

**Agenda
Florence County Planning Commission Meeting
Tuesday, August 23, 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
 - Meeting of July 26, 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 129 & 135 S. Fifth St., Timmons ville 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 129 & 135 S. Fifth St., Timmons ville 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. (Lilac)

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)

Agenda Cont'd.

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 [Withdrawn by applicant]

PC#2011-16 Federal 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. (Gray)

V. Requests for Plat/Plan Approval:

None

VI. Other Business:

None

VII. Director's Report:

- Summary Plats
- Building Report

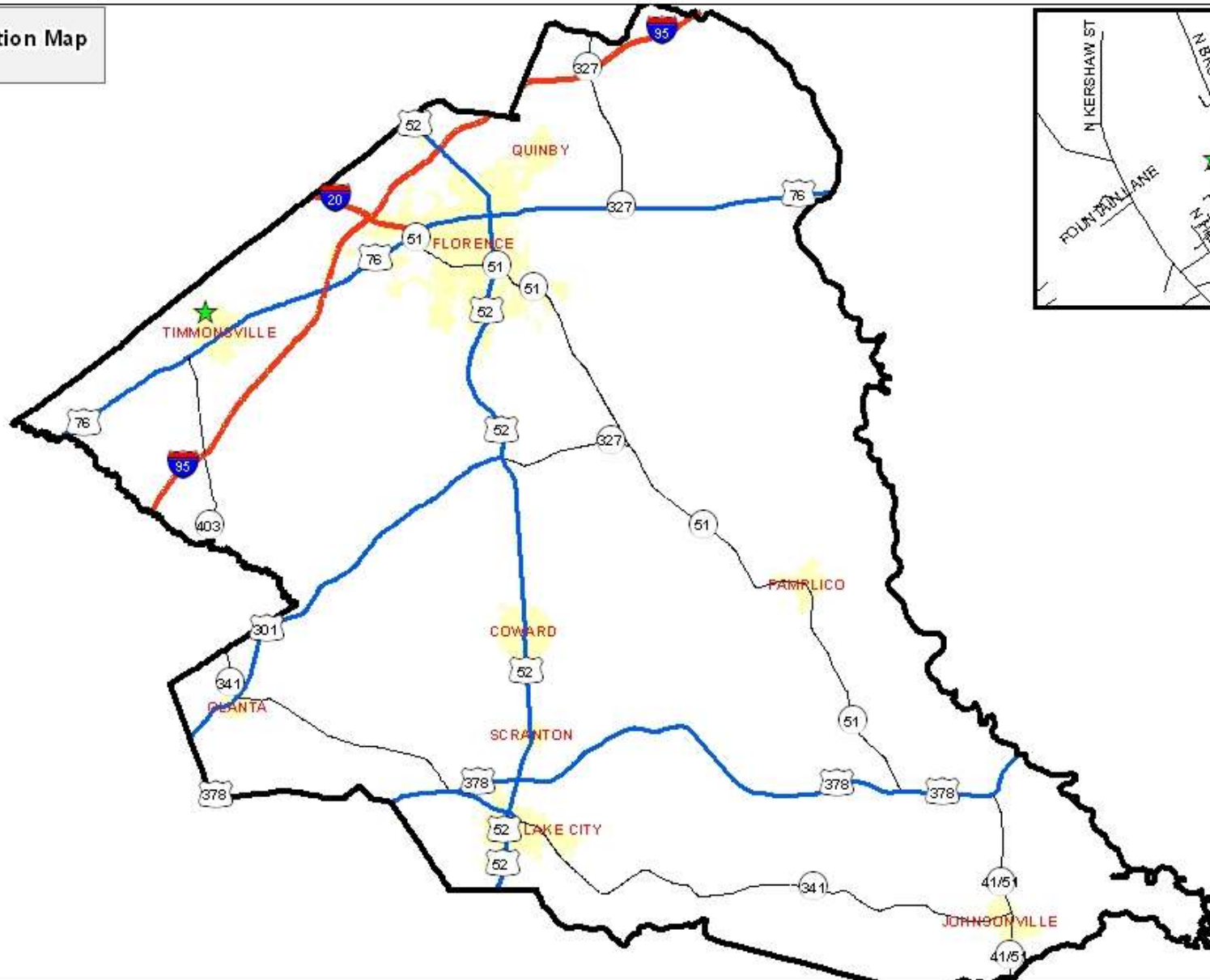
VIII. Executive Session (if needed)

