The Florence County Planning Department staff posted the agenda for the meeting on the information board 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
   • Meeting of November 18, 2014

III. Public Hearing:

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 E-2, General Commercial District. (light)

PC#2014-16 Map Amendment requested by Allyson Carter to change the zoning district designation for properties located at 301, 303, 319 and 321 E. Grace Dr., Florence, SC as shown on Florence County Tax Map No. 99998, Block 01, Parcel 092, 010, 012 and 014 from R-3, Single-Family Residential District to R-4, Multi-Family Residential District, Limited. (blue)

Text Amendment:

PC#2014-13 Text amendment request to the Florence County Code of Ordinances, Chapter 30 - Zoning Ordinance, Sec. 30-28. - Table 1: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.
FC#2014-14  Text amendment request to the Florence County Code of Ordinances, Chapter 30 - Zoning Ordinance, Sec. 30-244. - Number of principal building uses on a lot.

IV. Request for Plat Plan Approval:

FC#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 236 and 236. (gray)

FC#2014-17 Sketch Plan Approval requested by Westar Development Group, LLC for Kings Gate Phase 2 located off of N. Ebenezer Rd., Florence shown on Florence County Tax Map No. 00095, Block 01, Parcel 022. (green)

V. Other Business:

None

VI. Director's Report:

- Summary Plat:
- Building Report:

VII. Executive Session (if needed)

VIII. Adjournment
<table>
<thead>
<tr>
<th><strong>PC#2014-10</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SUBJECT:</strong> Rezoning request from R-2, Single-Family Residential District to B-3, General Commercial District</td>
</tr>
<tr>
<td><strong>LOCATION:</strong> Property is located Steele Ave., Pamplico, SC.</td>
</tr>
<tr>
<td><strong>TAX MAP NUMBER:</strong> 60008, Block 01, Parcel 004</td>
</tr>
<tr>
<td><strong>COUNCIL DISTRICT(S):</strong> 2; County Council</td>
</tr>
<tr>
<td><strong>OWNER OF RECORD:</strong> Home Mission Board of SC State</td>
</tr>
</tbody>
</table>
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
PC#2014-10-Comprehensive Plan Map
PC#2014-10-Zoning Map
PC#2014-10-Site Photography
PC#2014-10-East of Property
PC#2014-10-North of Property
• **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
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 the B-3, General Commercial 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

Staff recommends denial of the request. This is due to the Florence County Planning Commission denying the Comprehensive Plan Map Amendment change from Rural Preservation to Commercial Growth Preservation at the October Planning Commission Meeting. The existing land use is not compatible with the B-3, General Commercial District.
PC#2014-16

• SUBJECT: Rezoning request from R-3, Single-Family Residential District to R-4, Multi-Family Residential District

• LOCATION: Property is located at 301, 303, 319 and 321 East Grace Drive, Florence County

• TAX MAP NUMBER: 90095, Block 01, Parcels 002, 010, 012 and 016

• COUNCIL DISTRICT(S): 8; County Council

• OWNER OF RECORD: Allyson Carter

• APPLICANT: Allyson Carter
PC#2014-16-Cont’d.

• LAND AREA: 0.518 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#2014-16-Comprehensive Plan Map
PC#2014-16-Site Photography
PC#2014-16-West of Property
PC#2014-16-East of Property
**PC#2014-16-Background**

- **Staff Analysis**

**Existing Land Use and Zoning:**
The subject properties are currently vacant and zoned R-3, Single-Family Residential District.

**Proposed Land Use and Zoning:**
The proposal is to rezone the subject properties to R-4, Multi-Family Residential District.

**Surrounding Land Use and Zoning:**
North: Single-Family Residential/Vacant/B-3/R-4/Florence County
South: Single-Family Residential/R-3/B-3/Florence County
West: Single-Family Residential/R-3/Florence County
East: Single-Family Residential/B-3/R-3/Florence County
Staff Analysis (cont’d)

Transportation Access and Circulation:
Present access to the property is by way of Grace Drive.

