

Agenda
Florence County Planning Commission Meeting
Tuesday, August 28, 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. Election of Officers
- III. Review and Motion of Minutes
 - Meeting of June 26, 2012
- IV. Public Hearings

Comprehensive Plan Map Amendment:

PC#2012-10 Comprehensive Plan Map Amendment requested by the Governing Council to change the Land Use Map designation for properties located on Pisgah Rd., Enterprise Dr., Florence Park Dr., Mechanicsville Rd., Prosperity Way, Otis Way, Success Way and Cecil Rd., Florence, SC as shown on Florence County Tax Map No. 120, Block 1, Parcels 1-3, 22, 25, 34, 39, 40, 52, 59, 61-63, 65, 73, 75, 77-82, 85, 86, 88-90, 92, 93; and Florence County Tax Map No. 145, Block 1, Parcels 76, 85, 86, 89, 93, 95, 100, 103, and 104 from the following land uses of Commercial Growth & Preservation, Rural Preservation, Suburban Development, and Public Facilities to IGP, Industrial Growth & Preservation.

Map Amendments:

PC#2012-11 Map Amendment requested by the Governing Council to change the zoning district designation for properties located on Pisgah Rd., Enterprise Dr., Florence Park Dr., Mechanicsville Rd., Prosperity Way, Otis Way, Success Way and Cecil Rd., Florence, SC as shown on Florence County Tax Map No. 120, Block 1, Parcels 1-3, 22, 25,

34, 39, 40, 52, 58, 59, 61-63, 65, 73, 75, 77-82, 85, 86, 88-90, 92, 93; and Florence County Tax Map No. 145, Block 1, Parcels 76, 77, 85-89, 93, 95, 100, 103 and 104 from Unzoned to B-6, Industrial District.

PC#2012-12 Map Amendment requested by the Governing Council to amend the zoning district designation for properties bounded by Chase St., W. Lucas St., N. Cashua Dr. and W. Evans St., Florence, SC from Unzoned to the following zoning designations of B-2, Convenience Business District, B-3, General Commercial District, B-5, Office and Light Industrial District, B-6, Industrial District, R-3A, Single-Family Residential District, and RU-2, Rural Resource District.

Text Amendments:

PC#2012-13 Text amendment request to the Florence County Comprehensive Plan Land Use Element to include R-3A and R-5A zoning districts to the Land Use Designations that allow R-3 and R-5 zoning.

PC#2012-14 Text amendment request to the Florence County Code of Ordinances, Chapter 30, Zoning Ordinance, Section 30-1.- Establishment of districts and Section 30-2.- Purpose of districts to include zoning districts R-3A, Single-Family Residential District and R-5A, Multi-Family Residential District.

V. Requests for Plat/Plan Approval:

None

VI. Other Business:

None

VII. Director's Report:

- Summary Plats
- Building Reports

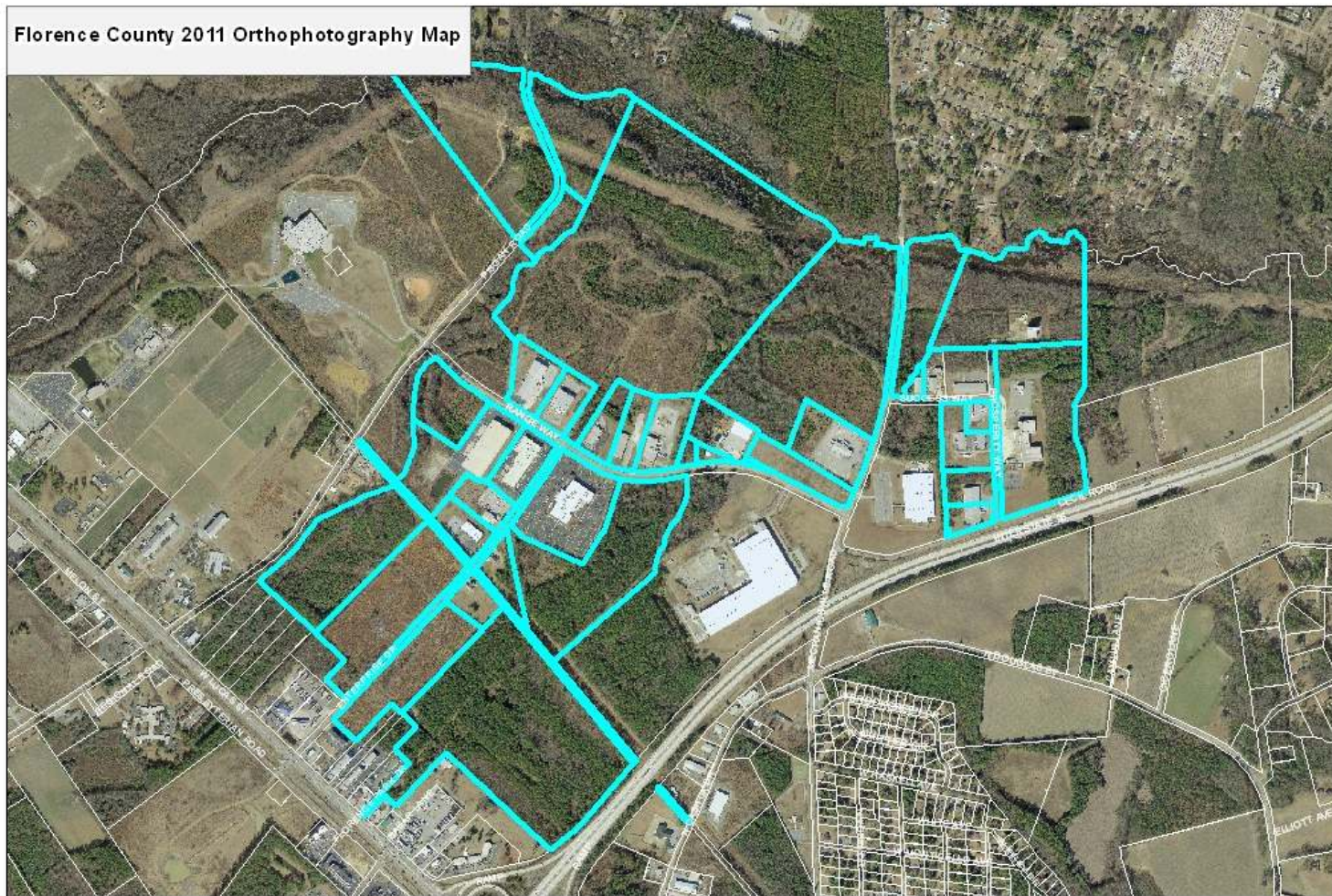
VIII. Executive Session (if needed)

IX. Adjournment

PC#2012-10

- **SUBJECT:** Comprehensive Plan Map Amendment to change the Land Use Map designations for properties located in Florence County to Industrial Growth and Preservation.
- **LOCATION:** Pisgah Road, Enterprise Drive, Florence Park Drive, Mechanicsville Road, Prosperity Way, Range Way, Success Way and Cecil Road
- **TAX MAP NUMBER(S):** 00120, Block 01, Parcels 001-003, 022, 025, 034, 039-040, 052, 059, 061-063, 065, 073, 075, 077-082, 085-086, 088-090, 092-093,
00145, Block 01, Parcels 076, 085-086, 089, 093, 095, 100, 103-104;
- **COUNCIL DISTRICT:** 3; County Council
- **APPLICANT:** Governing Council
- **LAND AREA:** 38 parcels, approximately 646.55 acres

PC#2012-10-AERIAL MAP



Map Prepared by: RWE
Copyright 2010: Florence County Planning
& Building Inspections Department
Geographic Information Systems
08/09/2012



COUNTY COUNCIL DISTRICT(S): 3
PC#2012-10

LAND USE MAP



PC#2012-10-BACKGROUND

- **STAFF ANALYSIS:**

The properties are currently designated as Commercial Growth and Preservation, Rural Preservation, Suburban Development and/or Public Facility according to the Comprehensive Plan Land Use map.

