

Agenda
Florence County Planning Commission Meeting
Tuesday, March 27, 2012
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 February 28, 2012

III. Public Hearings

Map Amendment:

PC#2012-01 Map Amendment requested by the City of Johnsonville to change the zoning district designation for properties located on E. & W. Marion St., N. & S. Georgetown Hwy., Stone Ave., N. & S. Hampton Ave., Training Circle, Stadium Rd., Stuckey St., Columbia Ave., E., S. & W. Pine St., N. & S. Railroad Ave., Trailwood St., Florence Ave., E. Broadway St., Possum Fork Rd., Jasmine St., Maple St., Elm St., Huggins Eaddy St., Sawmill Rd., N. Jackson Ave. and N. Butler Ave., Johnsonville shown on Florence County Tax Map No. 433, Block 5, Parcels 1-4, 12-14, 49, 64, 93, 101, 103, 111, 116, 123, 176, 179, 180, 223, 224, 229, 237, 259, 287; Tax Map No. 440, Block 5, Parcels 25-31, 40, 55, 70-72, 80, 83, 93; Tax Map No. 50002, Block 2, Parcels 7-9; Tax Map No. 50002, Block 3, Parcels 7-10; Tax Map No. 50003, Block 4, Parcels 1-15, 17-28; Tax Map No. 50003, Block 5, Parcels 1-4; Tax Map No. 50003, Block 6, Parcels 1-4, 6-9; Tax Map No. 50006, Block 1, Parcels 1-3, 11-15, 19; Tax Map No. 50006, Block 3, Parcels 4 & 5; Tax Map No. 50006, Block 4, Parcels 1-3, 7-12; Tax Map No. 50006, Block 5, Parcels 1-8, 10, 11; Tax Map No. 50006, Block 6, Parcels 1-9; Tax Map No. 50006, Block 7, Parcels 1-3; Tax Map No. 50006, Block 8, Parcels 7-9; Tax Map No. 50006, Block 9, Parcels 4, 5, 10, 11; Tax Map No. 50006, Block 10, Parcels 5-8, 10; Tax Map No. 50006, Block 11, Parcels 1, 8, 10-13; Tax Map No. 50006, Block 12, Parcels 4, 5, 9, 11; Tax Map No. 50007, Block 4, Parcels 1-4, 6-9, 11; and Tax Map No. 50007, Block 6, Parcels 1-5, 7 from R-3, Single-Family Residential District to R-3A, Single-Family Residential District. (Yellow)

Agenda Cont'd.

IV. Requests for Plat/Plan Approval:

PC#2012-02 Request for Summary Plat Approval with a waiver of Section 28.6-85 by Christina R. Johnson on behalf of Johnnie Waiters for property located at 510 Keels Rd., Florence shown on Florence County Tax Map No. 275, Block 1, Parcel 49. (Gray)

PC#2012-03 Request for Summary Plat Approval with a waiver of Section 28.6-85 by Thomasena C. Brown for property located at 802 W. John Paul Jones Rd., Effingham shown on Florence County Tax Map No. 127, Block 1, Parcel 146. (Pink)

V. Other Business:

None

VI. Director's Report:

- Summary Plats
- Building Reports

VII. Executive Session (if needed)

VIII. Adjournment

PC#2012-01

- **SUBJECT:** Rezoning request from R-3, Single-Family Residential District to R-3A, Single-Family Residential District.
- **LOCATION:** Properties located on E. & W. Marion St., N. & S. Georgetown Hwy., Stone Ave., N. & S. Hampton Ave., Training Circle, Stadium Rd., Stuckey St., Columbia Ave., E., S. & W. Pine St., N. & S. Railroad Ave., Trailwood St., Florence Ave., E. Broadway St., Possum Fork Rd., Jasmine St., Maple St., Elm St., Huggins Eaddy St., Sawmill Rd., N. Jackson Ave. and N. Butler Ave., Johnsonville.

PC#2012-01 Cont'd.

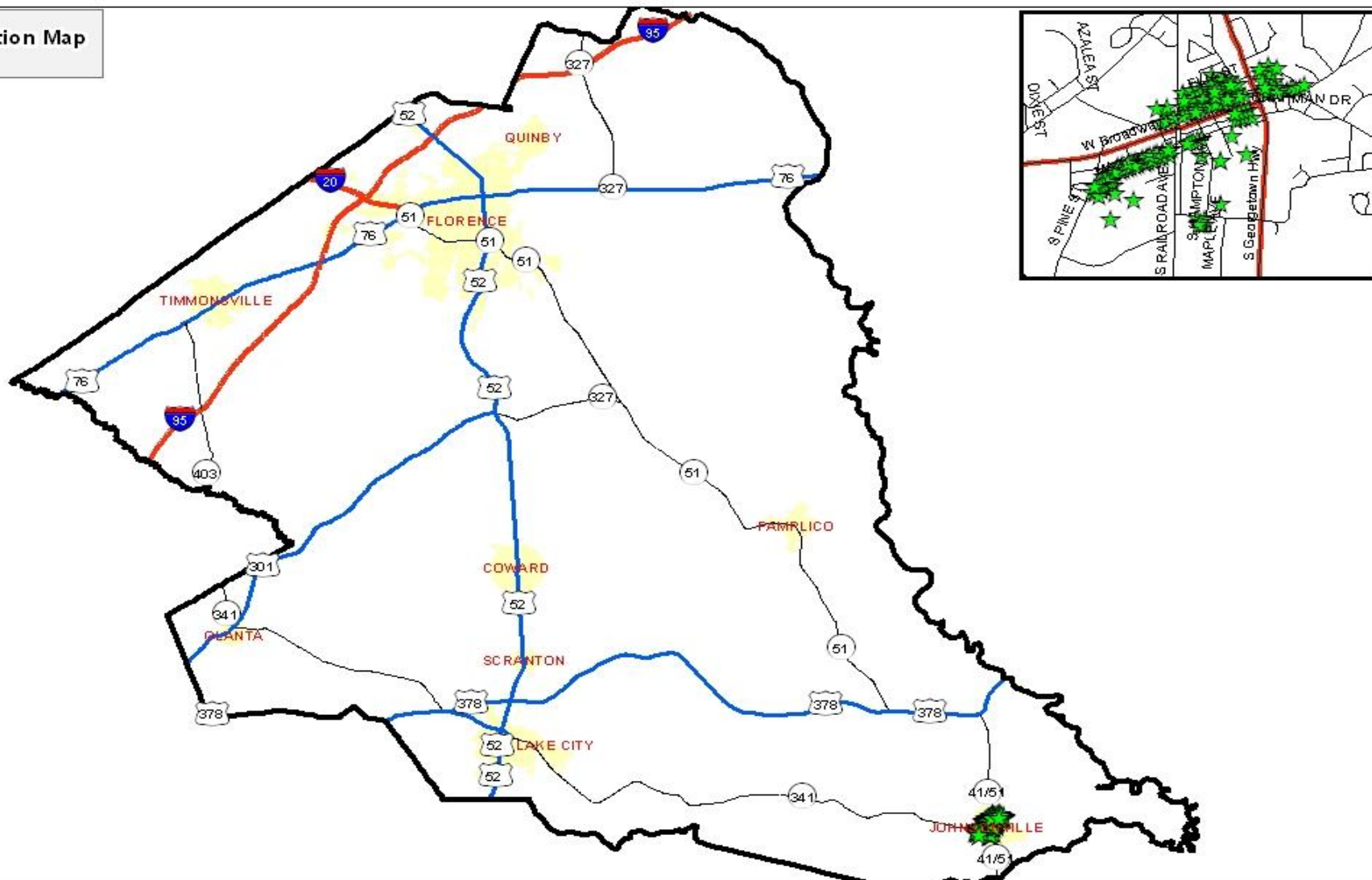
- **TAX MAP NUMBER(S):** 00433, Block 05, Parcels 001, 012-014, 049,
00440, Block 05, Parcels 025-031, 040, 055, 070-072, 080
50002, Block 02, Parcels 007- 009
Block 03, Parcels 007- 010
50003, Block 04, Parcels 001- 015, 017- 028
Block 05, Parcels 001-004
Block 06, Parcels 001-004, 006-009
50006, Block 01, Parcels 001-003, 011-015, 019,
Block 03, Parcels 004, 005
Block 04, Parcels 001-003, 008-012
Block 05, Parcels 001-008, 010, 011
Block 06, Parcels 001-009
Block 07, Parcels 001-003,
Block 08, Parcels 007-009
Block 09, Parcels 004, 005, 010, 011
Block 10, Parcels 005-008, 010
Block 11, Parcels 001, 008, 010-013
Block 12, Parcels 004, 005, 009, 011
50007, Block 04, Parcels 001-004, 006-009,
Block 06, Parcels 002-005, 007

