

Florence County Planning Commission

March 26, 2024

6:00 PM

Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, March 26, 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 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 February 27, 2024

III. Public Hearings

Map Amendments:

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, Parcels 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#2024-35

Map Amendment Requested By Karl L. Bowman To Change The Zoning Designation For Property Of Tax Map Number 00033, Block 04, Parcel 145 Located At 507 E. Smith Street, Timmons ville, SC From RU-1 Rural Community District To RU-2 Rural Resource District.

PC#2024-03

SUBJECT: 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.

LOCATION: 3323, 3409, 3401 S Irby Street, Florence

TAX MAP NUMBERS: 00152, Block 01, Parcel 004,005 and 091

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Church Family Investments

APPLICANT: Church Family Investments

ZONING/LAND AREA: RU-1 Approximately 10.75 acres

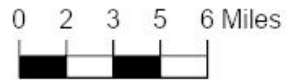
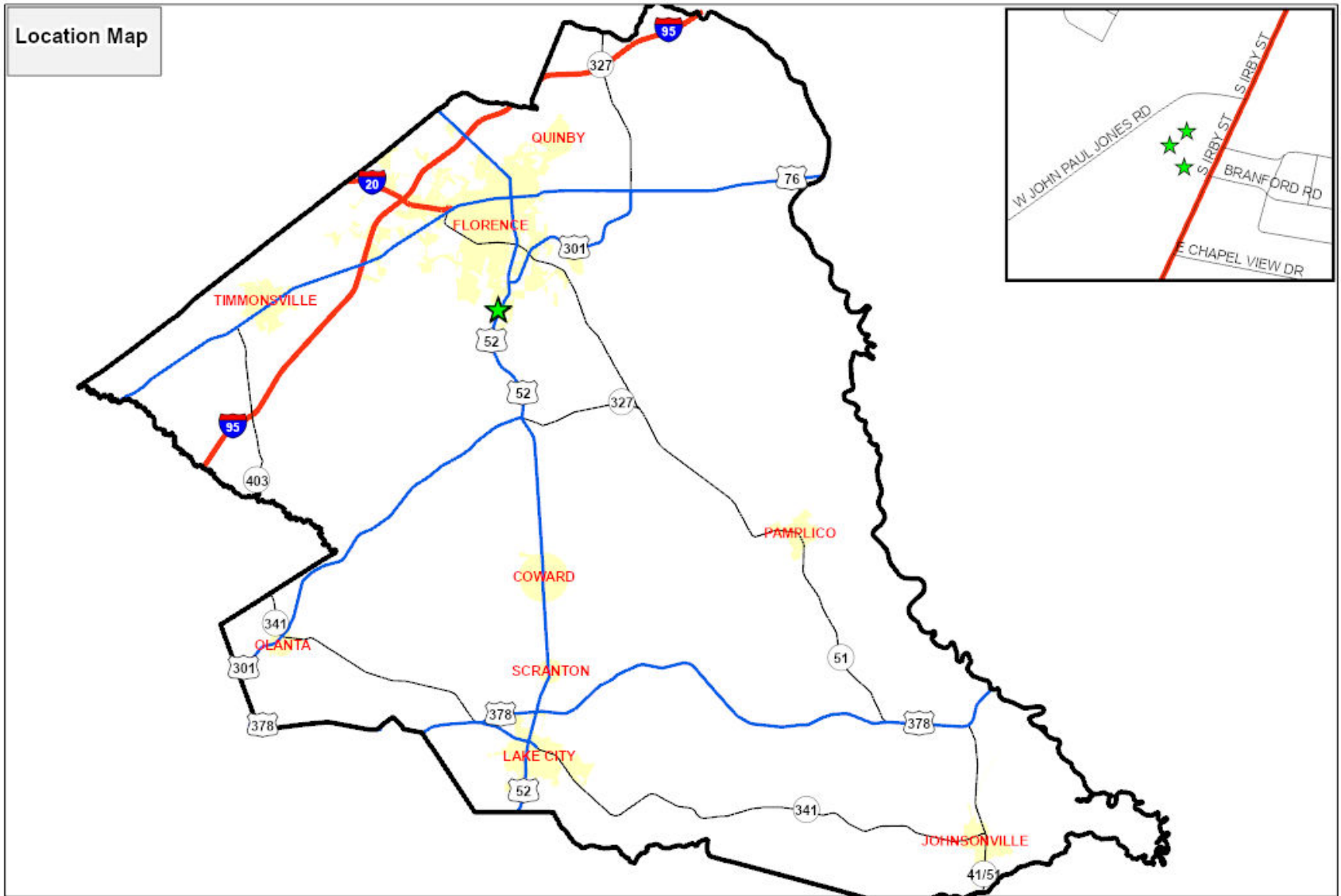
WATER/SEWER AVAILABILITY: City of Florence Water Only

