

Agenda
Florence County Planning Commission Meeting
Tuesday, October 23, 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 September 25, 2012
- III. Public Hearings

Comprehensive Plan Map Amendments:

PC#2012-17 Comprehensive Plan Map Amendment requested by Doulaveris Holdings, LLC to change the Land Use Map designation for property located at 306 E. Carolyn Ave., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcel 019 from CGP, Commercial Growth and Preservation to SD, Suburban Development. (Blue)

PC#2012-18 Comprehensive Plan Map Amendment requested by Laura H. Walkup on behalf of Pamplico Rescue and Ambulance Service, Inc. to change the Land Use Map designation for property located at 191 W. Sixth Ave., Pamplico, SC as shown on Florence County Tax Map No. 60001, Block 01, Parcel 021 from RP, Residential Preservation and RUP, Rural Preservation to SD, Suburban Development. (Lilac)

Map Amendments:

PC#2012-19 Map Amendment requested by Doulaveris Holdings, LLC to change the zoning district designation for property located at 306 E. Carolyn Ave., Florence, SC as shown on Florence County Tax Map No. 90095,

Block 01, Parcel 019 from B-3, General Commercial District to R-4, Multi-Family Residential District, Limited. (Green)

PC#2012-20 Map Amendment requested by Laura H. Walkup on behalf of Pamplico Rescue and Ambulance Service, Inc. to change the zoning district designation for property located at 191 W. Sixth Ave., Pamplico, SC as shown on Florence County Tax Map No. 60001, Block 01, Parcel 021 from R-1, Single-Family Residential District, R-5, Multi-Family Residential District and RU-2, Rural Resource District to B-1, Limited Business District. (Ivory)

Text Amendments:

None

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# 2012-17

Comprehensive Plan Map Amendment requested by Doulaveris Holdings, LLC to change the Land Use Map designation from property located at 306 E. Carolyn Ave., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcel 019 from CGP, Commercial Growth and Preservation to SD, Suburban Development.

PC# 2012-17

Staff Recommendation

Staff recommends deferral of this request until the regularly scheduled meeting of the Planning Commission on November 27, 2012.

PC# 2012-18

- **Subject:** Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located in Pamplico, SC from Residential Preservation and Rural Preservation to Suburban Development
- **Location:** 191 W. Sixth Avenue
- **Tax Map Number** 60001, Block 01, Parcel 021

PC# 2012-18 Cont'd.

- **Council District(s):** 2; County Council
- **Applicant:** Pamplico Rescue and Ambulance Service, Inc
- **Land Area:** 1 parcel, approximately 3.9 acres