PC#2012-01 Cont'd.

- **COUNCIL DISTRICT(S):** 2; County Council
- **OWNER(S) OF RECORD:** See Property Owners' Information Attached
- **APPLICANT:** The City of Johnsonville's City Council o/b/o City of Johnsonville and Property Owners
- **LAND AREA:** Approx. 207.04 acres
- **WATER /SEWER AVAILABILITY:** Water and sewer services are provided by the City of Johnsonville.
- **ADJACENT WATERWAYS/
BODIES OF WATER:** None
- **FLOOD ZONE:** N/A

PC#2012-01-Location Map

Location Map



0 1 2 3 4 Miles

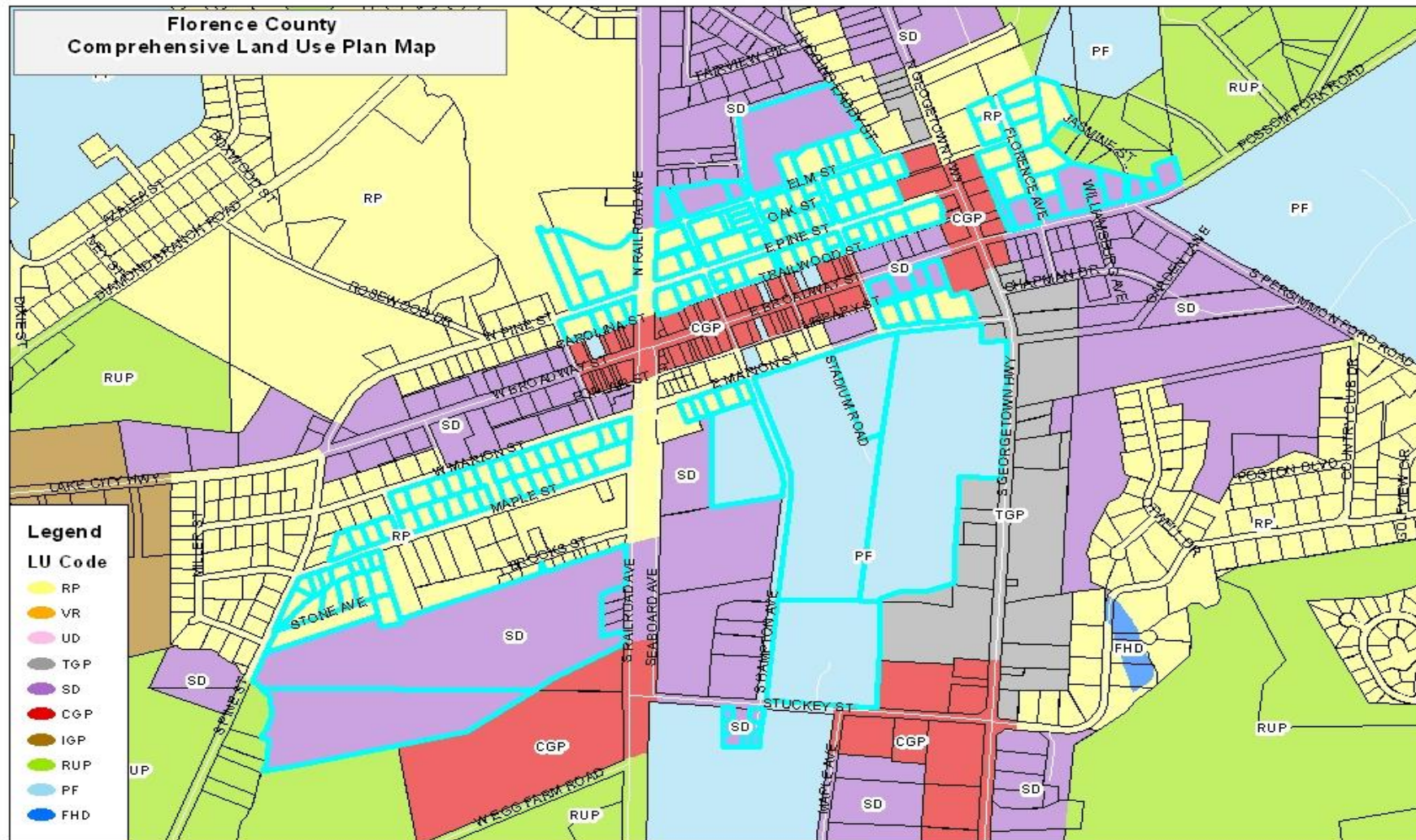
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COUNTY COUNCIL DISTRICT(S): 2
PC#2012-01

