	NA	N	N	C	N	C	C	C	C	N	None
<b>Temporary Uses</b>											
All temporary uses (section 30-99)	NA	C	C	C	C	C	C	C	C	C	None

Notes:

- (1) Off street parking is not required in the B-4 district.
- (2) Any new use which includes outside sales of new or used household goods and other material goods and products which are akin to yard sales and flea markets for more than any two consecutive days within a 30-day period must obtain a certificate of zoning compliance. The Board of Zoning Appeals shall hear and deliberate such requests. The goods and products of such uses, whether permitted or allowed, must not be stored outside of the site's primary or secondary structure during non-business hours.

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 28, 2022  
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.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently unzoned with varying current uses consisting primarily of residential.
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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request.

**FLORENCE COUNTY COUNCIL MEETING:**

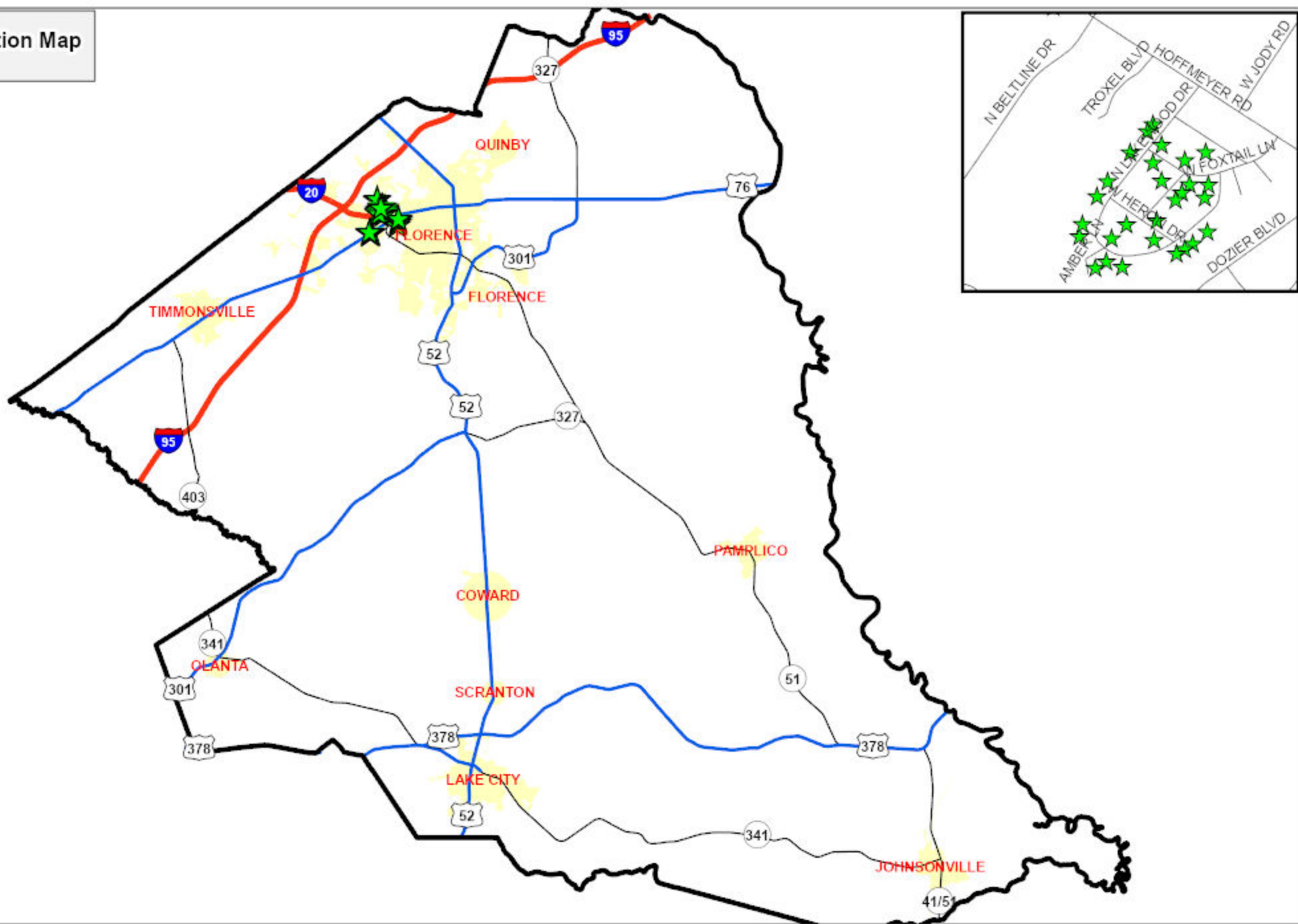
This item is tentatively scheduled to appear on the agenda on Thursday, July 21, 2022 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Zoning Map
- Aerial Map
- Vicinity Map



# Location Map



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



Council District 3,9,8  
PC#2022-16

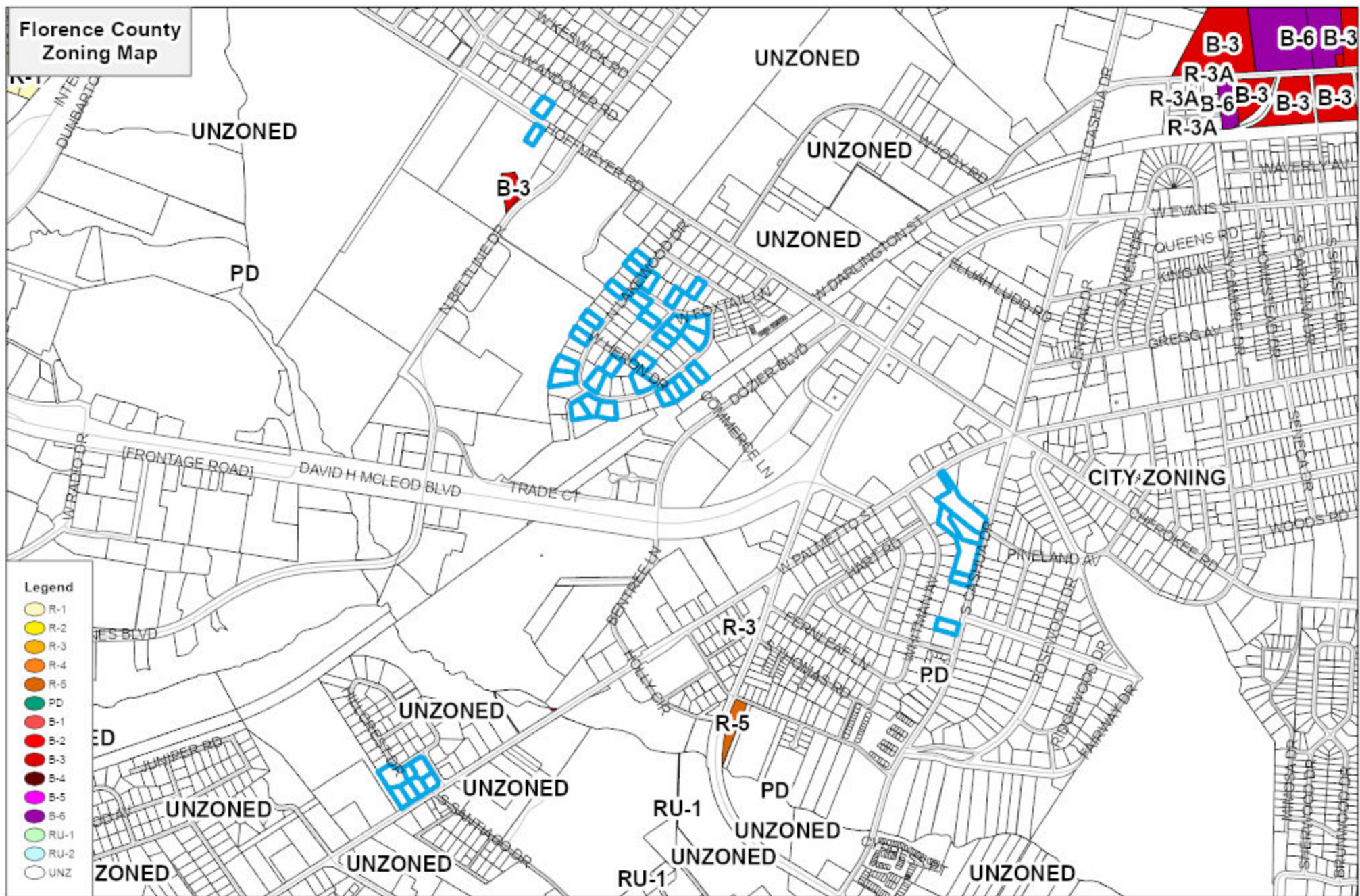


2021 Aerial

47



# Florence County Zoning Map



0 500 1,000 2,000 Feet

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



Council District 3,9,8  
PC#2022-16

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 28, 2022  
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.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:

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



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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request.

