

Florence County Planning Commission July 28, 2022

5:00 PM

**Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, July 26, 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 June 28, 2022

III. Public Hearings

**Map Amendments:
PC#2022-23**

Map Amendment Requested By Kahlia Barnes To Change The Zoning Designation For The Property Of Tax Map Number 00141, Block 31, Parcel 135 Located At 1013 W. Main Street, Lake City From R-1, Single-Family Residential To RU-1, Rural Community District.

PC#2022-24

Map Amendment Requested By Nitinkumar And Jaaneil Patel To Change The Zoning Designation For The Property Of Tax Map Number 00102, Block 01, Parcels 010 And 353 Located At 2836 Alligator Rd, Effingham SC From R-1, Single-Family Residential To R-3A, Single-Family Residential.

PC#2022-25

Map Amendment Requested By Curl Properties, LLC To Change The Zoning Designation For The Property Of Tax Map Number 00125, Block 01, Parcel 129 Located At 1210 S. Cashua Dr., Florence SC From Unzoned To B-3, General Commercial.

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, July 26, 2022
5:00 P.M.

PC#2022-26

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three 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:

90002-02-010, 90002-02-013, 90002-02-014, 90002-02-015, 90002-03-001
90002-03-002, 90002-03-003, 90002-03-004, 90002-03-005, 90002-03-006
90002-04-001, 00100-01-063, 00100-01-069, 00100-01-070, 00100-01-071,
00100-01-072, 00100-01-073, 00100-01-074, 00100-01-075, 01001-01-001
01001-01-002, 01001-01-003, 01001-01-004, 01001-01-005, 01001-01-006
01001-01-007, 01001-01-008, 01001-01-009, 01001-01-010, 01001-01-011
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01001-01-017, 01001-01-018, 01001-01-019, 01001-01-020, 01001-01-021
01001-01-022, 01001-01-023, 01001-01-024, 01001-01-025, 01001-01-026
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01001-01-058, 01001-01-060, 01001-01-061, 01001-01-062, 01001-01-063
01001-01-064, 01001-01-065, 01001-01-066, 01001-01-067, 01001-01-068

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01001-01-069, 01001-01-070, 01001-01-071, 01001-01-072, 01001-01-073
01001-01-074, 01001-01-075, 01001-01-076, 01001-01-077, 01001-01-078
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90001-03-009, 90001-03-010, 90001-03-011, 90001-04-001, 90001-04-002
90001-04-003, 90001-04-004, 90001-04-005, 90001-04-006, 90001-04-007
90001-04-008, 90002-01-016, 90002-01-017, 90002-01-018, 90002-01-019,
90002-01-023, 90002-01-024, 90002-01-025, 90002-01-026.

Agenda
Florence County Planning Commission
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- PC#2022-27** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three 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:
00169-31-191, 00198-31-046.
- PC#2022-28** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three 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:
00075-01-031, 00100-01-031, 00100-01-047, 00100-01-093, 00441-05-137
00441-05-138, 00441-05-236, 90001-04-009, 90002-01-007, 90002-01-011
90002-01-012, 90002-01-030, 90002-02-006.
- PC#2022-29** Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three 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:
00100-01-008, 00100-01-009, 00100-01-032, 90002-01-001, 90002-01-002
90002-01-003, 90002-01-004, 90002-01-005, 90002-01-006, 90002-01-008
90002-01-013, 90002-01-014, 90002-01-021, 90002-01-022, 90002-01-027
90002-01-028, 90002-01-029, 90002-01-031, 90002-01-032, 90002-01-033
90002-02-007, 90002-02-008, 90002-02-009, 90002-04-002, 90002-04-004

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, July 26, 2022
5:00 P.M.

PC#2022-30

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three 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:
00167-31-034, 80011-03-013.

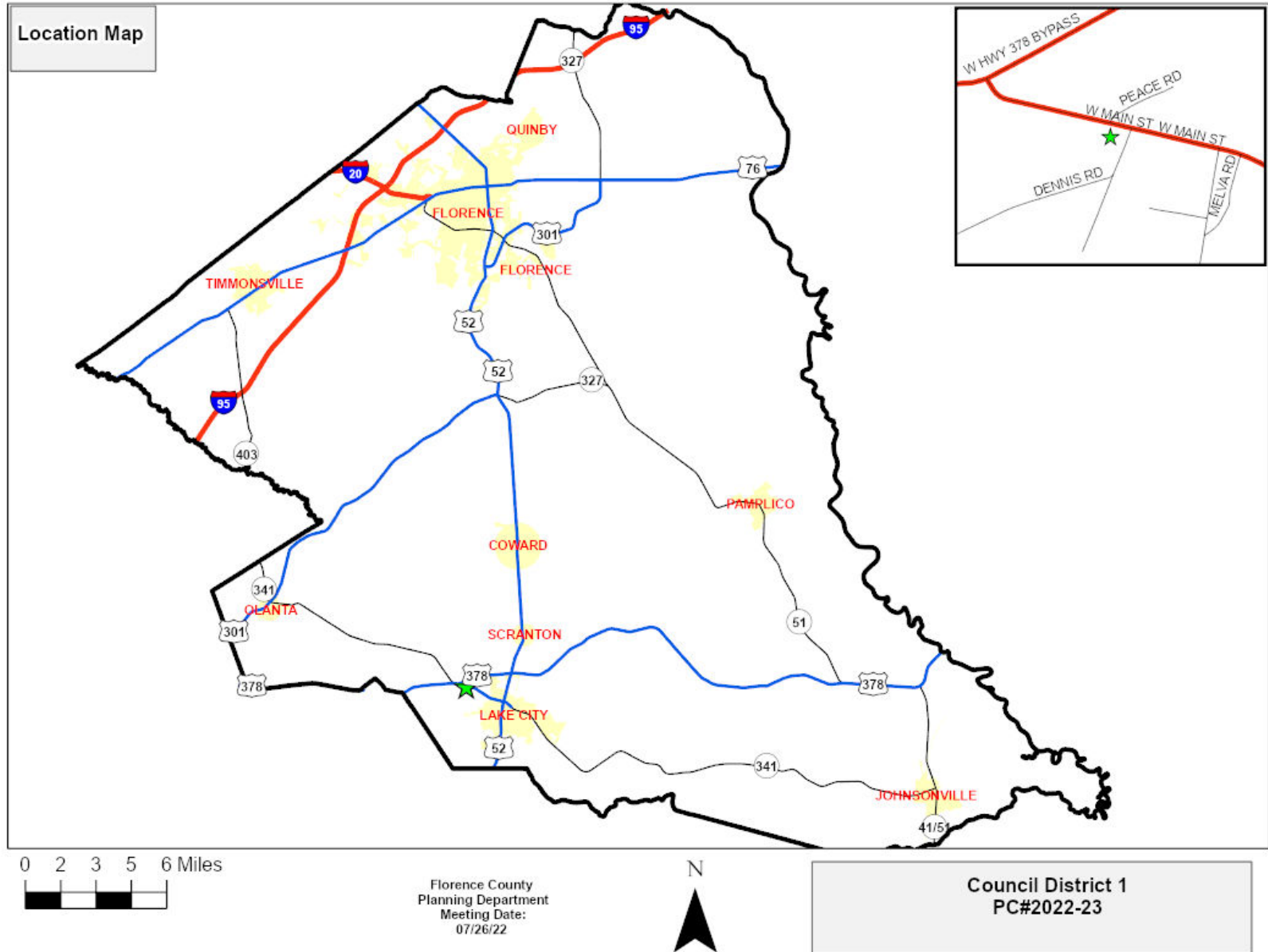
PC#2022-31

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Zoning Study From Unzoned To B-1 Limited Commercial Consisting Of The Following Property As It Is Reflected On The Tax Maps As: 90104-12-008; And From Unzoned To B-3 General Commercial Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 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, 90019-01-004, 90019-01-005, 90019-01-006, 90104-02-015, 90020-01-010, 90012-01-044, 90019-01-002; And From Unzoned to R-1 Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90018-03-002, 90018-03-005, 90018-03-006, 90018-03-007, 90018-03-008; And From Unzoned To R-2 Single Family Residential Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 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; And From Unzoned to RU-1A Rural Community Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 90019-08-003, 90019-08-008, 90019-08-009, 90019-08-006, 90003-01-033, 90003-01-034.

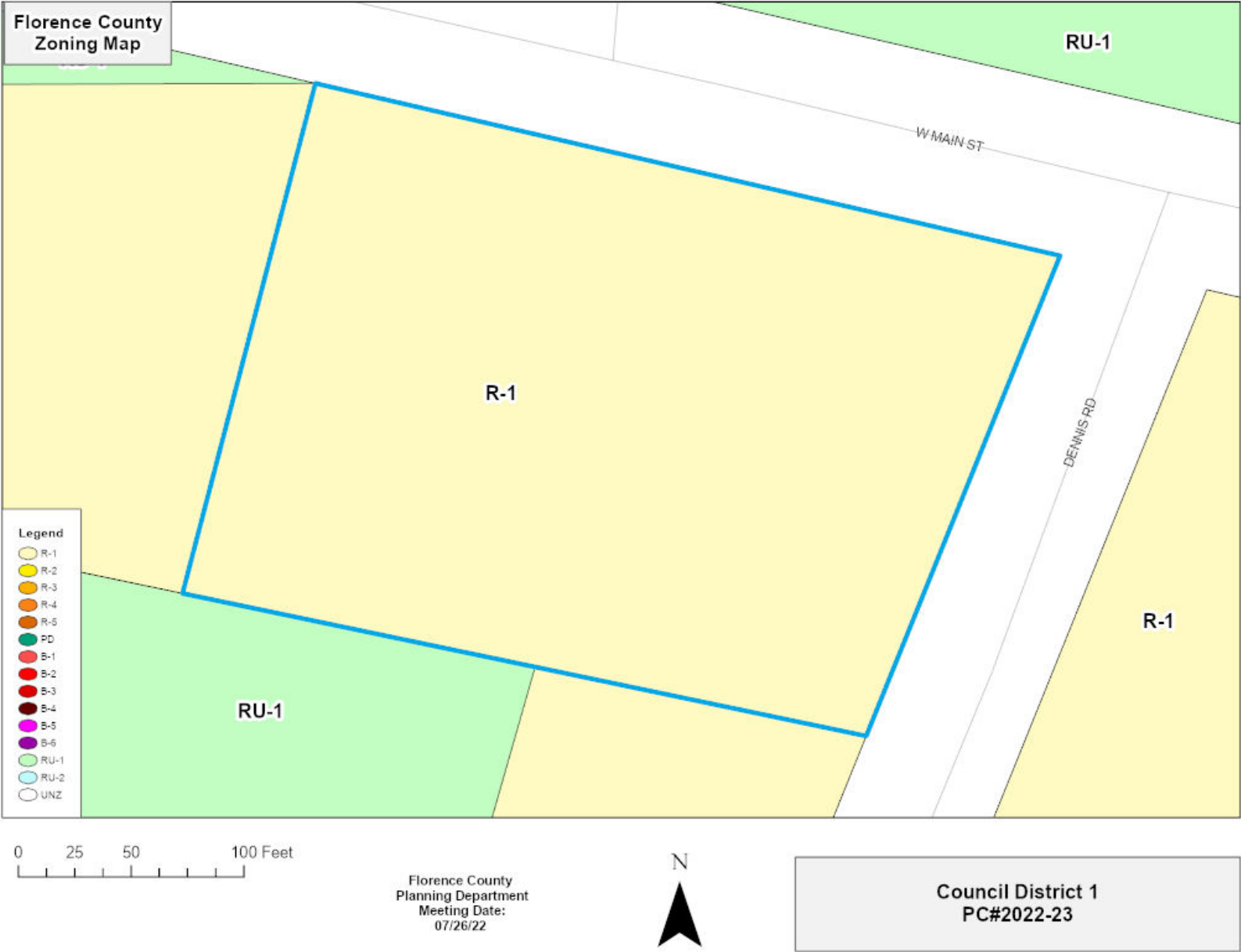
PC#2022-23

SUBJECT:	Map Amendment Requested By Kahlia Barnes To Change The Zoning Designation For The Property Of Tax Map Number 00141, Block 31, Parcel 135 Located on 1013 W. Main Street, Lake City From R-1, Single-Family Residential, To RU-1, Rural Community District.
LOCATION:	1013 W. Main Street, Lake City
TAX MAP NUMBERS:	00141, Block 31, Parcel 135
COUNCIL DISTRICT(S):	1; County Council
OWNER OF RECORD:	William & Crystal Barnes
APPLICANT:	Kahlia Barnes
ZONING/LAND AREA:	R-1/Approximately 1.71 acres
WATER/SEWER AVAILABILITY:	City of Lake-City
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	None
PARCEL ZONING DESIGNATIONS	R-1 (Single Family Residential)

