

**Agenda**  
**Florence County Planning Commission Meeting**  
**Tuesday, September 25, 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 August 28, 2012
- III. Public Hearings

**Comprehensive Plan Map Amendment:**

**PC#2012-15 Comprehensive Plan Map Amendment requested by Caretha Green, et al, to change the Land Use Map designation for properties located on Church St. and Railroad Ave., Scranton, SC as shown on Florence County Tax Map No. 00194, Block 31, Parcel 125 and Florence County Tax Map No. 01941, Block 01, Parcels 003 – 005 and 007 from RP, Residential Preservation to RUP, Rural Preservation. (Gray)**

**Map Amendment:**

**PC#2012-16 Map Amendment requested by Caretha Green, et al, to change the zoning district designation for properties located on Church St. and Railroad Ave., Scranton, SC as shown on Florence County Tax Map No. 00194, Block 31, Parcel 125 and Florence County Tax Map No. 01941, Block 01, Parcels 003 – 005 and 007 from R-2, Single-Family Residential District to RU-1, Rural Community District. (Salmon)**

**Text Amendments:**

None

## **Agenda-Cont'd.**

**IV. Requests for Plat/Plan Approval:**

None

**V. Other Business:**

None

**VI. Director's Report:**

- **Summary Plats**
- **Building Reports**

**VII. Executive Session (if needed)**

**VIII. Adjournment**

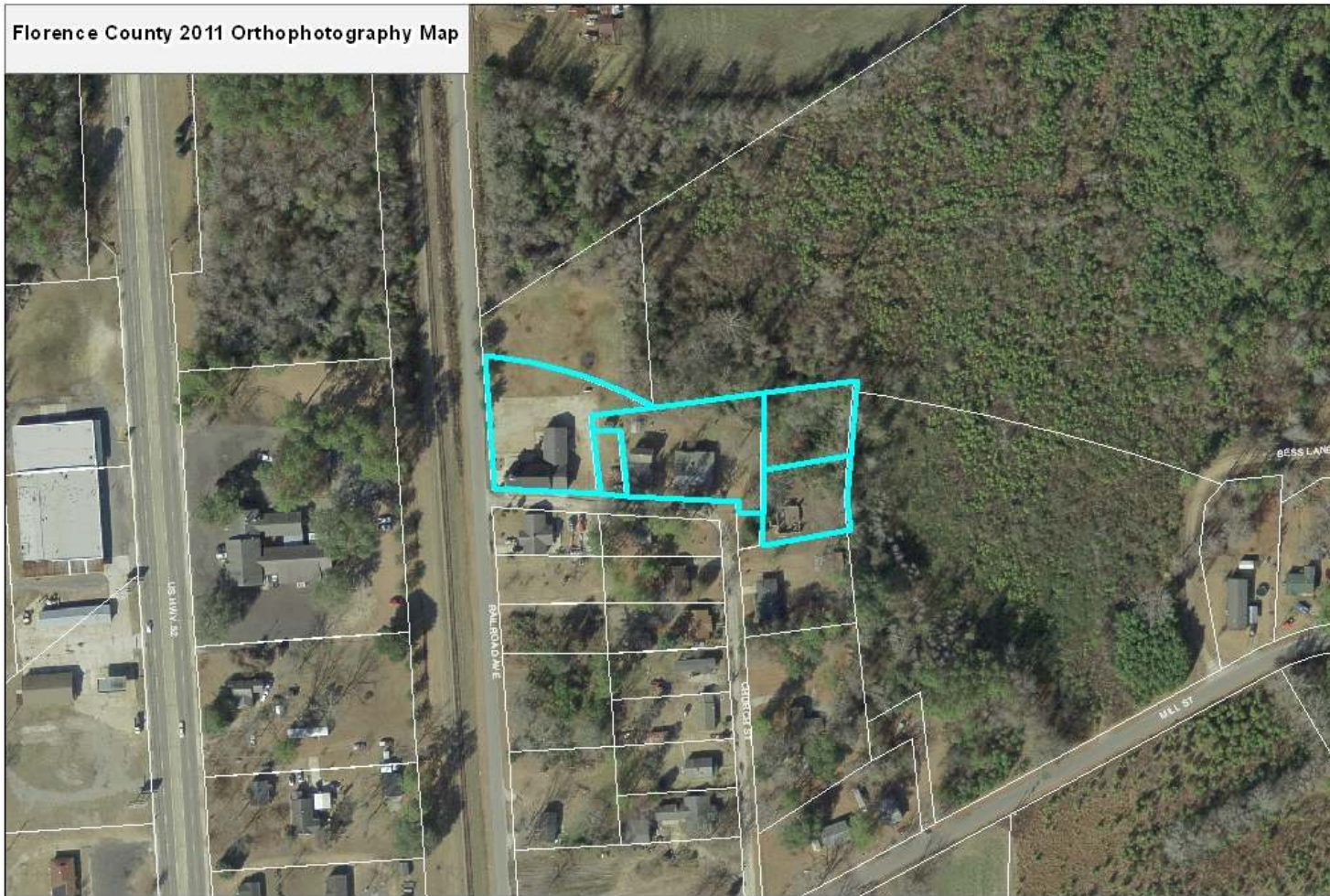
# PC# 2012-15

- **Subject:** Comprehensive Plan Map Amendment to change the Land Use Map designation for properties in Florence County located in the Town of Scranton from Residential Preservation to Rural Preservation.
- **Locations:** 2224, 2225, 2226, 2228 Church Street and 2322 Railroad Avenue
- **Tax Map Numbers:** 01941, Block 01, Parcels 003- 005, 007 and 00194, Block 31, Parcel 125

# PC# 2012-15-Cont'd.

- **Council District(s):** 1; County Council
- **Applicant:** Caretha Green, et al
- **Land Area:** 5 parcels, approximately 2.0 acres

# PC# 2012-15-Aerial Map



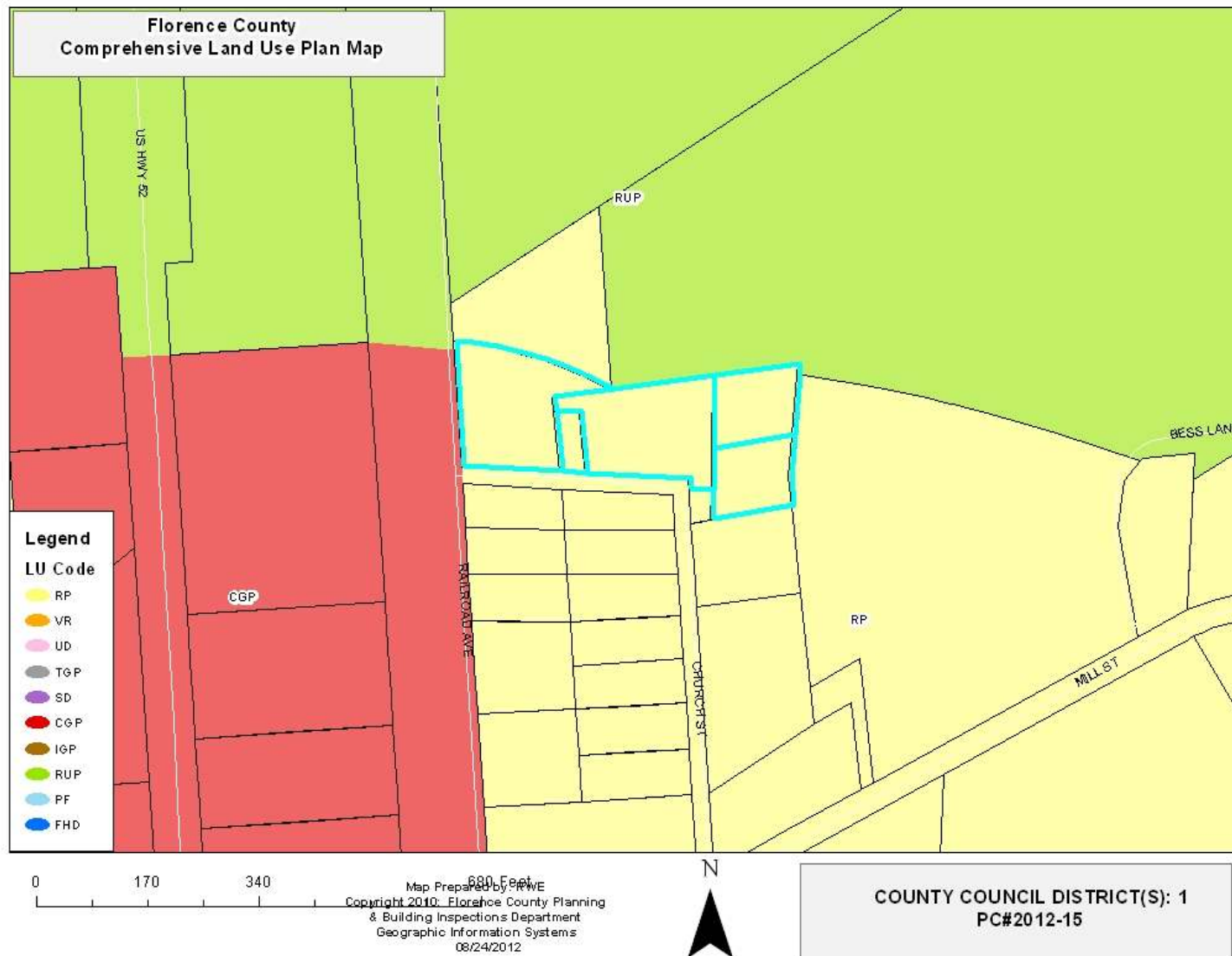
Map Prepared by: RWE  
Copyright 2010: Florence County Planning  
& Building Inspections Department  
Geographic Information Systems  
08/24/2012