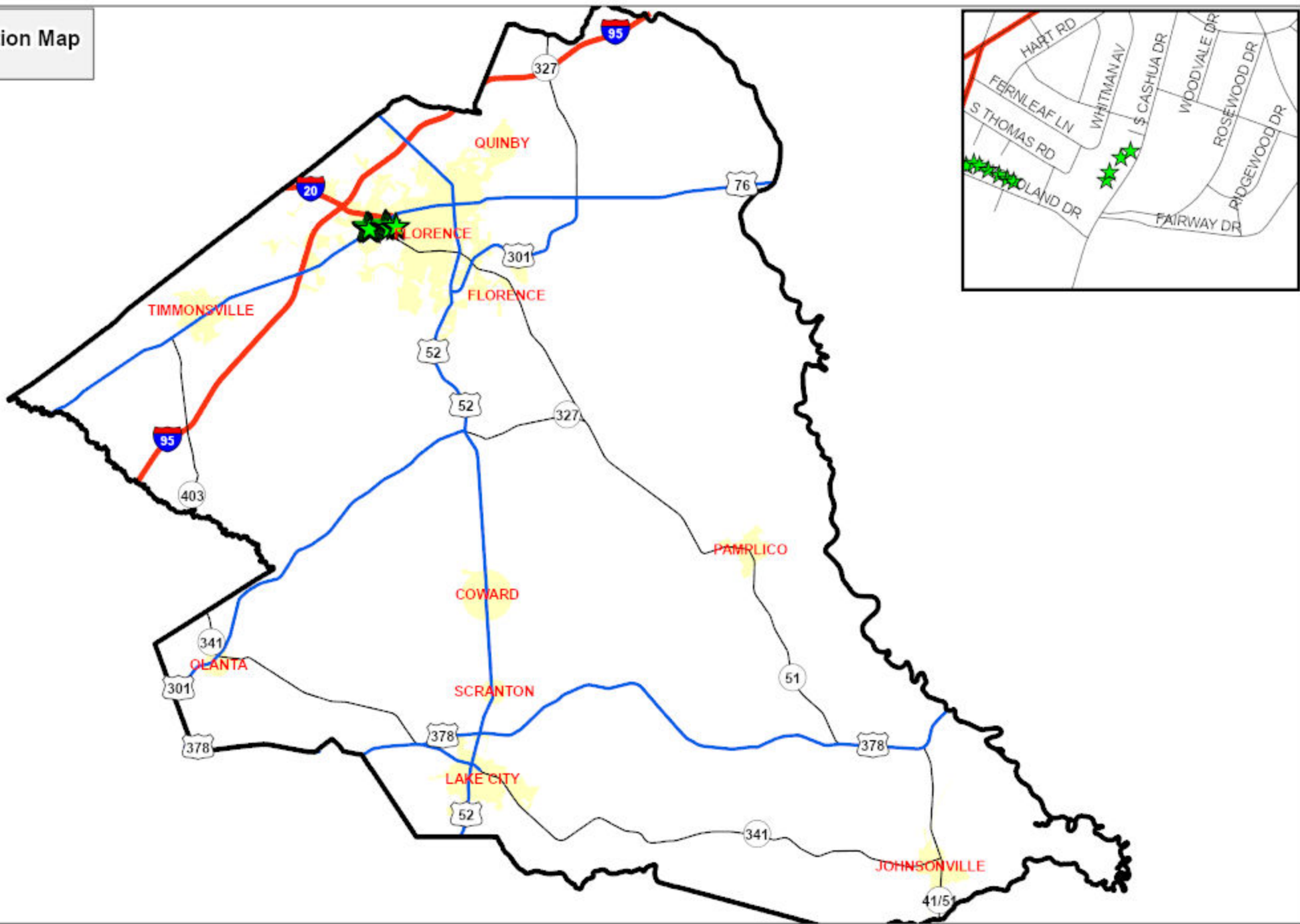
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, July 21, 2022 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Zoning Map
- Aerial Map
- Vicinity Map

# Location Map



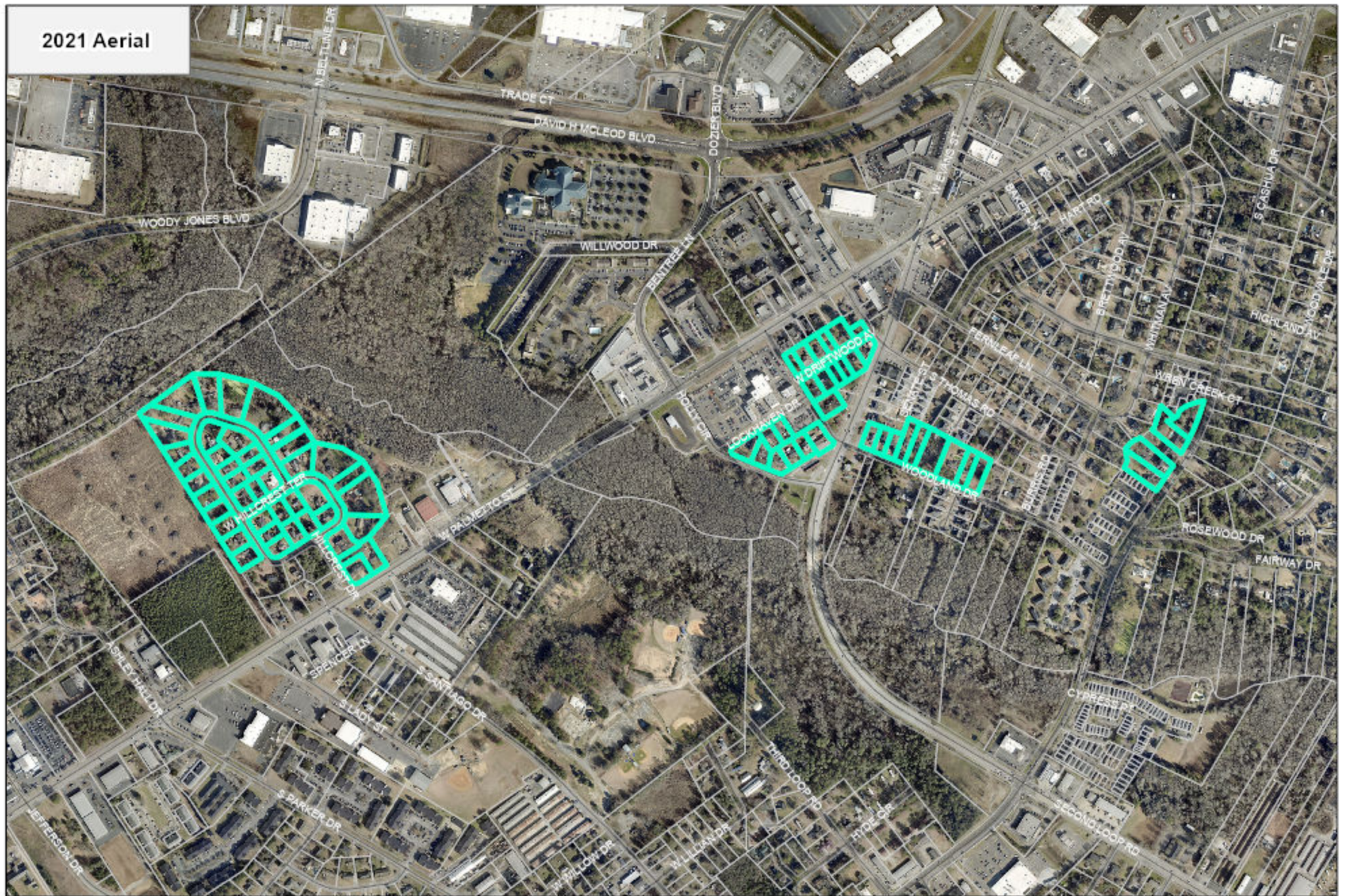
Florence County  
Planning Department  
Meeting Date:  
06/28/22