PC#2022-23 Location Map



PC#2022-23 Zoning Map



PC#2022-23 Aerial Map



0 25 50 100 Feet

Florence County
Planning Department
Meeting Date:
07/26/22



Council District 1
PC#2022-23

PC#2022-23 Subject Property



PC#2022-23 Adjacent Properties



PC#2022-23 Adjacent Properties



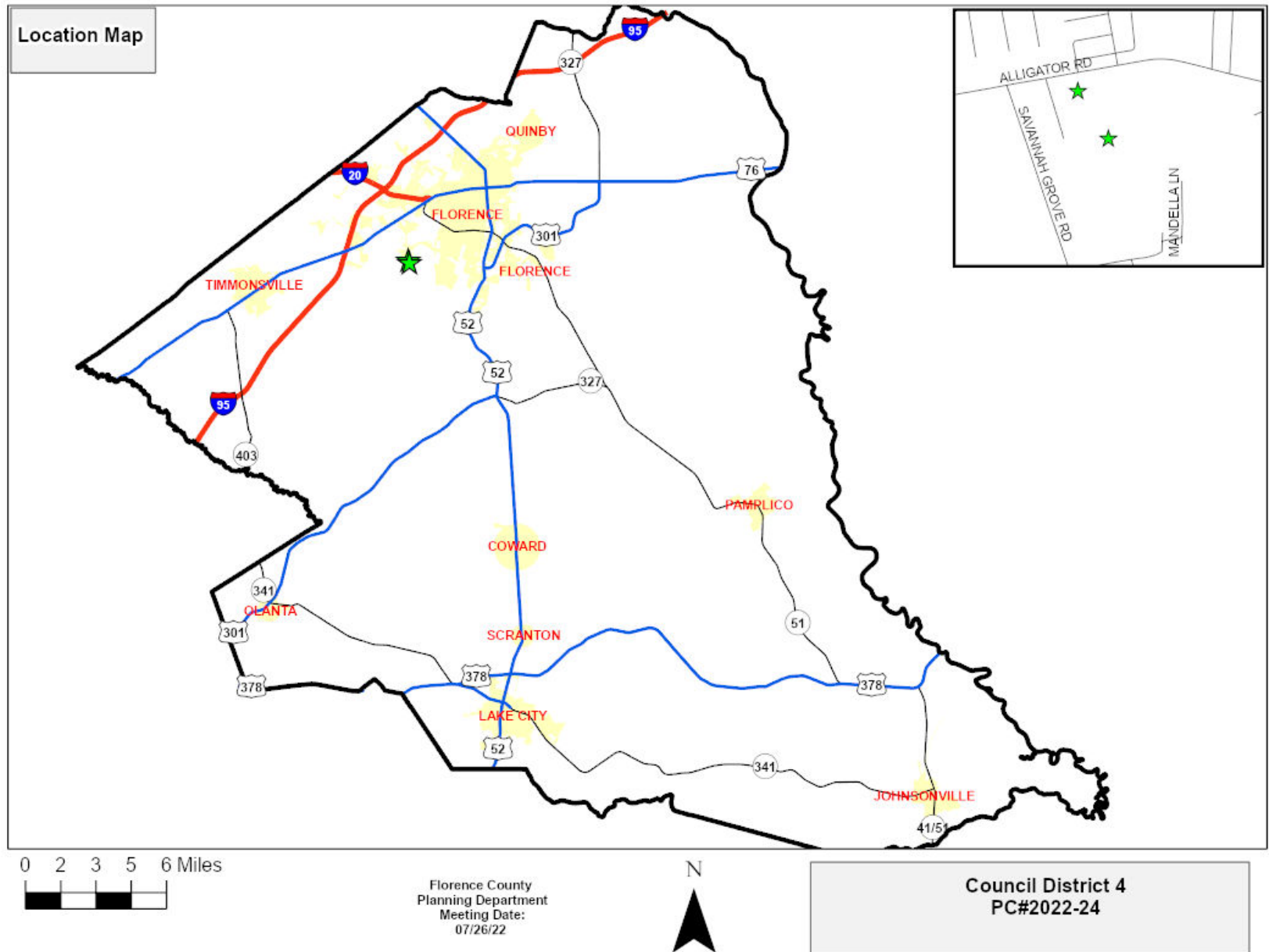
Comments/Questions



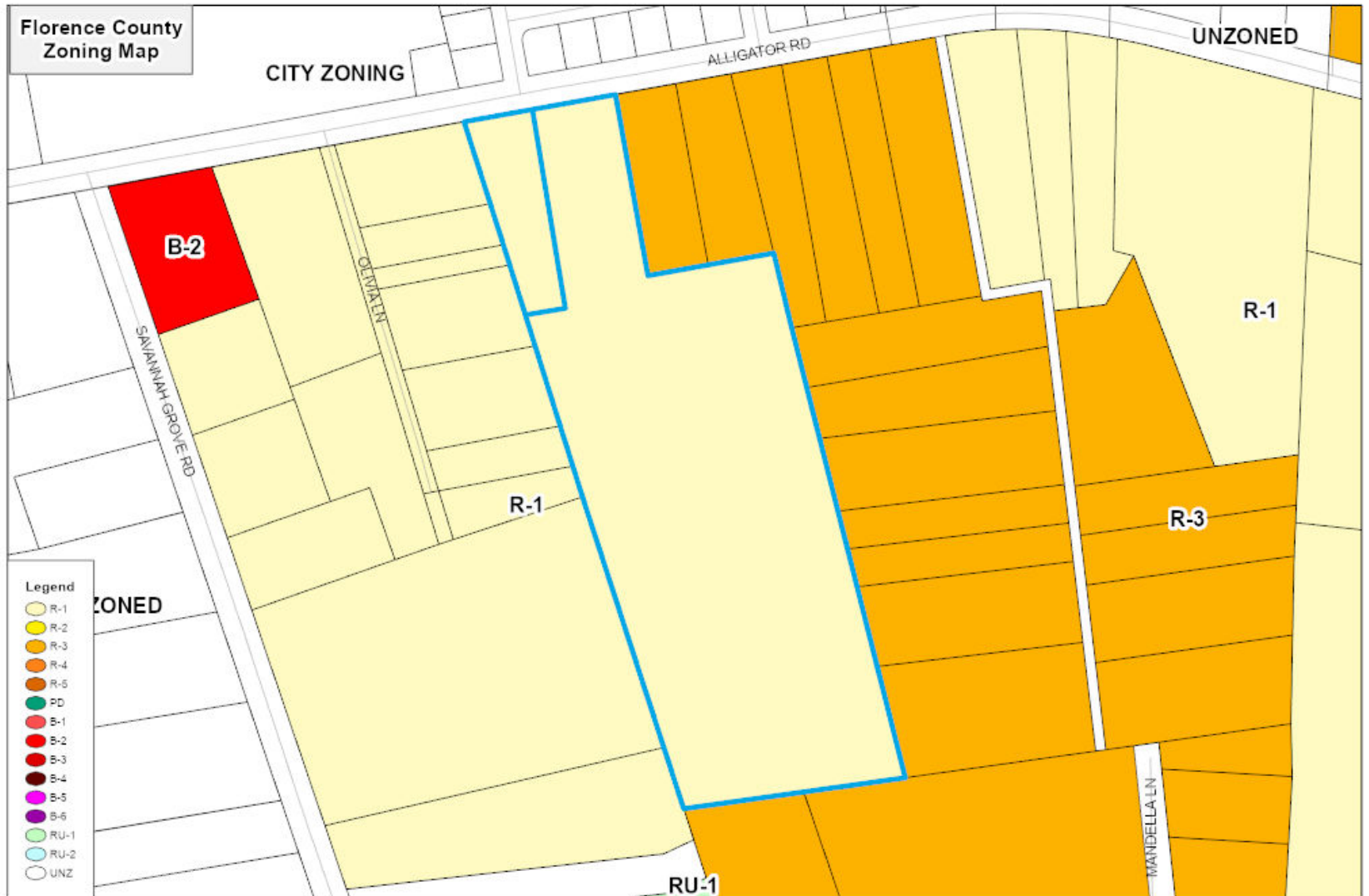
PC#2022-24

SUBJECT:	Map Amendment Requested By Nitinkumar and Jaineil Patel To Change The Zoning Designation For The Property Of Tax Map Number 00102, Block 01, Parcels 010 and 353 Located at 2836 Alligator Rd, Effingham From R-1, Single-Family Residential, To R-3A, Single-Family Residential.
LOCATION:	2836 Alligator Rd, Effingham
TAX MAP NUMBERS:	00102, Block 01, Parcels 010 and 353
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	Jaimeil Patel
APPLICANT:	Nitinkumar and Jaimeil Patel
ZONING/LAND AREA:	R-1/Approximately total 13.71 acres
WATER/SEWER AVAILABILITY:	Water, No Sewer Availability
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	None
PARCEL ZONING DESIGNATIONS	R-1 (Single- Family Residential)

PC#2022-24 Location Map



PC#2022-24 Zoning Map



0 125 250 500 Feet

Florence County
Planning Department
Meeting Date:
07/26/22



Council District 4
PC#2022-24

PC#2022-24 Aerial Map



2021 Aerial

0 125 250 500 Feet

Florence County
Planning Department
Meeting Date:
07/26/22



Council District 4
PC#2022-24

PC#2022-24 Subject Property



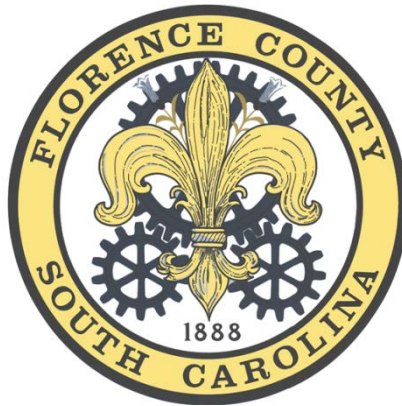
PC#2022-24 Adjacent Properties



PC#2022-24 Public Notice



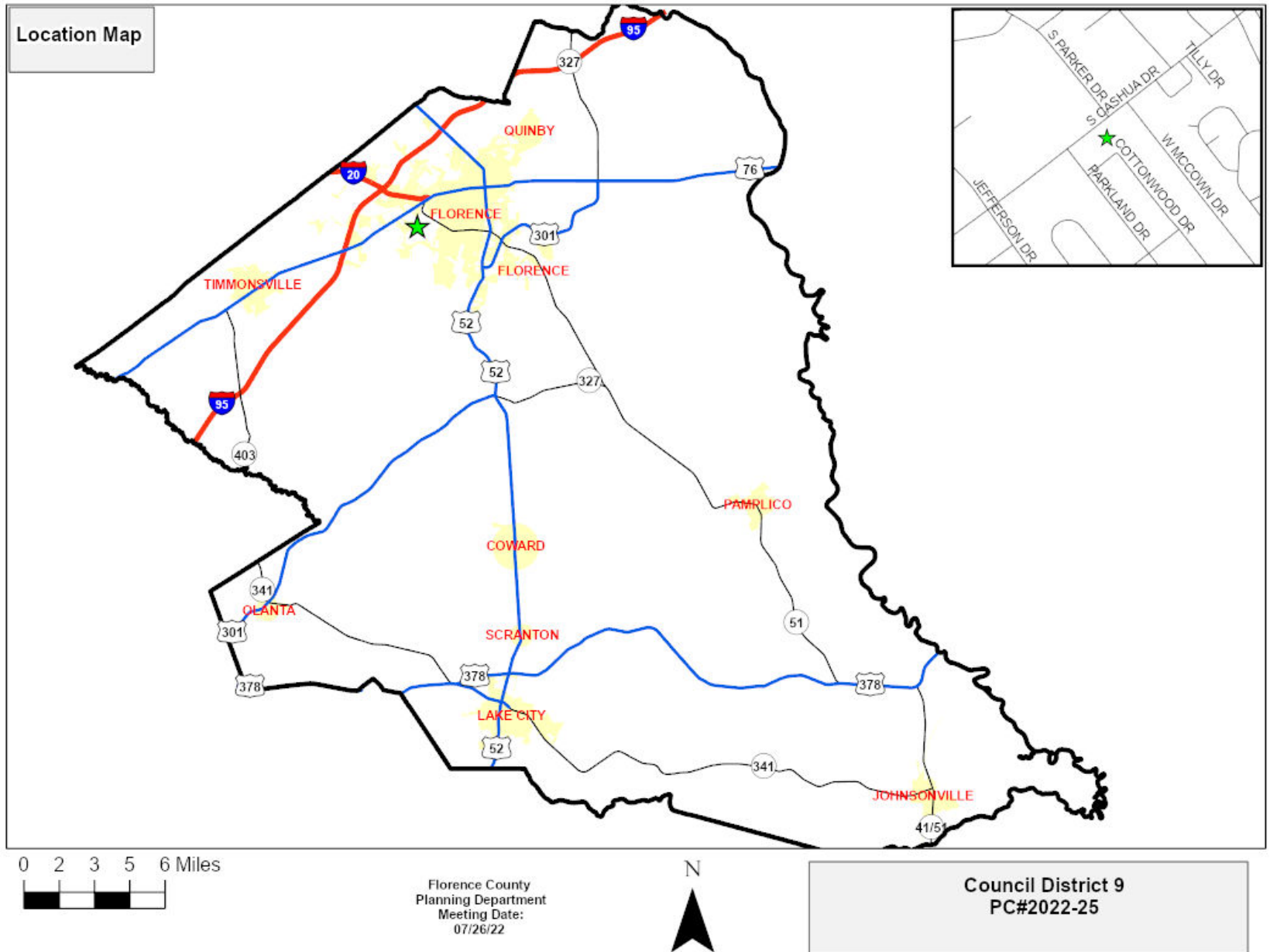
Comments/Questions



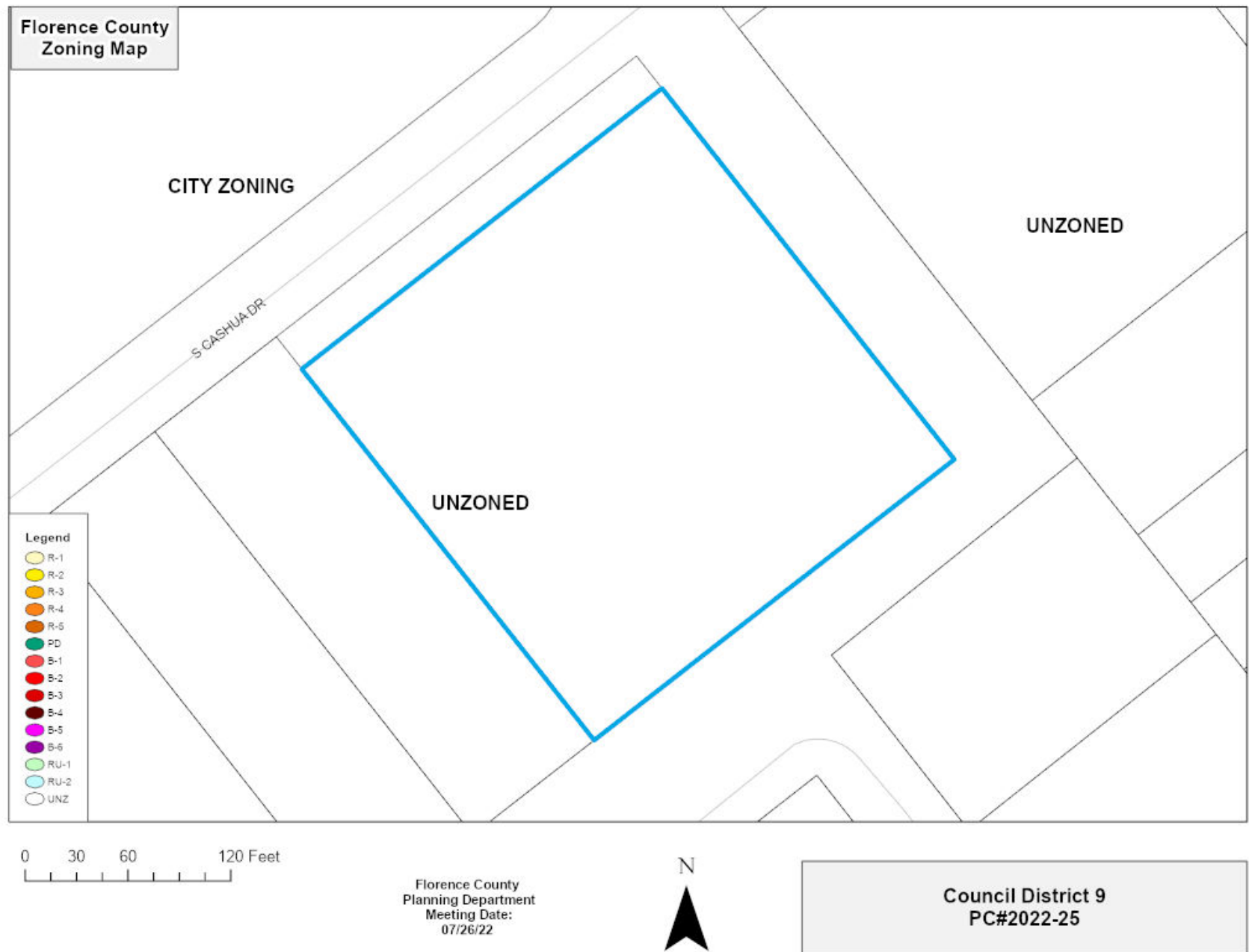
PC#2022-25

SUBJECT:	Map Amendment Requested By Curl Properties, LLC To Change The Zoning Designation For The Property Of Tax Map Number 00125, Block 01, Parcel 129 Located on 1210 S Cashua Dr., Florence From Unzoned, To B-3, General Commercial.
LOCATION:	1210 S Cashua Dr. Florence
TAX MAP NUMBERS:	00125, Block 01, Parcel 129
COUNCIL DISTRICT(S):	9; County Council
OWNER OF RECORD:	Curl Properties, LLC
APPLICANT:	Curl Properties, LLC
ZONING/LAND AREA:	Unzoned/Approximately 1.69
WATER/SEWER AVAILABILITY:	Water, No sewer availability
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	None
PARCEL ZONING DESIGNATIONS	Unzoned

PC#2022-25 Location Map



PC#2022-25 Zoning Map



PC#2022-25 Aerial Map



0 30 60 120 Feet

Florence County
Planning Department
Meeting Date:
07/26/22



Council District 9
PC#2022-25

PC#2022-25 Subject Property



PC#2022-25 Adjacent Properties



PC#2022-25 Public Notice



Comments/Questions



PC#2022-26

SUBJECT:

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

LOCATION:

Florence County Zoning Study Group Three

TAX MAP NUMBERS:

90002-02-010, 90002-02-013, 90002-02-014, 90002-02-015
90002-03-001, 90002-03-002, 90002-03-003, 90002-03-004
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PC#2022-26

TAX MAP NUMBERS:

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90002-01-018, 90002-01-019, 90002-01-023, 90002-01-024
90002-01-025, 90002-01-026.

COUNCIL DISTRICT(S):

3, 9; County Council

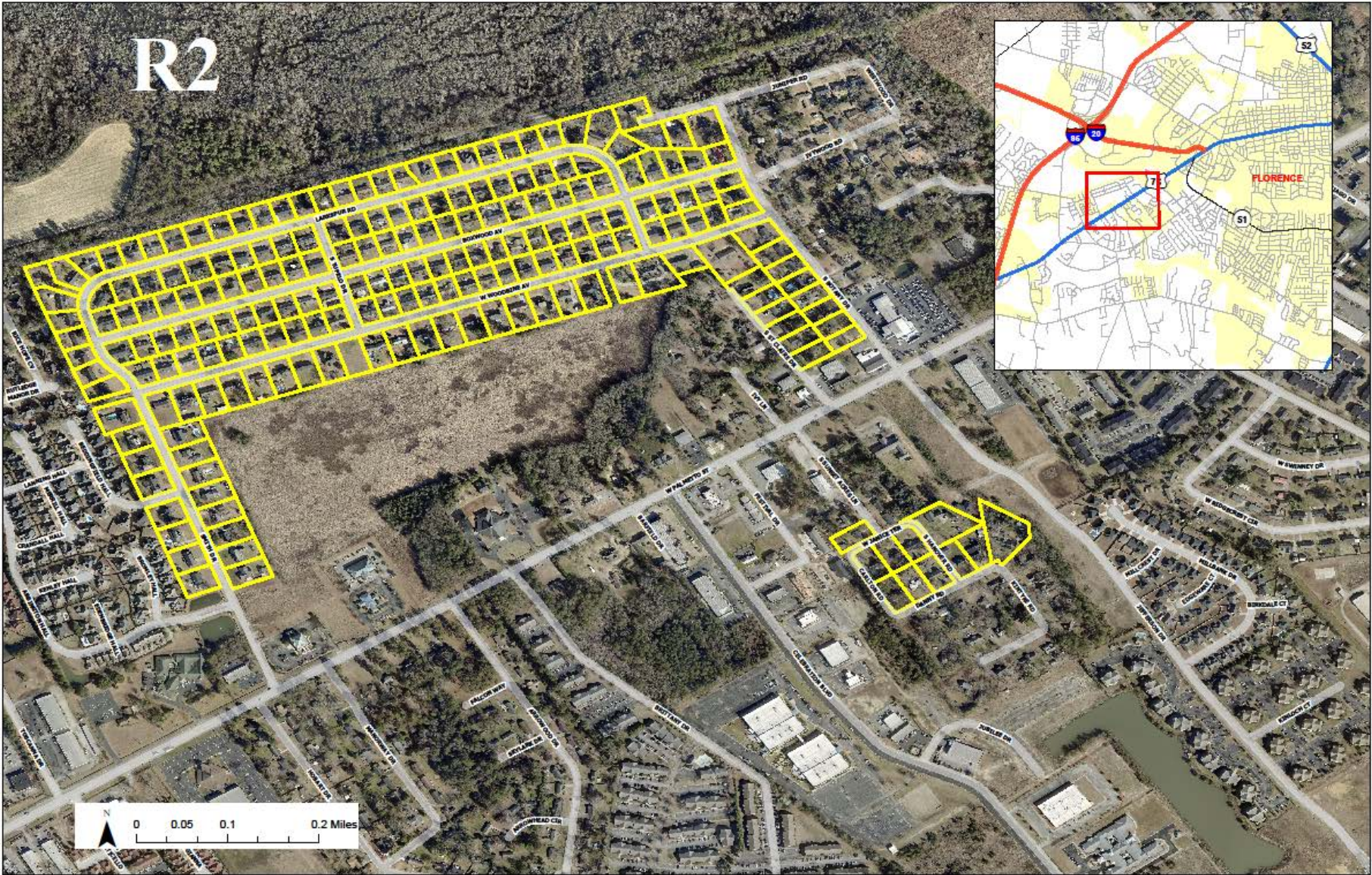
APPLICANT:

County of Florence

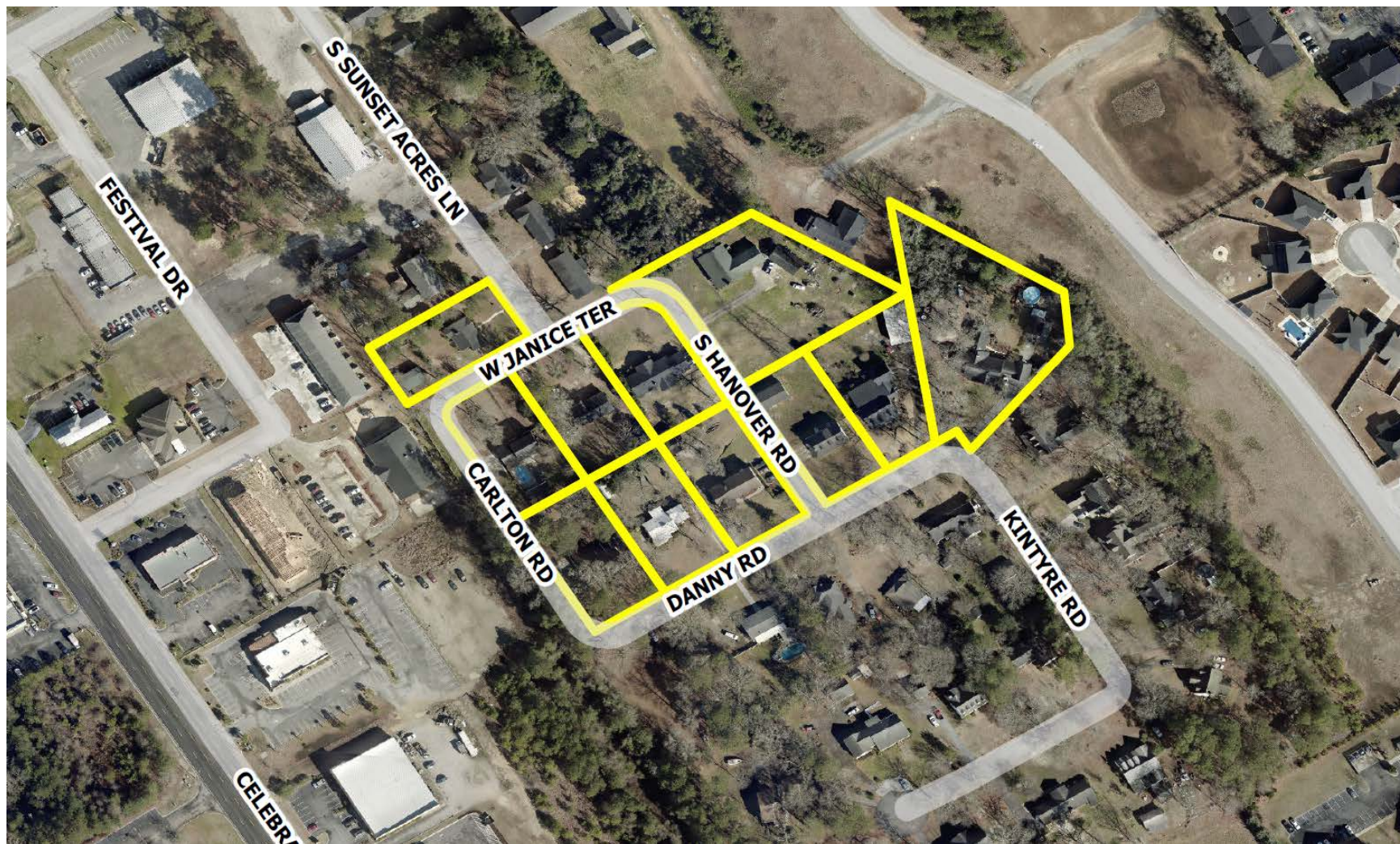
ZONING/LAND AREA:

All properties are currently unzoned.

PC#2022-26 Aerial Map



PC#2022-26 Aerial Close Up Map



PC#2022-26 Aerial Close Up Map



PC#2022-26 Subject Properties



Comments/Questions



PC#2022-27

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

LOCATION: Florence County Zoning Study Group Three

TAX MAP NUMBERS: 00169-31-191, 00198-31-046

COUNCIL DISTRICT(S): 1; County Council

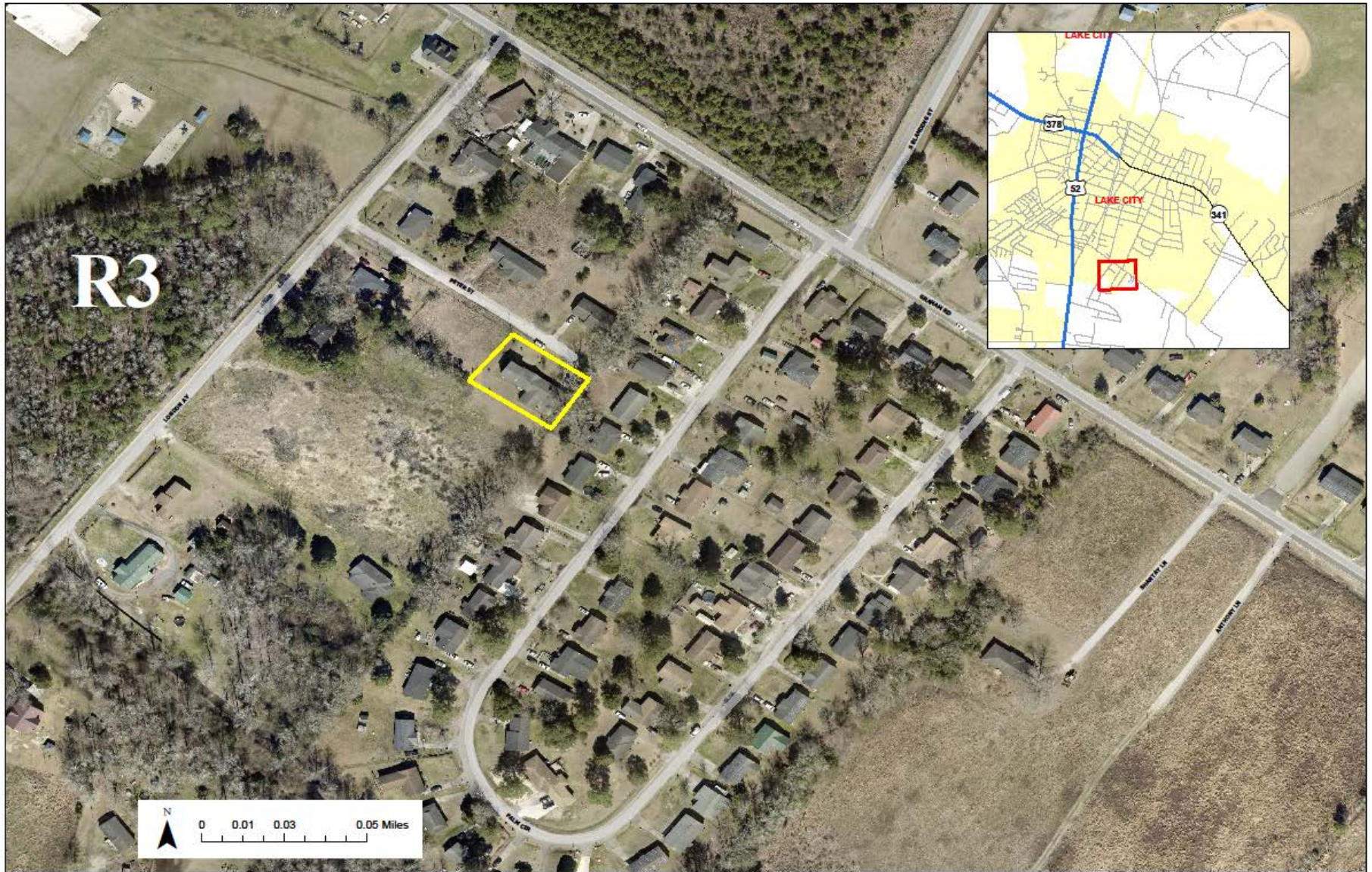
APPLICANT: County of Florence

ZONING/LAND AREA: All properties are currently unzoned.

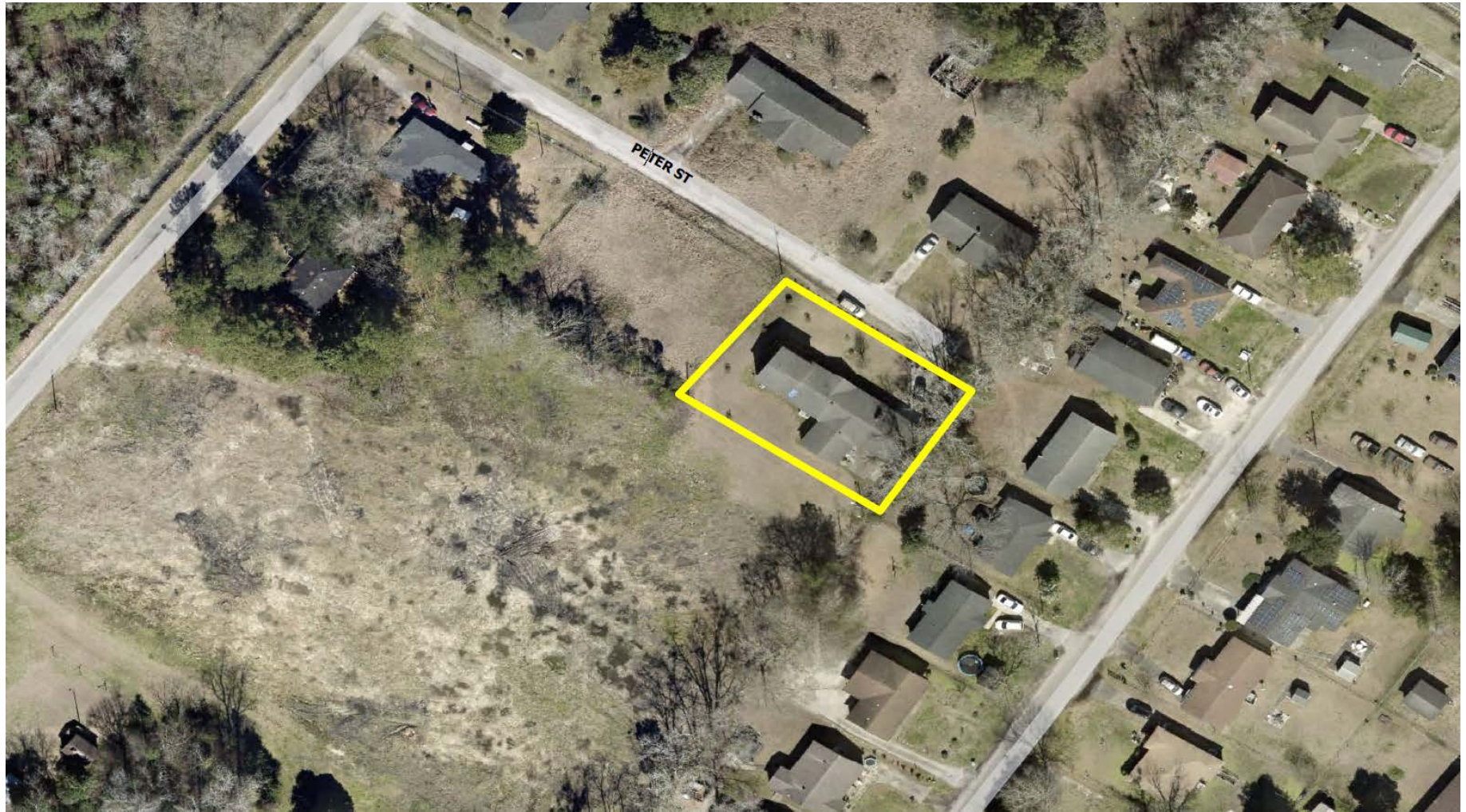
PC#2022-27 Aerial Map



PC#2022-27 Aerial Map



PC#2022-27 Aerial Close Up Map



PC#2022-27 Aerial Close Up Map



PC#2022-27 Subject Properties



Comments/Questions



PC#2022-28

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

LOCATION: Florence County Zoning Study Group Three

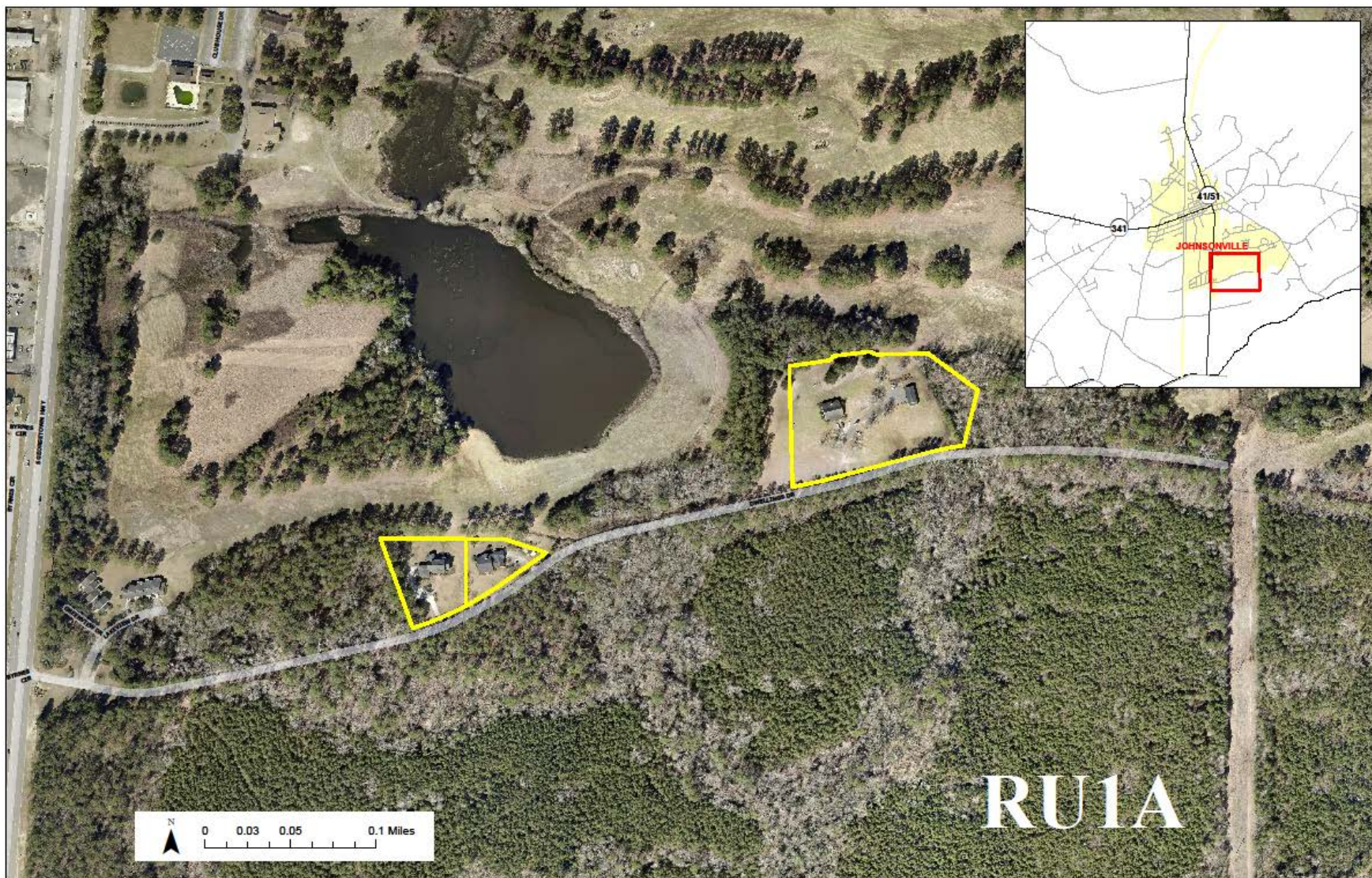
TAX MAP NUMBERS: 00075-01-031, 00100-01-031, 00100-01-047, 00100-01-093, 00441-05-137, 00441-05-138, 00441-05-236, 90001-04-009, 90002-01-007, 90002-01-011, 90002-01-012, 90002-01-030, 90002-02-006.

COUNCIL DISTRICT(S): 2, 3, 9; County Council

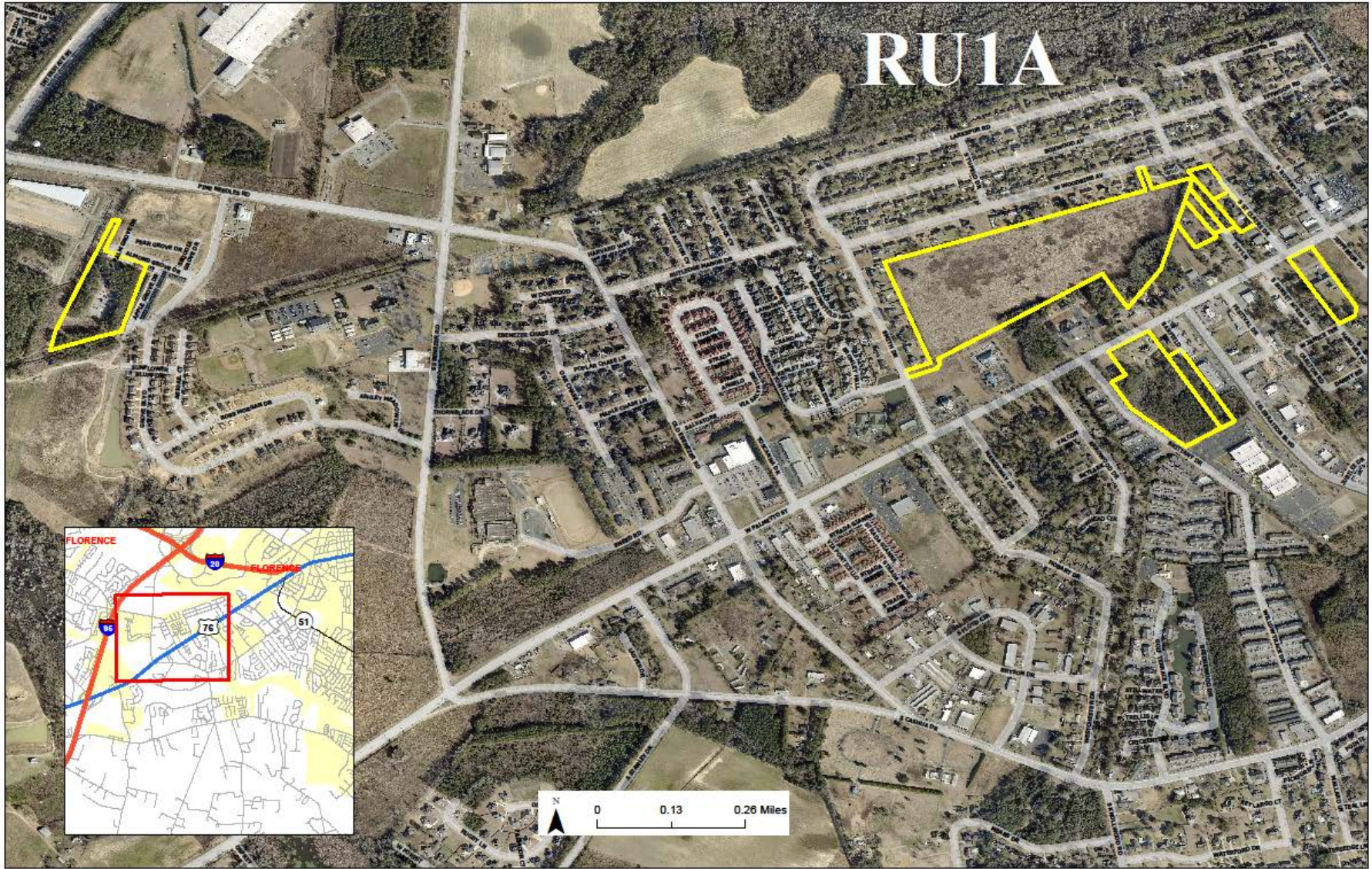
APPLICANT: County of Florence

ZONING/LAND AREA: All properties are currently unzoned.