PC#2012-01-Comprehensive Plan

Land Use Map



0 160820 640 Feet

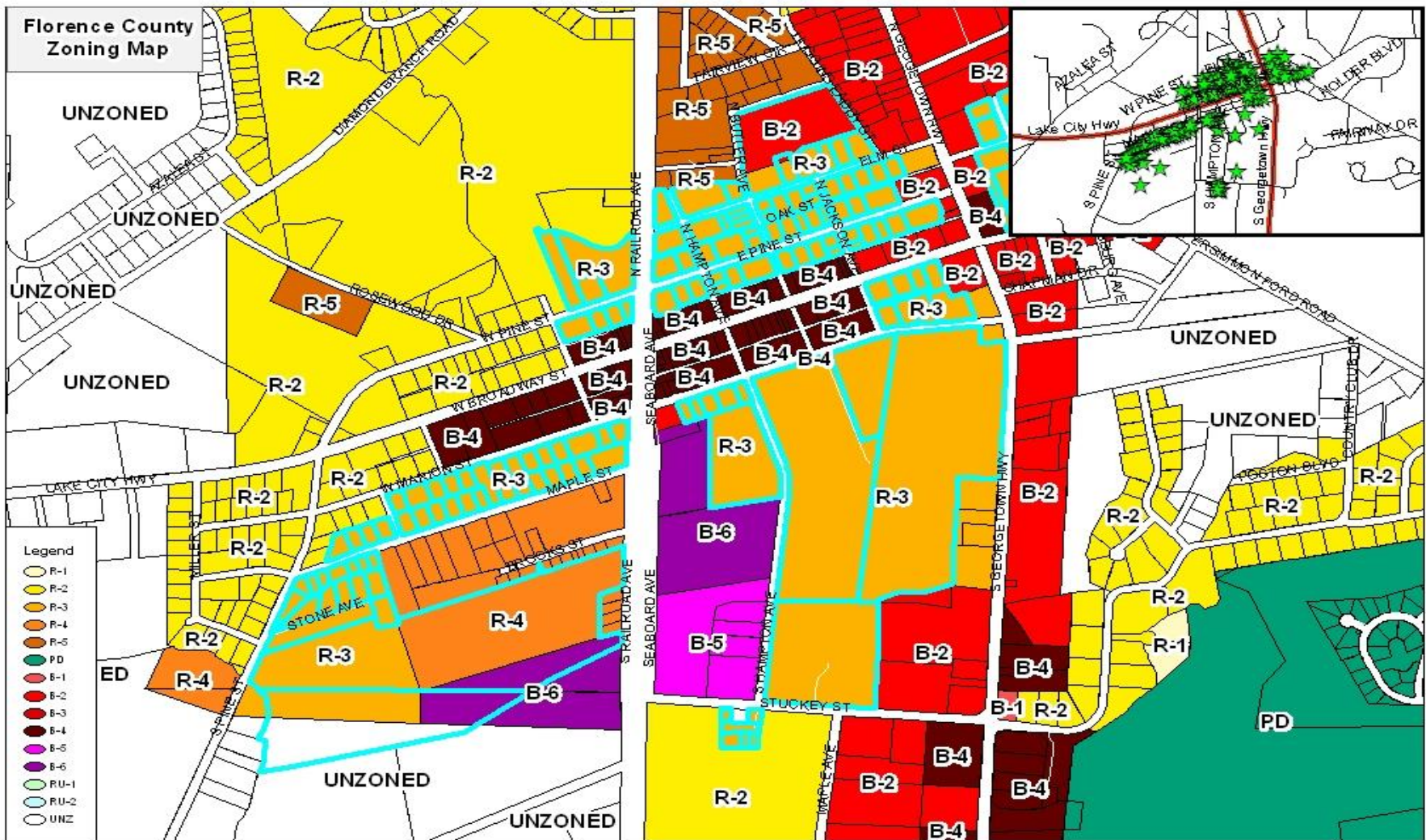


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COUNTY COUNCIL DISTRICT(S): 2
PC#2012-01

