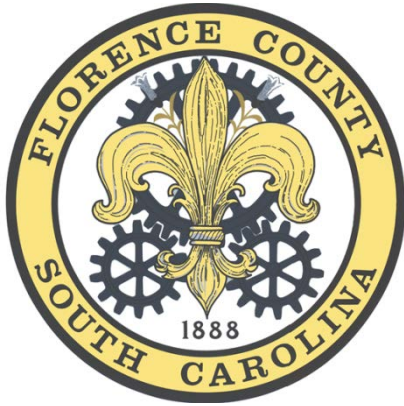




Florence County Planning Commission September 27, 2022

5:00 PM

**Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, September 27, 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 August 23, 2022

III. Public Hearings

PC#2022-43

SUBJECT:

Applicant withdraws this request.

A Variance Requested By Lenora Caldwell From Requirements Of The Florence County Code Of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE – ARTICLE V. – MINIMUM LAND PLANNING STANDARDS AND REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND OTHER LAND DEVELOPMENTS, Section 28.6-75 – Streets (m)(2) Minor Streets and Section 28.6-85 – Small family and private developments (one to six lots), For Property Located At 1202 Gray Rd, Lake City As Shown On Florence County Tax Map Number 00143, Block 31, Parcel 047.

LOCATION:

1202 Gray Road, Lake City, SC

TAX MAP NUMBER:

00143, Block 31, Parcel 047

COUNCIL DISTRICT(S):

1; County Council

OWNER OF RECORD:

Lenora Cameron

APPLICANT:

Lenora Caldwell

LAND AREA:

Approximately 12.17 acres

VARIANCE REQUESTED:

The request includes a variance that would allow the property owner to have a 25 foot access easement.

Comments/Questions



PC#2022-44

SUBJECT: Map Amendment Requested By William Jason Wicker To Change The Zoning Designation For The Property Of Tax Map Number 00152, Block 01, Parcel 131 Located At 112 E. Industrial Park Blvd, Florence From B-5 to B-3, General Commercial District.

LOCATION: 112 E. Industrial Park Blvd, Florence, SC

TAX MAP NUMBERS: 00152, Block 01, Parcel 131

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: EIPB.LLC

APPLICANT: William Jason Wicker

ZONING/LAND AREA: B-5/ Approximately 0.86 acres

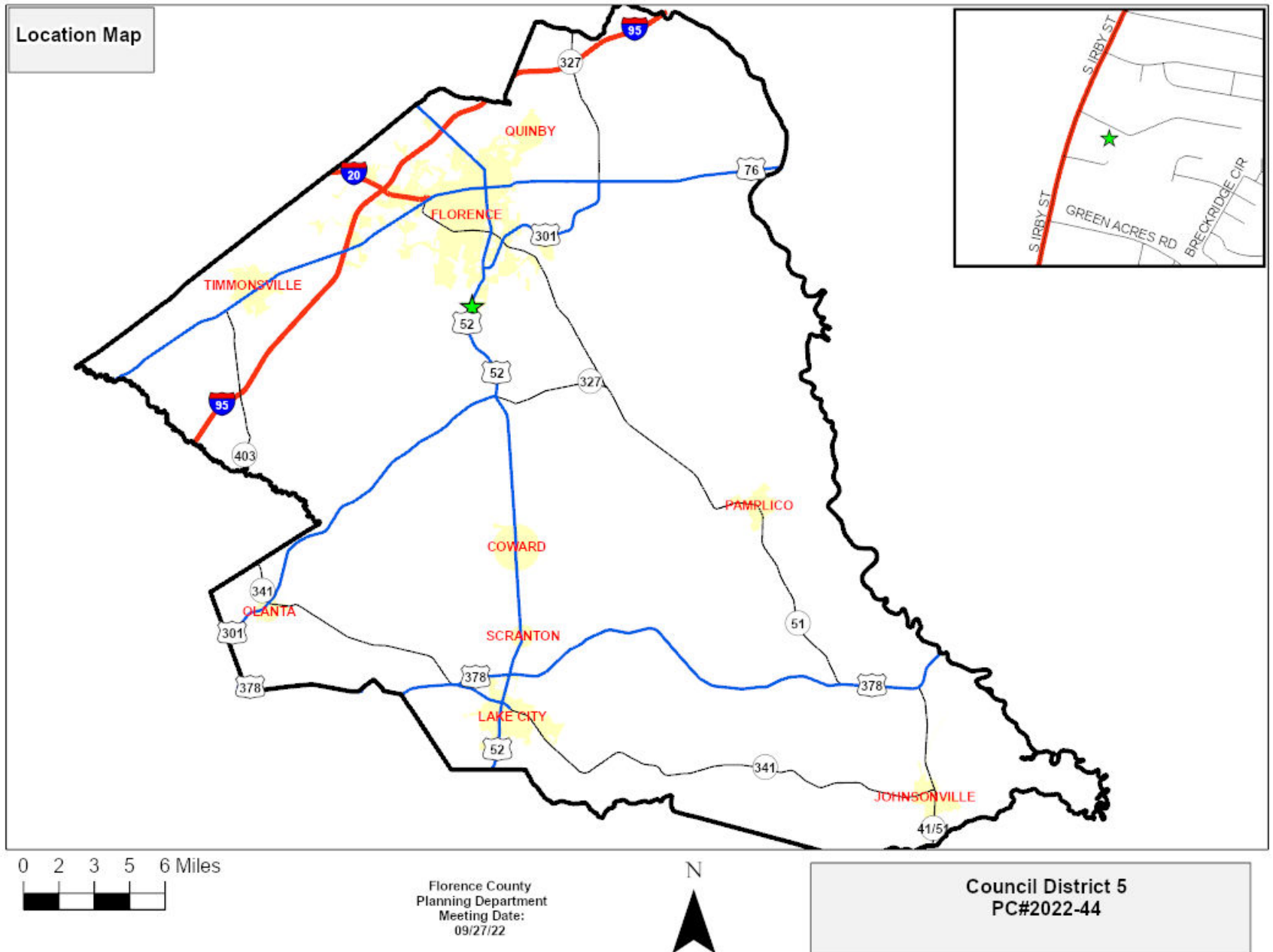
WATER/SEWER AVAILABILITY: City of Florence

