Agenda
Florence County Planning Commission Meeting
Tuesday, June 25, 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 in the lobby of the Planning and Building Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes

- Meeting of April 23, 2013
- Meeting of May 28, 2013

III. Public Hearings

Map Amendments:

PC#2013-09 Map Amendment requested by Myiona L. Driggers to change the zoning district designation for property located at 1819 Bozy Rd., Scranton, SC as shown on Florence County Tax Map No. 01942, Block 31, Parcel 055 from R-1, Single-Family Residential District to B-3, General Commercial District. (Lilac)

PC#2013-11 Map Amendment requested by Phil Ward on behalf of Robert H. Powell, Executor, Est. of Gregg to change the zoning district designation for property located on E. Ashby Rd., Quinby, SC as shown on Florence County Tax Map No. 00175, Block 01, Parcel 212 from RU-1, Rural Community District to B-3, General Commercial District. (Blue)

Design Manual:

PC#2013-10 Adoption of a Resolution recommending the Florence County Stormwater Design Manual.
IV. Requests for Plat/Plan Approval:

None

V. Other Business:

- Planning Commission Packets

VI. Director’s Report:

- Summary Plats
- Building Reports

VII. Executive Session (if needed)

VIII. Adjournment
PC#2013-09

- **SUBJECT:** Rezoning request from R-1, Single Family Residential District to B-3, General Commercial District
- **LOCATION:** Property is located at 1819 Bozy Road, Scranton, SC
- **TAX MAP NUMBER:** 01942, Block 31, Parcels 055
- **COUNCIL DISTRICT(S):** 1; County Council
- **OWNER OF RECORD:** Myiona L. Driggers
- **APPLICANT:** Myiona L. Driggers
PC#2013-09-Cont’d.

- **LAND AREA:** 0.739 Acres

- **WATER /SEWER AVAILABILITY:** These services are provided by the Town of Scranton.

- **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#2013-09-Comprehensive Plan

Map

Florence County Comprehensive Land Use Plan Map

Legend

LU Code
RP
VR
UD
TSP
SD
CGP
ISP
RUP
PF
FHD

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COUNTY COUNCIL DISTRICT(S): 1
PC#2013-09
PC#2013-09-Aerial Map
PC#2013-09-Public Hearing Notice
PC#2013-09-Site Photograph
southern of property

![Site Photograph](image)
PC#2013-09-Site Photograph
looking down Bozy Road toward Highway 52
PC#2013-09-Site Photograph
subject property
PC#2013-09-Site Photograph

subject property
PC#2013-09-Background

• **Staff Analysis**

**Existing Land Use and Zoning:**
The subject property is currently an Auto Sales and Repair shop zoned R-1, Single-Family Residential District.

**Proposed Land Use and Zoning:**
The proposal is to rezone the subject property to B-3, General Commercial District.

**Surrounding Land Use and Zoning:**
North: Single-Family Residential District/R-1/Town of Scranton
South: Vacant/B-3/Town of Scranton
West: Vacant/R-2/Town of Scranton
East: Vacant/B-3/Town of Scranton
Transportation Access and Circulation:
Present access to the property is by way of Bozy Road.

Traffic Review:
The rezoning of this property will not have an effect on traffic flow for the area.
The subject property is currently designated as Commercial Growth and Preservation as established by the Land Use Element of the Comprehensive Plan and is compatible with B-3 zoning.
The intent of the B-3, General Commercial District: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and larger region in which it holds a central position.
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#2013-11

• **SUBJECT:** Rezoning request from RU-1, Rural Community District to B-3, General Community District

• **LOCATION:** Property is located at E. Ashby Road
  Quniby, SC

• **TAX MAP NUMBER:** 00175-01-212

• **COUNCIL DISTRICT(S):** 7; County Council

• **OWNER OF RECORD:** Robert H. Powell, Executor, Est. of Gregg
APPLICANT: Phil Ward

LAND AREA: 2.199 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#2013-11-Zoning Map
PC#2013-11-Comprehensive Plan

Map
PC#2013-11-Public Hearing Notice
PC#2013-11-Site Photograph
Picture of subject property
PC#2013-11 Site Photograph
North of property
PC#2013-11 Site Photograph
East of property
PC#2013-11 Site Photograph
West of property
PC#2013-11-Background

• **Staff Analysis**

**Existing Land Use and Zoning:**
The subject property is currently vacant and zoned RU-1, Rural Community District.

**Proposed Land Use and Zoning:**
The proposal is to rezone the subject property to B-3, General Commercial District.

**Surrounding Land Use and Zoning:**
North: Vacant/R-1/Town of Quinby
South: Vacant/RU-1/Town of Quinby
West: Commercial/B-3/Town of Quinby
East: Vacant/RU-1/Town of Quinby
Transportation Access and Circulation:
Present access to the property is by way of Ashby Road.

Traffic Review:
The rezoning of this property will not have an effect on traffic flow for the area.
The subject property is currently designated as Commercial Growth and Preservation as established by the Land Use Element of the Comprehensive Plan and is compatible with B-3 zoning.
The intent of the B-3, General Commercial District: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and larger region in which it holds a central position.
PC#2013-11
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.
PC# 2013-10-Adoption of a Resolution recommending the Florence County Stormwater Design Manual

• SUBJECT: Florence County Stormwater Design Manual

• COUNCIL DISTRICT(S): All; County Council

• APPLICANT: Florence County Planning and Building Department
STAFF ANALYSIS:

The applicant(s) are proposing the Florence County Stormwater Design Manual as a resource for professionals to help in Land Disturbance Permitting. The Florence County Stormwater Design Manual (FCSWDM) defines minimum standards, requirements and procedures for the design, permitting, construction, and maintenance of drainage systems within the jurisdiction of Florence County (the County). As an integral part of the County’s stormwater program, this SWDM applies to site developments to provide flood control, water quality improvement and visual appeal. The FCSWDM also contains appendices with detailed information to supplement the information included in the main portion of the manual. This manual is pursuant to Chapter 9.5 Drainage and Stormwater Management of the Florence County Code of Ordinances.
1. The 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.; and
2. To make Florence County compliant with the updated National Pollutant Discharge Elimination System (NPDES) General Permit; and
3. The Florence County Stormwater Design Manual is an additional tool to interpret Florence County Code, Chapter 9.5, Drainage and Stormwater Management Ordinance; and
4. Following the passage of this request by the majority of the entire membership of the Planning Commission, the Florence County Stormwater Design Manual may be adopted by resolution by Florence County Council.
PC#2013-10

Staff Recommendation

The staff recommends approval of the Florence County Stormwater Design Manual to the Florence County Planning Commission based on compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit.
Request for Plan/Plan Approval

• None
Other Business

• Planning Commission Packets
Director’s Report

• Summary Plats

• Building Reports
Executive Session (if needed)

Adjournment