Amended Agenda
Florence County Planning Commission Meeting
Tuesday, July 26, 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. Election of Officers

III. Review and Motion of Minutes

Meeting of June 28, 2011

IV. Public Hearings

Comprehensive Plan Map Amendment:

PC#2011-11 Comprehensive Plan Map Amendment to change the Land Use Map
designation for property in Florence County located at 135 S. Fifth St.,
Timmonsville shown on Tax Map No. 17, Block 4, Parcel 100 from
Residential Preservation to Rural Preservation. (Blue)

Map Amendment:

PC#2011-12 Map Amendment requested by Viola A. Garner to change the zoning
district designation for property located at 135 S. Fifth St., Timmonsville
shown on Florence County Tax Map No. 17, Block 4, Parcel 100 from R-3,
Single-Family Residential District to RU-1, Rural Community District.
(Yellow)

Text Amendments:

PC#2011-13 Text amendment request for Sec. 30-210. Relocation of billboard due to
governmental land acquisition of the Florence County Code of
Ordinances. (Salmon)

PC#2011-14 Text amendment request for Sec. 27-21. Street naming (d) Renaming
roads and (e) Request to rename, filing fee of the Florence County Code of
Ordinances. (Pink)
Road Renaming:

PC#2011-15  Credit Union Court – A county maintained road currently named Bankers Court and is located off of S. Irby St. in Florence between Tax Map No. 150, Block 1, Parcels 95 and 136. (Withdrawn by applicant) (Ivory)

V. Requests for Plat/Plan Approval:

None

VI. Other Business:

None

VII. Director’s Report:

• Summary Plats
• Building Report

VIII. Executive Session (if needed)

IX. Adjournment
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PC# 2011-11 Site Photographs

[Image of a site with a car and a sign.]
PC# 2011-11 Site Photographs
PC# 2011-11 Adjacent Property
PC# 2011-11 Staff Analysis

The subject property is currently occupied by a doublewide manufactured home not permanently set up located at 135 S. Fifth Street and the related principal structure of a single-family home located at 129 S. Fifth Street.

The property is currently designated as Residential Preservation according to the Comprehensive Plan Land Use map.

The applicant is proposing to change the designations to Rural Preservation.

Staff’s Justification/Reason for proposed amendment is to implement the community vision.
PC# 2011-11 Comprehensive Plan

The proposal is to change the designation to rural preservation which provides areas for rural uses, including single-family homes and corresponding accessory uses, as well as agrarian uses, typically in an undeveloped and/or agricultural setting.
PC# 2011-11 Staff Recommendation

Staff recommends approval of this request because Rural Preservation would coordinate with the existing land uses surrounding this area.
PC# 2011-12

Subject: Rezoning request from R-3, Single-Family Residential District to RU-1, Rural Community District

Location: Property is located at 135 S. Fifth St., Town of Timmonsville

Tax Map Number: 00017, Block 04, Parcel 100

Council District(s): 4; County Council

Owner of Record: Viola A. Garner

Applicant: Viola A. Garner

Land Area: 1.69 acres
PC# 2011-12 Site Photographs
PC# 2011-12 Site Photographs
PC# 2011-12 Site Photographs
PC# 2011-12 Site Photographs
The subject property is currently occupied by a doublewide manufactured home not permanently set up located at 135 S. Fifth Street and the related principal structure of a single-family home located at 129 S. Fifth Street.

The property is currently zoned R-3, Single-Family Residential District. The applicant has indicated that the proposed land use for the site will consist of the existing doublewide manufactured home and a single-family home. The applicant is proposing to rezone the subject property to RU-1, Rural Community District.

Present access to the property is by way of S. Fifth Street that is maintained by the Town of Timmonsville.

The water services are provided by the Town of Timmonsville. No public sewer at this time. The applicant indicates that a septic will be required.
PC# 2011-12 Background-Cont’d.

