Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, September 23, 2014
6:30 P.M.
County Complex
Room 604

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 County Complex and on the information board at the entrance of the Planning and Building Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes
   • Meeting of August 26, 2014

III. Public Hearings:

Comprehensive Plan Map Amendment:

PC#2014-06 Comprehensive Plan Map Amendment requested by the Governing Council to change the Land Use Map designation for properties bounded by I-95, W. Lucas St., N. Cashua Dr. and W. Sumter St., Florence, SC to CGP, Commercial Growth and Preservation and IGP, Industrial Growth & Preservation.

Map Amendment:

PC#2014-07 Map Amendment requested by the Governing Council to amend the zoning district designation for properties bounded by I-95, W. Lucas St., N. Cashua Dr. and W. Sumter St., Florence, SC from Unzoned to the following zoning designations of B-3, General Commercial District, B-5, Office and Light Industrial District, and RU-1, Rural Community District.

Text Amendment:

PC#2014-08 Text amendment request to the Florence County Code of Ordinances, Chapter 30 - Zoning Ordinance, Sec. 30-264. – Responsibility of administrative official and Sec. 30-293. – Board of zoning appeals.
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#2014-06

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

• LOCATION: See Property Owner’s Information Sheet

• TAX MAP NUMBER: See Property Owner’s Information Sheet

• COUNCIL DISTRICT(S): 3; County Council

• APPLICANT: Governing Council

• LAND AREA: See Property Owner’s Information Sheet
PC#2014-06-Aerial Map
PC#2014-06-Comprehensive Plan Map
PC#2014-06-Staff Analysis

• **STAFF ANALYSIS:**

The properties are currently designated as Residential Preservation, Rural Preservation, Commercial Growth and Preservation, Industrial Growth and Preservation and Suburban Development according to the Comprehensive Plan Land Use map.

The applicant is proposing to reorder the current blend of land use designations to Commercial Growth and Preservation and Industrial Growth and Preservation to accommodate the proposed zoning for this area.

Staff’s Justification/Reason for the proposed amendment is to recognize substantial change and changing conditions or circumstances in a particular locality.
PC#2014-06

Staff Recommendation

Approve as submitted.
PC#2014-07

- **SUBJECT:** Zoning amendment request to B-3, General Commercial Business District; B-5, Office and Light Industrial District; RU-1 Rural Community District

- **LOCATION:** Properties located on Briarcliff Drive, Broughton Blvd., North Cashua Drive, David Road, Fairfield Circle, Habersham Square, West Lucas Street, Pinto Count, Sally Hills Farm Blvd., West Sumter Street, Trade Street, Willis Circle.

- **TAX MAP NUMBER:** See Property Owners’ Information Spreadsheet

- **COUNCIL DISTRICT(S):** 3; County Council

- **OWNER OF RECORD:** See Property Owners’ Information Spreadsheet
PC#2014-07-Cont’d.

• **APPLICANT:** Governing Council

• **LAND AREA:** 198 Parcels

• **WATER /SEWER AVAILABILITY:** City of Florence

• **ADJACENT WATERWAYS/** None

• **BODIES OF WATER:**

• **FLOOD ZONE:** N/A
PC#2014-07-Aerial Map
PC#2014-07-Comprehensive Plan Map
PC#2014-07 Public Hearing Notice

PUBLIC NOTICE

Florence County Planning Commission
Public Hearing

Tuesday, September 23, 2014 at 6:00 p.m.
County Campus, Room 403, located at 301 N. Hwy 24, Florence

For information regarding the hearing or to view the agenda, please contact FPC at 843-727-1374.