The applicant proposes to change the designations to Industrial Growth and Preservation.

The reason for the proposed amendment is to facilitate and encourage uniform growth and development consistent with the establishment of an industrial park created to promote economic development in and around Florence County.

PC#2012-10-STAFF RECOMMENDTION

- Staff recommends approval of this map amendment request to facilitate and encourage uniform growth and development of the industrial park.

PC#2012-11

- **SUBJECT:** Zoning request to B-6, Industrial District
- **LOCATION:** Pisgah Road, Enterprise Drive, Florence Park Drive, Mechanicsville Road, Prosperity Way, Range Way, Success Way And Cecil Road, Florence County
- **TAX MAP NUMBER(S):** 00120, Block 01, Parcels 001-003, 022, 025, 034, 039, 040, 052, 058, 059, 061-063, 065, 073, 075, 077-082, 085, 086, 088-090, 092, 093

00145, Block 01, Parcels 076, 077, 085-089, 093, 095, 100, 103, 104
- **COUNCIL DISTRICT(S):** 3; County Council

PC#2012-11-CONT'D

- **OWNER OF RECORD:** See Attachment "A"- Property Owners' Information
- **APPLICANT:** Governing Council
- **LAND AREA:** Approx. 774.14 acres
- **WATER /SEWER AVAILABILITY:** City of Florence /DHEC
- **ADJACENT WATERWAYS/
BODIES OF WATER:** High Hill Creek
- **FLOOD ZONE:** A flood zone is associated with High Hill Creek that is located along a northern portion of subject properties.

PC#2012-11

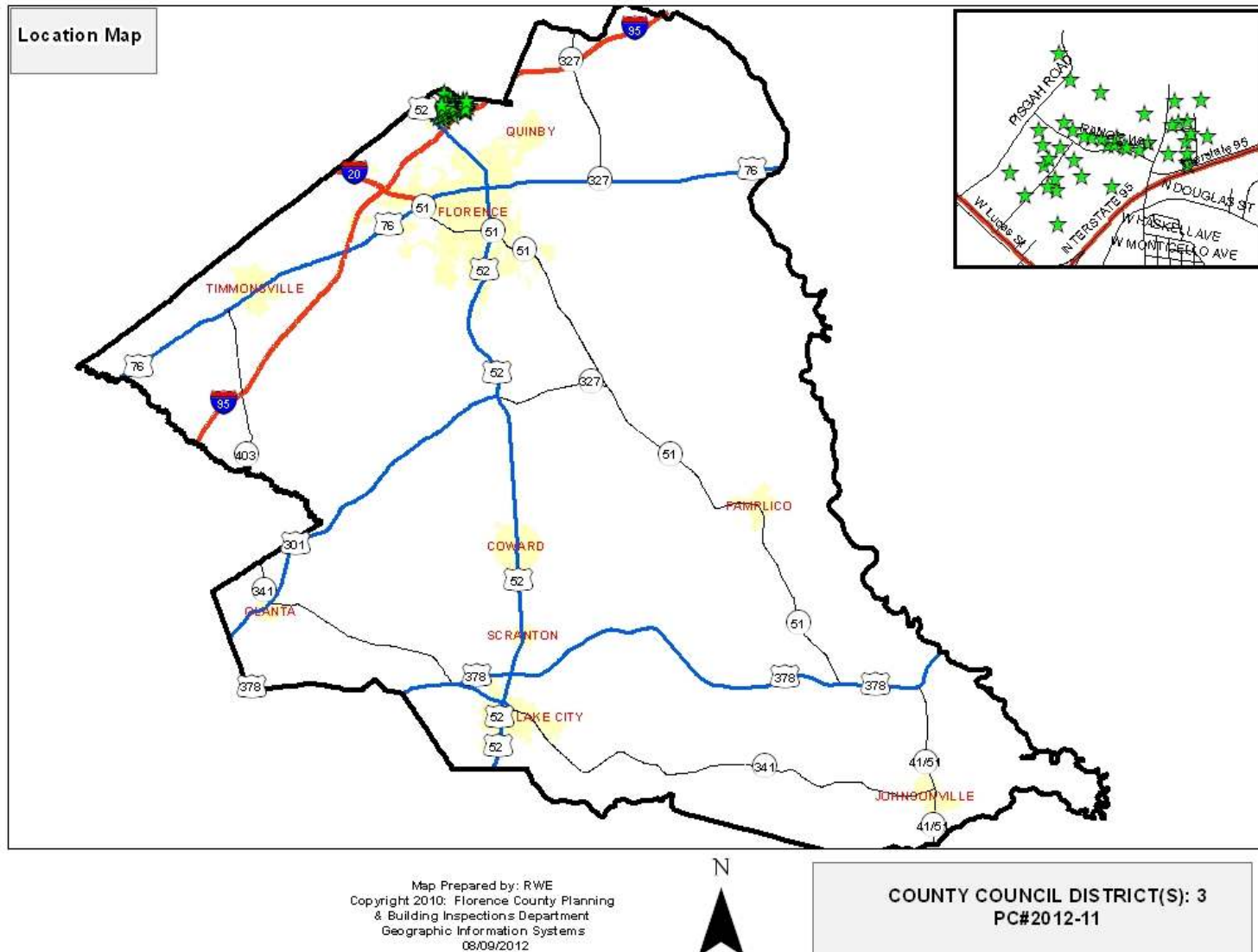
- **SUBJECT:** Zoning request to B-6, Industrial District
- **LOCATION:** Pisgah Road, Enterprise Drive, Florence Park Drive, Mechanicsville Road, Prosperity Way, Range Way, Success Way And Cecil Road, Florence County
- **TAX MAP NUMBER(S):**
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- **COUNCIL DISTRICT(S):** 3; County Council