Council District 9,8  
PC#2022-17



2021 Aerial



0 390 780 1,560 Feet

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



Council District 9,8  
PC#2022-17



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**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 28, 2022  
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, 90104-10-018, 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.

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

**APPLICANT:** County of Florence

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

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently unzoned with varying current uses consisting primarily of residential.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is R-3 (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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request.

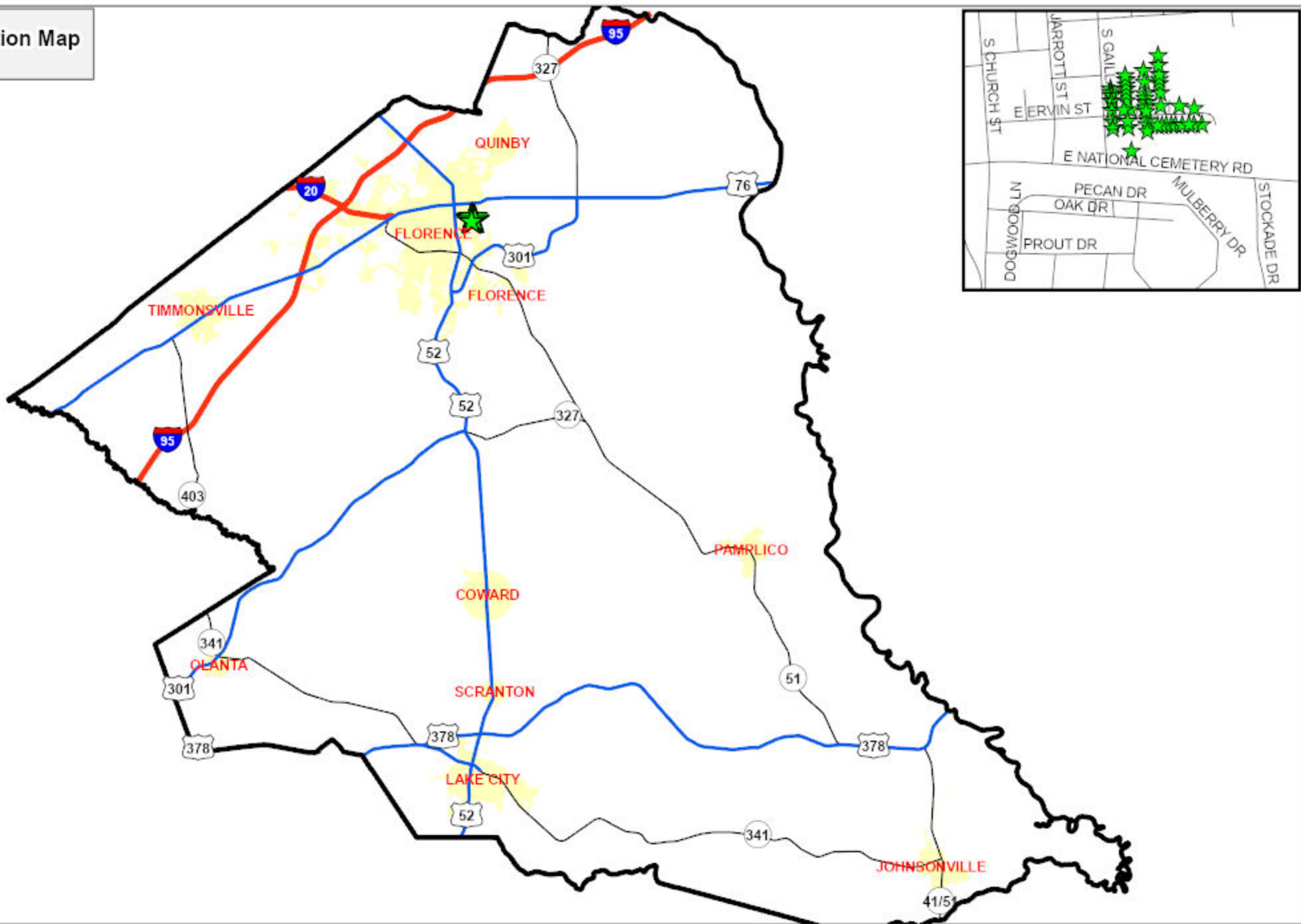
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, July 21, 2022 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Zoning Map
- Aerial Map
- Vicinity Map

# Location Map



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



Council District 7  
PC#2022-18



2021 Aerial



0 115 230 460 Feet

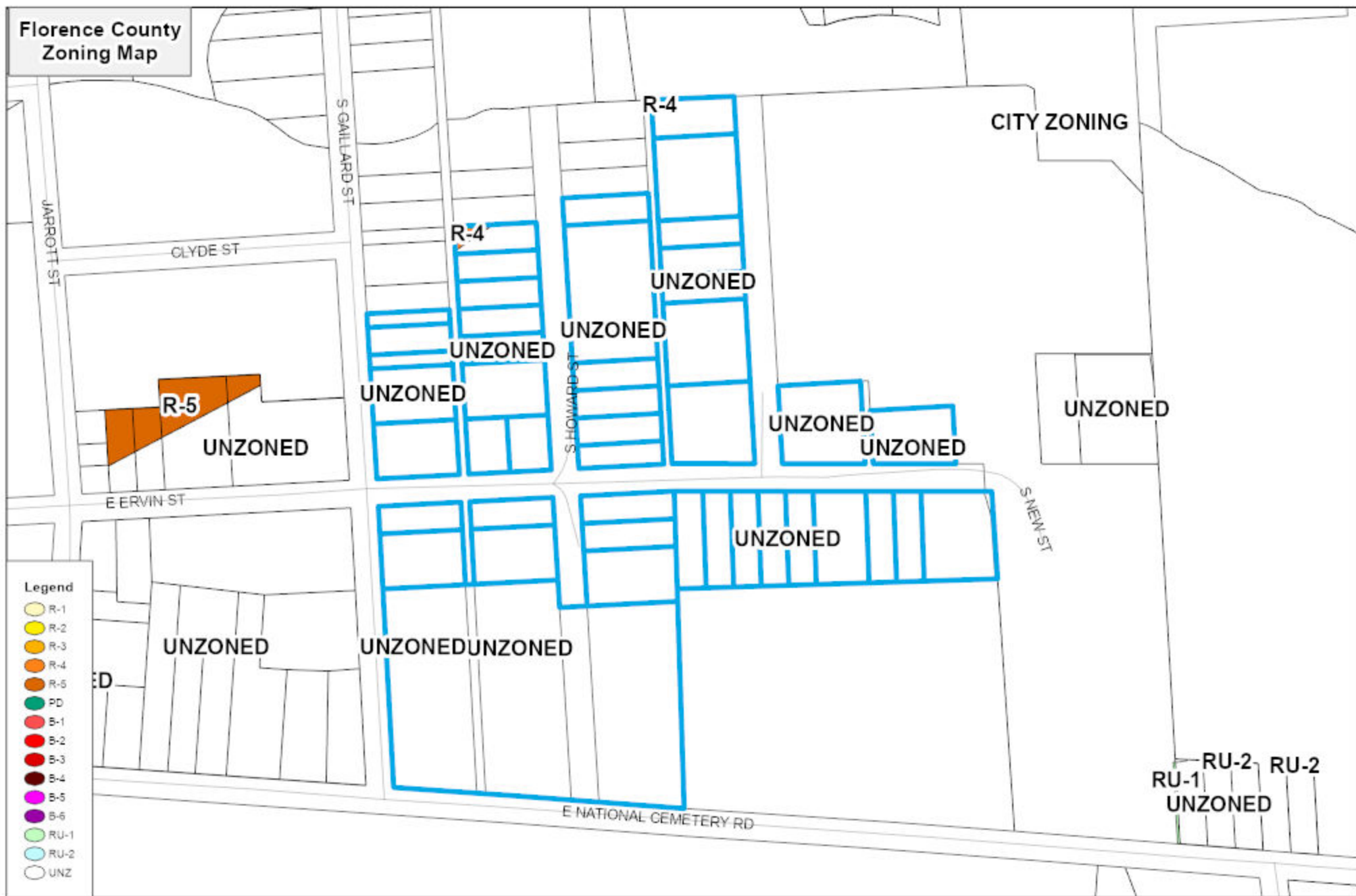
Florence County  
Planning Department  
Meeting Date:  
06/28/22



