

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, March 26, 2024
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties current use are residential and are zoned RU-1.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject properties to B-3 General Commercial District.
3. Surrounding Land Use and Zoning:
North: Florence County/ Vacant/B-3
South: Florence County, City of Florence/Residential, Commercial, Educational/RU-1, B-3, Unzoned, City Zoning
West: Florence County/Residential, Vacant/ RU-1, Unzoned
East: Florence County, City of Florence/ Residential, / R-3, City Zoning

4. Transportation Access and Circulation:

Present access to the property is by the way of S Irby Street and W John Paul Jones Road in Florence, SC.

5. Traffic Review:

The rezoning of this property from RU-1 to B-3 General Commercial may have an impact on traffic flow.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Variable Development District 1. The requested rezoning of the property is compatible with the designated future land use.

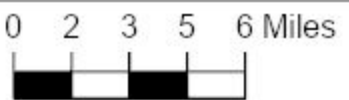
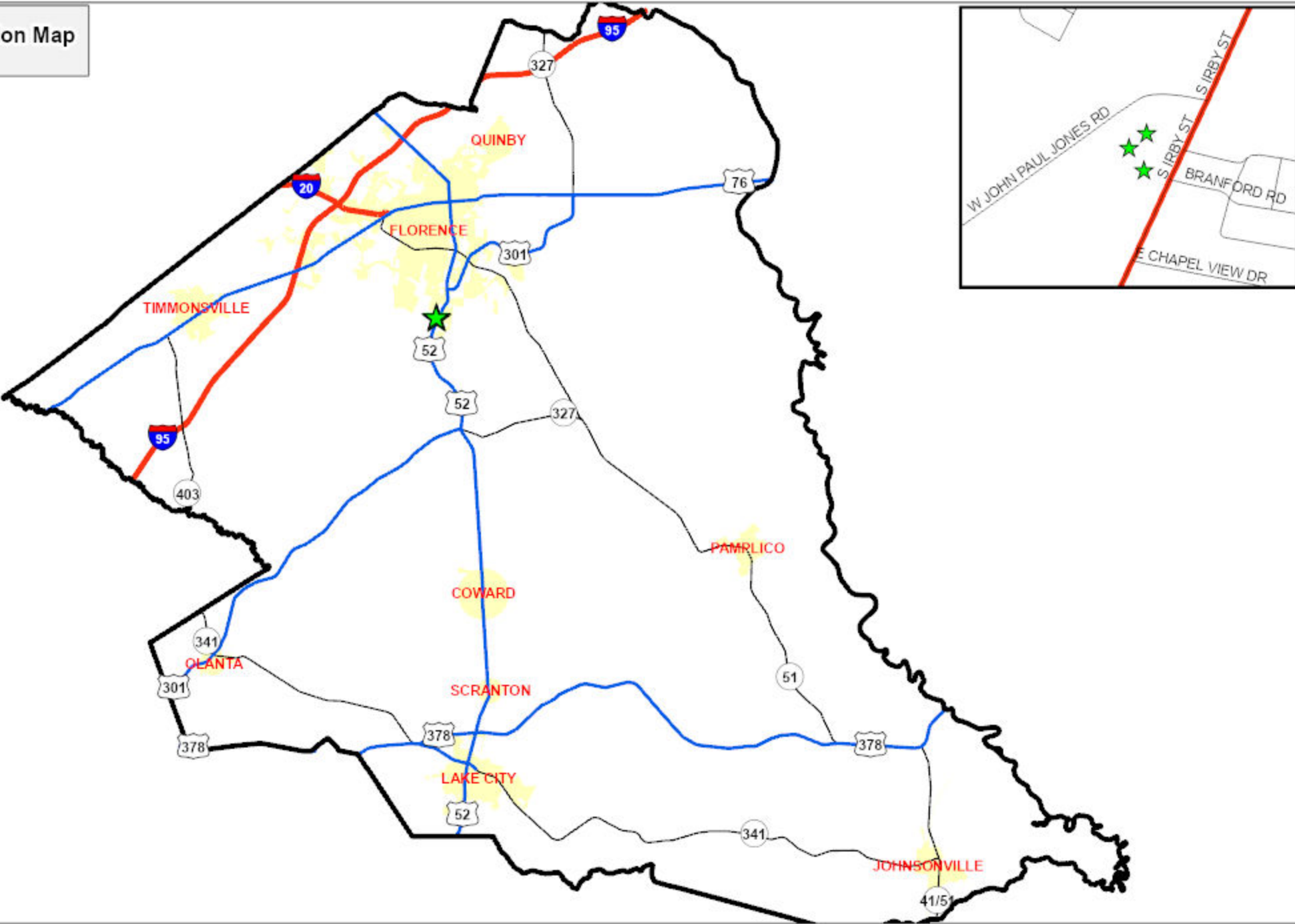
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, April 18, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map