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

FLOOD ZONE: None

PARCEL ZONING DESIGNATIONS B-5(Office and Light Industrial)

PC#2022-44 Location Map



PC#2022-44 Aerial Map



0 15 30 60 Feet

Florence County
Planning Department
Meeting Date:
09/27/22



Council District 5
PC#2022-44

PC#2022-44 Zoning Map



PC#2022-44 Subject Property



PC#2022-44 Adjacent Properties



PC#2022-44 Public Notice



Comments/Questions



PC#2022-45

SUBJECT: Map Amendment Requested By Drew Shaumber To Change The Zoning Designation For The Property Of Tax Map Number 90018, Block 03, Parcels 006, 007, And 008 Located At 415 And 421 S. Cashua Drive, Florence From Unzoned to PD, Planned Development.

LOCATION: 415 and 421 S. Cashua Drive

TAX MAP NUMBERS: 90018, Block 03, Parcels 006,007 and 008.

COUNCIL DISTRICT(S): 8; County Council

OWNER OF RECORD: William D Tallevast

APPLICANT: Drew Shaumber

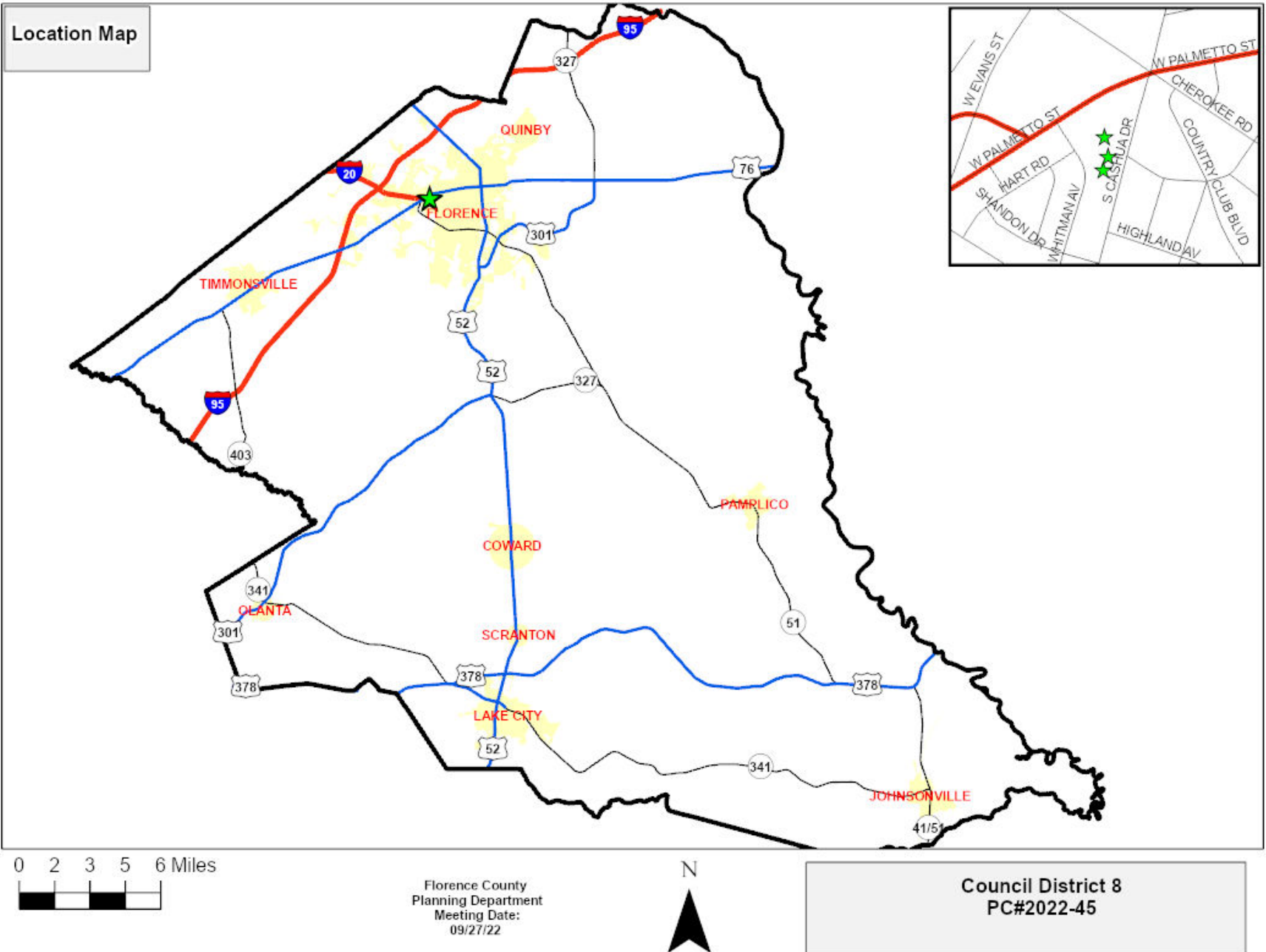
ZONING/LAND AREA: Unzoned/Approximately 5.83 Acres