IX. Adjournment

PC# 2011-11

Subject:	Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located at 129 and 135 S. Fifth Street, Timmons ville, SC from Residential Preservation to Rural Preservation.
Location:	129 and 135 S. Fifth Street, Timmons ville
Tax Map Numbers	00017, Block 04, Parcel 100
Council District(s):	4; County Council
Applicant:	Viola A. Garner
Land Area:	1.69 Acres

Location Map



0 1 2 3 4 Miles



Map Prepared by: RWE
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Geographic Information Systems
06/23/2011



COUNTY COUNCIL DISTRICT(S): 4
PC#2011-11

**Florence County
Comprehensive Land Use Plan Map**

Legend
LU Code
 RP
 VR
 UD
 TGP
 SD
 CGP
 IGP
 RUP
 PF
 FHD

Map labels: RUP, RP, SD, N BROCKINGTON ST, PARKSIDE LANE, FIFTH ST, N WARREN ST, E MILK ST.

LU Code

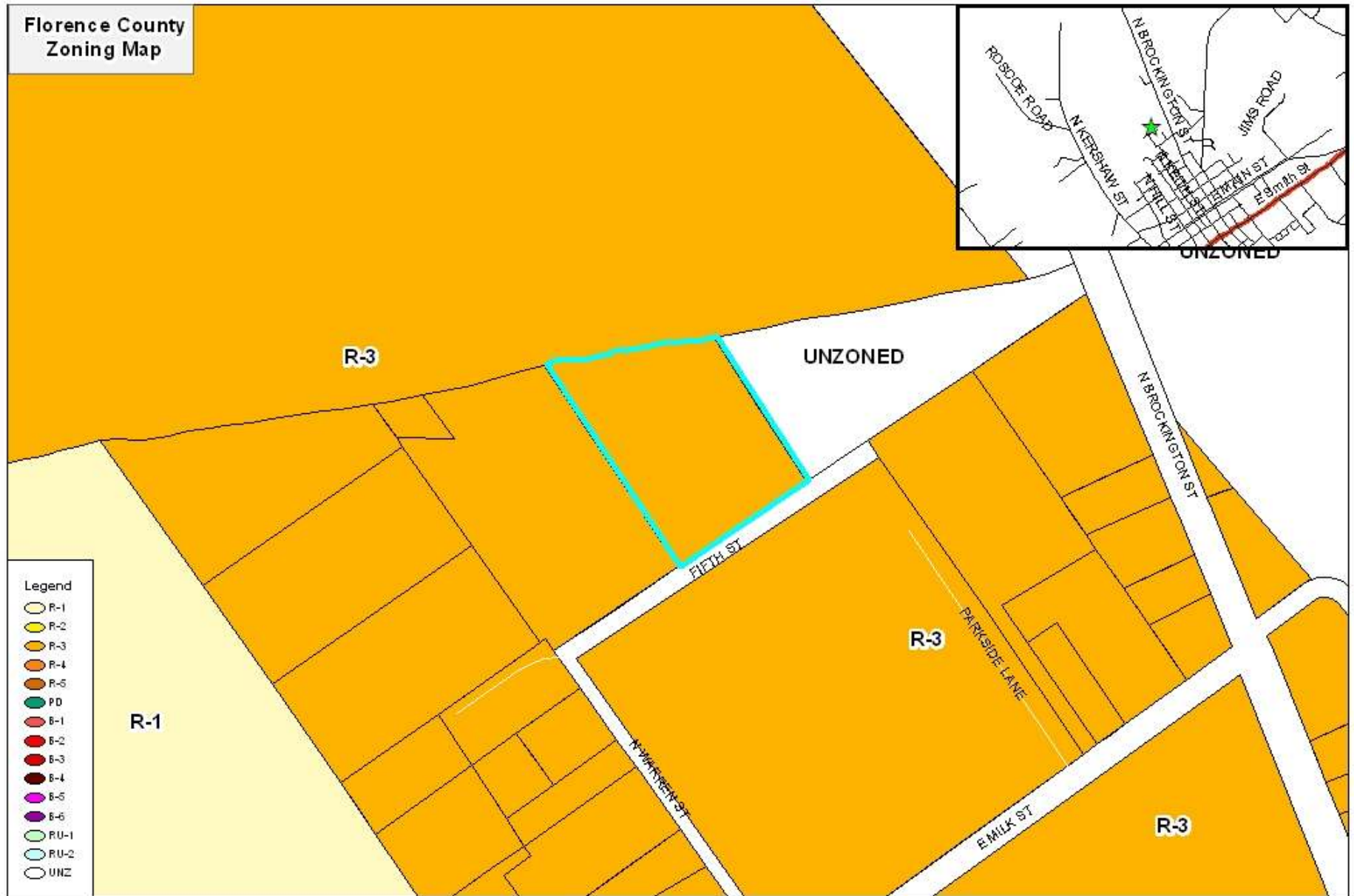
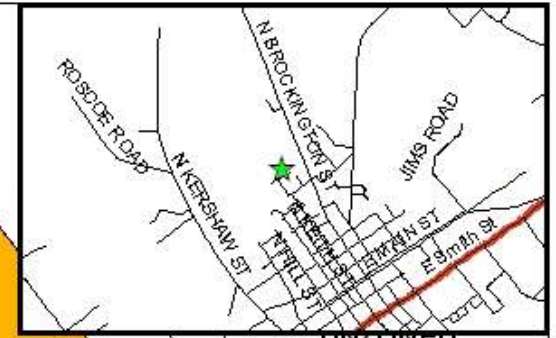
FHD