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



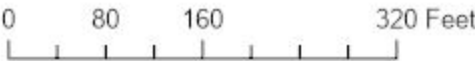
Council District 5
PC#2024-03

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



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



Council District 5
PC#2024-03

2021 Aerial



0 80 160 320 Feet

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



Council District 5
PC#2024-03

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, March 26, 2024
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

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The current use of the subject property is commercial and zoned RU-1.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to RU-2 Rural Resource District.
3. Surrounding Land Use and Zoning:
North: Town of Timmons ville/ Vacant/ RU-1
South: Town of Timmons ville/Commercial/ RU-1
West: Town of Timmons ville/, Vacant, Public Administration, Residential/RU-1, R-3
East: Town of Timmons ville/ Residential/ RU-1

4. Transportation Access and Circulation:

Present access to the property is by the way of E Smith Street and E Main Street in Timmons ville, SC.

5. Traffic Review:

The rezoning of this property from RU-1 to RU-2 could have a limited impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Variable Development District 2. The requested rezoning of the property is compatible with the designated future land use.

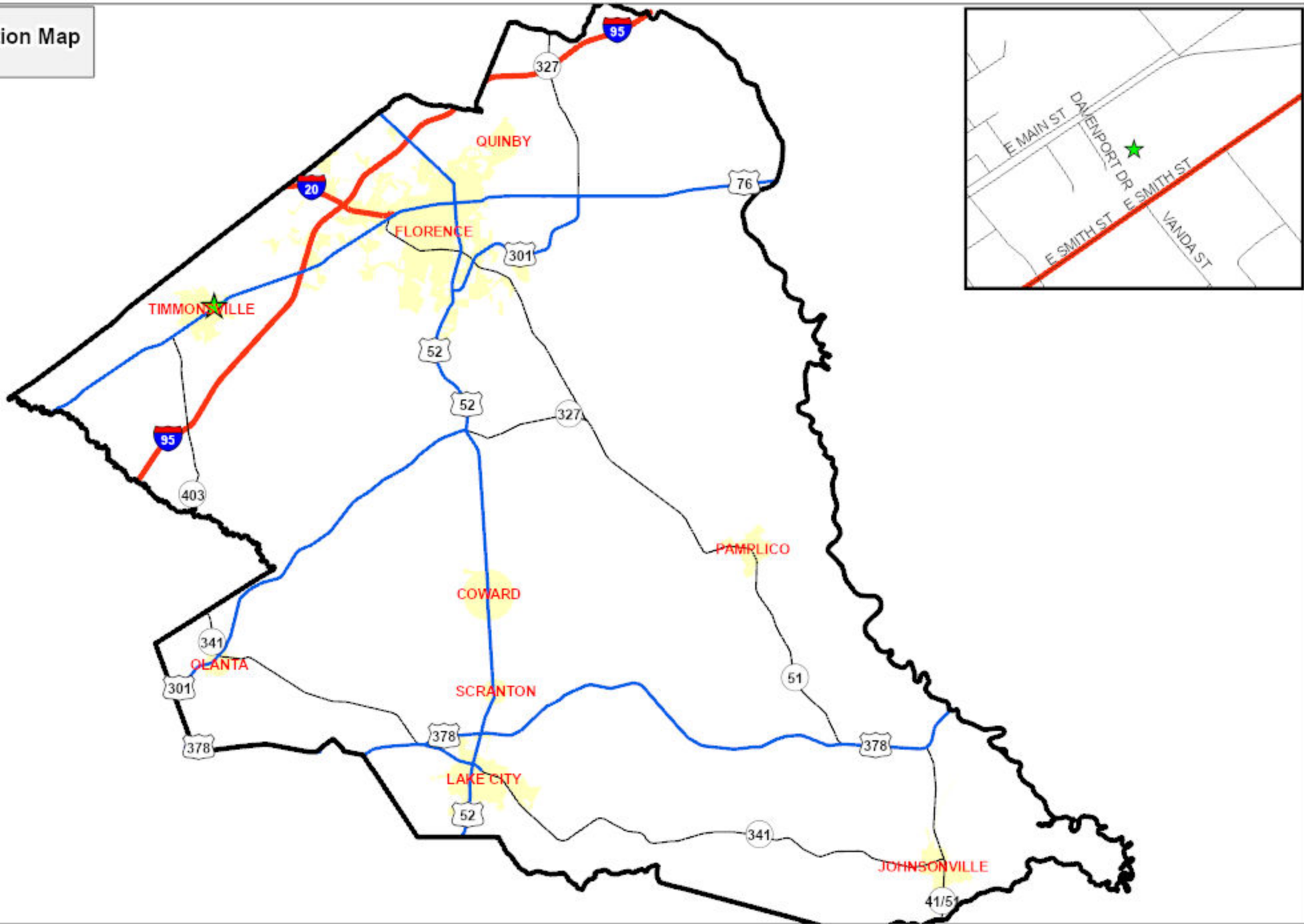
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ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Town of Timmons ville Letter