WATER /SEWER AVAILABILITY: City of Florence

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

FLOOD ZONE: None

PC#2022-45 Location Map



PC#2022-45 Aerial Map



2021 Aerial

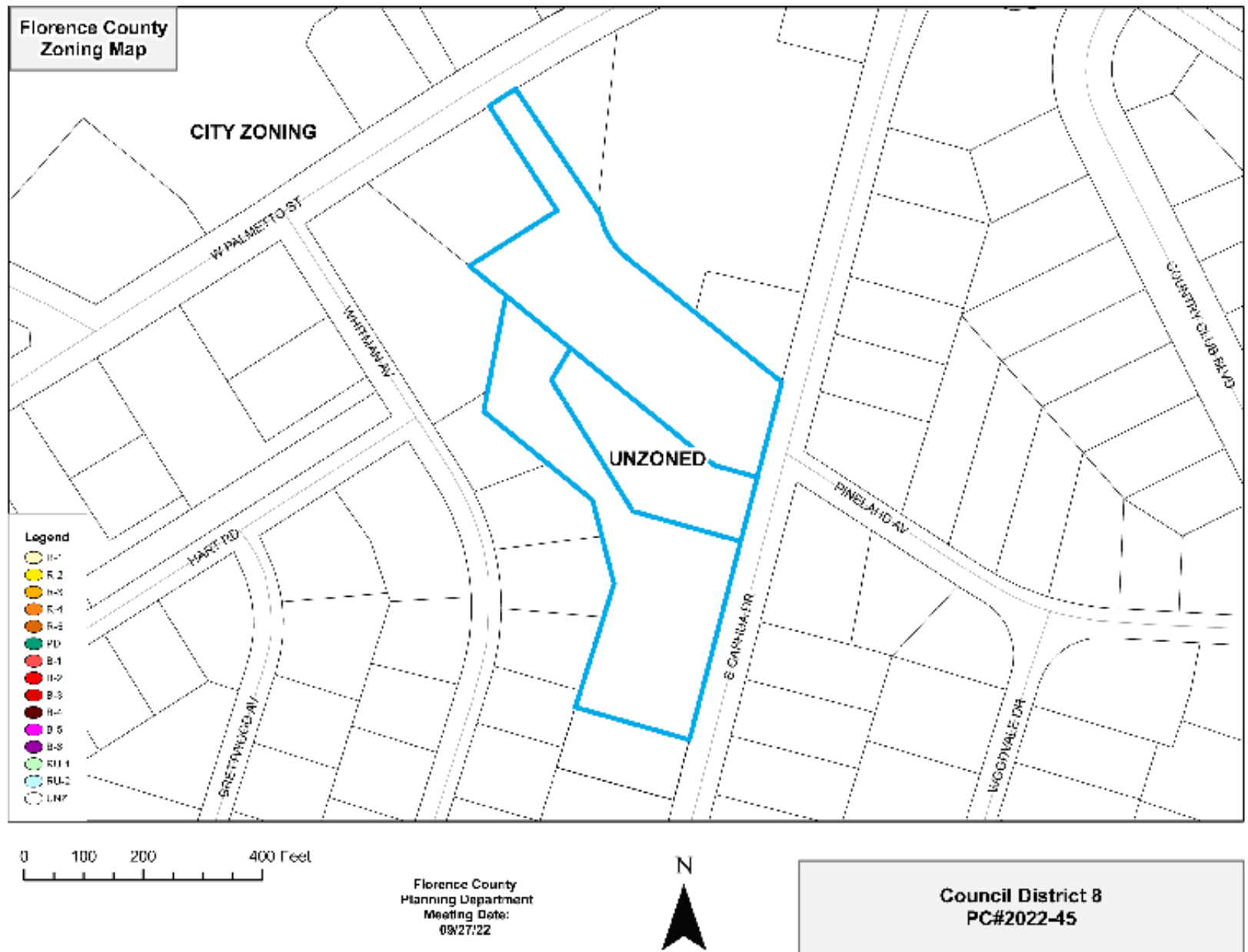
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Florence County
Planning Department
Meeting Date:
09/27/22