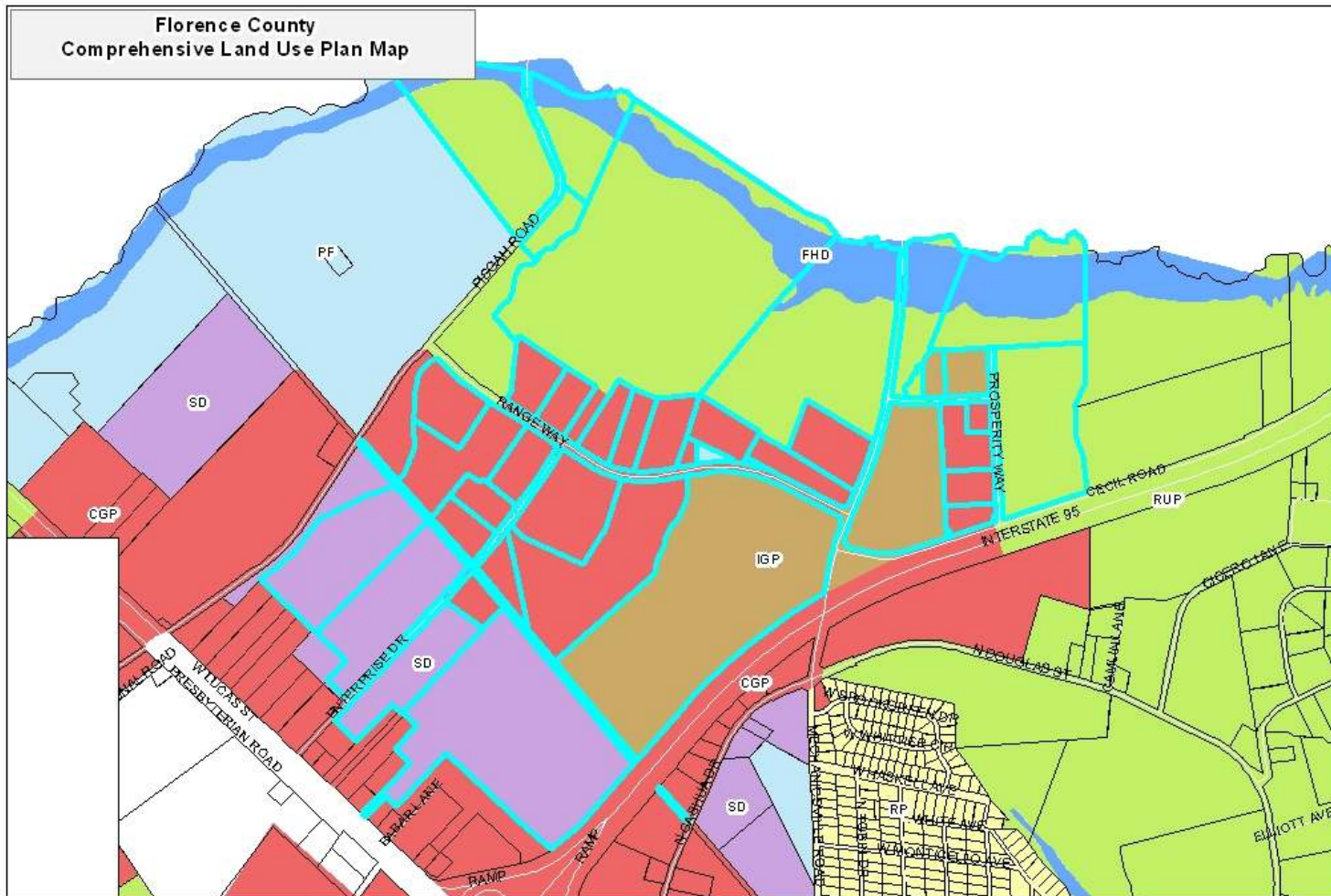
PC#2012-11

- **OWNER OF RECORD:** See Attachment “A”- Property Owners’ Information
- **APPLICANT:** Governing Council
- **LAND AREA:** Approx. 774.14 acres
- **WATER /SEWER AVAILABILITY:** City of Florence /DHEC
- **ADJACENT WATERWAYS/
BODIES OF WATER:** High Hill Creek
- **FLOOD ZONE:** A flood zone is associated with High Hill Creek that is located along a northern portion of subject properties.

PC#2012-11-LOCATION MAP



Land Use Map

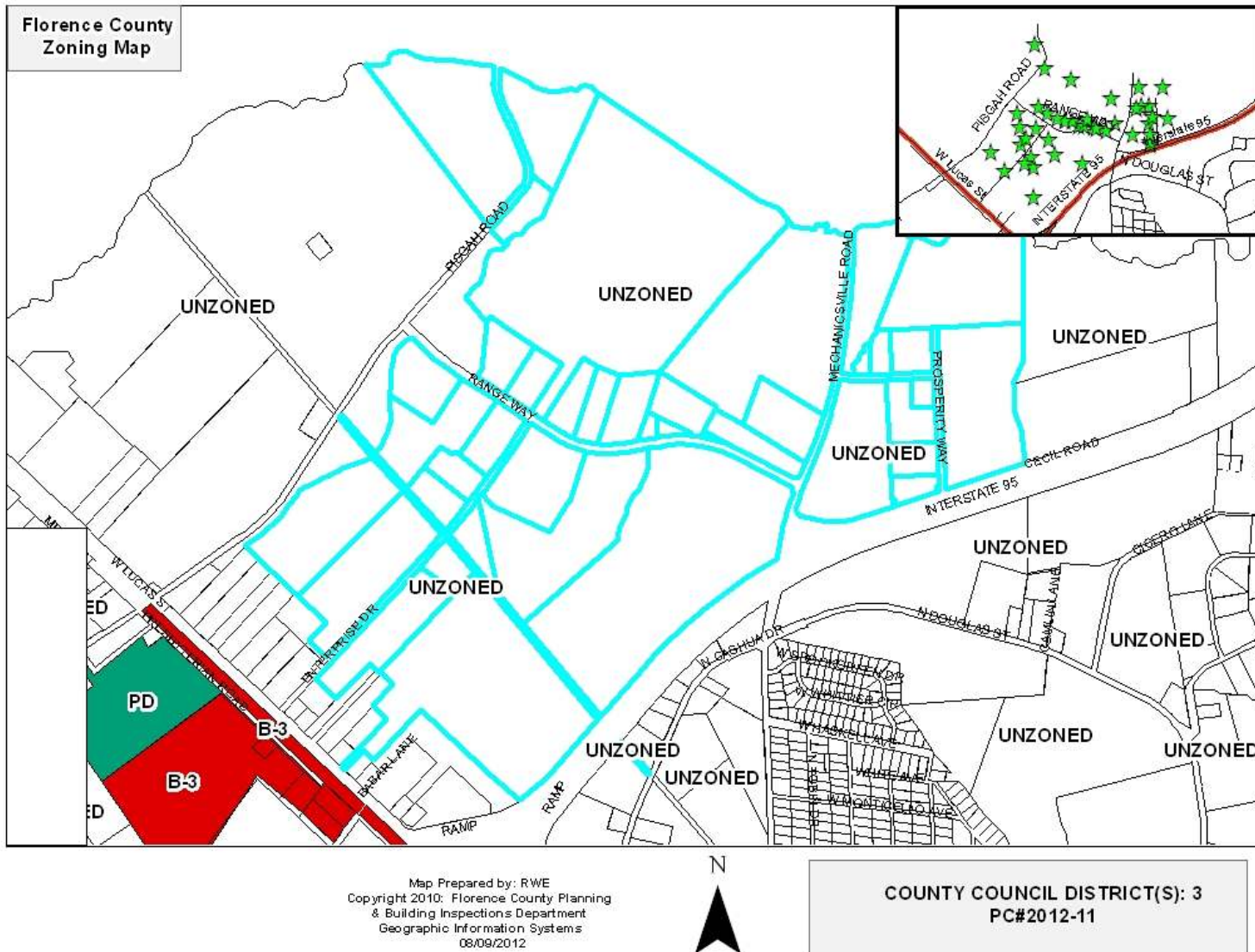


Map Prepared by: RWE
Copyright 2010: Florence County Planning
& Building Inspections Department
Geographic Information Systems
08/09/2012

