

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 23, 2024
6:00 P.M.
County Complex
Room 803

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and lobby of the County Complex and on the information board in the lobby of the Planning and Building Inspection Department building.

- I. Call to Order
- II. Review and Motion of Minutes
 - Meeting of December 19, 2023
- III. Public Hearings

Map Amendments:
PC#2024-01

A Comprehensive Plan Map Amendment Requested By Eco Shield Asphalt Products, LLC To Change A Portion Of The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 For Property Located At 372 Marsh Road, Pamplico, SC As Shown On Florence County Tax Map Number 00348, Block 02, Parcel 043.

PC#2024-02

Map Amendment Requested By Eco Shield Asphalt Products, LLC To Change The Zoning Designation For Property Of Tax Map Number 00348, Block 02, Parcel 043 Located At 372 Marsh Road, Pamplico, SC From Unzoned and B-5, Office-Light Industrial District To B-6 Industrial District.

PC#2024-03

Map Amendment Requested By Church Family Investments, LLC To Change The Zoning Designation For Property Of Tax Map Number 00152, Block 01, Parcel 004, 005 and 091 Located At 3323, 3409 And 3401 S Irby Street, Florence, SC From RU-1 Rural Community District To B-3 General Commercial District.

PC#2024-04

Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To TH Townhouse District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The

Following Property As It Is Reflected On The Tax Maps As: 00275-01-103.

PC#2024-05

Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To RU-1 Rural Community District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 00240-01-013.

PC#2024-06

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To R-3 Single Family Residential District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00275-01-012, 27517-01-001, 27517-01-002, 27517-01-003, 27517-01-004, 27517-01-005, 27517-01-006, 27517-01-007, 27517-01-008, 27517-01-009, 27517-01-010, 27517-01-011, 27517-01-012, 27517-01-013, 27517-01-014, 27517-01-015, 27517-01-016, 27517-01-017, 27517-01-018, 27517-01-019, 27517-01-020, 27517-01-021, 27517-01-022, 27517-01-023, 27517-01-024, 27518-01-001, 27518-01-002, 27518-01-003, 27518-01-004, 27518-01-005, 27518-01-006, 27518-01-007, 27518-01-008, 27518-01-009, 27518-01-010, 27518-01-011, 27518-01-012, 27518-01-013, 27518-01-014, 27518-01-015, 27518-01-016, 27518-01-017, 27518-01-018, 27518-01-019, 27518-01-020, 27518-01-021, 27518-01-022, 27518-01-023, 27518-01-024, 27518-01-025, 27518-01-026, 27518-01-027.

PC#2024-07

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To R-1 Single Family Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00204-01-022, 00204-01-032, 00204-01-079, 00204-01-081, 00238-01-063, 00238-01-068.

PC#2024-08

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MR Low Density Mixed Residential District. Furthermore, The Requirements Of Florence County Code Of Ordinances,

Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-053, 00238-01-065, 00239-01-005, 00239-01-006, 00239-01-013, 00239-01-044.

PC#2024-09

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To MMF Mixed Multi-Family District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00240-01-017, 00275-01-134, 00275-01-236, 00275-01-237.

PC#2024-10

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To FO/LI Flex Office/Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00236-01-035, 00236-01-039, 00239-01-038, 00239-01-039, 00239-01-040, 00240-01-004, 00240-01-005, 00240-01-007, 00240-01-018, 00241-01-015, 00241-01-023.

PC#2024-11

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-6 Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge,

Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-075, 00202-01-092, 00236-01-001, 00236-01-014, 00236-01-015, 00236-01-016, 00236-01-018, 00236-01-019, 00236-01-023, 00236-01-024, 00236-01-026, 00236-01-027, 00236-01-028, 00236-01-031, 00236-01-036, 00236-01-037, 00236-01-038, 00240-01-012.

PC#2024-12

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-5 Office And Light Industrial District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-053, 00202-01-064, 00237-01-003, 00240-01-010.

PC#2024-13

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To B-1 Limited Business District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00239-01-008, 00239-01-014, 00239-01-033, 00239-01-036, 00239-01-037.

PC#2024-14

Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To CMU Commercial Mixed-Use District. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00202-01-022, 00202-01-023, 00202-01-024, 00202-01-025, 00202-01-036, 00202-01-058, 00202-01-059, 00202-01-066, 00202-01-067, 00202-01-070, 00202-01-074, 00202-01-076, 00202-01-081, 00203-01-023, 00203-01-025, 00203-01-026, 00203-01-027, 00203-01-028, 00203-01-029,

00203-01-032, 00203-01-082, 00236-01-001, 00236-01-030, 00236-01-032, 00236-01-033, 00237-01-006, 00237-01-016, 00237-01-017, 00237-01-019, 00238-01-001, 00238-01-002, 00238-01-003, 00238-01-007, 00238-01-008, 00238-01-009, 00238-01-019, 00238-01-022, 00238-01-043, 00238-01-059, 00238-01-062, 00238-01-070, 00239-01-003, 00240-01-001, 00240-01-008, 00240-01-011, 00240-01-015, 00240-01-016, 00241-01-004, 00241-01-006, 00241-01-008, 00241-01-012, 00241-01-018, 00241-01-021, 00241-01-022, 00241-01-024, 00241-01-088, 00241-01-089, 00241-01-090, 00241-01-127, 00241-01-192, 00275-01-010, 00275-01-015, 00275-01-108, 00275-01-110, 00275-01-122, 00275-01-129, 00275-01-148, 00275-01-149, 00275-01-231, 00276-01-001, 00276-01-002, 00276-01-003, 00276-01-004, 00276-01-018, 00276-01-020, 00276-01-024, 00276-01-028, 00276-01-029, 00276-01-030, 00276-01-031, 00276-01-033, 00276-01-035, 00276-01-037, 00276-01-038, 00276-01-039, 00276-01-040, 00276-01-041.

Text Amendments:
PC#2024-15

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III-CONDITIONAL USE REGULATIONS, Sec. 30-111(6)(d) Mining And Extraction Operations; And Chapter 30- ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, Sec. 30-29- Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts; Sec. 30-117-30-120. Reserved.

PC#2024-16

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE I.- ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30-2. – Purpose of districts.

PC#2024-17

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE I.- ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30-9. – Unzoned areas.

PC#2024-18

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 And Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8.- TOWNHOUSE AND MIXED-USE DISTRICTS, Sec.30-80.2. Uses Permitted(c) Table XI: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements

PC#2024-19

Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 1.- GENERALLY, Sec.30-27- Application Of Regulations, And Sec. 30-28. – Table I: Schedule Of

Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts, And Sec. 30-29. - Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts, And Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8.- TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.2. Uses Permitted (c) Table XI: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements.

IV. Other Business

- Election of Officers

V. Director's Report:

- Summary Plats (December 2023)
- Building Reports (December 2023)

VI. Adjournment