Traffic Review:
The rezoning of this property will not have an effect on traffic flow for the area.
The subject property is currently located in a Suburban Development area according to the Comprehensive Plan Land Use Map. The applicant has requested to rezone the property from R-3 to R-4, this does comply with the Comprehensive Plan.
The intent of the R-4, Multi-Family Residential District, Limited is intended to promote and accommodate residential development consisting principally of single-family and two-family dwelling, and related support uses.
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# 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</th>
<th>Code</th>
<th>Zoning</th>
<th>Conditional Use</th>
<th>Off-street Parking</th>
<th>Parking Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rooming &amp; boarding houses</td>
<td>72131</td>
<td>N N N N N N P P</td>
<td></td>
<td></td>
<td>1.0 spaces per bedroom</td>
</tr>
<tr>
<td>Bed &amp; breakfast inns (section 30-93)</td>
<td>721191</td>
<td>N N C C C C C</td>
<td></td>
<td></td>
<td>1.0 spaces per bedroom</td>
</tr>
<tr>
<td>Manufactured dwellings (footnote)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential designed (section 30-94)</td>
<td>81411</td>
<td>N N C N N C N</td>
<td></td>
<td></td>
<td>None</td>
</tr>
<tr>
<td>Standard designed (section 30-94)</td>
<td>81411</td>
<td>N N N N N N N</td>
<td></td>
<td></td>
<td>None</td>
</tr>
<tr>
<td>Mobile home (section 30-94)</td>
<td>81411</td>
<td>N N N N N N N</td>
<td></td>
<td></td>
<td>2.0 spaces per unit</td>
</tr>
<tr>
<td>Modular home</td>
<td>81411</td>
<td>P P P P P P P P</td>
<td></td>
<td></td>
<td>None</td>
</tr>
<tr>
<td>Manufactured home park (section 30-97)</td>
<td>81411</td>
<td>N N N N N C C</td>
<td></td>
<td></td>
<td>2.0 spaces per unit</td>
</tr>
</tbody>
</table>
**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.

<table>
<thead>
<tr>
<th>Use</th>
<th>Code</th>
<th>Permit</th>
<th>Condition</th>
<th>Space per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rooming &amp; boarding houses</td>
<td>72131</td>
<td>N</td>
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<tr>
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<td>N</td>
<td>N</td>
<td>2.0 spaces per unit</td>
</tr>
<tr>
<td>Modular home</td>
<td>81411</td>
<td>P</td>
<td>P</td>
<td>None</td>
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<tr>
<td>Manufactured home park (section 30-97) (30-96)</td>
<td>81411</td>
<td>N</td>
<td>C</td>
<td>2.0 spaces per unit</td>
</tr>
</tbody>
</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
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 Plat/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.
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.
PC# 2014-15-Staff Recommendation

Staff recommends this item be approved.
Technical Review Meeting-October 06, 2014
The Technical Review Committee recommended approval with any modifications required by the West Florence Fire Department.
## Request for Plat/Plan Approval

**PC# 2014-17**

**Subject:** Request for Sketch Plan approval for Kings Gates Phase 2 Subdivision  

**Location:** North Ebenezer Road  

**Tax Map Number:** 00098, Block 01, Parcel 032  

**Council District(s):** 3; County Council  

**Engineer:** Venture Engineering, Inc.  

**Applicant:** Venture Engineering Group, Inc.  

**Zoning/ Land Area:** Unzoned/ Approx. 25.98 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#2014-17 - Aerial Map
PC# 2014-17 Sketch Plan
PC#2014-17-Staff Analysis

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 off North Ebenezer Road. The new subdivision will be known as Kings Gate Phase 2 Subdivision.

Transportation Access and Circulation:
Present access to the property is from North Ebenezer.

Traffic Review:
Based on the proposed use of the subject property, there could be a minimal effect on traffic flow along N. Ebenezer Road.
PC# 2014-17-Staff Recommendation

Staff recommends this item be approved.
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