PC# 2012-18 Aerial Map

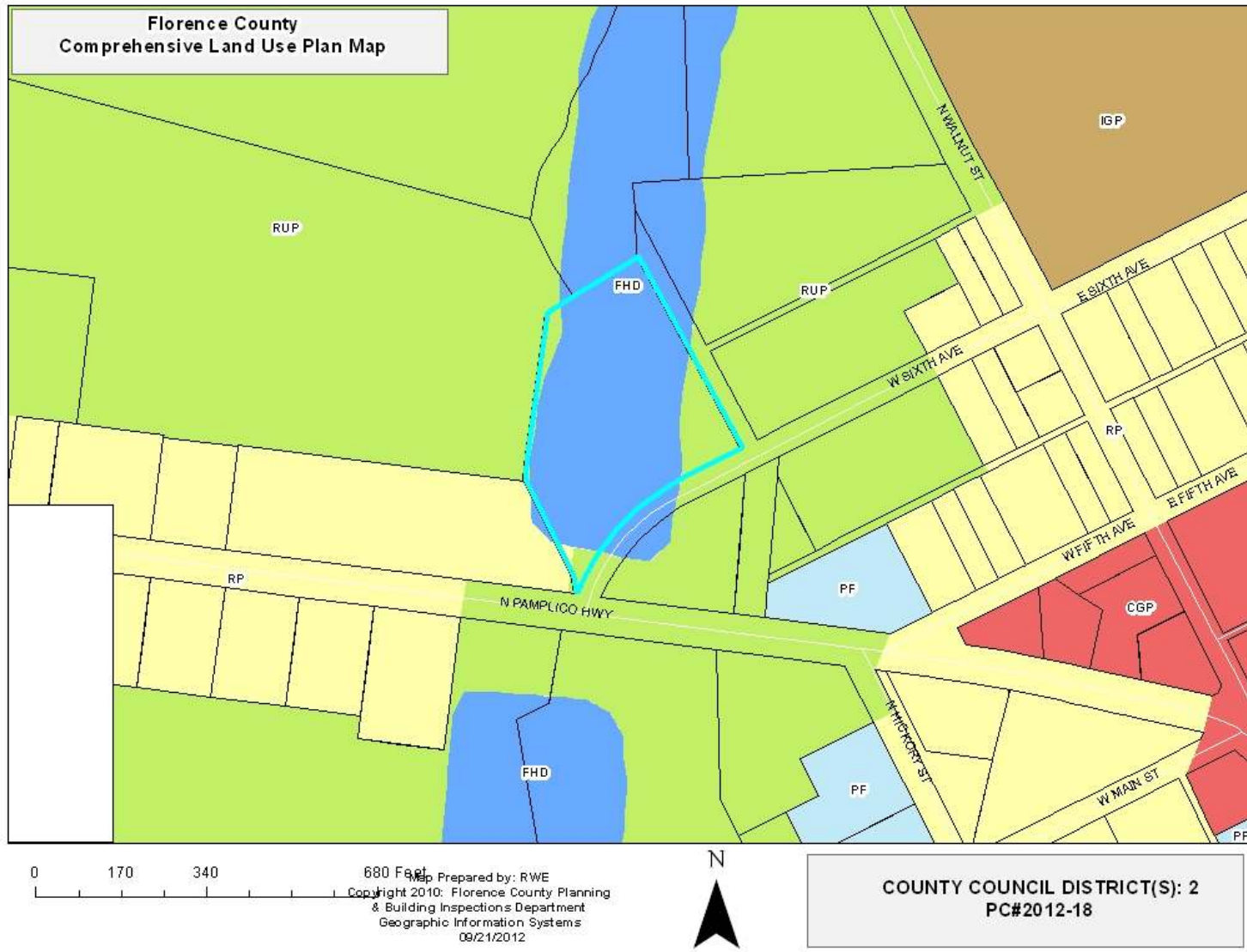


Map Prepared by: RWE
Copyright 2010: Florence County Planning
& Building Inspections Department
Geographic Information Systems
09/21/2012



COUNTY COUNCIL DISTRICT(S): 2
PC#2012-18

PC# 2012-18 Land Use Map



PC# 2012-18 Background

Staff Analysis:

- The property is currently designated as Residential Preservation and Rural Preservation according to the Comprehensive Plan Land Use map.
- The applicant is proposing to change the designation to Suburban Development.
- Staff's Justification/Reason for the proposed amendment is to recognize substantial change and changing conditions or circumstances in a particular locality.

PC# 2012-18

Staff Recommendation

Staff recommends approval of this request to recognize substantial change and changing conditions or circumstances in a particular locality.

PC#2012-19

Map Amendment requested by Doulaveris Holdings, LLC to change the zoning district designation for property located at 306 E. Carolyn Ave., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcel 019 from B-3, General Commercial District to R-4, Multi-Family Residential District, Limited.

PC#2012-19

Staff Recommendation

Staff recommends deferral of this request until the next regularly scheduled meeting of the Planning Commission on November 27, 2012.