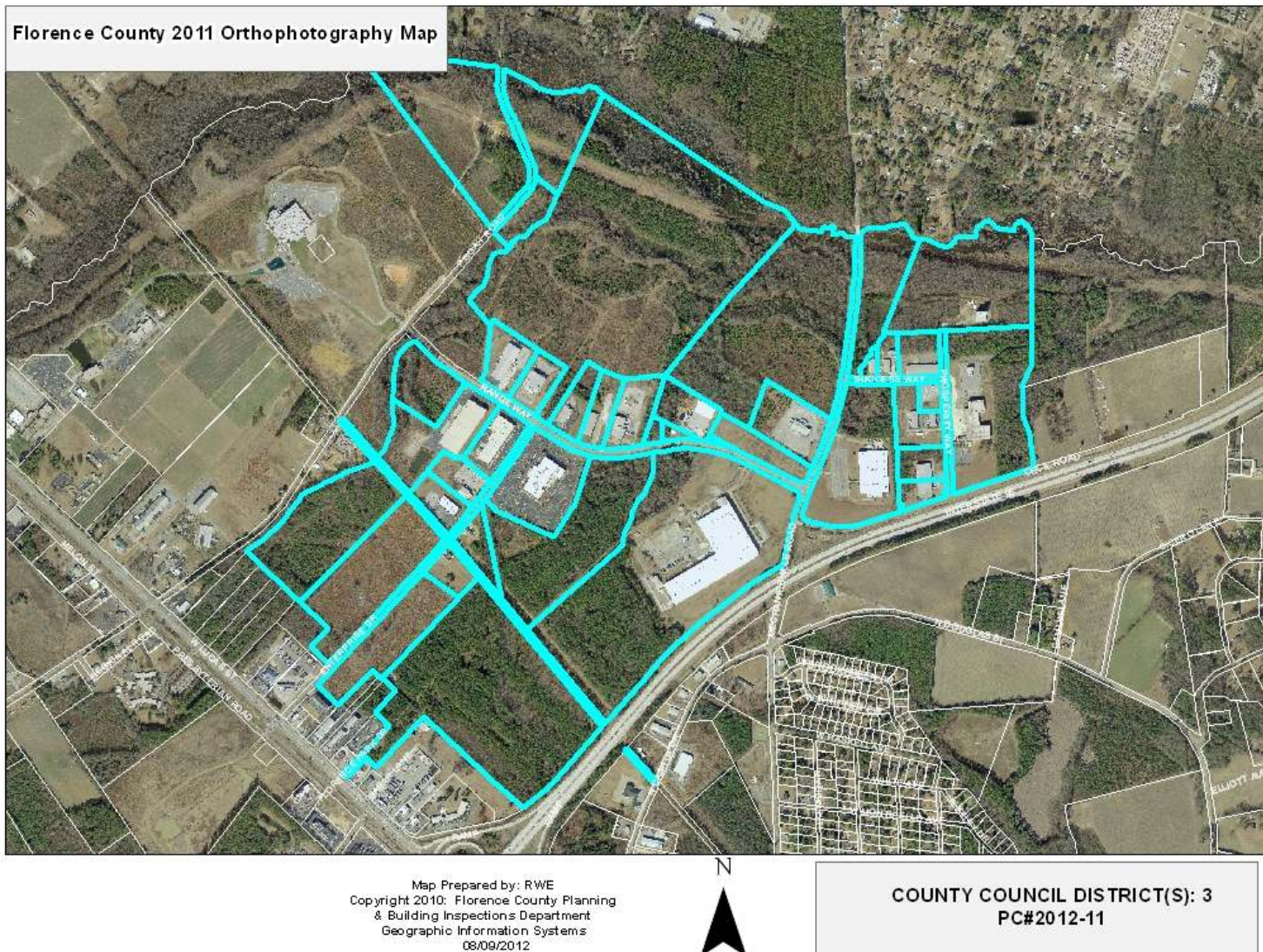


COUNTY COUNCIL DISTRICT(S): 3
PC#2012-11

PC#2012-11-Zoning Map



PC#2012-11-Aerial Map



Pisgah Road, Enterprise Drive, Florence Park Drive, Mechanicsville Road, Prosperity Way, Range Way, Success Way, Cecil Road



PC#2012-11-Area Photographs

Pisgah Road, Enterprise Drive, Florence Park Drive, Mechanicsville Road, Prosperity
Way, Range Way, Success Way Cecil Road



PC#2012-11-Background

- **STAFF ANALYSIS:**

Existing Land Use and Zoning:

The subject properties are currently occupied by a mixture of industrial and commercial-related uses, religious institutional uses and vacant and wooded land uses within an established industrial park existing in an unzoned area.

Proposed Land Use and Zoning:

There is the potential for future development of properties in the subject area consistent with the permitted uses and development standards of the B-6, Industrial District.

Surrounding Land Uses and Zoning:

North: Darlington County

South: Commercial and industrial uses, school, vacant and wooded land/Unzoned/Florence County

West: Agricultural uses, commercial uses, school, wooded and vacant land/Unzoned/Florence County

East: Commercial uses, vacant and wooded land/Unzoned/Florence County

PC#2012-11-Background Cont'd.

Transportation Access and Circulation:

The properties may be accessed by way of Pisgah Road, Enterprise Drive, Florence Park Drive, Mechanicsville Road, Prosperity Way, Range Way, Success Way and Cecil Road.

Traffic Review:

The zoning of these properties would not have an effect on the traffic flow for the area.

PC#2012-11-Florence County

Comprehensive Plan

The subject properties are currently designated as Commercial Growth and Preservation, Rural Preservation, Suburban Development and/or Public Facility according to the Land Use Map of the Comprehensive Plan.

The zoning amendment request is not currently in compliance with current designations according to the Comprehensive Plan.

The applicant is proposing to change the designations to Industrial Growth and Preservation.

Approval of the land use designation amendment request will bring the zoning amendment request into compliance with the Land Use Map and Land Use Element of the Comprehensive Plan.

PC#2012-11

Chapter 30-Zoning Ordinance

The intent of the B-6, Industrial District is to accommodate certain industrial uses which, based on their operational characteristics are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs.

PC#2012-11

Staff Recommendation

Planning staff recommends approval of the zoning amendment request to Planning Commission based on the request being in compliance with the Comprehensive Plan upon approval of the land use designation amendment request.

