Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, January 27, 2015
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 Adoption of Minutes:
   - Meeting of December 16, 2014

III. Public Hearings:

Comprehensive Plan Map Amendment:

PC#2014-11 Comprehensive Plan Map Amendment requested by Larry McLaughlin 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. (blue)

PC#2014-18 Comprehensive Plan Map Amendment requested by James D. and Parcy F. McCutcheon, Carolyn S. Floyd and Paula F. White to change the land use map designation for properties located on E. Hampton St., Olanta, SC, as shown on Florence County Tax Map No. 00045, Block 03, Parcels 027, 114 and 115 from RP, Residential Preservation to SD, Suburban Development. (pink)

PC#2014-19 Comprehensive Plan Map Amendment requested by Thadis D. Calcutt, Jr. to change the land use map designation for properties located at 502, 514, 520 and 524 N. Pamplico Hwy., Pamplico, SC, as shown on Florence County Tax Map No. 00349, Block 02, Parcels 014 and 035 and Tax Map No. 03491, Block 02, Parcels 001 and 002 from RP, Residential Preservation to RUP, Rural Preservation. (blue)
Map Amendment:

PC#2014-12 Map Amendment requested by Larry McLaughlin 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 020 from B-2, Convenience Business District to B-5, Office and Light Industrial District. (salmon)

PC#2014-20 Map Amendment requested by James D. & Paity McCutcheon, Paula White and Carolyn Floyd to change the zoning district designation for properties located on E. Hampton Street, Olanta, SC as shown on Florence County Tax Map No. 00045, Block 03, Parcels 027, 114 and 115 from R-1, Single Family Residential District to RU-1, Rural Community District. (green)

PC#2014-21 Map Amendment requested by Thadis D. Calcutt, Jr. to change the zoning district designation for properties located at 502, 514, 520 and 524 N. Pamplico Hwy., Pamplico, SC shown on Florence County Tax Map No. 00349, Block 02, Parcels 014 and 035 and Florence County Tax Map No. 03491, Block 02, Parcels 001 and 002 from R-1, Single Family Residential District to RU-1, Rural Community District. (yellow)

IV. Requests for Plan/Plan Approval:

None

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

• **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-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
APPLICANT: Larry McLaughlin

LAND AREA: 11.8 Acres

WATER /SEWER AVAILABILITY: Water services are provided by the City of Florence. No sewer availability.

ADJACENT WATERWAYS/ BODIES OF WATER OF WATER: There does not appear to be any waterway/body of water adjacent to the property.

FLOOD ZONE: N/A
PC#2014-12-Location Map
PC#2014-12-Aerial Map
PC#2014-12-Comprehensive Plan Map
PC#2014-12-Zoning Map
PC#2014-12 Public Hearing Notice
PC#2014-12-Site Photograph of Property

Surrounding Land Use and Zoning:
West: Commercial Business/B-3/Town of Timmonsville
PC#2014-12-Site Photograph of Property
PC#2014-12-Site Photograph of Property
PC#2014-12-Site Photograph of Property
PC#2014-12-Background Cont’d

• **STAFF ANALYSIS:**

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

**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.
PC#2014-12
Chapter 30-Zoning Ordinance

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# 2014-18

• **Subject:** Comprehensive Plan Map Amendment to change the land use map designation for properties in Olanta, SC, located on East Hampton St., from Residential Preservation to Suburban Development

• **Tax Map Number** 00045, Block 03, Parcels 027, 114 & 115
PC# 2014-18 Cont’d.

• **Council District(s):** 1; County Council

• **Applicant:** James D. & Patsy F. McCutcheon
  Carolyn S. Floyd
  Paula F. White

• **Land Area:** 1 parcel, approximately 2.18 acres
PC# 2014-18 Aerial Map
PC# 2014-18-Land Use Map
PC# 2014-18 Background

Staff Analysis:

The properties currently designated as Residential 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 accommodate RU-1 zoning.
PC# 2014-18

Staff Recommendation

• Approve as submitted.
PC#2014-20

• SUBJECT: Rezoning request from R-1, Single Family Residential District to RU-1, Rural Community District

• LOCATION: Properties are located at 735 and 739 Hampton Street, Olanta, SC

• TAX MAP NUMBER: 00045, Block 03, Parcel 114, 115, 027

• COUNCIL DISTRICT(S): 1; County Council

• OWNER OF RECORD: James D. & Patsy F. McCutcheon, Paula White, Carolyn Floyd
<table>
<thead>
<tr>
<th><strong>APPLICANT:</strong></th>
<th>James D. &amp; Patsy F. McCutcheon</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LAND AREA:</strong></td>
<td>2.18 Acres</td>
</tr>
<tr>
<td><strong>WATER /SEWER AVAILABILITY:</strong></td>
<td>Water and Sewer is provided by Town of Olanta</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#2014-20-Aerial Map
PC#2014-20-Comprehensive Plan Map
PC#2014-20-Zoning Map
PC#2014-20 Public Hearing Notice

Florence County Planning Commission
Public Meeting
Tuesday, January 27, 2015 @ 6:30 p.m.
County Complex, Room 803, located at
180 N. Irby St., Florence
PC#2014-18 Land Use Map designation
change from RP, Residential
Preservation to SD, Suburban
Development

&
PC#2014-20 Rezoning from R-1,
Single-Family Residential District to
RU-1, Rural Community District.
For information please
call (843) 676-8600.