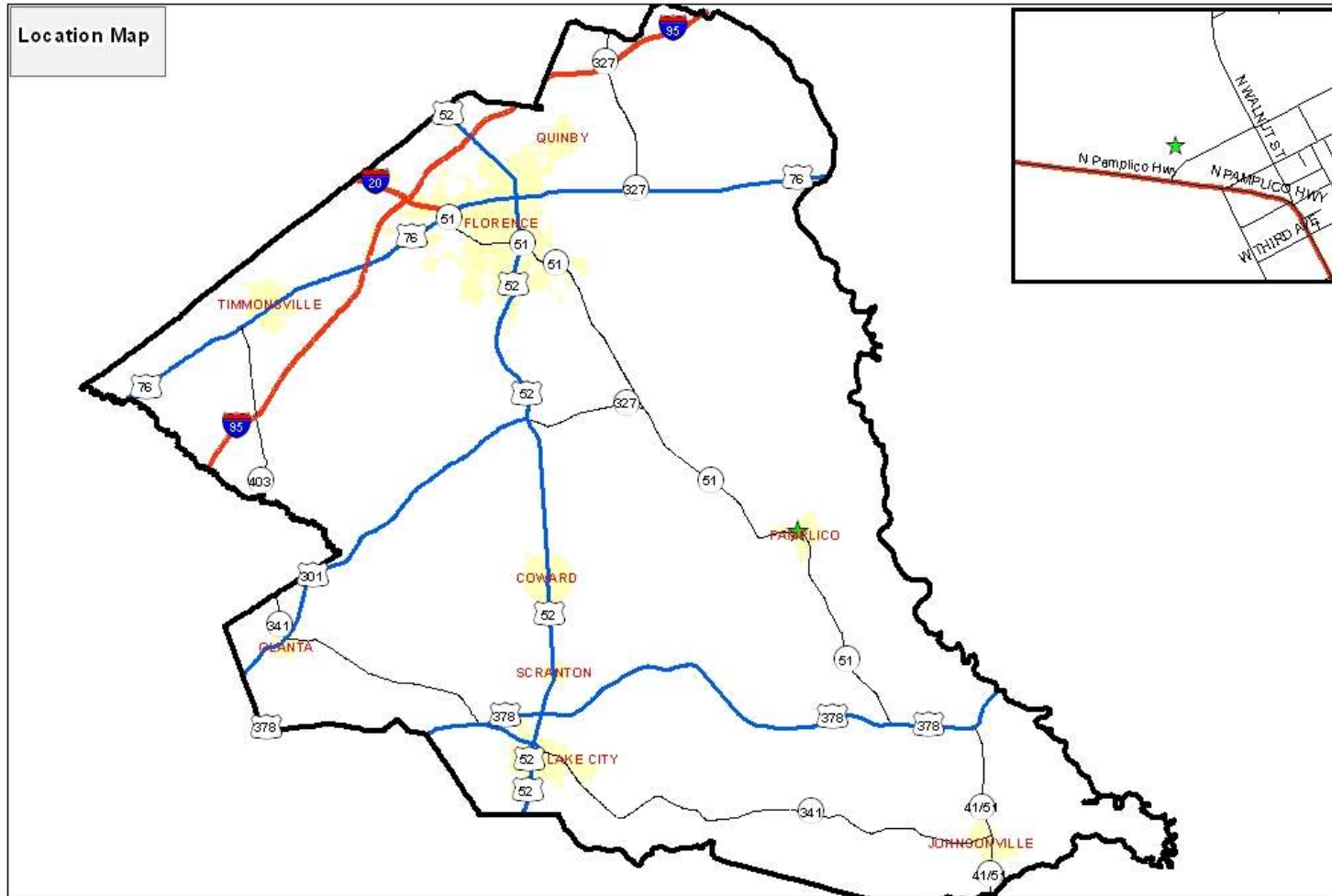
PC#2012-20

- **SUBJECT:** Rezoning request from R-5, Multi-Family Residential District, RU-2, Rural Community District and R-1, Single-Family Residential District to B-1, Limited Business District.
- **LOCATION:** 191 West Sixth Avenue
- **TAX MAP NUMBER:** 60001, Block 01, Parcel 021
- **COUNCIL DISTRICT(S):** 2; County Council

PC#2012-20-Cont'd.

- **OWNER OF RECORD:** Pamplico Rescue and Ambulance Service, Inc.
- **APPLICANT:** Laura H. Walkup
- **LAND AREA:** Approximately 3.91 acres
- **WATER /SEWER AVAILABILITY:** Water and Sewer will be provided by DHEC.
- **ADJACENT WATERWAYS/
BODIES OF WATER:** N/A
- **FLOOD ZONE:** Yes

