Agenda

Florence County Planning Commission
Regular Meeting
Tuesday, October 28, 2014
6:30 P.M.
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 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 September 23, 2014

III. Public Hearings

   Comprehensive Plan Map Amendment:

   PC#2014-09 Comprehensive Plan Map Amendment requested by Allan Austin on behalf of South Carolina Home Mission Board to change the land use map designation for property located at 114 Steele Ave., Pamplico, SC, as shown on Florence County Tax Map No. 60008, Block 01, Parcel 004 from RUP, Rural Preservation to CGP, Commercial Growth and Preservation. (Ivy)

   Map Amendment:

   PC#2014-10 Map Amendment requested by Allan Austin on behalf of South Carolina Home Mission Board to change the zoning district designation for property located at 114 Steele Ave., Pamplico, SC as shown on Florence County Tax Map No. 60008, Block 01, Parcel 004 from R-2, Single-Family Residential District to B-3, General Commercial District. (yellow)

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# 2014-09

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

• **Locations:** 114 Steele Avenue

• **Tax Map Number** 60008, Block 01, Parcel 004
PC# 2014-09 Cont’d.

- **Council District(s):** 2; County Council
- **Applicant:** Allan Austin
- **Land Area:** 1 parcel, approximately .823 acres
PC# 2014-09 Aerial Map
PC# 2014-09-Land Use Map
PC# 2014-09 Background

Staff Analysis:

• The property is currently designated as Rural Preservation according to the Comprehensive Plan Land Use map.

• The applicant is proposing to change the designation to Commercial Growth and Preservation.

• Staff’s Justification/Reason for the proposed amendment is to recognize change in technology, the style of living, or manner of doing business.
Staff Recommendation

- Approve as submitted.
PC#2014-10

- **SUBJECT:** Rezoning request from R-2, Single-Family Residential District to B-3, General Commercial District

- **LOCATION:** Property is located Steele Ave., Pamplico, SC.

- **TAX MAP NUMBER:** 60008, Block 01, Parcel 004

- **COUNCIL DISTRICT(S):** 2; County Council

- **OWNER OF RECORD:** Home Mission Board of SC State
PC#2014-10-Cont’d.

• **APPLICANT:** Allen Austin

• **LAND AREA:** .823 Acres

• **WATER /SEWER AVAILABILITY:** Town of Pamplico, SC

• **ADJACENT WATERWAYS/** None
• **BODIES OF WATER:**

• **FLOOD ZONE:** N/A
PC#2014-10-Location Map

Council District(s): 2
PC#2014-09

Map Prepared by: RIVE
Copyright 2019: Florence County Planning & Building Inspections Department Geographic Information Systems 2014-09-25
PC#2014-10-Aerial Map
PC#2014-10-Comprehensive Plan Map
PC#2010-10-Zoning Map
PC#2014-10 Public Hearing Notice
The subject property is a vacant convenience store and zoned R-3, Single-Family Residential District. Proposed Land Use and Zoning: The proposal is to rezone the subject property to B-3, General Commercial District, for future Commercial Opportunities.
PC#2014-10-Site Photograph of Property
PC#2014-10-Site Photograph of Property
PC#2014-10-Site Photograph of Property
PC#2014-10-Site Photograph of Property
PC#2014-10-Site Photograph of Property
PC#2014-10-Site Photograph of Property
PC#2014-10-Background Cont’d

• **STAFF ANALYSIS:**

**Existing Land Use and Zoning:**
The subject property is currently a vacant church and zoned, R-2, 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/R-2/Town of Pamplico
South: Commercial Business/B-3/Town of Pamplico
West: Commercial Business/B-3/Town of Pamplico
East: Single-Family Residential/R-2/Town of Pamplico
PC#2014-10-Background Cont’d

• **STAFF ANALYSIS (cont’d)**

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

**Traffic Review:**
The rezoning of this property will not have an effect on traffic flow for the area.
Currently, the subject property is located in a rural Preservation area according to the Comprehensive Plan land Use Map. The applicant has requested to rezone the property from R-2 to B-3. The request for the zoning amendment to B-3 does not comply with the Land Use element’s designation for the subject property. However, staff is moving forward with the request to amend the land use designation to Commercial Growth and Preservation to comply with the Comprehensive Plan Land Use Map as the designation would coordinate with the existing land uses surrounding the area.

When the amendment is approved for the land use designation change, the zoning amendment of the subject property from R-2 to B-3 will be in compliance.
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#2014-10
Staff Recommendation

Approve as submitted.
Request for Plan/Plan Approval

- None
Other Business

- None
Director’s Report

• Summary Plats

• Building Reports
Executive Session (if needed)

Adjournment