Council District 7  
PC#2022-18



# Florence County Zoning Map



0 115 230 460 Feet

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



Council District 7  
PC#2022-18



**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 28, 2022  
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.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently unzoned with varying current uses consisting primarily of residential.
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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request.

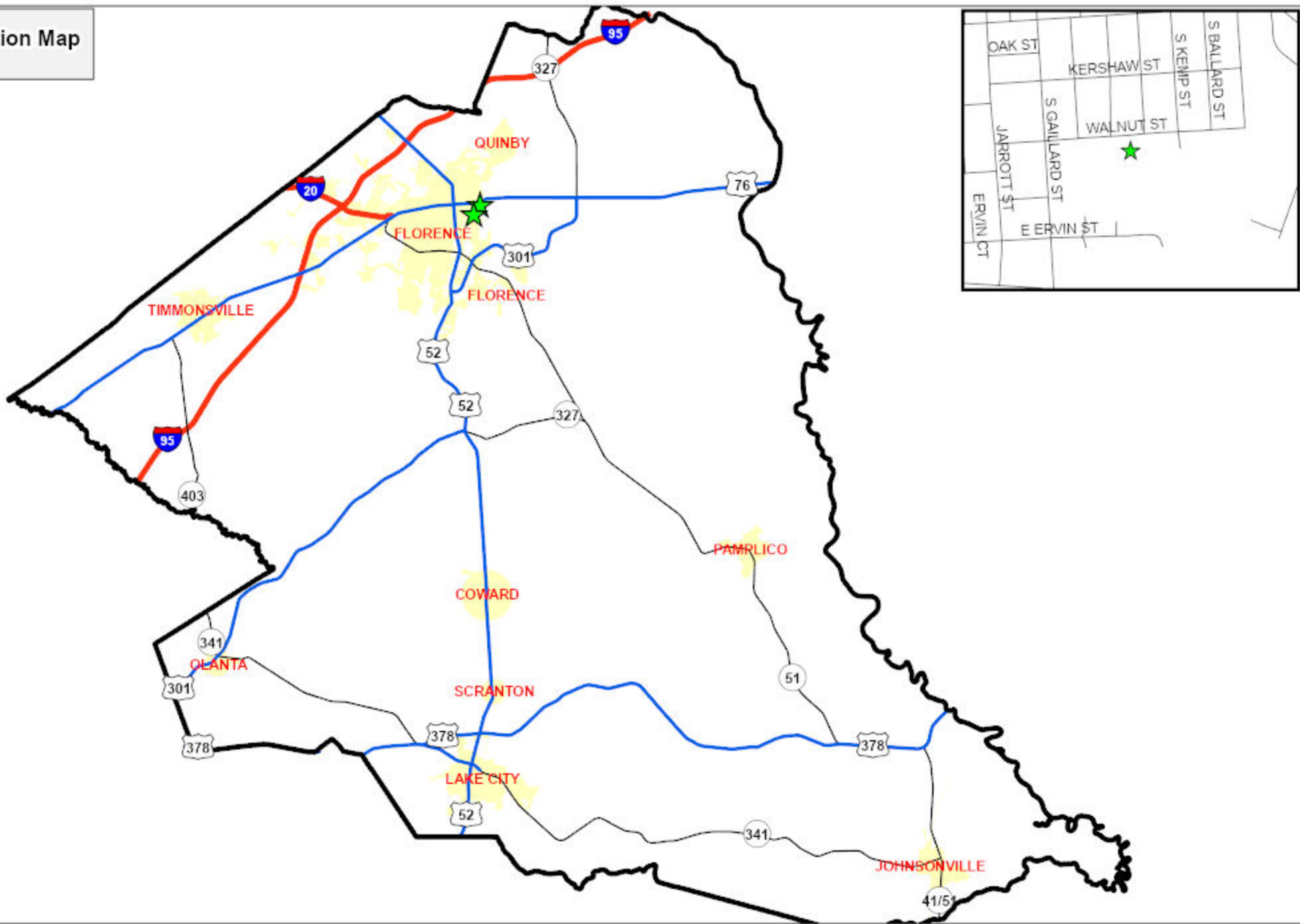
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, July 21, 2022 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Zoning Map
- Aerial Map
- Vicinity Map