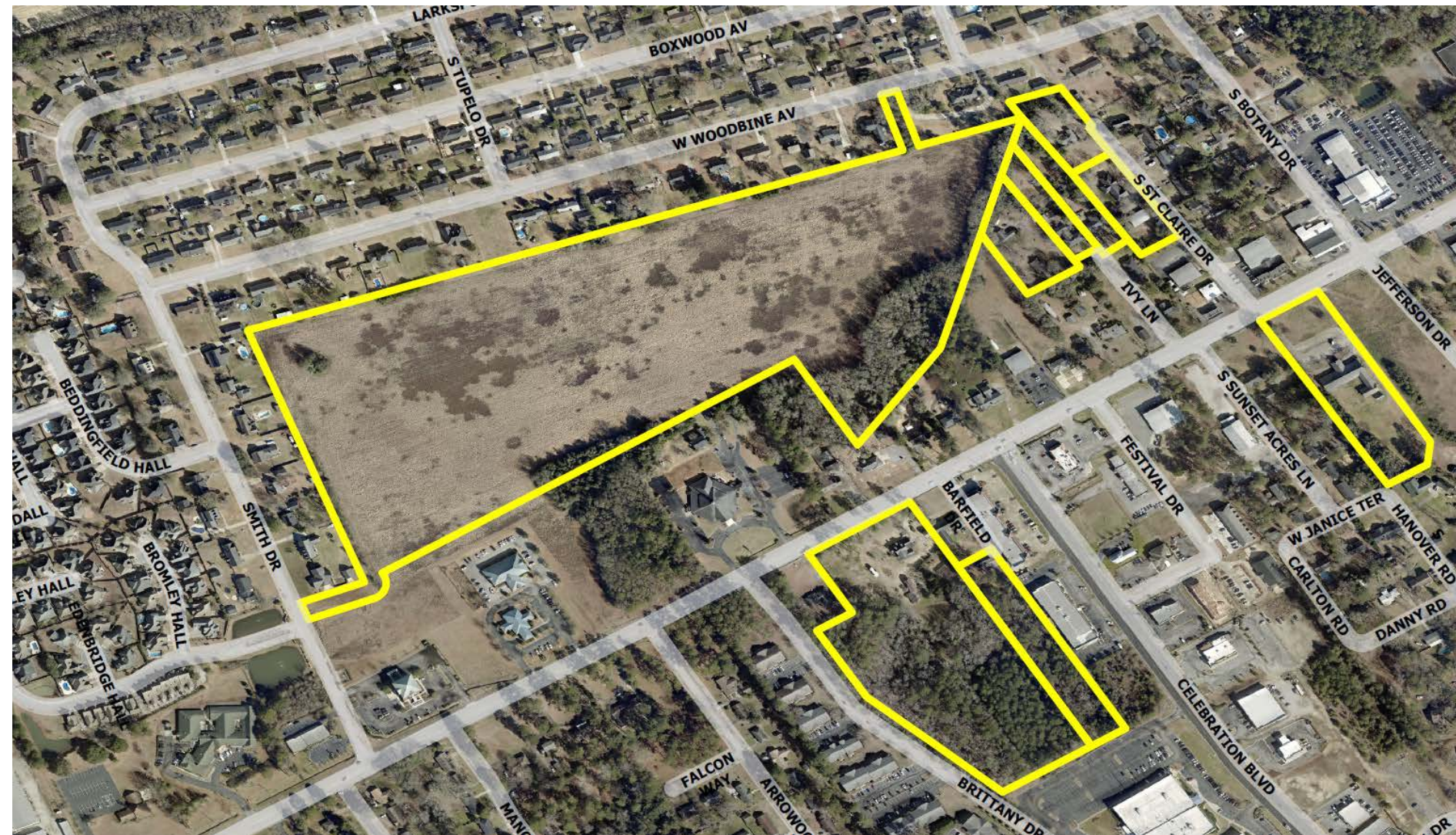
PC#2022-28 Aerial Map



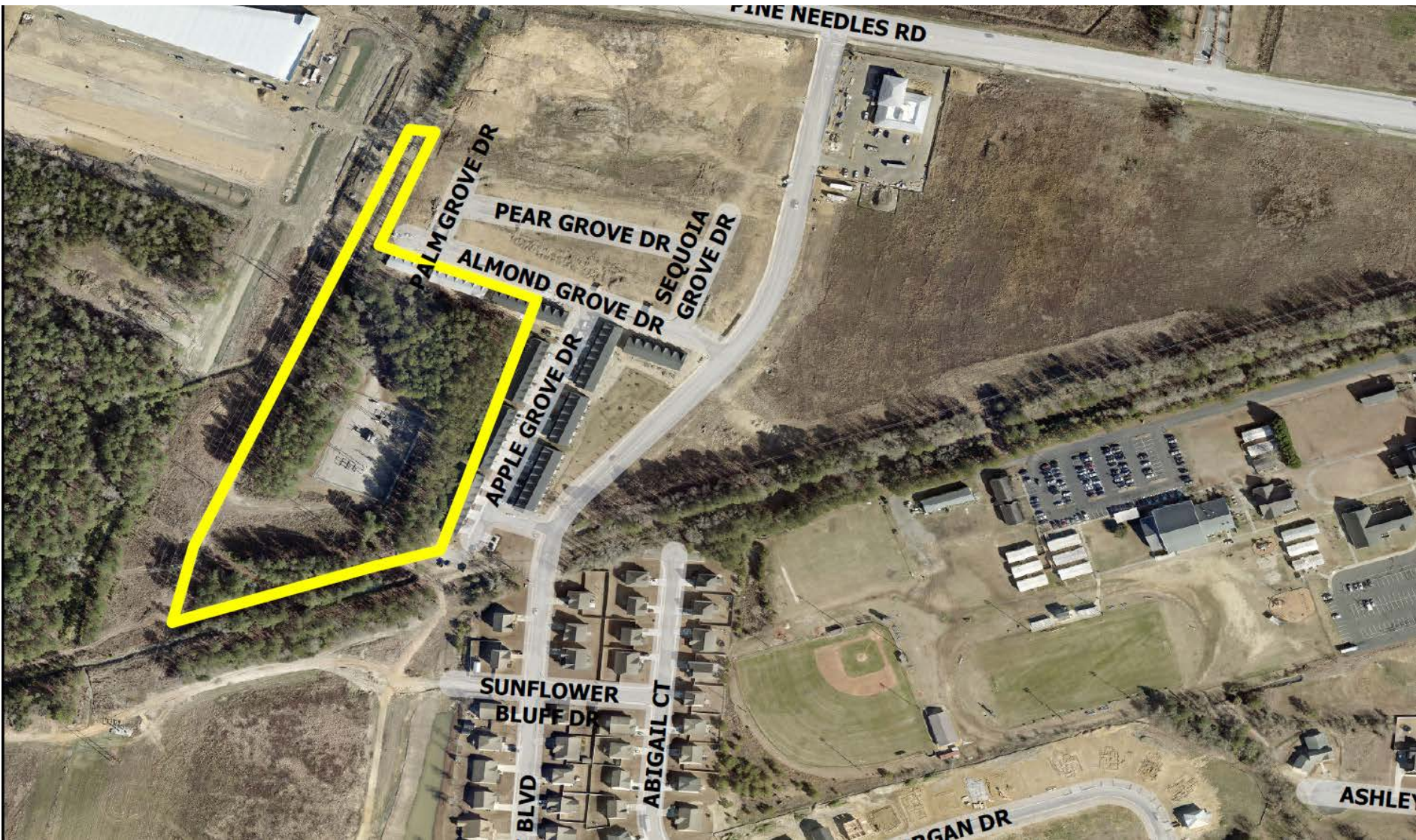
PC#2022-28 Aerial Map



PC#2022-28 Aerial Close Up Map



PC#2022-28 Aerial Close Up Map



PC#2022-28 Aerial Close Up Map



PC#2022-28 Subject Properties



Comments/Questions



PC#2022-29

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

LOCATION: Florence County Zoning Study Group Three

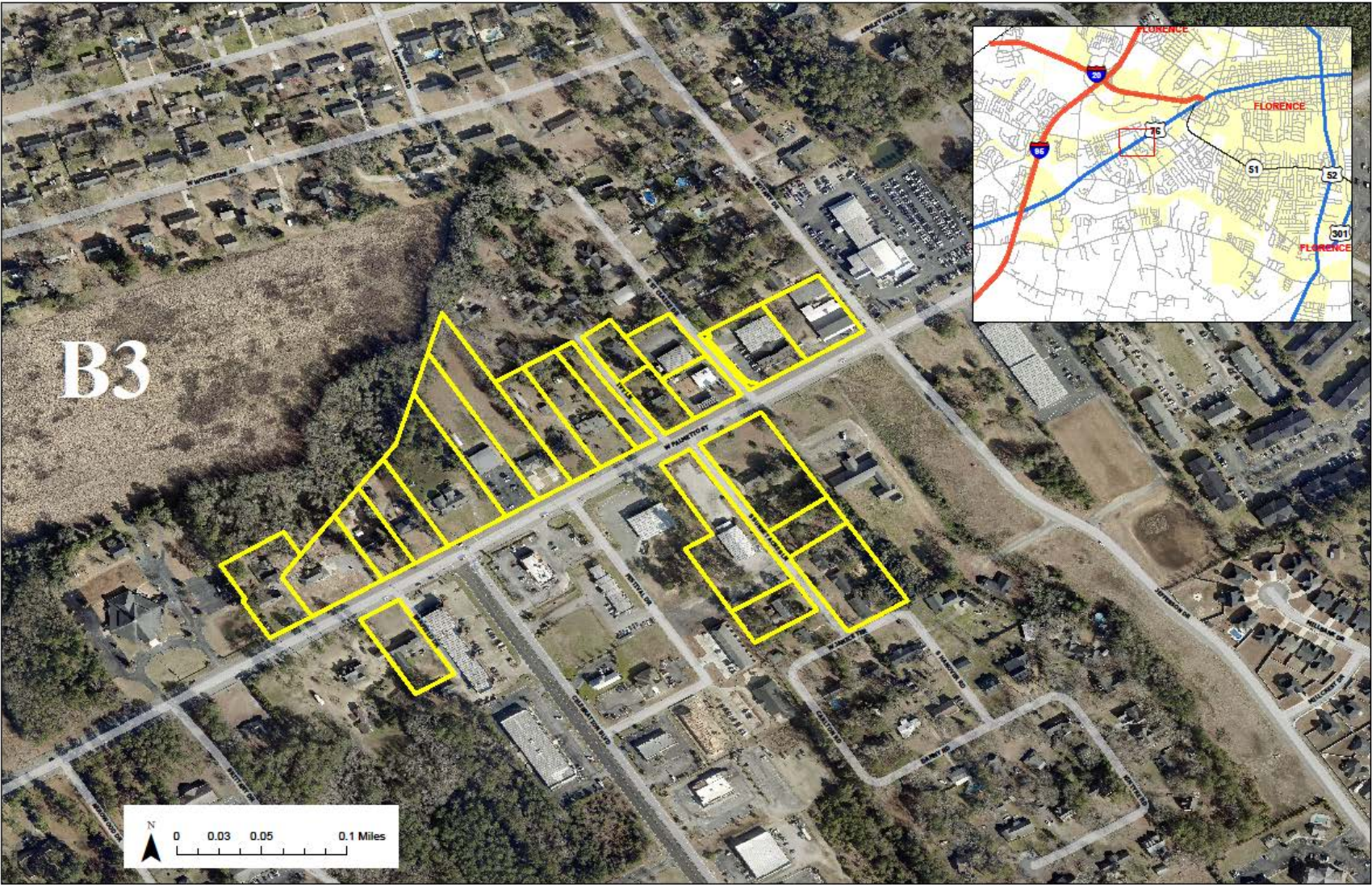
TAX MAP NUMBERS: 00100-01-008, 00100-01-009, 00100-01-032, 90002-01-001, 90002-01-002, 90002-01-003, 90002-01-004, 90002-01-005, 90002-01-006, 90002-01-008, 90002-01-013, 90002-01-014, 90002-01-021, 90002-01-022, 90002-01-027, 90002-01-028, 90002-01-029, 90002-01-031, 90002-01-032, 90002-01-033, 90002-02-007, 90002-02-008, 90002-02-009, 90002-04-002, 90002-04-004.