FLORENCE COUNTY
PLANNING DEPT.
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#2014-20-East of Property

Surrounding Land Use and Zoning:
West: Commercial Business/B-3/Town of Timmonsville
PC#2014-20-West of Property
PC#2014-20-South of Property
• **STAFF ANALYSIS:***

**Existing Land Use and Zoning:**
The subject properties are currently single-family residential, vacant land and a vacant building and currently zoned R-1, Single-Family Residential District.

**Proposed Land Use and Zoning:**
The proposal is to rezone the subject properties to RU-1, Rural Community District.
Surrounding Land Use and Zoning:

North:  Vacant/ UZ/Town of Olanta
South:  Single-Family Residential District/R-1/Town of Olanta
West:   Vacant Building/R-1/Town of Olanta
East:   Vacant/R-1/Town of Olanta
STAFF ANALYSIS (cont’d)

Transportation Access and Circulation:
Present access to the properties are by the way of Hampton Street.

Traffic Review:
The rezoning of these properties will have minimal effect on traffic flow for the area.
Currently, the subject properties are located in a residential Preservation area according to the Comprehensive Plan Land Use Map.

The applicant has requested to rezone the property from R-1 to RU-1.

The request for the zoning amendment to RU-1 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 Suburban Development 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-1 to RU-1 will be in compliance.
The intent of the 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#2014-20
Staff Recommendation

Approve as submitted.
PC# 2014-19

• **Subject:** Comprehensive Plan Map Amendment to change the land use map designation for properties in Pamplico, SC located from Residential Preservation to Rural Preservation

• **Tax Map Number** 00349, Block 02, Parcels 014, 035 03491, Block 02, Parcels 001, 002
PC# 2014-19 Cont’d.

- **Council District(s):** 2; County Council
- **Applicant:** Thadis D. Calcutt, Jr
- **Land Area:** 4 parcel, approximately 4.22 acres
PC# 2014-19 Aerial Map
PC# 2014-19-Land Use Map
PC# 2014-19 Background

Staff Analysis:

The subject properties are currently designated as Residential Preservation according to the Comprehensive Plan Land Use map. The applicant is proposing to change the designation to Rural Preservation.
PC# 2014-19

Staff Recommendation

Staff recommends denial due to neighborhood complaints regarding a previous history of heavy commercial vehicles accessing an illegal commercial use of the property located at 520 N. Pamplico Hwy., Tax Map No. 03491-02-001.
PC#2014-21

- **SUBJECT:** Rezoning request from R-1, Single-Family Residential District to RU-1, Rural Community District

- **LOCATION:** Properties are located at 502, 514, 520 and 524 N. Pamplico Hwy., Pamplico, SC

- **TAX MAP NUMBER:** 00349, Block 02, Parcels 014 & 035, and 03491, Block 02, Parcels 001 &002

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

- **OWNER OF RECORD:** Thadis D. Calcutt Jr., Dale F. Hanna, Kenneth W. Butler, Lynn K. Fitch
APPLICANT: Thadis D. Calcutt Jr.

LAND AREA: 4.22 Acres

WATER /SEWER AVAILABILITY: Town of Pamplico, SC

ADJACENT WATERWAYS/ None

BODIES OF WATER: 

FLOOD ZONE: N/A
PC#2014-21-Aerial Map
PC#2014-21-Comprehensive Plan Map
PC#2014-21-Zoning Map
PC#2014-21-Meeting Notice
PC#2014-21-Site Photography
PC#2014-21-North of Property
PC#2014-21-East of Property
PC#2014-21-West of Property
PC#2014-21-Background Cont’d

• **STAFF ANALYSIS:**

**Existing Land Use and Zoning:**
The subject properties are currently single-family residential homes and currently zoned R-1, Single-Family Residential District.

**Proposed Land Use and Zoning:**
The proposal is to rezone the subject properties to RU-1, Rural Community District.
Surrounding Land Use and Zoning:
North: Single-Family Residential District/R-1/Town of Pamplico
South: Single-Family Residential District/Vacant land/R-1/Town of Pamplico
West: Single-Family Residential District/R-1/Town of Pamplico
East: Vacant Land/UZ/R-1/Town of Pamplico
PC#2014-21-Background Cont’d

• **STAFF ANALYSIS (cont’d)**

  **Transportation Access and Circulation:**
  Present access to the properties are by the way of Pamplico Hwy.

  **Traffic Review:**
  The rezoning of this property will not have an effect on traffic flow for the area.
Currently, the subject properties are located in a residential Preservation area according to the Comprehensive Plan Land Use Map.

The applicant has requested to rezone the properties from R-1 to RU-1.

The request for the zoning amendment to RU-1 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 Rural 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-1 to RU-1 will be in compliance.
The intent of the 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#2014-21

Staff Recommendation

Staff recommends denial due to neighborhood complaints regarding a previous history of heavy commercial vehicles accessing an illegal commercial use of the property located at 520 N. Pamplico Hwy., Tax Map No. 03491-02-001.
Request for Plat/Plan Approval

• None
Other Business

• None
Director’s Report

• Summary Plats

• Building Reports
Executive Session (if needed)

Adjournment