PC#2012-01-Zoning Map



0 175350 700 Feet

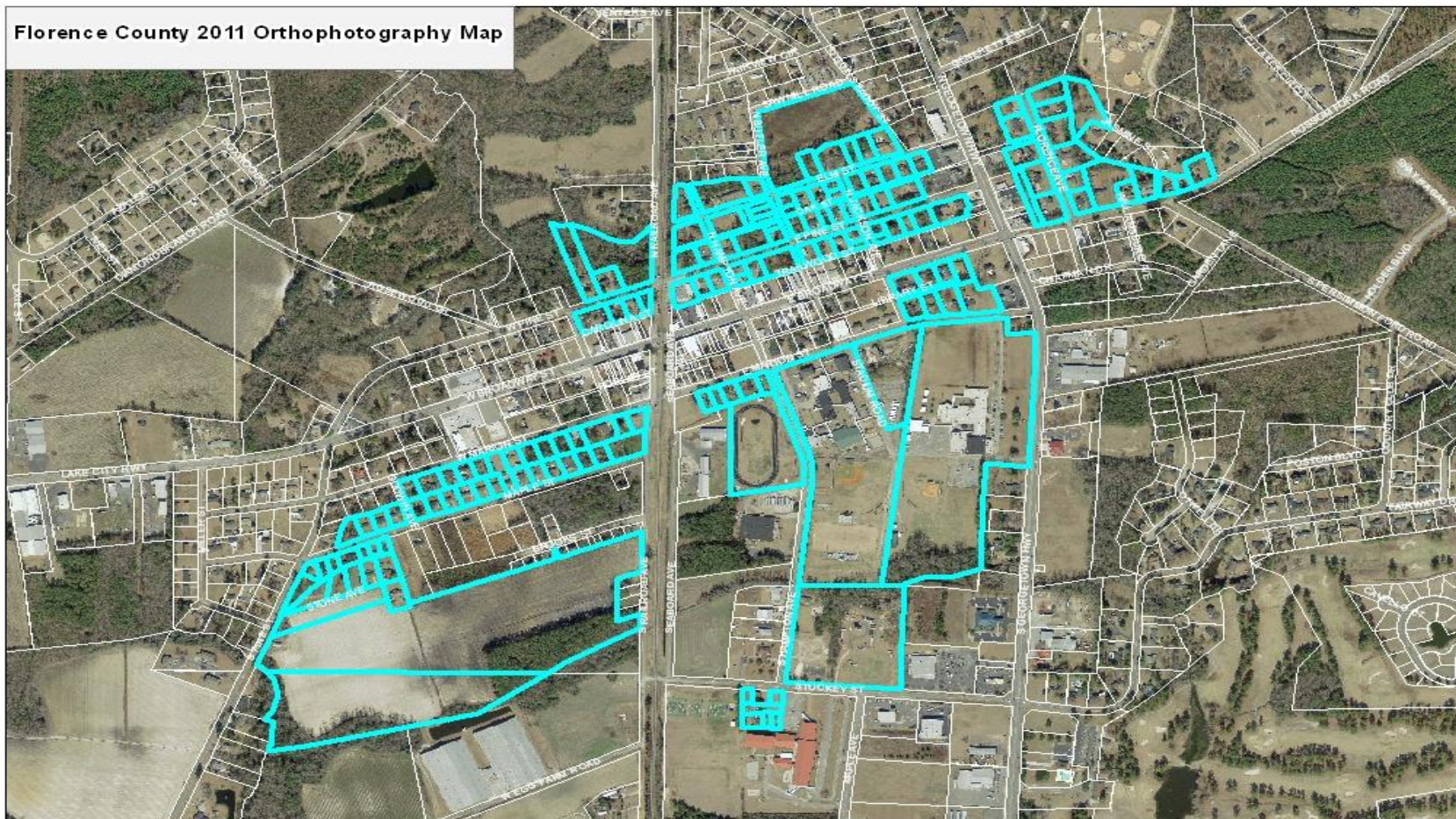


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COUNTY COUNCIL DISTRICT(S): 2
PC#2012-01

PC#2012-01-Aerial Map



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03/12/2012



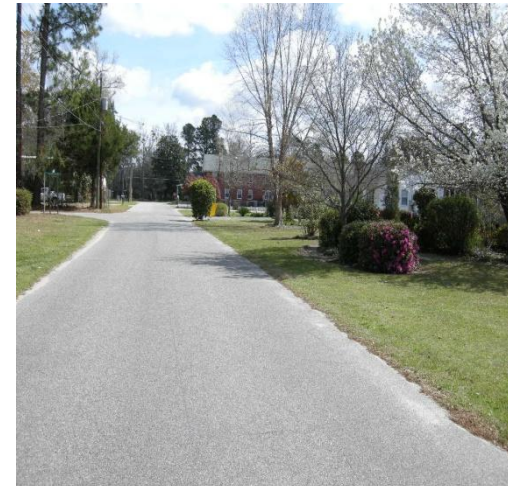
COUNTY COUNCIL DISTRICT(S): 2
PC#2012-01

PC#2012-01-Site and Adjacent Property Photographs

Huggins Eaddy Street



Elm Street



PC#2012-01-Site and Adjacent Property Photographs

Pine Street



PC#2012-01-Site and Adjacent Property Photographs

Broadway Street



PC#2012-01-Site and Adjacent Property Photographs

Marion Street



PC#2012-01-Site and Adjacent Property Photographs

Georgetown Hwy.



PC#2012-01-Site and Adjacent Property Photographs

S. Hampton and Marion Street



PC#2012-01-Site and Adjacent Property Photographs

S. Hampton Street



PC#2012-01-Site and Adjacent Property Photographs

Stuckey Street



PC#2012-01-Site and Adjacent Property Photographs

S. Railroad Avenue



PC#2012-01-Site and Adjacent Property Photographs

S. Railroad Ave. & Maple St.



PC#2012-01-Site and Adjacent Property Photographs

Maple Street



PC#2012-01-Site and Adjacent Property Photographs

S. Pine Street



PC#2012-01-Site and Adjacent Property Photographs

W. Marion Street



PC#2012-01-Site and Adjacent Property Photographs

W. Marion Street



PC#2012-01-Site and Adjacent Property Photographs

E. Marion Street



PC#2012-01-Site and Adjacent Property Photographs

Possum Fork Rd.



PC#2012-01-Site and Adjacent Property Photographs

E. Pine Street



PC#2012-01-Site and Adjacent Property Photographs

W. Pine Street



PC#2012-01-Site and Adjacent Property Photographs

N. Railroad Ave.



PC#2012-01-Site and Adjacent Property Photographs

N. Hampton Ave.



PC#2012-01-Background

- **Existing Land Use and Zoning:**

The subject properties are currently occupied by residential uses, schools, educational support uses, commercial uses, wooded and vacant properties.

The subject properties are currently zoned R-3, Single-Family Residential District.

- **Proposed Land Use and Zoning:**

There have been no proposals submitted for the development of new land uses or redevelopment in the existing land uses at this time.

The request is to zone the properties to an R-3A, Single-Family Residential Zoning District.

PC#2012-01 Background Cont'd.

- **Surrounding Land Uses and Zoning:**

Properties to the north exist as residential, commercial, wooded, vacant land uses and are currently zoned R-2,R-3,R-4,R-5,B-2,B-4.

Properties to the south exist as residential, commercial, wooded, and vacant land uses and are currently zoned ,R-2,R-3,R-4,B-2,B-4, and B-6.

Properties to the west exist as residential, industrial, and wooded land uses and are currently zoned R-2,R-4,B-5, and B-6.

Properties to the east exist as commercial and vacant land uses and are currently zoned B-2, and B-4.

All properties are located in the City of Johnsonville.

PC#2012-01 Background Cont'd.

- Transportation Access and Circulation:

Main access and circulation to the subject properties are by way of N. and S. Georgetown Hwy., N. and S. Railroad Street, E. and W. Broadway Street, N. and S. Hampton Streets.

- Traffic Review:

The rezoning of the subject properties will not have an effect on traffic flow for the area.

PC#2012-01-Comprehensive Plan

Land Use Element

- The subject properties are located in the following land use designations-Residential Preservation, Suburban Development and Public Facilities- according to the Land Use Map of the Comprehensive Plan.

The Land Use Element of the Comprehensive Plan establishes criteria for each of the above-referenced land use designations as follows:

- Residential Preservation (RP) – Protect and sustain existing low density single-family residential areas, including property values and amenities, and provide for the growth of suburban or developing rural areas consisting of single-family homes and their accessory uses. (Zoning Districts Permitted: R-1, R-2, R-3, PD)
- Suburban Development (SD) – Provide 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. (Zoning Districts Permitted: R-2, R-3, R-4, B-1, B-2, RU-1, PD)
- Public Facilities (PF) – Provide areas that local, state, or federal government maintained areas for public interest uses including, but not limited to water and sewer facilities, offices, recreation facilities, law enforcement, emergency response facilities and schools. (Zoning District Permitted: All Districts)

PC#2012-01-Comprehensive Plan

Land Use Element

- The zoning amendment request for the rezoning of the subject properties in the City of Johnsonville to an R-3A, Single-Family Residential District does comply with the Land Use Map and Land Use Element of the Comprehensive Plan.