COUNTY COUNCIL DISTRICT(S): 1  
PC#2012-15



# PC# 2012-15-Land Use Map



# PC# 2012-15-Background

## Staff Analysis:

- The properties are currently designated as Residential Preservation to the Comprehensive Plan Land Use map.
- The applicant is proposing to change the designation to Rural Preservation.
- Staff's Justification/Reason for the proposed amendment is to implement the community vision.

## **PC# 2012-15**

### **Staff Recommendation**

- **Staff recommends approval of this request to implement the community vision.**



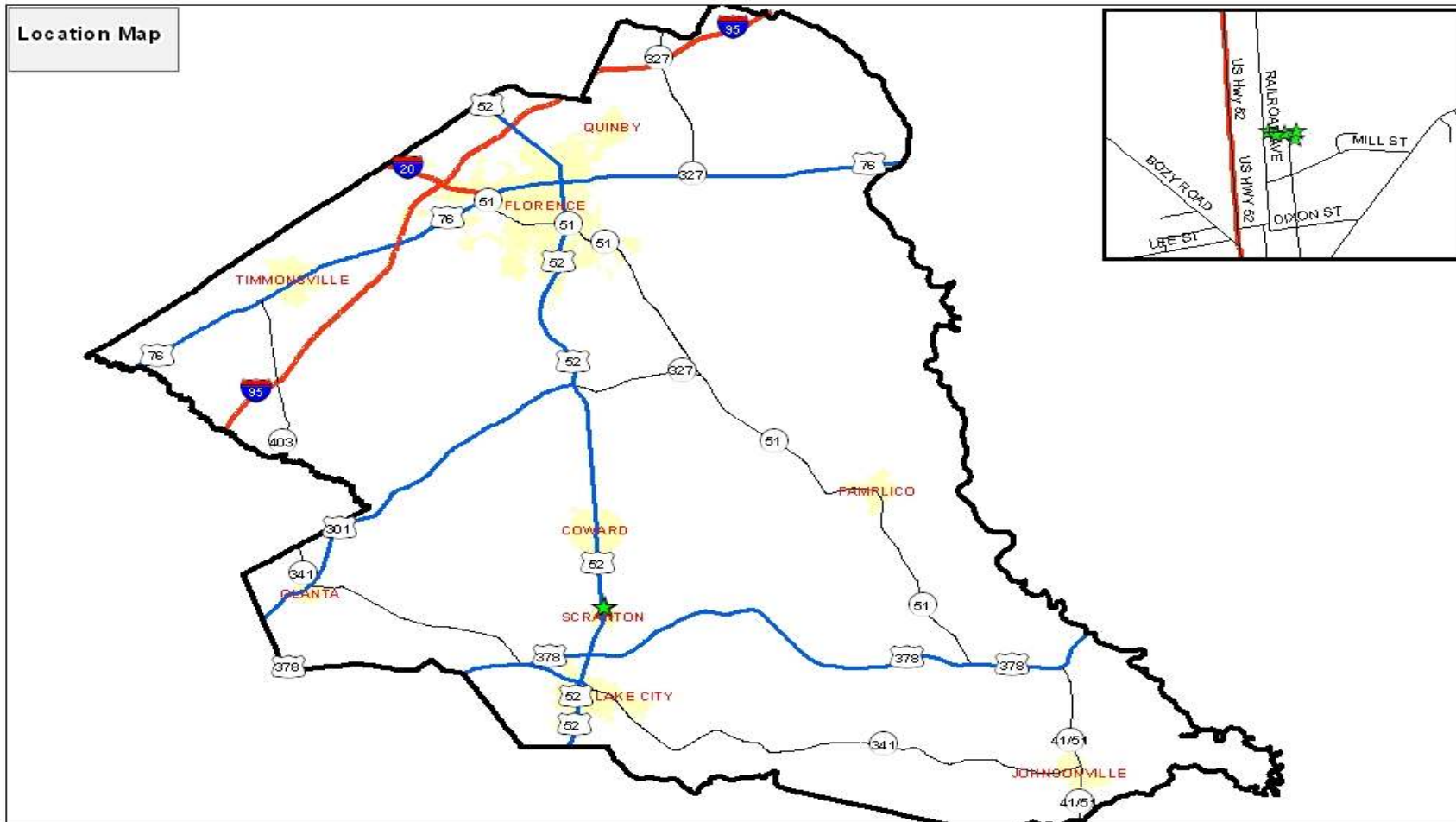
# PC#2012-16

- **SUBJECT:** Rezoning request from R-2, Single-Family Residential District to RU-1, Rural Community District.
- **LOCATION:** 2224, 2225, 2226, 2228 Church Street and 2322 Railroad Avenue, Town of Scranton
- **TAX MAP NUMBER:** 01941, Block 01, Parcels 003-005, 007  
00194, Block 31, Parcel 125
- **COUNCIL DISTRICT(S):** 1; County Council
- **OWNER OF RECORD:** Caretha Green, et al.
- **APPLICANT:** Caretha Green, et al.

# PC#2012-16 Cont'd.

- **LAND AREA:** Approximately 2.0 acres/  
5 parcels
- **WATER /SEWER AVAILABILITY:** Water services provided by  
the Town of Scranton.  
Sewer services provided by  
the City of Lake City.
- **ADJACENT WATERWAYS/  
BODIES OF WATER:** N/A
- **FLOOD ZONE:** N/A

