Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, November 18, 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 October 28, 2014

III. Public Hearings:

   Comprehensive Plan Map Amendment:

       PC#2014-11 Comprehensive Plan Map Amendment requested by Larry McLauglin to change the land use map designation for property located off of Industrial Park Blvd., Florence, SC, as shown on Florence County Tax Map No. 00153, Block 01, Parcel 026 from SD, Suburban Development to IGP, Industrial Growth and Preservation. (ilac)

       Map Amendment:

       PC#2014-12 Map Amendment requested by Larry McLauglin to change the zoning district designation for property located off of Industrial Park Blvd., Florence, SC as shown on Florence County Tax Map No. 00153, Block 01, Parcel 026 from B-2, Convenience Business District to B-5, Office and Light Industrial District. (salmon)

       Text Amendments:

       PC#2014-13 Text amendment request to the Florence County Code of Ordinances, Chapter 30 - Zoning Ordinance, Sec. 30-28, - Table E: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.
PC#2014-14  Text amendment request to the Florence County Code of Ordinances, Chapter 30 - Zoning Ordinance, Sec. 30-244. - Number of principal buildings/uses on a lot.

IV. Requests for Plat/Plan Approval:

PC#2014-15  Sketch Plan Approval requested by Engineering Consultants, Inc. on behalf of Cecil E. Floyd, Jr. for Windsor Forest Phase VI located off of Parson's Gate, Florence shown on Florence County Tax Map No. 00122, Block 01, Parcels 235 and 236. (blue)

V. Other Business:

None

VI. Director's Report:

- Summary Plats
- Building Reports

VII. Executive Session (if needed)

VIII. Adjournment
PC# 2014-11

• **Subject:** Comprehensive Plan Map Amendment to change the land use map designation for property in Florence County located from Suburban Development to Industrial Growth and Preservation

• **Locations:** Industrial Park Blvd.

• **Tax Map Number** 00153, Block 01, Parcel 026
PC# 2014-11 Cont’d.

• Council District(s): 5; County Council

• Applicant: Larry McLaughlin

• Land Area: 1 parcel, approximately 11.8 acres
PC# 2014-11 Aerial Map
PC# 2014-11-Land Use Map
PC# 2014-11 Background

Staff Analysis:

The property is currently designated as Suburban Development according to the Comprehensive Plan Land Use map.

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

Staff’s Justification/Reason for the proposed amendment is to accommodate B-5 zoning.
PC# 2014-11
Staff Recommendation

• Approve as submitted.
PC#2014-12

• SUBJECT: Rezoning request from B-2, Convenience Business District to B-5, Office and Light Industrial District

• LOCATION: Property is located off of Industrial Park Blvd. Florence, SC

• TAX MAP NUMBER: 00153, Block 01, Parcel 026

• COUNCIL DISTRICT(S): 5; County Council

• OWNER OF RECORD: Larry McLaughlin
<table>
<thead>
<tr>
<th><strong>APPLICANT:</strong></th>
<th>Larry McLaughlin</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LAND AREA:</strong></td>
<td>11.8 Acres</td>
</tr>
<tr>
<td><strong>WATER /SEWER AVAILABILITY:</strong></td>
<td>Water services are provided by the City of Florence. No sewer availability.</td>
</tr>
<tr>
<td><strong>ADJACENT WATERWAYS/ BODIES OF WATER OF WATER</strong></td>
<td>There does not appear to be any waterway/ body of water adjacent to the property.</td>
</tr>
<tr>
<td><strong>FLOOD ZONE:</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>
PC#2014-12-Location Map
PC#2014-12-Comprehensive Plan Map
PC#2014-12 Public Hearing Notice

Florence County Planning Commission
Public Meeting
Tuesday, November 18, 2014 @ 6:30 p.m.
County Complex, Room 803, located at
180 N. Irby St., Florence
PC#2014-11 Land Use Map designation change from SD, Suburban Development to IGP, Industrial Growth and Preservation