PC#2012-20-Location Map

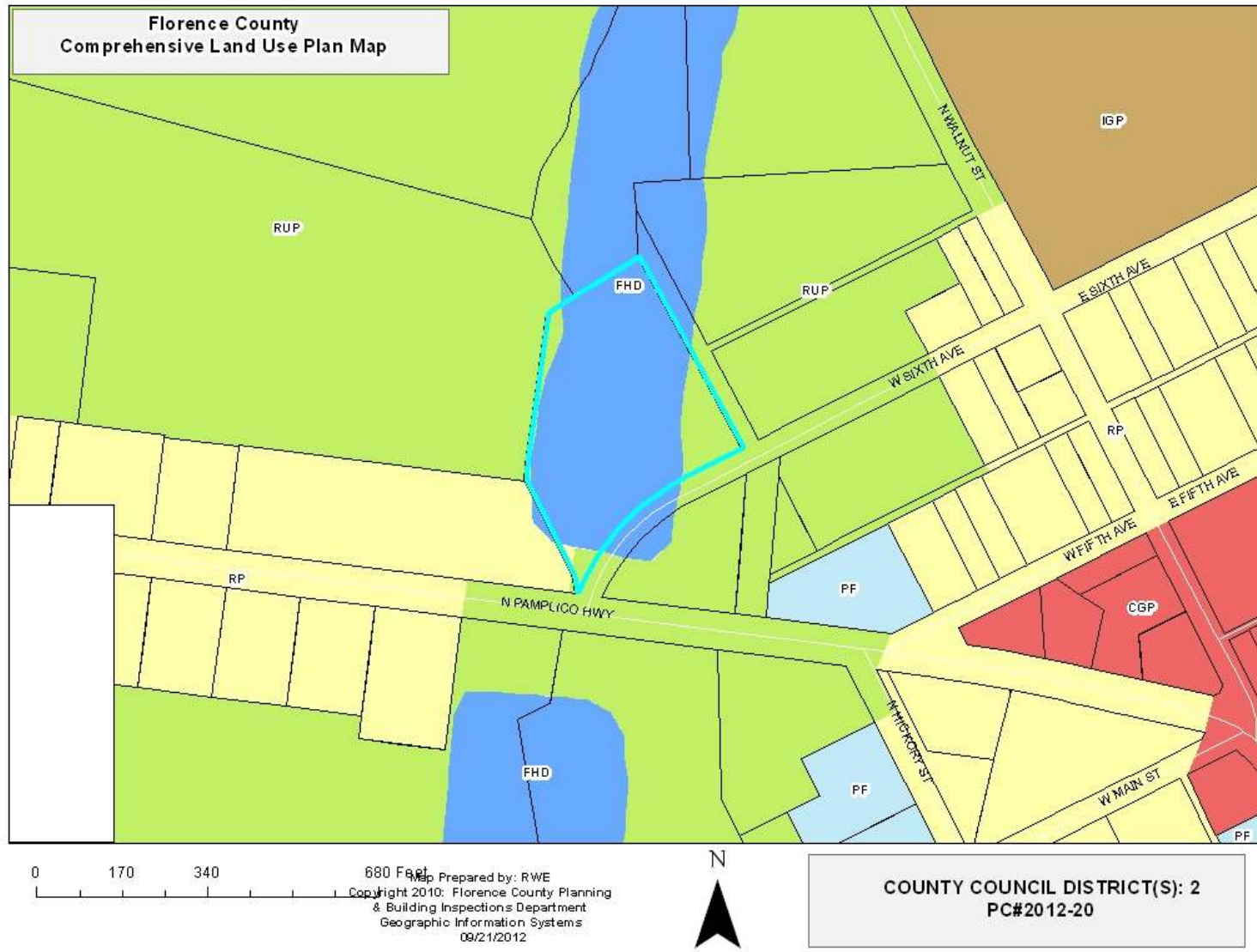


Map Prepared by: RWE
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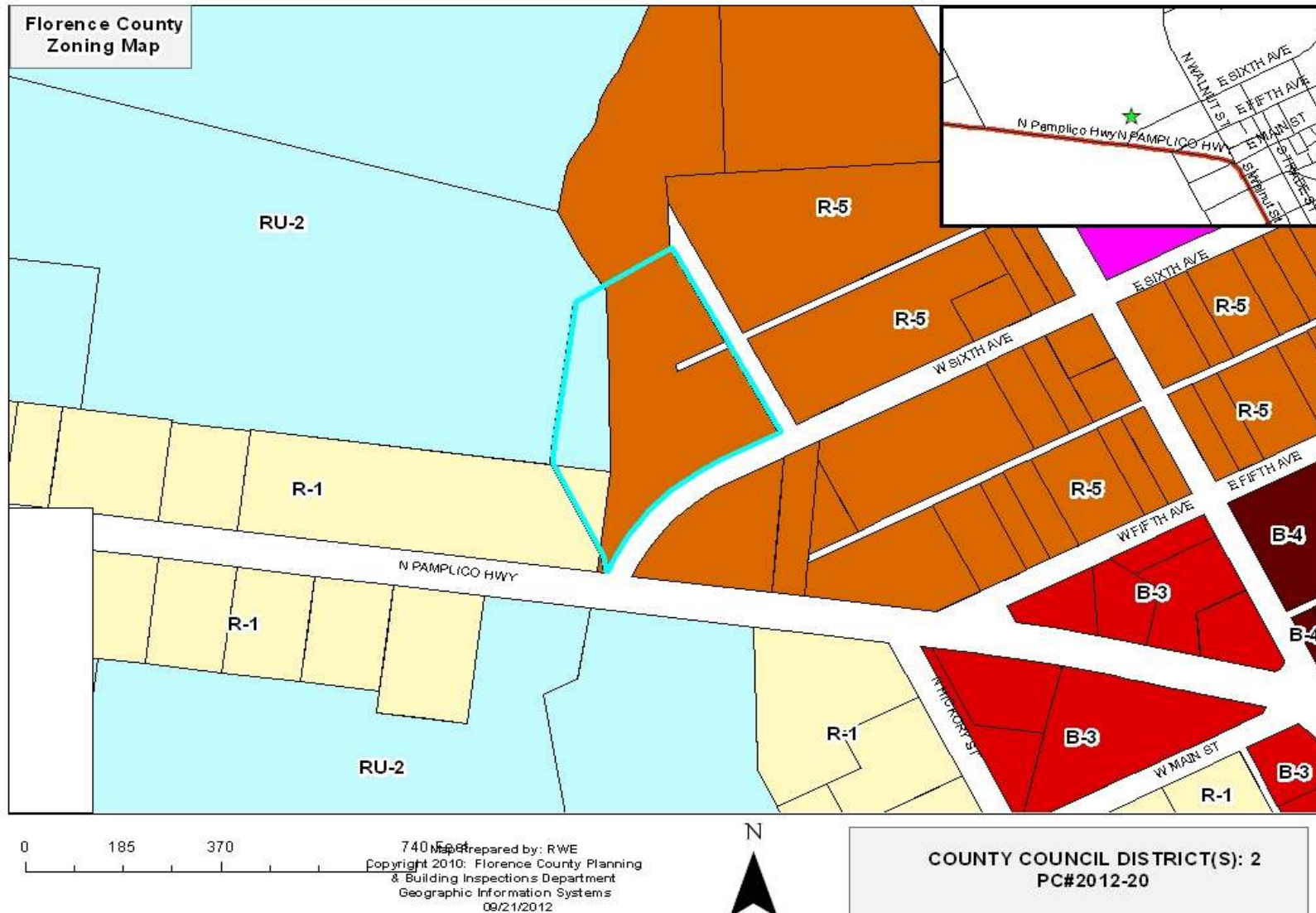


COUNTY COUNCIL DISTRICT(S): 2
PC#2012-20

PC#2012-20-Land Use Map



PC#2012-20-Zoning Map



PC#2012-20-Aerial Map



Florence County 2011 Orthophotography Map

Map Prepared by: RWE
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Geographic Information Systems
09/21/2012



COUNTY COUNCIL DISTRICT(S): 2
PC#2012-20

PC#2012-20-Site Photographs



PC#2012-20-Site Photograph



PC#2012-20-Adjacent Properties' Photographs

Property to the East



Property to the West across 6th Street



PC#2012-20-Adjacent Properties' Photographs

Properties to the North



PC#2012-20-Adjacent Properties' Photographs



Properties to the South

PC#2012-20-Background

- STAFF ANALYSIS:

Existing Land Use and Zoning:

The subject property is currently vacant. The subject property is currently zoned R-5, Multi-Family Residential District, RU-2, Rural Community District and R-1, Single-Family Residential District and located in the Town of Pamplico.

Proposed Land Use and Zoning:

The applicant wishes to develop the property for an EMS Station. The applicant proposes to rezone the property to B-1, Limited Business District.

PC#2012-20-Background-Cont'd.

Surrounding Land Use and Zoning:

North: Vacant land/R-5/Town of Pamplico

South: Vacant land/RU-2/Town of Pamplico

West: Vacant/Single-family home/RU-2 and R-1/Town of
Scranton

East: Vacant land/R-5/Town of Pamplico

Transportation Access and Circulation:

Present accesses to the subject properties are by way of Pamplico Highway and West Sixth Street.

Traffic Review:

The rezoning of this property will not have an effect on traffic flow for the area.

PC#2012-20

Florence County Comprehensive Plan

The subject property is currently located in a Residential and Rural Preservation area according to the Comprehensive Plan Land Use map.

The applicant is proposing to rezone this property to B-1. The request for the zoning amendment to B-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 Suburban Development. When the amendment is approved for the land use designation change, the zoning amendment of the subject property from R-1, R-5 and RU-2 will be in compliance with the Comprehensive Plan Land Use map.

PC#2012-20

Chapter 30-Zoning Ordinance

B-1, Limited Business District-This district is intended to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older houses in transition.

PC#2012-20

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**