PC#2012-01

Chapter 30 – Zoning Ordinance

- The R-3A, Single-Family Residential District has all the same permitted and conditional uses, excluding manufactured homes and the same setback requirements as the R-3, Single-Family Residential District.
- Additionally, the intent of the R-3, Single-Family Residential District is to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

PC#2012-01

Staff Recommendation

- Staff recommends approval of the zoning amendment request based on the request being in compliance with the Land Use Map and Land Use Element of the Comprehensive Plan.

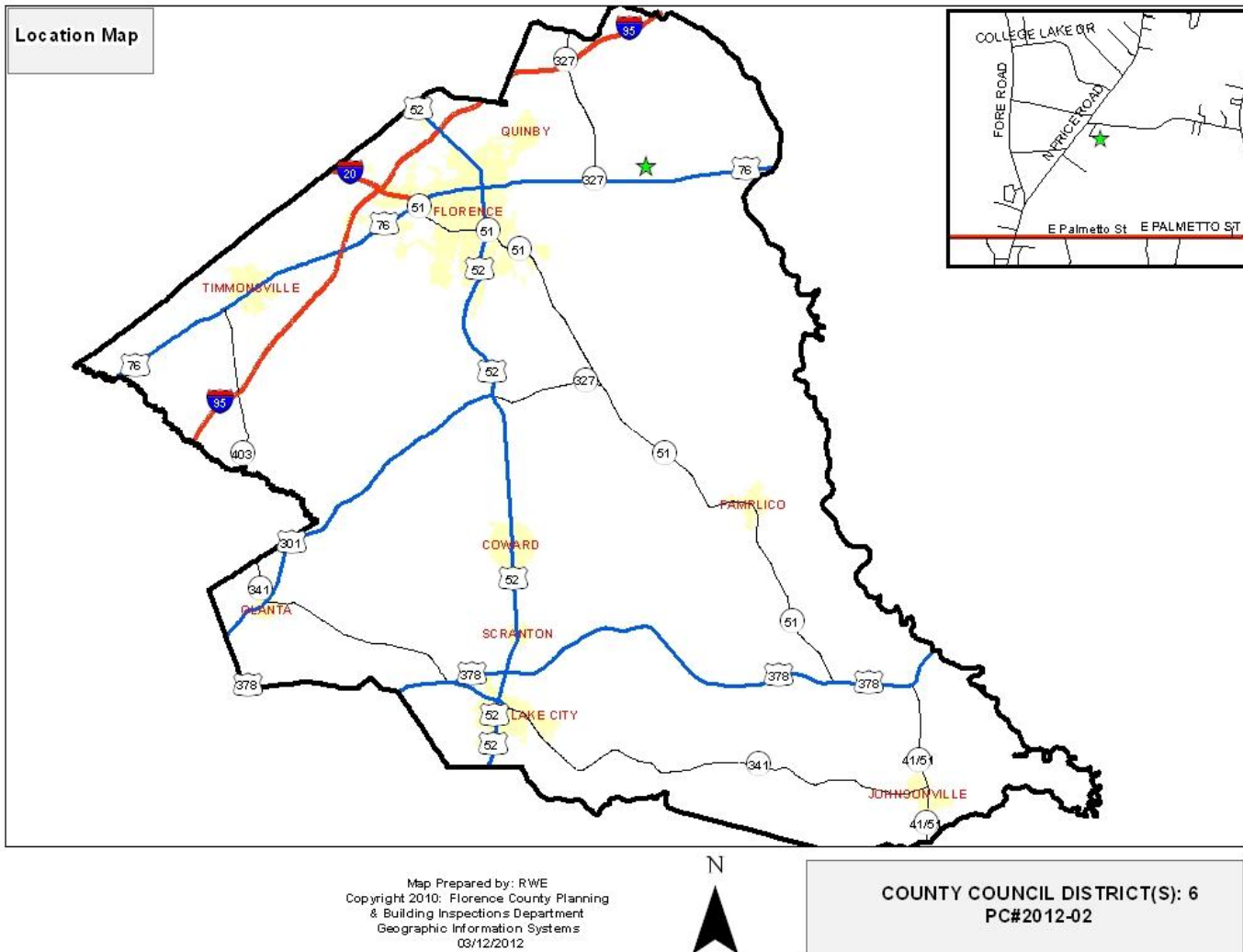
PC#2012-02

- **Request:** A waiver of Section 28.6:85. - Small family and private developments (one to six lots) (a) Roadways of the Florence County Land Development and Subdivision Ordinance of the Florence County Code.
- **Applicant:** Christina Johnson
- **Status of the Applicant:** Representative of the Owner
- **Location:** 510 Keels Rd
- **Council District:** 6; County District

PC#2012-02-Cont'd.

- **School District:** 1
- **Size of property:** .46 acres
- **Present Use/ Zoning:** Residential / Unzoned
- **Tax Map Reference:** 00275, Block 01, Parcel 049
- **Flood Zone:** N/A Flood Zone X
- **Water/ Sewer:** DHEC approval needed