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

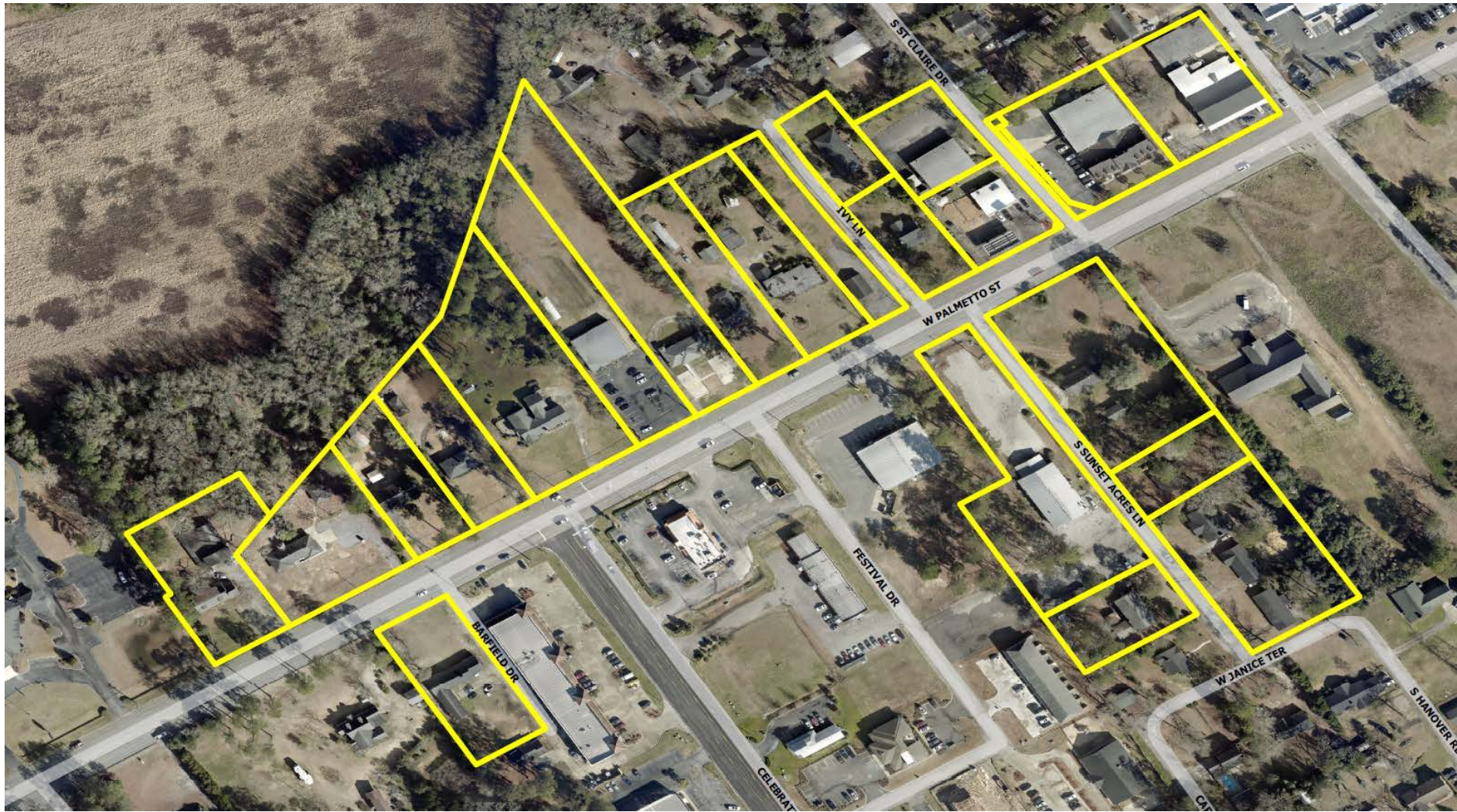
APPLICANT: County of Florence

ZONING/LAND AREA: All properties are currently unzoned

PC#2022-29 Aerial Map



PC#2022-29 Aerial Close Up Map



PC#2022-29 Subject Properties



PC#2022-29 Subject Properties



PC#2022-29 Subject Properties



Comments/Questions



PC#2022-30

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

LOCATION: Florence County Zoning Study Group Three

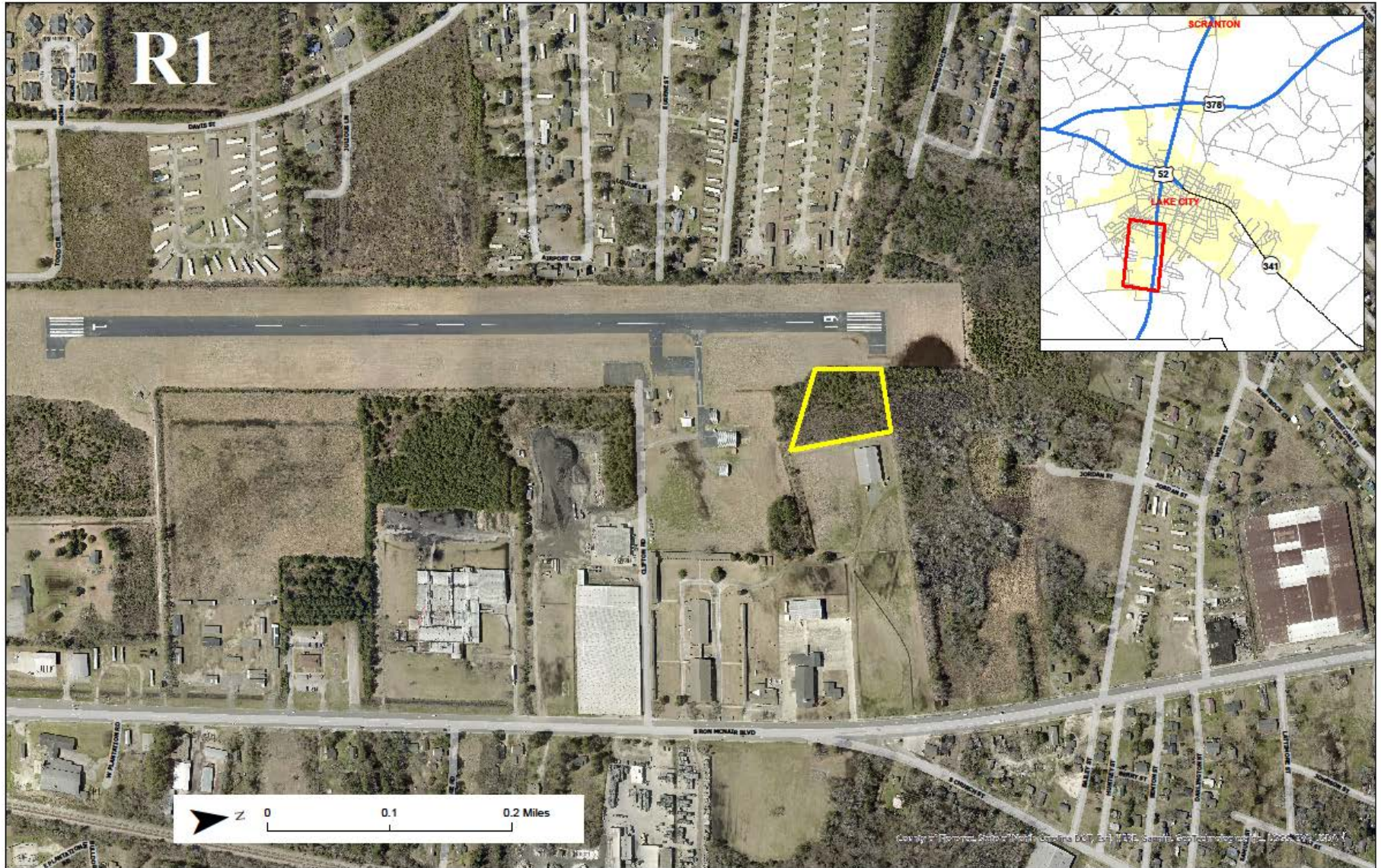
TAX MAP NUMBERS: 00167-31-034, 80011-03-013.

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: All properties are currently unzoned.

PC#2022-30 Aerial Map



PC#2022-30 Aerial Map



PC#2022-30 Aerial Close Up Map



An aerial photograph showing a property outlined in yellow. The property is a rectangular area with dense vegetation. To the left of the property is a paved road with a white dashed line and a white solid line. Further left is a large, dark, irregularly shaped area, possibly a pond or a large pile of material. To the right of the property is a large, open, light-colored area, possibly a field or a large pile of material. In the background, there are several buildings and a road labeled 'AIRPORT CIR'. The overall scene is a mix of natural and developed areas.

PC#2022-30 Subject Properties



Comments/Questions



PC#2022-31

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Zoning Study From Unzoned To B-1(Limited Commercial), B-3 (General Commercial), R-1(Single Family Residential), R-2 (Single Family Residential) and RU-1A (Rural Community),

LOCATION: Florence County Zoning Study Group Three

TAX MAP NUMBERS: (B-1)90104-12-008

(B-3)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, 90019-01-004, 90019-01-005, 90019-01-006 90104-02-015, 90020-01-010, 90012-01-044, 90019-01-002.

(R-1)90018-03-002, 90018-03-005, 90018-03-006, 90018-03-007, 90018-03-008.

(R-2)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.

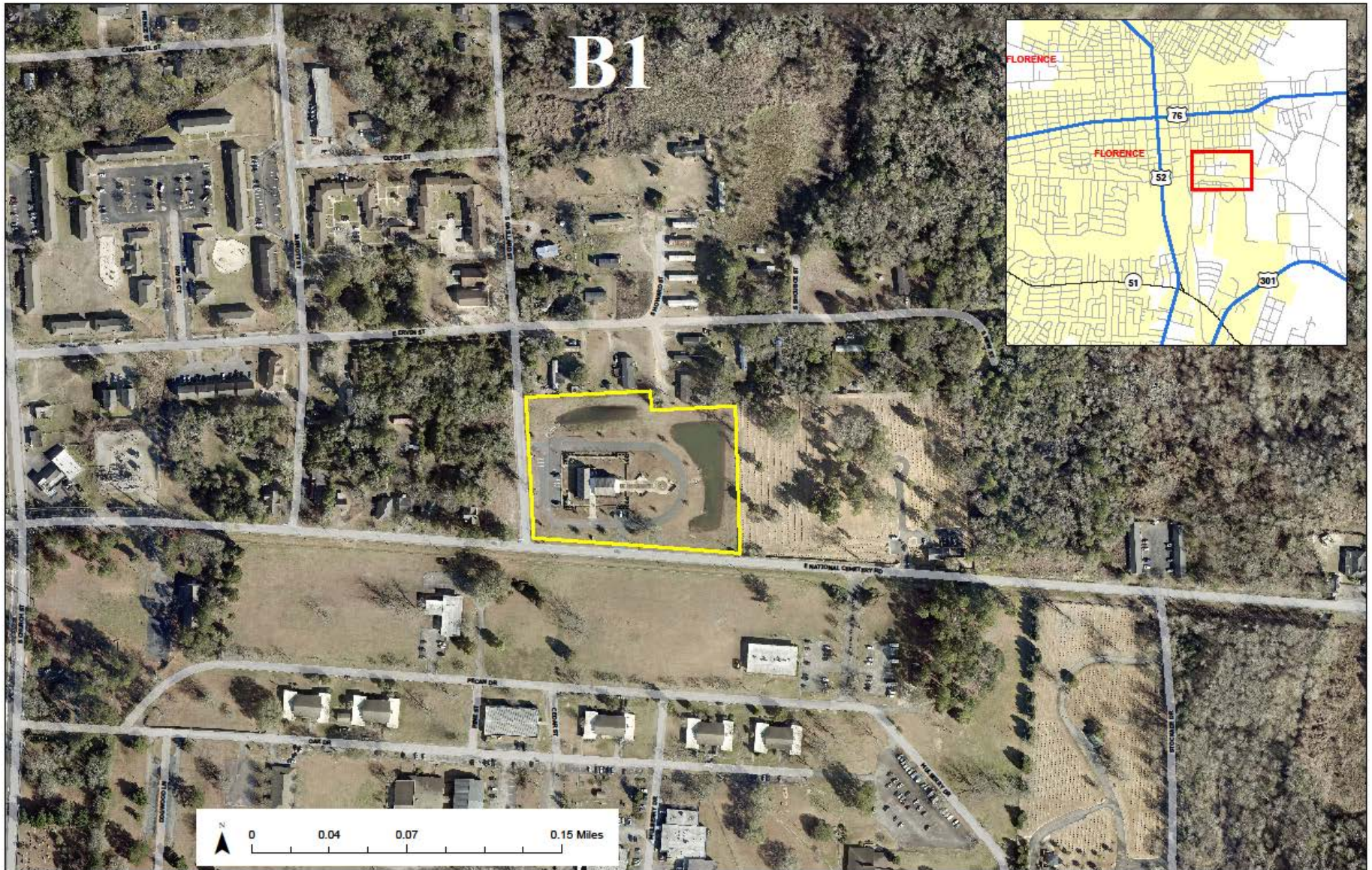
(RU-1A) 90019-08-003, 90019-08-008, 90019-08-009 90019-08-006, 90003-01-033, 90003-01-034.

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

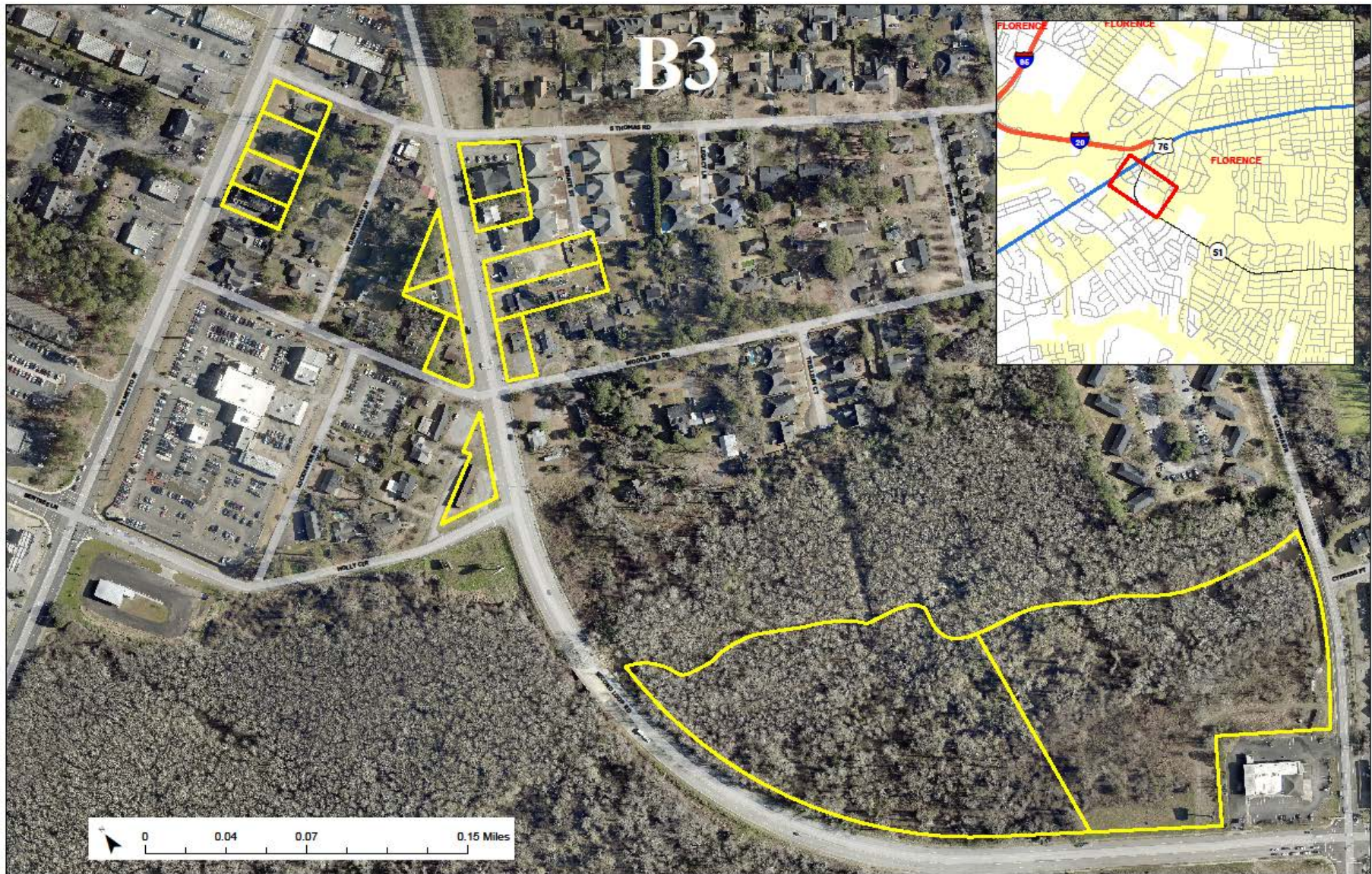
APPLICANT: County of Florence

ZONING/LAND AREA: All properties are currently unzoned.