SD

N

COUNTY COUNCIL DISTRICT(S): 4
PC#2011-11

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

0 100 200 400 Feet

Map Prepared by: RWE
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06/23/2011



COUNTY COUNCIL DISTRICT(S): 4
PC#2011-11

Florence County 2008 Orthophotography Map

Copyright ©2007 Platam



0 150 300 Feet

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06/23/2011



COUNTY COUNCIL DISTRICT(S): 4
PC#2011-11

PC# 2011-11 Site Photographs



PC# 2011-11 Site Photographs



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 129 and 135 S. Fifth St., Town of Timmonsville

Tax Map Number: 00017, Block 04, Parcel 100

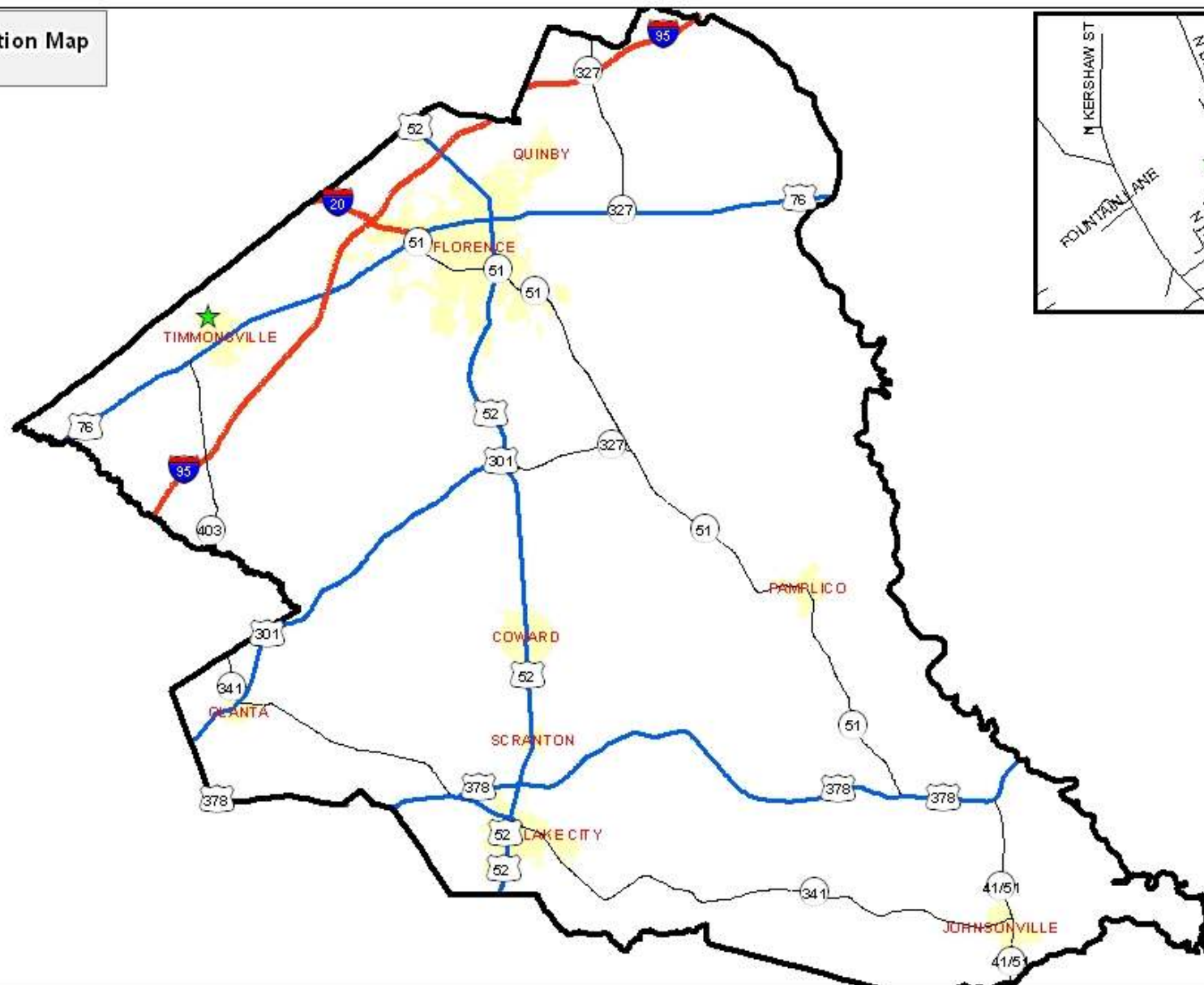
Council District(s): 4; County Council

Owner of Record: Viola A. Garner

Applicant: Viola A. Garner

Land Area: 1.69 acres

Location Map

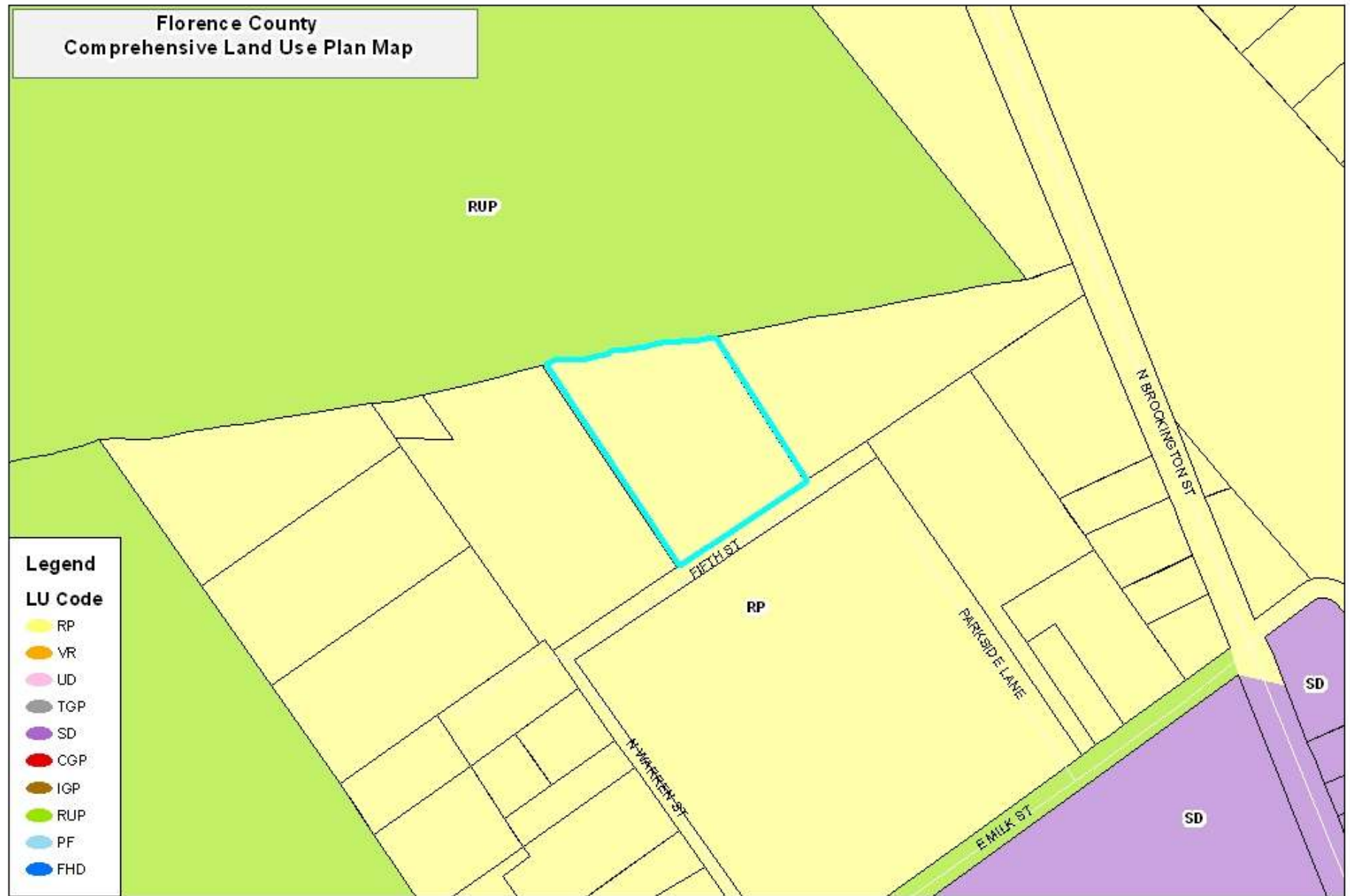


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COUNTY COUNCIL DISTRICT(S): 4
 PC#2011-12

**Florence County
Comprehensive Land Use Plan Map**



0 90 180 360 Feet

Map Prepared by: RWE
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& Building Inspections Department
Geographic Information Systems
07/18/2011



**COUNTY COUNCIL DISTRICT(S): 4
PC#2011-12**

Florence County Zoning Map
















The map displays various zoning districts across Florence County, Georgia. A specific property is highlighted in red, located near the intersection of Fifth St and Parkside Lane. The surrounding areas are primarily zoned R-3 (Residential Single-Family) and R-1 (Residential Single-Family). Other visible zoning districts include R-2, R-4, R-5, PD (Professional Office), B-1 through B-6 (Business), RU-1, RU-2, and UNZ (Unzoned).