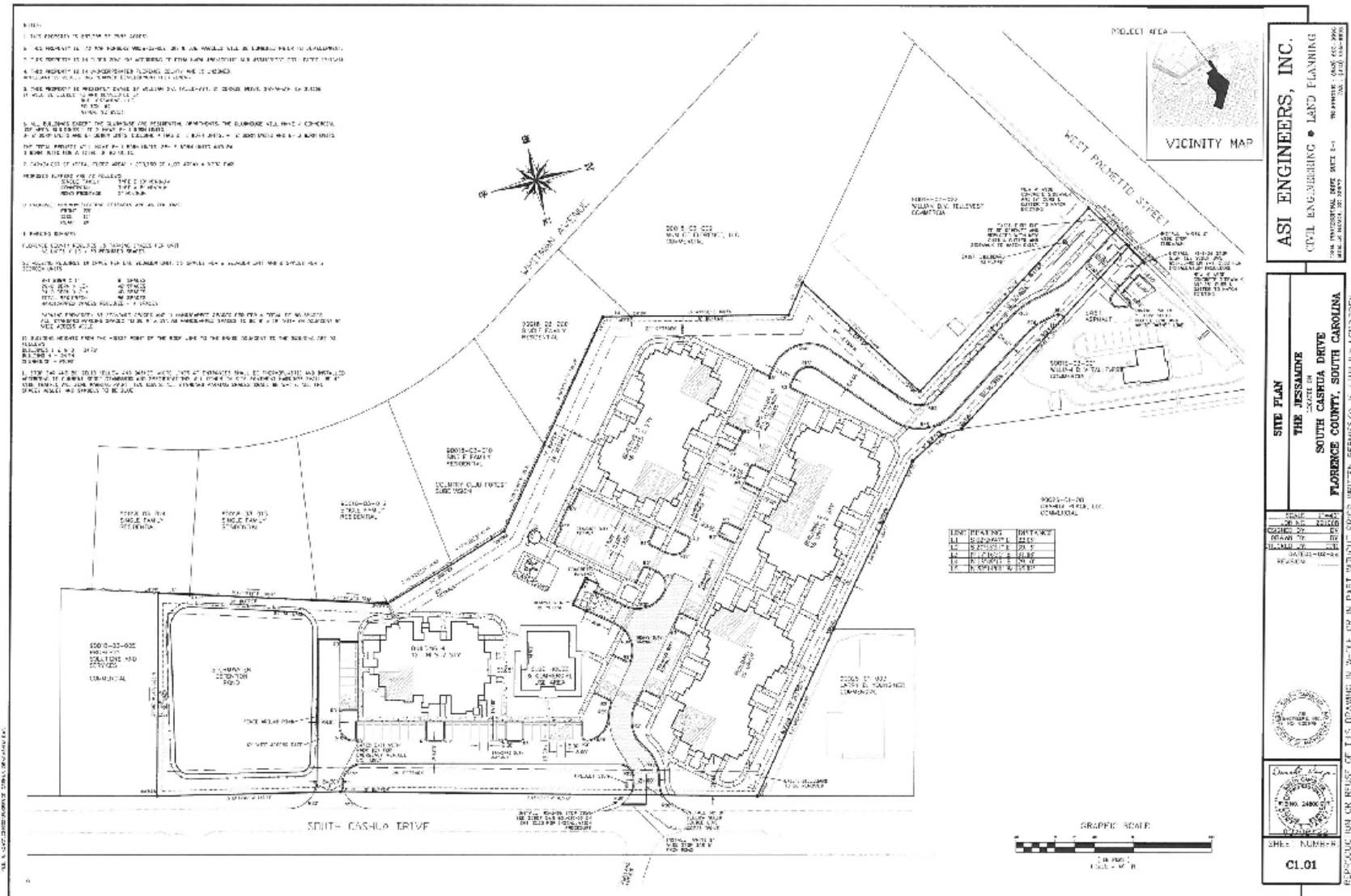


Council District 8
PC#2022-45

PC#2022-45 Zoning Map



PC#2022-45 Applicant Submitted Plat



PC#2022-45 Subject Property



PC#2022-45 Adjacent Properties





Comments/Questions



PC#2022-46

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

LOCATION: Florence County Zoning Study Group Five

TAX MAP NUMBERS: 90020-04-001, 90020-04-002, 90020-04-011, 90020-04-012, 90020-04-013, 90021-02-001, 90021-02-002, 90021-02-003, 90021-02-004, 90021-02-005, 90021-02-006, 90021-04-001, 90021-04-002, 90021-04-003, 90021-04-004, 90021-04-005, 90021-04-006, 90021-04-007, 90021-04-008, 90021-04-009, 90021-04-010, 90021-04-011, 90021-04-014, 90021-04-015, 90021-04-016, 90021-04-017, 90021-04-018, 90021-04-019, 90021-04-020, 90021-04-021, 90021-04-022, 90021-04-023, 90021-04-024, 90021-05-021, 90021-05-022, 90021-05-023, 90021-05-028, 90021-05-029, 90021-05-030, 90021-05-031, 90021-05-032, 90021-05-033, 90021-05-034, 90021-05-035, 90021-05-036, 90021-05-037, 90021-05-038, 90021-05-047, 90107-01-001, 90107-03-001, 90107-03-010, 90107-03-011, 90107-03-012, 90107-04-001, 90107-04-002, 90107-04-003, 90107-04-004, 90107-04-005, 90107-04-006, 90107-04-007, 90107-04-008, 90107-04-009, 90107-04-010, 90107-04-011, 90107-04-012, 90107-04-013, 90107-04-014, 90107-04-015, 90107-04-017, 90107-04-018, 90107-04-019, 90107-04-020, 90107-04-021, 90107-04-022, 90107-04-023, 90107-04-024, 90107-04-026, 90107-04-027, 90107-04-028, 90108-02-001, 90108-02-002, 90108-02-003, 90108-02-004, 90108-02-005, 90108-02-006, 90108-02-007, 90108-02-008, 90108-02-009, 90108-02-010, 90108-02-011, 90108-02-012, 90108-02-013, 90108-02-015, 90108-02-016, 90108-02-017, 90108-02-018, 90108-02-019, 90108-02-020, 90108-02-021, 90108-02-022, 90108-02-023, 90108-02-024, 90108-02-025, 90108-03-001, 90108-03-002, 90108-03-003, 90108-03-004, 90108-03-005, 90108-03-006, 90108-03-007, 90108-03-008, 90108-03-009, 90108-03-010, 90108-03-011, 90108-03-012, 90108-03-013, 90108-03-014, 90108-03-015, 90108-03-016, 90108-03-017,

PC#2022-46

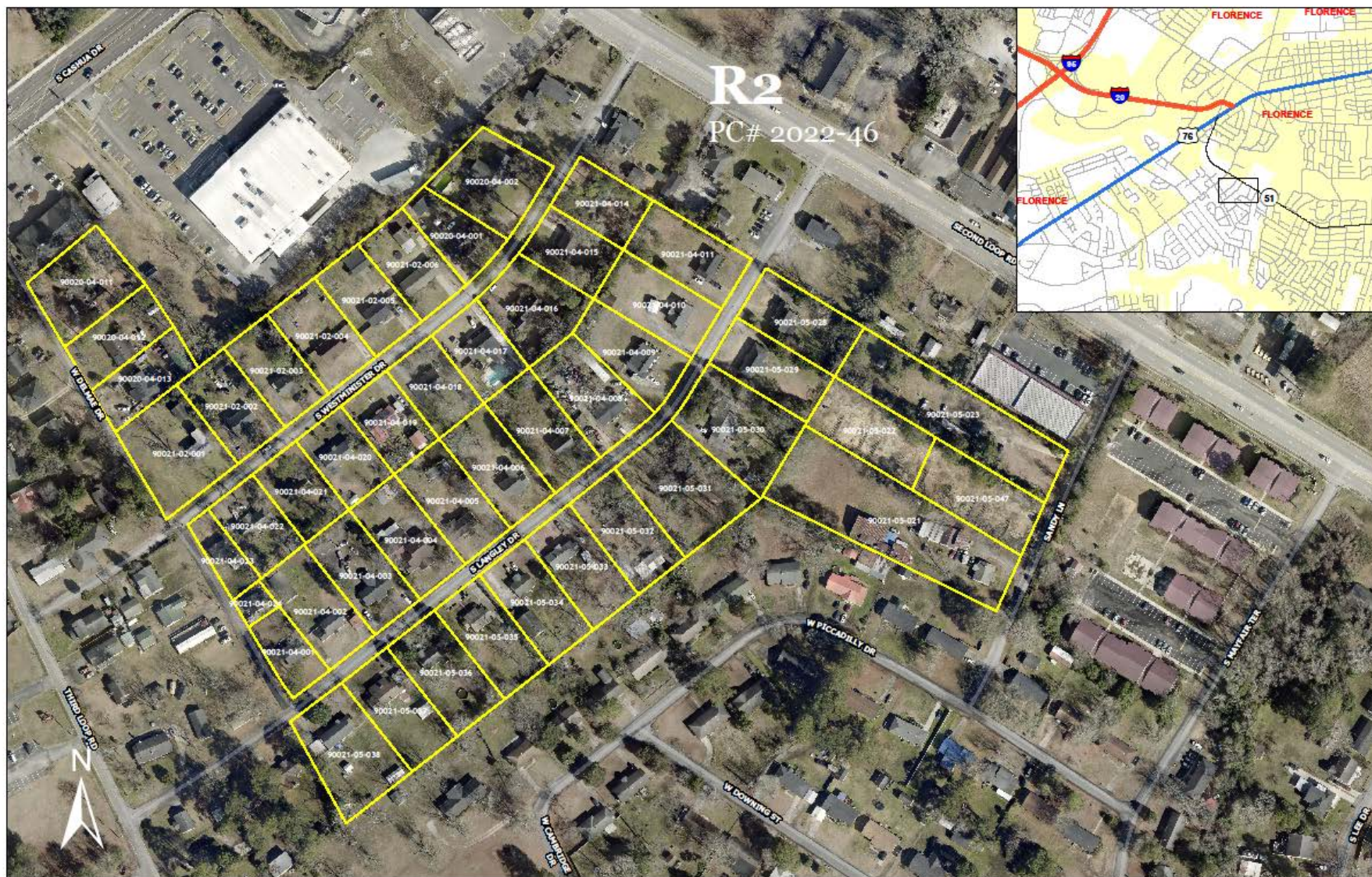
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90108-06-015, 90108-06-016, 90108-06-017, 90109-02-006.