Location Map

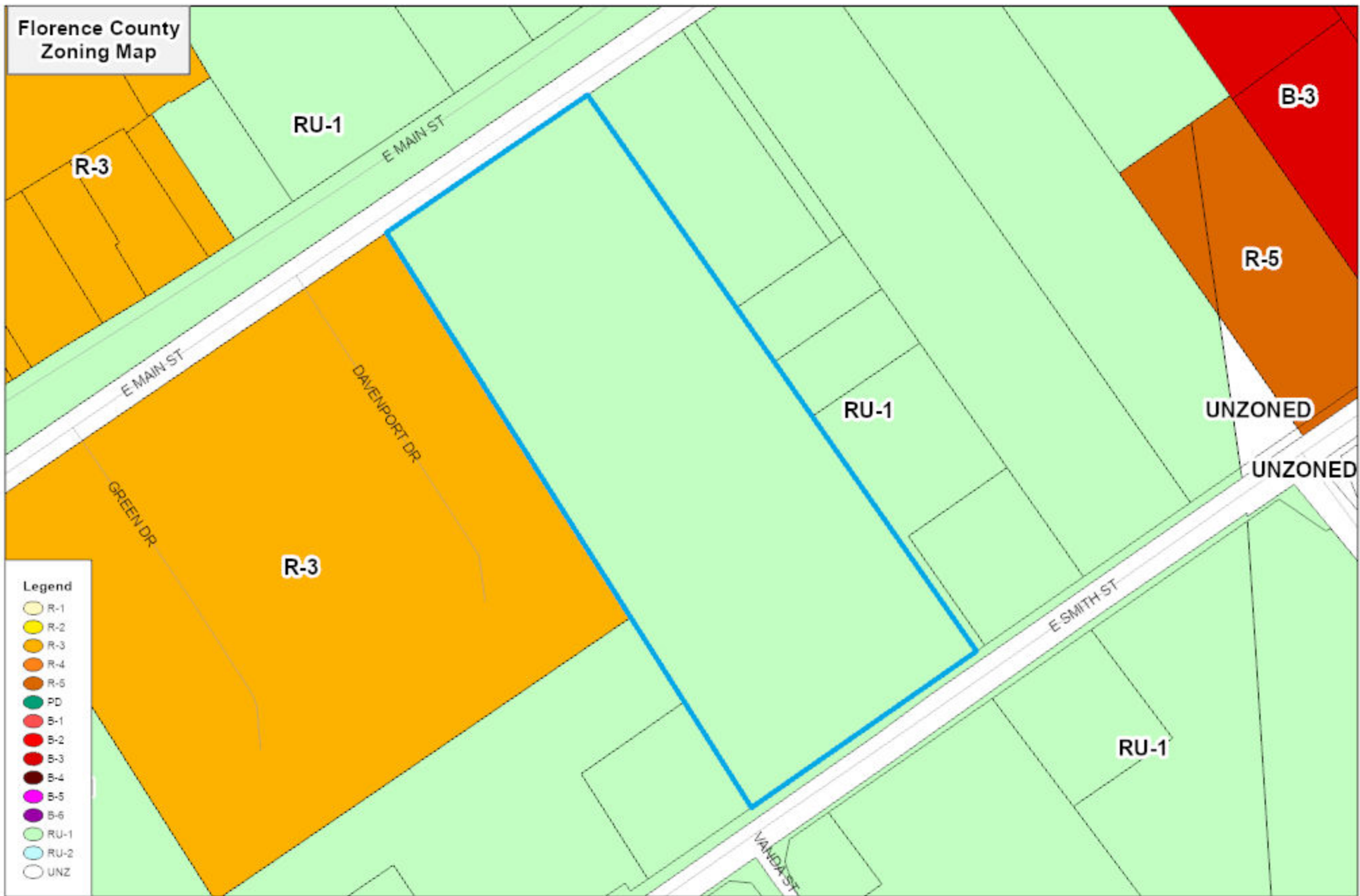


Florence County
Planning Department
Meeting Date:
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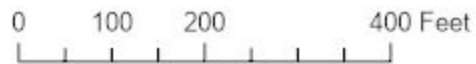
Council District 4
PC#2024-35

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



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



Council District 4
PC#2024-35

2021 Aerial



0 100 200 400 Feet

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



Council District 4
PC#2024-35



Town of Timmonsville
PO Box 447
Timmonsville SC 29161
Office 843-346-7942
William James, Jr. Mayor

03/13/2024

Mayor and Council voted to approve the request to rezone approximately 10.4 acres located at 507 E. Smith Street Timmonsville SC 29161 from RU-1 to RU-2. This will allow the property to be used for an RV park.

Respectfully Submitting,

Thomas J. McFadden

Town Administrator