Surrounding land uses and zoning consist of a vacant lot to the north zoned R-3 in the Town of Timmonsville; a baseball field to the south zoned R-3 in the Town of Timmonsville; a commercial use to the east unzoned in Florence County and a doublewide manufactured home and single-family residence to the west zoned R-3 in the Town of Timmonsville.
Chapter 30 - Zoning Ordinance

The intent of the RU-1, Rural Community District is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social and agricultural needs of nearby rural residents.
The subject property is currently located in a Residential Preservation area according to the Comprehensive Plan Land Use Map.

While the applicant has requested to rezone this property to RU-1, this request will comply with the Land Use Element of the Comprehensive Plan contingent upon approval of the land use designation amendment request to Rural Preservation.
PC# 2011-12 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# 2011-13

**SUBJECT:** Request for text amendment to the Florence County Code, Chapter 30. Zoning Ordinance, Section 30-210. Relocation of Billboards Due to Governmental Land Acquisition.

**APPLICANT:** Florence County Planning Department
SCDOT has been and is in the process of road widening projects through the Florence County Road Project funded by the State Infrastructure Bank and the temporary one-cent capital improvement sales tax approved by voters.

Within the scope of the project, signs within the designated areas will need to be relocated by SCDOT.

As a result of the project, The Florence County Road Project will acquire additional costs.

Planning staff is requesting an amendment to the text of Sec. 30-210 in an effort to alleviate additional costs that would occur as indicated above.

Amendment to the text would allow SCDOT and other governmental agencies that may, in the future be involved with projects on behalf of the County, to proceed with removal and replacement of signs in accordance with that respective governmental agency’s procedures and standards for relocations.
PC# 2011-13 Text Amendment Request

The amendment to the text of Chapter 30-Zoning Ordinance-Sec.30-210 of the Florence County Code shall read as follows:

Sec. 30-210. Relocation of billboard due to governmental land acquisition.

Outdoor advertising structures located on property, acquired by a governmental agency for public use, may be relocated on the original parcel of property that was not acquired. The structure must may be rebuilt in the style in which it currently exists or in accordance with the single steel pole structural design and the sign face square footage must remain the same.
On December 9, 2010, County Council approved a waiver of Sec. 30-210. Relocation of billboards due to governmental land acquisition to allow SCDOT to proceed with removal and replacement of signs in accordance with existing SCDOT procedures and standards for relocation.
PC# 2011-13 Staff Recommendation

The Planning staff recommends approval of the text amendment to Planning Commission as presented.
PC# 2011-14

**SUBJECT:** Request for text amendment to Section 27-21. Street Naming of the Florence County Code of Ordinances

**APPLICANT:** Florence County Planning Department
PC# 2011-14 Staff Analysis

Staff is requesting an amendment to the section to correct errors that were found in the previously submitted changes that were adopted by Council in 2002 in the final submission.

Staff also requests an amendment to the text of this section for the filing fee.
The amendment to text of the Florence County Code of Ordinances, Section 27-21. Street Naming (d) Renaming roads and (e) Request to rename, filing fee, if approved shall read as follows:

**d) Renaming roads.** Roads that have been officially named by the Florence County Council will **only not** be considered for renaming during the E-911 implementation process for a twelve-month period following the system’s cutover. Following this period, request for the renaming of roads will be considered as deemed necessary by the Florence County Council at its first regular meeting in January and July of each year, upon the recommendation of the Florence County Planning Commission.
e) **Request to rename, filing fee.** For any street with an official name, prior to consideration for renaming by the Florence County Planning Commission, **a non-refundable filing fee of $100.00** must be received by the Florence County Planning Department office. **This fee is established and is subject to periodic changes** by the Planning Commission and the County Administrator.
PC#2011-14 Staff Recommendation

Staff recommends approval of the text amendment request to the Florence County Planning Commission as presented.
This Item has been withdrawn by the applicant.
Director’s Report

• Summary Plats

• Building Report