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

Map Labels:

- R-3
- UNZONED
- FIFTH ST
- PARKSIDE LANE
- EMILK ST
- N BROOKINGTON ST
- RODSIDE ROAD
- N KERSHAW ST
- N BROOKINGTON ST
- JMS ROAD
- WILSON ST
- SMITH ST

 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



COUNTY COUNCIL DISTRICT(S): 4
PC#2011-12



0 150 300 Feet

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Geographic Information Systems
07/18/2011



COUNTY COUNCIL DISTRICT(S): 4
PC#2011-12

PC# 2011-12 Site Photographs



PC# 2011-12 Site Photographs



PC# 2011-12 Site Photographs



PC# 2011-12 Site Photographs



PC# 2011-12 Background

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.

PC# 2011-12 Comprehensive Plan

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

PC# 2011-13 Staff Analysis

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 a ~~accordance with the~~ single steel pole structural design and the sign face square footage must remain the same.

PC# 2011- 13 Previous Action

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.

PC#2011-14 Text Amendment Request

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.

PC#2011-14 Text Amendment Request

Cont'd.

- e) **Request to rename, filing fee.** For any street with ~~on~~ an official name, prior to consideration for renaming by the Florence County Planning Commission, ~~A~~ a non-refundable filing fee of \$100.00 must be received by the Florence County Planning Department office. ~~Said~~ This fee ~~is~~ will be ~~Es~~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.

PC# 2011-15

This Item has been withdrawn by the applicant.

PC # 2011-16

Subject: Road Renaming of Banker's Court to Federal Court

Location: Off of South Irby St., Florence County

Tax Map Number: 00150, Block 01, Parcels 095 and 136

Council District: 8; County Council

Applicant(s): Dixie Federal Credit Union (Scott Eagerton),
Jo Dorrell

PC # 2011-16 Staff Analysis

The applicant(s) are proposing to rename Banker's Court, an existing road located in Florence County to Federal Court.

This road is a County-maintained road located off of South Irby Street in Florence County

The road is shown to exist between Florence County Tax Map No. 00150, Block 01, Parcels 095 and 136.

PC # 2011-16 Findings

1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised of the minimum requirements to name a road.
3. Road names are not duplicates of existing road names in the County of Florence.
4. All landowners with property abutting the proposed road(s) have signed the petition.
5. The road name has been approved by the County addressing office.

PC#2011-16 Staff Recommendation

The staff recommends approval of the request for the road renaming to Federal Court to the Florence County Planning Commission based on compliance with the Florence County Road Naming/Renaming Ordinance.

Director's Report

- **Summary Plats**
- **Building Report**