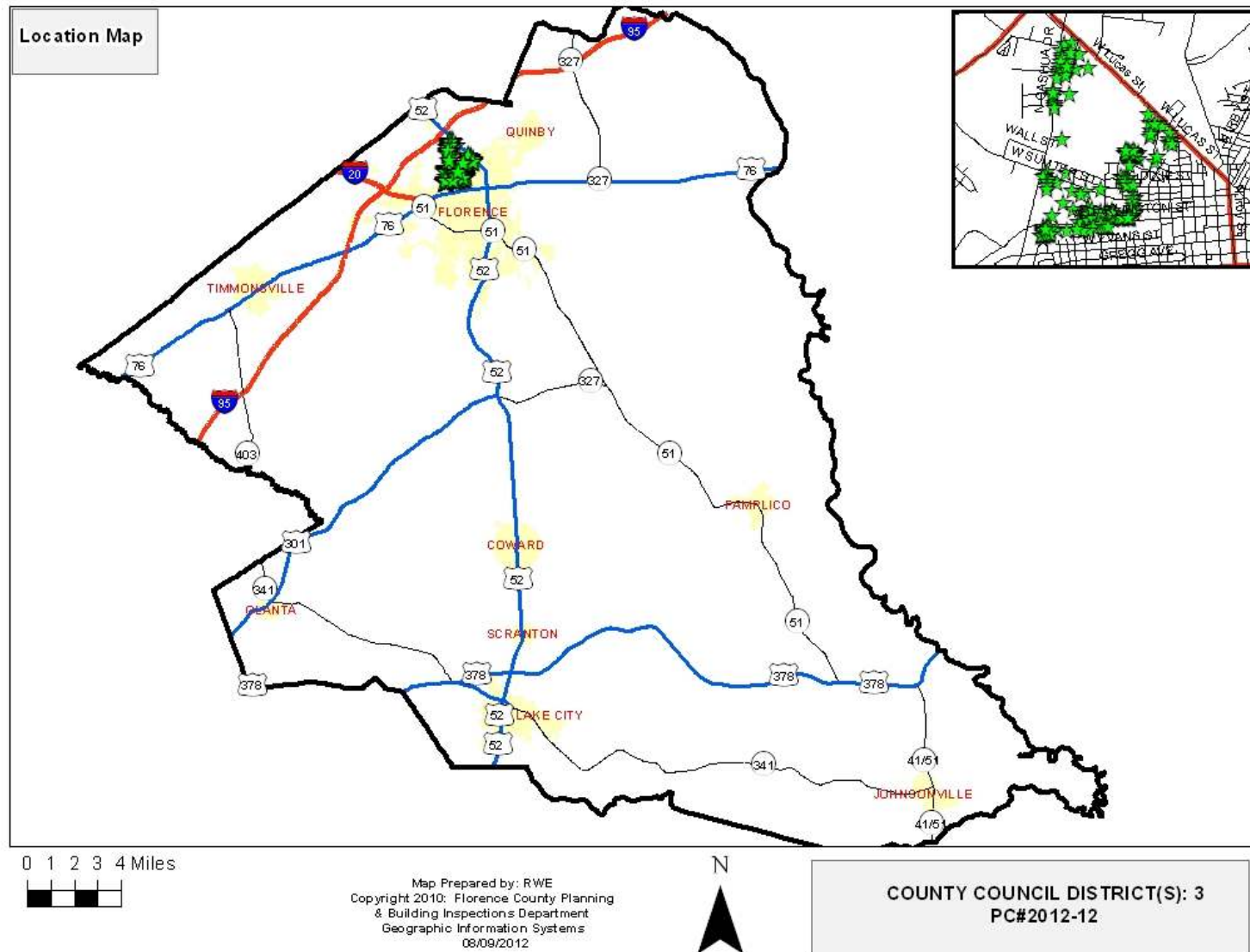
PC#2012-12

- **SUBJECT:** Zoning amendment request to B-2, Convenience District Business; B-3, General Commercial Business District; B-5, Office and Light Industrial District; B-6, Industrial District; R-3A, Single-Family Residential District and RU-2, Rural Resource District.
- **LOCATION:** Properties located on West Darlington Street, North Alexander Street, Curry Lane, Carver Street, Pennsylvania Street, Clement Street, Harmony Street, Dixie Street, Dewey Street, West Sumter Street, Schofield Street, Rogers Street, Holloway Lane, N. Cashua Drive, Milwaukee Drive, Schlitz Drive and West Lucas Street.
- **TAX MAP NUMBERS:** See Attachment "A" - Property Owners' Information

PC#2012-12-Cont'd.

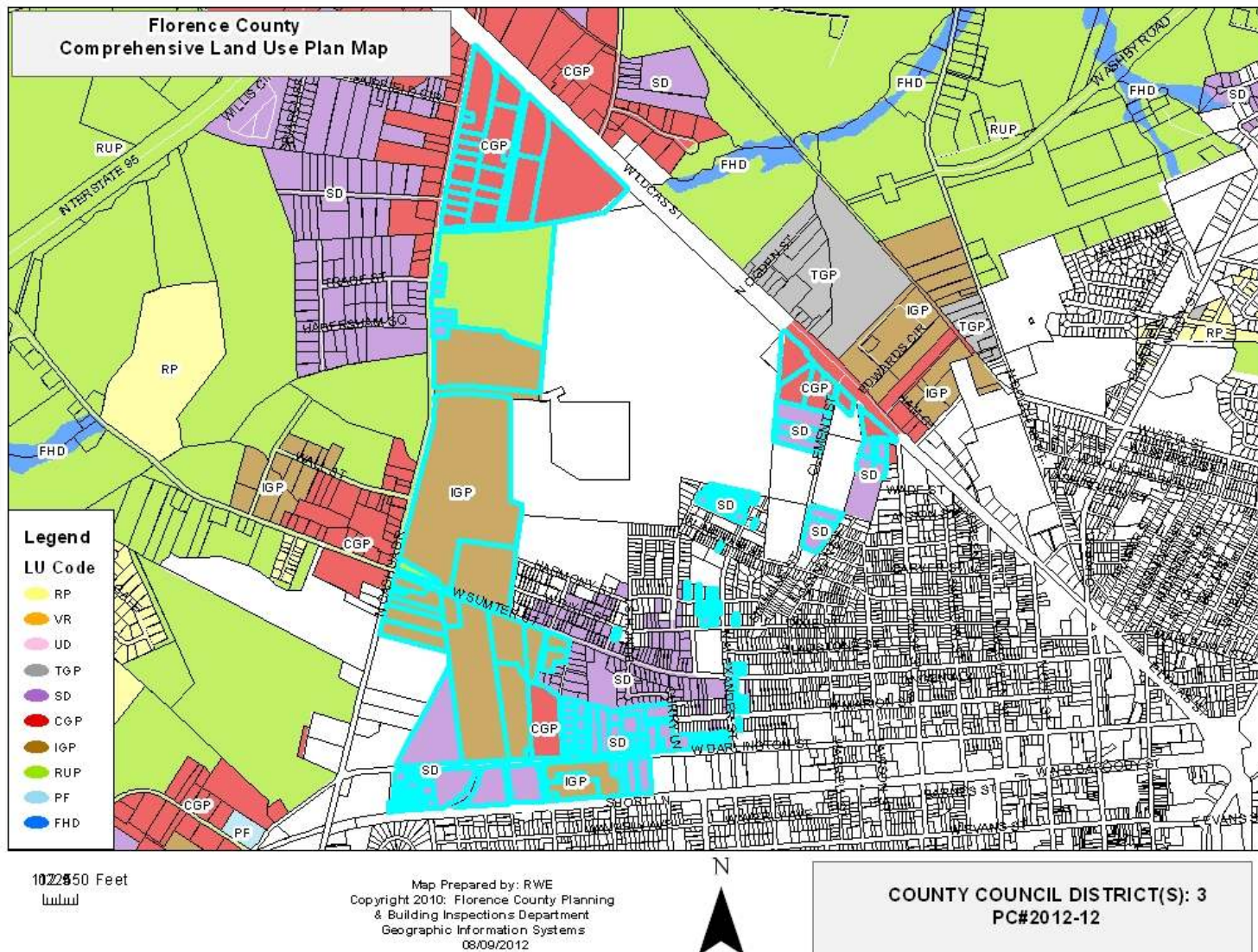
- **COUNCIL DISTRICT(S):** 3; County Council
- **OWNER OF RECORD:** See Attachment "A" - Property Owners' Information
- **APPLICANT:** Governing Council
- **LAND AREA:** 189 Parcels
- **WATER /SEWER AVAILABILITY:** City of Florence
- **ADJACENT WATERWAYS/
BODIES OF WATER:** None
- **FLOOD ZONE:** N/A