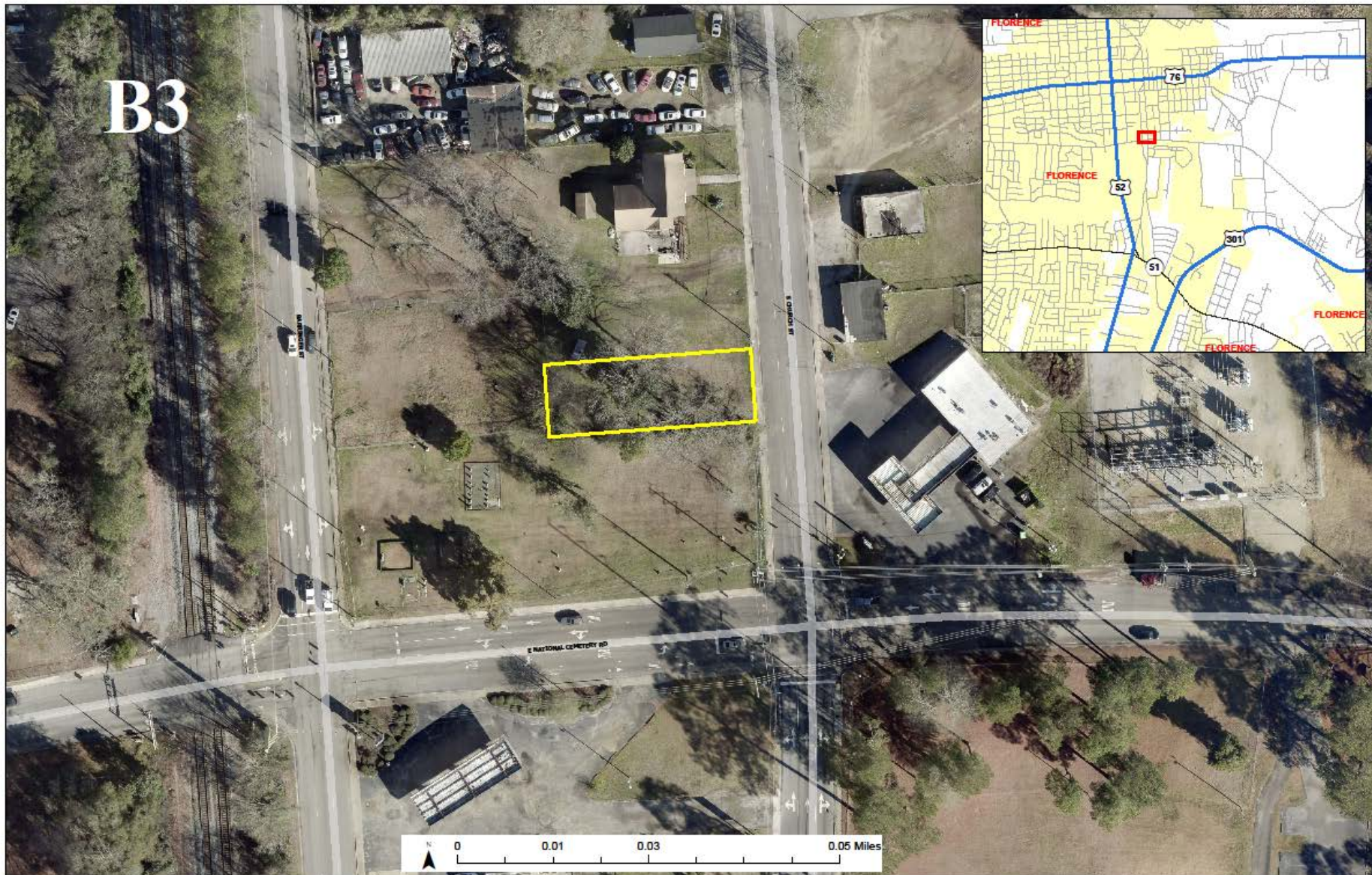
PC#2022-31 Aerial Map



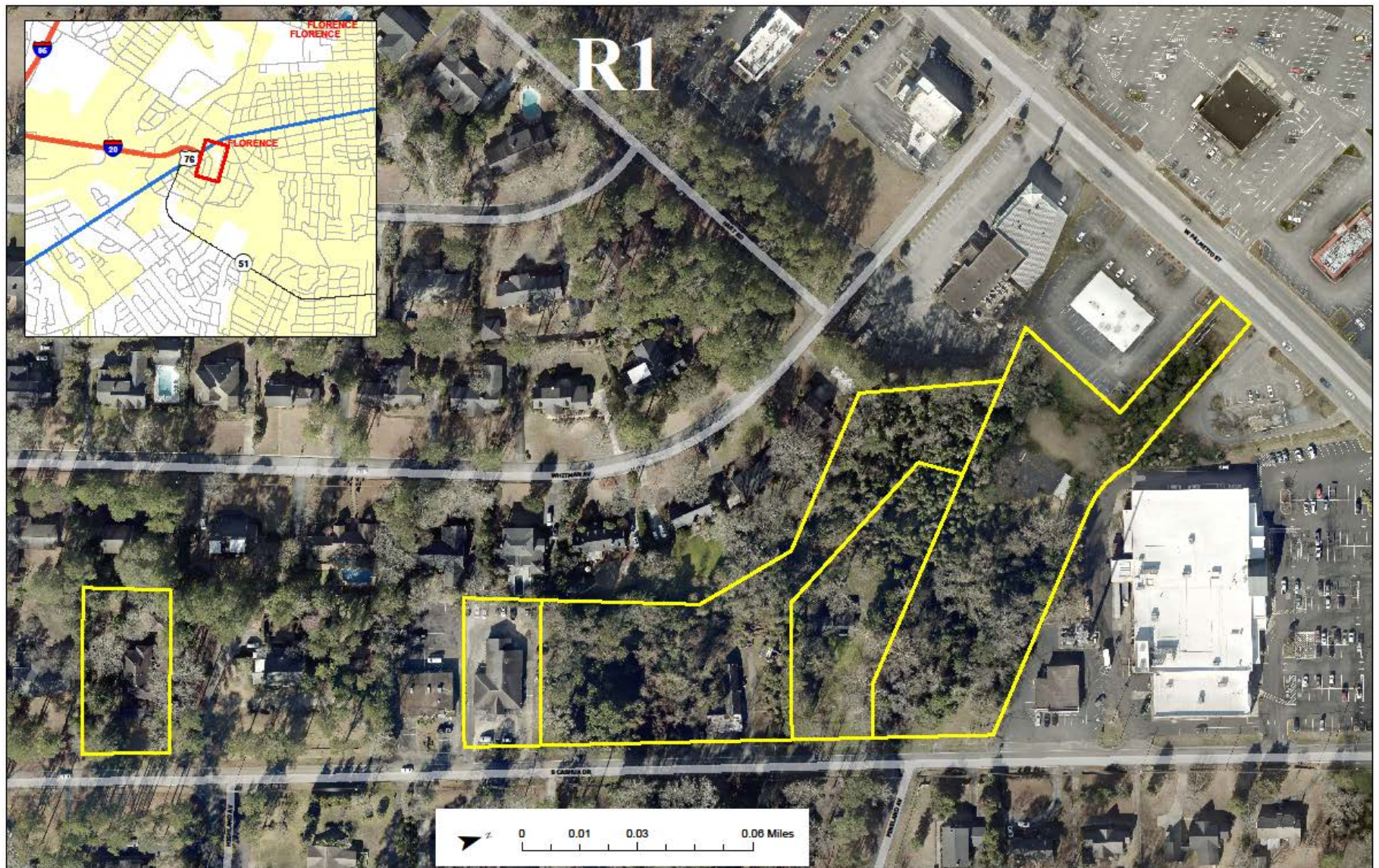
PC#2022-31 Aerial Map



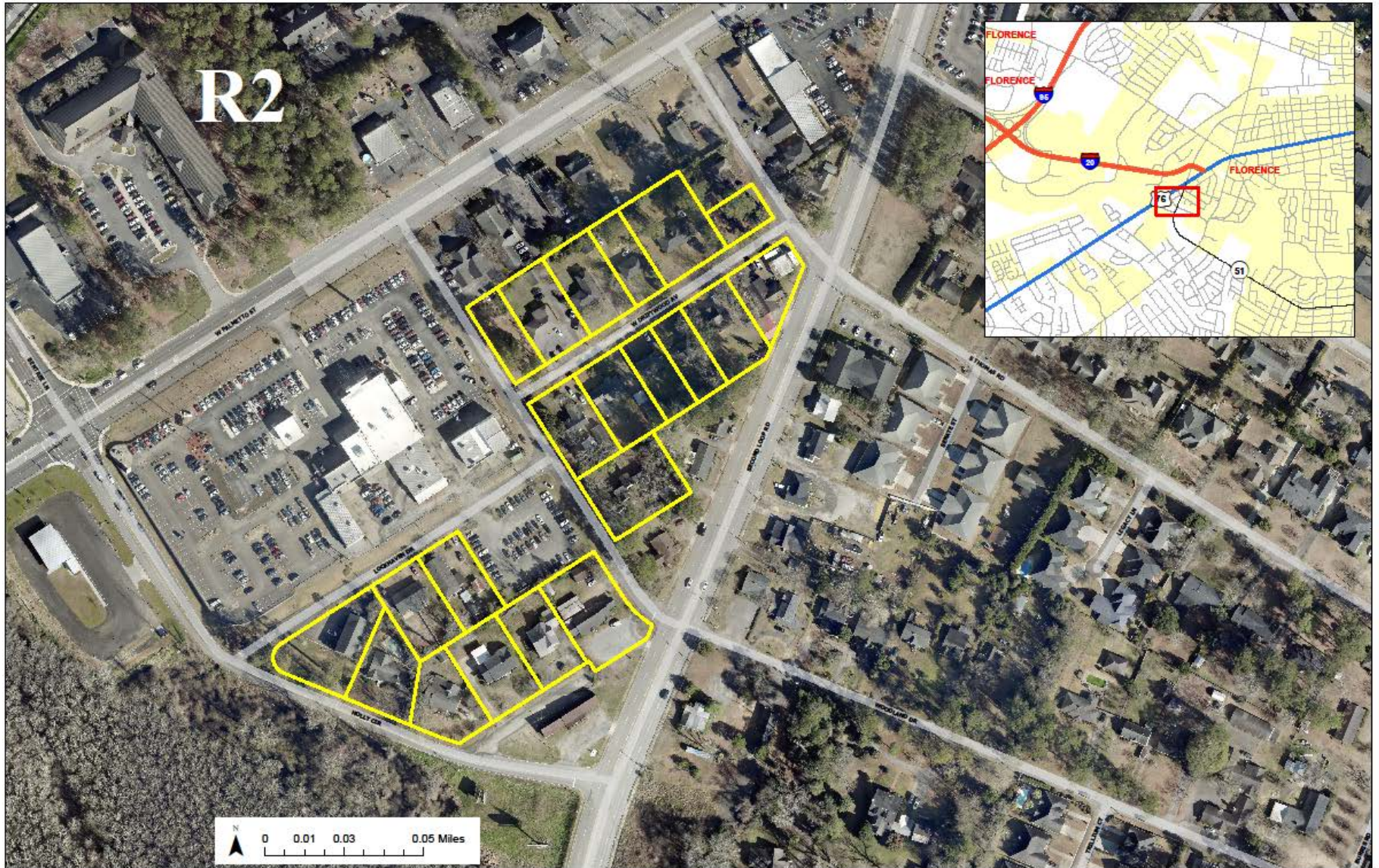
PC#2022-31 Aerial Map



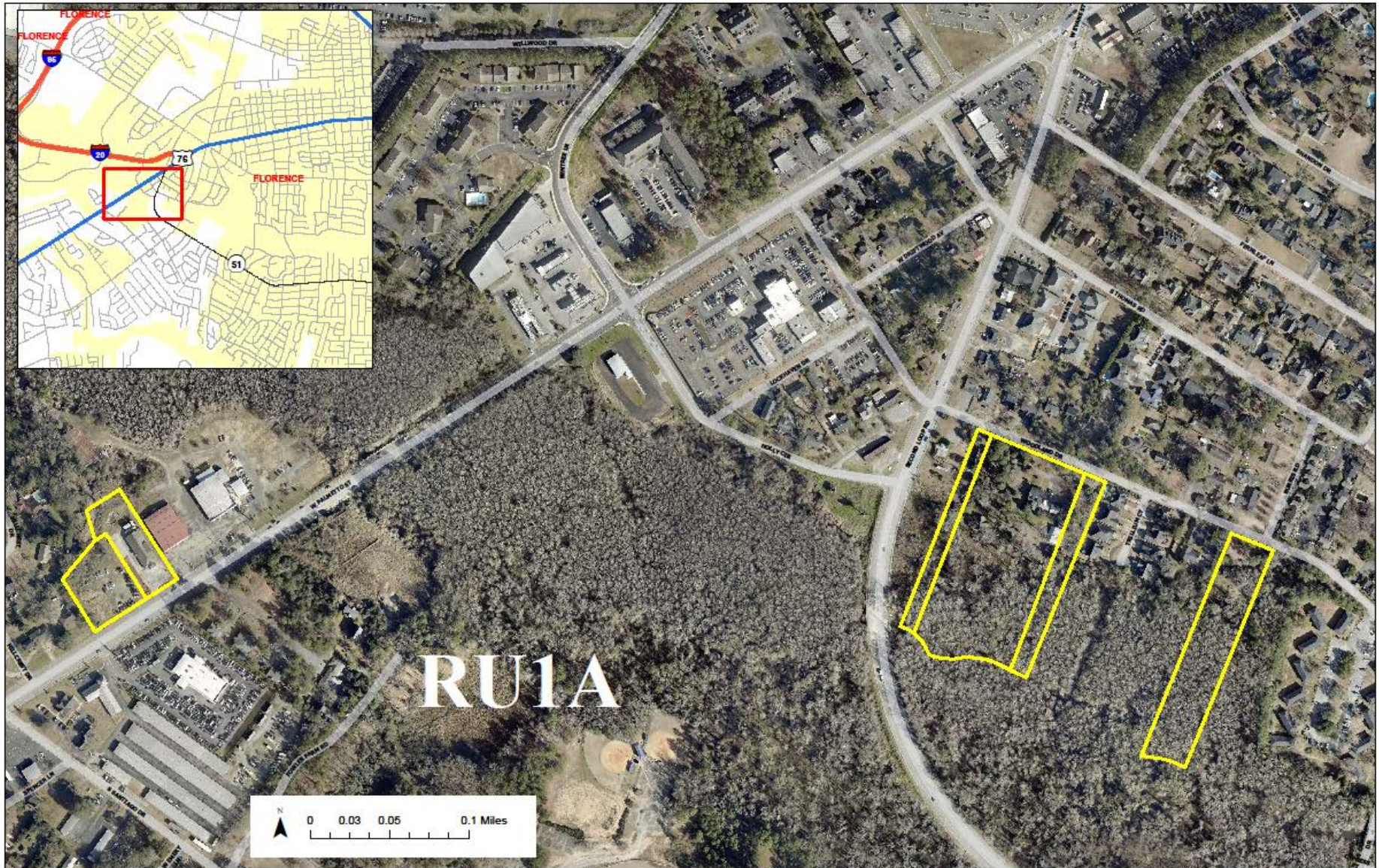
PC#2022-31 Aerial Map



PC#2022-31 Aerial Map



PC#2022-31 Aerial Map



PC# 2022-31

Street View Photos of
Deferred Properties

July 2022

707 E National Cemetery Road

Conforming

B1

Veterans Affairs Building

90104-12-008



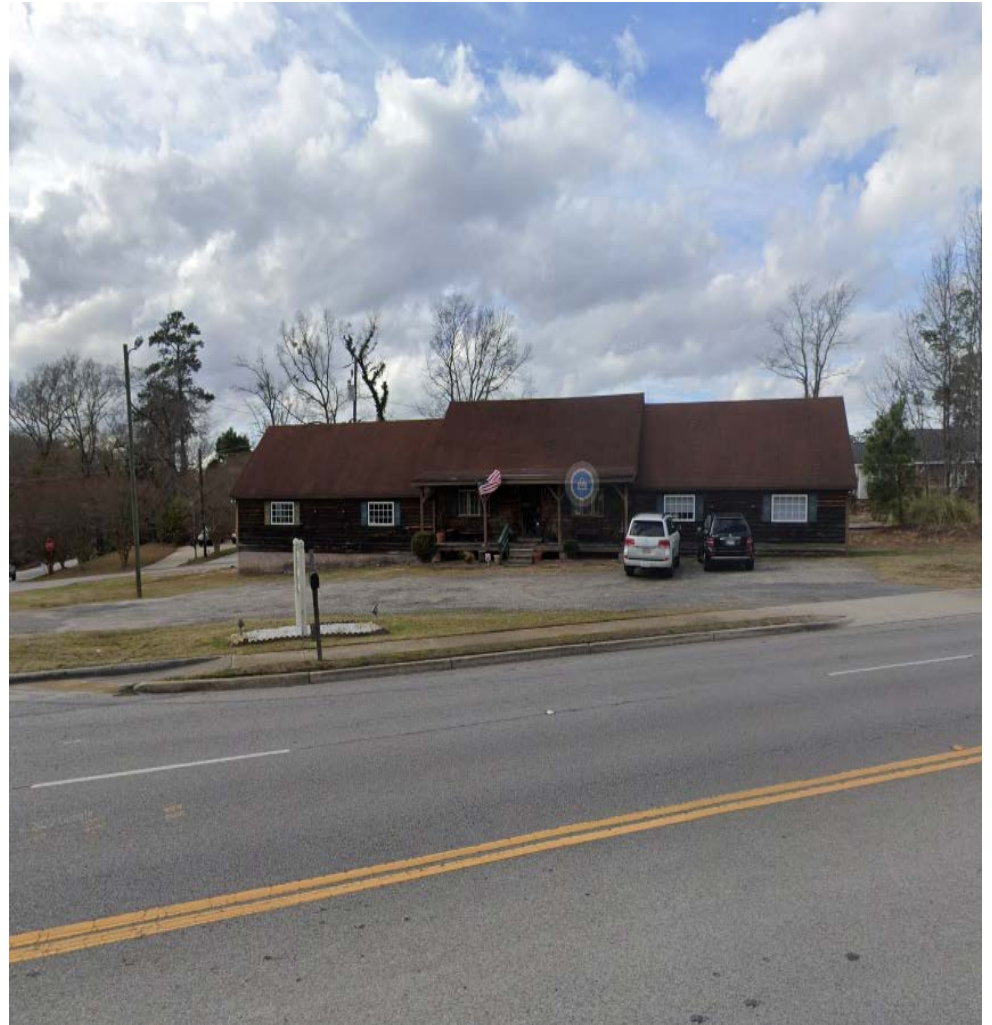
2618 Second Loop Road

Conforming

B3

Hoffman & Hoffman, Retail

90011-01-003



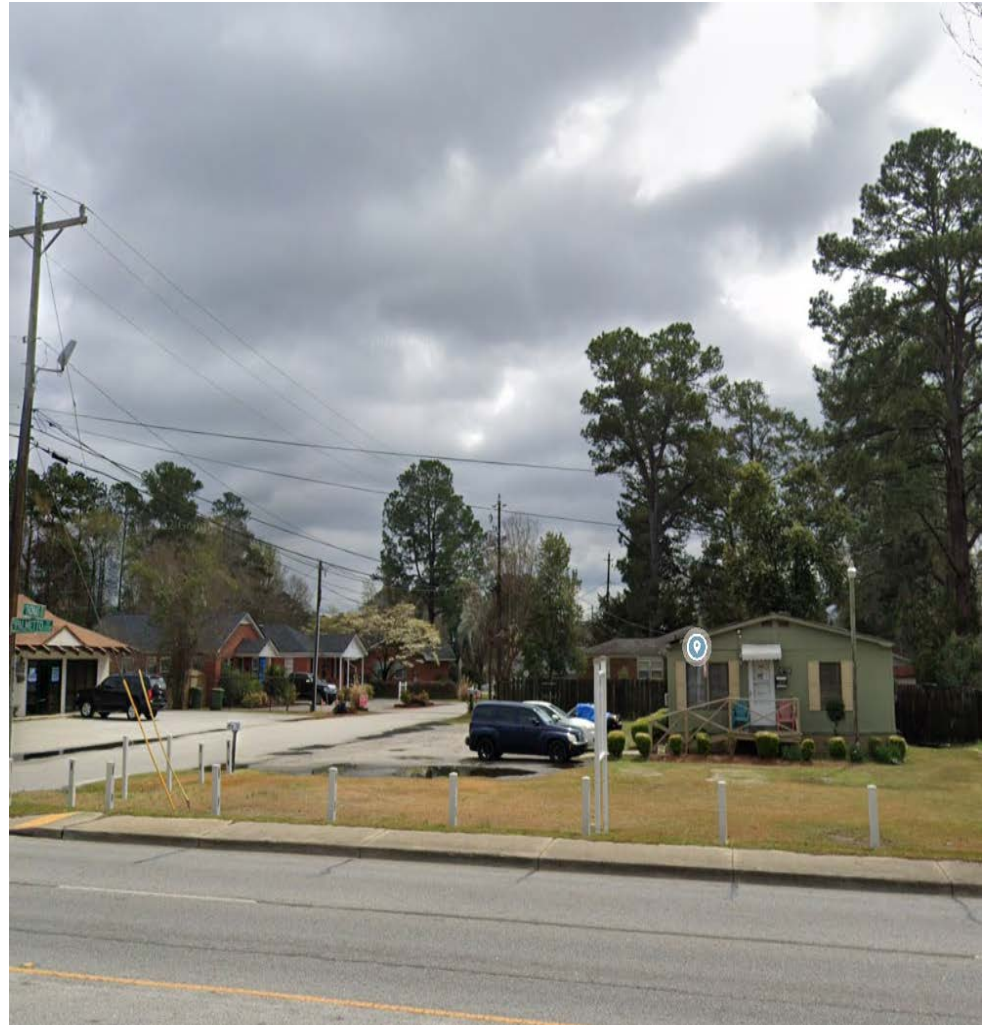
2222 W Palmetto Street

Conforming

B3

Palmetto Loan Company

90011-03-001



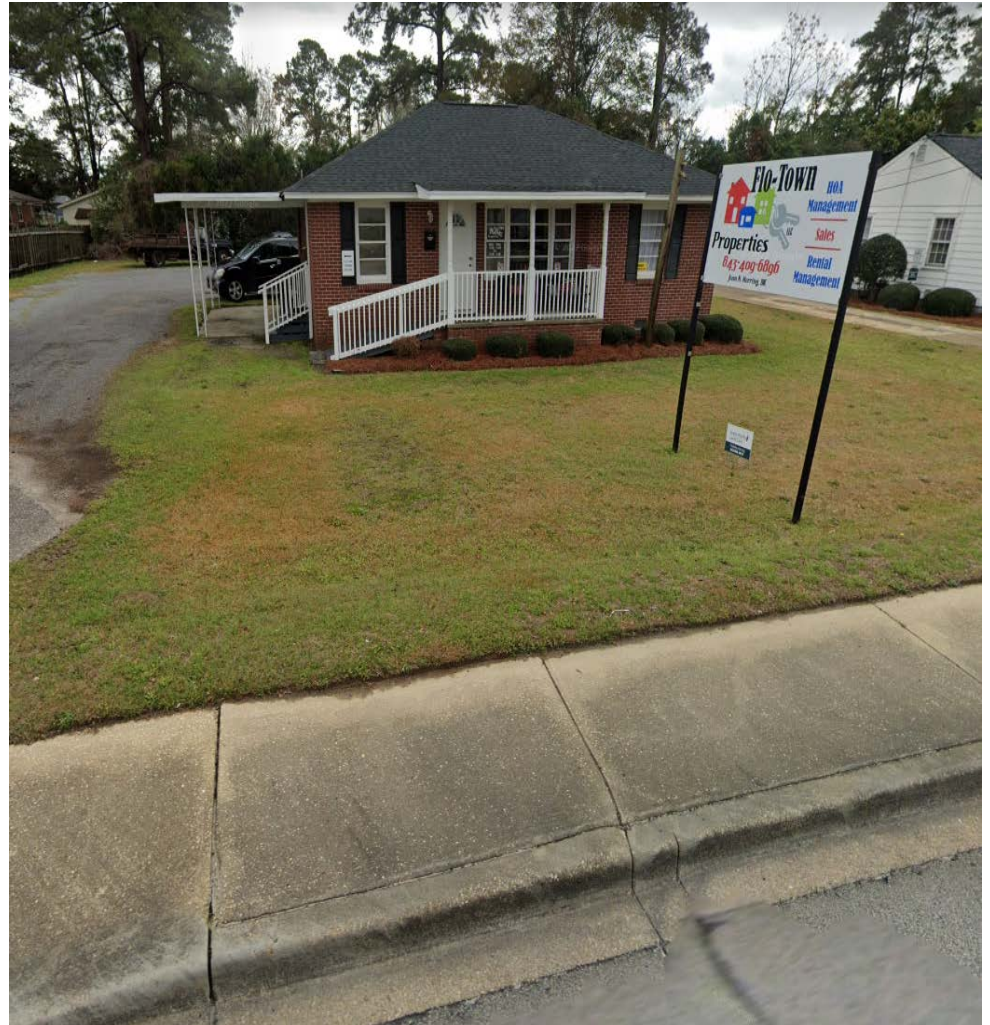
2224 W Palmetto Street

Conforming

B3

Flo-Town Properties

90011-03-002



2228 W Palmetto Street

Conforming

B3

Carl Poston Income Tax

90011-03-003



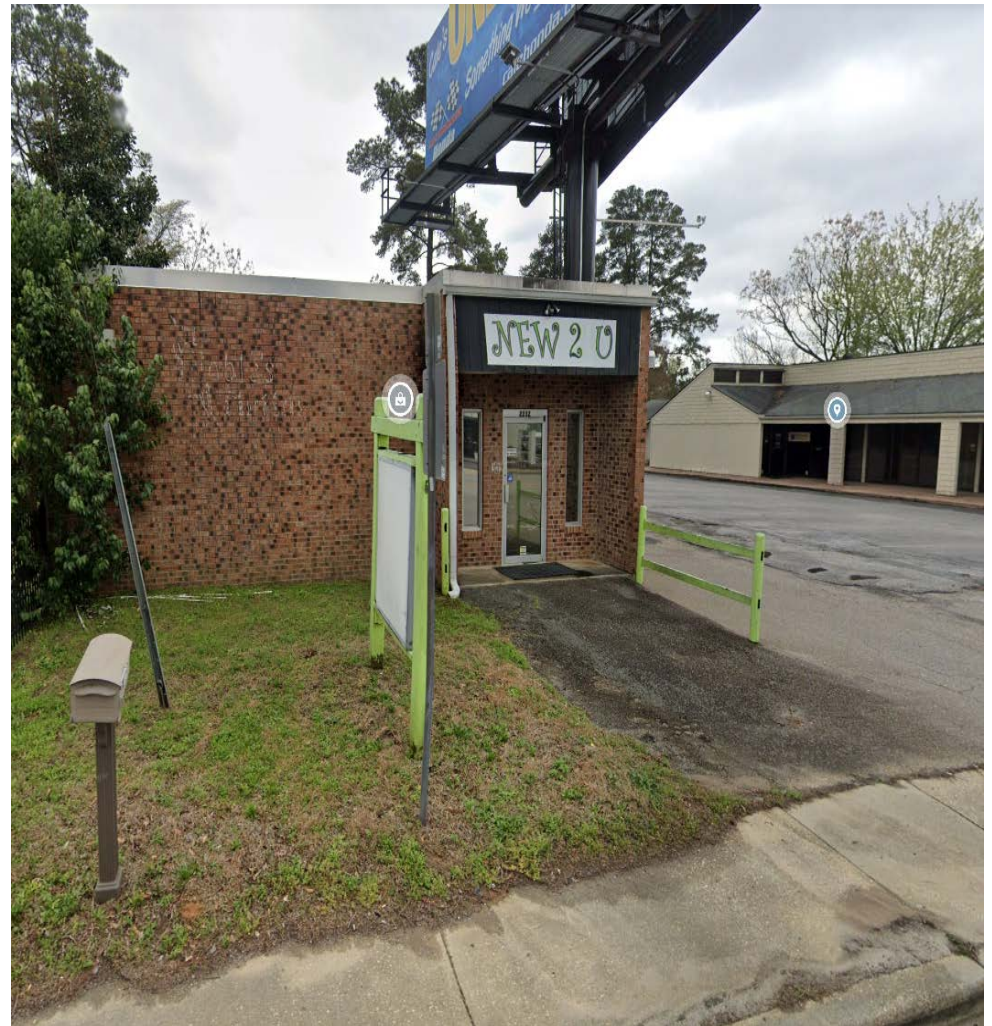
2232 W Palmetto Street

Conforming

B3

New 2 U

90011-03-004



2712 Second Loop Road Units A&B

Conforming

B3

Commercial, Business Office Duplex

90011-05-009



403 S Thomas Road Apartments A-L

Conforming

B3

Apartment Building

90019-01-001



2709 Second Loop Road

Conforming

B3

Ashley's Hair

90019-01-004



2705 Second Loop Road

Conforming

B3

Single Family

90019-01-005



400 Woodland Drive

Conforming

B3

Single Family/Old Sweet Serenity Gift Shop

90019-01-006



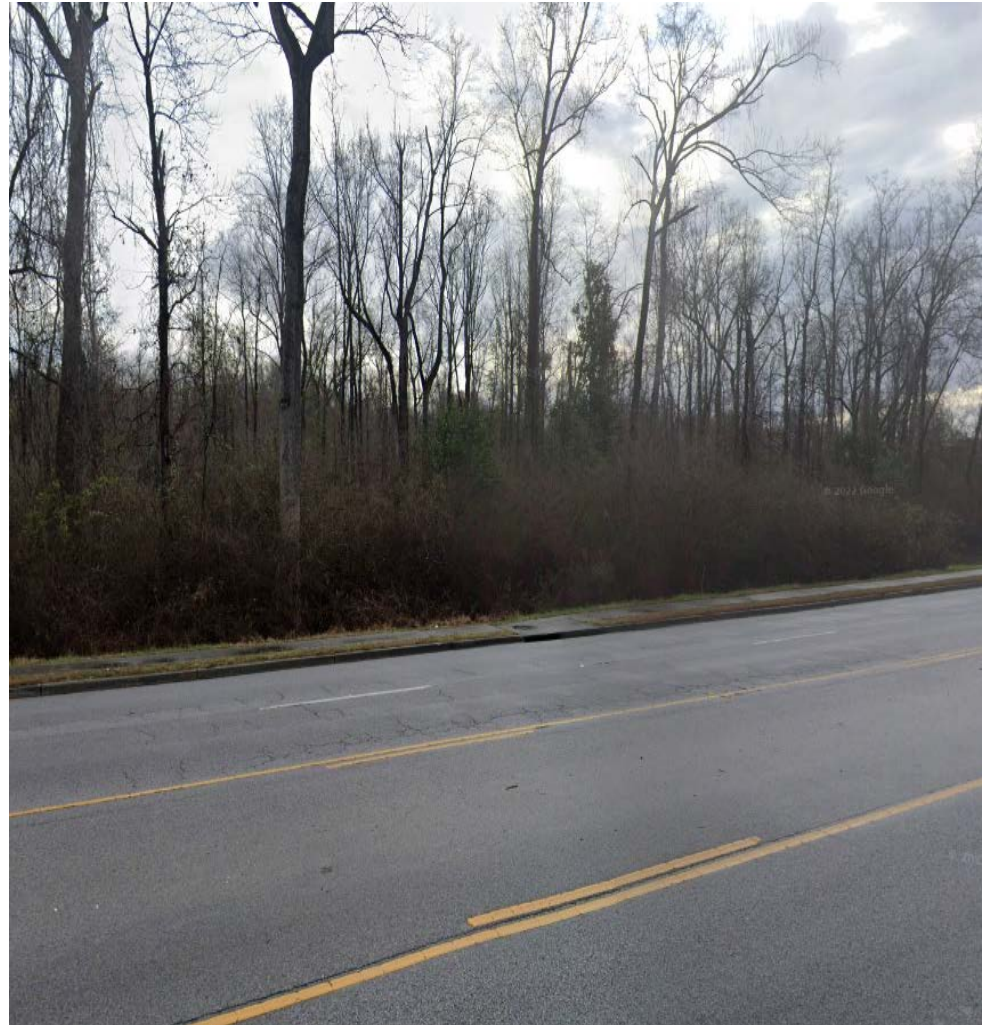
Second Loop Rd

Conforming

B3

Vacant

90012-01-044



2505 Second Loop Road

Conforming

B3

Vacant/Billboard

90020-01-010



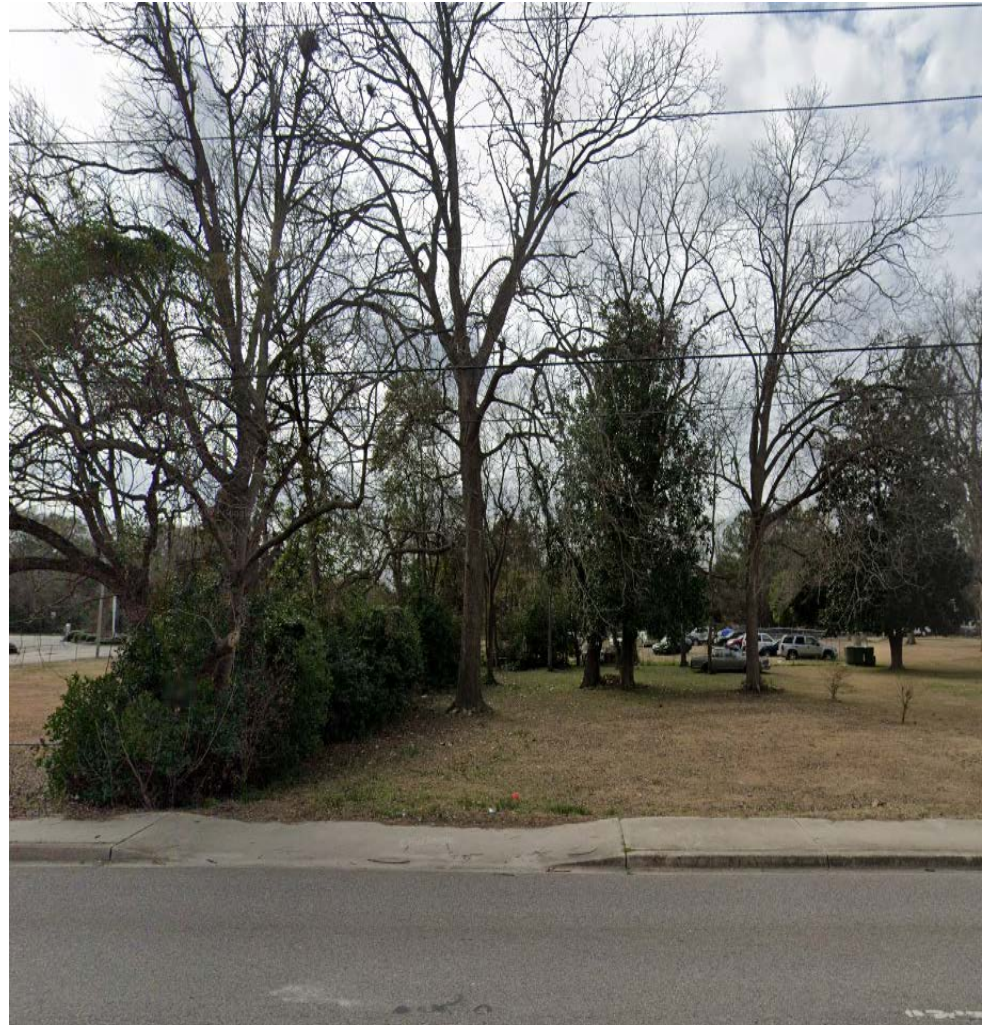
Vacant Lot S. Church Street

Conforming

B3

Vacant

90104-02-015



2717 Second Loop Road

Conforming