# PC#2012-16-Location Map

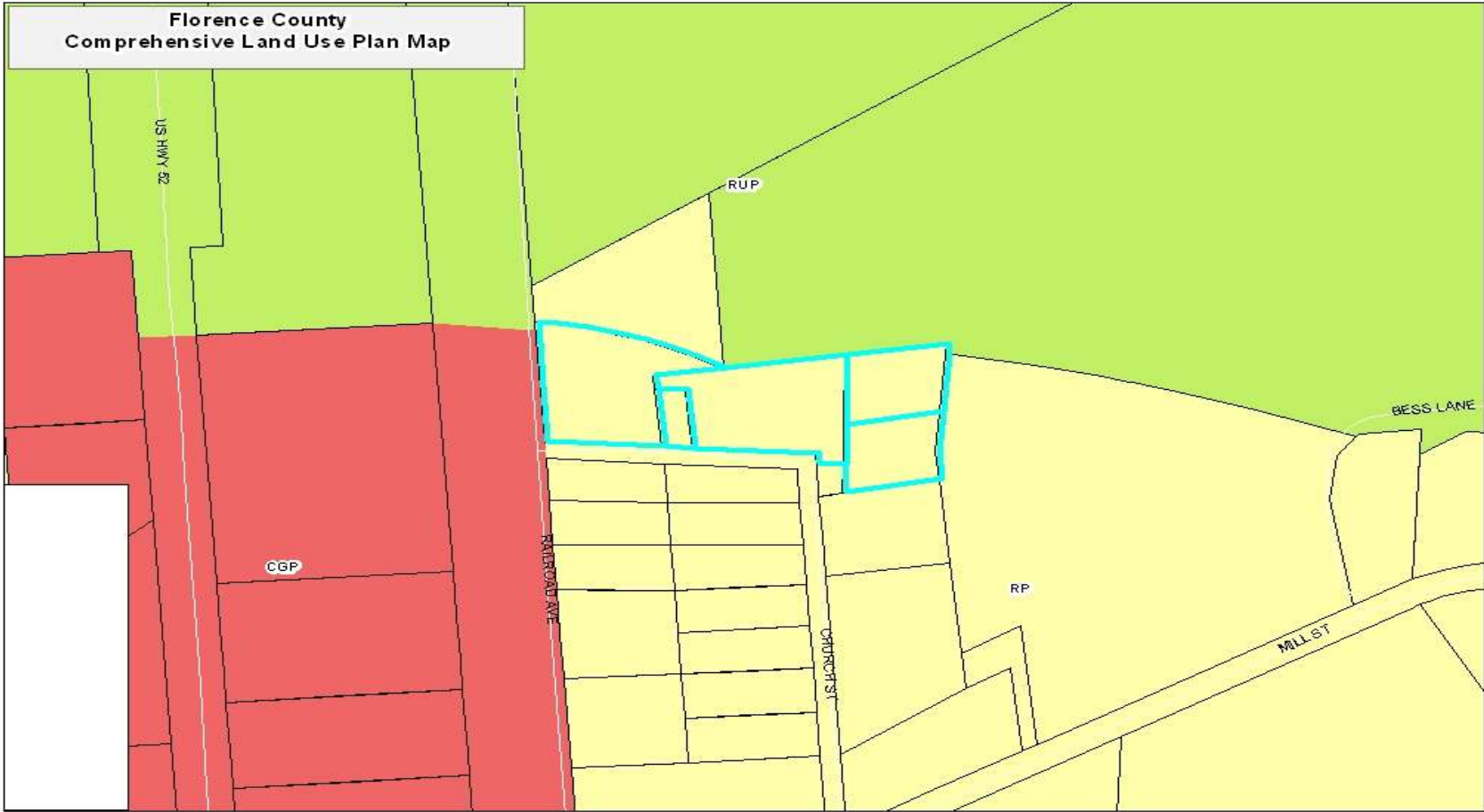


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Geographic Information Systems  
09/06/2012



COUNTY COUNCIL DISTRICT(S): 1  
PC#2012-16

# PC#2012-16-Land Use Map



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Geographic Information Systems  
09/06/2012



COUNTY COUNCIL DISTRICT(S): 1  
PC#2012-16





# PC#2012-16-Aerial Map



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Geographic Information Systems  
09/06/2012



COUNTY COUNCIL DISTRICT(S): 1  
PC#2012-16

# PC#2012-16-Site Photographs

2322 Railroad Ave



West along Church Street





# PC#2012-16-Site Photographs

2228 Church Street



East and Southeast along Church Street



2226 Church Street



# PC#2012-16-Site Photographs

Parcel 003 South of 2226 Church Street



2225 Church Street





# PC#2012-16-Adjacent Property Photographs

North along Railroad Avenue



West along Church Street



South along Railroad Avenue



South across Church Street



East along Church Street



West along Church Street



# PC#2012-16-Background

- STAFF ANALYSIS:

## Existing Land Use and Zoning:

The subject properties are currently occupied by a mixture of single-family homes, vacant land and a religious institution. The subject properties are currently zoned R-2, Single-Family Residential District and located in the Town of Scranton.

## Proposed Land Use and Zoning:

The applicant wishes to develop one of the properties, Parcel 004 located at 2226 Church Street with a standard designed manufactured home. There have been no proposals for redevelopment or future development of any of the remaining subject properties at this time. The applicant proposes to rezone the properties to RU-1, Rural Community District.