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

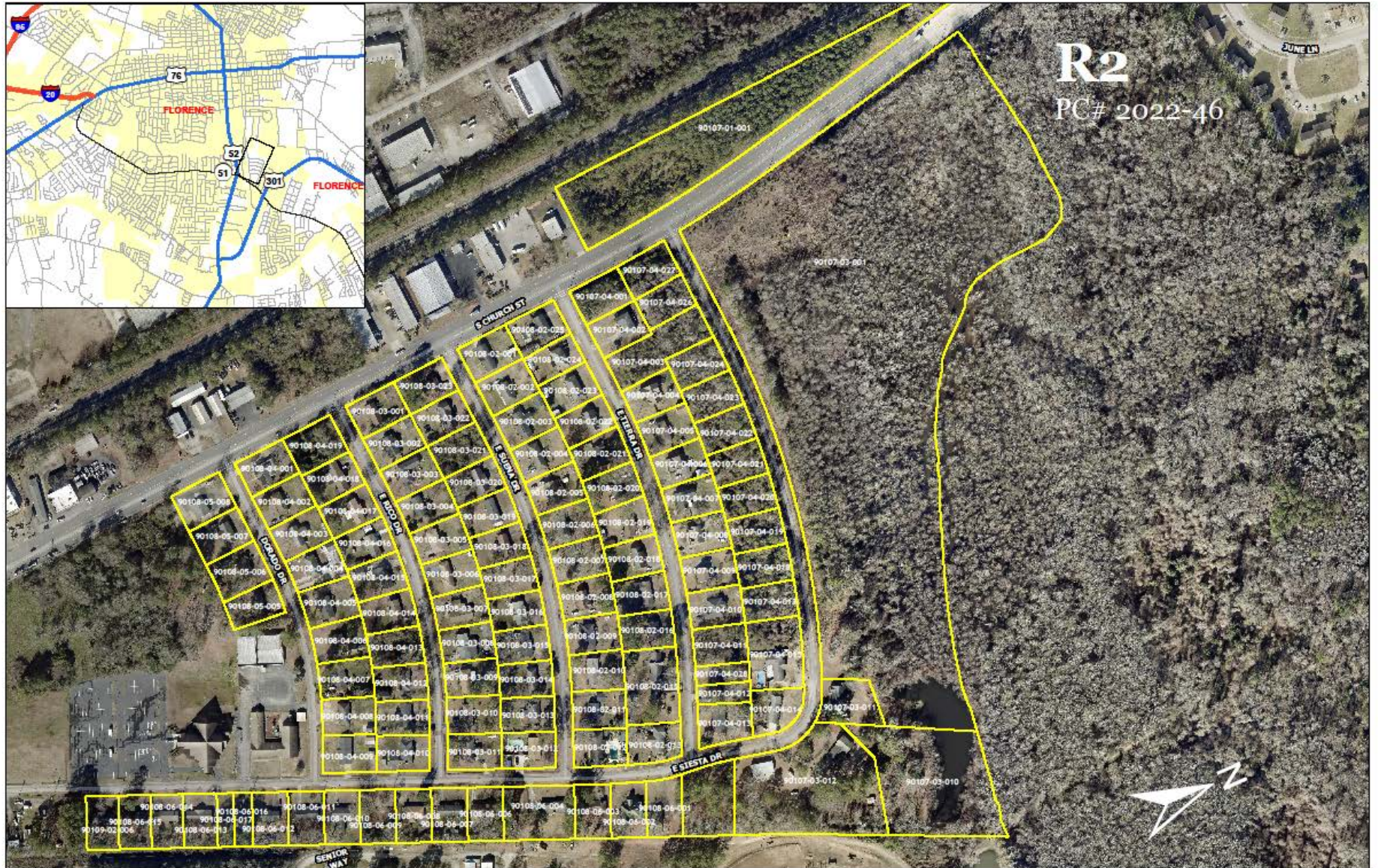
APPLICANT: County of Florence

ZONING/LAND AREA: All properties are currently unzoned

PC#2022-46 Aerial Map



PC#2022-46 Aerial Map



PC#2022-46 Subject Properties



PC#2022-46 Subject Properties



Comments/Questions



PC#2022-47

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Five Of The Zoning Study From Unzoned To R-5 Multi-Family Residential.