# Location Map



0 2 3 5 6 Miles



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

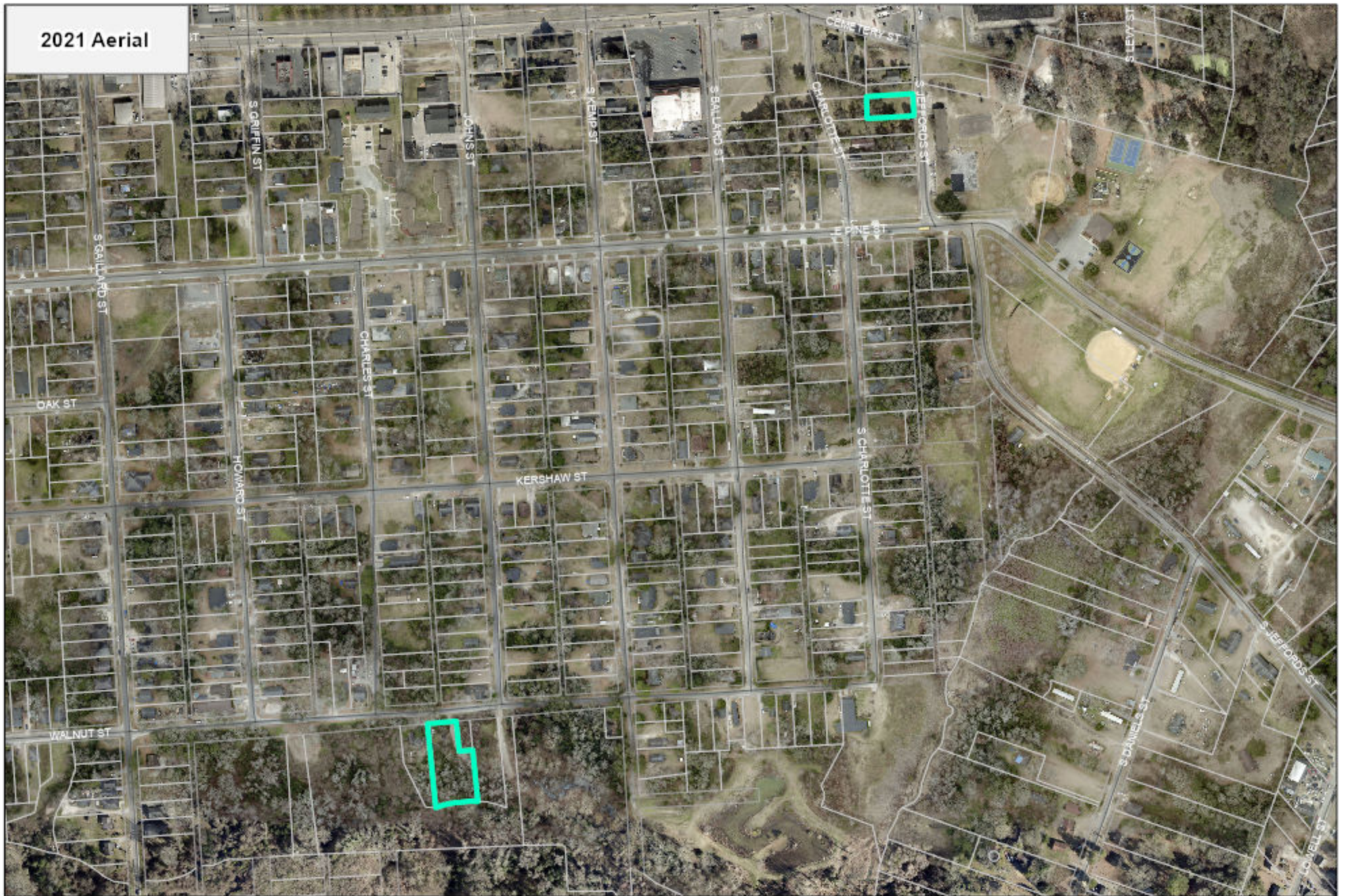
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Council District 7  
PC#2022-19



2021 Aerial



0 190 380 760 Feet

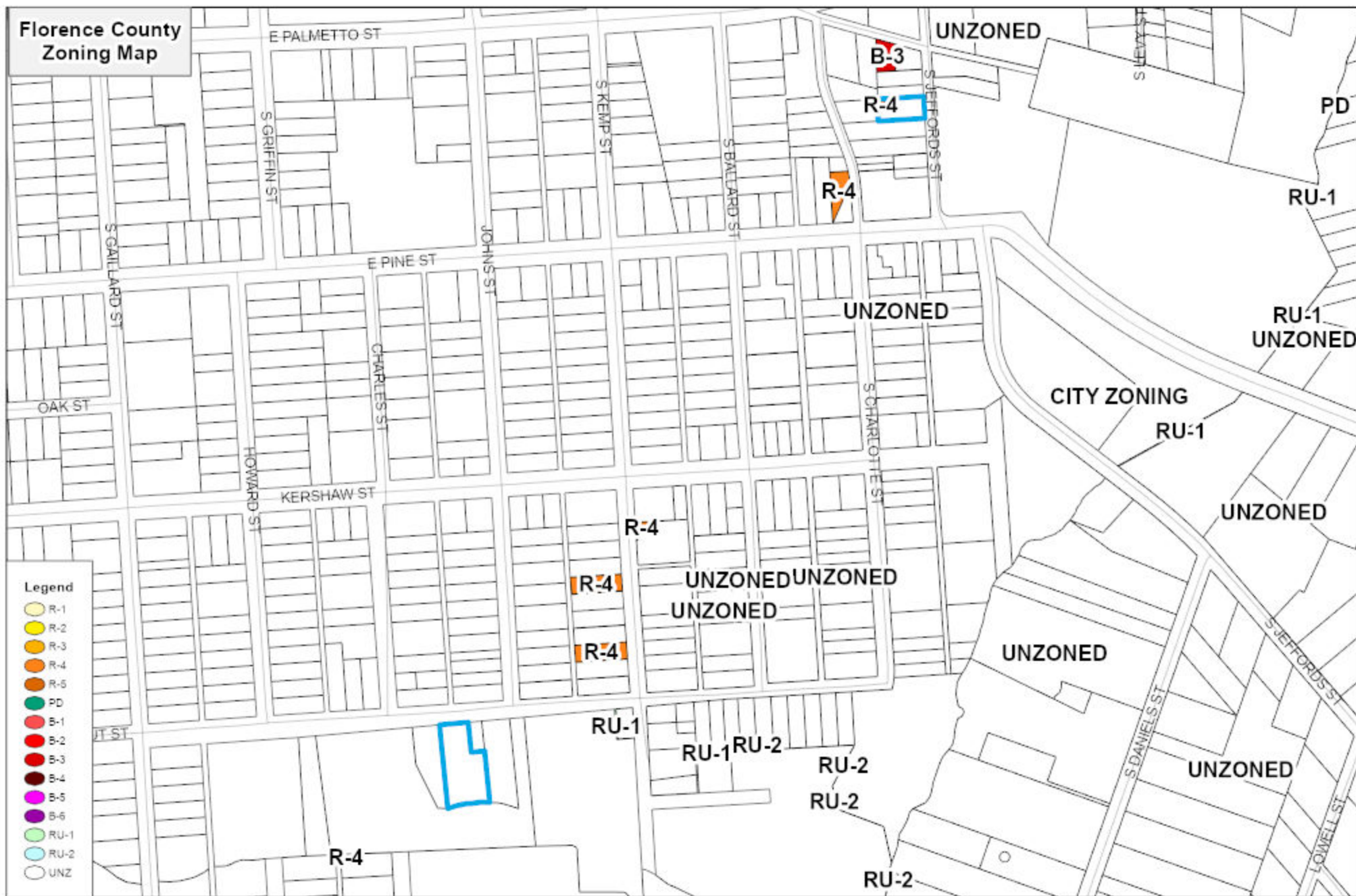
Florence County  
Planning Department  
Meeting Date:  
06/28/22



Council District 7  
PC#2022-19



# Florence County Zoning Map



## Legend

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

0 190 380 760 Feet

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



Council District 7  
PC#2022-19

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 28, 2022  
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.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently unzoned with varying current uses consisting primarily of multi-family residential.
2. Proposed Land Use and Zoning:  
The proposed zoning recommendation for the subject properties is R-4 (Multi-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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request.



