



May 9, 2025

Dr Alphonso Bradley
Florence Housing Authority
2640 West Palmetto Street
Florence, South Carolina 29501

abradley@hafsc.org

RE: **City of Florence Zoning Verification for Oakland Place Apartments**
Tax Map Numbers 90100-06-012 and 90100-05-002

Dear Dr. Bradley,

This zoning verification letter serves to inform you that the parcel with Tax Map Number 90100-06-012 is in the City of Florence and zoned Commercial General (CG) District. Per the City of Florence, South Carolina, *Unified Development Ordinance*, "The CG district is intended for a broad range of retail, restaurant, entertainment, offices, institutional and service uses." Multifamily is a conditionally permitted use in the CG District.

The parcel with Tax Map Number 90100-05-002 is also in the City of Florence and zoned Neighborhood Conservation -6.3 (NC-6.3) District. Per the City of Florence, South Carolina, *Unified Development Ordinance*, "The NC-6.3 district is intended to protect the character and function of established neighborhoods." Multifamily is a conditionally permitted use in the NC-6.3 District.

The existing apartments are permitted with specific building and design standards in both zoning districts. There are no legal nonconforming issues and no open zoning code violations of the *Unified Development Ordinance* related to the aforementioned parcels based on the current occupation. In case of destruction, the multifamily use may be reinstated.

Please be advised that this Zoning Verification Letter does not negate or otherwise supersede any other applicable laws, as promulgated by the City of Florence, the State of South Carolina, the United States of America or any other agency or sub agency that may have jurisdiction, related to the requested use.

Please feel free to contact the Department of Planning, Research and Development if you require additional assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AZ'.

Alane Zlotnicki, AICP

Senior Planner