LOCATION: Florence County Zoning Study Group Five

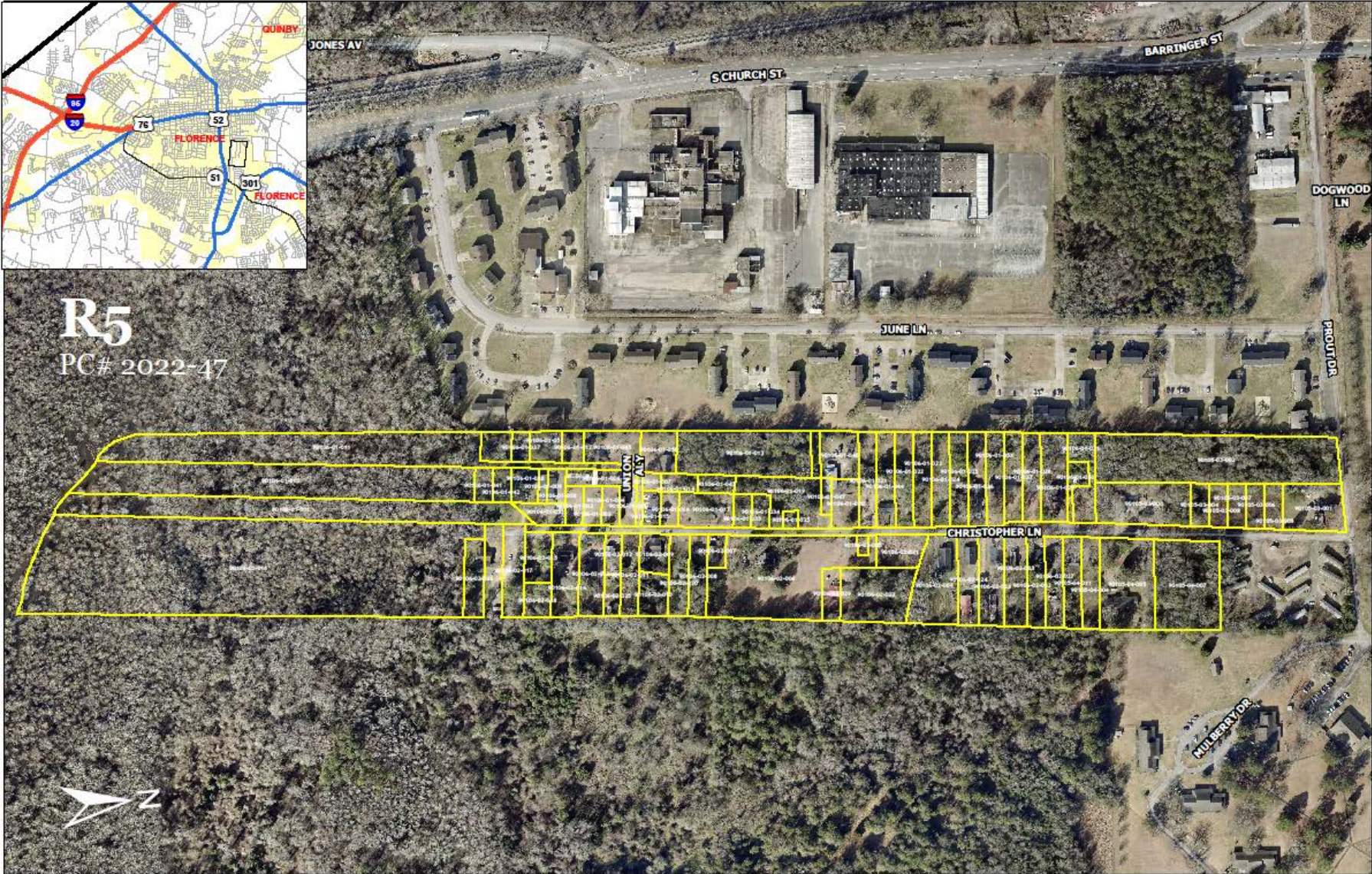
TAX MAP NUMBERS: 90105-03-001, 90105-03-002, 90105-03-003, 90105-03-004, 90105-03-005, 90105-03-006, 90105-03-007, 90105-03-008, 90105-04-004, 90105-04-005, 90105-04-007, 90105-04-011, 90106-01-001, 90106-01-002, 90106-01-003, 90106-01-004, 90106-01-005, 90106-01-006, 90106-01-007, 90106-01-008, 90106-01-009, 90106-01-010, 90106-01-011, 90106-01-012, 90106-01-013, 90106-01-014, 90106-01-015, 90106-01-016, 90106-01-017, 90106-01-019, 90106-01-020, 90106-01-021, 90106-01-022, 90106-01-023, 90106-01-024, 90106-01-025, 90106-01-026, 90106-01-027, 90106-01-028, 90106-01-029, 90106-01-030, 90106-01-031, 90106-01-033, 90106-01-034, 90106-01-035, 90106-01-037, 90106-01-038, 90106-01-040, 90106-01-041, 90106-01-042, 90106-01-043, 90106-01-044, 90106-01-045, 90106-01-047, 90106-01-050, 90106-01-051, 90106-01-052, 90106-01-053, 90106-02-002, 90106-02-003, 90106-02-004, 90106-02-005, 90106-02-006, 90106-02-007, 90106-02-008, 90106-02-009, 90106-02-010, 90106-02-011, 90106-02-012, 90106-02-013, 90106-02-014, 90106-02-015, 90106-02-016, 90106-02-017, 90106-02-020, 90106-02-021, 90106-02-022, 90106-02-023, 90106-02-024, 90106-02-025, 90106-02-026, 90106-02-027, 90106-02-028, 90106-02-029.

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: All properties are currently unzoned

PC#2022-47 Aerial Map



PC#2022-47 Subject Properties



Comments/Questions



PC#2022-48

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Five Of The Zoning Study From Unzoned To R-5A Multi-Family Residential.

LOCATION: Florence County Zoning Study Group Five

TAX MAP NUMBERS: 00177-01-024, 00177-01-027, 00177-01-033, 90021-09-001, 90021-09-002.

