Agenda
Florence County Planning Commission Meeting
Tuesday, November 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 October 23, 2012

III. Public Hearings

   Comprehensive Plan Map Amendments:
   PC#2012-17 Comprehensive Plan Map Amendment requested by Doula Veris Holdings, LLC to change the Land Use Map designation for property located at 366 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#2012-21 Comprehensive Plan Map Amendment requested by the Florence County Planning Commission to change the Land Use Map designation for property located at 222 E. Carolyn Ave., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcel 020 from CGP, Commercial Growth and Preservation to SD, Suburban Development.

   Map Amendments:
   PC#2012-19 Map Amendment requested by Doula Veris Holdings, LLC to change the zoning district designation for property located at 366 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#2012-22 Map Amendment requested by the Florence County Planning Commission to change the zoning district designation for property located at 222 E. Carolyn Ave., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcel 020 from B-3, General Commercial District to R-4, Multi-Family Residential District, Limited.

Text Amendment:

PC#2012-23 Text amendment request for Chapter 9.5 - Drainage and Stormwater Management, Section 9.5-16. - Finding of fact (b) of the Florence County Code of Ordinances.

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

• **Subject:** Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located in Florence, SC from Commercial Growth and Preservation to Suburban Development

• **Location:** 306 E. Carolyn Avenue

• **Tax Map Number:** 90095, Block 01, Parcel 019
PC# 2012-17 Cont’d.

- Council District(s): 8; County Council
- Applicant: Doulaveris Holdings, LLC
- Land Area: 1 parcel, approximately .52 acres
PC# 2012-17 Aerial Map
PC# 2012-17 Land Use Map
PC# 2012-17 Background

Staff Analysis:

- The property is currently designated as Commercial Growth and 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# 2012-17
Staff Recommendation

• Approve as submitted.
PC#2012-19

• SUBJECT: Rezoning request from B-3, General Commercial District to R-4, Multi-Family Residential District

• LOCATION: Property is located at 306 E. Carolyn Avenue, Florence County

• TAX MAP NUMBER: 90095, Block 01, Parcel 019

• COUNCIL DISTRICT(S): 8; County Council

• OWNER OF RECORD: Doulaveris Holdings, LLC.

• APPLICANT: Doulaveris Holdings, LLC.
PC#2012-19-Cont’d.

• LAND AREA: 0.518 Acres

• WATER /SEWER AVAILABILITY: These services are provided by the City of Florence.

• ADJACENT WATERWAYS/ BODIES OF WATER: There does not appear to be any waterway/body of water adjacent to the property.

• FLOOD ZONE: The property is not located in a flood zone.
PC#2012-19-Land Use Map
PC#2012-19-Zoning Map
PC#2012-19-Site Photographs
PC#2012-19
Adjacent Property Photograph
North across Carolyn Avenue
PC#2012-19

Adjacent Properties’ Photographs

Property to the East

East Along Carolyn Avenue towards Grace Drive

Property to the West

West along Carolyn Avenue towards S. Irby Street
PC#2012-19-
Adjacent Properties’ Photographs

Properties to the South along Grace Drive
PC#2012-19-Background

• **STAFF ANALYSIS:**

 Existing Land Use and Zoning:
The subject property is currently single-family residential and zoned B-3, General Commercial District.

 Proposed Land Use and Zoning:
The proposal is to rezone the subject property to R-4, Multi-Family Residential District for future construction of a duplex.

 Surrounding Land Use and Zoning:
North: Vacant/B-3/City of Florence
South: South-Family Residential/R-3/Florence County
West: Single-Family Residential/R-4/Florence County
East: Single-Family Residential/B-3/Florence County
PC#2012-19-Background-Cont’d.

• **STAFF ANALYSIS (cont’d):**

Transportation Access and Circulation:
Present access to the property is by way of Carolyn Avenue.

Traffic Review:
The rezoning of this property will not have an effect on traffic flow for the area.
The subject property is currently located in a Commercial Growth and Preservation area according to the Comprehensive Plan Land Use map.

The applicant is proposing to rezone this property to R-4. The request for the zoning amendment to R-4 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 B-3 to R-4 will be in compliance with the Comprehensive Plan Land Use map.
PC#2012-19

Chapter 30-Zoning Ordinance:

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 dwelling, and related support uses.
PC#2012-19

Previous Action
Planning Commission Meeting
October 23, 2012

Planning Commission deferred action on this request until the next regularly scheduled meeting of the Planning Commission on November 27, 2012.
PC#2012-19

Staff Recommendation

Staff recommends approval of this request based on it being in compliance with the Land Use Element and Land Use Map of the Comprehensive Plan with the approval of the land use designation amendment.
PC# 2012-21

• **Subject:** Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located in Florence, SC from Commercial Growth and Preservation to Suburban Development

• **Locations:** 222 E. Carolyn Avenue

• **Tax Map Number** 90095, Block 01, Parcel 020
PC# 2012-21 Cont’d.

