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-1, 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 Plat:
   • 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-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/BOBIDES OF WATER:** N/A

- **FLOOD ZONE:** N/A
PC#2012-16-Location Map
PC#2012-16-Land Use Map
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
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.
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.
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