Staff Assignment Agenda
Florence County Planning Commission Meeting
Tuesday, April 23, 2013
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 November 27, 2012

- Meeting of March 26, 2013

III. Public Hearings

Map Amendments:
Geraldine/Derrick
PC#2013-01 Map Amendment requested by the Town of Scranton to assign a zoning district designation for properties located at 227, 233, 237, 241, 243, 247, 249, and 251 Mill St., Scranton, SC as shown on Florence County Tax Map No. 00194, Block 31, Parcels 025, 077 and 104; and a portion of Tax Map No. 00194, Block 31, Parcels 021 – 024 and 111 from Unzoned to R-1, Single-Family Residential District.

Derrick/Geraldine
PC#2013-02 Map Amendment requested by Allyson Carter to change the zoning district designation for properties located at 301, 303, 319 and 321 E. Grace Dr., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcels 002, 010, 012 and 016 from R-3, Single-Family Residential District to R-4, Multi-Family Residential District, Limited.

Geraldine
PC#2013-04 Map Amendment requested by Judy H. Thomas and Debra A. Holloway to change the zoning district designation for property located at 2005 Hazelwood Lane, Effingham, SC as shown on Florence County Tax Map No. 09127, Block 01, Parcel 008 from R-3, Single-Family Residential District to RU-1, Rural Community District.
Text Amendments:
Jay/Shawn
PC#2013-03 Text Amendment request of the Florence County Code of
Ordinances, Chapter 7 – Building Regulations, Article II. –
Standards for Construction, Installations and Maintenance, Division
1. – Generally, Sec. 7.11. – International Building Code adopted.

Tripp/Bentie
PC#2013-03 Text amendment request of the Florence County Code of
Ordinances, Chapter 9.5 - Drainage and Stormwater Management.

Tripp/Bentie
PC#2013-06 Text amendment request of the Florence County Code of
Ordinances, Chapter 28.6 – Land Development and Subdivision
Ordinance, Article VI. – Subdivision Improvements and Guarantees,
Sec. 28.6-98. – Acceptance techniques in lieu of completion of all
improvements, Sec. 28.6-100. – Reduction of guarantee, and Sec.

IV. Requests for Plat/Plan Approval:
None

V. Other Business:

• Review and Approval of the 2013 Planning Commission Meeting Calendar

• Comprehensive Plan Map Amendment Direction Request

VI. Director’s Report:

• Summary Plats

• Building Reports

• Continuing Education Webcast on Thursday, May 16, 2013 from 9:00 a.m. to
12:30 p.m. – Current Planning and Zoning Issues for Urban and Rural
Communities

• TV Rd. Road Widening

VII. Executive Session (if needed)

VIII. Adjournment
PC#2013-01

• **SUBJECT:** Zoning amendment request to R-1, Single Family Residential District

• **LOCATION:** Property is located on Mill Street, Scranton, SC

• **TAX MAP NUMBER:** 00194, Block 31, Parcels 025, 077, and 104; and a portion of 021, 022, 023, 024 and 111

• **COUNCIL DISTRICT(S):** 1; County Council

• **OWNER OF RECORD:** Cephus & Maxine Peterson Jr., Bessie Wilks, Erik T. & Sarah L. Knotts, Vanona M. Dubose Morris, Ryan J. Johnson, McArthur & Yvonne F. Lynch, James T. Hurst, & Ladonna M. Beylotte

• **APPLICANT:** Town of Scranton
PC#2013-01-Cont’d.

• **LAND AREA:** 3.16 Acres

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

• **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#2013-01-Location Map

[Location Map Image]
PC#2013-01-Site Photograph
PC#2013-01
Site Photograph
PC#2013-01
Public Hearing Notice
PC#2013-01-
Site Photographs
PC#2013-01-Background

• STAFF ANALYSIS:

Existing Land Use and Zoning:
The subject properties are currently occupied by single-family residential uses and manufactured homes/mobile homes. The subject properties are currently unzoned.

Proposed Land Use and Zoning:
The proposal is to zone the subject properties to R-1, Single-Family Residential District.

