Agenda
Florence County Planning Commission Meeting
Tuesday, May 24, 2011
6:30 P.M.
City/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 City/County Complex and on the information board at the entrance of the Planning, Zoning and Building Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes
   Meeting of March 22, 2011

III. Public Hearings:

   Comprehensive Plan Map Amendment:
   PC#2011-04 Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located at 224 E. Carolyn Ave., Florence shown on Tax Map No. 90095, Block 1, Parcel 42 from Commercial Growth and Preservation to Suburban Development. (Salmon)

   Map Amendment:
   PC#2011-05 Map Amendment requested by Doulaveris Holdings LLC to change the zoning district designation for property located at 224 E. Carolyn Ave., Florence shown on Florence County Tax Map No. 90095, Block 1, Parcel 42 from B-3, General Commercial District to R-4, Multi-Family Residential District, Limited. (Pink)

IV. Requests for Plat/Plan Approval:
   PC#2011-06 Request for Summary Plat Approval with a waiver of Section 28.6-85 by Betty Fulton on behalf of Bryant McElveen for property located at 2821 T & W Lane, Effingham shown on Florence County Tax Map No. 102, Block 1, Parcel 266. (Gray)

V. Other Business:
   None

VI. Director’s Report:
   • Summary Plats
   • Building Report

VII. Executive Session (if needed)

VIII. Adjournment
PC# 2011-04

Subject: Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located at 224 East Carolyn Avenue, Florence from Commercial Growth and Preservation to Suburban Development.

Location: 224 East Carolyn Avenue, Florence County

Tax Map Numbers: 90095, Block 01, Parcel 042

Council District(s): 8; County Council

Applicant: Doulaveris Holdings, LLC

Land Area: .521344
PC# 2011-04 Adjacent Property
PC# 2011-04 Adjacent Property
PC# 2011-04 Site Photographs
The property is currently designated as Commercial Growth and Preservation according to the Comprehensive Plan Land Use map.

The applicant is proposing to change the designation to Suburban Development.

Staff’s Justification/Reason for proposed amendment is to recognize substantial change and changing conditions or circumstances in a particular locality.
PC# 2011-04 Comprehensive Plan

The proposal is to change the designation to Suburban Development which provides areas in suburban settings that are expected to have increasing community significance with opportunities for residential, commercial, and institutional uses that enhance the area as a whole.
PC# 2011-04 Staff Recommendation

Staff recommends approval of this request because Suburban Development would coordinate with the existing land uses surrounding this area.
PC# 2011-05

Subject: Rezoning request from B-3, General Commercial District to R-4, Multi-Family Residential District, Limited

Location: Property is located at 224 Carolyn Avenue, Florence County

Tax Map Number: 90095, Block 1, Parcel 042

Council District(s): 8; County Council

Owner of Record: Doulaveris Holdings LLC

Applicant: William Doulaveris

Land Area: Approximately .52 acres
PC# 2011-05 Site Photograph
PC# 2011-05 Adjacent Property
PC# 2011-05 Adjacent Property
PC# 2011-05 Street View
PC# 2011-05 Site Photographs
PC# 2011-05 Background

The subject property is currently vacant and zoned B-3, General Commercial District.

The proposal is to rezone the subject property to R-4, Multi-Family Residential District, Limited for duplex development.

Surrounding land uses and zoning include single-family residential and vacant properties zoned B-3 existing in Florence County and the City of Florence.
Present access to the property is by Carolyn Avenue that is maintained by SCDOT.

Water and sewer services are provided by the City of Florence.

No waterways or bodies of water exist in the area and the property does not exist in a flood zone.

The rezoning of this property will not have an effect on traffic flow for this area.
Chapter 30-Zoning Ordinance

The intent of the R-4 Multi-Family Residential District, Limited is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.
Currently, the subject property is located in a Commercial Growth and Preservation area according to the Comprehensive Plan land Use Map.

The request for the zoning amendment to R-4 does not presently comply with the Land Use Element’s designation for the subject property.

However, staff is moving forward with the request to amend the current land use designation to Suburban Development to comply with the Comprehensive Plan Land Use Map as the designation would coordinate with the existing land uses surrounding this area.

When the amendment is approved for the land use designation change, the zoning amendment of the subject property from B-3 to R-4 will be in compliance.
PC# 2011-05 Staff Recommendation

Staff recommends approval of the rezoning request based on its being in compliance with the approval of the land use designation change request to the Land Use Element of the Comprehensive Plan.
PC# 2011-06

Request: A waiver of Section CD 28.6:85 (a) of the Florence County Land Development and Subdivision Ordinance of the Florence County Code.

Applicant: Betty Fulton

Status of the Applicant: Representative of the owner

Location: 821 T & W Lane

Council District: 5; County District

School District: 1

Size of property: .33 acres

Tax Map Reference: 00102, Block 01, Parcel 266
PC# 2011-06 Plat
Section CD 28.6:85 (a) of Florence County Land Development and Subdivision Ordinance stipulates for private road developments up to six lots, that if the roadway ties to a county-maintained road, a fifty(50)-foot wide access easement is required.
PC# 2011-06 Staff Analysis

The applicant is requesting to divide a lot off of a private road (T & W Lane) with a 25-foot wide easement. Florence County Land Development and Subdivision Ordinance requires the easement to be 50 feet wide.
PC# 2011-06 Waiver Request

The applicant requests a waiver of the requirement for the easement to be 50 feet wide.

T & W Lane currently has a 25-foot easement.
The Florence County Planning Commission approved a waiver for another parcel on this road in March of 2007. There appears to be the intent to split additional lots on this private road after this lot. The staff recommends that the property owner submit a plan for the whole project. With a master plan, the Planning Commission can approve the waiver once instead of as needed per parcel.
On May 9, 2011, the Technical Review Committee recommended deferring the waiver of section 28.6-85 (a) of the Florence County Land Development and Subdivision Ordinance to request that the property owner present a plat for the project as a whole.
Director’s Report

• Summary Plats

• Building Report