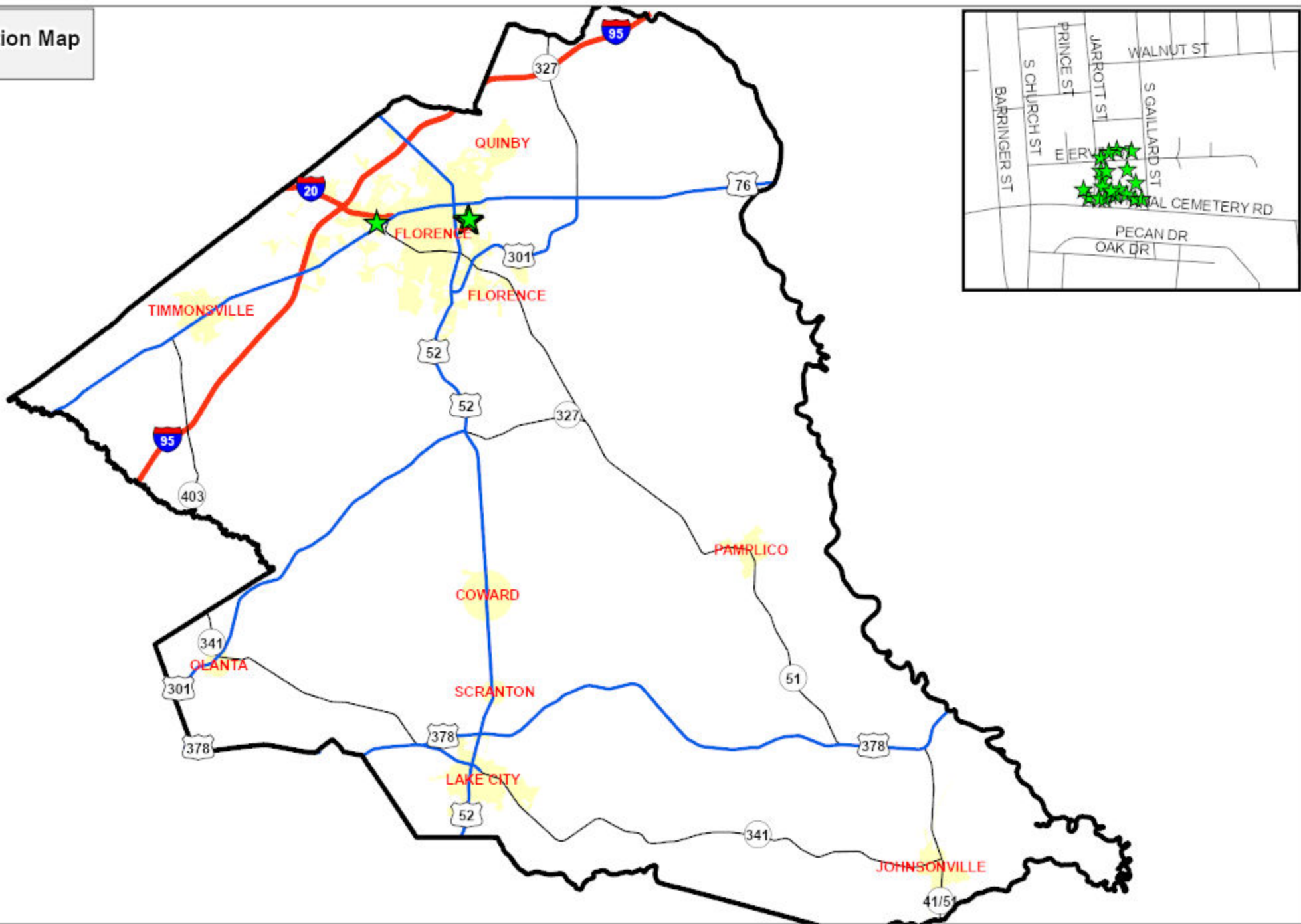
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, July 21, 2022 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Zoning Map
- Aerial Map
- Vicinity Map

# Location Map



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



Council District 3,7  
PC#2022-20



66



N

67

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 28, 2022  
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.

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently unzoned with varying current uses consisting primarily of residential and vacant lots.
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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request.

**FLORENCE COUNTY COUNCIL MEETING:**

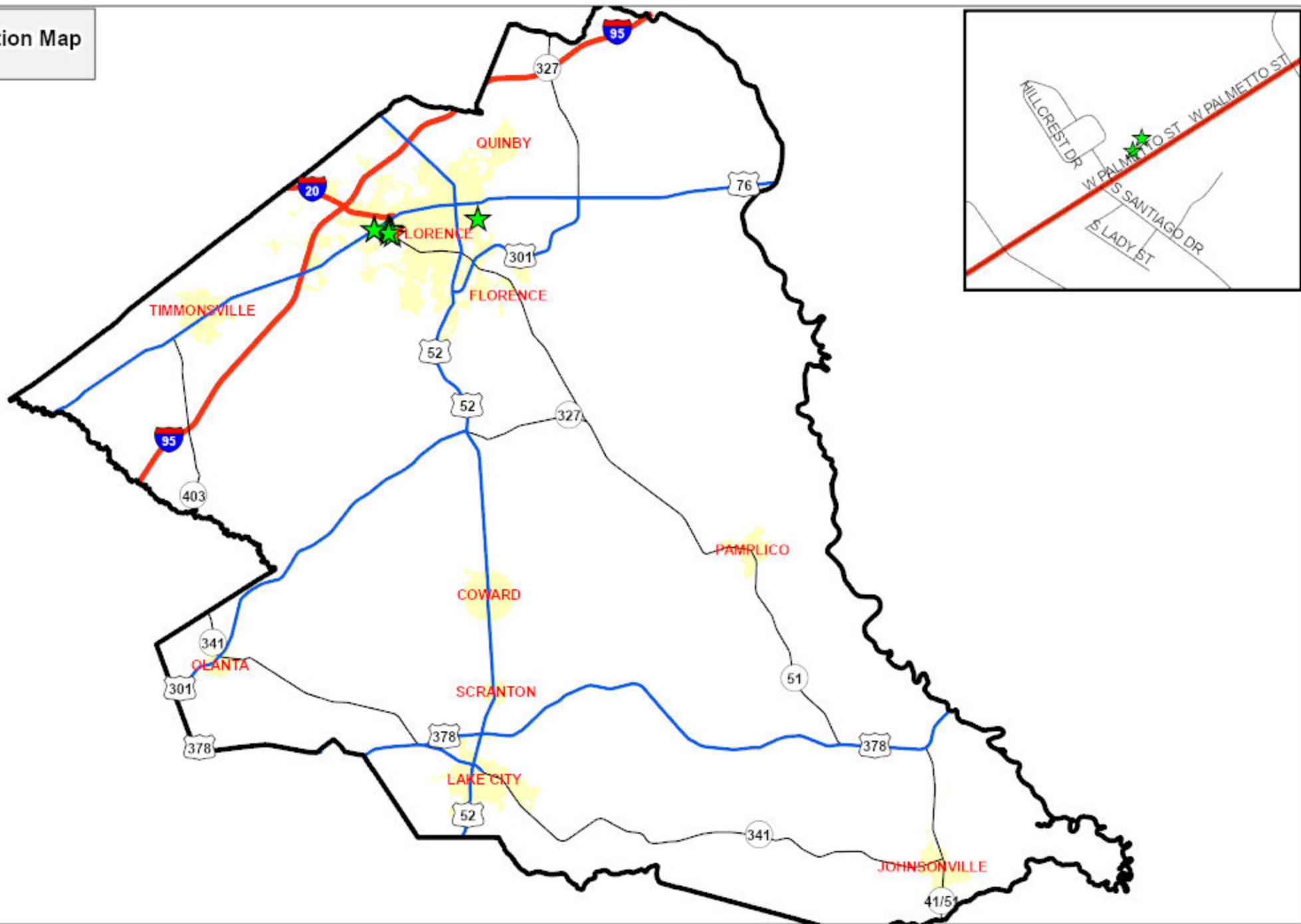
This item is tentatively scheduled to appear on the agenda on Thursday, July 21, 2022 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Zoning Map
- Aerial Map
- Vicinity Map