PC#2012-02-Location Map



Florence County Zoning Map

UNZONED

UNZONED

CHINABERRY ROAD

KELLS ROAD

UNZONED

UNZONED

UNZONED

FORE ROAD

BAILEY LANE

N FIRETOWER ROAD

E Palmetto St E PALMETTO ST

0 175 350

700 Feet

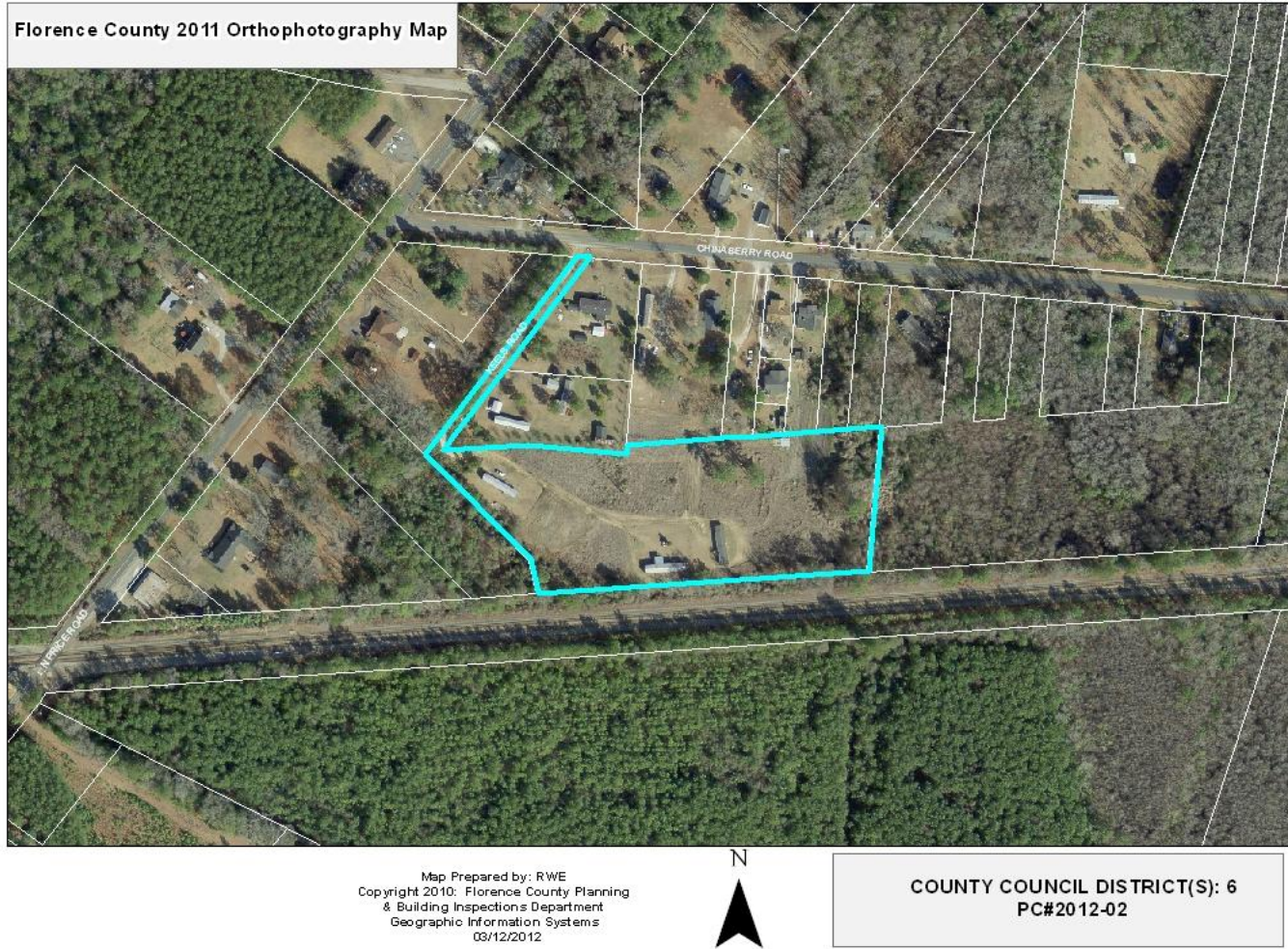
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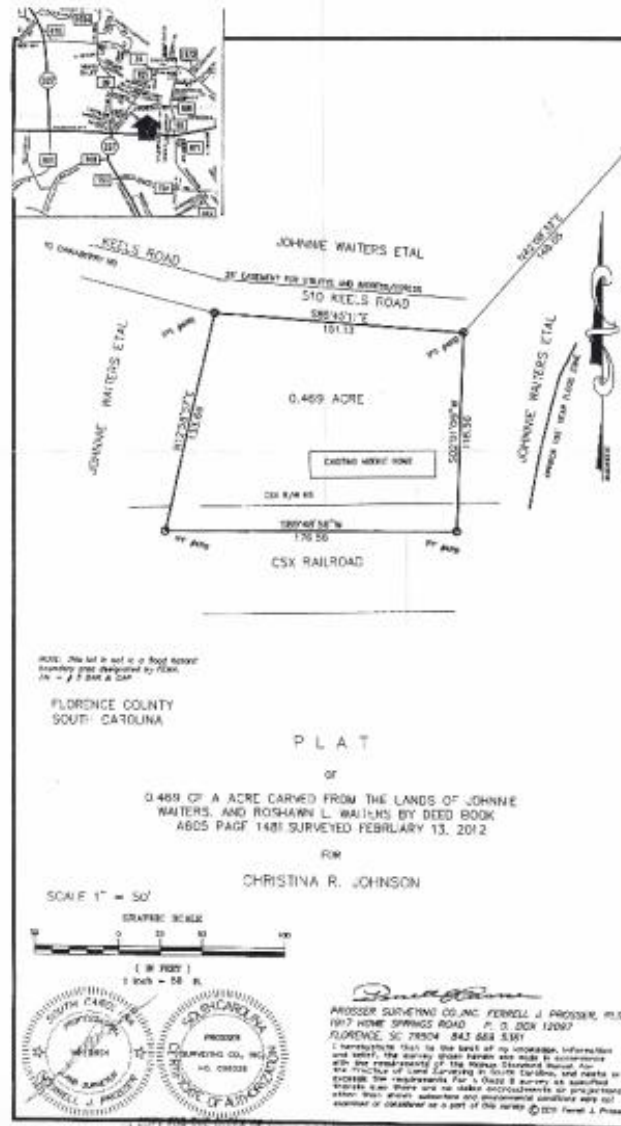
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COUNTY COUNCIL DISTRICT(S): 6
PC#2012-02

PC#2012-02-Aerial Map



PC#2012-02-Site Plat



PC#2012-02-Waiver Request

The applicant is requesting a waiver of 25 feet from the private road easement requirement for subdivision of property.

PC#2012-02 – Staff Analysis

The applicant is requesting to divide a lot off of a private road easement with a 25-foot wide easement. The Florence County Land Development and Subdivision Ordinance requires the easement to be 50 feet wide.

The waiver will allow for one lot to be split off of a 25-foot wide easement.

- **Surrounding Land Uses and Zoning:**

The surrounding land uses consist of a mixture of residential and undeveloped land.

The property is currently unzoned.

PC#2012-02-Florence County Code
Chapter 28.6-Florence County Land
Development and Subdivision Ordinance

Section 28.6:85. – Small family and private developments(one to six lots (a) Roadways of the Florence County Land Development and Subdivision Ordinance establishes that if the roadway ties to a county-maintained road, a 50-foot wide access easement is required.