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

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: RU-1

PC#2024-03 Location Map



Florence County
Planning Department
Meeting Date:
3/26/24



Council District 5
PC#2024-03

PC#2024-03 Zoning Map



0 80 160 320 Feet

Florence County
Planning Department
Meeting Date:
3/26/24



Council District 5
PC#2024-03

PC#2024-03 Aerial Map



2021 Aerial

W JOHN PAUL JONES RD

E THORNCLIFF RD

BRANFORD RD

S 1ST ST

0 80 160 320 Feet

Florence County
Planning Department
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Council District 5
PC#2024-03

PC#2024-03 Subject Properties



3323 S Irby Street

PC#2024-03 Subject Properties



3401 S Irby Street

PC#2024-03 Subject Properties



3409 S Irby Street

Comments/Questions



PC#2024-35

SUBJECT: Map Amendment Requested By Karl L. Bowman To Change The Zoning Designation For Property Of Tax Map Number 00033, Block 04, Parcel 145 Located At 507 E. Smith Street, Timmons ville, SC From RU-1 Rural Community District To RU-2 Rural Resource District.

LOCATION: 507 E Smith Street, Timmons ville

TAX MAP NUMBERS: 00033, Block 04, Parcel 145

COUNCIL DISTRICT(S): 4; County Council

OWNER OF RECORD: Karl L & Mary F Bowman

APPLICANT: Karl L Bowman

ZONING/LAND AREA: RU-1 Approximately 10.22 acres

WATER/SEWER AVAILABILITY: City of Florence

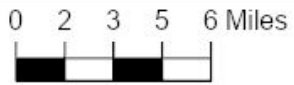
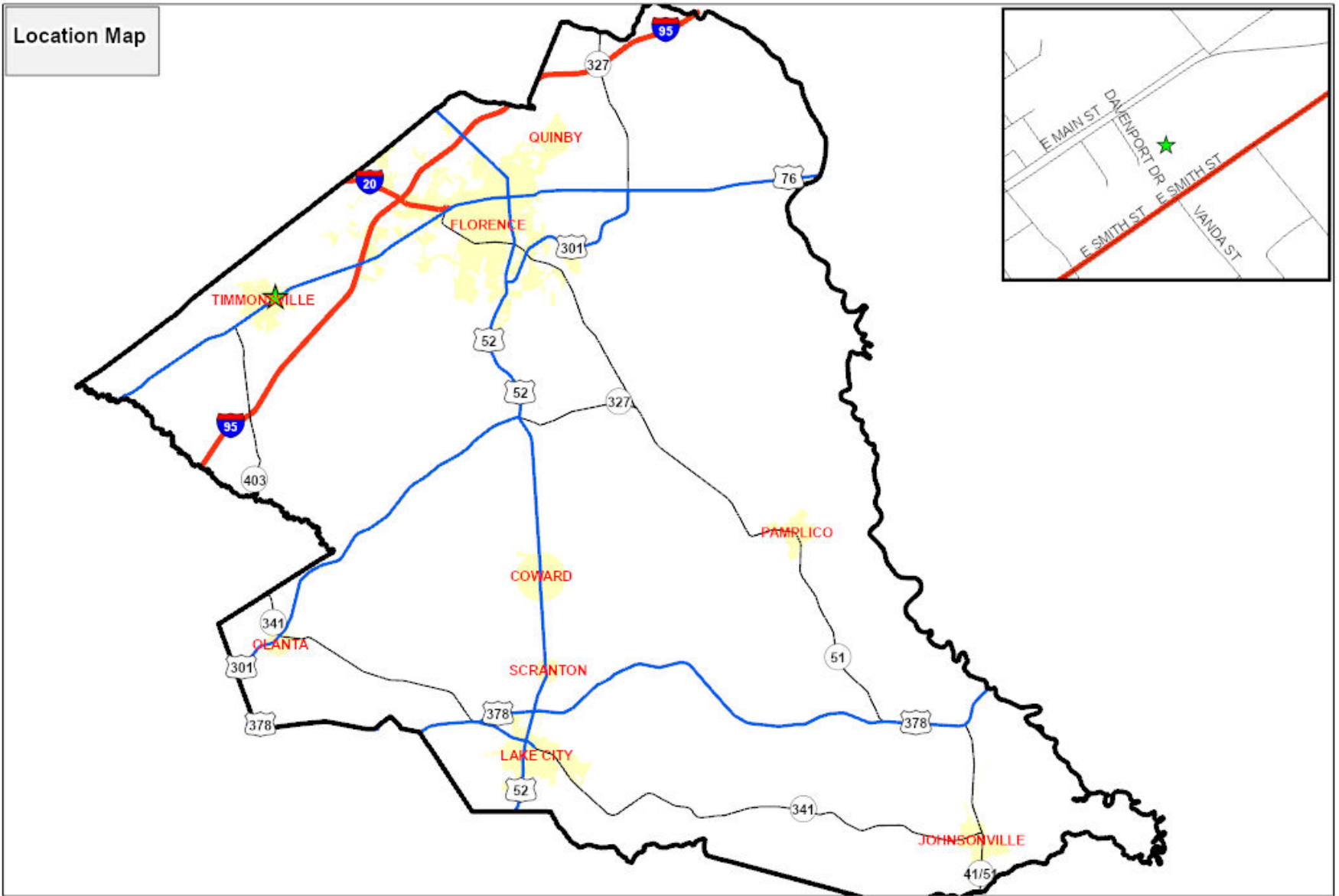
**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: RU-1