&
PC#2014-12 Rezoning from B-2, Convenience Business District to B-5, Office and Light Industrial District.
For information please call (843) 676-8600.
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#2014-12-Site Photograph of Property
PC#2014-12-Site Photograph of Property
PC#2014-12-Site Photograph of Property
• **STAFF ANALYSIS:**

**Existing Land Use and Zoning:**
The subject property is currently Convenience Business District and zoned B-2.

**Proposed Land Use and Zoning:**
The proposal is to rezone the subject property to B-5, Office and Light Industrial District.
Surrounding Land Use and Zoning:

North: Commercial Business/B-5/Florence County
South: Mobile Home Park/B-2/Florence County
West: Commercial Business/Single-Family Residential/Vacant Land/B-2/Florence County
East: Vacant Land/B-2/Florence County
• **STAFF ANALYSIS (cont’d)**

**Transportation Access and Circulation:**
Present access to the property is by the way of Industrial Park Blvd.

**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 suburban Development area according to the Comprehensive Plan Land Use Map.

The applicant has requested to rezone the property from B-2 to B-5.

The request for the zoning amendment to B-5 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 Industrial 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 B-2 to B-5 will be in compliance.
B-5, General Commercial District: The intent of the B-5, Office and Light Industrial District: The intent of this district is to promote the development of business parks, including offices, 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.
PC#2014-12
Staff Recommendation

Approve as submitted.
PC# 2014-13
Text Amendment

• SUBJECT: Request for a text amendment to the Florence County Code, Chapter 30. Zoning Ordinance, Section 30-28 Table I: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements for Residential Districts to change the use of NAICS 81411-Manufactured Home Park from conditionally permitted “C” to not permitted “N” in the R-5A, Multi-Family Residential District and reference (section 30-96) instead of (section 30-97). Also NAICS-81411-Mobile Home should reference (section 30-95) instead of (section 30-94).

• APPLICANT: Florence County Planning & Building Department.
PC# 2014-13
Text Amendment

STAFF ANALYSIS:

As staff administers the regulations of the Zoning Ordinance for the participating jurisdictions, periodically text errors are found that require amending of the particular area of the Ordinance.

The Planning staff requests an amendment to “Section 30-28 Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts” for correction of information found in the descriptive narrative accompanying the table.
AMENDMENT REQUEST:

A. The current text reads as follows:

Sec. 30-28. - Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Code</th>
<th>N</th>
<th>N</th>
<th>C</th>
<th>N</th>
<th>N</th>
<th>P</th>
<th>P</th>
<th>Requirement</th>
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<td>Rooming &amp; boarding houses</td>
<td>72131</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>1.0 spaces per bedroom</td>
</tr>
<tr>
<td>Bed &amp; breakfast inns (section 30-93)</td>
<td>721191</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>1.0 spaces per bedroom</td>
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<tr>
<td>Manufactured dwellings (footnote)</td>
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<tr>
<td>Residential designed (section 30-94)</td>
<td>81411</td>
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<td>C</td>
<td>N</td>
<td>None</td>
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<tr>
<td>Standard designed (section 30-94)</td>
<td>81411</td>
<td>N</td>
<td>N</td>
<td>N</td>
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<td>N</td>
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<td>None</td>
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<tr>
<td>Mobile home (section 30-94)</td>
<td>81411</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
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<td>2.0 spaces per unit</td>
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<tr>
<td>Modular home</td>
<td>81411</td>
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<td>P</td>
<td>P</td>
<td>None</td>
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<tr>
<td>Manufactured home park (section 30-97)</td>
<td>81411</td>
<td>N</td>
<td>N</td>
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<td>N</td>
<td>N</td>
<td>C</td>
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<td>2.0 spaces per unit</td>
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</table>
PC# 2014-13  
Text Amendment

AMENDMENT REQUEST:

B. If approved, the amended text shall read as follows:

Sec. 30-28. - Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.