PC#2012-02

Technical Review Committee Meeting

On March 12, 2012, the Technical Review Committee recommended approval of the waiver of Section 28.6-85.- Small family and private developments(one to six lots) (a) Roadways of the Florence County Land Development and Subdivision Ordinance.

The applicant, Christina Johnson, the property owners, Mr. and Mrs. Johnnie Waiters, Planning Commissioner Bill Lockhart, and planning staff members Jonathan Graham and Tripp Ward were present.

PC#2012-02
Staff Recommendation

The staff recommends denial of the request because it does not meet the requirements of Section 28.6-85. - Small family and private developments(one to six lots) (a) Roadways of the Florence County Land Development and Subdivision Ordinance of the Florence County Code.

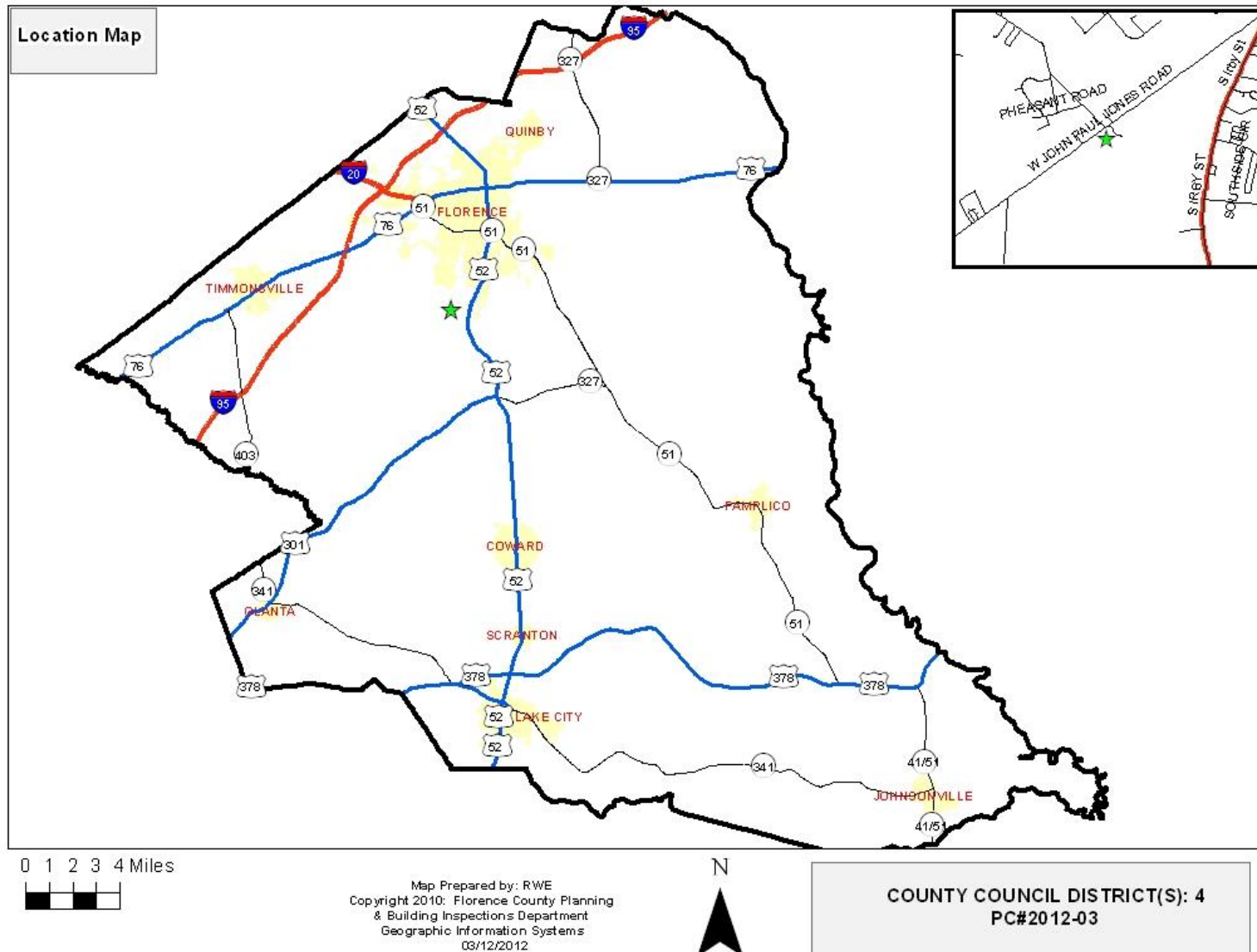
PC#2012-03

- **Request:** A waiver of Section 28.6:85 . – Small family and private developments (one to six lots) (a) Roadways of the Florence County Land Development and Subdivision Ordinance of the Florence County Code.
- **Applicant:** Thomasena Brown
- **Status of the Applicant:** Owner
- **Location:** 802 John Paul Jones Rd
- **Council District:** 4; County District

