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 26, 2019

III. Public Hearings

   **Text Amendment:**

   **PC#2019-03** Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 4. – FH FLOOD HAZARD DISTRICT, Sec. 30-61. – General development standards, (b) Certifications, (2) Certification during construction; (c) Duties and responsibilities of the local administrator; (1) Permit review; Sec. 30-62.-Specific development standards., (4) Elevated buildings.
PC#2019-03

- **Subject:** Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REULATIONS, DIVISION 4. – FH FLOOD HAZARD DISTRICT, Sec. 30-61. – General development standards., (b) Certifications., (2) Certification during construction, (c) Duties and responsibilities of the local administrator. (1) Permit review. Sec. 30-62. – Specific development standards., (4) Elevated buildings.

- **Applicant:** Florence County

- **Staff Recommendation:** Approval of the request
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.

III. Public Hearings

**Zoning Map Amendment:**

**PC#2019-04**  
Map Amendment Requested By Cypress Engineering-Will Rogan To Change The Zoning Designation For The Property Of Tax Map Number 00173, Block 01, Parcel 119 Located On West Freight Road From RU-1, Rural Community District, To B-3, General Commercial District.
PC#2019-04

• **Subject:** Rezoning request from RU-1, Rural Community, to B-3, General Commercial District.

• **Location:** West Freight Road, Florence, SC

• **Tax Map Numbers:** 00173, Block 01, Parcel 119

• **Council District(s):** 7; County Council

• **Owner of Record:** Wando Properties LLC

• **Applicant:** Cypress Engineering- Will Rogan

• **Land Area:** 9.09 Acres

• **Staff Recommendation:** Approval of the request
PC#2019-04 Zoning Map

Florence County Zoning Map

Legend:

- R1
- R2
- R3
- R4
- R5
- R6
- R1
- R2
- R3
- R4
- R5
- R6
- S1
- S2
- S3
- S4
- S5
- S6
- UNZ

Council District(s): 7
PC#2019-04

Map Prepared by: RWE
Copyright 2016: Florence County Planning & Building Inspections Department Geographic Information Systems
2019-03-14
PC#2019-04 Property Plat
PC#2019-04 Property Plat
PC#2019-04 Public Notice

Florence County Planning Commission
Public Meeting
Tuesday, March 26, 2019 @ 6:00 p.m.
County Complex, Room 803, located at 180 N. Irby St., Florence
For information regarding the below issue, please call (843) 676-8600.

PC#2019-04

Map Amendment Requested To Change The Zoning Designation For The Property Of Tax Map Number 00173, Block 01, Parcel 119 Located On West Freight Road From RU-1, Rural Community, To B-3, General Commercial District.
PC#2019-04 North of the Property
PC#2019-04 South of the Property
PC#2019-04 Darlington County Line
Spot Zoning

- Zoning a small parcel as an island surrounded by a district with different zoning may be considered spot zoning.

- Spot zoning is a practice which the South Carolina courts have held invalid.

- The Supreme Court stated that invalid "spot zoning" is the process of singling out a small land parcel for a use classification totally different from that of the surrounding area to benefit the property owners and to the detriment of other owners.
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.

IV. Other Business:

• None

V. Director’s Report:

• Summary Plats (February 2019)
• Building Reports (February 2019)

VI. Adjournment