• Council District(s): 8; County Council

• Applicant: Planning Commission

• Land Area: 1 parcel, approximately .25 acres
PC# 2012-21 Land Use Map
PC# 2012-21 Background

Staff Analysis:

• The property is currently designated as Commercial Growth and 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# 2012-21
Staff Recommendation

- Approve as submitted.
PC#2012-22

• SUBJECT: Rezoning request from B-3, General Commercial District to R-4, Multi-Family Residential District

• LOCATION: Property is located at 222 E. Carolyn Avenue, Florence County

• TAX MAP NUMBER: 90095, Block 01, Parcel 020

• COUNCIL DISTRICT(S): 8; County Council

• OWNER OF RECORD: James R & Karen E Kelly

• APPLICANT: Florence County Planning Commission
PC#2012-22-Cont’d.

- **LAND AREA:** 0.262 Acres

- **WATER /SEWER AVAILABILITY:** These services are provided by the City of Florence.

- **ADJACENT WATERWAYS/ BODIES OF WATER:** There does not appear to be any waterway/body of water adjacent to the property.

- **FLOOD ZONE:** The property is not located in a flood zone.
PC#2012-22-Location Map
PC#2012-22-Land Use Map

Florence County Comprehensive Land Use Plan Map

Map Prepared by EPC
Copyright 2012 Florence County Planning
& Building Inspections Department
Geographic Information Systems
11/08/2012

COUNTY COUNCIL DISTRICT(S): 8
PC#2012-22
PC#2012-22-Aerial Map
PC#2012-22-Public Hearing Notice
PC#2012-22-Site Photograph
PC#2012-22
Adjacent Property Photographs
North Across Carolyn Avenue
PC#2012-22
Adjacent Property Photographs

East Along Carolyn Avenue
PC#2012-22
Adjacent Property Photographs

West Along Carolyn Avenue
PC#2012-22
Adjacent Property Photographs
South on Grace Drive
PC#2012-22-Background

• Staff Analysis

Existing Land Use and Zoning:
The subject property is currently single-family residential and zoned B-3, General Commercial District.

Proposed Land Use and Zoning:
The proposal is to rezone the subject property to R-4, Multi-Family Residential District.

Surrounding Land Use and Zoning:
North: Vacant/B-3/City of Florence
South: Vacant/R-3/Florence County
West: Vacant/R-4/Florence County
East: Vacant/R-4/Florence County
Staff Analysis (cont’d)

Transportation Access and Circulation:
Present access to the property is by way of Carolyn Avenue.

Traffic Review:
The rezoning of this property will not have an effect on traffic flow for the area.
The subject property is currently located in a Commercial Growth and Preservation area according to the Comprehensive Plan Land Use map.

The applicant is proposing to rezone this property to R-4. The request for the zoning amendment to R-4 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 B-3 to R-4 will be in compliance with the Comprehensive Plan Land Use map.
The intent of the R-4, Multi-Family Residential District, Limited is intended to promote and accommodate residential development consisting principally of single-family and two-family dwelling, and related support uses.
PC#2012-22
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.
PC# 2012-23

Request for text amendments to the Florence County Code, Chapter 9.5, Drainage and Stormwater Management, Section 9.5-16 (b), Finding of Fact. The purpose of the amendment is to update the current ordinance to be compliant with the new National Pollutant Discharge Elimination System (NPDES) General permit.
South Carolina Department of Health and Environmental Control (SCDHEC) issued an update to the National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges from Construction Activities on October 15, 2012.

Chapter 9.5 Drainage and Stormwater Management the Florence County Code of Ordinances will need to be amended in order to be in compliance with the revised NPDES permit.

The Florence County Code, Chapter 9.5, Drainage and Stormwater Management, Section 9.5-16 (b), text amendment shall read as follows:
Sec. 9.5-16. – Finding of fact.

a) The county council finds and declares that the matters set forth in the recitals hereof are in all respects correct.

b) The county is required by federal law [33 U.S.C 1342(p) and 40 CFR 122.261] to obtain a NPDES permit from the South Carolina Department of Health and Environmental Control (SCDHEC) for stormwater discharges from the Florence County Stormwater System. The NPDES permit requires the county to impose controls to reduce the discharge of pollutants in stormwater to the maximum extent practicable using management practices, control techniques and system, design and engineering methods, and such other provisions that are determined to be appropriate for the control of such pollutants. The permit should be in compliance with the following, except as modified by more stringent requirements of this chapter:


2) NPDES General Permit for Stormwater Discharges from Large and Small Construction Activities [Permit No. SCR100000].

3) NPDES General Permit for Stormwater Discharges from Regulated Small Municipal Separate Storm Sewer Systems (MS4s) [Permit. No. SCR03000].

c) Additionally, certain facilities that discharge stormwater associated with an industrial activity, including land-disturbing activities, are required to obtain their own respective NPDES permits. Also, the South Carolina Stormwater Management and Sediment Reduction Act [S.C. Code 48-14-10 et seq.] requires the county to obtain a permit for certain land-disturbing activities.
PC# 2012-23

Staff Recommendation

Staff recommends approval of the amendment request as presented.
Director’s Report

• Summary Plats

• Building Reports