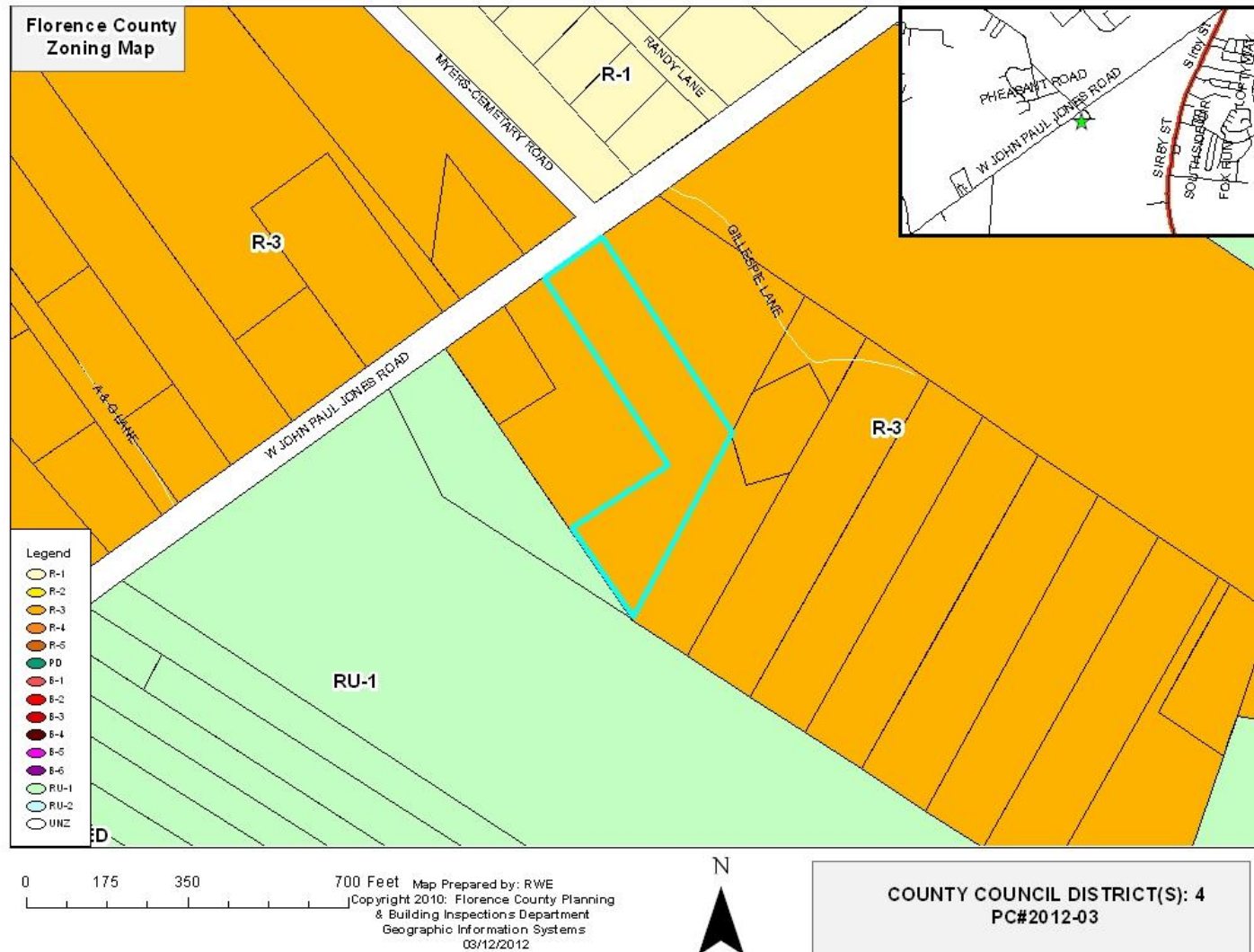
PC#2012-03 Cont'd.

- **School District:** 1
- **Size of property:** 2.55 acres
- **Present Use/ Zoning:** Residential / R-3 Single-Family Residential
- **Tax Map Reference:** 00127, Block 01, Parcel 146
- **Flood Zone:** N/A -Flood Zone X
- **Water/ Sewer:** DHEC approval needed

PC#2012-03-Location Map



PC#2012-03-Zoning Map



PC#2012-03-Aerial Map

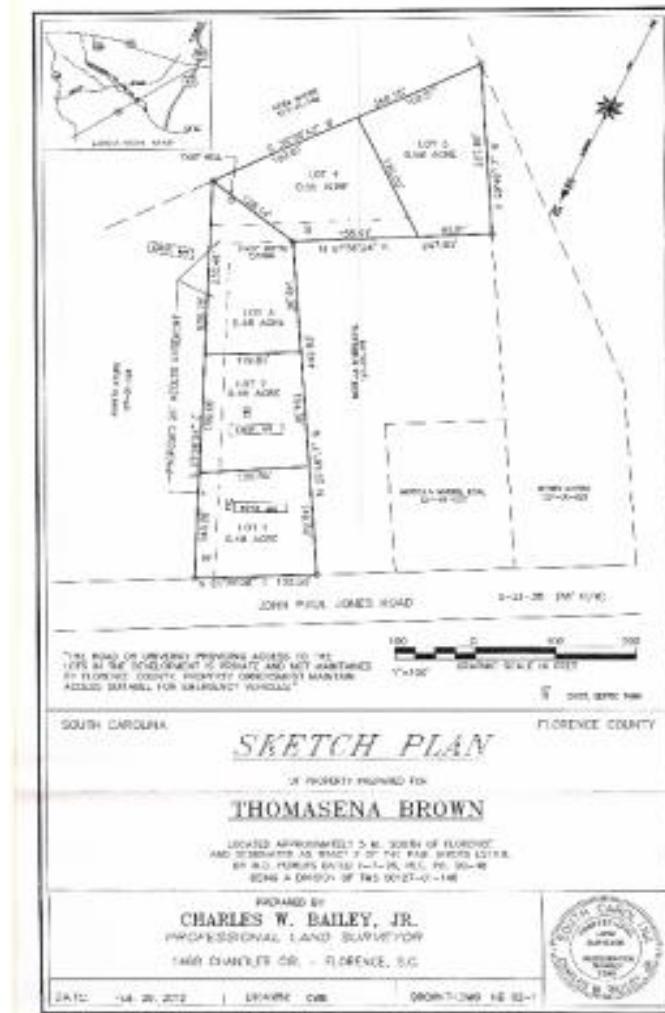


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03/12/2012



COUNTY COUNCIL DISTRICT(S): 4
PC#2012-03

PC#2012-03-Sketch Plan



PC#2012-03-Waiver Request

- The applicant requests a waiver of 25 feet from the 50-foot wide road easement requirement.
- The waiver will allow for 5 lots to be split off of a 25 foot-wide easement.

PC#2012-03-Staff Analysis

The applicant is requesting to divide 5 lots off of a private 25-foot wide road easement. Florence County Land Development and Subdivision Ordinance requires the easement to be 50 feet wide.

The waiver will allow for 5 lots to be split off of a 25-foot wide easement.

- **Surrounding Land Uses and Zoning:**

The surrounding land uses exist as residential.

The property is currently zoned R-3, Single-Family Residential District.

PC#2012-03

Florence County Code

Chapter 28.6-Florence County Land Development and Subdivision Ordinance

Section 28.6:85. – Small family and private developments(one to six lots) (a) Roadways of the Florence County Land Development and Subdivision Ordinance establishes that if the roadway ties to a county-maintained road, a 50-foot wide access easement is required.

PC#2012-03

Technical Review Committee Meeting

On March 12, 2012, the Technical Review Committee recommended approval of the waiver of Section 28.6-85.- Small family and private developments(one to six lots) (a) Roadways of the Florence County Land Development and Subdivision Ordinance.

The applicant, Thomasena Brown, Planning Commissioner Bill Lockhart, and planning staff members Jonathan Graham and Tripp Ward were present.

PC#2012-03

Staff Recommendation

The staff recommends denial of the request because it does not meet the requirements of Section 28.6-85.- Small family and private developments(one to six lots)

(a) Roadways of the Florence County Land Development and Subdivision Ordinance of the Florence County Code.

Director's Report

- Summary Plats
- Building Reports