PC#2024-35 Location Map

Location Map

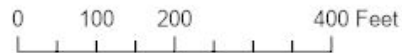
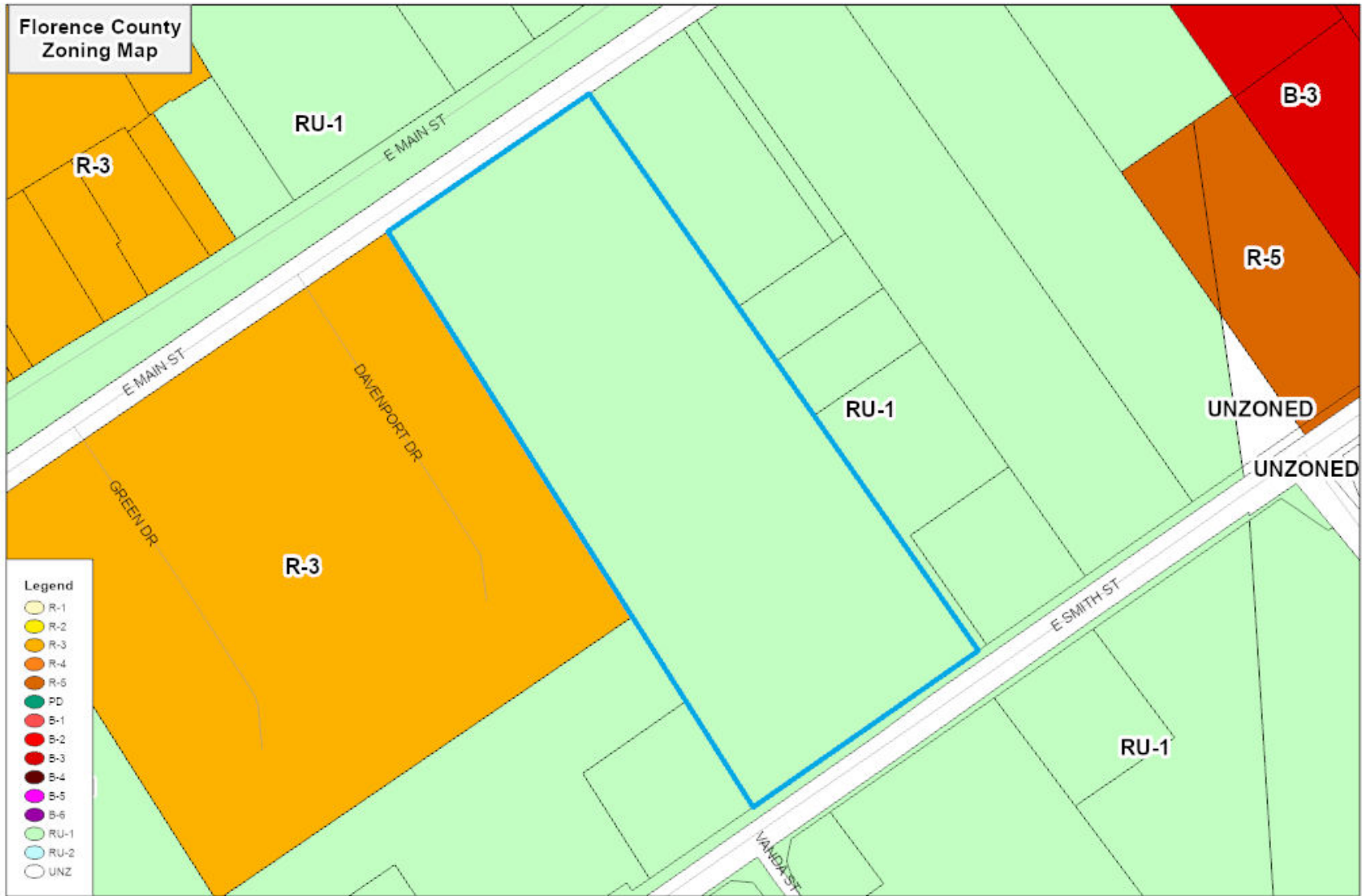