B3

The Earring Lady

90019-01-002



501 S Cashua Drive

Conforming

R1

Single Family

90018-03-002



401 S Cashua Drive

Conforming

R1

Single Family

90018-03-007



S Cashua Drive Vacant

R1

Conforming

Vacant

90018-03-008



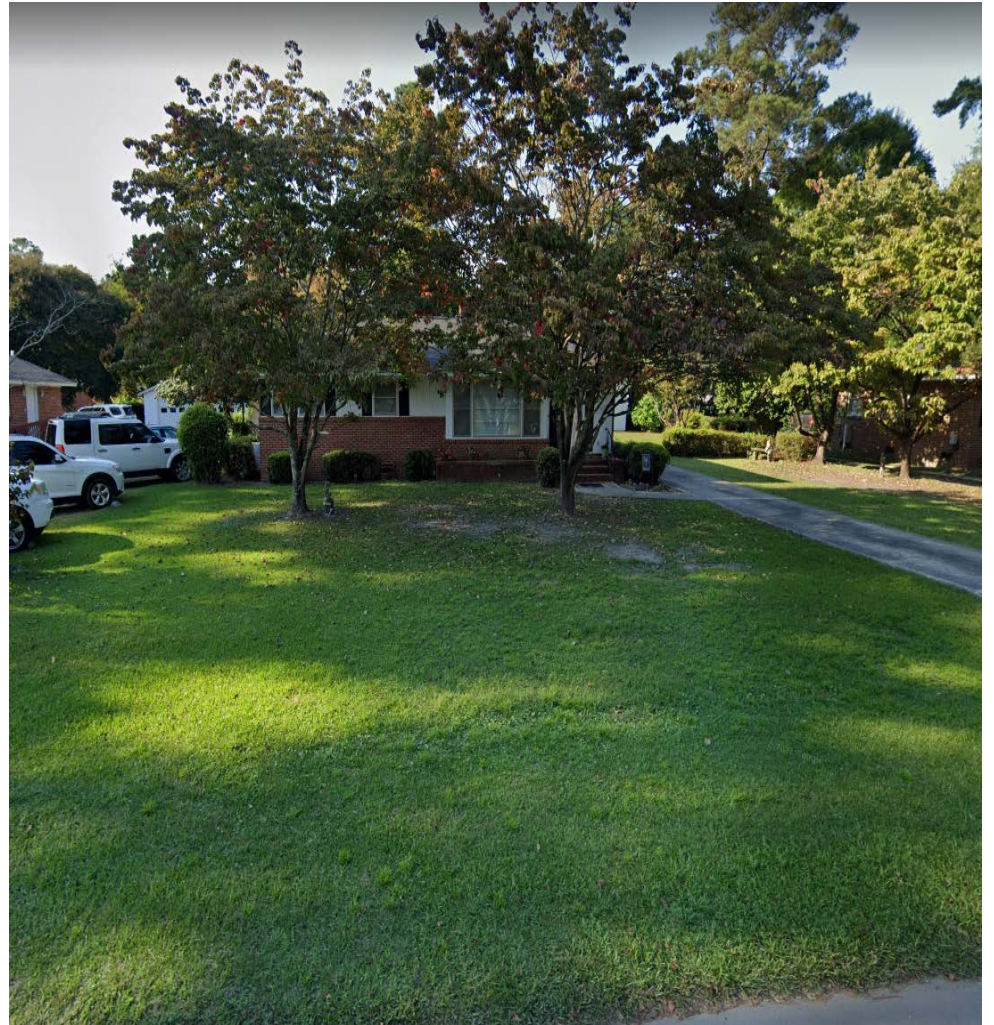
2213 Driftwood Avenue

Conforming

R2

Single Family

90011-03-009



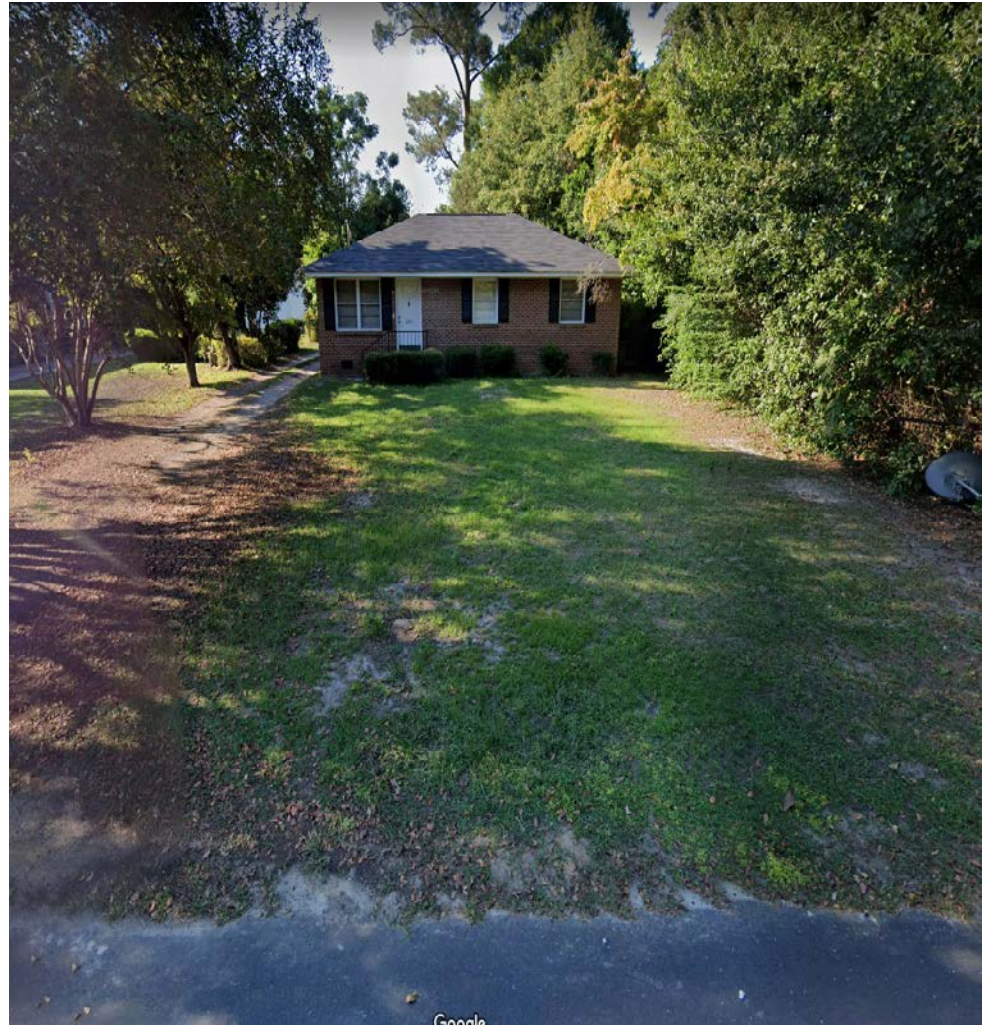
2209 Driftwood Avenue

Conforming

R2

Single Family

99011-03-010



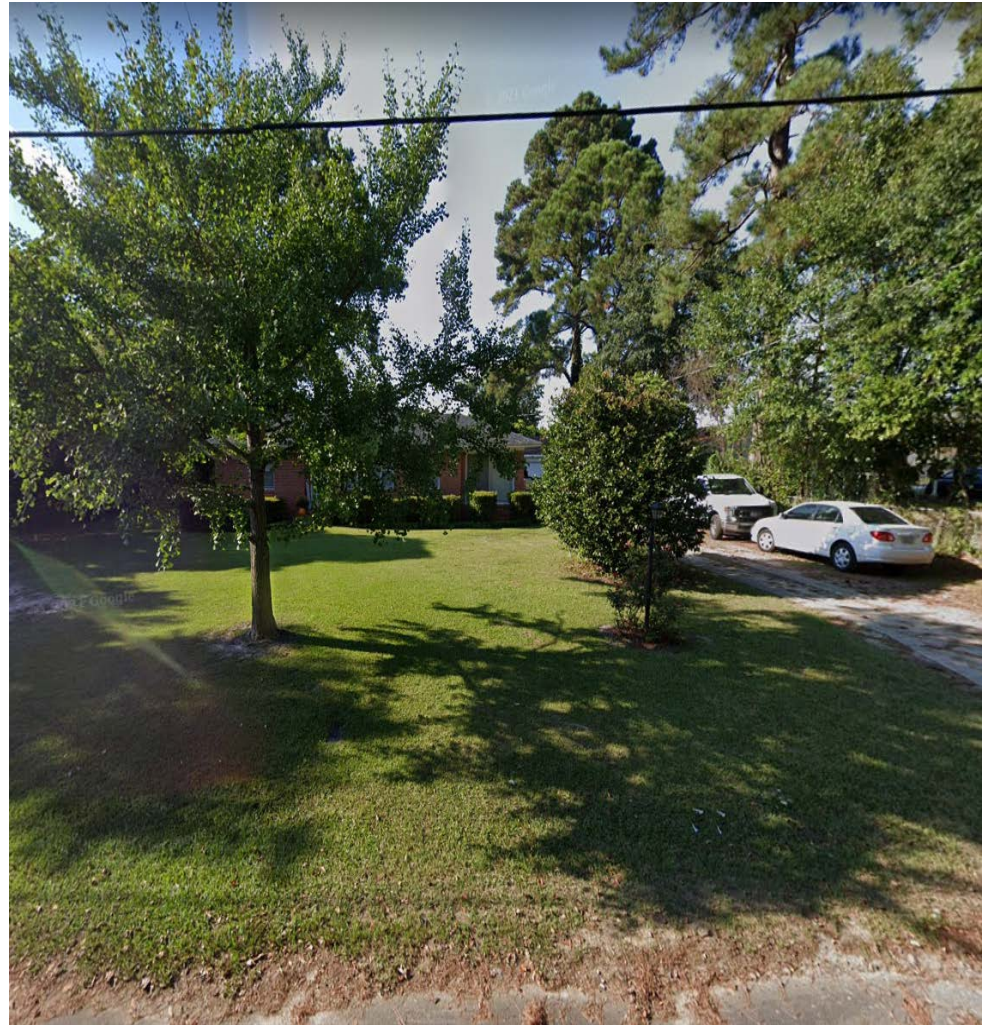
2205 Driftwood Avenue

Conforming

R2

Single Family

99011-03-011



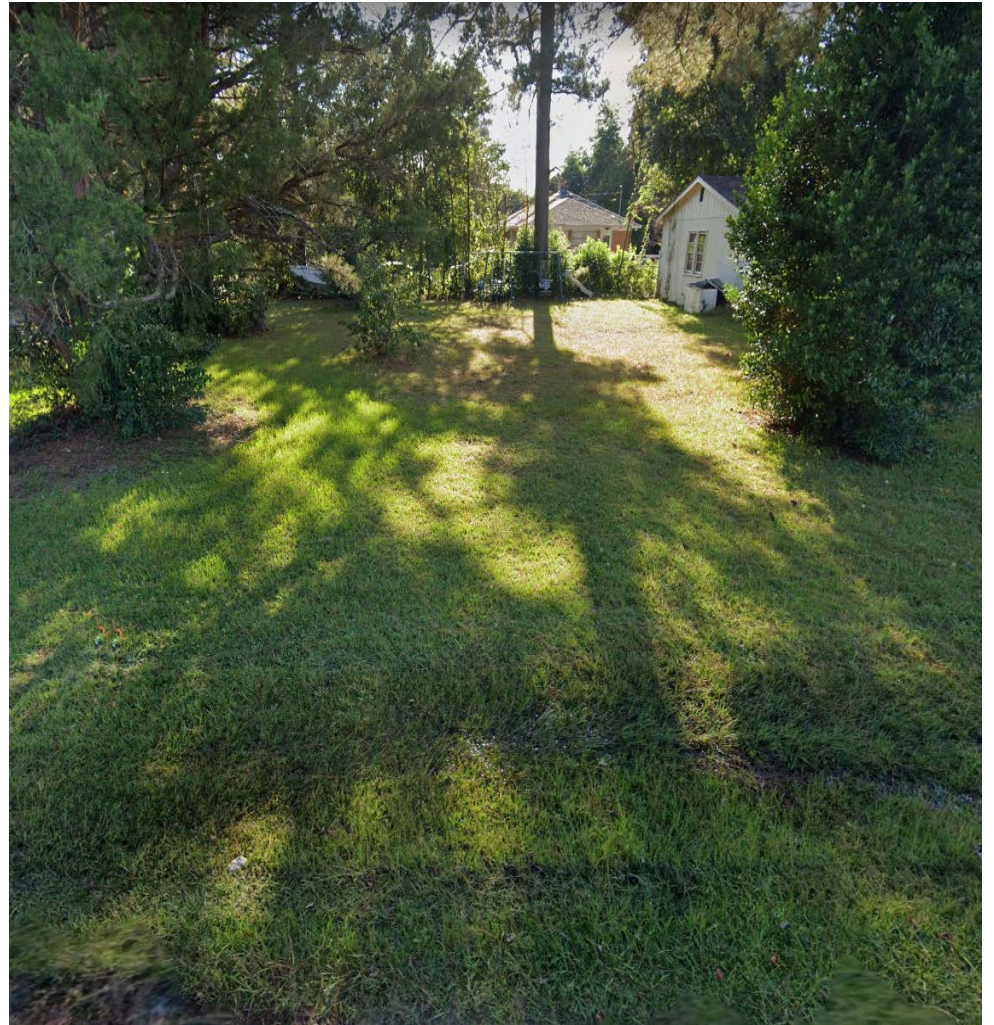
S Thomas Road Vacant

Conforming

R2

Vacant

90011-03-012



Woodland Drive Vacant

Conforming

R2

Vacant

90011-03-014



2206 Driftwood Avenue

Conforming Single Family

R2

Single Family

90011-05-002



2214 W Driftwood Avenue

Conforming

R2

Single Family

90011-05-005



2218 W Driftwood Avenue

Conforming

R2

Single Family

90011-05-006



2308 Lockhaven Drive

Conforming

R2

Single Family

90011-06-002



508 Holly Circle

Conforming

R2

Single Family

90011-06-005



354 Woodland Drive

Conforming

R2

Single Family



506 Holly Circle

Conforming

R2

Single Family

90011-06-006



504 Holly Circle

Conforming

R2

Single Family

90011-06-007



502 Holly Circle

Conforming

R2

Single Family

90011-06-008



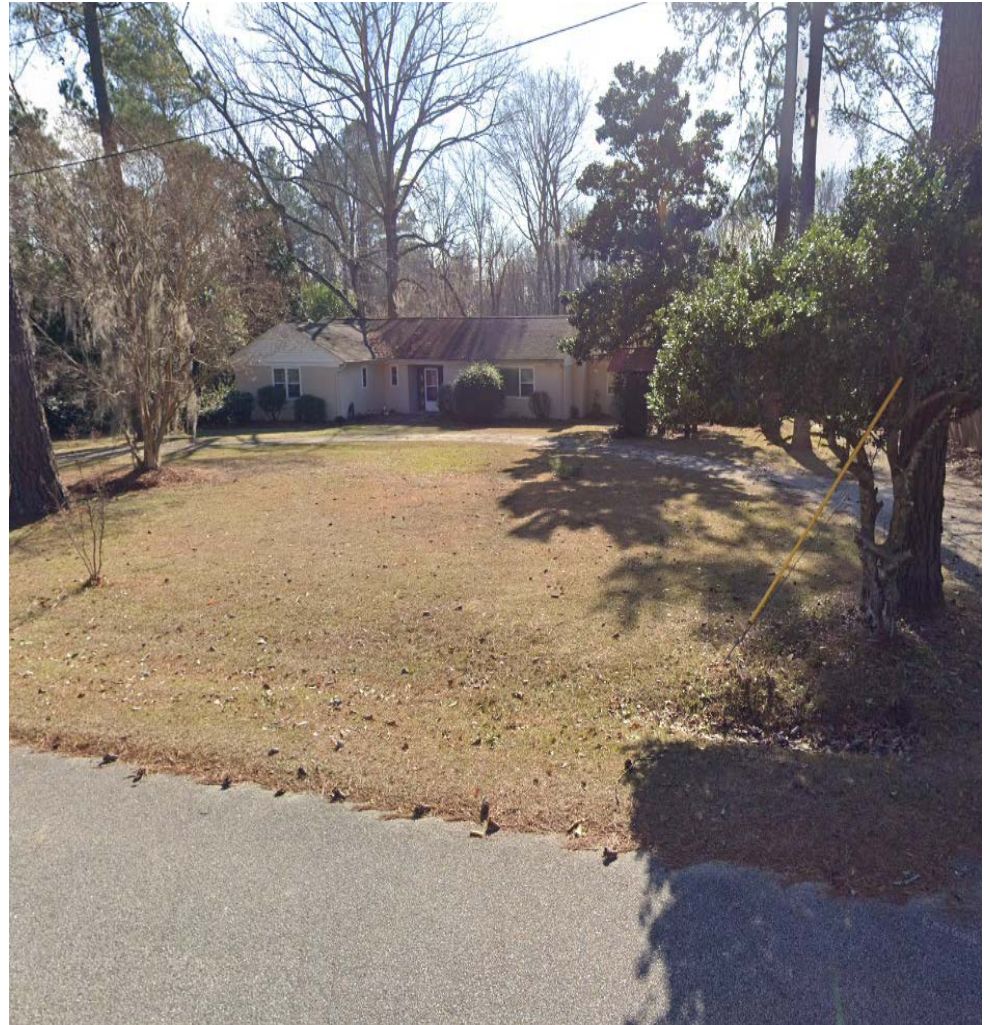
437 W Woodland Drive

Conforming

RU1A

Single Family

90019-08-003



425 W Woodland Drive

Conforming

RU1A

Single Family

90019-08-009



411 Woodland Drive

Conforming

RU1A

Luxury Salon

90019-08-008



423 S Cashua Drive

Non-Conforming

R1

Multi-tenant Building

90018-03-005



415 S Cashua Drive

Non-Conforming

R1

Economy Carpet Shop

90018-03-006