COUNCIL DISTRICT(S): 8; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: All properties are currently unzoned

PC#2022-48 Aerial Map



PC#2022-48 Aerial Map



PC#2022-48 Subject Properties



Comments/Questions



PC#2022-49

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

LOCATION: Florence County Zoning Study Group Five

TAX MAP NUMBERS: 00149-01-004, 00149-01-005, 00149-01-009, 00149-01-013, 00179-01-027, 90020-03-001, 90020-04-003, 90021-04-012, 90021-04-013, 90021-05-024, 90021-05-026, 90021-05-027, 90021-05-046, 90021-10-007, 90021-10-011, 90029-03-001, 90029-03-004, 90029-03-005, 90029-03-007, 90105-01-005, 90105-01-006, 90105-01-007, 90105-01-008, 90105-01-009, 90105-01-010, 90105-01-011, 90105-01-018, 90105-02-001, 90107-01-002, 90107-01-003, 90108-01-002, 90108-01-005, 90108-01-007, 90108-01-008, 90108-01-009, 90108-01-010, 90108-01-011, 90108-01-012, 90108-01-013, 90108-01-014, 90108-01-015, 90108-05-001, 90109-01-001, 90109-01-002, 90109-01-003, 90109-02-001, 90109-02-002, 90109-02-003, 90109-02-004, 90109-02-005, 90109-02-007.