Location Map



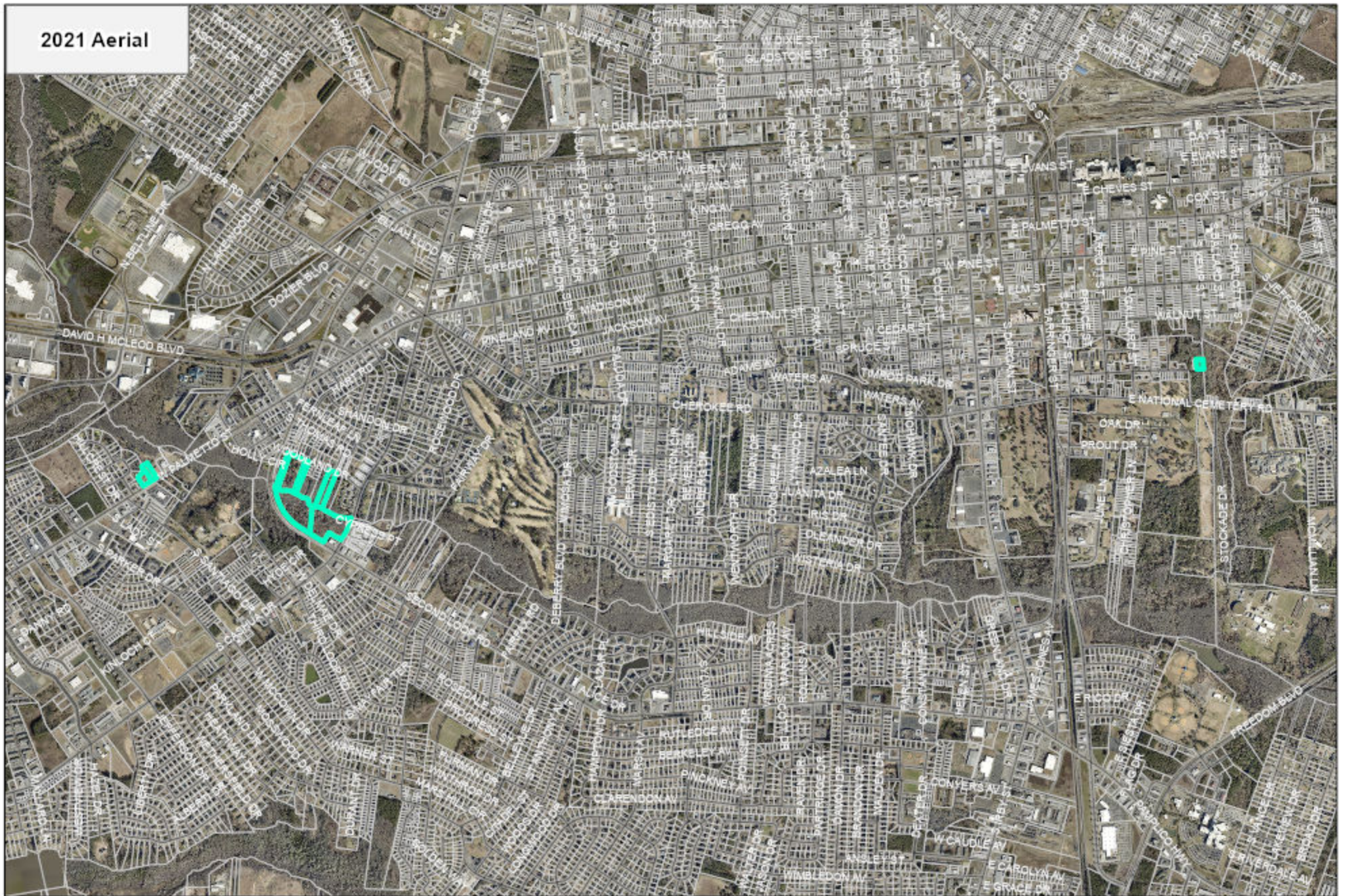
Florence County  
Planning Department  
Meeting Date:  
06/28/22



Council District 9,8,7  
PC#2022-21



2021 Aerial



0 1,250 2,500 5,000 Feet

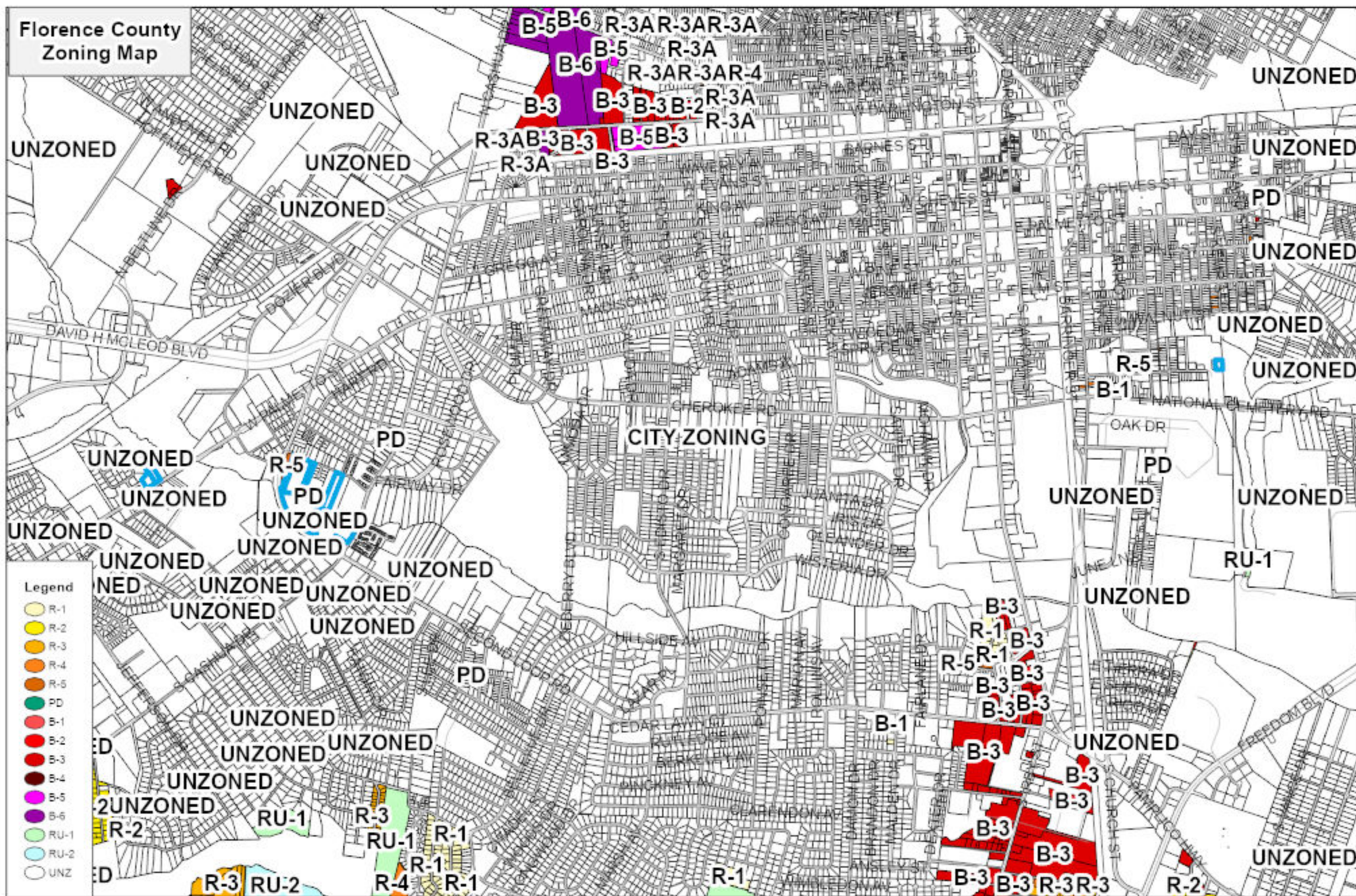
Florence County  
Planning Department  
Meeting Date:  
06/28/22



Council District 9,8,7  
PC#2022-21



# Florence County Zoning Map



0 1,250 2,500 5,000 Feet

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



Council District 9,8,7  
PC#2022-21



**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 28, 2022  
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

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject properties are currently unzoned with varying current uses consisting primarily of 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 City of Florence Zoning.

4. Florence County Comprehensive Plan:

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

**STAFF RECOMMENDATION:**

Staff recommends approval of the request.