Surrounding Land Use and Zoning:
North: Vacant/UZ/Town of Scranton
South: Vacant/UZ/Town of Scranton
West: Single-Family Residential/R-1/Vacant/UZ/Town of Scranton
East: Vacant/UZ/Town of Scranton
• **STAFF ANALYSIS (cont’d):**

**Transportation Access and Circulation:**
Present access to the property is by way of Mill Street.

**Traffic Review:**
The zoning of these properties will not have an effect on traffic flow for the area.
Residential Preservation is the land use designation for these properties. This designation will support the R-1, Single-Family Residential District.
PC#2013-01

Chapter 30-Zoning Ordinance:

R-1, Single-Family Residential District-Aside from the differences in lot size and densities, these districts are intended to foster, sustain, and protect areas which the principal use of land is single-family dwellings and related support uses.
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.
PC#2013-02

- **SUBJECT:** Rezoning request from R-3, Single-Family Residential District to R-4, Multi-Family Residential District

- **LOCATION:** Property is located at 301, 303, 319 and 321 East Grace Drive, Florence County

- **TAX MAP NUMBER:** 90095, Block 01, Parcels 002, 010, 012 and 016

- **COUNCIL DISTRICT(S):** 8; County Council

- **OWNER OF RECORD:** Allyson Carter

- **APPLICANT:** Allyson Carter
PC#2013-02-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#2013-02-Aerial Map

Florence County 2011 Orthophotography Map

Map Prepared by: RWE
Copyright 2010: Florence County Planning & Building Inspections Department
Geographic Information Systems
05/06/2013

COUNTY COUNCIL DISTRICT(S): 8
PC#2013-02
PC#2013-02-Public Hearing Notice
PC#2013-02-Site Photograph
PC#2013-02
Site Photograph
PC#2013-02
Site Photograph
PC#2013-02
Site Photograph
PC#2013-02
Site Photograph
PC#2013-02-Background

- **Staff Analysis**

**Existing Land Use and Zoning:**
The subject properties are currently vacant and zoned R-3, Single-Family Residential District.

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

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

Transportation Access and Circulation:
Present access to the property is by way of Grace Drive.

Traffic Review:
The rezoning of this property will not have an effect on traffic flow for the area.
PC#2013-02

Florence County Comprehensive Plan

The subject property is currently located in a Suburban Development area according to the Comprehensive Plan Land Use Map. The applicant has requested to rezone the property from R-3 to R-4, this does comply with the Comprehensive Plan.
PC#2013-02
Chapter 30-Zoning Ordinance

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.
Staff recommends approval of the rezoning amendment request based on the request being in compliance with the Land Use Map and Land Use Element of the Comprehensive Plan.
PC#2013-04

- **SUBJECT:** Rezoning request from R-3, Single Family Residential District to RU-1, Rural Community District
- **LOCATION:** Property is located at 2005 Hazelwood Lane, Florence County
- **TAX MAP NUMBER:** 00127, Block 01, Parcels 008
- **COUNCIL DISTRICT(S):** 5; County Council
- **OWNER OF RECORD:** Judy H. Thomas & Debra A. Holloway
- **APPLICANT:** Judy H. Thomas & Debra A. Holloway
PC#2013-04-Cont’d.

• LAND AREA: 8.709 Acres

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

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

• FLOOD ZONE: The property is not located in a flood zone.
PC#2013-04-Zoning Map
PC#2013-04-Comprehensive Plan
Map

Florence County
Comprehensive Land Use Plan Map

Legend
LU Code
RP
VR
UD
TD
SD
CGP
ISP
RUP
PF
PHD

Map Prepared by: RWE
Copyright 2013, Florence County Planning & Building Inspection Department
Geographic Information Systems
09/09/2013

COUNTY COUNCIL DISTRICT(S): 5
PC#2013-04
PC#2013-04-Public Hearing Notice
PC#2013-04-Site Photograph
PC#2013-04-Site Photograph
PC#2013-04-Site Photograph
PC#2013-04-Background

• **Staff Analysis**

**Existing Land Use and Zoning:**
The subject property is currently single-family residential and zoned R-3, Single-Family Residential District.

**Proposed Land Use and Zoning:**
The proposal is to rezone the subject properties to RU-1, Rural Community District.

**Surrounding Land Use and Zoning:**
North: Vacant/R-3/Florence County
South: Mobile Homes/R-3/Florence County
West: Vacant/Mobile Homes/R-3/Florence County
East: Vacant/Mobile Homes/R-3/Florence County
Staff Analysis (cont’d)

Transportation Access and Circulation:
Present access to the property is by way of Hazel Lane.