2217 W Driftwood Avenue

Non-Conforming

R2

The Masters Choice Insurance Group

90011-03-008



2208 W Driftwood Avenue Unit A & B

Non-Conforming

R2

Duplex

90011-05-003



2210 W Driftwood Avenue Unit A & B

Non-Conforming

R2

Duplex

90011-05-004



2310 Lockhaven Drive Units A & B

Non-Conforming

R2

Duplex

90011-06-003



2312 Lockhaven Drive Units A & B

Non-Conforming

R2

Multi-Family

90011-06-004



355 Woodland Ave
2626 Second Loop Rd

Non-Conforming

R2

Trophies, Tees, & Thread

Tangled Salon

ChemDry Rug Cleaners

90011-06-009



2533 W Palmetto Street

Non-Conforming

RU1A

Goosie Gander/Butlers

90003-01-034



2537 W Palmetto Street

Non-Conforming

RU1A

ALM Motors

Repair Garage

90003-01-003



419 Woodland Drive

RU1A

Conforming: Appears to be Two Single Family Homes with accessory structures.

Possibly nonconforming as it is taxed as a multiplex.

90019-08-006



2200 W. Driftwood & 2720 Second Lp

Non-conforming

R2

Single Family and Businesses (tinting and
graphics shop)

90011-05-001



356 Woodland Drive 2702 Second Loop Road

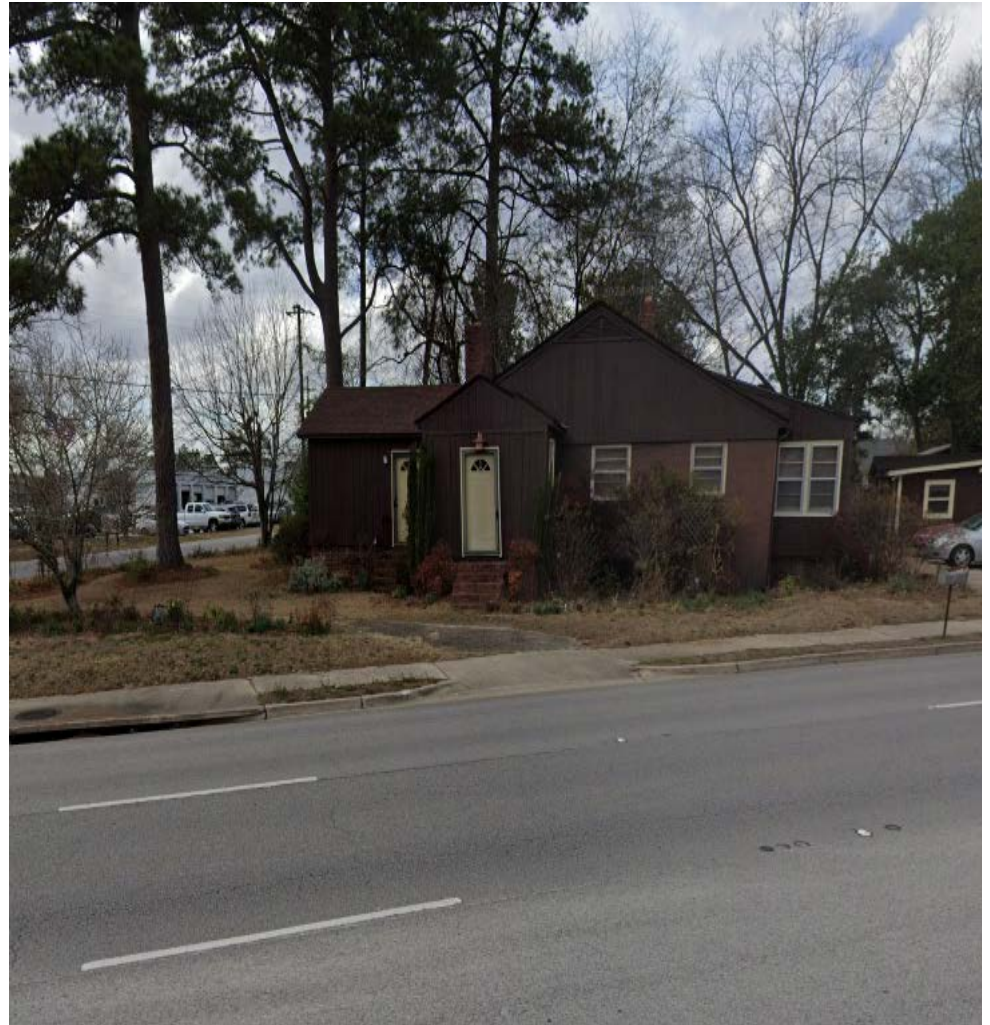
Partially Conforming (maybe)/Conforming
B3

Taxed as residential single family.

Only one Single family residence is allowed in zoned districts, except RU1&2. Accessory Apartments are conditional in some districts but not permitted in B3.

The secondary apartment does not meet setbacks for any district, zoned or unzoned.

90011-05-008



2718 Second Loop Rd

Non-Conforming

B3

Residential Duplex

90011-05-010



Comments/Questions



Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, July 26, 2022
5:00 P.M.

I. Other Business:

II. Director's Report:

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

III. Adjournment