PC#2012-12-Location Map

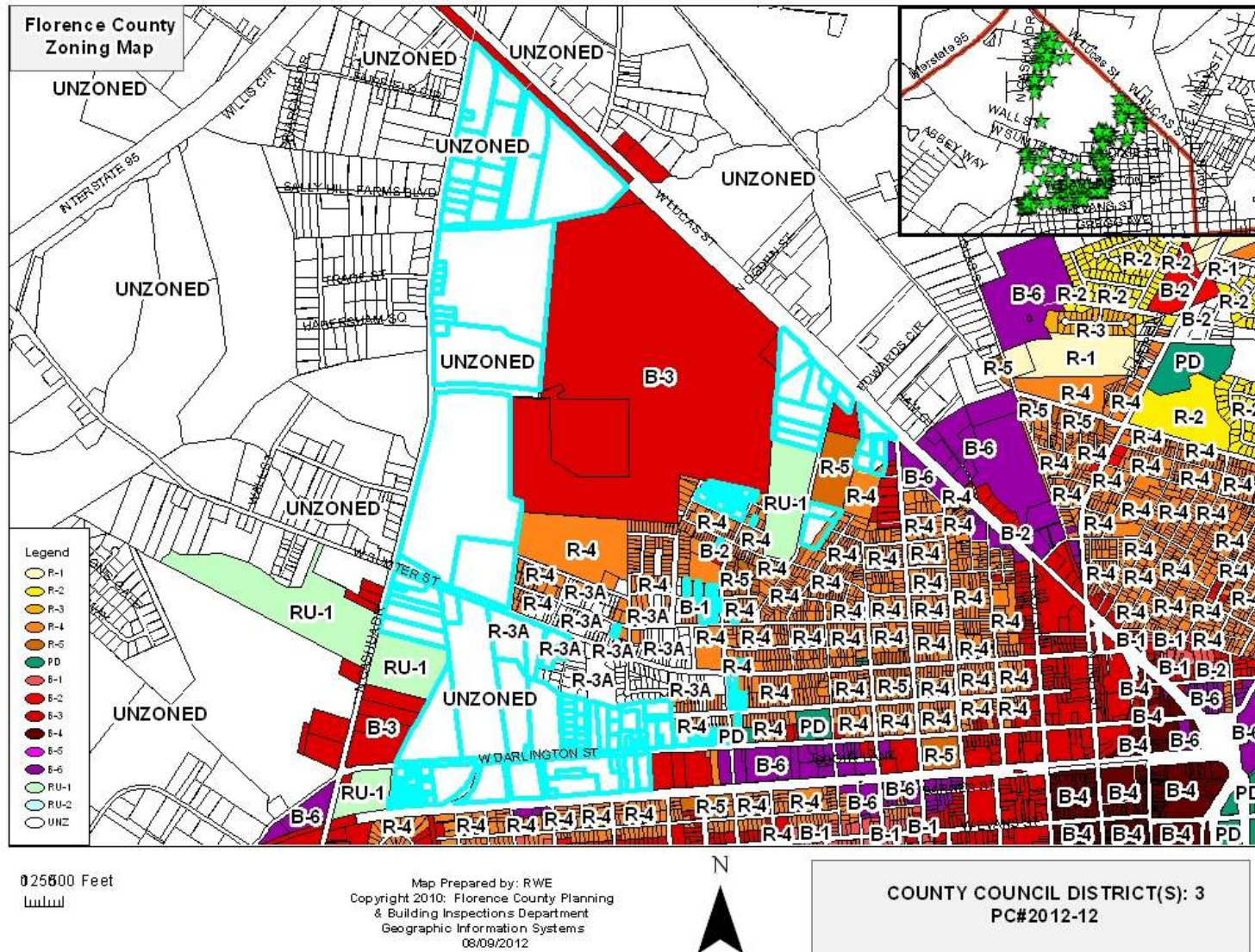


PC#2012-12

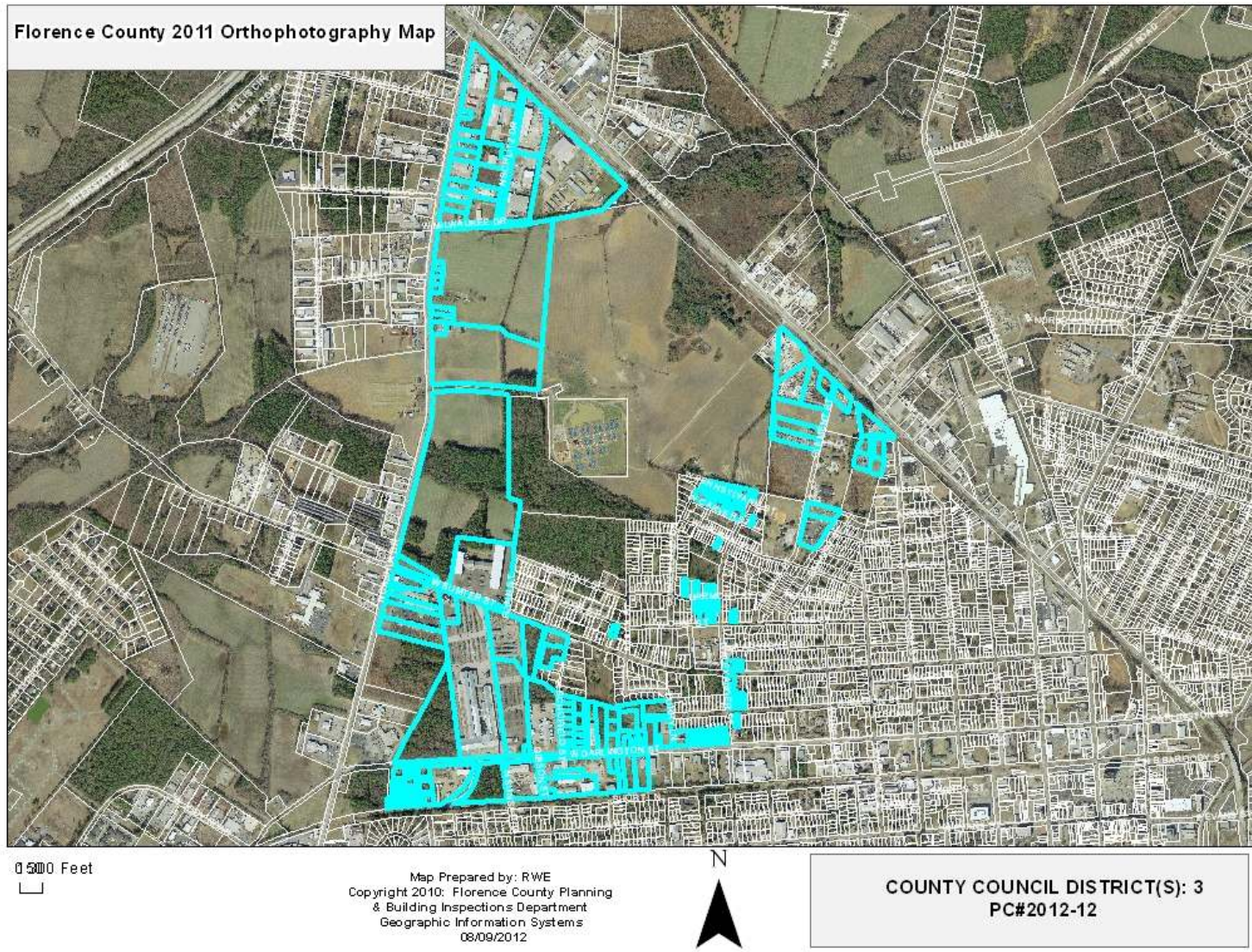
Comprehensive Plan Land Use Map



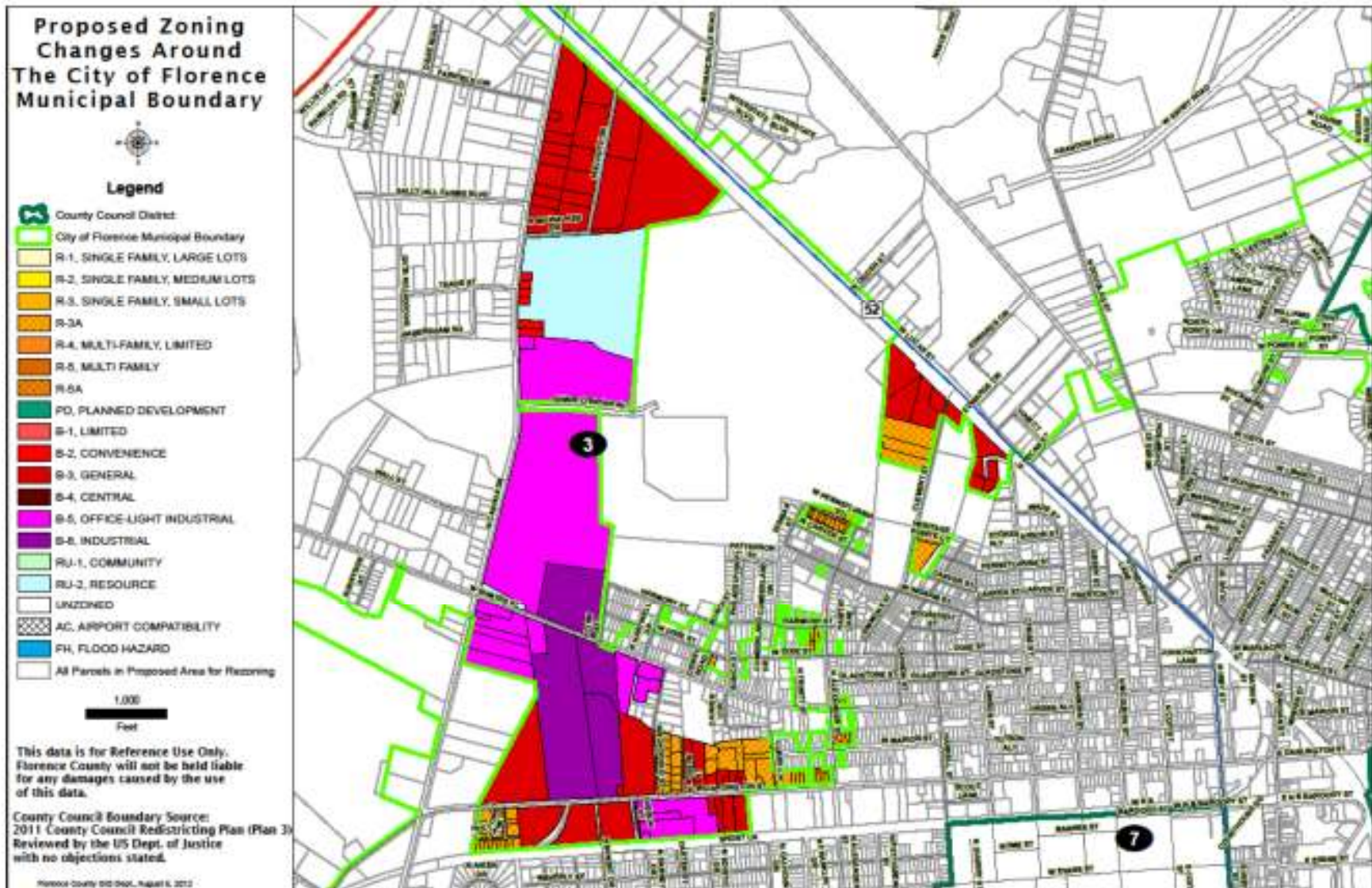
PC#2012-12-Zoning Map



PC#2012-12-Aerial Map



PC#2012-12- Proposed Zoning Map



PC#2012-12-Public Hearing Notices Posted

West Darlington Street, North Alexander Street, Curry Lane, Carver Street, Pennsylvania Street, Clement Street, Harmony Street, Dixie Street, Dewey Street, West Sumter Street, Schofield Street, Rogers Street, Holloway Lane, N. Cashua Drive, Milwaukee Drive, Schlitz Drive and West Lucas Street.



PC#2012-12-Public Hearing Notices Posted

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PC#2012-12-Area Photographs

West Darlington Street and North Alexander Street



W. Darlington Street and Curry Lane



W. Darlington Street



PC#2012-12-Area Photographs

W. Darlington Street



PC#2012-12-Area Photographs

Along N. Cashua Drive



PC#2012-12-Area Photographs

West Lucas Street



PC#2012-12-Area Photographs

W. Sumter Street



PC#2012-12-Area Photographs

W. Carver Street



W. Pennsylvania Street



PC#2012-12-Area Photographs

W. Harmony Street



W. Dixie Street



PC#2012-12-Area Photographs

N. Chase Street



Clement Street



PC#2012-12-Background

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject area properties are currently occupied by single-family residential uses, manufactured/mobile home uses, church uses, commercial uses, vacant land, farmland, and industrial uses. The subject area properties are currently unzoned.

2. Proposed Land Use and Zoning:

The proposal is to zone the subject area properties for compatibility with surrounding zoning districts, existing and future allowable district uses. There are no proposals at the time of the request for any new development or redevelopment of the subject properties.