# **PC#2012-16-Background-Cont'd.**

## **Surrounding Land Use(s) and Zoning:**

North: Vacant land/Unzoned/Florence County

South: Single-family residential/R-2/Town of  
Scranton

West: Commercial/B-3/Town of Scranton

East: Vacant land/R-2/Town of Scranton

# PC#2012-16-Background-Cont'd.

## Transportation Access and Circulation:

Present accesses to the subject properties are by way of Church Street and Railroad Avenue.

## Traffic Review:

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

# **PC#2012-16**

## **Florence County Comprehensive Plan**

The subject properties are currently located in a Residential Preservation area according to the Comprehensive Plan Land Use Map.

The applicants are proposing to rezone these properties to RU-1.

The request for the zoning amendment to RU-1 does not presently comply with the Comprehensive Plan Land Use Map.

However, staff is moving forward with the request to amend the land use designation to Rural Preservation.

When the amendment is approved for the land use designation change, the zoning amendment of the subject properties from R-2 to RU-1 will be in compliance with the Comprehensive Plan Land Use Map.



## **PC#2012-16**

### **Chapter 30-Zoning Ordinance**

RU-1, Rural Community District: The intent of the planned development 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#2012-16**

## **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 with the land use amendment request approval.

# Director's Report

- **Summary Plats**
- **Building Reports**

# **Adjournment**