Traffic Review:
The rezoning of this property will not have an effect on traffic flow for the area.
PC#2013-04

Florence County Comprehensive Plan

The subject property is located in a Suburban Development area according to the Comprehensive Plan Land Use Map. While the applicant has requested to rezone to RU-1, this request does comply with the Comprehensive Plan.
The intent of the RU-1, Rural Community District: The intend of this 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.
Staff recommends approval of the rezoning amendment request based on the request being in compliance with the Land Use Map and Land Use Element of the Comprehensive Plan.
PC# 2013-03 Text Amendment

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, March 26, 2013
PC#2013-03

SUBJECT: Request for text amendment to the Florence County Code, Chapter 7 - Building Regulations, Article II - Standards for Construction, Installations and Maintenance, Division 1 - Generally, Sec. 7-11. - International Building Code.

APPLICANT: Florence County Planning & Building Department

STAFF ANALYSIS:
Periodically, the State of South Carolina adopts, by reference and amendment, the latest editions of the following nationally recognized codes, and the standards referenced in those codes, for regulation of construction within this State: International Building Codes, International Residential Codes, International Plumbing Codes, International Mechanical Codes, International Fuel Gas Codes, International Fire Codes, International Energy Conservation Codes, and the National Electric Codes. The International Codes are promulgated, published, or made available by the International Code Council, Inc. and the National Electrical Codes is published by the National Fire Protection Association. These codes are referenced in the South Carolina Code of Laws, Title 6, Chapter 9, Section 6-9-50.

The South Carolina Code of Laws directs that all municipalities and counties in this State shall enforce the latest editions of the Building, Residential, Plumbing, Mechanical, Fuel Gas, Fire, Energy Conservation, and Electric codes relating to the construction, livability, sanitation, erection, energy efficiency, installation of equipment, alteration, repair, occupancy, classification, or removal of structures located within their jurisdictions and promulgate regulations to implement their enforcement. The municipality or county shall enforce only the national building and safety codes provided in the South Carolina Code of Laws.


Compliance with the SC Code of Laws requires The Florence County Code, Chapter 7 - Building Regulations, Article II - Standards for Construction, Installations and Maintenance, Division 1 - Generally, Sec. 7-11. - International Building Code adopted be amended to read as follows:

Sec. 7-11. - International Building Code adopted Administration.

Chapter 1—Administration of the 2006 International Building Code is hereby adopted for the enforcement of the standards as set forth herein. Administration of the International Building Code, and the National Electrical Code shall be as set forth in the following referenced standards.
The 2012 International Building Code®, Chapter 1, Scope and Administration
The 2012 International Residential Code®, Chapter 1, Scope and Administration
The 2012 International Plumbing Code®, Chapter 1, Scope and Administration
The 2012 International Mechanical Code®, Chapter 1, Scope and Administration
The 2012 International Fuel Gas Code®, Chapter 1, Scope and Administration
The 2012 International Fire Code®, Chapter 1, Scope and Administration
The 2012 International Energy Conservation Code®, Chapter 1, Scope and Administration
The 2011 National Electric Code®, Article 90, Introduction, Scope and Administration

STAFF RECOMMANDATION:
Staff recommends approval by Florence County Planning Commission of the amendment request as presented.

FLORENCE COUNTY COUNCIL:
This item is tentatively scheduled to appear for Introduction Thursday, April 18, 2013 @ 9:00 a.m. in room 803 of the City-County Complex, 180 North Irby St., Florence.
PC# 2013-05 Text Amendment

Text amendment request of the Florence County Code of Ordinances, Chapter 9.5-Drainage and Storm Water Management.
PC# 2013-06 Text Amendment

Text amendment request of the Florence County Code of Ordinances, Chapter 28.6-Land Development and Subdivision Ordinance, Article VI.-Subdivision Improvements and Guarantees, Sec. 28.6-98.-Acceptance techniques in lieu of completion of all improvements, Sec. 28.6-100. – Reduction of guarantee, and Sec. 28.6-101.- Release of guarantee.
Other Business

• Review and Approval of the 2013 Planning Commission Meeting Calendar

• Comprehensive Plan Map Amendment Direction Request
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Grace Dr./Carolyn Ave.
Comprehensive Plan Map
Director’s Report

• Summary Plats

• Building Reports

• Continuing Education Webcast on Thursday, May 16, 2013 from 9:00 a.m. to 12:30 p.m.-
  *Current Planning and Zoning Issues for Urban and Rural Communities*

• TV Rd. Road Widening
Executive Session (if needed)

Adjournment