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Council District 4
PC#2024-35

PC#2024-35 Zoning Map



Florence County
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Council District 4
PC#2024-35

PC#2024-35 Aerial Map



0 100 200 400 Feet

Florence County
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Meeting Date:
3/26/24



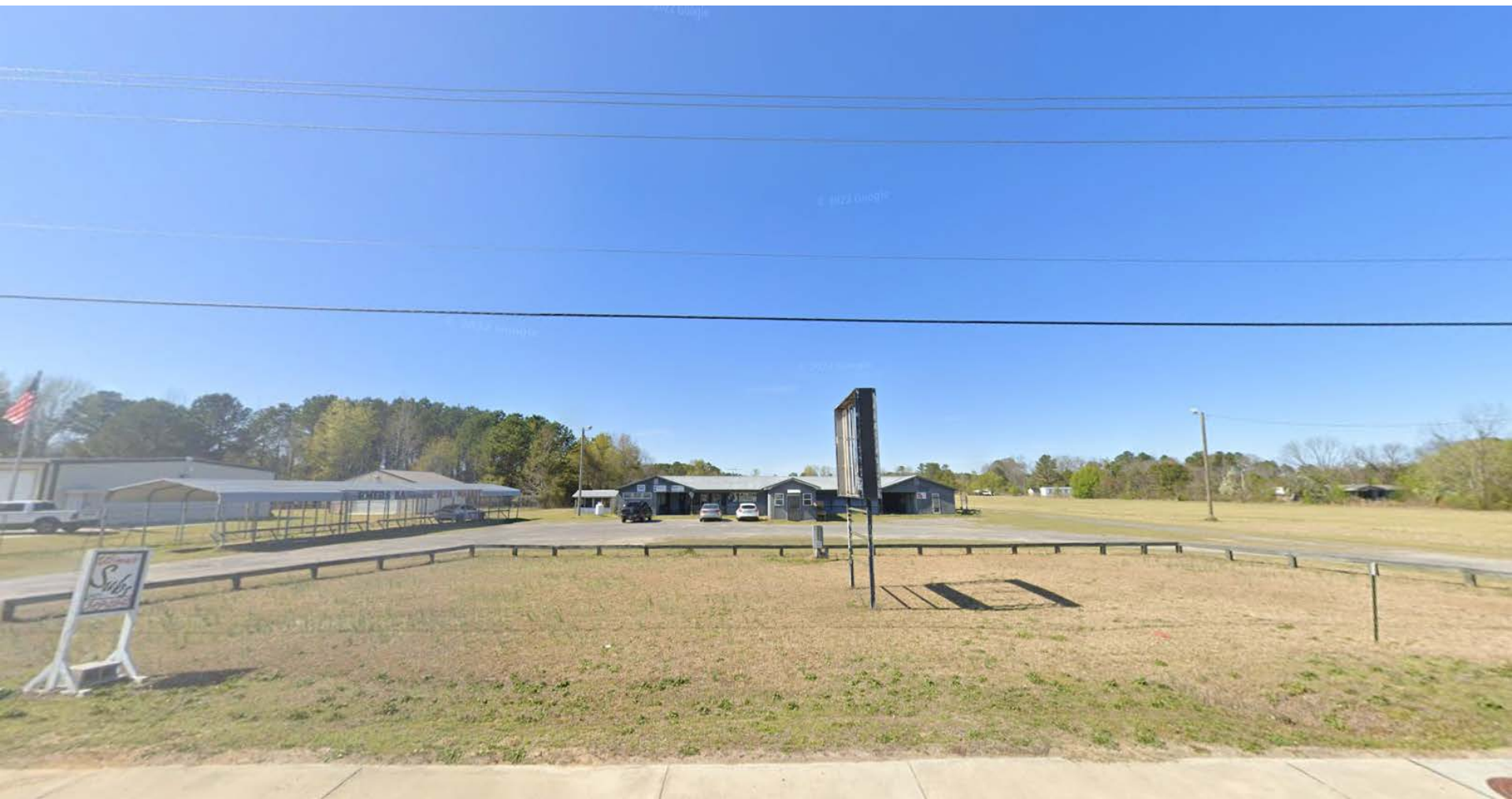
Council District 4
PC#2024-35

PC#2024-35 Subject Property



THIS PROPERTY IS SUBJECT
TO A FLORENCE COUNTY
PLANNING COMMISSION
OR BOARD OF ZONING
HEALS AGENDA ITEM
FOR MORE INFORMATION
CALL 853-658-3507

PC#2024-35 Subject Property



Comments/Questions



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I. Other Business

II. Director's Report:

- Summary Plats (February 2024)
- Building Reports (February 2024)

III. Adjournment

THANK YOU
FOR
ATTENDING!

