Agenda
Florence County Planning Commission Meeting
Tuesday, July 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. Election of Officers

III. Review and Motion of Minutes
   • Meeting of June 25, 2013

IV. Public Hearings

Comprehensive Plan Map Amendment:

PC#2013-07 Comprehensive Plan Map Amendment requested by the Florence County Planning Commission to change the Land Use Map designation for properties located at 114, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 308 E. Carolyn Ave. and 316, 318, 322, 326, 328, 330 E. Grace Dr., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcels 017, 030, 032 – 041 and Tax Map No. 90095, Block 02, Parcels 001 – 006 from CGP, Commercial Growth and Preservation to SD, Suburban Development. (Pink)

Map Amendment:

PC#2013-08 Map Amendment requested by the Florence County Planning Commission to change the zoning district designation for properties located at 222, 306, 308 E. Carolyn Ave. and 318, 322, 326, 328, 330 E. Grace Dr., Florence, SC as shown on Florence County Tax Map No. 90095, Block 01, Parcels 017, 019, 020 and Tax Map No. 90095, Block 02, Parcels 001 – 005 from B-3, General Commercial District to R-3, Single-Family Residential District. (Green)
V. Requests for Plat/Plan Approval:
   None

VI. Other Business:
   None

VII. Director’s Report:
   • Summary Plats
   • Building Reports

VIII. Executive Session (if needed)

IX. Adjournment
PC#2013-07

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

• LOCATION: 114, 202, 204, 206, 208, 210, 212, 216, 214, 216, 218, 220, 308 E. Carolyn Avenue and 316, 318, 322, 326, 328, 330 E. Grace Drive

• TAX MAP NUMBER: 90095, Block 01, Parcels 017, 030, 032-041
90095, Block 02, Parcels 001-006

• COUNCIL DISTRICT(S): 8; County Council

• APPLICANT: Florence County Planning Commission

• LAND AREA: 18 parcels, approximately 5.94 acres
PC#2013-07-Aerial Map
PC#2013-07-Comprehensive Plan Map
PC#2013-07-Staff Analysis

• STAFF ANALYSIS:

The properties are 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 correct an original mistake or manifest error.
PC#2013-07

[A Resolution Recommending A Comprehensive Plan Map Amendment To Change The Land Use Map Designations For Properties In Florence County Located In Florence On E. Carolyn Avenue And E. Grace Drive, More Specifically Shown On Tax Map Numbers 90095, Block 01, Parcels 017, 030, 032-041, And Tax Map Numbers 90095, Block 02, Parcels 001-006, From Commercial Growth And Preservation To Suburban Development As Referenced On The Agenda Map.]

WHEREAS:

1. The subject properties’ designations, as established by the Land Use Map of the Florence County Comprehensive Plan, are Commercial Growth and Preservation.
2. The applicant is proposing to change the designation to Suburban Development to correct an original mistake or manifest error.
3. Therefore, a change to the Comprehensive Plan Map Land Use Designation for these properties is hereby recommended.

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY PLANNING COMMISSION DULY ASSEMBLED THAT:

1. A Resolution is hereby adopted to recommend that the Florence County Council vote to amend the Florence County Comprehensive Plan Map Land Use Designation for Properties in Florence County Located in Florence on E. Carolyn Avenue and Grace Drive measuring approximately 5.94 acres from Commercial growth and Preservation to Suburban Development as referenced on the agenda map.
PC#2013-07
Staff Recommendation

Approve as submitted
PC#2013-08

- **SUBJECT:** Rezoning request from B-3, General Commercial District to R-3, Single-Family Residential District

- **LOCATION:** Properties are located at 222, 306, 308 East Carolyn Avenue and 318, 322, 326 328, 330 East Grace Drive, Florence County

- **TAX MAP NUMBER:** 90095, Block 01, Parcels 017, 019, 020 and 90095, Block 02, Parcels 001-005

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

- **OWNER OF RECORD:** Mary B. Cunningham Kennedy & Ronnie Kennedy, Doulaveris Holdings, LLC, James R. Kelly & Karen E. Kelly, Clebe G. Eaddy & Debbie C. Eaddy
• **APPLICANT:** Florence County Planning Commission

• **LAND AREA:** 3.45 Acres

• **WATER /SEWER AVAILABILITY:** These services are provided by the City of Florence. Water is presently serving all the parcels and sewer is presently located from South Irby Street to 306 East Carolyn Avenue

• **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#2013-08-Aerial Map

Florence County 2011 Orthophotography Map

COUNTY COUNCIL DISTRICT(S): 8
PC#2013-08
PC#2013-08-Site Photograph-West of Property
PC#2013-08
Site Photograph-South of Property
PC#2013-08
Site Photograph-South of Property
PC#2013-08
Site Photograph-West of Property

05.13.2013
PC#2013-08-Background

• Staff Analysis

Existing Land Use and Zoning:
The subject properties are currently occupied by mobile homes, single family homes and zoned B-3, General Commercial District.

Proposed Land Use and Zoning:
The proposal is to rezone the subject properties to R-3, Single-Family Residential District.

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

Transportation Access and Circulation:
Present access to the properties is from Grace Drive and Carolyn Drive.

Traffic Review:
The rezoning of these properties will not have an effect on traffic flow for the area.
PC#2013-08

Florence County Comprehensive Plan

The subject properties are currently located in a Commercial Growth and Preservation area according to the Comprehensive Plan Land Use Map.

The applicant is proposing to rezone these properties to R-3. The request for the zoning amendment to R-3 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, the zoning amendment of the subject properties from B-3 to R-3 will be in compliance with the Comprehensive Plan Land Use Map.
R-3, Single-Family Residential districts, aside from the differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is single-family dwellings and related support uses.
PC#2013-08
Staff Recommendation

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.
Request for Plan/Plan Approval

• None
Other Business

- None
Director’s Report

• Summary Plats

• Building Reports
Executive Session (if needed)

Adjournment