The proposed request is to zone the subject area properties to B-2, Convenience District Business, B-3, General Commercial Business District, B-5, Office and Light Industrial Business District, B-6, Industrial District, R-3A, Single-Family Residential District and RU-2, Rural Resource District.

PC#2012-12-Background (Cont'd.)

3. Surrounding Land Uses and Zoning:

North: CSX Railroad/B-3/City of Florence

South: Residential/commercial/industrial/R-4/B-3/B-6/City of Florence

West: Medical/commercial/vacant/RU-1/B-3/City of Florence

East: Vacant/recreational/farmland/residential (single-family, duplexes, manufactured/mobile homes)/commercial/institutional/recreational/B-3/R-4/B-1/B-2/RU-1/R-3A/Unzoned/City of Florence/Florence County

PC#2012-12-Background (Cont'd.)

4. Transportation Access and Circulation:

Present accesses to the area properties are by way of West Darlington Street, North Alexander Street, Carver Street, Pennsylvania Street, Harmony Street, Dixie Street, Dewey Street, West Sumter Street, Schofield Street, Rogers Street, Holloway Lane, North Cashua Drive, Milwaukee Drive, Schlitz Drive and West Lucas Street.

5. Traffic Review:

The zoning of these properties would have a minimal effect on traffic flow for the area.

PC#2012-12

Florence County Comprehensive Plan:

The subject area properties are located within the Rural Preservation, Commercial Growth and Preservation, Industrial Growth and Preservation and Suburban Development land use designations as established by the Land Use Map and Land Use Element of the Comprehensive Plan.

The zoning amendment request does comply with the land use designations of the Land Use Map and Land Use Element of the Comprehensive.