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<th>Use Description</th>
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</table>
PC# 2014-13 Text Amendment

Staff Recommendation

Staff recommends approval by Florence County Planning Commission of the amendment request as presented.
PC# 2014-14

Text Amendment

SUBJECT: Request for a text amendment to the Florence County Code, Chapter 30. Zoning Ordinance, Section 30-244. Number of principal buildings/uses on a lot.

APPLICANT: Florence County Planning & Building Department Staff
PC# 2014-14
Text Amendment

STAFF ANALYSIS:

As staff administers the regulations of the Zoning Ordinance for the participating jurisdictions, periodically text errors are found that require amending of the particular area of the Ordinance.

The Planning staff requests an amendment to “Section 30-244.- Number of principal buildings/uses on a lot’ for correction of information found in the descriptive narrative below.
A. The current text reads as follows:

Sec. 30-244. - Number of principal buildings/uses on a lot.

Except in the RU-1 and RU-2 zoning districts, no more than one single-family dwelling, duplex, patio home, or manufactured dwelling not in a park (section 30-96) shall be located on a single lot-of-record. In the RU-1 and RU-2 districts, any combination of not more than two single-family detached dwellings and/or single occupancy manufactured dwellings may be permitted on a lot-of-record; provided all applicable lot area and setback requirements are met for both units as if they were established on single lots and so arranged to ensure public access in the event the property is subsequently subdivided for sale or transfer. There is no limit on the number of other principal uses; provided such uses meet all applicable requirements of this chapter.
PC# 2014-14
Text Amendment

B. If approved, the amended text shall read as follows:

Sec. 30-244. - Number of principal buildings/uses on a lot.

In all zoning districts, except in the RU-1 and RU-2, a limit of one single-family, patio home, modular home or manufactured dwelling are allowed to be located on an individual parcel of land. A limit of two of these residential structures (any combination) is allowed in the RU-1 and RU-2 districts. Multiple structures in the RU-1 and RU-2 districts shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel. This arrangement will allow for public access if the parcel is subdivided in the future. Other than residential, there is no limit on the number of other principal uses on a single lot; provided such uses meet all applicable requirements of this ordinance.
PC# 2014-14 Text Amendment
Staff Recommendation

Staff recommends approval by Florence County Planning Commission of the amendment request as presented.
Request for Plan/Plan Approval
PC# 2014-15

Subject: Request for Sketch Plan approval for Windsor Forest Phase VI Subdivision

Location: Off Parsons Gate

Tax Map Number: 00122, Block 01, Parcel 236 and 235

Council District(s): 3; County Council

Engineer: Engineering Consultants

Applicant: Cecil E. Floyd, Jr.

Zoning/ Land Area: Unzoned/ Approx. 13.502 acres

Water/Sewer: The City of Florence will provide water and sewer services

Adjacent Waterways: There does not appear to be any waterway/body of water adjacent to the property.

Flood Zone: The properties are not located in a flood zone.
PC#2014-15 - Aerial Map
PC# 2014-15 Sketch Plan
STAFF ANALYSIS:

Surrounding Land Use and Zoning:
North: Vacant/Unzoned/Florence County
South: Vacant/Unzoned/Florence County
West: Single-Family Residential/Unzoned/Florence County
East: Vacant/Unzoned/Florence County

Background:
The subdivider desires to subdivide property along an extension of Parsons Gate. The new subdivision will be known as Windsor Forest VI Subdivision.

Transportation Access and Circulation:
Present access to the property is from Parsons Gate.

Traffic Review:
Based on the applicant's request to develop 16 residential lots, the additional traffic would have a minimal impact on the current traffic flow on Parsons Gate.

Florence County Comprehensive Plan:
The subject property is currently designated as Rural Preservation as established by the Land Use Element of the Comprehensive Plan. The request does comply with the Comprehensive Plan.
Staff recommends this item be deferred.
Technical Review Meeting-October 06, 2014

The Technical Review Committee recommended approval with any modifications required by the West Florence Fire Department.
Other Business

• None
Director’s Report

• Summary Plats

• Building Reports
Executive Session (if needed)

Adjournment