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

APPLICANT: County of Florence

ZONING/LAND AREA: All properties are currently unzoned

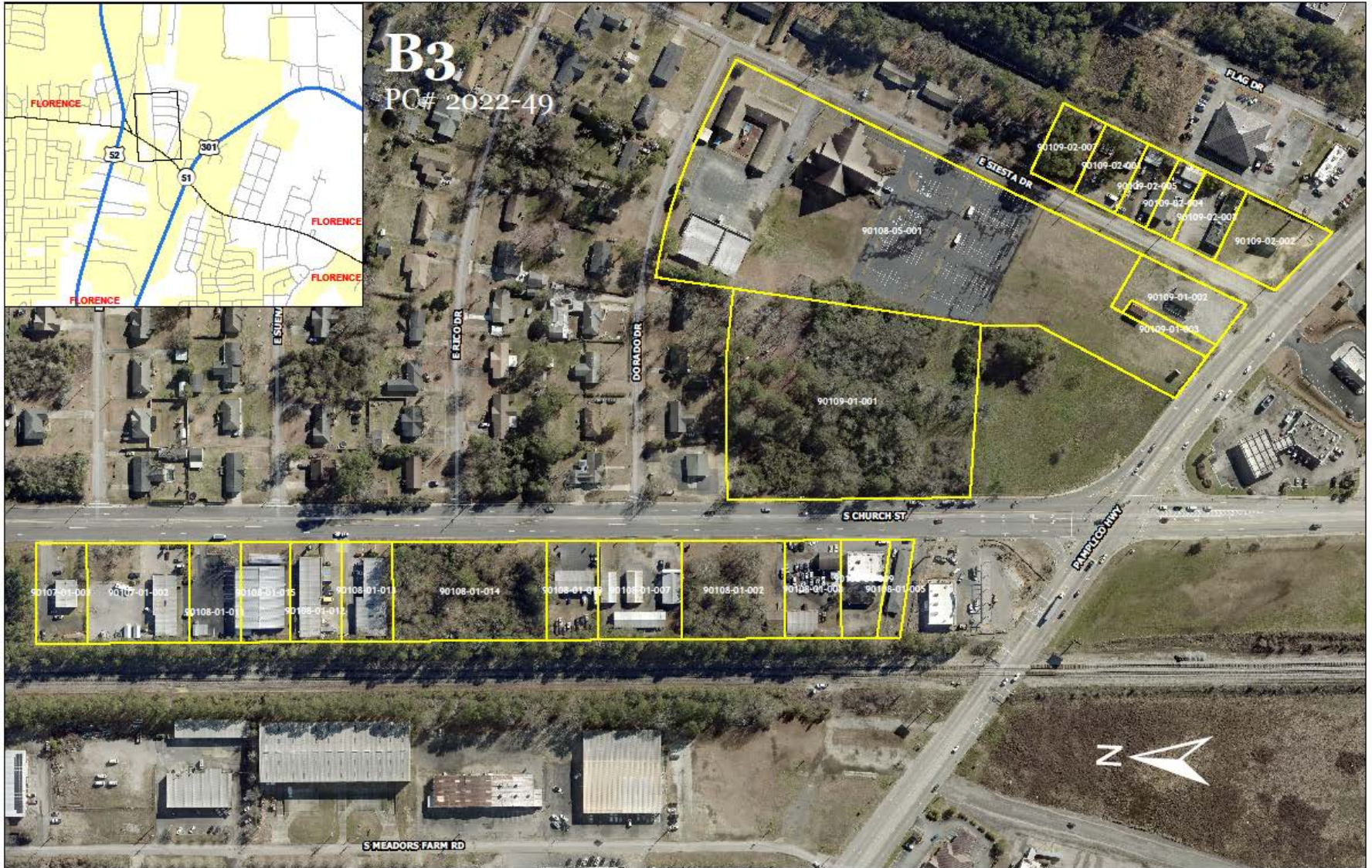
PC#2022-49 Aerial Map



PC#2022-49 Aerial Map



PC#2022-49 Aerial Map



PC#2022-49 Aerial Map



PC#2022-49 Subject Properties



PC#2022-49 Subject Properties



Comments/Questions



PC#2022-50

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

LOCATION: Florence County Zoning Study Group Five

TAX MAP NUMBERS: 90002-02-003, 90012-01-003, 90012-01-004, 90012-01-005, 90012-01-006, 90012-01-007, 90012-01-008, 90012-01-009, 90012-01-010, 90012-01-011, 90012-01-012, 90012-01-014, 90012-01-015, 90012-01-016, 90012-01-017, 90012-01-019, 90012-01-020, 90012-01-021, 90012-01-022, 90012-01-023, 90012-01-024, 90012-01-025, 90012-01-026, 90012-01-028, 90012-01-029, 90012-01-030, 90012-01-031, 90012-01-032, 90012-01-039, 90012-01-040, 90012-01-042, 90012-01-043, 90013-01-001, 90013-01-002, 90013-01-003, 90013-01-004, 90013-01-005, 90013-01-006, 90013-01-007, 90013-01-008, 90013-01-009, 90013-01-010, 90013-01-011, 90013-01-012, 90013-01-016, 90013-01-017, 90013-01-018, 90013-01-019, 90013-01-020, 90013-01-021, 90013-01-022, 90013-01-023, 90013-01-025, 90013-01-026, 90013-01-027, 90013-01-028, 90013-01-029, 90013-02-001, 90013-02-002, 90013-02-003, 90013-02-004, 90013-02-007, 90013-02-008, 90013-02-009, 90013-02-010, 90013-02-011, 90013-02-012, 90013-02-013, 90013-03-003, 90013-03-005, 90013-03-006, 90013-03-007, 90171-01-002, 90171-01-003, 90171-01-004, 90171-01-005, 90171-01-006, 90171-01-007, 90171-01-008, 90171-01-009, 90171-01-010, 90171-01-011, 90171-01-012, 90171-01-013, 90171-01-014, 90171-01-015, 90171-01-016, 90171-01-017, 90171-01-018, 90171-01-019, 90171-01-020, 90171-01-021, 90171-01-022, 90171-01-023, 90171-02-001, 90171-02-002, 90171-02-003, 90171-02-004, 90171-02-005, 90171-02-006, 90171-02-007, 90171-02-008, 90171-02-009, 90171-02-010, 90171-02-011, 90171-02-012, 90171-02-013, 90171-02-014, 90171-02-015, 90171-02-016, 90171-02-017, 90171-02-018, 90171-02-019, 90171-02-020, 90171-03-001, 90171-03-002, 90171-03-003, 90171-03-004, 90171-03-005, 90171-03-006, 90171-03-007, 90171-03-008, 90171-04-001, 90171-04-002, 90171-04-003, 90171-04-004, 90171-04-005, 90171-04-006, 90171-04-007.

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

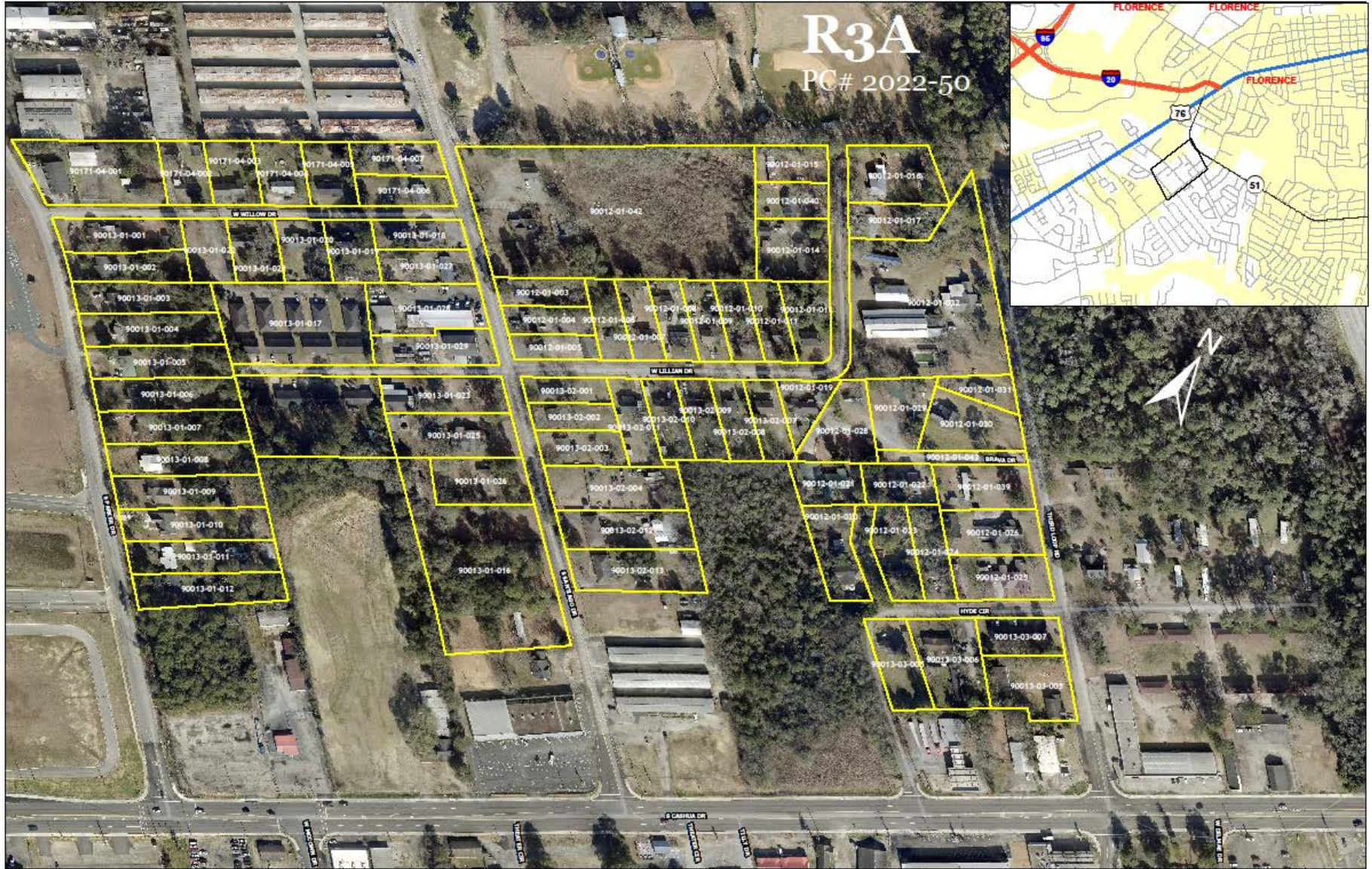
APPLICANT: County of Florence

ZONING/LAND AREA: All properties are currently unzoned

PC#2022-50 Aerial Map



PC#2022-50 Aerial Map



PC#2022-50 Subject Properties



PC#2022-50 Subject Properties



Comments/Questions



Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, September 27, 2022
5:00 P.M.

I. Other Business

II. Director's Report:

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

III. Adjournment