PC#2012-12

Chapter 30-Zoning Ordinance

- The intent of the R-3A, Single-Family Residential District is established as the same as that of the R-1, R-2 and R-3 zoning districts excluding manufactured homes as a permitted use.
- R-1, R-2, and R-3, Single-Family Residential Districts: Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.
- B-2, Convenience Business District: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

PC#2012-12

Chapter 30-Zoning Ordinance

- B-3, General Commercial District: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.
- B-5, Office and Light Industrial District: The intent of this district is to promote the development of business parks, including office, distribution, and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards.
- B-6, Industrial District: The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics, are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs.
- RU-2, Rural Resource District: The intent of this classification is to conserve and protect from urban encroachment rural characteristics and resources, particularly agricultural, and maintain a balanced rural-urban environment. The retention of open lands, woodlands, and wetlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. Also provided by this district, is a rural environment preferred by many people over subdivisions and higher density urban or community settings.

PC#2012-12

Public Meeting- Thursday, August 23,2012

- Planning Department staff held a public meeting at the Northwest Park Community Center on Thursday, August 23, 2012 from 5:00pm to 7:00pm for citizens who wished to review maps and/or had questions or comments on the proposed West Florence zoning project.

PC#2012-12
STAFF RECOMMENDATION

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

PC# 2012-13

- **Subject:** Request for text amendments to the Florence County Comprehensive Plan Land Use Element to include zoning districts R-3A, Single-Family Residential District and R-5A, Multi-Family Residential District.
- **Applicant:** Florence County Planning and Building Department

PC# 2012-13-Background

- **STAFF ANALYSIS:**

Districts R-3A and R-5A were adopted by Ordinance to be included in the Florence County Code, Chapter 30 Zoning Ordinance, Section 30-28 Table I on November 19, 2009.

Districts R-3A and R-5A have the same permitted and conditionally allowed uses as R-3 and R-5 respectively excluding manufactured housing.

The Land Use Designations of the Land Use Element of the Comprehensive Plan must include all Florence County zoning districts.

The Single and Multi-Family Residential, Commercial, Sales and Service, Future Land Use Designations and Objectives and Zoning Districts Interpretation sections shall be amended to include Districts R-3A and R-5A. The text on the referenced pages of the Land Use Element shall be amended as follows:

PC# 2012-13 Text Amendment

- **Page 19, Single and Multi-Family Residential Section of the Florence County Comprehensive Plan Land Use Element:**

The future land use classifications that shall include residential uses are listed below. For a description of the future land use categories, see page 41.

- Residential Preservation (RP), permitted zoning: R-1, R-2, R-3, R-3A and PD;
- Variable Residential (VR), permitted zoning: R-3, R-3A, R-4, R-5, R-5A and PD;
- Rural Preservation (RUP), permitted zoning: RU-1, RU-2 and PD;
- Transitional Growth and Preservation (TGP), permitted zoning: B-1, B-2, RU-1 and PD;
- Suburban Development (SD), permitted zoning: R-2, R-3, R-3A, R-4, B-1, B-2, RU-1, and PD.

Appendix F (page 77) includes the description of each zoning district.

PC# 2012-13 Text Amendment

- **Page 24, Commercial, Sales and Service Section of the Florence County Comprehensive Plan Land Use Element:**

The future land use classifications that shall include commercial uses are listed below. For a description of the future land use categories, see page 41.

- Transitional Growth and Preservation (TGP), permitted zoning: B-1, B-2, RU-1, and PD;
- Commercial Growth and Preservation (CGP), permitted zoning: B-3, B-4, and PD;
- Suburban Development (SD), permitted zoning: R-2, R-3, R-3A, R-4, B-1, B-2, RU-1, and PD;
- Urban Development (UD), permitted zoning: B-4 and PD;
- Flood Hazard District (FHD), permitted zoning: all zoning upon special review

Appendix F (page 77) includes the description of each zoning district.

PC# 2012-13 Text Amendment

- **Page 41, Future Land Use Designations and Objectives Section of the Florence County Comprehensive Plan Land Use Element:**

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, R-3A, PD)**

Variable Residential (VR) – Protect and sustain existing higher density single-family, multi-family, or mixed-use residential areas, including property values and amenities, and provide areas for growth of various housing types and their accessory uses in urban and suburban settings. **(Zoning Districts Permitted: R-3, R-3A, R-4, R-5, R-5A, PD)**

- **Page 42, Future Land Use Designations and Objectives Section of the Florence County Comprehensive Plan Land Use Element:**

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-3A, R-4, B-1, B-2, RU-1, PD)**

PC# 2012-13 Text Amendment

- **Page 77, Appendix F: Zoning Districts Interpretations Section of the Florence County Comprehensive Plan Land Use Element:**

R-3, Single-Family Residential District. The intent of this district is the same as R-1 aside from differences in lot sizes and densities. The minimum lot area for residential use is 6,000 sq. ft. and 12,000 sq. ft. for non-residential use.

R-3A, Single-Family Residential District. The intent of this district is the same as R-3 excluding manufactured homes.

R-5, Multi-Family Residential District. The intent of this district is to accommodate higher density residential development and a variety of housing types on small lots or project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner. The minimum lot area for residential use is 6,000 sq. ft. and 12,000 sq. ft. for non-residential use.

R-5A, Multi-Family Residential District. The intent of this district is the same as R-3 excluding manufactured homes.

PC# 2012-13
Staff Recommendation

- The Planning Staff recommends approval of the amendment request by Florence County Planning Commission as presented.

PC# 2012-14

- **SUBJECT:** Request for text amendments to the Florence County Code, Chapter 30, Zoning Ordinance, Section 30-1, Establishment of Districts and Section 30-2, Purpose of Districts to include zoning districts R-3A, Single-Family Residential District and R-5A, Multi-Family Residential District.
- **APPLICANT:** Florence County Planning & Building Department

PC# 2012-14 Background

- **STAFF ANALYSIS:**

Districts R-3A and R-5A were adopted by Ordinance to be included in the Florence County Code, Chapter 30 Zoning Ordinance, Section 30-28 Table I on November 19, 2009.

Other areas of the Florence County Code must be amended to include Districts R-3A and R-5A.

The Florence County Code, Chapter 30, Zoning Ordinance, Section 30-1, Establishment of Districts and Section 30-2, Purpose of District shall be amended to include Districts R-3A and R-5A. The text amendments shall read as follows:

PC# 2012-14 Text Amendment

- **Sec. 30-1. - Establishment of districts.**

For purposes of this chapter, the following zoning districts are hereby established:

Residential Districts	Business Districts	Rural Districts	Special Purpose Districts
R-1, single-family, large lots	B-1, limited	RU-1, community	PD, planned development
R-2, single-family, medium lots	B-2, convenience	RU-2, resource	FH, flood hazard
R-3 and R-3A, single-family, small lots	B-3 general		AC, airport compatibility
R-4, multi-family, limited	B-4, central		
R-5 and R-5A, multi-family	B-5, office-light industrial		
	B-6, industrial		

PC# 2012-14 Text Amendment

- **Sec. 30-2. - Purpose of districts.**

Collectively, these districts are intended to advance the purposes of this chapter, as stated in the preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

Residential districts:

- *R-1, R-2, ~~and R-3~~ and R-3A single-family residential districts:* Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.
- *R-4 multi-family residential district, limited:* This district is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.
- *R-5 and R-5A multi-family residential district:* This district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

PC# 2012-14
Staff Recommendation

- The Planning Staff recommends approval of the amendment request by Florence County Planning Commission as presented.

Director's Report

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