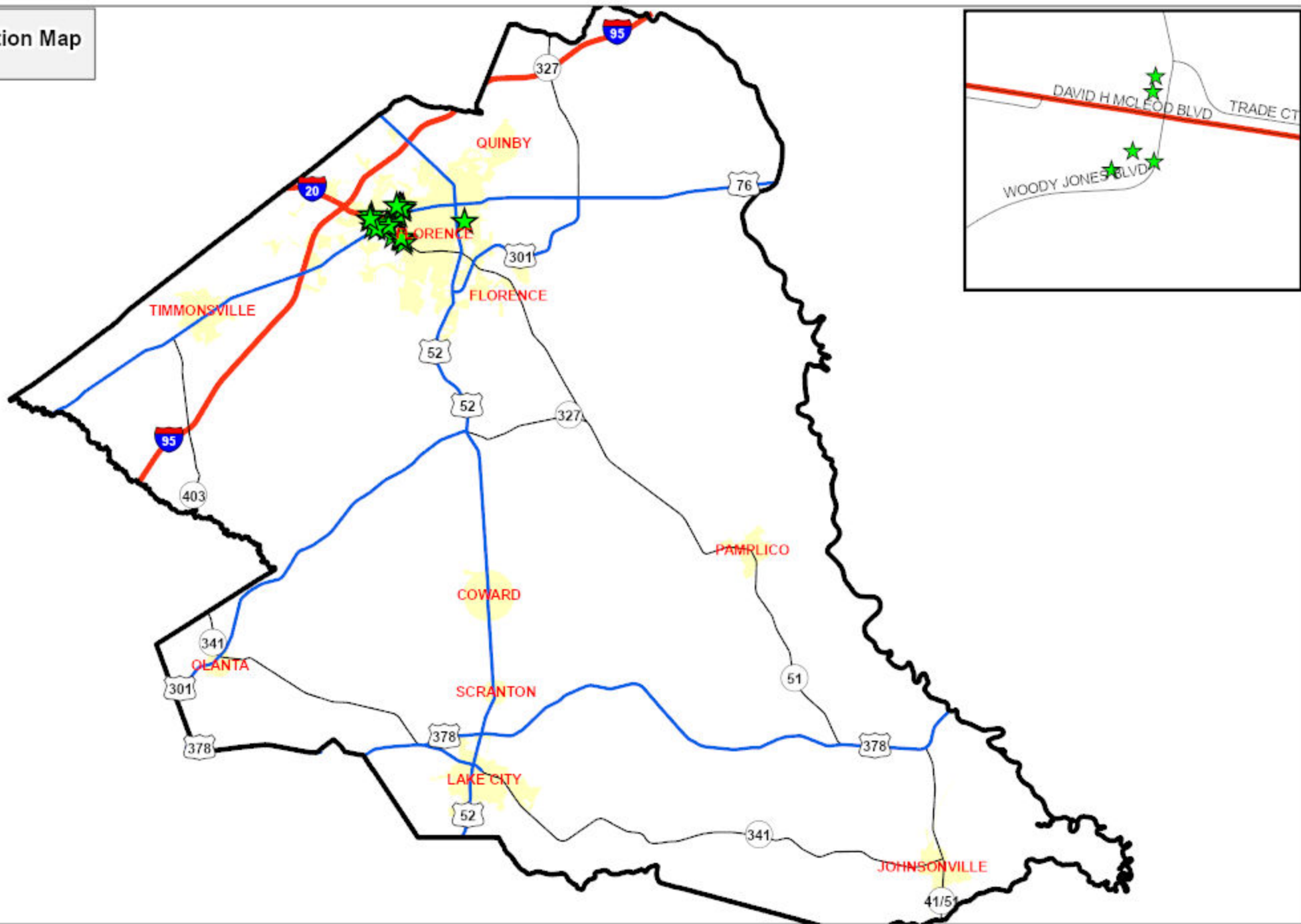
**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda on Thursday, June 16, 2022 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

- Zoning Map
- Aerial Map
- Vicinity Map

Location Map



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



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



2021 Aerial



0 1,000 2,000 4,000 Feet

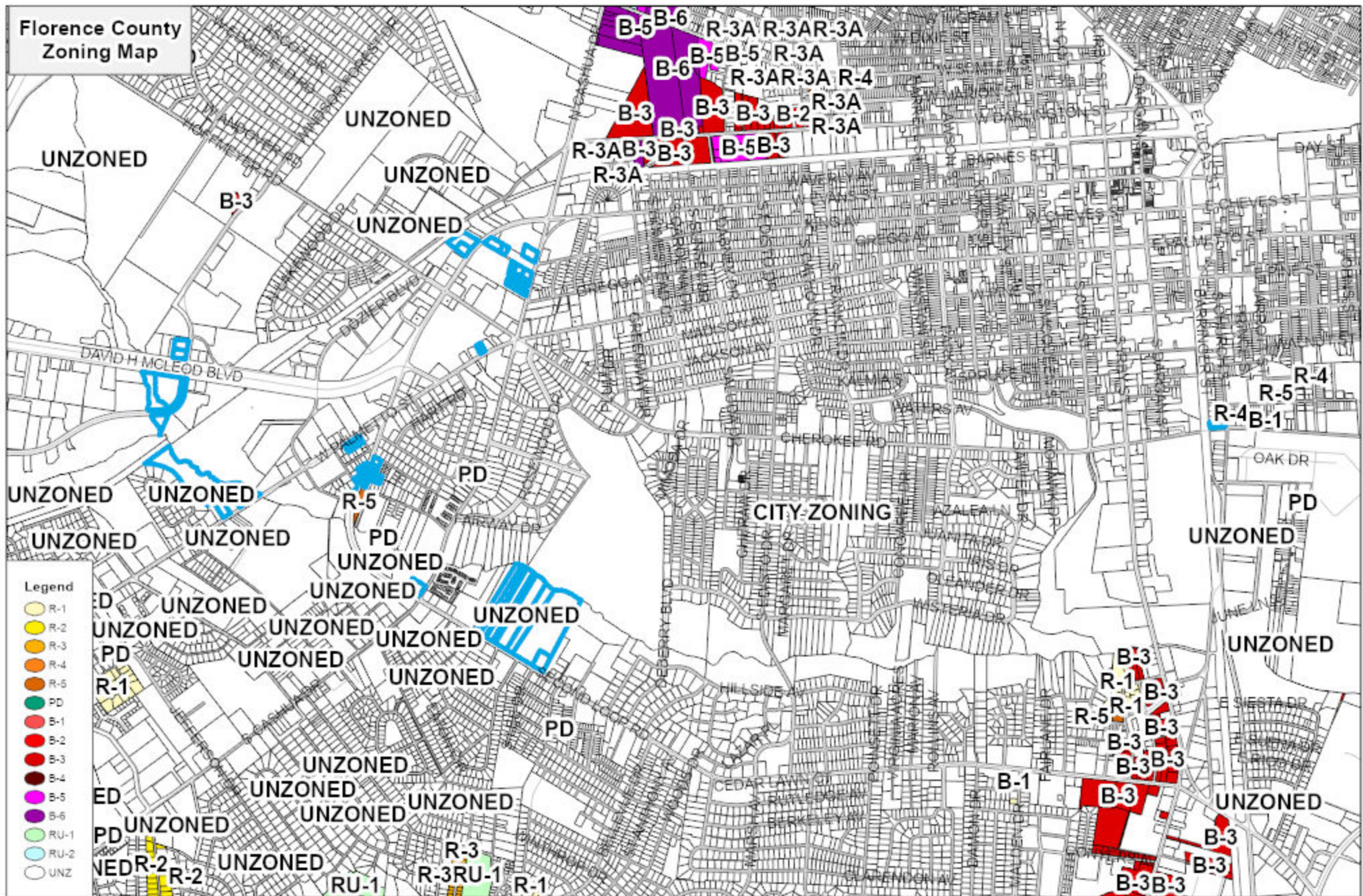
Florence County  
Planning Department  
Meeting Date:  
06/28/22



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



# Florence County Zoning Map



0 1,000 2,000 4,000 Feet

Florence County  
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