Amendment proposed by the County Council to rezone the following locations for limited single-family residential: 1.25 acres, N. Cotton Dr., and W. Camden Rd., Florence, SC

FLORENCE COUNTY PLANNING DEPT.
843-676-8600

09.08.2014
The subject property is a vacant convenience store and zoned R-3, Single-Family Residential District. The proposal is to rezone the subject property to B-3, General Commercial District, for future Commercial Opportunities.
PC#2014-07-Site Photograph of Properties
PC#2014-07-Site Photograph of Properties
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09.08.2014
PC#2014-07-Site Photograph of Properties
PC#2014-07-Site Photograph of Properties
PC#2014-07-Site Photograph of Properties
PC#2014-07-Site Photograph of Properties

![Photograph of Site](image-url)
PC#2014-07-Site Photograph of Properties
• **STAFF ANALYSIS:**

**Existing Land Use and Zoning:**

The subject area properties are currently occupied by single-family residential uses, manufactured/mobile home uses, church uses, commercial uses, vacant land, farmland, and industrial uses. The subject area properties are currently unzoned.

**Proposed Land Use and Zoning:**

The proposal is to zone the subject area properties for compatibility with surrounding zoning districts, existing and future allowable district uses. There are no proposals at the time of the request for any new development or redevelopment of the subject properties.
PC#2014-07-Background Cont’d

- **STAFF ANALYSIS (cont’d)**
  The proposed request is to zone the subject area properties to B-3, General Commercial Business District, B-5, Office and Light Industrial Business District, and RU-1, Rural Community District.

**Surrounding Land Use and Zoning:**

North: Vacant/B-3/ City of Florence
South: Residential/ Commercial/Industrial/Vacant/RU-1/Unzoned/
  City of Florence/Florence County
West: Vacant/Residential/Commercial/Unzoned/Florence County
  Unzoned/City of Florence/ Florence County
Transportation Access and Circulation:
Present access to the area properties are by the way of Briarcliff Drive, Broughton Blvd., North Cashua Drive, David Road, Fairfeild Circle, Habersham Square, West Lucas Street, Pindo Court, Sally Hills Farm Blvd., West Sumter Street, Trade Street, Wall Street, Willis Circle.

Traffic Review:
The zoning of these properties could have a minimal effect on traffic flow for the area.
The properties are currently designated as Residential Preservation, Rural Preservation, Commercial Growth and Preservation, Industrial Growth and Preservation and Suburban Development according to the Comprehensive Plan Land Use Map.

The applicant is proposing to reorder the current blend of land use designations to Commercial Growth and Preservation and Industrial Growth and Preservation to accommodate the proposing zoning for this area which comply with the Comprehensive Plan.
B-3, General Commercial District: 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.
Chapter 30-Zoning Ordinance

B-5, Office and Light Industrial District: The intent of this district is to promote the development of business parks, including office, distribution, and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards.
Chapter 30-Zoning Ordinance

RU-1, Rural Community District: The intent 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.
PC#2014-07

Staff Recommendation

Staff recommends approval of the zoning amendment request to Planning commission based on the request being in compliance with the Land Use Map and Land Use Element of the Comprehensive Plan.
PC# 2014-08
Text Amendment

• SUBJECT: Text amendment request of Florence County Code of Ordinances, Chapter 30-Zoning Ordinance, Sec. 30-264. Responsibility of administrative official, Sec. 30-293. Board of zoning appeals

• APPLICANT: Florence County Planning & Building Dept.
PC# 2014-08
Text Amendment

STAFF ANALYSIS:

Periodically staff reviews ordinance items that need to be updated to meet the needs of Florence County as a whole. The amendments proposed provide more discretion to staff when there is proposed development in special flood hazard district.

The proposed amendment changes clarify the Zoning Administrators responsibilities for development in the special flood hazard district and provides a guide for when a variance is requested from Division 4. FH Flood Hazard District Section of the Zoning Ordinance.
PC# 2014-08 Text Amendment
Staff Recommendation

Staff recommends approval by Florence County Planning Commission of the amendment request as presented.
Request for Plan/Plan Approval

• None
Other Business

• None
Director’s Report

- Summary Plats
- Building Reports
Executive Session (if needed)

Adjournment